



Gatwick Airport Northern Runway Project

Environmental Statement

Appendix 16.2.1: Summary of Local Planning Policy – Greenhouse Gases

Book 5

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1 Introduction

- 1.1.1 This document forms Appendix 16.2.1 of the Environmental Statement (ES) prepared on behalf of Gatwick Airport Limited (GAL) for the proposal to make best use of Gatwick Airport’s existing runways and infrastructure (referred to within this report as ‘the Project’).
- 1.1.2 This document provides the local planning policy relevant to greenhouse gases that has been taken into account for the assessment of the Project.

2 Local Planning Policy

Table 2.1.1: Local Planning Policy

Policy	Summary
Adopted Policy	
Crawley 2030: Crawley Borough Local Plan 2015-2030	
ENV6: Sustainable Design and Construction	<p>This policy aims to maximise carbon efficiency for new and existing homes through meeting ‘<i>the strengthened on-site energy performance standards of Building Regulations</i>’; and for non-domestic buildings by achieving BREEAM Excellent rating for water and energy credits.</p> <p>The policy states that the following should be considered in relation to carbon with regards to how it may achieve the sustainability objectives:</p> <ul style="list-style-type: none"> • <i>‘Take an active approach to reducing its need to consume energy;</i> • <i>Utilise renewable and low carbon energy technologies where appropriate;</i> • <i>Look at ways to improve the existing building when adding improvements or extensions;</i> • <i>Minimise the amount of carbon emitted throughout the implementation and construction process and ensure any existing embedded carbon onsite is retained;</i> • <i>Consider the establishment of district energy networks within heat priority areas or near potential sources of waste energy and consider connection or futureproofing developments for connection (see Policy ENV7)’.</i>
GAT1: Development of the Airport with a Single Runway	<p>This policy states that ‘<i>the council will support the development of facilities which contribute to the safe and efficient operation of the airport as a single runway, two terminal airports up to 45 million passengers per annum provided that:</i></p> <ul style="list-style-type: none"> • <i>The proposed use is appropriate within the airport boundary and contributes to the safe and efficient operation of the airport; and</i> • <i>Satisfactory safeguards are in place to mitigate the impact of the operation of the airport on the environment including noise, air quality, flooding, surface access, visual impact, and climate change; and</i> • <i>The proposed use would not be incompatible with the potential expansion of the airport to accommodate the construction of an additional wide spaced runway’.</i>
SD1: Presumption in favour of sustainable development	<p>This highlights the ambition of the local planning authority stating they will take a <i>positive approach to approve development which is sustainable</i>’ and they will work ‘<i>proactively in partnership with applicants, stakeholders and other partners to jointly find solutions which mean the development can be approved wherever possible</i>’ where developments meet their strategic objectives.</p>
ENV7: District energy networks	<p>This policy states that all major developments (creating over 1,000 m² of internal floorspace) should demonstrate that they have considered either connecting to an existing district heating network, or if they could develop their own system for supplying energy to any existing or planned buildings nearby.</p>
Reigate and Banstead Local Plan: Core Strategy 2014 (Reviewed 2019)	
CS10: Sustainable development	<p>This policy promotes sustainable development through ensuring that developments meet the stated factors which include land use, neighbourhood creation, pollution, ecology and waste (including many more). It goes on to state how the policy will be implemented.</p>
CS11: Sustainable construction	<p>This policy outlines the standards the Council expect new developments to be constructed by, including BREEAM ‘very good’. It also states that ‘<i>The Council will work with developers and other partners to encourage and promote the development of decentralised and renewable or low carbon energy</i>’.</p>

Policy	Summary
Reigate and Banstead Development Management Plan 2019	
CCF1: Climate change mitigation	Requires that <i>'new non-residential developments of 1,000 m² or more of gross floorspace should include renewable or low-carbon energy generation to provide 10% of the expected energy usage of the development'</i> . This policy highlights the Council's willingness to support on-site micro-generation and emphasises that the <i>'design of buildings should maximise opportunities for energy savings'</i> which can also be achieved through selecting sustainable construction methods.
Reigate and Banstead Borough Council Climate Change and Sustainable Construction Supplementary Planning Document 2021	
Planning Applications: Carbon Reduction Statement	<i>'To ensure that the most suitable means to reduce energy needs and carbon emissions are being integrated into a new development, applicants will be required to prepare a Carbon Reduction Statement to demonstrate how the proposal will meet or improve on the TER (as per the requirement of DMP Policy CCF1). As part of the statement the applicant will be required to demonstrate that the proposal will be following the energy hierarchy to minimise carbon emissions. Suggestions on how to reduce carbon emissions in developments are included in the following chapters, which should be considered in the preparation of a Carbon Reduction Statement (Appendix 4). A condition will be attached to a planning permission requiring the monitoring of the carbon savings of the scheme for five years from completion. This is to compare anticipated and actual carbon emission reductions.'</i>
Mole Valley Core Strategy 2009	
CS19: Sustainable Construction, Renewable Energy and Energy Conservation	This policy outlines how both new builds, and the redevelopment/refurbishment of the existing building stock are required to: <ul style="list-style-type: none"> • <i>'Minimise energy use through its design, layout, and orientation.</i> • <i>Maximise on-site recycling facilities and the re-use and recycling materials used in construction.</i> • <i>Meet at least Level 3 of the Code for Sustainable Homes for housing, or BREEAM 'Very Good' construction standards for all other development, or higher as dictated by future legislation and guidance (Code Level 4 from 2013 and Code 6 by 2016). This must include a 10% reduction in total carbon emissions through the on-site installation and implementation of decentralised and renewable or low-carbon energy sources.'</i> Planning applicants will also need to submit evidence to show how these requirements have been met (unless technically or financially unfeasible). Additionally, it emphasises the Council's willingness to <i>'explore the opportunities for decentralised and renewable or low-carbon energy sources within the district'</i> .
Horsham District Planning Framework 2015	
Policy 35: Climate change	This policy notes how <i>'Development will be supported where it makes a clear contribution to mitigating and adapting to the impacts of climate change and to meeting the district's carbon reduction targets as set out in the Council's Acting Together on Climate Change Strategy, 2009'</i> .
Policy 36: Appropriate energy use	Promotes the use of the energy hierarchy and sets a requirement that commercial development should connect to existing district heating networks where available.
Policy 37: Sustainable design and construction	States that <i>'proposals must seek to improve the sustainability of development'</i> and outlines the measures which should be incorporated during construction, which include maximising energy efficiency, limiting water use, and using design measures which limit vulnerability to extreme weather.
Tandridge District Core Strategy 2008	
CSP14: Sustainable Construction	This policy emphasises the Council's goal that commercial developments with a floor area of 500 m ² or greater should meet the BREEAM 'Very Good' standard. It states that any development over 5000 m ² should incorporate combined heat and power or similar technology.
CSP15: Environmental Quality	To minimize the impact on natural resources and to create a high-quality living environment, this policy outlines the measures the Council will take to ensure sustainability. These include ensuring design is accessible; encourages the reuse of buildings before redevelopment; and promoting innovations such as 'green roofs'; etc.
Mid Sussex District Plan 2014-2031	
DP39: Sustainable Design and Construction	This policy's overall objective is to <i>'promote development that makes the best use of resources and increases the sustainability of communities within Mid Sussex, and its ability to adapt to climate change'</i> . The policy lists measures which development proposals must implement where appropriate, which includes minimising energy use in the design, utilising renewable energy, and limiting water use.

