



# Gatwick Airport Northern Runway Project

Environmental Statement  
Cumulative Effects and Inter-Relationships Figures

**Book 5**

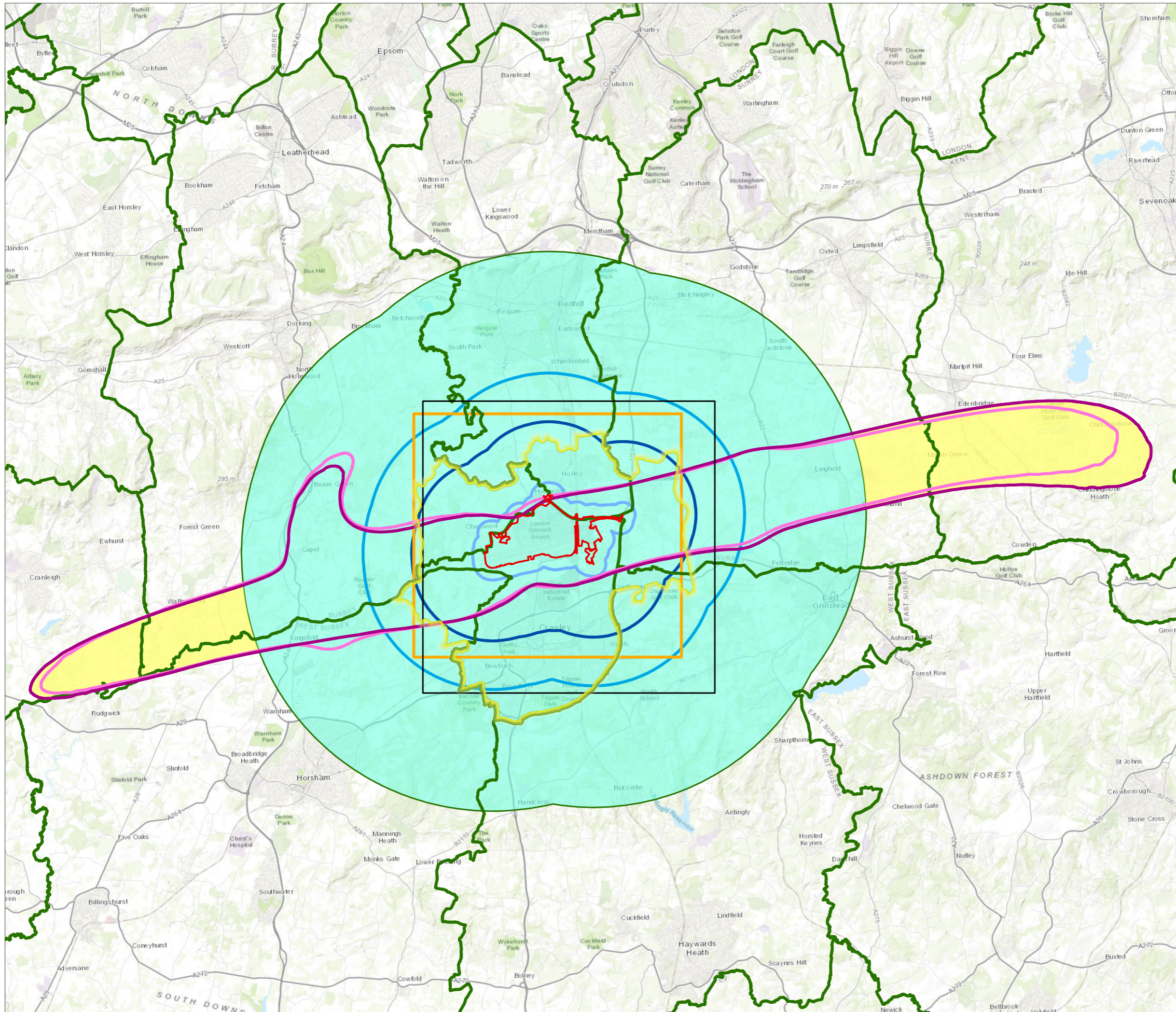
VERSION: 1.0

DATE: JULY 2023

Application Document Ref: 5.2

PINS Reference Number: TR020005





**KEY**

- ▭ Project Site Boundary
- ▭ 10km by 11km centred on airport for air quality
- ▭ 500m – Geology and Ground Conditions
- ▭ 3km – Historic Environment
- ▭ 5km buffer for Landscape and Visual
- ▭ Up to 10km – Ecology and Nature Conservation
- ▭ 2032 NRP Leq 8 hr Night 45dB LOAEL
- ▭ 2032 NRP Leq 16 hr Day 51dB LOAEL
- ▭ Local study area for socio-economics
- ▭ WFD/Hydromorphology
- ▭ Large residential developments in this area
- ▭ Local authority boundary

DOCUMENT

Environmental Statement

DRAWING TITLE

Core Zones of Influence:  
Cumulative Effects Assessment

DATE

July 2023

ORIENTATION



DRAWING NO.

