

23 December 2025

Joanne Fisher
Planning Services Division
Mid Sussex District Council
Oaklands
Oaklands Road
Haywards Heath
West Sussex RH16 1SS

Dear Joanne

Re: Planning Application No: DM/25/3020 – Outline application for the construction of an extra care retirement community with community pavilion, outdoor space and associated works on Land to the West of Courthouse Farm, Copthorne Common, Copthorne

Our Ref: LGW6004

Thank you for your letter/email dated 02 December 2025, 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 conditions detailed below:

Submission of Landscaping Scheme

No development shall take place until full details of soft landscaping works have been submitted to and approved in writing by the Local Planning Authority. These details shall include:

- The species, number and spacing of trees and shrubs

No subsequent alterations to the approved landscaping scheme are to take place unless submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented as approved.

Reason: To avoid endangering the safe movement of aircraft and the operation of London Gatwick through the attraction of birds and an increase in the bird hazard risk of the application site.

Submission of SUDS/Pond Details

Development shall not commence until details of the pond have been submitted to and approved in writing by the Local Planning Authority. The submitted Plan shall include details of:

- Profiles and dimensions of the pond
- Details of marginal planting

No subsequent alterations to the approved SUDS/pond are to take place unless first submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented as approved.

Reason: To avoid endangering the safe movement of aircraft and the operation of London Gatwick through the attraction of Birds and an increase in the bird hazard risk of the application site.

We would ask that there be dense marginal vegetation planted all the way around the pond to ensure that there is no terrestrial access by water birds. Otherwise, depending on the final design of the pond and the marginal planting, it has the potential to attract significant numbers of water birds which can be hazardous to aviation.

Dense marginal vegetation will have the added benefit of providing a biodiverse area.

Submission of Renewable Energy Scheme

No development shall take place until full details of renewable energy schemes have been submitted to and approved in writing by the Local Planning Authority.

No subsequent alterations to the approved renewable energy scheme are to take place unless submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented as approved.

Reason: To ensure the development does not endanger the safe movement of aircraft or the operation of London Gatwick through interference with communication, navigation and surveillance equipment or glint and glare issues.

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

We would also like to make the following observation:

Cranes & Tall Reaching Construction Equipment

Given the nature of the proposed development it is possible that a crane or tall reaching construction equipment may be required during construction. We would, therefore, draw the applicant's attention to the requirement within the British Standard Code of Practice for the safe use of Cranes, for crane operators to consult the aerodrome before erecting a crane in close proximity to



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an aerodrome for further information please visit [Cranes | Permits | London Gatwick Airport](#) or email cranes@gatwickairport.com. The operator is also required to submit details to the CAA Airspace Coordination and Obstacle Management Service (ACOMS) system at [Crane notification | Civil Aviation Authority \(caa.co.uk\)](#)

As the application is for outline approval, it is important that London Gatwick is consulted on all Reserved Matters relating to siting and design, external appearance (including lighting) and landscaping.

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

It is important that the conditions requested in this response are 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
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