

21 September 2026

Stephanie Bryant
Planning Section
Horsham District Council
Albery House
Springfield Road
Horsham
West Sussex RH12 2GB

Dear Stephanie

Re: Planning Application No: DC/26/1242 - Approval of reserved matters pursuant to condition 5 of outline planning application DC/16/1677 for the construction of 156 residential dwellings with associated works on Land Parcel at Rusper Road, Horsham

Our Ref: LGW6231

Thank you for your letter/email dated 02 September 2026, regarding the above-mentioned consultation.

The proposed development has been examined from an aerodrome safeguarding perspective and could conflict with safeguarding criteria unless any planning permission granted is subject to the condition detailed below:

Submission of a Bird Hazard Management Plan

Development shall not commence until a Bird Hazard Management Plan has been submitted to and approved in writing by the Local Planning Authority. The submitted plan shall include details of:

- Monitoring of the SUDS areas and any other standing water within the site temporary or permanent

The Bird Hazard Management Plan shall be implemented as approved upon completion of the SUDS and shall remain in force for the life of the SUDS. No subsequent alterations to the plan are to take place unless first submitted to and approved in writing by the Local Planning Authority.

Reason: It is necessary to manage the SUDS in order to minimise its attractiveness to birds which could endanger the safe movement of aircraft and the operation of London Gatwick.

Please find a draft BHMP attached. If the applicant is in agreement it needs to be signed and stated and submitted to yourselves pursuant to the above-mentioned condition. Please note that this BHMP has also been implemented on the other sectors of this development.

We will need to object to these proposals unless the above-mentioned condition is applied to any planning permission.

If you have any queries, please do not hesitate to contact me.

It is important that the condition requested in this response is applied to a planning approval. Where a Local Planning Authority proposes to grant permission against the advice of London Gatwick, or not to attach conditions which London Gatwick has advised, it shall notify London Gatwick and the Civil Aviation Authority as specified in the Town & Country Planning (Safeguarded Aerodromes, Technical Sites and Military Explosive Storage Areas) Direction 2002.

Yours sincerely

Amanda Purdye, Aerodrome Safeguarding Officer
For and on behalf of London Gatwick

Email: gal.safeguarding@gatwickairport.com

Bird Hazard Management Plan

Site Address: Land Parcel at 519465,134242, RM Area 13, Rusper Road, Horsham

Gatwick Airport Ref No: LGW6231

Planning Application No: DC/26/1242

Condition No:

Background

This management plan seeks to minimise the potential birdstrike risk to aircraft operating into and out of London Gatwick, which could arise from the development of the SUDS ponds at Land Parcel at 519465,134242, RM Area 13, Rusper Road, Horsham, approved under planning application number DC/26/1242.

Legislation

The management plan has been developed in response to concerns expressed by London Gatwick concerning the possible birdstrike hazard to aircraft and in the light of CAA (Civil Aviation Authority) 139/2014 'UK Acceptable Means of Compliance' and as contained in Circular 01/2003 – Safeguarding Aerodromes, Technical Sites & Military Explosives Storage Areas: The Town & Country Planning (Safeguarded Aerodromes & Military Explosives Storages Areas) Direction 2002.

This management plan has been agreed by the developer, Horsham District Council and London Gatwick as administrators of airport safeguarding matters for the airport.

It should be noted that this management plan is designed particularly for the situation at Land Parcel at 519465,134242, RM Area 13, Rusper Road, Horsham and is not necessarily appropriate for other sites in the vicinity of Gatwick airport.

Extent of the Agreement

The parties identified above have agreed that the management plan set out below shall apply to Land Parcel at 519465,134242, RM Area 13, Rusper Road, Horsham as detailed in planning application DC/26/1242. This will reduce the attractiveness of the proposed development to the target species.

This management plan identifies a number of measures which seek to control and reduce the potential birdstrike hazard, through the monitoring of the target bird species and any appropriate action taken.

Target Species

The measures set out in the management plan relate to the bird species most hazardous to aircraft ie, those of a large size and/or which habitually form flocks. In relation to Land Parcel at 519465,134242, RM Area 13, Rusper Road, Horsham, the species of concern are:

- Feral Geese

- Ducks
- All Gull Species

Frequency of Site Inspection & Thresholds

A monitoring system will be set in place to record the presence of target species in and around the SUDS ponds which will commence upon their completion. The inspections and any follow up action will be carried out by a person/company as nominated by the developers/management company. The SUDS ponds shall be checked every other month. During each check a count of the bird species present on the SUDS ponds will be conducted. If the number exceeds five Geese, 10 Ducks or 20 Gulls on regular basis (more than three times in a rolling six month period) then further habitat management will be carried out as set out below.

Habitat Management

Litter picking visits will take place as necessary along with other reasonable measures as agreed by all parties.

If target birds exceed threshold levels, then one or more of the habitat modifications below must be carried out to reduce the exploitable habitat, as appropriate. Other measures may also be appropriate, depending on the circumstances.

- Additional planting of scrub or marginal vegetation in order to fill gaps and strengthen margins.
- Further actions to discourage members of the public from feeding the birds, such as planting a further screen of vegetation or erecting signs requesting people not to feed the birds.
- Increased litter picking.
- Changes to grass management to reduce sort mown areas .

Record Keeping

A log will be kept detailing the following:

- Dates and times of inspections
- Who carried out the inspections
- Bird numbers and species seen
- Details of further habitat modifications undertaken should the thresholds be exceeded.
- The log must be available to Gatwick Airport Airside Operations staff to view upon request.

Review of the Management Plan

This management plan shall be subject to review to reflect changes in habitat or populations of bird species and changes to air flight or travel. Should the airport deem it necessary, a meeting between Gatwick Airport Limited, the Developer/Management Company and where applicable Horsham District Council will be convened at the earliest opportunity to discuss and agree any changes which may be necessary.

Inspection & Site Access

Gatwick Airport Limited or their nominated representatives will be allowed access to the site by prior arrangement, to evaluate the success of the Management Plan and to review any remaining bird strike hazard.

Long Term Management

This management plan will remain enforceable by Horsham District Council throughout the existence of the SUDS and newt pond, unless a subsequent review deems it no longer necessary, and the cessation of the management plan is agreed in writing with Gatwick Airport Limited. These obligations will be passed to any subsequent owners/maintainers of this land.

Signed:

On Behalf of:

Dated: