

SANG Enabling Works, Former Wisley Airfield

Environmental Statement Non-Technical Summary

Prepared on behalf of Taylor Wimpey Ltd

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1.0 INTRODUCTION

- 1.1 Taylor Wimpey Ltd (the "Applicant"), is applying for full planning permission¹ for enabling works (engineering operations) on approximately 30.91 hectares of land at part of the Former Wisley Airfield (FWA; the "Site"). No built development is proposed. The work would comprise landform alterations, drainage and landscaping. Whilst the development is a discrete proposal and could be delivered without requiring any other development to come forward, the works are being applied for so that works (including seeding of new grasslands and obtainment of any relevant licencing regarding ecology matters) can be undertaken at the appropriate time such that the land may be ready to be used as the first phase of Suitable Alternative Natural Greenspace² (SANG) should a forthcoming planning application for the Proposed Wisley New Settlement (WNS) be approved on the wider FWA site.
- 1.2 It is not proposed to change the use of the land to SANG through this planning application. The works are hereafter referred to as the "Development" in this document.,. A Site plan is provided below at Figure 1.
- 1.3 A planning application for the Development was submitted to GBC on 8th October 2020 and registered. This document is the Non-Technical Summary of the Environmental Statement (ES) prepared to support the planning application.

¹ A full planning application is where detailed plans are submitted for approval

² Suitable Alternative Natural Greenspace (SANG) are additional green recreational areas which attract any new residents and existing recreational use away from other, sensitive statutory sites to avoid any impact.

Figure 1: Site Location Plan



Planning History

- 1.4 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 SANG. An Addendum³ to the application was submitted to Guildford Borough Council (GBC) in December of 2015.
- 1.5 This application was refused by GBC on 8th May 2016, with an appeal launched in October 2016. This appeal was subsequently dismissed on 13th June 2018.
- 1.6 The FWA site has been removed from the Green Belt and majority of the site has since been allocated within the Guildford Borough Local Plan⁴ under allocation A35 for approximately 2,000 homes, approximately 100 sheltered/ Extra Care homes, 8 Gypsy and Traveller Pitches, and approximately 6500 sqm of flexible floorspace, a two-form entry primary school and a four-form entry secondary school.
- 1.7 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 Environmental Statement⁵ (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.

Requirement for Environmental Impact Assessment

- 1.8 EIA is the process by which development proposals deemed likely to have significant environmental effects are appraised. EIA is required for certain projects by national legislation known as the Town & Country Planning (Environmental Impact Assessment) Regulations.
- 1.9 An ES is the report of an Environmental Impact Assessment (EIA) carried out as required by national law known as the "EIA Regulations". This Non-technical summary summarises the content and conclusions of the Environmental Statement (ES).

³ An addendum is supplementary planning documents to support an original application.

⁴ A local plan set out a local authority's policies and proposals for land use in their area. It is a form of Development Plan.

⁵ An Environmental Statement (ES) is an assessment of the likely significant environmental effects of a proposal

- 1.10 A Screening Request⁶ was submitted to GBC on 24th August 2020 (Reference: 20/S/00003) seeking to confirm the Development was not 'EIA development' under the EIA Regulations. GBC requested further information regarding the Development on 12th October 2020. The planning application for the Development was submitted to GBC on 8th October 2020.
- 1.11 GBC adopted a Screening Opinion on the 16th October 2020 stating that EIA would be required owing to the potential for significant environmental effects without further information on mitigation measures, which would be included in an ES.
- 1.12 Barton Willmore, acting on behalf of the Applicant, requested a Screening Direction⁷ from the National Planning Case Unit (NPCU) on 23rd October 2020. The NPCU confirmed that the Secretary of State considers that the Development is 'EIA Development', within the meaning of the EIA Regulations.
- 1.13 An informal ES Scoping⁸ Request was sent to GBC on 11th December 2020 to confirm the technical scope of this ES. GBC broadly agreed with the scope of the proposed ES in a letter dated 17th December 2020.
- 1.14 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 once complete, and the mitigation measures required to prevent, reduce and offset any significant adverse effects on the environment.

Project Team

- 1.15 The ES has been coordinated by Barton Willmore and presents the results of technical studies carried out in conjunction with a number of specialist consultants appointed by the Applicant. The project team is listed in Table 1.1 along with their respective disciplines and contributions to the ES.

⁶ Submitting a Screening Request is a formal process of determining whether a proposal needs an Environmental Impact Assessment

⁷ A Screening Direction is the process of determining whether an EIA is required as part of a planning application and is decided by the National Planning Case Unit.

⁸ An informal scoping exercise was undertaken due to ongoing conversations with statutory consultees and GBC

Table 1.1: 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

Other Documents

1.16 In addition to the ES, 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 & 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

Environmental Statement Availability

1.17 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/>

- 1.18 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

- 1.19 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

- 1.20 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

- 1.21 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;
- 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 e-mail to individuals subscribed to the Community Wisley Airfield subscription list and also the local Parish Councils and stakeholder groups who are a part of the Community Liaison Group. The notice was also sent in hard copy to all residents who receive the community newsletter.

- 1.22 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. 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. The Applicant has complied with its statutory obligations under Regulation 20 by undertaking the above actions.

2.0 EIA METHODOLOGY

- 2.1 EIA is a procedure used to assess the likely significant effects of a proposed development on the environment. The results are written into an ES which is submitted with the planning application. The ES provides the local planning authority (in this case GBC) with sufficient information about the potential environmental effects (which may arise during the demolition/construction and/or operational phases) of the Development before a decision is made about the planning application.
- 2.2 The ES predicts what the significance of each environmental effect would be, which is determined by two factors:
- The sensitivity, importance or value of the environment (such as people or wildlife); and
 - The actual change taking place to the environment (i.e. the size or severity of change taking place).
- 2.3 Each assessment uses terminology defined by published guidance or criteria for sensitivity, magnitude and significance that are defined and used consistently. Each chapter of the ES states which effects are considered significant.
- 2.4 The ES includes a description of the current environmental conditions known as the baseline conditions, against which the likely significant environmental effects of the development are assessed.

EIA Scope

- 2.5 An ES should focus on the likely significant effects of the development on the environment during the construction and operational phases. Formal scoping is provided for in the EIA Regulations but is not mandatory. As the Applicant and consultant team had been in dialogue with statutory consultees and GBC throughout the pre-application process, including when they were consulted by the Secretary of State during the preparation of the Screening Direction (which is explained in Chapter 1), it was considered that formal scoping would not provide any more information on what should be covered within the ES, or its methodology than was already known. The scope of the ES was informally agreed with GBC on 17th December 2020.
- 2.6 The disciplines scoped into the ES comprise:

- Landscape and Views;
- Biodiversity; and
- Water Resources and Flood Risk.

Stakeholder Engagement and Public Consultation

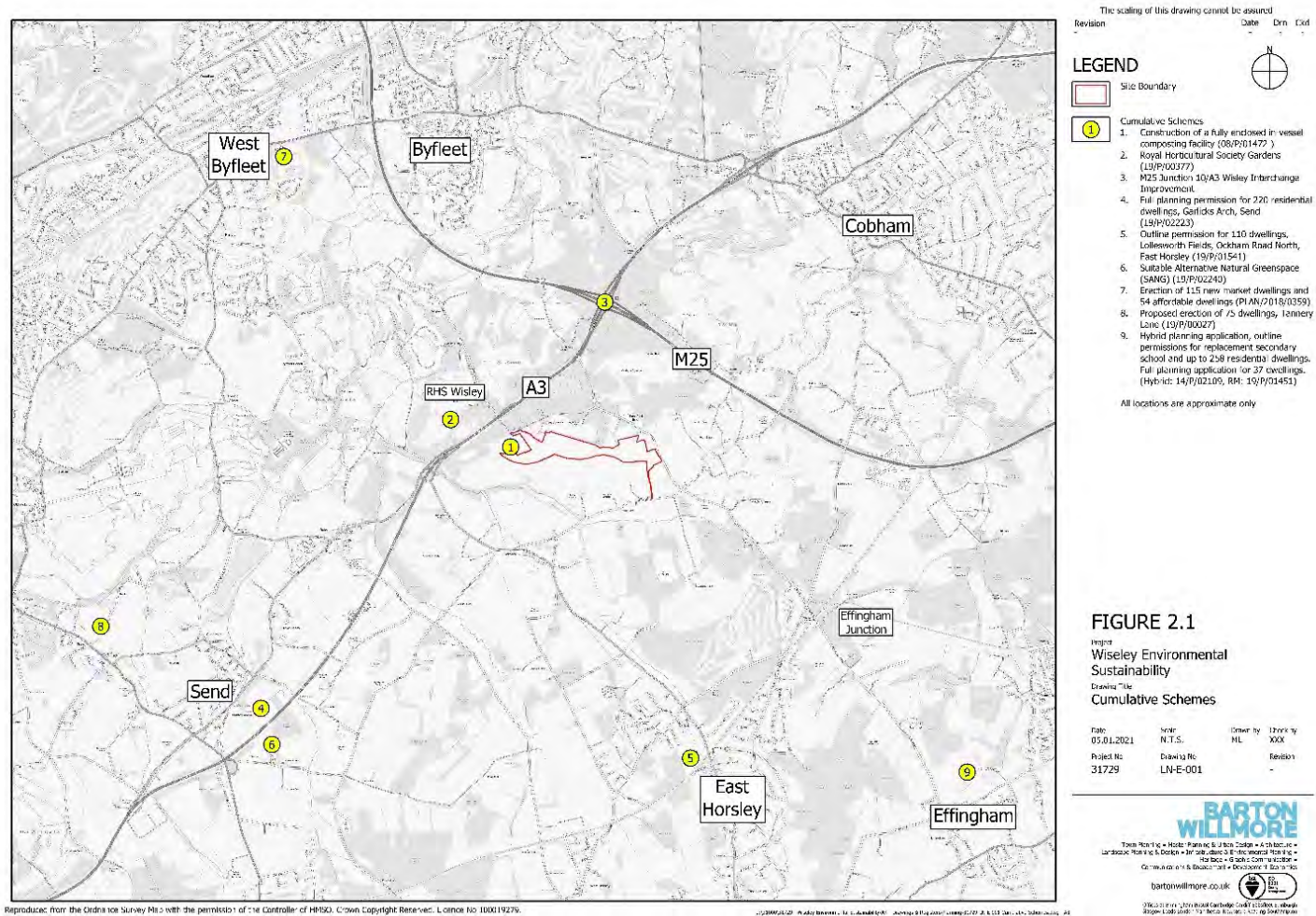
- 2.7 Consultation was undertaken with the local community, GBC and Natural England (NE) before submission of the planning application and is ongoing.
- 2.8 The Applicant maintains a website about the potential future redevelopment of the FWA: <https://www.wisleyairfield.com/> and issues monthly newsletters. The submission of the planning application for the Development was publicised in the October 2020 newsletter: https://www.wisleyairfield.com/wpcontent/uploads/2020/11/TW_Wisley_October_Newsletter.pdf
- 2.9 Further publication and consultation is described in Chapter 1 of this NTS.
- 2.10 Natural England confirmed at a meeting on the 12th of June 2020 that it had no objection in principle to the enabling works application. Natural England was also consulted on the draft version of the Ecological Impact Assessment⁹ (EcIA) in September 2020 and had no comments.

Cumulative Effects

- 2.11 EIA must assess any potentially significant effects of the development that may arise cumulatively (when combined with) other major development with planning permission or under construction in the local area. The EIA Regulations and Government guidance states that 'existing and approved' developments should be considered. The potential future redevelopment of the FWA for residential led use in accordance with Policy A35 of the Guildford Local Plan has also been considered in the cumulative effects assessment at the request of GBC. The schemes that have been included as part of the cumulative effects assessment are shown below at Figure 2.

⁹ Ecological Impact Assessment (EcIA) is the process of identifying, quantifying and evaluating potential effects of development-related or other proposed actions on habitats, species and ecosystems.

Figure 2: Cumulative Scheme Location Plan



3.0 SITE AND DEVELOPMENT DESCRIPTION

Site Context

- 3.1 The Site runs along the north-eastern boundary of the Former Wisley Airfield (FWA) and extends to approximately 30.91 hectares (ha). 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 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. There are a series of statutory¹⁰ and non-statutory¹¹ sites surrounding the Site. 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 Importance¹² (SNCI), is part of the Ockham and Wisley Local Nature Reserve¹³ (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.
- 3.3 The LNR designation extends to the north, where it overlaps the Ockham and Wisley Commons Site of Special Scientific Interest¹⁴ (SSSI), which is part of the extensive network of lowland heathland sites that make up the Thames Basin Heaths Special Protection Area (SPA).
- 3.4 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.
- 3.5 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 FWA 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.

¹⁰ Statutory nature sites are designated, which means they have special status because of their natural and cultural importance. These include; Ramsar Sites, SPA's, Special Areas of Conservation, Sites of Scientific Interest, National Nature Areas, Areas of Outstanding Natural Beauty, Local Nature Reserves and Scheduled Monuments.

¹¹ Non-statutory nature conservation sites are where the local authorities grant the designation for areas with locally important nature.

¹² A Site of Nature Conservation Interest (SNCI) are sites which contain features of substantive nature conservation value at a local level.

¹³ A Local Nature Reserve (LNR) is a place with wildlife or geological features that are of special interest locally.

¹⁴ Site of Special Scientific Interest is a conservation designation denoting a protected area in the United Kingdom and Isle of Man.

Site Description

- 3.6 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.

Description of Development

- 3.7 The formal description of the Development is:

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

- 3.8 These engineering works comprise the following:

- Ecological mitigation works;
- Vegetation clearance;
- Landform alterations;
- Creation of drainage basins;
- Ground preparation; and
- Advanced landscaping.

- 3.9 Subject to gaining planning permission, the works are expected to begin at the end of Quarter (Q) 1 of 2021 and last until Q3/4 of 2022.

- 3.10 As explained above, 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 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.

- 3.11 The ecological mitigation works include installation of exclusion fences (under the appropriate European Licencing) to translocate any animals to the north of the exclusion fence. There will be monthly monitoring to identify any arable plants of conservation importance and determine suitable measures to conserve the seedbank. This is in line with a Habitat Creation and Management Plan which details these works.

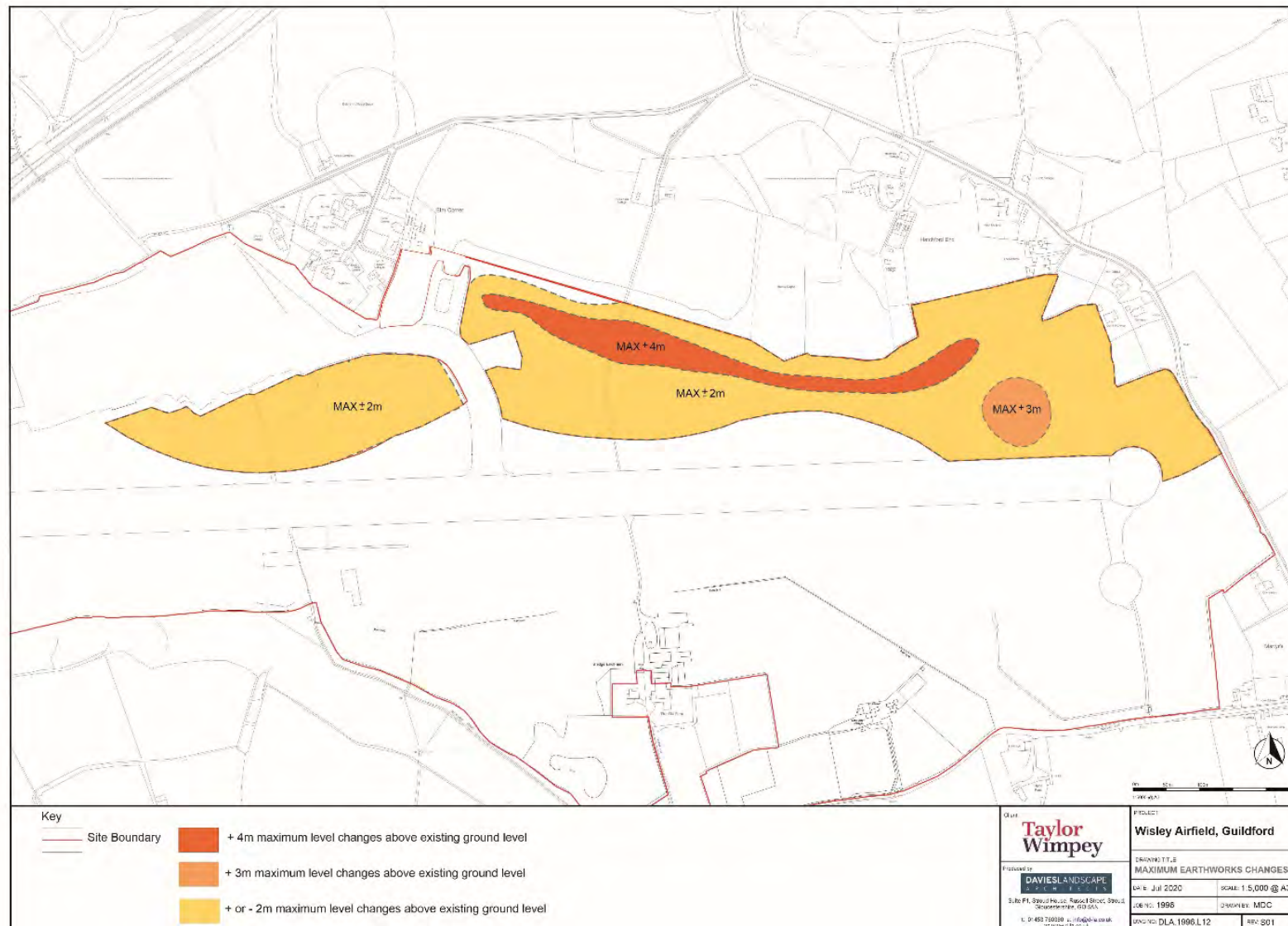
- 3.12 The clearance of vegetation will include the continuation of botanical monitoring mentioned

above, as well as checking for nesting birds by an ecologist prior to each day of clearance works.

- 3.13 The majority of the landform alterations for 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. This is shown on Figure 3 below.



Figure 3: Maximum Earthwork Changes



- 3.14 Drainage basins will be created to provide temporary drainage as required. General earthworks will include the excavation of soils and form basins with soil replaced in line with the finished levels.
- 3.15 The ground will be prepared through applying herbicide (if needed) and cultivating of the ground to produce a friable seedbed.
- 3.16 Any advanced landscaping will include the spreading of native grass / wildflower seed mix. Monitoring and management will commence in line with a Habitat Creation and Management Plan, which details who is responsible for the management of the site (including funding). The Development will be monitored against four set criteria which aim to establish species-rich grasslands, whilst conserving important species and compensating any temporary loss of habitat with the ultimate goal of delivering net gains in biodiversity.

Access

- 3.17 Access to the Development during construction will be achieved from Ockham Lane (via Old Lane) or Elm Lane via the A3. 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.
- 3.18 There will be no parking once the works are complete given the nature of the Development.

Compounds and Material Storage Areas

- 3.19 The site compound, materials storage areas, welfare facilities and parking area will all be located within the Site boundary.
- 3.20 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.

Public Rights of Way (PRoW)

- 3.21 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. All PRoW boundaries will be secured with fencing with appropriate health and safety signage.

Controls to protect the environment

- 3.22 A Construction Environmental Management Plan (CEMP) has been prepared for the Development and included as an Appendix to the ES. It provides the methods of managing environmental issues, such as noise and dust during construction.
- 3.23 This includes specific measures to protect the statutory and non-statutory sites located proximate to the Development. This includes, for example, silt protection measures to physically trap and prevent silt-contaminated water from leaving the Site. It will also include the appropriate storage of substances and covering of any stockpiles.
- 3.24 The construction working hours 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 areas. Any temporary lighting will be used whilst minimising impacts on nocturnal wildlife. No lighting will be required once the works are complete.
- 3.25 Construction works, by their very nature, can generate noise levels which can disturb surrounding areas when works are being carried out, and potentially affect sensitive receptors. Noise levels from works will be kept to a minimum, including ensuring unnecessary noise is minimised at all time and any plant will be switched off when not in use.
- 3.26 Dust and air pollution will also be minimised through the CEMP, through measures including prohibiting burning of materials on site and covering any loose materials in windy conditions.

Hours of work

- 3.27 Working hours on the Site will be agreed with GBC. 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.
- 3.28 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.
- 3.29 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.

- 3.30 Night-time working will be restricted to exceptional circumstances,. By arrangement, there may be some out of hours deliveries made to the Site.

4.0 ALTERNATIVES & DESIGN EVOLUTION

4.1 Regulation 18 and Schedule 4 of the EIA Regulations require an applicant to provide:

"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".

4.2 Alternative options typically comprise:

- The 'do nothing' alternative, where the Development is not progressed;
- Consideration of Alternative Locations or Uses; and
- Consideration of Alternative Designs.

The 'do nothing' Alternative

4.3 The 'do nothing' alternative refers to the option of leaving the Site in its existing agricultural use. The beneficial and adverse effects outlined in this ES would not occur. This option was not considered as the Development is required for programming reasons (to allow the necessary engineering works, protected species translocation and advance planting such that a future SANG could be operational by the time of first potential occupations of the Proposed Wisley New Settlement).

Consideration of Alternative Locations

4.4 No other locations were considered for the Development. The Applicant owns the Site.

Consideration of Alternative Designs and Uses

4.5 The Development assessed within the ES is the result of a thorough analysis of the constraints and opportunities on the Site, the character of the surrounding area and the aims of the redevelopment. No distinct alternative layouts or designs were considered so a comparison of environmental effects is not required. The design stage included fine tuning shapes of mounds, ponds and ditches.

5.0 LANDSCAPE AND VISUAL EFFECTS

- 5.1 The ES included an assessment of the effects as a result of the Development on landscape and visual effects.

Baseline Conditions

- 5.2 The landscape character within the Site can be divided into two distinctive units which are physically and visually separated by a change in topography¹⁵ and a narrow strip of woodland. These two areas are the runway and the former hangar area. The runway is characterised by its arable land uses, with heavily vegetated northern and eastern boundaries of woodland which provide screening to the wider landscape. The former hangar area comprises dense native woodland to the north, a large section of hardstanding to the east, concreted access to the south with predominantly unmanaged scrub to the west.

Construction Phase Effects

- 5.3 With regards to the character of the landscape, the Site is currently subject to periods of activity associated with the preparing of the soil, planting and cropping. For there to be open views across a bare earth landscape is not uncharacteristic. There is also movement within the Site through security vehicles and machinery and fencing used for ongoing technical studies.
- 5.4 During construction, increased machinery and earth movement will be the main source of effects on the perceived rural character of the northern section of the Site. These views will be primarily centred around properties at Elm Corner, Ockham End, Old Lane and Hatchford End. These effects are moderate-minor adverse in significance, but owing to the very limited time frame and opportunity to provide visual and biodiversity benefits, these effects are not considered Significant.

Operational Phase Effects

- 5.5 The character and views of the former hangar area will remain as existing. Overall the proposed reseeded and mounding is considered to provide a minor beneficial magnitude of change to the current baseline views and experiences as well as the character of the Site and

¹⁵ Topography is the arrangement of the natural and artificial physical features of an area.

biodiversity. This equates to an overall Minor beneficial significance to both the landscape and the majority of the visual receptors.

- 5.6 In views from the higher sensitivity gardens at Elm Corner, the change from the current degraded baseline directly south of the dwellings will equate to a moderate minor beneficial significance – replacing the views with a natural undulating meadow.

Cumulative Effects

- 5.7 The only potential cumulative effects are with the M25 Junction 10 / A3 Wisley Interchange DCO¹⁶ and the Proposed Wisley New Settlement. With the implementation of mitigation as part of the DCO application (including the implementation of screening), the completed Development will have a negligible landscape and visual effect on the DCO. With regard to the WNS, there are likely beneficial effects on landscape and views from the creation of a SANG.

¹⁶ A Development Consent Order (DCO) is the means of obtaining permission for developments categorised as Nationally Significant Infrastructure Projects (NSIP).

6.0 BIODIVERSITY

- 6.1 This chapter of the ES assesses the impact the Development will have on the environment in respect of biodiversity and ecology.

Baseline Conditions

- 6.2 The vast majority of the Site is currently agricultural land, used to grow cereal crops. At its closest point, the Site lies approximately 63m to the south of the Ockham and Wisley Commons Site of Special Scientific Interest (SSSI), which is part of the wider Thames Basin Heaths Special Protection Area (SPA). The Ockham and Wisley Local Nature Reserve covers the area designated as Ockham and Wisley Commons SSSI, and also southwards beyond the SSSI to border the northern boundary of the Site. These sites are shown below on Figure 4.
- 6.3 The non-statutorily designated Wisley Airfield SNCI falls partly within the wider FWA site boundary, to the north of the Site boundary. The Elm Corner Woods SNCI lies to the north-west of the Site boundary. The Hunts Copse SNCI is located adjacent to the northern boundary of the Site. These sites are shown below on Figure 5.

Figure 4 Statutory Designated Sites

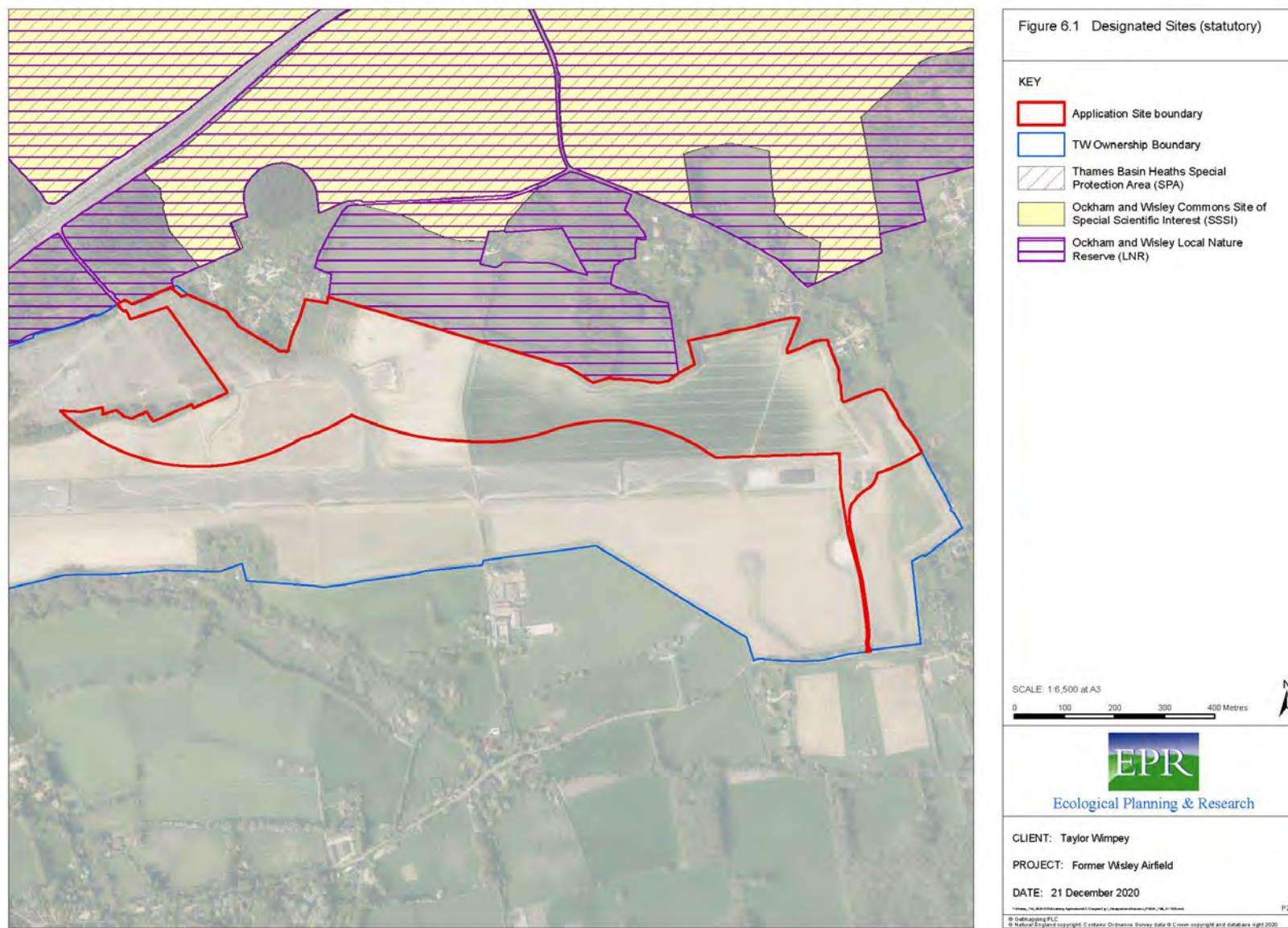
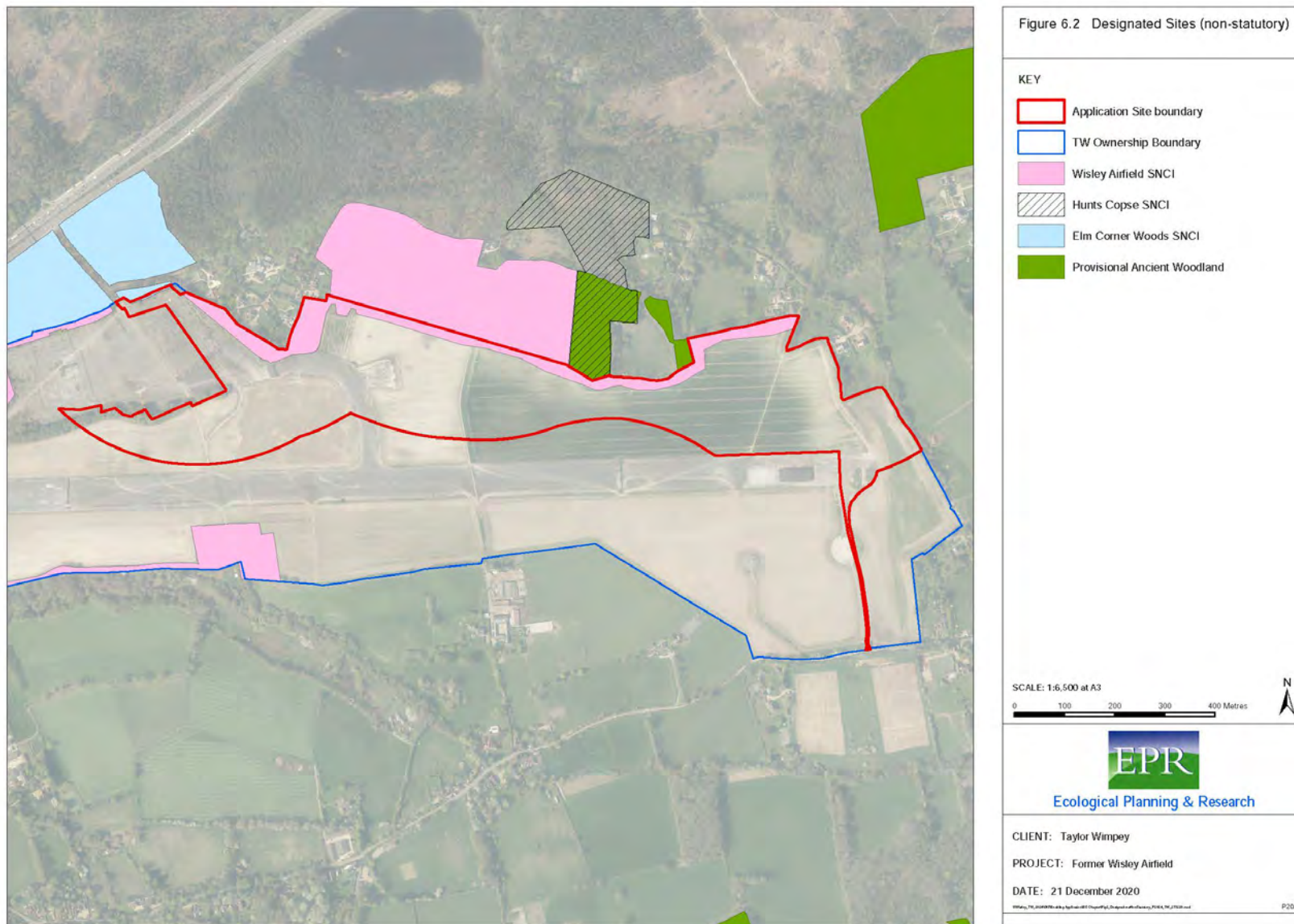


