

3.0 SITE AND DEVELOPMENT DESCRIPTION

Site Description and Context

- 3.1 The Site runs along the north-eastern boundary of the Former Wisley Airfield (FWA) and is shown on Figure 1.1. The area within the redline boundary is referred to as the "Site". The FWA is located approximately 350 metres (m) north of the settlement of Ockham in Surrey and approximately 1.6 kilometres (km) south-east of the village of Wisley, within the administrative boundary of GBC.
- 3.2 The FWA was previously utilised as a testing centre for aircraft but closed in circa 1972, with the majority of buildings being demolished in circa 1988.
- 3.3 Immediately to the north of the Site lie the residential areas of Elm Corner off Elm Lane, approximately 150m from the Site and Hatchford End off Old Lane, directly adjacent to the north-western Site boundary. To the south-west of Hatchford End, immediately north of the site is an area of semi-natural woodland called Hunts Copse which is designated as a Site of Nature Conservation Importance (SNCI), is part of the Ockham and Wisley Local Nature Reserve (LNR) and is listed on Natural England's Provisional Ancient Woodland Inventory. A narrow strip of land along the northern boundary of the Site forms part of the former Wisley Airfield SNCI designation, where the primary interest is the resident populations of common reptile species.
- 3.4 The LNR designation extends to the north, where it overlaps the Ockham and Wisley Commons Site of Special Scientific Interest (SSSI), which is part of the extensive network of lowland heathland sites that make up the Thames Basin Heaths Special Protection Area (SPA).
- 3.5 Approximately 1.5km to the north is Junction 10 of the M25 known as the A3 Wisley Interchange which provides access to the London Orbital Motorway.
- 3.6 To the north and east of the Site lies Old Lane with further agricultural uses and woodland beyond this. To the immediate south of the Site is the landing strip for the former Wisley Airfield and beyond this farm buildings and agricultural fields. To the west, there is an area of hardstanding which previously housed ancillary uses for the Airfield. In March of 2010, an application for a fully enclosed in-vessel composting (IVC) facility was allowed at appeal at this site (Ref: 12/P/00533). Beyond this, the western border of the FWA site is demarcated by the A3.

3.7 As shown on Figure 1.1, the Development area is 30.91 hectare (ha). The Site runs north of, and parallel to, the landing strip of the airfield. The Site is irregularly shaped and is predominantly used for arable agriculture, with a small area of hardstanding to the north west and to the south east of the Site.

Sensitive Receptors

3.8 The features which are considered potentially sensitive to the Development during construction and once complete have been identified and the likely significant effects on these potential receptors have been considered by the various technical studies and chapters of this ES. The potential sensitive receptors are identified in Table 3.1.

Table 3.1: Potential Sensitive Receptors

Category	Sensitive Receptor/Land Use
Residential use/Residents/Site users	<ul style="list-style-type: none"> Residential dwellings at Elm Corner and Hatchford End Users of the Public Rights of Way (PRoW) that cross the FWA
Landscape and views	<ul style="list-style-type: none"> Landscape character; Views to site from various locations including from the PRoW
Ecological Features	<ul style="list-style-type: none"> Ockham and Wisley Commons SSSI; Thames Basin Heaths SPA; Ockham and Wisley LNR; Fauna and flora including protected species.
Water Resources and Flood Risk	<ul style="list-style-type: none"> Ockham Stream; Water quality of downstream water bodies (Wey (Shalford to River Thames confluence at Weybridge), Boldermere) Groundwater; Onsite and downstream flood risk; Ockham and Wisley Commons SSSI; Thames Basin Heaths SPA.

The Development

3.9 The Development, shown on a series of plans in Appendix 3.1, comprises:

"Detailed application for enabling works (engineering operations) to facilitate part phase 1 SANG works".

3.10 These engineering works comprise the following:

- Ecological mitigation works;
- Vegetation clearance;
- Landform alterations;
- Creation of drainage basins;

- Ground preparation; and
- Advanced landscaping.

3.11 The Development can be delivered independently of any future development on the wider FWA site. Should a planning application for the Proposed Wisley New Settlement (WNS) be submitted and approved, the Development will enable the delivery of SANG, but does not include any additional development nor the change of use to SANG itself. A separate future planning application for the Proposed Wisley New Settlement would apply for residential-led, mixed-use redevelopment of the FWA and SANG as explained in Chapter 1.

3.12 The step-by-step methodology and further detail of the engineering works is explained below:

Ecological Mitigation Works

- Installation of herptile exclusion fence and pitfall traps (under European Protected Species Mitigation Licence (EPSML));
- Installation of Heras fence (or similar) to protect herptile exclusion fence and future earthworks area;
- Daily visits by ecologist(s) to capture any animals and translocate to northern side of exclusion fence for a minimum of 30 days;
- Maintenance of earthworks area as bare ground between the months of February and September inclusive to discourage ground-nesting birds, likely through regular harrowing; and
- Monthly botanical monitoring to identify any arable plants of conservation importance and determine suitable measures to conserve seedbank (depending on location and timing) as per Habitat Creation and Management Plan as per the Habitat Creation and Management Plan included at Appendix 6.6.

Vegetation Clearance

- Continued botanical monitoring as above; and
- Nesting bird checks by ecologist prior to each day of clearance works.

Landform Alterations

- Creation of landforms to reflect the contour plan at Appendix 3.1.

Creation of Drainage Basins

- Provide temporary drainage as required;
- Excavate and form basins as part of general earthworks;
- Install liner (if required, to be determined at detailed design stage) and replace/grade soil to finished levels;
- Install outlet pipes, headwalls and chambers;
- Cut inlet swales and lay biodegradable erosion control matting; and
- Planting works commence.

Ground Preparation

- Apply herbicide to kill pernicious weeds (if required); and
- Cultivate ground to produce a friable seedbed.

Advanced Landscaping

- Broadcast native grass/wildflower seed mix at rate specified by the supplier (NB: arable weed reserve areas to be cultivated as above, but not seeded);
- Lightly roll to ensure firm contact between seeds and soil;
- Removal of herptile exclusion and Heras fencing; and
- Monitoring and management commences in line with the Habitat Creation and Management Plan (See Appendix 6.6 and discussed below).

Habitat Creation and Management Plan

3.13 A Habitat Creation and Management Plan is submitted alongside the Application and can be found at Appendix 6.6. A summary is provided below.

3.14 The principal objectives of habitat creation and management are to:

- Initiate the establishment of species-rich grasslands;
- Conserve arable plant species of conservation importance and build up the seedbank;
- Compensate for the temporary loss of habitat for protected and notable species; and
- Deliver net gains in biodiversity.

3.15 Upon completion of the proposed earthworks, around 17.5ha of the Site will be seeded with a native wildflower seed mix, and 6.5ha will be managed for annual arable plants (along

with an additional 5.9ha adjacent to the Site). The remainder of the Site will remain unchanged from the baseline conditions as part of the Development.

- 3.16 Management of the Development will be in line with the Habitat Creation and Management Plan which will apply for a 30-year period following planning consent, unless they are superseded.
- 3.17 The Applicant will be responsible for funding and undertaking the various phases of habitat creation and management works, using suitable subcontractors where necessary. Progress against the four stated objectives will be monitored by means of an annual walkover visit in summer by an experience ecologist, with the report of the assessment feeding into the Management Plan Review. A more detailed botanical survey shall be undertaken in Year 5.

Heights

- 3.18 The Development landform and earthworks alterations which will be no greater than 4 metres above existing ground level. Plans showing the maximum earthwork changes of Development are provided in Appendix 3.1.
- 3.19 The majority of the Development will be a +/- 2 metres (m) change above existing ground level, with a section to the west of the Site being +3m maximum. A northern parcel of the Development will have a maximum level change above existing ground level of +4m.

Phasing

- 3.20 Subject to gaining planning permission, the works are expected to begin at the end of Quarter (Q) 1 of 2021 and span to Q1 of 2022.
- 3.21 Overall, the construction process is expected to be complete by Q3/4 2022.

Access

- 3.22 Access to the Development during construction will be achieved from Ockham Lane (via Old Lane) or Elm Lane via the A3. This is an existing and established access. The preferred route is from Ockham Lane, via the Old Lane / A3 Junction, with all vehicles accessing and egressing Ockham Lane via Old Lane and the A3. This is detailed within the CEMP included at Appendix 3.2.

3.23 Due to the relatively low number of vehicles required to access the Site, and with all vehicles accessing and egressing (via Old Lane or Elm Lane) via the A3 (part of the existing strategic road network), it is expected that there will be an insignificant impact on the local road network as a result of these works. By accessing and egressing via the A3, no construction vehicles will be required at any point to travel through Ripley Village centre, Ockham Road North or Wisley Lane to access or egress the Northern SANG Enabling Works site. Construction traffic impact on Ockham Lane & Old Lane is considered to be negligible, as the estimated maximum of 5-10 HGV deliveries per day at the peak delivery period will all be able to access and egress the site in forward gear with no reversing manoeuvres or traffic management required.

Parking

3.24 To minimise vehicular movements during the construction phase, all site operatives will be encourage to share cars and utilise public transport where possible to keep site traffic volumes to a minimum.

3.25 During construction, up to 18 parking spaces may be required at the peak construction period. Following Planning Approval and appointment of the Principal Contractor, the Principal Contractor will confirm the number of operatives, parking allocation and anticipated delivery frequencies. This information will be provided to Guildford Borough Council upon request.

3.26 Owing to the Development comprising engineering works, no parking spaces are to be provided once complete.

Construction Machinery

3.27 Consideration has been given to the types of plant that are likely to be used during the construction works. The plant and equipment likely to be associated with each key element of the construction process is set out in Table 3.2.

Table 3.2 Plant used during the construction process

Type of Equipment	Required for Construction Phase
Tracked/wheeled 360 degree excavators	✓
Dumpers	✓
Bulldozer	✓

Drainage & Water

- 3.28 The Site is located within Flood Zone 1 and is at a low risk of fluvial and tidal flooding.
- 3.29 All site works will be undertaken in accordance with CIRIA (2001) Control of Water Pollution from Construction Sites which promotes environmental good practice for control of water pollution arising from construction activities.
- 3.30 Construction vehicles will be properly maintained to reduce the risk of hydrocarbon contamination and will only be active when required. Construction materials will be stored, handled and managed with due regard to the sensitivity of the local water environment and thus the risk of accidental spillage or release will be minimised.
- 3.31 The following control measures have been incorporated into the Construction Environmental Management Plan (CEMP) (Appendix 3.2):
- Temporary surface water management system, for example oil interceptors, holding tanks to remove suspended sediment before discharge etc;
 - All surface water drainage from impermeable areas will pass through trapped gullies prior to being discharged into any watercourse;
 - Silt protection measures will be installed to new drainage features. This may include the use of high quality geotextile silt fencing, hessian erosion matting, sediment forebays and other filtration measures at pond outlets;
 - Specifically for silt containment and control to protect the Thames Basin Heaths SPA, Ockham and Wisley Commons SSSI, provision of a high quality geotextile silt fence being established around the entirety of the Site's northern boundary (where there is a possibility of surface water running towards the Thames Basin Heaths SPA, Ockham and Wisley Commons SSSI) to physically trap and prevent silt-contaminated water from leaving the site boundary. Hay bales will also be positioned on the outer side of the silt fence as an additional control measure to trap any residual silt. The silt fences and hay bales will be established during the initial enabling/set-up works, to ensure they are effective when excavations for the SUDS drainage and other groundworks commence;
 - Equipment maintenance;
 - Wheel washing;
 - Covering stockpiles; and
 - Storage of substances in accordance with applicable legislation

Lighting

- 3.32 The adoption of controlled lighting and implementation of a lighting strategy in accordance with current best practice guidance will ensure that the potential effects on surrounding sensitive receptors from light spill, glare and sky glow are minimised and reduced to an acceptable level.
- 3.33 The construction working hours detailed below mean that very little, if any, artificial lighting will be required during the works. Any temporary lighting used will be positioned away from adjacent houses, live roads and ecologically sensitive areas. No permanent lighting is proposed. To minimise impacts on nocturnal wildlife, particularly bats, any lighting that is required for human safety or security reasons will be designed as follows:
- Lighting will be directed inwards towards the site and not at boundary features, using cowls/baffles/shields if necessary;
 - Lighting will be kept as low to the ground as possible – e.g. bollards and rail lighting instead of lighting columns;
 - Lights with high UV content, and/or at the blue-white end of the colour spectrum, will be avoided; and
 - Lighting will be on timers or motion sensitive.
- 3.34 Any artificial site lighting proposed will be agreed with the Project Ecologist in advance of the works commencing.

Compounds and Material Storage Areas

- 3.35 The site compound, materials storage areas, welfare facilities and parking area will all be located within the Site boundary.
- 3.36 Site compounds will be placed on existing hardstanding within the Site. There are two areas of existing hardstanding suitable for compound set up. These are located to the south-east of the Site and to the north west of the Site. Both are situated approximately 200m from the nearest residential property and can be accessed via hardstanding routes to remove the need for a haul road and the need for any delivery vehicles travelling off-road which in turn, reduces the need for wheel washing. This is detailed within the CEMP.
- 3.37 To ensure the safeguarding of the nearby NATS beacon, all spoil heaps and earth mounds will be restricted to a maximum height of 4m AOD, in line with the maximum level changes.

Public Rights of Way (PRoW)

- 3.38 All PRoWs which cross the Site will remain open to the public. It is likely that PROW will be diverted temporarily at some stage during the works. They would be diverted within the Site and connections across the wider FWA site would be maintained.
- 3.39 All PRoW boundaries will be secured with double-clipped heras fencing as a minimum to ensure the site working areas are fully secured from public pedestrians.
- 3.40 Appropriate health and safety signage will be placed to demarcated construction working areas. Where any PRoW requires significant works around its boundary or works physically on the PRoW, the Applicant will liaise with GBC and formally arrange any temporary closures or diversions.

