



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/26/0043

Kilnwood Vale Neighbourhood Centre, Calvert Link, Faygate, West Sussex, RH12 0BZ,

DESCRIPTION:

Approval of details reserved by condition 2 to approved application DC/25/2158

RELEVANT PLANNING HISTORY:

DC/23/1694	Reserved Matters approval sought for layout, appearance, scale and access, in accordance with DC/15/2813 for the Kilnwood Vale Neighbourhood Centre, comprising of 111 residential dwellings (C3), 66 elderly care units (C2), a community building and 9no. commercial units (Class E) with associated landscaping, access and parking	Application Permitted on 23.01.2025
DC/25/2158	Removal of Conditions 3 and 6 of previously approved application DC/23/1694 (Reserved Matters approval sought for layout, appearance, scale and access, in accordance with DC/15/2813 for the Kilnwood Vale Neighbourhood Centre, comprising of 111 residential dwellings (C3), 66 elderly care units (C2), a community building and 9no. commercial units (Class E) with associated landscaping, access and parking) relating to Water Efficiency.	Application Permitted on 10.02.2026

PLANNING ASSESSMENT

Planning Application DC/23/1694 was granted consent on 23.01.2025. This permission was for the following:

Reserved Matters approval sought for layout, appearance, scale and access, in accordance with DC/15/2813 for the Kilnwood Vale Neighbourhood Centre, comprising of 111 residential dwellings (C3), 66 elderly care units (C2), a community building and 9no. commercial units (Class E) with associated landscaping, access and parking

Consent is sought to discharge the details reserved by condition 2.

Condition 2

Pre-Commencement Condition}: The development hereby permitted shall not be commenced until a Bird Hazard Management Plan has been submitted to and approved in writing by the Local Planning Authority. The plan shall include details of the management of any flat / shallow pitched / green roofs on any proposed buildings which may be attractive to birds. The plan shall be implemented as approved and remain in force thereafter.

Reason: As this matter is fundamental to enable the Local Planning Authority to minimise potential danger to aircraft from bird hazards in accordance with Policy 33 of the Horsham District Planning Framework (2015).

A Bird Hazard Management Plan has been submitted to satisfy this condition.

The Gatwick Airport Aerodrome Safeguarding Officer has been consulted and confirmed that *‘As the roofs of the buildings in question have been amended from flat to pitched, we no longer have any concerns with Gulls utilising the roofs and the Bird Hazard Management Plan is no longer required’*.

The Council’s Ecologists have also been consulted and note that Sections 3.8 and 3.9 of the Bird Hazard Management Plan (EPR, January 2026) describes how the specifications of the houses and apartments will deter birds which are likely to post high bird-strike risk, in particular enclosed loft spaces and the lack of flat, shallow-pitched or green roof areas. They also note the landscape planting in Sections 3.10 to 3.13 of the Bird Hazard Management Plan (EPR, January 2026) which has been designed to limit attractiveness to birds and the lack of any permanent water bodies.

It is therefore considered that the requirements of the condition have been satisfied.

Recommendation: Application Permitted

POSITIVE AND PROACTIVE STATEMENT

Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received, in order to be able to, where possible, grant permission.

Plans list for: DISC/26/0043

(The approved plans will form Condition 1 on the Decision Notice of all Permitted applications)

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Supporting Docs	Bird Hazard Management Plan		06.02.2026

DELEGATED

Case Officer sign/initial Kate Turner Date: 24.03.2026

Authorising Officer sign/initial Adrian Smith Date: 24/03/2026