

An aerial photograph of Gatwick Airport's northern runway and taxiway. The runway is a long, straight concrete strip with white markings, including the number '26' and the letter 'L'. Several aircraft are visible on the taxiway and runway. In the foreground, a large white Airbus A380 is taxiing. To its left, a smaller white aircraft is also taxiing. Further back, another white aircraft is visible. In the bottom left corner, a red and white easyJet aircraft is taxiing. The surrounding area includes green grass, paved taxiways, and airport buildings in the distance. A control tower is visible on the right side of the image.

YOUR LONDON AIRPORT
Gatwick

Our northern runway: making best use of Gatwick

Preliminary Environmental Information Report.
Appendix 15.2.1: Summary of Local Planning Policy – Climate Change and Carbon
September 2021

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1 Introduction

1.1 General

1.1.1 This document forms Appendix 15.2.1 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 relevant climate change and carbon local planning policy for the Project.

2 Summary of Local Planning Policy - Climate Change and Carbon

Policy	Summary
Adopted	
Crawley 2030: Crawley Borough Local Plan 2015-2030 (Crawley Borough Council, 2015)	
ENV6 - Sustainable design and construction	<p>All development should consider how it will:</p> <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. <p>All developments should also aim to maximise carbon efficiency, including the following objectives:</p> <ul style="list-style-type: none"> Take an active approach to reducing the need for energy consumption; Use renewable and low carbon energy technologies where appropriate;

Policy	Summary
	<ul style="list-style-type: none"> Look at ways to improve existing buildings when adding improvements or extensions; Minimise the amount of carbon emitted through the implementation and construction process and ensure any existing embedded carbon onsite is retained; and Consider the establishment of district energy networks within heat priority areas or near potential sources of waste energy.
GAT1: Development of the Airport with a Single Runway	<p>The council will support of the development of facilities provided that:</p> <p>ii. satisfactory safeguards are in place to mitigate the operation of the airport on the environment including climate change.</p>
SD1: Presumption in favour of sustainable development	<p>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: "Progress towards Crawley's commitment to being carbon neutral by 2050 and adapts to climate change."</p>
ENV7: District energy networks	<p>All major developments (creating over 1,000 m² of internal floorspace) must demonstrate that they have considered either connecting to an existing District Energy Network or developing its own system for supplying energy to any surrounding existing or planned buildings.</p>
Reigate and Banstead Local Plan: Core Strategy 2014 (Reviewed 2019) (Reigate and Banstead Brough Council, 2014)	
CS10 - Sustainable development	<p>States that the new developments development must be designed to reflect the need to adapt to the impacts of climate change; and to minimise the use of natural resources and contribute to a reduction in carbon emissions.</p>
CS11: Sustainable construction	<p>Sets out the minimum construction standards for new developments. All non-residential developments should achieve a BREEAM rating of at least 'very good'.</p>

Policy	Summary
	<p>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.</p>
Reigate and Banstead Borough Development Management Plan 2019 (Reigate and Banstead Borough Council, 2019)	
OSR2: Open space in new developments	<p>The design of new open spaces should seek opportunities to anticipate future climate change impacts.</p>
CCF1: Climate change mitigation	<p>Requires new non-residential developments of 1,000 m² or more to include renewable or low-carbon energy generation to provide 10% of the expected energy usage of the development. It promotes the design of buildings to maximise opportunities for energy saving, and also promotes the use of sustainable construction methods and materials.</p>
CCF2: Flood risk	<p>Where a flood risk assessment is required it should take account of the impacts of climate change over the lifetime of the development.</p>
Mole Valley Core Strategy 2009 (Mole valley District Council, 2009)	
CS19 - Sustainable Construction, Renewable Energy and Energy Conservation	<p>New buildings and the redevelopment and refurbishment of the existing building stock will be required to:</p> <ol style="list-style-type: none"> minimise energy use through its design, layout and orientation; maximise on-site recycling facilities and the re-use and recycling of materials used in construction; and 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

Policy	Summary
	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 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	Proposals should seek to improve the sustainability of development, including: 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 minimise the impact on natural resources the Council encourages the reuse of buildings before redevelopment.
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 minimization through design, communal heating, use of renewable sources of energy, minimizing waste, maximizing recycling, limit water usage and demonstrate 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.

Policy	Summary
Emerging	
Submission Draft Crawley Borough Local Plan 2021 – 2037 (Crawley Borough Council, 2021)	
Strategic Policy SD1: Presumption in Favour of Sustainable Development	<p>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.</p> <p>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.</p> <p>Development will be supported where it meets the objective to:</p> <ol style="list-style-type: none"> 1. 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	<p><i>'Development must avoid areas which are exposed to an unacceptable risk from flooding, and must not increase the risk of flooding elsewhere.'</i></p> <p>The policy goes on to state a number of requirements that all developments should meet including directing development to areas to lowest</p>

Policy	Summary
	flood risk and the requirement for suitable assessments.
Future Mole Valley 2018-2033 Consultation Draft Local Plan (Mole Valley District Council, 2020)	
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	<p>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:</p> <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

Policy	Summary
	<p>cumulative impacts of flood risk in, or affecting local areas susceptible to, flooding.</p> <ul style="list-style-type: none"> Being designed to be safe for the lifetime of the development, including an allowance for climate change.
Draft Horsham District Local Plan 2019-2036 (Horsham District Council, 2019)	
Strategic Policy 1 – Sustainable Development	<p>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.</p>
Strategic Policy 37 – Climate Change	<p>Climate change adaptation 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 Sustainable Urban Drainage Systems (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</p>

Policy	Summary
	<p>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"> 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; <ol 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 Flood Risk Assessment for all developments over 1 hectare in Flood Zone 1 and all proposals in Flood Zone 2 and 3. Comply with the tests and recommendations set out in the Horsham District Strategic Flood Risk Assessment (SFRA). Where there is the potential to increase flood risk, proposals must incorporate the use of sustainable drainage systems (SuDS) where technically feasible, or incorporate water management measures which reduce the risk of flooding and ensure flood risk is not increased elsewhere. Consider the vulnerability and importance of local ecological resources such as water quality

Policy	Summary
	<p>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.</p> <ol style="list-style-type: none"> 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. 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	<p>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.</p>
TLP47: Sustainable Drainage and Reducing Flood Risk	<p>We will ensure that the development in the District reduces flood risk and minimises the impact of flooding by: accounting for the impacts of future climate change. 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>
TLP45: Energy Efficient and Low Carbon Development	<p>The Council will support new development of all types where all reasonable steps have been taken to integrate low and zero carbon mechanisms and ensure the reduction of energy consumption.</p>

3 References

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<https://www.tandridge.gov.uk/Portals/0/Documents/Planning%20and%20building/Planning%20strategies%20and%20policies/Local%20plan/Local%20plan%202033/Examination%20library/MAIN%20DOCUMENTS/MD1-Our-Local-Plan-2033-Submission-2019.pdf> Glossary

4 Glossary

4.1 Glossary of terms

Table 4.1.1: Glossary of Terms

Term	Description
EIA	Environmental Impact Assessment
GAL	Gatwick Airport Limited
PEIR	Preliminary Environmental Impact Report
SFRA	Strategic Flood Risk Assessment
SuDS	Sustainable Urban Drainage System