

Compliant drainage SuDS



The site's design constraints may not allow safe and compliant drainage/SuDS (sustainable drainage systems) features without creating airport safety risks.

AI Paragraph:

The site's physical and operational constraints mean it is unlikely to accommodate safe, policy-compliant SuDS or drainage features without creating unacceptable airport-safety risks. The development lies within the aerodrome safeguarding zone, where open water, attenuation basins, wetlands, and other SuDS components can attract hazardous bird species. The applicant has not demonstrated that the required drainage capacity can be delivered in a form that avoids increasing bird-strike risk or compromising aerodrome operations. Without a viable, safe drainage strategy that meets both SuDS standards and airport safeguarding requirements, the proposal is not deliverable and conflicts with national aviation safeguarding guidance, the NPPF, and Local Plan drainage policies

South Godstone lies within Gatwick Airport's aerodrome safeguarding consultation zone, and this is confirmed directly by Gatwick Airport's own safeguarding response to planning application **2025/815**. (Land south of the Railway Line)

Detailed explanation

1. Gatwick Airport is an officially safeguarded aerodrome

Officially safeguarded aerodromes lodge safeguarding maps with local planning authorities. These maps include:

- **Obstacle Limitation Surfaces (OLS)**
- **13 km bird-strike consultation zone**
- **Wind turbine / renewable energy safeguarding areas**

Any development within these zones must be referred to the airport for comment.

2. Gatwick Airport has formally responded to the South Godstone application for 200 Houses. No reason this will not also apply to Planning App 2026/394

The email from Gatwick Airport's Aerodrome Safeguarding Officer (Amanda Purdye) explicitly confirms that the **Land West of Eastbourne Road, South Godstone** (the Park Pale site) **falls within their safeguarding area** and therefore requires assessment.

Their response states that the proposed development:

- **"could conflict with safeguarding criteria"** unless specific conditions are imposed
- Requires detailed control of **SuDS design**, including attenuation times, water body profiles, and planting, to avoid creating bird-attractant features

This is only required **if the site is inside the aerodrome safeguarding zone**.

3. What this means for your objection

Because South Godstone is within the safeguarding zone:

- Gatwick Airport **must** be consulted on developments that may affect aviation safety.
- SuDS, drainage, water features, and landscaping are **high-risk** because they can attract birds.
- The applicant must prove that the scheme **does not increase bird-strike risk** or interfere with protected airspace or navigation systems.
- Failure to demonstrate this is a **material planning reason for refusal** under the NPPF and CAP 738.