



Gatwick Airport Northern Runway Project

Environmental Statement

Appendix 15.2.1: Summary of Local Planning Policy – Climate Change

Book 5

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1 Introduction

1.1 General

1.1.1 This document forms Appendix 15.2.1 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 climate change that has been taken into account for the assessment of the Project.

2 Summary of Local Planning Policy

Table 2.1.1: Summary Table of Local Planning Policy

Policy	Summary
Adopted	
Crawley 2030: Crawley Borough Local Plan 2015-2030 (Crawley Borough Council, 2015)	
ENV6: Sustainable design and construction	All development should consider how it will: <ul style="list-style-type: none"> Tackle the serious water stress in the borough; and Cope with future temperature extremes and ensure it does not increase the impact of heatwave events.
GAT1: Development of the Airport with a Single Runway	The council will support the development of facilities provided that: <ul style="list-style-type: none"> ii. satisfactory safeguards are in place to mitigate the operation of the airport on the environment including climate change.
SD1: Presumption in favour of sustainable development	The council will take a positive approach to approving development which is sustainable. Seven strategic objectives should be met for the development to be supported. Development will be supported where it meets sustainability strategic objectives, including the following objective: <i>“Progress towards Crawley’s commitment to being carbon neutral by 2050 and adapts to climate change.”</i>
Reigate and Banstead Local Plan: Core Strategy 2014 (Reviewed 2019) (Reigate and Banstead Brough Council, 2014)	
CS10: Sustainable development	States that new developments must be designed to reflect the need to adapt to the impacts of climate change (eg higher temperatures, increased flooding, increased pressure on water resources, impacts on ecology and built heritage and impacts on ground conditions).
CS11: Sustainable construction	Sets out the minimum construction standards for new developments. All non-residential developments should achieve a BREEAM rating of at least ‘very good’. The policy also promotes the development of decentralised and renewable or low carbon energy to help future developments achieve zero carbon. This includes a requirement for major developments that generate, or are near to an area which generates, significant heat density to investigate fully the potential for creating, or connecting to, a district heat network.
Reigate and Banstead Borough Development Management Plan 2019 (Reigate and Banstead Borough Council, 2019)	
OSR2: Open space in new developments	The design of new open spaces should seek opportunities to anticipate future climate change impacts.
CCF2: Flood risk	Where a flood risk assessment is required, it should take account of the impacts of climate change over the lifetime of the development.
West Sussex Waste Local Plan (2014)	
W12: High quality developments	Waste development will be permitted where they are high quality and, where appropriate, the scale, form, and design consider the need to include measures to ensure resilience and enable adaptation to climate change.

Policy	Summary
Mole Valley Core Strategy 2009 (Mole valley District Council, 2009)	
CS19: Sustainable Construction, Renewable Energy and Energy Conservation	To support the Core Strategy's aim to achieve sustainable development and reduce the causes of and effects of climate change, new buildings and the redevelopment and refurbishment of the existing building stock will be required to: <ul style="list-style-type: none"> a. minimise energy use through its design, layout and orientation; b. maximise on-site recycling facilities and the re-use and recycling of materials used in construction; and c. 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.
Horsham District Planning Framework 2015 (Horsham District Council, 2015)	
Policy 35: Strategic Policy – Climate change	Development will be supported where it makes a clear contribution to mitigating and adapting to the impacts of climate change.
Policy 37: Sustainable design and construction	Proposals should seek to improve the sustainability of development, including: <ul style="list-style-type: none"> ▪ maximise energy efficiency and use of decentralised, renewable and low carbon energy; ▪ limit water use; ▪ encourage natural lighting and ventilation; ▪ support sustainable transport; ▪ minimise construction and demolition waste; and ▪ use recycled and low-impact materials.
Tandridge District Core Strategy 2008 (Tandridge District Council, 2008)	
CSP14: Sustainable construction	Commercial development should achieve BREEAM Very Good. Development over 5,000 m ² should incorporate combined heat and power or similar technology.
CSP15: Environmental quality	To promote a high quality, safe living environment, the Council requires that Sustainable Urban Drainage Systems (SuDS) are included where necessary.
Tandridge Local Plan Part 2: Detailed Policies 2014-2029 (2014)	
DP21: Sustainable Water Management	Proposals should seek to implement opportunities to reduce both the cause and impact of flooding; for example, through the use of green infrastructure for flood storage and, where necessary, the incorporation of SuDS suitable to the scale and type of the development, ensuring the discharge of surface run off is contained within that of the pre-development site. Consideration should be given as to the future maintenance of any proposed SuDS schemes. Development within flood risk zones 2 and 3 or on sites less than 1 hectare in zone 1, and sites at medium or high risk from other sources of flooding, identified through the Council's Strategic Flood Risk Assessment Framework will only be permitted where appropriate flood resilient and resistant design, and mitigation and adaptation measures are included to reduce any level of risk identified through a site specific Flood Risk Assessment (FRA) to acceptable levels.
Mid Sussex District Plan 2014-2031 (Mid Sussex District Council, 2018)	
DP39: Sustainable Design and Construction	The policy reflects the current Government position on sustainable development. Development proposals must seek to improve the sustainability of development and should, where appropriate and feasible, incorporate energy minimisation through design, communal heating, use of renewable sources of energy, minimising waste, maximising recycling, limiting water usage and demonstrating how the risks associated with future climate change have been planned for as part of the layout and design to ensure its longer term resilience.
Site Allocations Development Plan Document (2020)	
SA GEN: General Principles for Site Allocations – Biodiversity and Green Infrastructure	Improve access to, and understanding of natural greenspace and nature conservation features, including recognising the importance and role of green infrastructure to the ecosystem, biodiversity, public rights of way, health and well-being, the water environment, community facilities and climate change. Green infrastructure is to be incorporated with SuDS, where possible, to improve biodiversity and water quality.
SA GEN: General Principles for Site Allocations – Flood risk and drainage	Provide a site-specific FRA/surface water drainage strategy in areas at risk from fluvial or surface water flooding to inform the site layout and any appropriate mitigation measures that may be necessary. Areas at risk of flooding should be avoided in the first instance. Undertake a sequential approach to site layout by avoiding development in areas at risk of flooding with allowance for climate change..