FIGURE 20.4.1

REVISION

For ES Issue

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MS

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KC

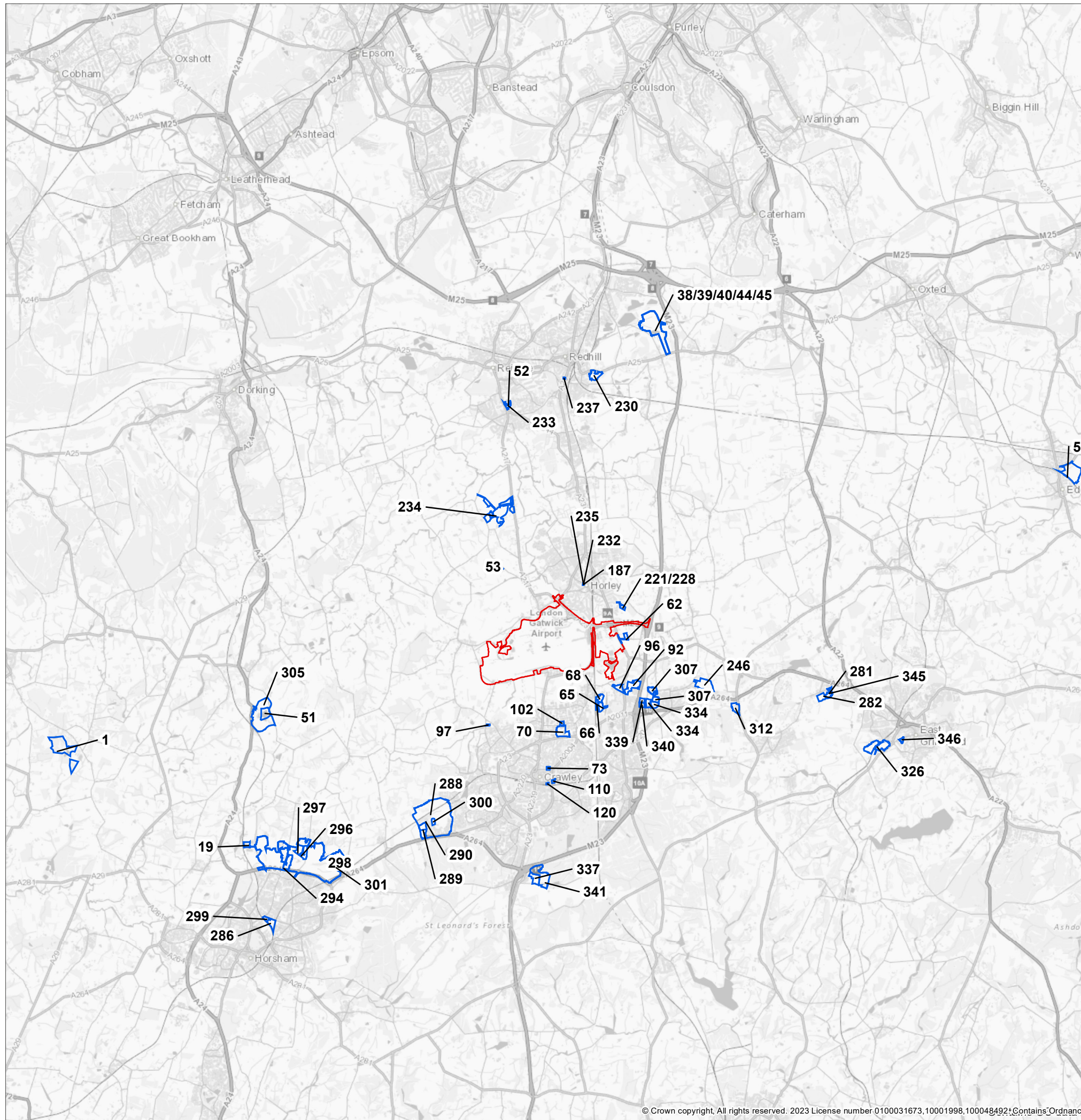
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Reference	Application
1	Extraction of clay from an area of 43.2 hectares (ha) plus other works at land at Ewhurst Brickworks Horsham Road, Ewhurst, GU6 7SW
5	Outline application for the erection of 340 dwellings, including affordable housing near land North of Town Station Cottages Forge Croft Edenbridge, Kent, TN8 5LR
19	Recycling, Recovery and Renewable Energy Facility and Ancillary Infrastructure at former Wealdbrickworks (Site HB), Langhurstwood Road, Horsham, RH12 4QD
38	The extraction and screening of sand from Mercers South Quarry, Nutfield
39	The extraction and screening of sand from Mercers South Quarry, Nutfield
40	The extraction and screening of sand from Mercers South Quarry, Nutfield
44	The extraction and screening of sand from Mercers South Quarry, Nutfield
45	The extraction and screening of sand from Mercers South Quarry, Nutfield
51	Clockhouse Quarry, near Clockhouse Brickworks, Horsham Road, Dorking, Surrey - Importation of around 740,000m3 of inert waste materials
52	Land at Woodhatch Place, 11 Cocksfoot Hill, Woodhatch, Reigate, RH2 8EF - The erection of a part one, part two and part three storey building
53	Horse Hill Well Site, Horse Hill, Hookwood, Horley, Surrey RH6 6RB
62	Temporary Use (For A Period Of 5 Years) of the site as a Park And Ride Car Park, Comprising 892 Car Parking Spaces (814 Long Stay) and associated infrastructure
65	Allocation within Crawley Local Plan 2021-2037. Reserved Matters for Phase 2B for 169 dwellings and associated works
66	Persimmon Homes Ltd application for Approval for Reserved Matters for Phase 3 Employment Building and facilities
68	Persimmon Ltd & Taylor Wimpey Ltd application for approval of Reserved Matters for Phase 2c - 249 dwellings.
70	Part of the Manor Royal Main Employment Area Site Allocation under Local Plan.
73	Allocation within Crawley Local Plan 2021-2037 (Regulation 19). Hybrid application for construction of a new town hall and offices, associated car parking, 182 residential units and commercial space
92	Persimmon Homes Thames Valley application for approval of Reserved Matters for Phase 4B - 434 Dwellings
96	Allocation within Crawley Local Plan 2021-2037 (Regulation 19). Outline Application for up to 185 residential dwellings (all matters reserved except access)
97	Demolition of Existing Buildings and Structures and Comprehensive Redevelopment to Provide a New Care Home with Associated Landscaping and Access Works
102	Land at Farday Road and Manor Royal, Crawley - Construction of a new warehouse building with ancillary works
110	Clarion housing group application for screening opinion for proposed mixed-use residential-led redevelopment providing up to 315 flats
120	Moka, Station Way, Northgate, Crawley - Redevelopment of site providing 152 apartments
187	Part demolition of existing building, conversion of upper floors of existing building to residential with additional floor, connected 5 storey new build residential building. To provide total 43 apartments.
221	Demolition of existing buildings and erection of 34 homes, including affordable housing, with access from Haroldlea Drive, associated parking, open space and associated works. (See ID No. 228)
228	Demolition of existing buildings and erection of 33 homes, including affordable housing, with access from Haroldlea Drive, associated parking, open space and associated works.
230	Land Parcel known as Hillsbrow Nutfield Road Redhill Surrey - Development of a Sustainable Urban Extension at Land at Hillsbrow, comprising the erection of 161 new residential dwellings (Use Class C3)
232	Saxley Court 121 - 129 Victoria Road Horley Surrey RH6 71T - Construction of a 6-storey building for residential use (Class C3)
233	Land At Woodhatch Place 11 Cocksfoot Hill Reigate Surrey RH2 8EF - The erection of a part one, part two and part three storey building to provide a 5 form entry junior school and other facilities
