Gatwick Airport Northern Runway Project

Environmental Statement
Appendix 11.2.1: Summary of Local Planning Policy – Water Environment

Book 5

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1 Introduction

1.1 General

1.1.1 This document forms Appendix 11.2.1 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 Summary of Local Planning Policy: Water Environment that has been taken into account for the assessment in **ES Chapter 11: Water Environment** (Doc Ref. 5.1).

Administrative Area	Plan	Policy
Adopted Policy		
Crawley	Crawley 2030: Crawley Borough Local Plan 2015 - 2030	Policy ENV8 sets out the requirements for proposed developments in terms of flood risk. It states that development proposals should be avoided in areas at risk of flooding and should not increase the risk of flooding elsewhere. To achieve this, developments should be directed to areas at low flood risk, considering the suitability of their intended use for the area and demonstrating that the Sequential Test and, where required, the Exception Test, can be passed. The Environment Agency Flood Map for Planning should be used to assess flood risk to the area and a site-specific flood risk assessment should demonstrate how appropriate mitigation measures will ensure flood risk is acceptable for the site and will not be increased elsewhere. The policy states that peak surface runoff rates and annual volumes of runoff should be reduced through the effective implementation, use and maintenance of Sustainable Drainage Systems (SuDS), unless it can be demonstrated that these are not technically feasible or financially viable.
		Policy ENV9 - Development should plan positively to minimise its impact on water resources and promote water efficiency. Non-residential development (where technically feasible) should meet Building Research Establishment Environmental Assessment Methodology (BREEAM) Excellent including addressing maximum water efficiencies under the mandatory water credits.
		Policy ENV10 - Development would be permitted where the proposed use does not lead to a significant increase in levels of pollution or hazards, and as far as possible reduce them, and would not result in unacceptable disturbance or nuisance to the amenity of adjacent land uses and occupiers.
Reigate and Banstead	Reigate and Banstead Local Plan: Core Strategy 2014	Policy CS10 states that development should be located to minimise flood risk, through the application of the Sequential Test and, where necessary, the Exception Test, taking account of all sources of flooding, as well as the impact of climate change. It also encourages the use of SuDS and flood resistant/ resilient design features. It is highlighted that, where necessary, floodplain compensation should be provided.
	Reigate and Banstead Borough Submission Development Management Plan 2018-2027	Policy CCF2 highlights that development proposals must not increase the existing and future flood risk elsewhere. Proposals should seek to secure opportunities to reduce both the cause and impact of flooding for existing and proposed development. It also states that development should reduce surface water runoff rates using SuDS where necessary, suitable to the scale and type of the development. Where SuDS are proposed, schemes should include appropriate arrangements for the ongoing maintenance for the lifetime of the development.
Mole Valley	Mole Valley Local Plan 2000	Policy ENV65 states that development will normally be permitted where foul sewers and sewage treatment works of adequate capacity and design are or will be available to serve the development. Therefore, before granting planning permission for development requiring connection to a public sewer, the Mole Valley District Council will require that the necessary agreements between sewage undertakers and the developers have been completed.
		Policy ENV67 states that development will not be permitted, which in the opinion of the Council, after consultation with the Environment Agency, may have an adverse impact on the quality of groundwater. Applicants will be required to submit details of measures designed to ensure that proposed development would not have a detrimental effect on surface and groundwater. The 2000 Mole Valley District Council (MVDC) Local Plan included policies ENV64 and ENBV66 that were referenced in the scoping report. However, the council has confirmed that they were not retained by their 2007 update of the plan.
	Mole Valley Core Strategy 2009	Policy CS20 states that the Council expects the use of SuDS as part of development proposals. It also highlights that applications which relate specifically to reducing the risk of flooding (e.g. defence/ alleviation work) will be supported so long as they do not conflict with other objectives, for example, those relating to landscape and town centre character.

Administrative Area	Plan	Policy
Horsham	Horsham District Planning Framework (excluding South Downs National Park) 2015	Policy 38 states that where there is the potential to increase flood risk, proposals must incorporate the use of SuDS where technically feasible or incorporate water management measures that reduce the risk of flooding and ensure that flood risk is not increased elsewhere. New developments should undertake detailed assessments to consider the most appropriate SuDS methods for each site. Drainage techniques that mimic natural drainage patterns and manage surface water as close to its source as possible will be required where technically feasible.
Tandridge	Tandridge District Core Strategy 2008	Policy CSP15 includes requirements to include SuDS where necessary and to encourage innovative construction methods such as 'green roofs' to 'impede' surface water runoff, encourage development to make provision for grey water recycling, separate surface and wastewater drainage flows.
	Tandridge Local Plan Part 2: Detailed Policies 2014-2029	Policy DP21 states that development proposals should seek opportunities to reduce both the cause and the impact of flooding, for example through the use of SuDS, ensuring the discharge of surface water runoff is restricted to pre-development values. The policy also sets out when a site-specific flood risk assessment is required, in accordance with NPPF requirements.
Emerging Policy		
Crawley	Draft Crawley Borough Local Plan 2021-2037, January 2021	Policy EP1 repeats the current Policy ENV8 and includes that development is not permitted within 8 metres of a main river and 12 metres from an ordinary watercourse without prior consent form the Environment Agency or within 3 metres of a Thames Water sewer system without their prior consent. Post construction council certification is required to ensure the drainage has bene constructed in line with the planning application. Policy EP1 states that: *Development must avoid areas which are exposed to an unacceptable risk from flooding and must not increase the risk of flooding elsewhere. To achieve this, development will:* *i. be directed to areas of lowest flood risk having regard to its compatibility with the proposed location in flood risk terms, and, where required, demonstrating that the sequential and exceptions tests are satisfied;* *ii. where located in Flood Zones 2 or 3, and for all major development in Flood Zone 1, demonstrate through a Flood Risk Assessment how appropriate mitigation measures will be implemented to ensure that over the lifetime of the development and taking climate change into account, that flood risk is acceptable on site, and is not increased elsewhere as a result of the development;* *iii. demonstrate that peak surface water run-off rates and annual volumes of run-off will be reduced through the effective implementation, use and maintenance of SuDS, unless it can be demonstrated that these are not technically feasible or financially viable;* *iv. make appropriate provision for surface water drainage to ground, water courses or surface water sewers. Surface water will not be allowed to drain to the foul sewer;* *v. not be permitted to take place within 8 metres from the top of any Main River or 12 metres from any Ordinary Watercourse without prior consent from the Environment Agency, nor within 3 metres of any Thames Water sewer system without prior consent from the sewerage undertaker;* *vi. post construction, provide to the council certification of the drainage works from a third party professional. This should not be the consultant who designed the drainage features. This will be to ensure that the drainage details and design submitted for planning application has been constructed in line with the submitted documents*
		Policy EP3 requires that development will adhere to the appropriate local and national standards, procedures and principles in relation to land and water quality.
		Strategic Policy GAT1 states that the council will support the development of facilities which contribute to the sustainable growth of Gatwick Airport as a single runway, two terminal airport provided that the impacts of the operation of the airport on the environment, including flooding and climate change are minimised and mitigated Strategic Policy GAT1: Development of the Airport with a Single Runway states:

Administrative Area	Plan	Policy
		Within the airport boundary as set out on the Local Plan Map, the council will support the development of facilities which contribute to the sustainable growth of Gatwick Airport as a single runway, two terminal airport provided that: *i. The proposed use is appropriate within the airport boundary and contributes to the safe, secure and efficient operation of the airport; and* *ii. The impacts of the operation of the airport on the environment, including noise, air quality, flooding, surface access, visual impact, biodiversity and climate change, are minimised, where necessary satisfactory safeguards are in place to ensure they are appropriately mitigated and, as a last resort, fair compensation is secured; and* *iii. Adequate supporting infrastructure, particularly for surface access, can be put in place; and* *iv. Benefits to Crawley's local economy and community are maximised.*
		Policy GI1 requires that large development proposals will be required to provide new and/or create links to green infrastructure, consider the use of SuDS and blue infrastructure, in part to reduce surface water runoff.
		Policy SDC1: All developments are required to submit a sustainability statement to contribute to tackling serious water stress in accordance with Policy SD3.
		Policy SDC3: Requires that non-residential buildings will be required to meet the minimum standards for BREEAM 'Excellent' within the water category in order to combat water stress.
Mole Valley	Future Mole Valley 2020-2037 Local Plan Proposed Submission Version	Policy EN9: Natural Assets: Development proposals should utilise sustainable drainage opportunities to create biodiverse wetland areas where for example balancing ponds or other flood alleviation measures are required;
		Policy EN12: Pollution Control: Developments should: ▪ Maintain or improve the environmental quality of any watercourses, groundwater and drinking water supplies, and prevent contaminated run-off. Where impacts of a development on water quality are likely, applications should be supported by an assessment of the likely impacts and appropriate mitigation strategies. ▪ Where development falls within a sensitive groundwater location such as a Source Protection Zone or Safeguard Zone, as defined by the Environment Agency, consider the impact of the development on the quality of the water supply and take appropriate measures to eliminate contamination risks. ▪ Connect to mains foul sewage systems, wherever possible. Where this is not possible, justification will be required. Non-mains foul drainage will be refused in sensitive groundwater areas. ▪ Ensure that, for any additional demand for water supply, surface water drainage, foul drainage and sewerage treatment capacity arising from additional dwellings, the applicant, together with the relevant statutory undertaker, has demonstrated that sufficient capacity exists to serve the development and that the development would not lead to shortages for existing users.
		Policy EN13: Standards And Targets For Combatting The Climate Emergency: Measures to mitigate the effects of, and adapt to, climate change will be supported. Such measures can include: the provision of Sustainable Drainage Systems (SuDS) and improving water efficiency.
		Policy INF3: Flood Risk: All development should seek to avoid, reduce or minimise flood risk by applying the sequential approach and have regard to all sources and being designed to be safe for the lifetime of the development.
Horsham	Draft Horsham District Local Plan 2019-2036 (Regulation 18 Submission)	Policy 25 highlights that development proposals must ensure they: Maintain or improve the environmental quality of water supplies and prevent contaminated run-off to surface water sewers.
		Policy 27 sets out that proposals will be expected to provide details to demonstrate that the whole life management and maintenance of the SuDS are appropriate, deliverable and will not cause harm to the natural environment and/or landscape.
		Policy 37 outlines that all major development must demonstrate how it has been designed to adapt to the impacts of climate change and reduce vulnerability, particularly in terms of flood risk and water supply changes to the District's landscape.
		Policy 39 states that proposals must seek to improve the sustainability of development (including): ▪ New Non-domestic floorspace must achieve and minimum standard of BREEAM 'Very Good' with a specific focus on water efficiency. ▪ All new residential development must limit water use to 100 liters/person/day

Administrative Area	Plan	Policy
		Development should incorporate measures which enhance the biodiversity value of development.
		Policy 40 includes the requirements to: ▪ Comply with the Horsham District Strategic Flood Risk Assessment. ▪ Incorporate measures to reduce the risk of flooding and not increase flood risk elsewhere. ▪ Consider the ecological impacts of SuDS. ▪ Mimic natural drainage patterns. ▪ Meet the requirements of the WFD and the findings of the Gatwick Sub Region Water Cycle Study to maintain water quality.
Tandridge	Our Local Plan 2033 (Regulation 22 Submission) 2019 Tandridge District Council	Policy TLP47 aims to ensure that development in the District reduces flood risk and minimises the impact of flooding by steering development to areas with a lower risk of flooding, taking account of all sources of flooding, including an allowance for climate change, applying the Sequential and Exception Tests and assessing cumulative impacts of development on flood risk. It also highlights the requirement to use SuDS, where practical.

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3 Glossary

3.1 Glossary of terms

Table 3.1.1: Glossary of Terms

Term	Description
BREEAM	Building Research Establishment Environmental Assessment Methodology
EIA	Environmental Impact Assessment
ES	Environmental Statement
PEIR	Preliminary Environmental Information Report
SuDS	Sustainable Drainage System
WFD	Water Framework Directive