Policy	Summary
	Priority will be given to use of SuDS principles and methods where possible to drain the surface water from the development. SuDS features shall be designed and managed to provide, where possible, an ecological and water quality enhancement, providing areas for amenity and recreation, in accordance with District Plan Policy DP41: Flood Risk and Drainage and the West Sussex Lead Local Flood Authority (LLFA) Policy for the Management of Surface Water and the Mid Sussex Drainage Advice for Developers.
SA GEN: General Principles for Site Allocations – Sustainability	Design development to be resilient to climate change, minimise energy and water consumption and mitigate against flood risk in line with DP39: Sustainable Design and Construction, DP41: Flood Risk and Drainage and DP42: Water Infrastructure and the Water Environment.
Surrey Waste Local Plan 2019-2033 (2020)	
Policy 13: Sustainable Design	Planning permission for waste development will be granted where it is demonstrated that relevant best practice is followed. Proposals for waste development should demonstrate that during construction and operation, measures are included to ensure resilience and enable adaptation to a changing climate.
Emerging	
Submission Draft Crawley Borough Local Plan 2021 – 2037: Regulation 19 Consultation (Crawley Borough Council, 2021)	
Strategic Policy SD1: Presumption in Favour of Sustainable Development	In line with the planned approach to Crawley as a new town, and the spatial patterns relating to the neighbourhood principles, when considering development proposals, the council will take a positive approach to approving development which is sustainable. The council will work proactively in partnership with applicants, stakeholders and other partners to jointly find solutions which mean that development can be approved wherever possible, whilst securing development that improves the economic, social and environmental conditions of Crawley and the wider Gatwick Diamond and West Sussex and Greater Brighton sub regions. Development will be supported where it meets the objective to progress towards Crawley’s commitment to being carbon neutral by 2050 and adapts to climate change..
Strategic Policy SDC1: Sustainable Design and Construction	The policy requires climate change mitigation to include the Be Lean, Be Clean, Be Green hierarchy. The policy also sets climate change adaptation measures in the form of the requirement for sustainability statements to be submitted (for developments above certain thresholds which are explaining in the policy) and new buildings being required to cope with temperature extremes.
Policy EP1: Development and Flood Risk	<i>‘Development must avoid areas which are exposed to an unacceptable risk from flooding, and must not increase the risk of flooding elsewhere.’</i> The policy goes on to state several requirements that all developments should meet including directing development to areas to lowest flood risk and the requirement for suitable assessments.
Draft Future Mole Valley 2020-2037: Proposed Submission Version (Mole Valley District Council, 2021)	
Policy S1: Presumption in Favour of Sustainable Development	<ol style="list-style-type: none"> 1. When considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in national planning policy. 2. Planning applications that are consistent with the policies in the Plan (and, where relevant, with policies in neighbourhood development plans that have been made) will be supported, unless material considerations indicate otherwise. 3. Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision, then the Council will grant permission unless material considerations indicate otherwise, taking into account whether: <ol style="list-style-type: none"> a. The application of national planning policies which protect areas or assets of particular importance provide a clear reason for refusing the development proposed. b. Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against national planning policies taken as a whole.
Policy EN14: Responding to the Climate Emergency	Measures to mitigate the effects of, and adapt to, climate change will be supported.
Policy INF2: Managing Flood Risk	This policy seeks to ensure development adapts to climate change and flood risk is mitigated. All developments should seek to avoid, reduce or minimise flood risk by: <ul style="list-style-type: none"> ▪ Applying the sequential approach to location of development and site layout, locating most vulnerable uses in areas of lowest flood risk ▪ Having regard for all sources of flooding, including fluvial, surface water, groundwater, sewers, reservoirs and ordinary watercourses ▪ Where necessary, incorporating flood alleviation measures into the design to reduce cumulative impacts of flood risk in, or affecting local areas susceptible to, flooding. ▪ Being designed to be safe for the lifetime of the development, including an allowance for climate change.