234	Land Parcel at Reigate Road Sidlow Surrey - The proposed development comprises the installation and operation of a ground-mounted solar farm and energy storage system
235	Construction of a 6-storey building for residential use (Class C3) connected to the existing building at 121-129 Victoria Road
237	Full planning application for the demolition of existing buildings and structures and the erection of a 39-unit retirement living scheme at 115 Brighton Road Redhill Surrey RH1 6PS
246	Request for screening opinion for the Proposed Development of circa 360 residential units
281	Cherrywood, 71, Crawley Down Road, Felbridge - Erection of 61 dwellings and associated infrastructure
282	Horsham Strategic Location, allocated in the 2015 Local Plan. Outline planning application for a mixed use development for up to 2,750 dwellings (see also ID 434)
284	Outline planning application with all matters reserved except access for a mixed use strategic development to include housing (up to 2,750 dwellings), business park (up to 46,450 m2), retail, community centre, leisure facilities, education facilities, public open space, landscaping and related infrastructure
286	Outline planning application for the erection of up to 300 dwellings at former Novartis Site Parsonage Road Horsham West Sussex
288	Holmbush Farm Landfill Site Crawley Road Faygate West Sussex - Outline approval for the development of approximately 2500 dwellings including access and infrastructure
289	Kilnwood Vale - Colgate Reserved Land Phase 6 - Permitted Outline for up to 250 units. Reserved matters for 168 units
290	Erection of 116 dwellings with associated parking, landscaping and drainage infrastructure - Phase 6B Kilnwood Vale Faygate Horsham RH12 0AQ
294	Land North of Horsham Old Holbrook Horsham West Sussex - Reserved matters application for the erection of 170 residential dwellings with associated infrastructure
296	Land North of Horsham - Reserved matters application for 193 dwellings
297	Land North of Horsham - Reserved matters application for 197 dwellings
298	Land North of Horsham - Reserved matters application for 221 dwellings
299	Novartis, Horsham - Reserved Matters Application for 123 dwellings
300	Kilnwood Vale - Reserved matters application for 101 dwellings Phase 3C
301	Kilnwood Vale - Reserved matters application for 280 dwellings Phases 3D, E, G & H (280 units)
305	Proposed EIA Application at Clockhouse Quarry, Horsham Road, Capel, Dorking, Surrey for Proposed importation and deposit of 740,000 cubic metre (m3) of inert waste materials to restore the former quarry
307	Land West of Copthorne, West Sussex - Reserved Matters Planning Application for 197 dwellings
312	Outline application for an expansion of the existing commercial estate with up to 7,310 sq. m of new commercial space.
326	Reserved matters following outline consent (DM/15/0429) relating to the appearance, landscaping, layout and scale for 200 new dwellings including Land West of Copthorne -Reserved Matters application for Phase 1 - 303 residential dwellings
334	Land east of Brighton Road Pease Pottage West Sussex - comprising the construction of 186 dwellings, with associated access, parking, landscaping, infrastructure and earthworks.
337	Land West of Copthorne - construction of a 6,016sqm B8 building
339	Land West of Copthorne - Reserved matters application for 9,290sqm B8 warehouse building pursuant to condition 1 (reserved matters) of outline planning permission 13/04127/OUTES
340	Land east of Brighton Road Pease Pottage phase 3 Under construction - Reserved matters application for approval of the appearance, layout, scale and landscaping of phases 4 and 5 pursuant to Outline Planning Permission DM/15/4711 comprising a total of 277 dwellings (136 homes in Phase 4 and 141 homes in Phase 5)
341	Demolition of existing structures and erection of 61 no. 1, 2, 3 and 4 bedroom homes located land South Of Crawley Down Road Felbridge East Grinstead West Sussex RH19 2PP
345	