Figure 5 Non-statutory sites



Construction Phase Effects

- 6.4 The potential for significant effects on these features to arise in the absence of mitigation are largely restricted to the construction phase, and include direct/indirect damage to habitats, direct harm to individual animals, loss and fragmentation of habitats, and disturbance.
- 6.5 With mitigation measures in place, these effects are anticipated to be negligible. These mitigation measures include maintaining an ecological buffer zone around important habitats, pollution prevention measures set out in the CEMP, the creation of a seed bank of important plants, pre-construction surveys, adherence to strict working method statements, ecological supervision of works, and the installation of a temporary exclusion fence for reptiles and Great Crested Newts followed by a capture/relocation exercise. Some of these measures will require specific Licences. The Applicant's ecologist has been engaging with Natural England regarding the work required under Licence and this engagement is ongoing.

Operational Phase Effects

- 6.6 Likely significant effects during the operational phase are predicted to be either neutral or positive for all features due to the implementation of the Habitat Creation and Management Plan prescribed for the creation of extensive areas of wildflower grassland and arable plant reserves. The Development will result in a significant increase in biodiversity on the Site which will benefit a variety of species.

Cumulative Effects

- 6.7 The potential for cumulative impacts to arise from the Development and other committed schemes has been assessed. The only committed developments considered to have the potential to act cumulatively with respect to Biodiversity is the Proposed Wisley New Settlement, M25 Junction 10/A3 Wisley Interchange DCO and a new building at the Royal Horticultural Society Wisley Gardens. With mitigation measures in place no significant residual cumulative impacts are predicted. These mitigation measures include the implementation of a CEMP and ensuring an appropriate buffer is provided to protected sites.

