



YOUR LONDON AIRPORT  
*Gatwick*

*Our northern runway: making best use of Gatwick*

Preliminary Environmental Information Report  
Appendix 11.2.1: Summary of Local Planning Policy: Water Environment  
September 2021

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## 1 Introduction

### 1.1 General

1.1.1 This document forms Appendix 11.2.1 of the Preliminary Environmental Information Report (PEIR) prepared on behalf of Gatwick Airport Limited (GAL). The PEIR presents the preliminary findings of the Environmental Impact Assessment (EIA) process for the proposal to make best use of Gatwick Airport's existing runways (referred to within this report as 'the Project'). The Project proposes alterations to the existing northern runway which, together with the lifting of the current restrictions on its use, would enable dual runway operations. The Project includes the development of a range of infrastructure and facilities which, with the alterations to the northern runway, would enable the airport passenger and aircraft operations to increase. Further details regarding the components of the Project can be found in the Chapter 5: Project Description.

1.1.2 This document provides the Summary of Local Planning Policy: Water Environment for the Project.

Administrative Area	Plan	Policy
<b>Adopted Policy</b>		
Crawley	Crawley 2030: Crawley Borough Local Plan 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 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 (eg 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 District	Horsham District Planning Framework (excluding SDNP) 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 District	Tandridge District Core Strategy 2008	Policy CSP15 includes requirements to include SuDS where necessary and to encourage innovate 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.
<b>Emerging Policy</b>		
Crawley	Draft Crawley Borough Local Plan 2021-2037, January 2021	Policy EP1 repeats the current Policy ENV8 and includes and that development is not permitted within 8 metres of a main river and 12 metres from an ordinary watercourse without prior consent from 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 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
		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
Mole Valley	Future Mole Valley 2018-2033 Consultation Draft Local Plan	EN10: Regionally Important Geological and Geomorphological Sites: Development proposals within, or adjacent to, a Regionally Important Geological and Geomorphological Site, will be required to respect the landform that is protected and, where possible, enhance it and its setting
		EN13: Promoting Environmental Quality: Developments should maintain or improve the environmental quality of any watercourses, groundwater and drinking water supplies, and prevent contaminated run-off.
		EN14: Measures to mitigate the effects of, and adapt to, climate change will be supported. Such measures can include: Other measures, including the provision of Sustainable Drainage Systems (SuDS) and improving water efficiency.
		INF2: Managing 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 District	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): <ul style="list-style-type: none"> <li>▪ New Non-domestic floorspace must achieve and minimum standard of BREEAM 'Very Good' with a specific focus on water efficiency.</li> <li>▪ All new residential development must limit water use to 100 liters/person/day</li> </ul> Development should incorporate measures which enhance the biodiversity value of development.
		Policy 40 includes the requirements to:

Administrative Area	Plan	Policy
		<ul style="list-style-type: none"> <li>▪ Comply with the Horsham District Strategic Flood Risk Assessment.</li> <li>▪ Incorporate measures to reduce the risk of flooding and not increase flood risk elsewhere.</li> <li>▪ Consider the ecological impacts of SuDS.</li> <li>▪ Mimic natural drainage patterns.</li> </ul> <p>Meet the requirements of the WFD and the findings of the Gatwick Sub Region Water Cycle Study to maintain water quality.</p>
Tandridge District	Emerging 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.

## 2 References

Crawley Borough Council (2015) Crawley 2030: Crawley Borough Local Plan 2015 – 2030.

Crawley Borough Council (2021) Draft Crawley Borough Local Plan 2021-2037, January 2021

Horsham District Council (2015) Horsham District Planning Framework (excluding SDNP) 2015

Horsham District Council (2020) Draft Horsham District Local Plan 2019-2036 (Regulation 18 Submission)

Mole Valley District Council (2000) Mole Valley Local Plan 2000 (saved policies)

Mole Valley District Council (2009) Mole Valley Core Strategy

Mole Valley District Council (2020) Future Mole Valley 2018-2033 Consultation Draft Local Plan

Reigate and Banstead Borough Council (2014) Reigate and Banstead Local Plan: Adopted Core Strategy

Reigate and Banstead Borough Council (2019) Reigate and Banstead Borough Development Management Plan 2018-2027

Tandridge District Council (2008) Tandridge District Core Strategy

Tandridge District Council (2014) Tandridge Local Plan Part 2: Detailed Policies 2014 – 2029

Tandridge District Council (2019) Our Local Plan: 2033

## 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
PEIR	Preliminary Environmental Information Report
SuDS	Sustainable Drainage System
WFD	Water Framework Directive