**KEY**  
 Project Site Boundary  
 Tier 1 Development Boundary

DOCUMENT  
**Environmental Statement**

DRAWING TITLE  
**Tier 1 Developments Cumulative Effects Assessment**

DATE  
**July 2023**

	ORIENTATION	DRAWING NO. <b>FIGURE 20.4.2</b>	REVISION <b>For ES Issue</b>
		DRAWN BY <b>JP</b>	PM / CHECKED BY <b>TH</b>

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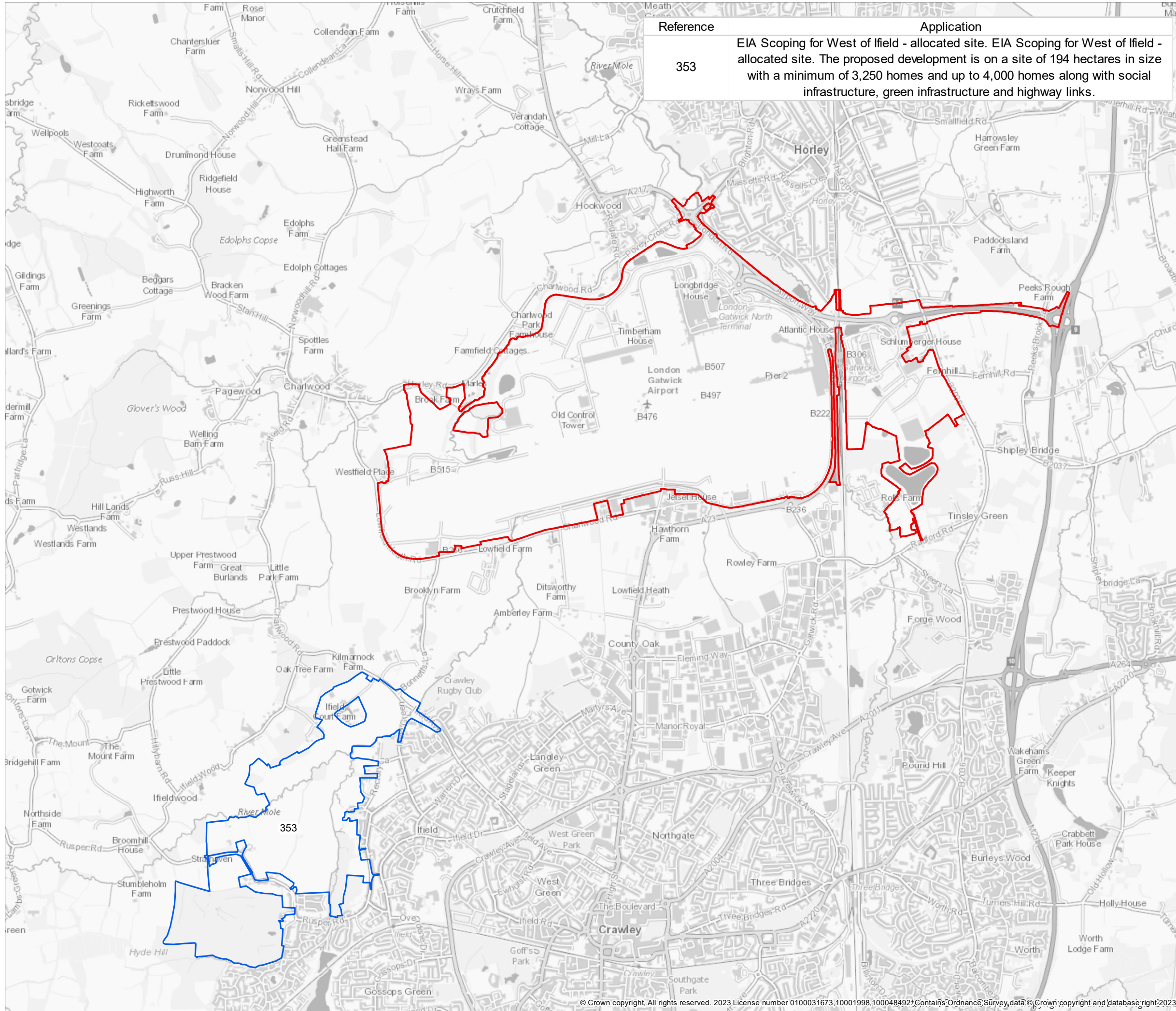
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Reference	Application
353	EIA Scoping for West of Iffield - allocated site. EIA Scoping for West of Iffield - allocated site. The proposed development is on a site of 194 hectares in size with a minimum of 3,250 homes and up to 4,000 homes along with social infrastructure, green infrastructure and highway links.

**KEY**

	Project Site Boundary
	Tier 2 Development Boundary



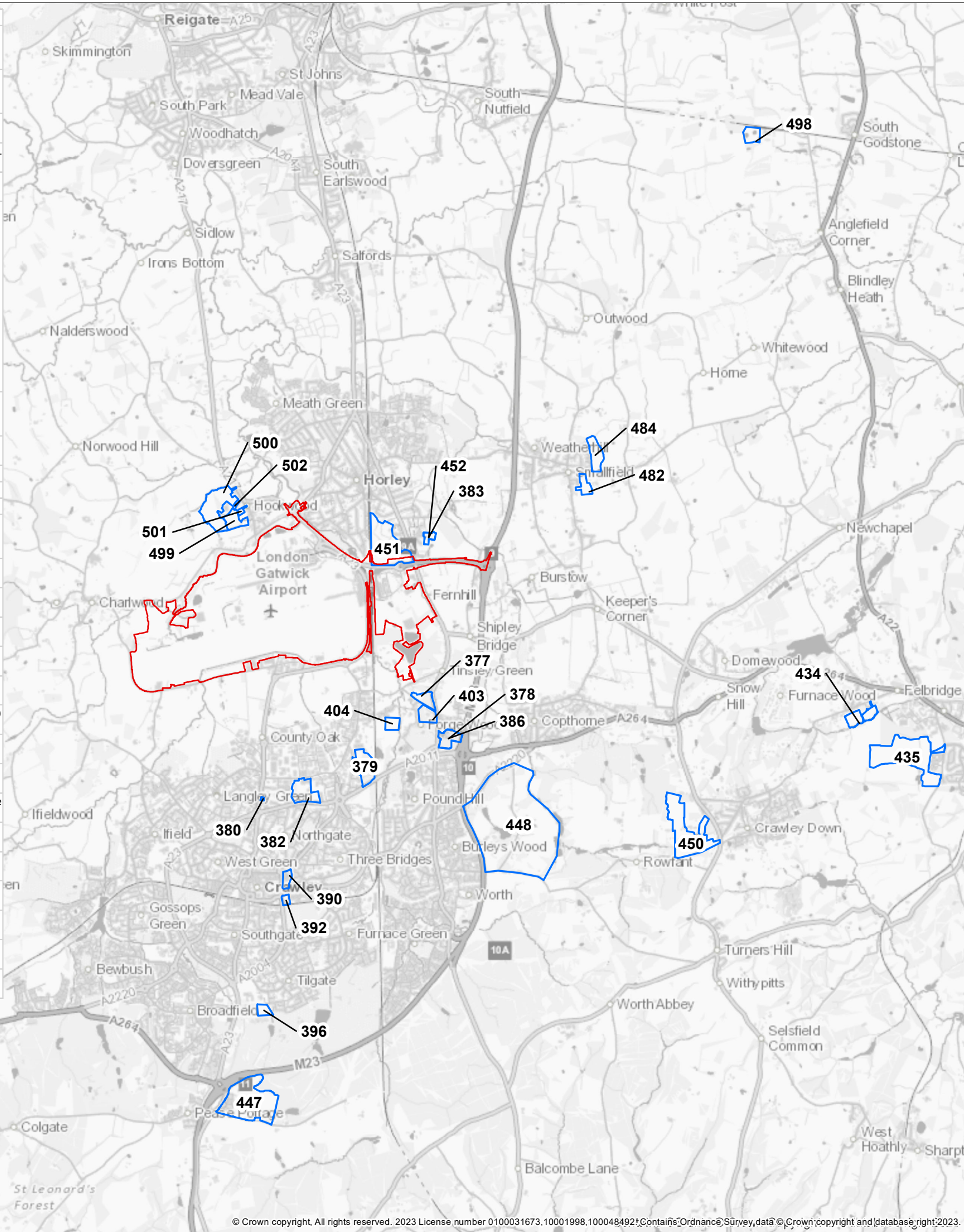
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DRAWING TITLE		
Tier 2 Developments Cumulative Effects Assessment		
DATE		
July 2023		
ORIENTATION	DRAWING NO.	REVISION
	FIGURE 20.4.3	For ES Issue
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Reference	Application
355	Land North of Horsham, comprising the area north of the A264 (between Langhurst Road and Wimlands Road) - Strategic Site allocated for mixed use strategic development to accommodate at least 2,500 homes and a business park 185 dwellings (subject to implementation of outline planning permission of CR/2018/0894/OUT, or any amendment thereof, and associated Reserved Matters approval(s)
377	Part of the Forge Wood Key Housing Site Allocation under Local Plan, identified as "Residual Land at Forge Wood"
378	Key Housing Site Allocation for 120 dwellings and community uses under Local Plan. Outline application CR/2018/0544/OUT for 150 units
379	Land East of London Road, Northgate identified as broad location for housing development circa 171 net dwellings
380	Part of the Manor Royal Main Employment Area Site Allocation under Local Plan. The site has an extensive planning history. Outline PP CR/2012/0134/OUT was granted for a mixed use employment park. Reserved matters CR/2015/0286/ARM was approved in 2015. Applications for the approval of the design for the spine road, linking Crawley Avenue to Manor Royal, and details required by some of the conditions attached to this Outline Planning Permission, and in particular the Landscape Master Plan, have also been approved under references CR/2012/0134/ARM, CR/2012/0134/CC1 and CR/2012/1034/CC2. The spine road is complete. Reserved matters were approved last year for the remainder of the site under reference CR/2014/0415/ARM. This permission is partially built out. A new application (CR/2021/0249/FUL) has been received seeking permission for the erection of three x B8 warehouse units
382	Allocated for an industrial-led Strategic Employment Location that will provide as a minimum 24.1ha new industrial land, predominantly for B8 storage and distribution use
383	Housing allocation for 150 dwellings at land to the southeast of Heathy Farm, Balcombe Road
386	Town Centre Key Opportunity Site - Housing allocation for 400 dwellings
390	Town Centre Key Opportunity Site - Housing allocation for 300 dwellings
392	Housing allocation for 150 dwellings
396	Land identified as being "deliverable" within the first five years of the Crawley Local Plan (2015/16-2019/20). A number of applications made by Persimmon Homes at Forge Wood which have been approved
403	Forge Wood Masterplan Area, Pound Hill - 1,083 dwellings outstanding in April 2020
404	SA19: Land south of Crawley Down Road, Felbridge - Housing allocation for 200 dwellings
434	SA20: Land south and west of Imberhorne Upper School, Imberhorne Lane, East Grinstead - Housing allocation (550) with Local Centre and Care Community
435	DP10: Strategic allocation to the east of Pease Pottage - Strategic development is allocated to the east of Pease Pottage for: approx. 600 new homes
447	DPSC3: Land at Crabtree Park - Site is capable of delivering 2,300 new homes, but is estimated that only 1,500 will be deliverable within the Plan period.
448	DPH13: Land to west of Turners Hill Road, Crawley Down - Housing allocation of 350 dwellings
449	Horley Employment Park - Strategic Employment Site - 83ha with 200,000 sqm office space.
450	Land off the Close and Haroldslea Drive - Residential allocation, up to 40 new homes, 2.4 hectare site.
451	Land at Plough Road and Rede Hall Road, Smallfield - 160 residential units, 5 hectare site under Proposed Plan
452	Land North of Plough Road, Smallfield - 120 residential units, 9.2 hectare site under Proposed Plan
482	Land at Lambs Business Park, Terra Cotta Road, South Godstone - Allocated for a small, medium or large scale thermal treatment facility
484	Land at Povey Cross Farm, Hookwood - Site identified in Reg 19 consultation draft local plan for 84 dwellings
498	Land west of Reigate Road, Hookwood - Site identified in Reg 19 consultation draft local plan for 446 dwellings
499	Land adjacent to Three Acres, Hookwood - Site identified in Reg 19 consultation draft local plan for 20 dwellings
500	Land south of Kennel Road, Hookwood - Site identified in Reg 19 consultation draft local plan for 13 dwellings
501	
502	



KEY	
<span style="border: 1px solid red; display: inline-block; width: 15px; height: 10px;"></span>	Project Site Boundary
<span style="border: 1px solid blue; display: inline-block; width: 15px; height: 10px;"></span>	Tier 3 Development Boundary