Policy	Summary
Emerging Policy	
Submission Draft Crawley Borough Local Plan 2021-2037	
Strategic Policy SD1 Presumption in Favour of Sustainable Development	This policy highlights Crawley Borough Council's willingness to take ' <i>a positive approach to approving development which is sustainable</i> '. The policy outlines the Council's ambition to work collaboratively with ' <i>applicants, stakeholders and other partners to jointly find solutions</i> ' which improve the ' <i>economic, social and environmental conditions</i> ' of the area. This policy supports Crawley's commitment to being carbon neutral by 2050.
Future Mole Valley 2020-2037 Consultation Draft Local Plan	
Policy S2: Combatting the Climate Emergency	This policy outlines Mole Valley District Council's ambition to work collaboratively with partners to: <ul style="list-style-type: none"> • <i>Meet the targets to reduce carbon emissions from new buildings and the redevelopment and refurbishment of existing buildings and seek opportunities to retrofit existing buildings.</i> • <i>Reduce carbon emissions in the transport sector;</i> • <i>Ensure that the district is future proofed for the climate change.</i>
Policy EN13: Standards and Targets for combatting the climate emergency	This policy demonstrates Mole Valley District Council's agenda to achieve targets for combatting the climate emergency (climate change mitigation and adaptation) through reducing carbon emissions for buildings and the transport sector through central government regulations.
Draft Horsham District Local Plan 2021 - 2036	
Strategic Policy 1: Sustainable Development	This policy reflects the Council's positive approach when considering development proposals, which are ' <i>in favour of sustainable development contained in the National Planning Policy Framework</i> '.
Strategic Policy 37: Climate Change	<i>'This policy seeks to ensure that developments consider the most appropriate energy use as a means of improving efficiency into their design'</i> .
Tandridge - Our Local Plan: 2033	
TLP45: Energy Efficient & Low Carbon Development	This policy states the Tandridge District Council's support of ' <i>new developments of all types where, all reasonable steps have been taken to integrate low and zero carbon mechanisms in the design and layout of the proposed development</i> ' to ensure the reduction of energy consumption.
Mid Sussex District Plan 2021-2039 Consultation Draft	
DPS1: Climate Change	This policy states how ' <i>the Council will take an integrated and holistic approach to address the causes of climate change and to increase resilience to the effects of climate change</i> '. The policy goes into detail about how this will be achieved by reducing carbon emissions; maximising carbon sequestration; and climate change adaptation and mitigation measures.
DPS2: Sustainable Design and Construction	This policy states how in order to reduce ' <i>carbon emissions, increase resilience to the impacts of climate change and improve sustainability</i> ' that ' <i>all developments are required to submit a Sustainability Statement</i> ' to demonstrate so.
DPT5: Off-Airport Car Parking	This policy states that ' <i>proposals for additional off-airport car parking facilities or extensions to existing airport related car parking site will not be permitted</i> '. Furthermore, ' <i>proposals for the relocation of existing off-airport parking that result in a net increase in parking will not be permitted</i> '.

3 References

Crawley Borough Council (2015) *Crawley 2030, Crawley Borough Local Plan 2015 – 2030*.

Crawley Borough Council (2021) *Submission Draft Crawley Local Plan 2021 – 2037*.

Horsham District Council (2015) *Horsham District Planning Framework (excluding South Downs National Park)*.

Horsham District Council (2021) *Horsham District Local Plan Draft 2021 – 2036*.

Mid Sussex District Council (2018) *Mid Sussex District Plan 2014 – 2031*.

Mid Sussex District Council (2022) *Mid Sussex District Plan 2021 – 2039 Consultation Draft*.

Mole Valley District Council (2009) *Mole Valley Core Strategy*.

Mole Valley District Council (2022) *Future Mole Valley Draft Local Plan 2020 – 2037*.

Reigate & Banstead Borough Council (2014) *Reigate & Banstead Local Plan: Core Strategy*.

Reigate & Banstead Borough Council (2019) *Reigate & Banstead Local Plan Development Management Plan*.

Reigate & Banstead Borough Council (2021) *Reigate & Banstead Borough Council Climate Change and Sustainable Construction Supplementary Planning Document*.

Tandridge District Council (2008) *Tandridge District Core Strategy*.

Tandridge District Council (2018) *Our Local Plan: 2033*.

4 Glossary

4.1 Glossary of terms

Table 4.1.1: Glossary of terms

Term	Description
BREEAM	Building Research Establishment Environmental Assessment Method
ES	Environmental Statement
GAL	Gatwick Airport Limited