

1.0 INTRODUCTION

Introduction

- 1.1 Taylor Wimpey Ltd (the "Applicant") is applying for full planning permission for enabling works (engineering operations) to comprise landform alterations, drainage and landscaping to facilitate Phase 1 Suitable Alternative Natural Greenspace (SANG) works (the "Development") on land at part of the Former Wisley Airfield (FWA; the "Site"), located within the administrative area of Guildford Borough Council (GBC). The Site extends to approximately 30.91 hectares (ha) and is shown on Figure 1.1. A full description of the Site and Development is provided in Chapter 3 of this Environmental Statement (ES).

Planning History

- 1.2 An outline planning application was submitted in December 2014 (Ref: 15/P/00012) for the development of a new settlement at land at the former Wisley Airfield for up to 2,068 dwellings and associated infrastructure including accesses onto the A3 (Ockham Interchange), Ockham Lane and Old Lane and revised access to Elm Corner, a primary/ secondary school, health facility, employment area, and an area of Suitable Alternative Natural Greenspace (SANG). An Addendum to the application was submitted to GBC in December of 2015.
- 1.3 This application was refused by GBC on the 8th of May 2016, with an appeal launched in October 2016. This was subsequently dismissed, with the Secretary of State stating a number of issues, principally: inappropriate development in the Green Belt and significant effects on the northbound section of the Strategic Road Network (SRN) between the Ockham Interchange and J10 of the M25. An agreed position statement addressing the concerns of Highways England (HE) on the SRN was then agreed between WPIL and HE.
- 1.4 The FWA site has been removed from the Green Belt and majority of the site has since been allocated within the Guildford Borough Local Plan (Adopted April 2019) under allocation A35 for approximately 2,000 homes (C3), approximately 100 sheltered/ Extra Care homes, 8 Gypsy and Traveller Pitches, and approximately 6500 sqm of flexible floorspace (B1a, B2, B8, A1, A2-A5, D1), a two-form entry primary school and a four-form entry secondary school. Policy requirement (13) states the need for 'a bespoke SANG to avoid adverse effects on the integrity of the SPA'. Policy A35 is supplemented further by the GBC Strategic Development Framework SPD (July 2020), which includes a Masterplan Framework indicating the potential composition of land uses, which includes SANGs and landform alterations.
- 1.5 The Applicant is proposing to submit a planning application for the majority of the Proposed Wisley New Settlement on land within its ownership later in 2021. There is currently no

planning application or ES but a request for an EIA Scoping Opinion (to agree the scope and methodology of the ES to support a planning application for the Proposed Wisley New Settlement) was submitted to GBC in December 2020. The Applicant is engaging with GBC, statutory consultees and the general public about the emerging proposals. Further information can be found in Chapter 2 of this ES and on the website: <https://www.wisleyairfield.com/>

Enabling Works Application

- 1.6 This ES is concerned with enabling works to facilitate the first phase of a SANG. This is described in detail at Chapter 3 of this ES, however it should be noted that the Development does not include the provision of a SANG itself. This application is stand-alone and can be delivered regardless of any further development, including the Proposed Wisley New Settlement, hence it is a discrete application with its own ES. The reasons for this approach are contained below.
- 1.7 The Applicant considered applying for and completing the engineering works as part of the construction phase of the potential future development of the wider FWA in accordance with Policy A35 of the Guildford Local Plan. However, this would have potentially caused delays to the start of occupations of any new housing by approximately 18-24 months owing to time critical works. These time critical works include ensuring that any grassland sown will have two growing seasons after translocation (a site-specific requirement by Natural England) and ensuring there is sufficient time to obtain the relevant licences from Natural England (discussed in detail in Chapter 6 of this ES). This would have resulted in housing delivery being unaligned to GBC's housing delivery trajectory which seeks first occupations from 2022/23. This would potentially have an adverse effect on the GBC Five Year Housing Land Supply, and wider infrastructure delivery, as anticipated by the Local Plan.

Requirement for EIA

- 1.8 EIA is the process of collection, publication and consideration of environmental information in the determination of a planning application. The Development falls within Category 10(b) of Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended¹) as an urban development project where the site area exceeds the threshold of five hectares.
- 1.9 A Screening Request was submitted to GBC on the 24th August 2020 (Ref: 20/S/00003) by Barton Willmore (Appendix 1.1). GBC then requested further information on the Development in a letter dated 12th October 2020 and also requested an extension in time beyond the

¹ SI 2017/571, as amended by SI 2018/695 and SI 2020/505

statutory three-week determination period to adopt a Screening Opinion (Appendix 1.2). The planning application was submitted to GBC on 8th October 2020 and registered (Ref: 20/P/01709). Further information relating to the screening request was submitted to GBC on the 12th October 2020 (Appendix 1.3). GBC then adopted a Screening Opinion on the 16th October 2020 (Appendix 1.4) stating that EIA would be required owing to GBC's view that there would likely be significant environmental effects without further information on mitigation measures.

- 1.10 Barton Willmore requested a Screening Direction from the National Planning Case Unit (NPCU) on the 23rd October 2020 (Appendix 1.5). The NPCU confirmed within their Screening Direction on the 9th December 2020 (Appendix 1.6) that the Secretary of State considers that the Development is 'EIA Development' within the meaning of the 2017 Regulations.
- 1.11 An informal ES Scoping Request was sent to GBC on the 11th December 2020 to confirm the technical scope of the ES for this application, as well as the cumulative assessments for considerations (Appendix 1.7). GBC broadly agreed with the scope of the proposed ES in a letter dated the 17th December 2020 (Appendix 1.8). This is detailed in Chapter 2 of this ES.
- 1.12 Consequently, information on the likely significant effects of the Development has been gathered and is presented in this document, the ES. The ES will inform the decision-maker (in this case, GBC) of the likely significant environmental effects of the Development both during construction and operation, and the mitigation measures required to prevent, reduce and offset any significant adverse effects on the environment.

Organisation of the Environmental Statement

- 1.13 Regulation 18 of the EIA Regulations sets out the information an ES should include. Table 1.1 below shows where the Regulation 18 information has been provided in this ES.

Table 1.1: Location of Information Required by Regulation 18 of the EIA Regulations

Specified Information		Location within ES
Reg 18 (3) An environmental statement is a statement which includes at least—		
(a)	a description of the proposed development comprising information on the site, design, size and other relevant features of the development;	Chapter 3
(b)	a description of the likely significant effects of the proposed development on the environment;	Technical Chapters 5-7
(c)	a description of any features of the proposed development, or measures envisaged in order to avoid, prevent or reduce	Chapter 3, Technical Chapters 5-7 and Schedule of Mitigation Measures in

Specified Information		Location within ES
	and, if possible, offset likely significant adverse effects on the environment	Chapter 8
(d)	a description of the reasonable alternatives studied by the developer, which are relevant to the proposed development and its specific characteristics, and an indication of the main reasons for the option chosen, taking into account the effects of the development on the environment;	Chapter 4
(e)	a non-technical summary of the information referred to in sub-paragraphs (a) to (d);	Separate standalone NTS
(f)	any additional information specified in Schedule 4 relevant to the specific characteristics of the particular development or type of development and to the environmental features likely to be significantly affected	Technical Chapters 5-7
Reg 18 (4) An environmental statement must—		
(a)	where a scoping opinion or direction has been issued in accordance with regulation 15 or 16, be based on the most recent scoping opinion or direction issued (so far as the proposed development remains materially the same as the proposed development which was subject to that opinion or direction);	Formal Scoping Opinion not requested but Chapter 2 describes the informal scoping undertaken
(b)	include the information reasonably required for reaching a reasoned conclusion on the significant effects of the development on the environment, taking into account current knowledge and methods of assessment; and	Technical Chapters 5-7
(c)	be prepared, taking into account the results of any relevant UK environmental assessment, which are reasonably available to the person preparing the environmental statement, with a view to avoiding duplication of assessment.	No other European assessments have been prepared to accompany this application and no duplicate reports of any assessments contained in the ES have been provide as part of the planning application. Chapter 7 Water Resources & Flood Risk considers effects relevant to the Water Framework Directive
Reg 18 (5) In order to ensure the completeness and quality of the environmental statement—		
(a)	the developer must ensure that the environmental statement is prepared by competent experts;	Each of contributors to the ES has set out their credentials in the introductory section of their technical assessment chapter.

Specified Information		Location within ES
(b)	the environmental statement must be accompanied by a statement from the developer outlining the relevant expertise or qualifications of such experts.	See Appendix 1.9

1.14 Table 1.2 sets out where the information required by Schedule 4 has been provided in this ES.

Table 1.2 Location of information required by Schedule 4 of the EIA Regulations

Specified Information		Location within ES
1. A description of the development, including in particular		
(a)	a description of the location of the development	Chapter 3 Site & Development, and Technical Chapters 5-7
(b)	a description of the physical characteristics of the whole development, including, where relevant, requisite demolition works, and the land-use requirements during the construction and operational phases	Chapter 3 Site & Development
(c)	a description of the main characteristics of the operational phase of the development (in particular any production process), for instance, energy demand and energy used, nature and quantity of the materials and natural resources (including water, land, soil and biodiversity) used	Chapter 3 Site & Development
(d)	an estimate, by type and quantity, of expected residues and emissions (such as water, air, soil and subsoil pollution, noise, vibration, light, heat, radiation and quantities and types of waste produced during the construction and operation phases	Chapter 3 and Technical Chapters 5-7
2	A description of the reasonable alternatives (for example in terms of development design, technology, location, size and scale) studied by the developer, which are relevant to the proposed project and its specific characteristics, and an indication of the main reasons for selecting the chosen option, including a comparison of the environmental effects.	Chapter 4 Alternatives
3	A description of the relevant aspects of the current state of the environment (baseline scenario) and an outline of the likely evolution thereof without implementation of the development as far as natural changes from the baseline scenario can be assessed with reasonable effort on the basis of the availability of environmental information and scientific knowledge.	Baseline Conditions Sections, including Future Baseline set out within Technical Chapters 5-7
4	A description of the factors specified in regulation 4(2) likely to be significantly affected by the development: population, human health, biodiversity (for example fauna and flora), land (for example land take), soil (for example organic matter, erosion, compaction, sealing), water (for example hydromorphological changes, quantity and quality), air, climate (for example greenhouse gas emissions, impacts relevant to adaptation), material assets, cultural heritage, including architectural and archaeological aspects, and landscape.	Scope of the ES set out in Chapter 2 and assessed in Technical Chapters 5-7
5 A description of the likely significant effects of the development on the environment resulting from, inter alia:		
(a)	the construction and existence of the development, including, where	Chapter 3

Specified Information		Location within ES
	relevant, demolition works;	Site & Development
(b)	the use of natural resources, in particular land, soil, water and biodiversity, considering as far as possible the sustainable availability of these resources;	Chapter 3 Site & Development Chapter 6 Biodiversity
(c)	the emission of pollutants, noise, vibration, light, heat and radiation, the creation of nuisances, and the disposal and recovery of waste;	Chapter 3 Site & Development Chapter 5 Townscape and Visual Effects for light effects. Otherwise irrelevant given the type of development proposed.
(d)	the risks to human health, cultural heritage or the environment (for example due to accidents or disasters);	Not relevant given the type of development proposed.
(d)	the cumulation of effects with other existing and/or approved projects, taking into account any existing environmental problems relating to areas of particular environmental importance likely to be affected or the use of natural resources;	Cumulative Effects Sections within Chapters 5-7
(f)	the impact of the project on climate (for example the nature and magnitude of greenhouse gas emissions) and the vulnerability of the project to climate change;	Chapter 3 Site & Development
(g)	the technologies and the substances used.	Chapter 3 and technical assessments in Chapters 5-7
	The description of the likely significant effects on the factors specified in regulation 4(2) should cover the direct effects and any indirect, secondary, cumulative, transboundary, short-term, medium-term and long-term, permanent and temporary, positive and negative effects of the development. This description should take into account the environmental protection objectives established at Union or Member State level which are relevant to the project, including in particular those established under Council Directive 92/43/EEC(a) and Directive 2009/147/EC(b).	Likely Significant Effects Sections within Chapters 5-7 Cumulative effects assessed in each technical chapter (5-7). Interactive effects discussed in Chapter 8
6	A description of the forecasting methods or evidence, used to identify and assess the significant effects on the environment, including details of	Chapter 2 and Assessment

Specified Information		Location within ES
	difficulties (for example technical deficiencies or lack of knowledge) encountered compiling the required information and the main uncertainties involved.	Methodology Sections with Chapters 5-7
7	A description of the measures envisaged to avoid, prevent, reduce or, if possible, offset any identified significant adverse effects on the environment and, where appropriate, of any proposed monitoring arrangements (for example the preparation of a post-project analysis). That description should explain the extent, to which significant adverse effects on the environment are avoided, prevented, reduced or offset, and should cover both the construction and operational phases.	Mitigation Measures Sections within Chapters 5-7 ,Construction Environmental Management Plan included at Appendix 3.2 and Schedule of Mitigation Measures in Chapter 8
8	A description of the expected significant adverse effects of the development on the environment deriving from the vulnerability of the development to risks of major accidents and/or disasters which are relevant to the project concerned. Relevant information available and obtained through risk assessments pursuant to EU legislation such as Directive 2012/18/EU(c) of the European Parliament and of the Council or Council Directive 2009/71/Euratom(d) or UK environmental assessments may be used for this purpose provided that the requirements of this Directive are met. Where appropriate, this description should include measures envisaged to prevent or mitigate the significant adverse effects of such events on the environment and details of the preparedness for and proposed response to such emergencies.	Scoped out of the ES
9	A non-technical summary of the information provided under paragraphs 1 to 8.	Provided as a separate standalone volume
10	A reference list detailing the sources used for the descriptions and assessments included in the environmental statement.	Provided at the end of each chapter of the ES

ES Structure

- 1.15 This ES comprises 8 chapters and is supported by figures (located at the back of each chapter within Volume 1) and technical appendices (within a separate Volume 2). A Non-technical Summary (NTS) of the full ES is provided as a standalone volume. Table 1.3 sets out the structure of the ES.

Table 1.3: ES Structure

Chapter No.	Chapter Title	Description
Volume 1		Following chapters and supporting figures
1	Introduction	Introduction to the ES, EIA requirements, details of project team, ES organisation and availability.
2	EIA Methodology	Methods used to prepare each chapter, description of ES structure and content, generic significance criteria, scoping and consultation.
3	Site and Development Description	Site description and details of the Development. Details of anticipated programme for development and construction methodology. Summary of effects with respect to climate change, energy and sustainability.
4	Alternatives and Design Evolution	Outline of the main alternatives considered by the Applicant.
5	Landscape and Views	Consideration of the effects of the Development on landscape and visual amenity.
6	Biodiversity	Assessment of effects on biodiversity at the Site.
7	Water Resources and Flood Risk	Consideration of the effects of the Development on the water environment and flood risk.
8	Schedule of Mitigation and Residual Effects	Schedule of mitigation measures committed to, the mechanism by which they will be secured, the responsibility for delivering them and any proposed monitoring measures. Residual effects with mitigation in place. Assessment of interactive effects.
Standalone Document	Non-Technical Summary	Summary of the ES in non-technical language.
Volume 2	Technical Appendices	Technical data and reports to support the chapters in Volume 1.

Project Team

1.16 Details of the project team are set out in Table 1.4 below.

Table 1.4 Project Team

Number	Title	Consultant
1	Introduction	BW
2	EIA Methodology	BW
3	Site and Development Description	BW
4	Alternatives and Design Evolution	BW
5	Landscape and Views	Davies Landscape
6	Biodiversity	EPR
7	Water Resources and Flood Risk	GTA Civils
8	Schedule of Mitigation and Residual Effects	BW
Standalone	Non-Technical Summary	BW

1.17 A statement of the relevant expertise of the project team is provided at Appendix 1.9 and summarised as relevant at the start of each technical chapter.

Other Documents

1.18 A number of other documents have been submitted to GBC in support of the planning application. These include:

- Planning Statement (incorporating Design and Access Statement and Statement of Community Involvement);
- Northern and Southern SANG Strategy;
- Northern SANG Landscape Strategy;
- Northern SANG Enabling Sections;
- Existing Topography Plan;
- Built Heritage Impact Assessment and Desk-Based Archaeological Report;
- Tree Survey and Impact Assessment;
- Enabling works for Phase 1 Suitable Alternative Natural Greenspace (SANG): Habitat Creation and Management Plan;
- Ground Conditions Letter (including contamination);
- Ecological Impact Assessment (EcIA);
- Flood Risk Assessment and Drainage Strategy;
- Site Waste Management Plan; and
- Construction Environmental Management Plan (note that an updated version is included at Appendix 3.2 of this ES).

Environmental Statement Availability

1.19 Given the current social distancing restrictions due to the COVID-19 pandemic, the ES is not available for review in hard copy in a public place at this time. The ES is available to view online: <https://www.guildford.gov.uk/> and at <https://www.wisleyairfield.com/>

1.20 Comments on the planning application can either be made via the Council's website or can be forwarded to the Planning Department during normal office hours at the following address:

Guildford Borough Council,
Millmead House,
Millmead,
Guildford
Surrey GU2 4BB

1.21 The ES may be purchased in volumes, the costs for which are set out below:

- Non-Technical Summary (NTS) - £15
- Volume 1: ES Main Text & Figures - £180
- Volume 2: ES Appendices - £250
- Full copy (Volumes 1 and 2 with NTS) of the ES on CD - £20

1.22 For copies of any of the above please contact the Environmental Planning team at Barton Willmore:

Tel: 020 7446 6888 / Email: IEPenquiries@bartonwillmore.co.uk

Environmental Statement Publicity in accordance with Regulation 20

1.23 In accordance with Regulation 20 of the EIA Regulations where an ES is submitted after a planning application, the Applicant advertised and publicised the forthcoming submission of this ES and took appropriate action to maximise the likelihood of parties that may have an interest in the planning application and ES being aware. The ES was advertised by the following means:

- A notice in the Surrey Advertiser newspaper on Friday 1st January 2021 (enclosed at Appendix 1.10)
- A notice on the project website (<https://www.wisleyairfield.com/enabling-works-application-submitted> and <https://www.wisleyairfield.com/wp-content/uploads/2021/01/FWA-PH1-SANG-Enabling-Reg-20-Notice-FINAL.pdf>); and
- A notice in the project newsletter circulated via email to individuals subscribed to the Community Wisley Airfield subscription list (enclosed at Appendix 1.11), as well as local Parish Councils and stakeholder groups who are part of the Community Liaison Group. A hard copy was also sent to all residents who receive the community newsletter.

- 1.24 It is acknowledged that the Town and Country Planning (Development Management Procedure, Listed Buildings and Environmental Impact Assessment) (England) (Coronavirus) (Amendment) Regulations 2020 remove the requirement to erect a physical site notice if this is not possible due to the restrictions. However, a member of the team was able to erect a physical site notice on the 8th January 2021 at four locations on the wider FWA site (Appendix 1.12 – which clearly states that the advertisement has been made under Regulation 20). This is within the guidance issued in light of the national lockdown announced on the 4th January 2021 as the team member was local to the Site and travel was solely for work purposes.

Certificate of Regulation 20 Compliance

- 1.25 Whilst there is no statutory requirement to include a certificate in accordance with Regulation 20 (6) b) due to the amendments to legislation referred to above, which reflect the COVID-19 pandemic, a site notice was erected as explained above. The Applicant certifies that the notice has been in place (in four locations) for seven days in the 28 days immediately preceding submission of this ES and has not been removed or defaced to their knowledge.
- 1.26 The Applicant has complied with its statutory obligations under Regulation 20 by undertaking the above actions.