DOCUMENT  
**Environmental Statement**

DRAWING TITLE  
**Tier 3 Developments Cumulative Effects Assessment**

DATE  
**July 2023**

ORIENTATION	DRAWING NO.	REVISION
	<b>FIGURE 20.4.4</b>	<b>For ES Issue</b>
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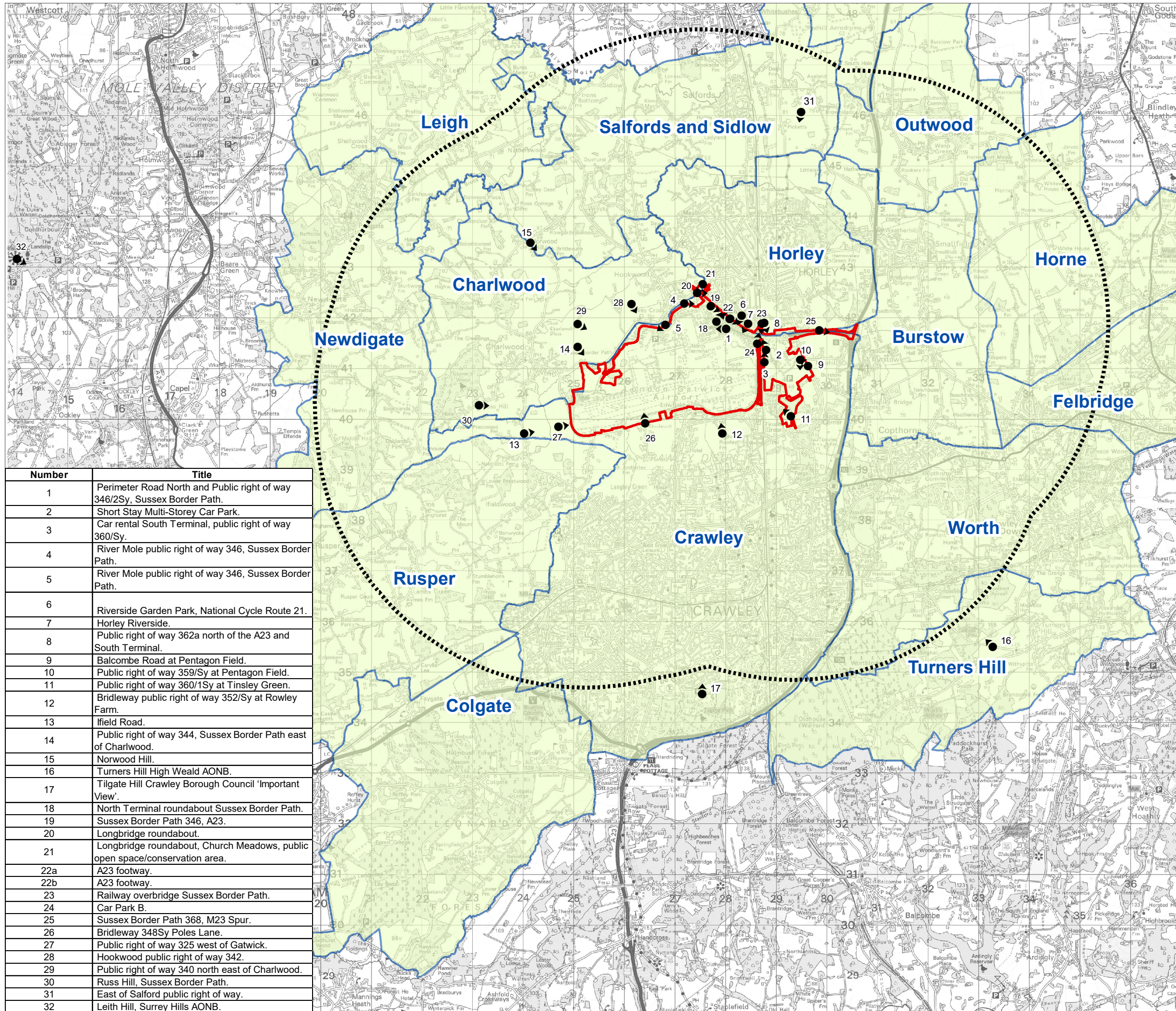
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**Legend**

- Project Site Boundary
- 5000m Buffer
- Parish Boundary
- Viewpoint Location



Number	Title
1	Perimeter Road North and Public right of way 346/2Sy, Sussex Border Path.
2	Short Stay Multi-Storey Car Park.
3	Car rental South Terminal, public right of way 360/Sy.
4	River Mole public right of way 346, Sussex Border Path.
5	River Mole public right of way 346, Sussex Border Path.
6	Riverside Garden Park, National Cycle Route 21.
7	Horley Riverside.
8	Public right of way 362a north of the A23 and South Terminal.
9	Balcombe Road at Pentagon Field.
10	Public right of way 359/Sy at Pentagon Field.
11	Public right of way 360/1Sy at Tinsley Green.
12	Bridleway public right of way 352/Sy at Rowley Farm.
13	Ifield Road.
14	Public right of way 344, Sussex Border Path east of Charlwood.
15	Norwood Hill.
16	Turners Hill High Weald AONB.
17	Tilgate Hill Crawley Borough Council 'Important View'.
18	North Terminal roundabout Sussex Border Path.
19	Sussex Border Path 346, A23.
20	Longbridge roundabout.
21	Longbridge roundabout, Church Meadows, public open space/conservation area.
22a	A23 footway.
22b	A23 footway.
23	Railway overbridge Sussex Border Path.
24	Car Park B.
25	Sussex Border Path 368, M23 Spur.
26	Bridleway 348Sy Poles Lane.
27	Public right of way 325 west of Gatwick.
28	Hookwood public right of way 342.
29	Public right of way 340 north east of Charlwood.
30	Russ Hill, Sussex Border Path.
31	East of Salford public right of way.
32	Leith Hill, Surrey Hills AONB.

