

26 January 2026

Jason Hawkes
Development Section
Horsham District Council
Albary House
Springfield Road
Horsham
West Sussex RH12 2GB

Dear Jason

Re: Planning Application No: DC/26/0012 – Application for approval of reserved matters pursuant condition 5 of outline planning permission DC/16/1677 for the sports hub with associated buildings and works at Mowbray, Sports Hub Sub Phase, Wimland Road, Faygate

Our Ref: LGW6037

Thank you for your letter/email dated 14 January 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 scheme within the site

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 Bird Hazard Management Plan (BHMP) attached, if the applicant is in agreement it needs to be signed and dated and submitted to yourselves pursuant to the above-mentioned condition.

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.



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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: Mowbray Sports Hub Sub Phase, Wimland Road, Faygate

Gatwick Airport Ref No: LGW6037

Planning Application No: DC/26/0012

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 SUDS at Mowbray Sports Hub Sub Phase, Wimland Road, Faygate, approved under planning application number DC/26/0012.

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 Mowbray Sports Hub Sub Phase, Wimland Road, Faygate 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 the SUDS at Mowbray Sports Hub Sub Phase, Wimland Road, Faygate as detailed in planning application DC/26/0012. 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 large size and/or which habitually form flocks. In relation to Mowbray Sports Hub Sub Phase, Wimland Road, Faygate, 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 basin which will commence upon completion of the basin. The inspections and any follow up action will be carried out by a person/company as nominated by the developers/management company. The SUDS basin shall be checked every other month. During each check a count of the birds present on the ponds will be conducted. If the number exceed five Geese, 10 Ducks or 10 Gulls on a 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 visit 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 short 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 threshold be exceeded
- The log must be available to Gatwick Airport Airside Operation 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 ponds, 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:

Date: