

APPENDIX 1.1
SANG ENABLING EIA SCREENING REPORT

**Engineering and Enabling Works to
facilitate part of Phase 1 Suitable Alternative
Natural Greenspace (SANG) at the Former Wisley
Airfield, Wisley**

Environmental Impact Assessment Screening Report

August 2020

Engineering and Enabling Works to facilitate part of Phase 1 Suitable Alternative Natural Greenspace (SANG) at the Former Wisley Airfield, Wisley

Environmental Impact Assessment Screening Report

Prepared on behalf of Taylor Wimpey Ltd.

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CONTENTS

1	INTRODUCTION	1
2	SITE AND PROPOSED DEVELOPMENT	4
3	SCREENING ASSESSMENT	7
4	CONCLUSION	22

APPENDICES

APPENDIX 1: SITE LOCATION PLAN

APPENDIX 2: MAXIMUM EARTHWORK CHANGES

1 INTRODUCTION

- 1.1 This report has been prepared by Barton Willmore, Institute of Environmental Management and Assessment (IEMA) qualified assessors and Environmental Impact Assessment (EIA) Quality Mark registrants, on behalf of Taylor Wimpey Ltd. The former Wisley Airfield site was previously managed by Wisley Property Investment Ltd (WPIL) which has subsequently been acquired by Taylor Wimpey Ltd. The report accompanies a request to Guildford Borough Council (GBC) to adopt a screening opinion to determine whether the enabling works (engineering operations) to facilitate the first phase of Suitable Alternative Natural Greenspace (SANG) for the redevelopment of the former Wisley Airfield for residential-led mixed-use, constitutes EIA Development. Note that this screening report considers the enabling works (engineering operations) only, which can proceed independently without reliance on any other development and can be screened as a single project under the *Town and Country Planning (Environmental Impact Assessment) Regulations 2017*, as amended¹ (the "EIA Regulations"). Consent for operation of the SANG itself would be sought as part of the forthcoming hybrid planning application and would be assessed through EIA.
- 1.2 A hybrid planning application for residential-led mixed-use development for the wider former Wisley Airfield site is due to be submitted in Spring 2021. The application for enabling works is being submitted in Autumn 2020 to enable sufficient time for ecological mitigation works to be undertaken in the appropriate seasonal survey window to enable construction work to commence targeting first occupations in Q4 2022.
- 1.3 The works themselves do not change the use of the land, however a permission is required so that a European Protected Species Mitigation Licence (EPSML) can be sought from Natural England for translocating Great Crested Newts from the site to the adjoining habitat to the north.
- 1.4 This report reflects the requirements of the EIA Regulations and in accordance with Regulation 6 of the EIA Regulations, this report contains:
1. A plan sufficient to identify the land;
 2. a description of the development, including in particular:
 - (i) a description of the physical characteristics of the development and, where relevant, of demolition works;

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

- (ii) a description of the location of the development, with particular regard to the environmental sensitivity of geographical areas likely to be affected;
3. a description of the aspects of the environment likely to be significantly affected by the development;
4. to the extent the information is available, a description of any likely significant effects of the proposed development on the environment resulting from—
 - (i) the expected residues and emissions and the production of waste, where relevant; and
 - (ii) the use of natural resources, in particular soil, land, water and biodiversity; and
5. such other information or representations as the person making the request may wish to provide or make, including any features of the proposed development or any measures envisaged to avoid or prevent what might otherwise have been significant adverse effects on the environment.

Requirement for EIA

1.5 In order to determine whether the proposed development is 'EIA development', regard must be had for the EIA Regulations and supporting Planning Practice Guidance (PPG)².

1.6 EIA development is defined by the EIA Regulations as development:

"likely to have significant effects on the environment by virtue of factors such as its nature, size or location".

1.7 Development falls into two Schedules of the EIA Regulations. EIA is mandatory for developments listed within Schedule 1. Schedule 2 developments require EIA if they would lead to likely significant effects on the environment. In deciding whether a Schedule 2 development is EIA development, Regulation 5(4) states:

"Where a relevant planning authority ... has to decide under these Regulations whether Schedule 2 development is EIA development, the relevant planning authority ... must take into account in making that decision-

- (a) Any information provided by the applicant;*
- (b) The results of any relevant EU environmental assessment which are reasonably available to relevant planning authority...; and*
- (c) such of the selection criteria set out in Schedule 3 as are relevant to the development."*

1.8 In order to allow GBC to determine the need for EIA, this report provides a description of the site and proposed development, a review of the EIA Screening Criteria based on the EIA

² <http://planningguidance.planningportal.gov.uk/blog/guidance/environmental-impact-assessment/>

Regulations and PPG, a completed EIA Screening Checklist, and a site location plan at Appendix 1.

2 SITE AND PROPOSED DEVELOPMENT

Site Context and Description

- 2.1 The site of the proposed enabling engineering works to facilitate the subsequent delivery of part of a Suitable Alternative Natural Greenspace (SANG) is along the north-eastern boundary of the former Wisley Airfield. The former Wisley Airfield 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.
- 2.2 The former Wisley Airfield was previously utilised as a testing centre for aircrafts but closed in *circa* 1972, with the majority of buildings being demolished in *circa* 1988. The portion of the site subject to enabling works for a SANG is currently largely used for agricultural purposes and runs north of, and parallel to, the landing strip of the airfield.
- 2.3 Immediately to the north of the Site lies 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-west 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.
- 2.4 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).
- 2.5 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.
- 2.6 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 former Wisley Airfield site is demarcated by the A3.

- 2.7 As shown in Appendix 1, the site area for enabling works is 30.77 hectare (ha). For the purpose of this Report, the site is limited to the area constituting that necessary for enabling works to facilitate provision of part of the SANG only.

Planning History

- 2.8 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). A subsequent Addendum was submitted to GBC in December of 2015.
- 2.9 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 including: 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.
- 2.10 The former Wisley Airfield site has been removed from the Green Belt and part of the site has since been allocated within the Guildford Borough Local Plan 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*'.

Description of the Proposed Development

- 2.11 The proposed development comprises enabling works (engineering operations) to facilitate the subsequent delivery of part of a SANG. These enabling engineering works cover an area of 30.77ha and comprise the following with site access achieved from Ockham Lane (refer to Appendix 1):
- Ecological mitigation works;
 - Vegetation clearance;

- Landform alterations;
- Creation of drainage basins;
- Ground preparation; and
- Advanced landscaping.

2.12 The maximum landform alteration above existing ground level would be +4 metres (m). Landform alterations will vary from -2m to +4m as detailed on Appendix 2.

2.13 A formal description of the development is provided below.

“Enabling works (engineering operations) to comprise landform alterations, drainage and landscaping to facilitate phase 1 SANG works”.

2.14 As stated above, the proposed development comprises enabling works for the subsequent delivery of part of a SANG, but does not comprise the delivery of the SANG itself. The proposed development is a discrete project which can proceed independently. Therefore, no change of use is proposed as part of this application.

Mitigation

2.15 Mitigation measures have been considered as part of the proposed development. These include measures to be set out in the following documents that will be submitted alongside the planning application:

- Ecological Impact Assessment (EcIA);
- Drainage Strategy;
- Landscaping Strategy;
- Enabling Works Habitat Creation and Management Plan; and
- Construction Environmental Management Plan (CEMP).

2.16 The works will also be carried out under a Natural England EPSML for Great Crested Newt, which will be obtained following the grant of planning consent, therefore the works will be legally required to accord with any additional mitigation and compensation measures contained therein.

3 SCREENING ASSESSMENT

Determining the Screening Approach

- 3.1 In determining whether the proposed development constitutes EIA development, consideration should be had to the following:
- If the proposed development is of a type listed in Schedule 1;
 - If not, whether it is listed in Schedule 2;
 - If it is located within a sensitive area;
 - It meets any of the relevant thresholds and criteria set out in Schedule 2; and/or
 - Would it lead to likely significant effects on the environment?
- 3.2 These points are explored further in this section with reference to the EIA Regulations and supporting PPG.

Schedule 1 Projects

- 3.3 EIA is mandatory for projects listed in Schedule 1 of the EIA Regulations. Schedule 1 developments are large scale projects for which significant effects would be expected and comprise developments such as new airports and power stations. The proposed development is not of a type listed in Schedule 1.

Schedule 2 Projects

- 3.4 EIA is discretionary for projects listed in Schedule 2. If the development proposed is of a type listed in Schedule 2 then it may be classified as EIA development depending on the location of the development (i.e. if it is within a sensitive area) and/or whether it meets any of the relevant thresholds or criteria in Column 2.
- 3.5 Sensitive Areas are defined in the EIA Regulations as:
- Sites of Special Scientific Interest and European Sites;
 - National Parks, the Broads, and Areas of Outstanding Natural Beauty; and
 - World Heritage Sites and Scheduled Monuments.
- 3.6 In certain cases, local designations which are not included in the definition of sensitive areas, but which are nonetheless environmentally sensitive, may also be relevant in determining whether an assessment is required. Furthermore, in considering the sensitivity of a particular

location, regard should also be had to whether any national or internationally agreed environmental standards (e.g. air quality) are already being approached or exceeded.

- 3.7 The proposed development is located adjacent to a sensitive area with respect to the definitions in the EIA Regulations. As detailed, the Ockham and Wisley Commons SSSI and Thames Basin Heaths SPA lie immediately north of the site, approximately 63m from the site boundary, at its closest point. However, the enabling engineering works that are the subject of this screening report, would not themselves, as a result of the biophysical changes concerned, have significant impacts upon the sensitive area. The proposal does not fit neatly into a category of the EIA Regulations. The best fit would be category 10 of Schedule 2, 'Infrastructure Projects', sub-section (b) 'Urban Development Projects' where the site area threshold above which EIA screening should be undertaken is five hectares. However, the EIA Regulations have a wide scope and broad purpose, so a screening exercise has been completed to demonstrate that the development is unlikely to result in significant environmental effects alone or cumulatively. To confirm this, Schedule 3 of the EIA Regulations and the PPG have been considered. Information on these are set out below.

Schedule 3

- 3.8 Schedule 3 of the EIA Regulations sets out selection criteria which relate to specific matters including: the characteristics of the development; the location of the development; and the characteristics of the potential impact. These factors should be taken into account as part of the screening process and are set out below:

Characteristics:

- the size and design of the whole development;
- cumulation with other existing development and/ or approved development;
- the use of natural resources, in particular land, soil, water and biodiversity;
- the production of waste;
- pollution and nuisances;
- the risk of major accidents and/or disasters relevant to the development concerned, including those caused by climate change, in accordance with scientific knowledge;
- the risks to human health (for example, due to water contamination or air pollution).

Location:

- the existing and approved land use;
- the relative abundance, availability, quality and regenerative capacity of natural resources (including soil, land, water and biodiversity) in the area and its underground; and
- the absorption capacity of the natural environment.

Potential Impact:

- the magnitude and spatial extent of the impact (for example geographical area and size of the population likely to be affected);
- the nature of the impact;
- the transboundary nature of the impact;
- the intensity and complexity of the impact;
- the probability of the impact;
- the expected onset, duration, frequency and reversibility of the impact;
- the cumulation of the impact with the impact of other existing and/or approved development; and
- the possibility of effectively reducing the impact.

Consideration of Cumulative Effects

3.9 Schedule 4 of the EIA Regulations requires consideration of a proposed development cumulatively with other existing and/or approved development. Guidance on the consideration of cumulative effects in the EIA screening process is set out in the PPG, which echoes the requirements of the EIA Regulations:

"each application (or request for a screening opinion) should be considered on its own merits. There are occasions where other existing or approved development may be relevant in determining whether significant effects are likely as a consequence of a proposed development. The local planning authorities should always have regard to the possible cumulative effects arising from any existing or approved development."

3.10 Whilst the PPG Guidance focuses on permitted developments in determining whether significant effects are likely as a consequence of a proposed development, this screening report is being undertaken with an awareness of other potential schemes which may have cumulative impacts. Therefore, pending schemes within a close proximity are also included. The Applicant is aware of the pending and approved planning applications within the surrounding area (within approximately 5km) provided in Table 3.1.

Table 3.1 Pending and approved applications within approximately 5km of the site.

Project Reference	Description	Status	Distance
08/P/01472 Guildford Borough Council	Construction of a fully enclosed in-vessel composting facility on a site of 16.75ha, including access.	Appeal allowed in 2008. Consultation made in 2011 (11/P/00445). No objection.	Adjacent to the south-western boundary.
19/P/00377 Guildford Borough Council	Validation of condition 17 of 16/P/00976, approved to allow alterations to the scheme and substitution of drawings numbers. Royal Horticultural Society Gardens.	Approved May 2019.	Approximately 650m to the north-west
-	M25 Junction 10/A3 Wisley Interchange Improvement.	At Examination. DCO expected to be made January 2021	Site boundary to the west.
19/P/02223 Guildford Borough Council	Hybrid (part full/part outline) application comprising: Full planning permission for 220 residential dwellings (Use Class C3) with associated open space and landscaping, means of access, parking, drainage, utilities and infrastructure works, temporary acoustic fencing, and other associated works; and Outline planning permission, with all matters reserved except for access, for up to 300 residential dwellings (Use Class C3) and Travelling Showpeople plots (Sui Generis) with associated open space and landscaping (including a landscape bund and acoustic fencing), means of access, enabling infrastructure and other associated works. (Amended plans received 18.03.2020 for design, layout, parking of phase 1 and location of custom build homes in outline).	Submitted – determination expected August 2020.	Approximately 2.9km to the south west.
19/P/01541 Guildford Borough Council	Outline application for the demolition of two dwellings and alteration to access to allow for outline consent with all matters reserved (except for means of access from Ockham Road North not to include internal roads) for up to 110 dwellings and up to 99sqm of office floor space (Use Class B1a), open space, sustainable urban drainage system and associated landscaping, infrastructure and earthwork's at Lollesworth Fields, Ockham Road	Approved 04/12/2019.	Approximately 2.9km to the south.

Project Reference	Description	Status	Distance
	North, East Horsley (Resubmission of 19/P/00634).		
19/P/02240 Guildford Borough Council	Change of use of the site to 16 hectares of publicly accessible open space with associated landscaping, access, parking and other works to facilitate a bespoke Suitable Alternative Natural Greenspace (SANG).	Under consideration.	Approximately 2.9km to the south west.
PLAN/2018/0359 Woking Borough Council Subsequent RM: COND/2020/0028 COND/2019/0044	Planning application for the demolition of the vacant Sherwood House office building (B1 use class); removal of all former MOD buildings, hardstanding and structures across the site; the erection of 115 new market dwellings (C3 use class) and associated garages); the erection of 54 affordable dwellings (C3 use class).	Approved Feb 2019.	Approximately 4km to the north west.
19/P/00027 Guildford Borough Council	Proposed erection of 75 dwellings with associated vehicular and pedestrian access via Tannery Lane, car parking, secure cycle storage and landscaping.	Approved September 2019.	Approximately 4.5km to the south-west.
19/P/01003 Guildford Borough Council	Land to the north of, Heath Drive, Send GU23 7EP. Outline planning application for 29 residential dwellings including means of access, layout and scale (appearance and landscaping to be reserved).	Validated June 2019 and awaiting decision.	Approximately 4.6km to the south-west.
20/P/00482 Guildford Borough Council	Land at 92 & 94 Potters Lane, Send GU23 7AL. Erection of 29 dwellings (12 affordable) including access, associated garages, parking, open space, play area and landscaping following the demolition of 2 dwellings (92 and 94 Potters Lane).	Validated March 2020 and registered.	Approximately 4.6km to the southwest.
Hybrid: 14/P/02109 RM: 19/P/01451 Guildford Borough Council	Hybrid planning application for outline permissions for the erection of a replacement secondary school for Howard of Effingham and up to 258 residential dwellings with means of access. Full planning application for erection of 37 dwelling with access, landscaping and parking. Reserved matters application pursuant to hybrid application 14/P/02109 for the replacement of Howard of Effingham School to	Hybrid appeal allowed subject to conditions 21/03/2018. Reserved Matters approved 10/012020.	Approximately 5km to the south east.

Project Reference	Description	Status	Distance
	consider the detailed design, associated playing fields, MUGA, parking and landscaping works (amended plans received which alter the size of the sports hall from 33m x 27m to 34.5m x 25.87m).		

Planning Practice Guidance

- 3.11 Paragraphs 057 and 058 of PPG provide guidance to help determine whether significant effects are likely. In general, the more environmentally sensitive the location, the lower the threshold will be at which significant effects are likely. Table 3.2 below sets out indicative criteria and thresholds identified in the PPG along with some of the issues that are most likely to need to be considered in determining whether a development is likely to be EIA development.

Table 3.2: Planning Practice Guidance Indicative Screening Criteria

Development type	Indicative criteria and threshold	Key issues to consider
10 (b) Urban Development Projects	Site area of the new development is more than 20 hectares.	Potential increase in traffic, emissions and noise.

- 3.12 Table 3.3 sets out a review of all of the above criteria and requirements.

Table 3.3: Screening Assessment

SCREENING CRITERIA	PROPOSED DEVELOPMENT
1. CHARACTERISTICS OF THE DEVELOPMENT	
(a) Size of the development	
Will the development as a whole be out of scale with the existing environment?	The proposed development comprises enabling engineering works to facilitate the subsequent delivery of part of a SANG. These enabling works would comprise the activities set out in paragraph 2.11 of this report and would facilitate provision of an area that would be in keeping with the scale of the existing surrounding environment.
Will the design of the development as a whole fit in with the existing environment?	The proposed development will not be out of context within the existing setting.
Will it lead to further consequential development or works?	<p>The proposed development comprises enabling works and engineering operations, utilising existing access from Ockham Lane, for the subsequent delivery of part of a SANG but not the SANG itself.</p> <p>A forthcoming hybrid application for the residential-led mixed-use redevelopment of the former Wisley Airfield would seek approval for the SANG itself and be accompanied by an Environmental Statement. The enabling works that are the subject of this screening report do not require this application and development, or any other development to come forward to be delivered.</p> <p>The proposed development is therefore a discrete project which can be screened as a single project under the EIA Regulations.</p>
(b) Accumulation with other development	
Are there potential cumulative impacts with other existing development or development not yet begun but for which planning permission exists?	There is one extant permission to the west of the site for an IVC facility (Ref: 2008/0104), however it is not anticipated to result in significant cumulative effects., This extant permission is not likely to proceed given the allocation of the wider former Wisley Airfield site in the Local Plan (policy A35).No cumulative impacts regarding the IVC facility are anticipated. The other cumulative schemes identified would not cause any significant cumulative impacts owing to their distance and nature.
Should the application for this development be regarded as an integral part of a more substantial project? If so, can related developments which are subject to separate applications proceed independently?	The proposed development is a discrete project and could proceed independently (see explanation above).
(c) Use of natural resources	
Will construction or operation of the development use natural resources such as land, water, material or energy, especially any resources which are non-renewable or in short supply?	<p>The proposed development would entail a minimal amount of land take, but this is not considered non-renewable or in short supply given the context of the site.</p> <p>The construction phase of the proposed development will include:</p> <ul style="list-style-type: none"> • Earthworks to alter existing levels; • Cut and fill; • Formation of drainage features;

SCREENING CRITERIA	PROPOSED DEVELOPMENT
	<ul style="list-style-type: none"> • Formation of earth mounds; and • Grassland creation.
(d) Production of waste	
<p>Will the development produce waste during construction or operation or decommissioning?</p>	<p>Construction waste would be reused and recycled where possible. Significant quantities of construction waste are not anticipated as a result of the proposed development. It would be managed in accordance with all applicable legislation and disposed of in line with best practice.</p> <p>A Site Waste Management Plan will be prepared with all management, handling and disposal of waste carried out in line with all current Environmental Legislation. There will be no burning of waste on-site.</p>
(e) Pollution and nuisances	
<p>Will the development release any pollutants or any hazardous, toxic or noxious substances to air?</p>	<p>During the construction phase of the proposed development, low levels of dust would be generated. Dust generation would be managed in accordance with standard best practice measures, enforced through a CEMP and is not anticipated to generate significant adverse effects.</p> <p>There would be temporary local emissions associated with plant and HGV movements and dust from the enabling works during the construction phase.</p> <p>At the peak period of the construction phase, the proposed development is anticipated to generate approximately 17 LGV and HGV trips which will use access from Ockham Lane or Elm Corner. This assumes a maximum of 5-10 HGV deliveries per day for delivery of materials.</p> <p>The proposed development does not include uses which are associated with hazardous substances or toxic emissions to air. There is not anticipated to be a requirement to store large volumes of hazardous materials. Any such materials would be stored and handled in accordance with relevant legislation. The operational phase of the proposed development would not generate traffic.</p>
<p>Is there a potential risk from leachates or escape of wastes of other products/by-products that may constitute a contaminant in the environment?</p>	<p>Preliminary results from ongoing investigations as well as historical investigations show that the site is not heavily contaminated.</p> <p>Appropriate measures, in accordance with all relevant legislation, would be used to prevent accidental spillages of contaminants during the construction or operational phases of the proposed development. The land uses proposed are not highly contaminative and it is not expected that there is a high risk of contaminants being released into the environment.</p>
<p>Will the development cause noise and vibration or release of light, heat, energy or electromagnetic radiation?</p>	<p>The potential exists for noise effects to result from the construction processes associated with the proposed development. These effects will be managed in accordance with best practice measures, implemented through the CEMP and are not anticipated to generate significant adverse effects.</p>

SCREENING CRITERIA	PROPOSED DEVELOPMENT
	<p>The operational phase of the proposed development is not anticipated to generate traffic or road traffic noise, unless maintenance of the access roads or the serviced plot of land is required.</p> <p>Given the use of the proposed development for engineering works, no significant electromagnetic radiation, heat or energy releases are anticipated.</p>
<p>Will the development lead to risks of contamination of land or water from releases of pollutants onto the ground or into surface waters, groundwater, coastal waters or the sea?</p>	<p>During construction, hydrocarbons will only be emitted by the machinery used for the purposes of the enabling works and therefore there is no scope for contamination. A CEMP will be submitted to ensure construction contractors use best practice measures to prevent land and water contamination, as well as effects on construction workers.</p> <p>The site is not identified as being at risk of flooding. There are no features in the immediate which would indicate any elevated groundwater or areas where rainfall is ponding such as marshy areas or pond features. According to the Gov.uk website³, the entirety of the site is within Flood Zone 1. The site is located within a Drinking Water Protected Area and a Drinking Water Safeguard Zone. The proposed works will introduce drainage basins on site, however the proposed development does not include uses which are associated with hazardous substances or toxic emissions. The proposed development is also not expected to result in a high risk of contaminants being released into the environment.</p> <p>Previous ground investigations for possible contaminants have been conducted for the wider former Wisley Airfield. No contaminants have been discovered on the site for the SANG enabling works and the site is not within an area of concern.</p> <p>It is unlikely that there will be any significant effects from the proposed development on the water environment during either the construction or operational phase.</p>
<p>(f) Risk of major accidents and/or disasters, including those caused by climate change and also having regard in particular to substances or technologies used</p>	
<p>Will there be a risk of accidents during construction or operation of the development which would have effects on people or the environment?</p>	<p>During the construction phase, the contractor(s) would implement measures in accordance with Health and Safety legislation/ requirements, and best practice to minimise the risks of accidents that would have effects on people or the environment. All such measures would form part of a CEMP.</p>
<p>Will the development involve use, storage, transport, handling or production of substances or materials which could be harmful to people or the environment (flora, fauna, water supplies)?</p>	<p>During the construction phase, there will be no exposure to harmful substances. Hence, it is considered that through the implementation of appropriate environmental control measures in line with the relevant legislation and policy there will be no significant environmental effects.</p>
<p>(g) Risks to human health</p>	
<p>What are the risks to human health such as from water contamination or air pollution?</p>	<p>Appropriate measures, in accordance with all relevant legislation, would be used to prevent accidental spillages of contaminants during the construction of the proposed development. A CEMP will be submitted to ensure construction contractors use best practice measures to prevent land and water contamination, as well as effects on construction workers.</p>

³ <https://flood-map-for-planning.service.gov.uk/>

SCREENING CRITERIA	PROPOSED DEVELOPMENT
	The site is not located within or adjacent to an Air Quality Management Area (AQMA).
Other characteristics	
Potential physical changes (topography, land use, changes in water bodies etc) from construction, operation or decommissioning of the development?	<p>Whilst the site comprises some hardstanding, the works themselves are proposed on agricultural land and will comprise:</p> <ul style="list-style-type: none"> • Ecological mitigation works; • Vegetation clearance; • Landform alterations; • Creation of drainage basins; • Ground preparation; and • Advanced landscaping. <p>There will be no change of land use. The proposed development will provide an opportunity to improve biodiversity on site through ecological mitigation and advanced landscaping.</p> <p>It is anticipated that the changes in ground level on site will be up to approximately 4m above existing ground level in parts of the site. Earthwork changes will range from -2m to +4m, as detailed in Appendix 2.</p>
2. LOCATION OF THE DEVELOPMENT	
(a) Existing and approved land use	
Are there existing land uses on or around the location which could be affected by the development, e.g. residential, industry, commerce, recreation, public open space, community facilities, agriculture, forestry, tourism, mining or quarrying?	<p>Adjacent to the northern boundary of the site lies two the residential areas of Elm Corner and Hatchford End. However, owing to the nature of the proposed development, it is unlikely that it will have a significant effect on surrounding land uses, during either the construction or operational phase, beyond that at present.</p> <p>Construction traffic, noise and dust effects from the proposed development would be likely but through the implementation of mitigation measures included within the CEMP, these are not expected to be significant. Once the works are complete, the proposed development is not anticipated to generate traffic.</p>
Is the development located in a previously undeveloped area where there will be loss of greenfield land?	The site is located within the boundary of a former airfield, which comprises developed and undeveloped agricultural land.
(b) Relative abundance, availability, quality and regenerative capacity of natural resources in the area and its underground	
Are there any areas on or around the location which contain important, high quality or scarce resources which could be affected by the development?	<p>The site area is 30.77 ha and comprises hardstanding and agricultural land, the works themselves are solely on the agricultural land. There are no surface waters within 400m of the Site. A small strip of land along the northern boundary of the site is designated as SNCI (the former Wisley Airfield SNCI) principally owing to reptile populations present. Populations of Great Crested Newt (GCN), a European Protected Species, also breed within offsite ponds to the north and south, with the central northern section of the site comprising terrestrial habitat. Further populations of common and widespread faunal species have also been recorded on and beyond the site during survey work carried out over numerous years. However, as a result of the prescription of, and accordance with, industry standard ecological mitigation measures, including works under EPSML with respect to GCN, the development is unlikely to negatively impact upon the biodiversity of the area. An area of semi-natural woodland listed on Natural England's Provisional</p>

SCREENING CRITERIA	PROPOSED DEVELOPMENT
<ul style="list-style-type: none"> • agriculture • fisheries • tourism • minerals 	<p>Ancient Woodland Inventory (and also designated as SNCI and LNR), Hunts Copse, also lies to the north of the site, however as previously detailed the proposed development, by nature of the enabling works involved and control measures prescribed (within documents supporting the planning application), will not result in negative impacts. Therefore, the proposed development in itself will facilitate betterment of the natural area and its amenity as required by national and local planning policy.</p> <p>As per the Gov.uk website, the site is located within Flood Zone 1 and is at low risk of flooding from rivers and the sea.</p>
(c) Absorption capacity of the natural environment	
<p>Are there any areas on or around the location which are protected under international or national or local legislation for their ecological, landscape, cultural or other value, which could be affected by the development?</p>	<p>The proposed development is located adjacent to a 'Sensitive Area' as defined by the EIA Regulations. As detailed, the Ockham and Wisley Commons SSSI and Thames Basin Heaths SPA lies approximately 63m to the north of the site as its closest point. However, the enabling works and engineering operations for which this screening request is concerned would not have any significant impacts upon the sensitive area as a result of the biophysical changes involved and the physical distance and separation of the site from nearby sensitive features.</p> <p>In addition, there are no statutory designations within the site i.e. there are no Scheduled Monuments, Listed Buildings, Areas of Outstanding Natural Beauty (AONB), Sites of Special Scientific Interest (SSSI), National Parks, Registered Battlefields, Registered Historic Parks and Gardens, Special Areas of Conservation (SAC), Special Protection Areas, or Ramsar Sites.</p> <p>The Surrey Hills Area of Outstanding Natural Beauty (AONB) lies approximately 4.8km to the south of the site.</p> <p>The Scheduled Monuments are the Bowl Barrow and Bell barrow west of Cockcrow Hill located c. 1.2km north-east of the site. A further seven Scheduled Monuments are located within 5km of the site.</p> <p>The Grade I Church of All Saints and the Grade II* Stables to Okham House lies c. 0.85km to the south west. The Grade II* Chatley Semaphore Tower lies c. 0.9km to the north east. There are 19 Grade II Listed Buildings along and just off Ockham Lane and the B2039 between 0.5km and 1.2km to the east, south east, south and south west of the site.</p> <p>The Grade II* Registered Park and Garden, and related Grade II Listed Building of the Royal Horticultural Society (RHS) Gardens, Wisley lies c. 300m to the north west. However, RHS Wisley is separated from the site by the A3.</p> <p>Conservation Areas have been designated at Ockham, c. 0.6km to the south, Ripley, c. 1km to the west and Ockham Mill, c. 1km to the north west.</p> <p>The nearest SSSI is the Ockham and Wisley Commons SSSI located immediately north of the site. A further three SSSIs are located within 5km of the Site, all located to the south. The statutory LNR designation of</p>

SCREENING CRITERIA	PROPOSED DEVELOPMENT
	<p>Wisley and Ockham Commons LNR lies immediately to the north of the site, and overlaps with the SSSI to the northeast.</p> <p>The non-statutory former Wisley Airfield SNCI occupies a narrow strip along the northern boundary of the site, with Hunts Copse SNCI just beyond.</p> <p>The nearest National Nature Reserve is the Ashtead Common, which is located 8km east of the site.</p> <p>The above features would not be directly or indirectly be affected by the proposed development either due to their physical separation from the site by distance or by existing built form and topography, and/or as a result of measures that will be outlined within the reports listed above (at para 2.14) that will be submitted to GBC alongside the planning application.</p> <p>No other sites have been identified within proximity to the Site. The proposed development will not have a significant effect on protected or designated sites and/or buildings.</p>
<p>Are there any other areas on or around the location which are important or sensitive for reasons of:</p> <ul style="list-style-type: none"> • Wetlands, riparian areas, river mouths; • coastal zones and the marine environment; • mountains and forest areas; • nature reserves and parks; • European sites and other areas classified or protected under national legislation; • Areas in which there has already been a failure to meet the environmental quality standards laid down in Union legislation and relevant to the project, or in which it is considered that there is such a failure; • Densely populated areas; • Landscapes and sites of historical, cultural or archaeological significance. 	<p>No sites have been identified within proximity to the Site. The proposed development will not have a significant effect on designated or sensitive sites (listed above) – see previous row.</p> <p>The site is not located within an AQMA.</p>
<p>Are there any areas on or around the location which are used by protected, important or sensitive species of fauna or flora e.g. for breeding, nesting, foraging, resting, overwintering, migration, which could be affected?</p>	<p>As listed above, there are nature conservation designations within and beyond the site, and populations of legally protected and/or notable faunal species have been recorded within parts of the site during surveys carried out over numerous years, however significant effects are not anticipated due to the nature of the works and the ability to avoid and mitigate potential impacts through measures prescribed within the range of reports outlined at para 2.15 above which will be submitted to GBC alongside the planning application and can be secured by planning condition. Overall net gains in biodiversity will result from the proposals.</p>
<p>Are there any inland, coastal, marine or underground waters on or around the location which could be affected?</p>	<p>The site is not identified as being at risk of flooding.</p> <p>No other water bodies are present within 400m of the site.</p>

SCREENING CRITERIA	PROPOSED DEVELOPMENT
	<p>The site is located within a Drinking Water Protected Area and a Drinking Water Safeguard Zone.</p> <p>It is unlikely that there will be any significant effects from the proposed development on the water environment during either the construction or operational phase.</p>
Are there any groundwater source protection zones or areas that contribute to the recharge of groundwater resources?	No.
Are there any areas or features of high landscape or scenic value on or around the location which could be affected?	There are no known features of landscape importance on or adjacent to the site. The proposed development is not located within an AONB. The Surrey Hills Area of Outstanding Natural Beauty (AONB) lies approximately 4.8km to the south of the site. Owing to the distance the proposed development would not significantly affect the AONB.
Are there any routes or facilities on or around the location which are used by the public for access to recreation or other facilities, which could be affected?	<p>There are three Public Rights of Way (PRoW) which run north-south through the site.</p> <p>The existing PRoW will remain in place. Appropriate site hoardings and information boards will be in place during the enabling works to protect the public. This would be included in the CEMP. Significant effects are not anticipated.</p>
Are there any transport routes on or around the location which are susceptible to congestion or which cause environmental problems, which could be affected?	Estimated worst case construction traffic movements are set out above. The increase in vehicular movements will be temporary, managed through a CEMP and significant effects are not anticipated. There will however be a negligible impact on the local transport network once the enabling works are complete and there will be no significant impacts on the local transport network.
Is the development in a location where it is likely to be highly visible to many people?	It is anticipated that the changes in ground level on site will be up to approximately 4m above existing ground level in parts of the site. Earthwork changes will range from -2m to +4m, as detailed in Appendix 2. It is unlikely that there will be any significant effects from the proposed development on the local landscape during either the construction or operational phase.
Are there any areas or features of historic or cultural importance on or around the location which could be affected?	<p>The closest Scheduled Monuments are the Bowl Barrow and Bell barrow west of Cockcrow Hill located c. 1.2km north-east of the site. However, the site is separated from this Scheduled Monument by the A3 dual carriageway and substantial blocks of existing woodland. A further seven Scheduled Monuments are located within 5km of the site. Given the distance and existing topographical and built environment no harm is expected to result to any of these assets.</p> <p>The Grade I Church of All Saints and the Grade II* Stables to Okham House lies c. 0.85km to the south west. The Grade II* Chatley Semaphore Tower lies c. 0.9km to the north east. There are 19 Grade II Listed Buildings along and just off Ockham Lane and the B2039 between 0.5km and 1.2km to the east, south east, south and south west of the site. The Grade II* Registered Park and Garden, and related Grade II Listed Building of the Royal Horticultural Society Gardens, Wisley lies c. 300m to the north west, however these features are separated by the A3 dual carriageway and existing woodland planting. Given the nature of the proposal and the intervening topography and landscape features no harm to any of these designated assets is anticipated.</p>

SCREENING CRITERIA	PROPOSED DEVELOPMENT
	<p>Conservation Areas have been designated at Ockham, c. 0.6km to the south, Ripley, c. 1km to the west and Ockham Mill, c. 1km to the north west. Given the nature of the proposal, the existing topography, landscape features and modern built environment, no harm to these designated areas is expected and their existing character and appearance is expected to remain.</p> <p>A geophysical survey was undertaken across large parts of the site (some areas, including the runway and hardstanding's were unsuitable for survey) in 2015. This suggested a low potential for archaeological features/deposits to survive on the site. Archaeology Trial trenching is proposed to further test this conclusion. There are no indications that archaeological features of the highest level of significance survive at the location of the proposal.</p> <p>No features of historic importance will be significantly affected by the proposed development.</p>
Are there any areas on or around the location which are densely populated or built up, which could be affected?	No, the area is rural in nature.
Are there any areas on or around the location which are already subject to pollution or environmental damage e.g. where existing legal environmental standards are exceeded, which could be affected?	The proposed development is not located within an AQMA and no other areas have been identified.
Is the location of the development susceptible to earthquakes, subsidence, landslides, erosion, flooding or extreme or adverse climatic conditions e.g. temperature inversions, fogs, severe winds, which could cause the development to present environmental problems?	<p>The site is not at risk of flooding. There are no features in the vicinity of the proposed development which would indicate any elevated groundwater or areas where rainfall is ponding such as marshy areas or pond features.</p> <p>The site is not located within an AQMA.</p> <p>The site is not considered susceptible to any other hazards.</p>
CHARACTERISTICS OF THE POTENTIAL IMPACT	
(a) Extent and nature of the impact	
Will the effect extend over a large area?	No. This is confined to the site (approximately 30.77 ha).
Will many people be affected?	No.
What will be the nature of the impact?	Expected to be negligible increase in construction traffic movements, noise and dust. Once complete, the development would have no impact as it will not generate traffic.
(b) Transboundary nature of the impact	
Will there be any potential for transboundary impact? (n.b. Development which has a significant effect on the environment in another Member State is likely to be very rare. It is for the Secretary of State to check Environmental Statements	No.

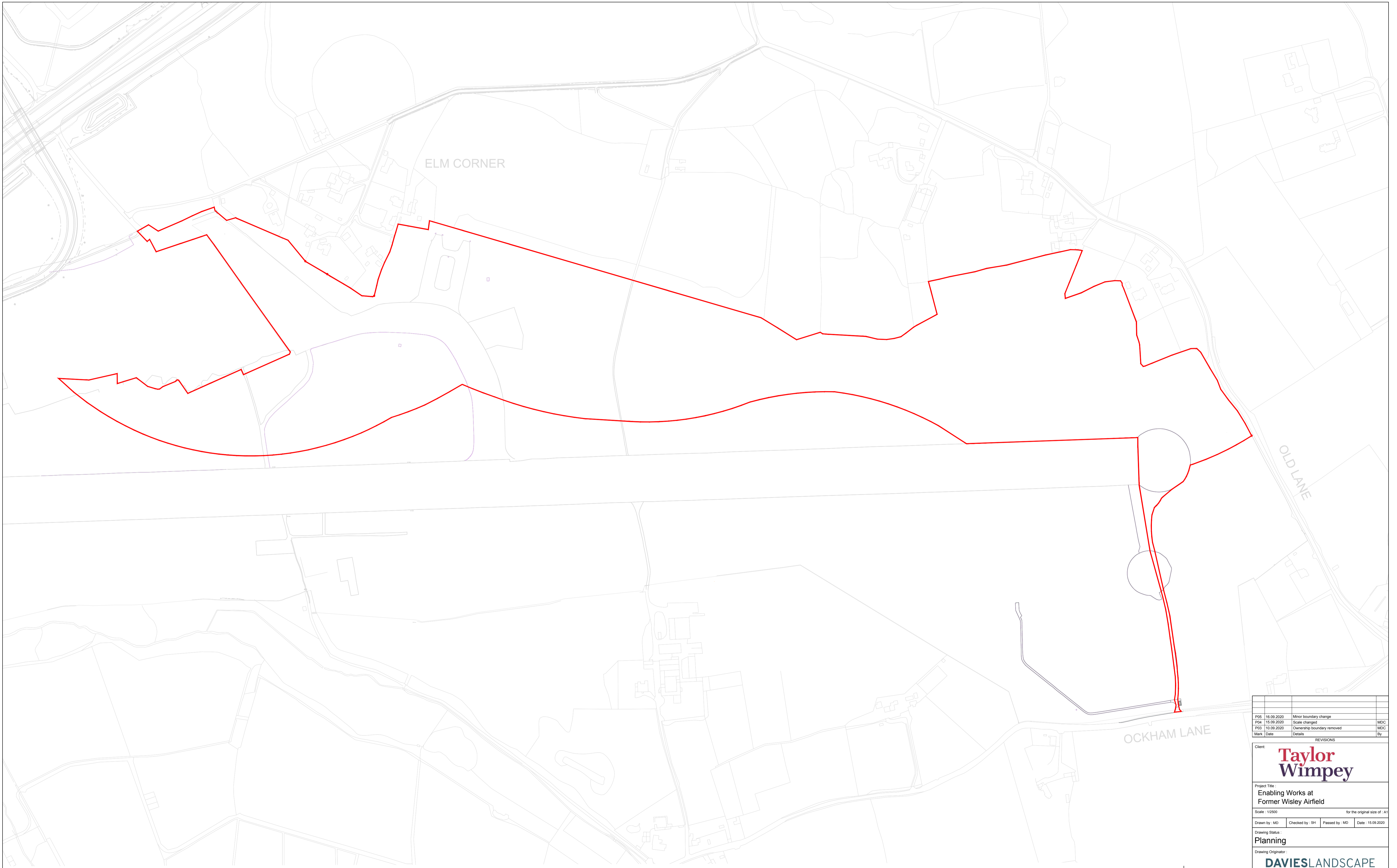
SCREENING CRITERIA	PROPOSED DEVELOPMENT
to decide whether there is likely to be such an effect in each case).	
(c) Magnitude and complexity of the impact	
Will there be a large change in environmental conditions?	No.
Will the effect be unusual in the area or particularly complex?	No.
Will many receptors other than people (fauna and flora, businesses, facilities) be affected?	Potential effects on flora and fauna can be avoided or mitigated by way of measures outlined within the range of reports listed at para 2.14, to be submitted with the planning application.
Will valuable or scarce features or resources be affected?	No.
Is there a risk that environmental standards will be breached?	No.
Is there a risk that protected sites, areas, and features will be affected?	No.
(d) Probability of the impact	
Is there a high probability of the effect occurring?	The effects of the proposed development can be clearly established, and the probability of any effects determined with reasonably confidence.
Is there a low probability of a potentially highly significant effect?	As above.
(e) Expected onset, Duration, frequency and reversibility of the impact	
What will result in the onset of the impact?	None identified.
Will the effect continue for a long time?	Construction effects would be short term in duration. There would be no effects anticipated once the enabling works are complete.
Will the effect be permanent rather than temporary?	Effects would be temporary during the enabling works and engineering operations with the changes made to the site permanent.
Will the impact be continuous rather than intermittent?	Intermittent during the enabling works then continuous once complete.
If intermittent, will it be frequent rather than rare?	Frequent during the enabling works in accordance with an agreed CEMP, including hours of work.
Will the impact be irreversible?	The enabling works are intended to be permanent once complete. The physical changes to the site could in theory be reversed.
Will it be difficult to avoid or reduce or repair or compensate for the effect?	No.
(f) Possibility of effectively reducing the impact	
What is the possibility of the likely impacts arising from the proposed development being effectively reduced?	Well understood, standard construction phase mitigation measures will be incorporated into the proposed development, and a high level of confidence can be placed in the mitigation measures proposed.