Policy	Summary
Draft Horsham District Local Plan 2019-2036: Regulation 18 Consultation (Horsham District Council, 2020)	
Strategic Policy 1: Sustainable Development	When considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will always work pro-actively with applicants to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.
Strategic Policy 37: Climate Change	<p>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, water supply and changes to the District's landscape. Such measures should include:</p> <ul style="list-style-type: none"> ▪ Use of site layout. Wherever possible new buildings should be orientated to maximise the opportunities for both natural heating and ventilation and to reduce the exposure to wind and other elements; ▪ Design measures to maximise resistance and resilience to climate change, for example through the use of solar shading, thermal mass, heating and ventilation, green and brown roofs and green walls; ▪ Green infrastructure and dual use SuDS to help absorb heat, reduce surface water runoff, provide flood storage capacity and assist habitat migration; and ▪ Measures which promote the conservation of water and/or grey water recycling.
Strategic Policy 40: Flooding	<p>This policy is designed to ensure development adapts to the likely changes in the future climate and flood risk is not increased. It also accords with the 'Wilder Horsham' objective to maximise opportunities from protecting and enhancing wildlife to tackling climate change and to reduce the impacts of a changing climate.</p> <ol style="list-style-type: none"> 1. Development proposals will follow a sequential approach to flood risk management, where priority is given to development sites with the lowest risk of flooding and making required development safe without increasing flood risk elsewhere. Development proposals will; <ul style="list-style-type: none"> ▪ consider flood risk at an early stage in deciding the layout and design of the site. ▪ take a sequential approach to ensure most vulnerable uses are placed in lowest risk areas. ▪ avoid development on the functional floodplain (Flood Zone 3b) except for water-compatible uses and essential infrastructure. ▪ only be acceptable in Flood Zone 2 and 3 following completion of a sequential test and exceptions test if necessary, using a 1 in 100 annual probability flood level including an appropriate allowance for climate change. ▪ not result in a net loss of flood storage capacity and not adversely affect flood routing and thereby increase flood risk elsewhere. ▪ require a site-specific FRA for all developments over 1 hectare in Flood Zone 1 and all proposals in Flood Zone 2 and 3. 2. Comply with the tests and recommendations set out in the Horsham District Strategic Flood Risk Assessment (SFRA). 3. Where there is the potential to increase flood risk, proposals must incorporate the use of SuDS where technically feasible, or incorporate water management measures which reduce the risk of flooding and ensure flood risk is not increased elsewhere. 4. Consider the vulnerability and importance of local ecological resources such as water quality and biodiversity when determining the suitability of SuDS. New development should undertake more detailed assessments to consider the most appropriate SuDS methods for each site. Consideration should also be given to amenity value and green infrastructure. 5. Utilise drainage techniques that mimic natural drainage patterns and manage surface water as close to the source as possible. This will be required where technically feasible. 6. Be in accordance with the objective of the Water Framework Directive, and accord with the findings of the Gatwick Sub Region Water Cycle Study in order to maintain water quality and water availability in rivers and wetlands and wastewater treatment requirements
Tandridge Local Plan 2033 (Tandridge District Council, 2019)	
TLP30: Green and Blue Infrastructure	Brooks and water courses and other blue infrastructure corridors should be used to guide the creation of new network paths for the benefit of biodiversity and habitat creation, to help offset the impact of climate change and mitigate flooding.
TLP47: Sustainable Drainage and Reducing Flood Risk	<p>We will ensure that the development in Tandridge District reduces flood risk and minimises the impact of flooding by:</p> <ul style="list-style-type: none"> ▪ accounting for the impacts of future climate change. <p>In areas at risk of flooding, development should be safe for the lifetime of the development including an allowance for climate change and should incorporate flood resilience and resistant measures into the design, layout and form of buildings to reduce the level of flood risk both on site and elsewhere.</p>

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4 Glossary

4.1 Glossary of terms

Table 4.1.1: Glossary of Terms

Term	Description
BREEAM	Building Research Establishment Environmental Assessment Method
EIA	Environmental Impact Assessment
ES	Environmental Statement
FRA	Flood Risk Assessment
GAL	Gatwick Airport Limited
LLFA	Local Lead Flood Authority
SFRA	Strategic Flood Risk Assessment
SuDS	Sustainable Drainage System