7.0 WATER RESOURCES AND FLOOD RISK

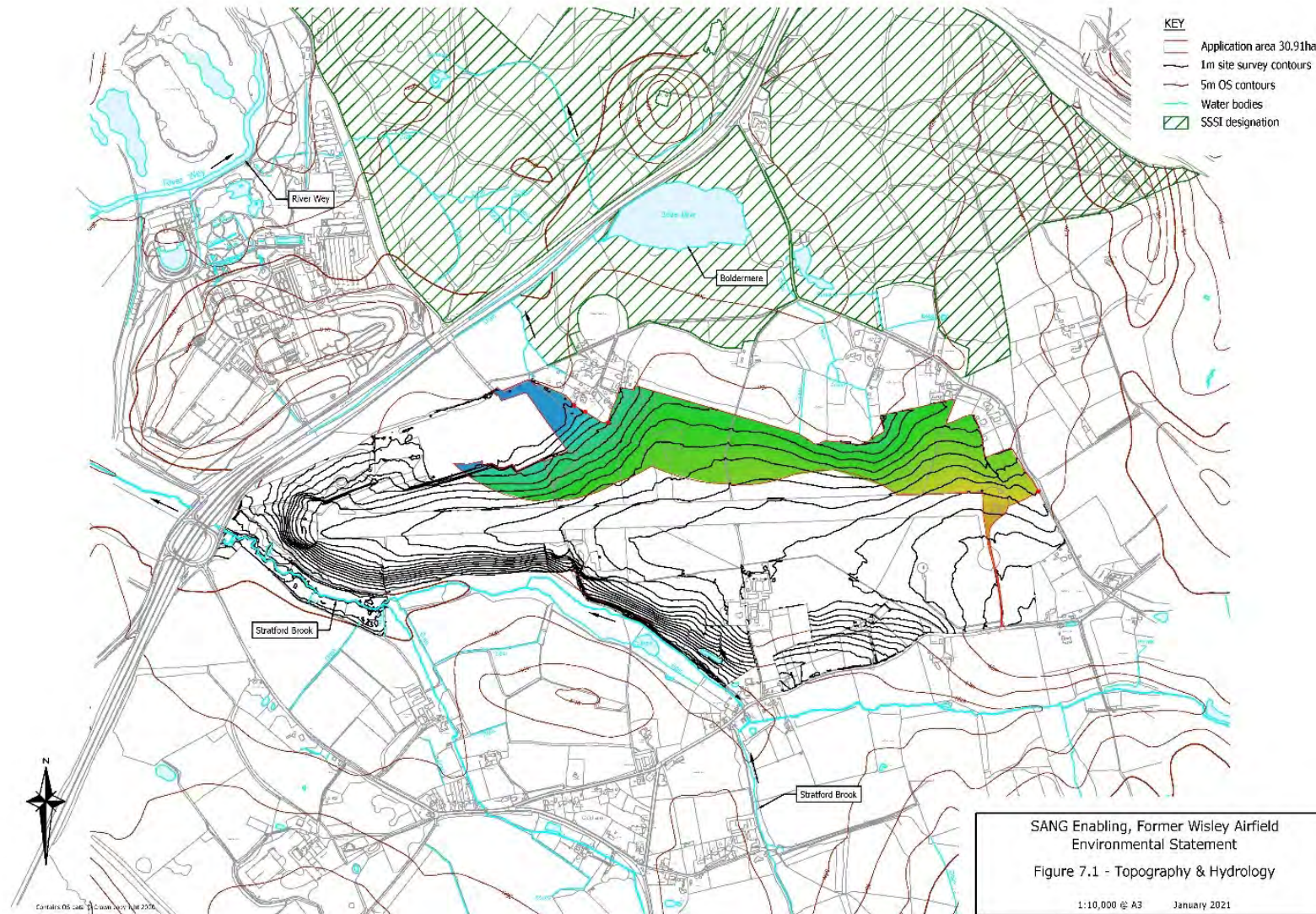
7.1 This chapter of the ES assesses the likely significant effects of the Development on the environment in respect of water resources and flood risk.

Baseline Conditions

7.2 The EA Flood Risk from Rivers maps¹⁷ show that the entire site in Flood Zone 1, which is at very low risk of flooding (less than a 1 in 1000 annual probability of flooding). It can be concluded that there is a negligible risk to the existing Site from river flooding. The land drains northward via a network of ditches which flow through the Ockham and Wisley Commons SSSI downstream. Figure 6 shows the topography and water environment at the Site.

¹⁷ Environment Agency (2019) Flood Risk Maps for Rivers

Figure 6: Topography and Hydrology



Construction Phase Effects

- 7.3 The construction phase has the potential to affect downstream watercourses in the Thames Basin Heaths SPA and Ockham and Wisley SSSI. Mitigation measures would prevent silt or oil pollution entering surface water and groundwater. Potential effects on the water environment through the construction phase would be managed by a range of operational, control and monitoring measures including the implementation of a CEMP and best construction practice. The residual effects will be negligible.

Operational Phase Effects

- 7.4 Once completed, the Development will comprise green open space and ponds. The introduction of new ponds will help to reduce downstream flooding, resulting in a minor beneficial effect on flood risk and water quantity. The Development, once complete, does not introduce any source of pollution risk. The new ponds and swales, in conjunction with the cessation of agricultural practices (such as pesticide application) will result in a minor beneficial effect on water quality.

Cumulative Effects

- 7.5 There is a potential for a significant adverse cumulative effect to occur with regards to pollution in conjunction with the M25 Junction 10 / A3 Wisley Interchange Development Consent Order (DCO). This application includes a series of mitigation measures and with robust management, the residual cumulative effect should be negligible. These mitigation measures include, but are not limited to, following Pollution Prevention Guidelines, bunding areas with self-contained treatment facilities and no discharging to groundwater sources.
- 7.6 During construction and prior to mitigation, there is also potential for adverse significant effects to arise with regards to the Proposed Wisley New Settlement. A separate Environmental Statement and CEMP would support a future planning application which would result in a negligible residual cumulative effect. During operation, the cumulative effect of the operational phase should remain as minor beneficial due to the introduction of sustainable drainage methods.

8.0 SCHEDULE OF MITIGATION AND RESIDUAL EFFECTS

- 8.1 The Development has been subject to an iterative design process informed by technical constraints. As this process progressed measures have been incorporated into the development in order to avoid, reduce or offset significant environmental effects. Where this has not been possible, further mitigation measures have been proposed.
- 8.2 Compliance with the submitted CEMP is key to mitigating the majority of effects identified in the ES.
- 8.3 The Development will result in the following beneficial residual effects:
- Significant positive effect through the implementation of a Habitat Creation and Management Plan, owing to the creation of extensive areas of wildflower grassland and arable plant reserves; and
 - Minor beneficial effect on the water quantity and quality in the Ockham and Wisley SSSI during the operational phase, owing to the introduction of new ponds which will help to reduce downstream flooding and regulate water quality.
- 8.4 The ES also considers the potential for interactive effects. These are where there could be multiple effects on a single receptor/environmental feature. No significant interactive effects are anticipated given the nature of the Development and mitigation proposed.
- 8.5 The ES has identified no residual adverse effects.