DOCUMENT

Environmental Statement

DRAWING TITLE

Long Term Community Receptor Groups

DATE

July 2023

ORIENTATION



DRAWING NO.

FIGURE 20.8.1

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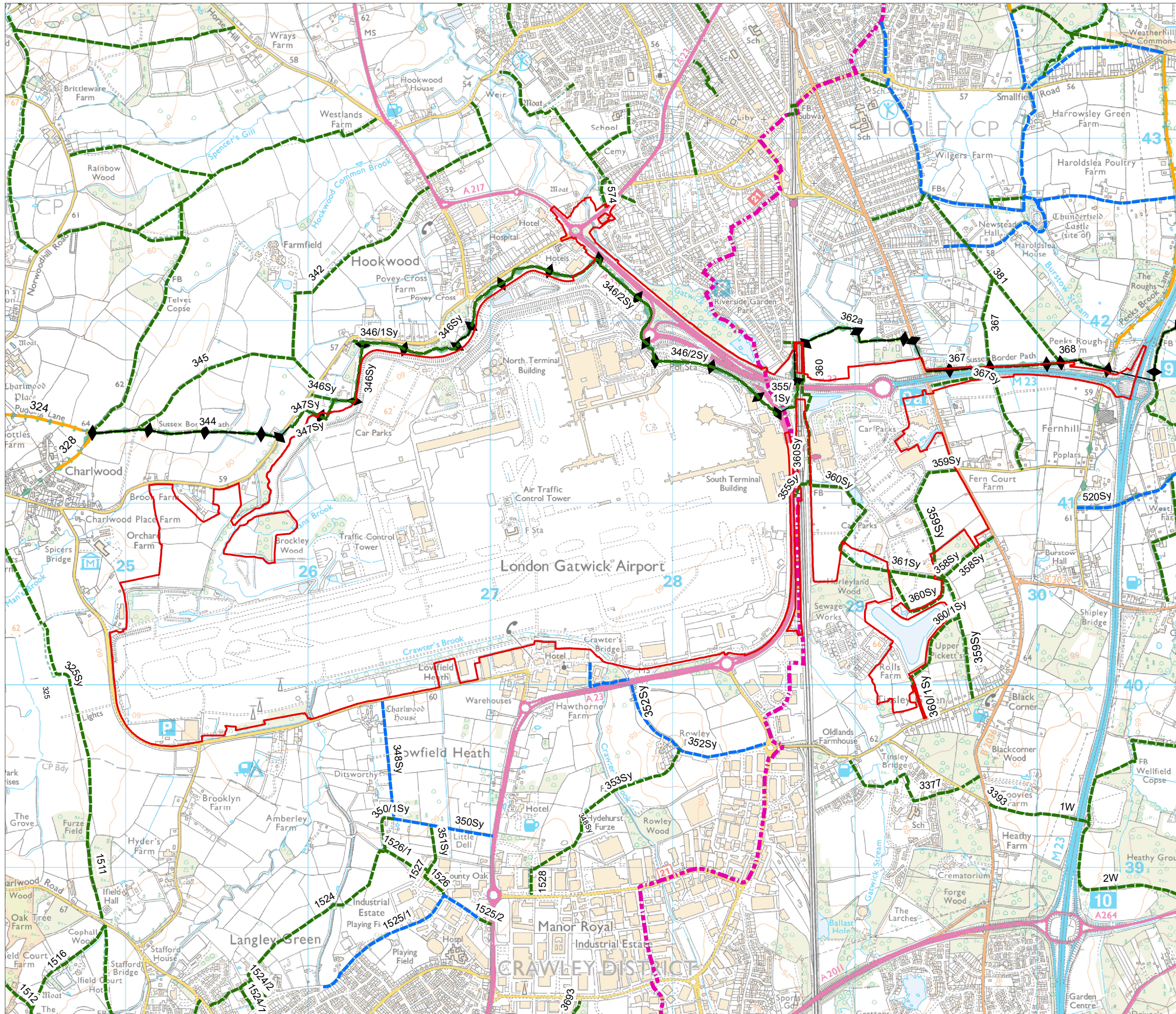
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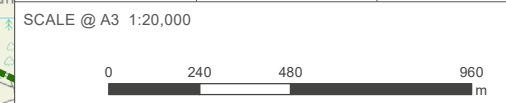
- Legend**
- ▭ Project Site Boundary
  - Public Rights of Way**
  - Bridleway
  - Byway
  - Footpath
  - National Cycle Route 21
  - ◄ Sussex Border Path

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Environmental Statement

DRAWING TITLE  
Short Term Receptors

DATE  
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