Noise and Vibration

- 3.41 Construction works, by their very nature, can generate noise levels which can present a nuisance to the surrounding areas when works are being carried out, and potentially affect sensitive receptors. All contractors will adhere to Environmental Health Requirements. This includes no works carried out on the Site outside of the allowed working hours (detailed below). Further mitigation measures within the CEMP include:

- Comply generally with the recommendations of BS 5228: Part 1, Clause 9.3 for minimising noise levels during the execution of the works;
- Noise levels from works will be kept to a minimum;
- Fit all compressors, percussion tools and vehicles with effective silencers of a type recommended by manufacturers of the compressors, tools or vehicles;
- Do not use or permit employees to use radios or other audio equipment in ways or at time which may cause nuisance;
- Any radios/entertainment devices will only be used at a level which will not cause undue disturbance to the neighbouring areas;
- Every care will be taken to avoid unnecessary noise when carrying out manual operations and when operating plant and equipment;
- All plant will be switched off or reduced to idle when not in use; and
- Noise producing plant will be sited as far as possible from dwellings, offices and other noise sensitive premises. Where the latter are particularly noise sensitive e.g. hospitals, schools, etc. then a further reduction in sound emission may be required and will be achieved by the use of barriers or acoustic housings.

Dust and Pollution

3.42 A series of mitigation measures included within the CEMP are to ensure that dust creation and air pollution is kept to a minimum throughout the construction phase of the Development. These measures include:

- No burning of materials permitted on-site and all plant to be maintained in good working order;
- Water suppression on any dry or loose substances with all loose materials covered in windy conditions to minimise dust;
- In areas of work close to sensitive properties, the Site Manager will undertake regular dust monitoring inspections of boundaries (as part of regular Site Inspections) to ensure that dust levels are monitored and controlled and where necessary, will ensure that suitable dust suppression methods are employed to deal with any residual issues in these areas; and
- Dust and dirt will also be controlled by road cleaning and wheel wash measures.

Securing Compliance with the CEMP and Communications

3.43 The following summarises the key principles of securing the above mitigation measures and communicating with GBC and the community:

- Requirement to comply with the CEMP included as part of the contract conditions for each element of the work. All contractors tendering for work will be required to demonstrate that their proposals can comply with the content of the CEMP and any conditions or obligations secured through the planning permission;
- In respect of necessary departures from the above, procedures for prior notification to GBC, as appropriate, and affected parties will be established;
- Establishing a dedicated point of contact and assigning responsibility to deal with construction related issues if they arise. This will be a named representative from the construction team;
- Production of a newsletter to be circulated to the surrounding neighbours and authorities; and
- Regular dialogue with GBC and the local community.

3.44 The preparation of a CEMP is an established method of managing environmental effects resulting from construction works.

Hours of Work

- 3.45 Working hours on the Site will be agreed with GBC through the CEMP. However, it is likely that the standard hours of work will be adhered to. These are:
- Monday to Friday, 8am to 6pm;
 - Saturday, 8am to 1pm; and
 - Sunday and Bank Holidays, no works permitted.
- 3.46 All work outside these hours will be subject to prior agreement of, and/or reasonable notice to GBC as appropriate and a named contact will be formally agreed for ongoing liaison.
- 3.47 The Principal Contractor will ensure that these working hours are communicated to all contractors and site operatives during the Site Induction and are strictly enforced throughout the works.
- 3.48 Night-time working will be restricted to exceptional circumstances, and work internally with buildings. By arrangement, there may be some out of hours construction deliveries made to the Site.
- 3.49 Specific offices and accommodation for construction staff will be required and located on site.

Site Offices & Welfare Accommodation

- 3.50 Specific offices and accommodation for construction staff will be required and located on-site.

Management of Construction Works

- 3.51 All contractors will be required to complete a method statement and risk assessment and obtain a works permit from the Applicant prior to commencement on Site.

Response to Complaints

- 3.52 Any complaints will be logged on-site and, where necessary, reported to the relevant individual within GBC, as appropriate, (and vice versa) as soon as practicable.

Prior Notice

3.53 In the event of unusual activities or events, these will be notified to GBC, as appropriate, and relevant property owners or occupiers in advance. The relevant activities will be agreed with GBC, as appropriate, once the detailed programme of construction is defined. This will include:

- Necessary night-time, weekend or evening working (outside core areas) of a type which may affect properties; and
- Road or footpath closures/diversions and movements of wide loads (unlikely to be required).

3.54 The community will be kept informed during the construction phase through the monthly newsletters, project website (<https://www.wisleyairfield.com/news>), press adverts, GBC, and through direct notification to Parish Councils as appropriate.

3.55 Prior to any works commencing, letters will be posted to properties surrounding the works (particularly those on Elm Corner and Old Lane) to notify residents of the Development commencing.

ⁱ CIRIA C532 (2001) Control of Water Pollution from Construction Sites Guidance for consultants and contractors