4 CONCLUSION

- 4.1 The screening assessment has considered whether the enabling engineering works for part of a subsequent SANG at the former Wisley Airfield is likely to give rise to significant effects on the environment. The characteristics of the proposed development have been stated along with the environmental sensitivity of the location and the characteristics of any potential impacts have been described.
- 4.2 The proposal does not fit neatly into a category of the EIA Regulations. The best fit would be category 10 of Schedule 2, 'Infrastructure Projects', sub-section (b) 'Urban Development Projects' where the site area threshold above which EIA screening should be undertaken is five hectares. However, the EIA Regulations have a wide scope and broad purpose, so a screening exercise has been completed to demonstrate that the development is unlikely to result in significant environmental effects alone or cumulatively. At 30.77 hectares, the site exceeds the screening threshold of the EIA Regulations but falls below indicative PPG criteria, set out in Table 3.2. As detailed, the Ockham and Wisley Commons SSSI and Thames Basin Heaths SPA lies immediately to the north, however the enabling works for which this screening request is concerned, would not have any significant impacts upon the sensitive area. No other statutory designations overlay the site, and all other potential effects on biodiversity features can be controlled by standard mitigation measures secured by planning condition or EPSML.
- 4.3 The proposed development is outside the Green Belt, and partially allocated in the Guildford Borough Local Plan under Policy A35. The extent of any likely impact is considered to be local in geographical terms. No transboundary impacts are expected to arise.
- 4.4 In summary, the screening assessment has identified that significant effects on the environment are not considered likely either alone or in combination with other development. The proposals would be relatively small scale, discrete and independent in its nature, and effects could be managed in accordance with standard methods. The proposed development is therefore not considered to be formal EIA development as defined by the EIA Regulations.

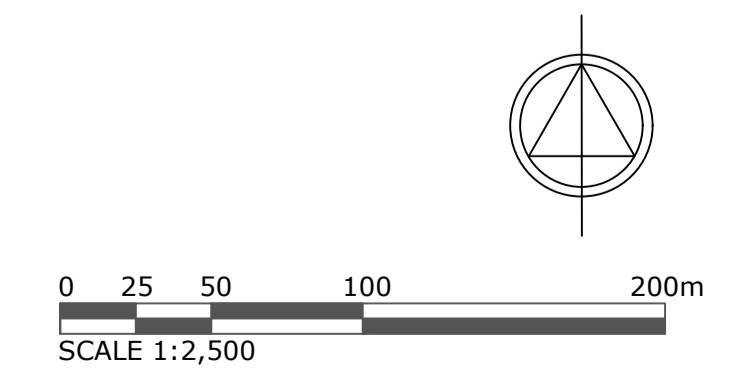
APPENDIX 1

SITE LOCATION PLAN



Key
 Northern SANG Enabling Works Boundary (30.91ha)

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Mark	Date	Details	By
P05	16.09.2020	Minor boundary change	
P04	15.09.2020	Scale changed	MDC
P03	10.09.2020	Ownership boundary removed	MDC

Client:
Taylor Wimpey

Project Title:
Enabling Works at Former Wisley Airfield

Scale: 1:2500 for the original size of A1

Drawn by: MD Checked by: SH Passed by: MD Date: 15.09.2020

Drawing Status:
Planning

Drawing Originator:
DAVIESLANDSCAPE ARCHITECTS
 Suite F1, Stroud House, Russell Street, Stroud, Gloucestershire, GL5 3AN
 t: 01453 790380 e: info@dl.co.uk w: www.dla.co.uk

Drawing Title:
Northern SANG Enabling Area Red Line Boundary

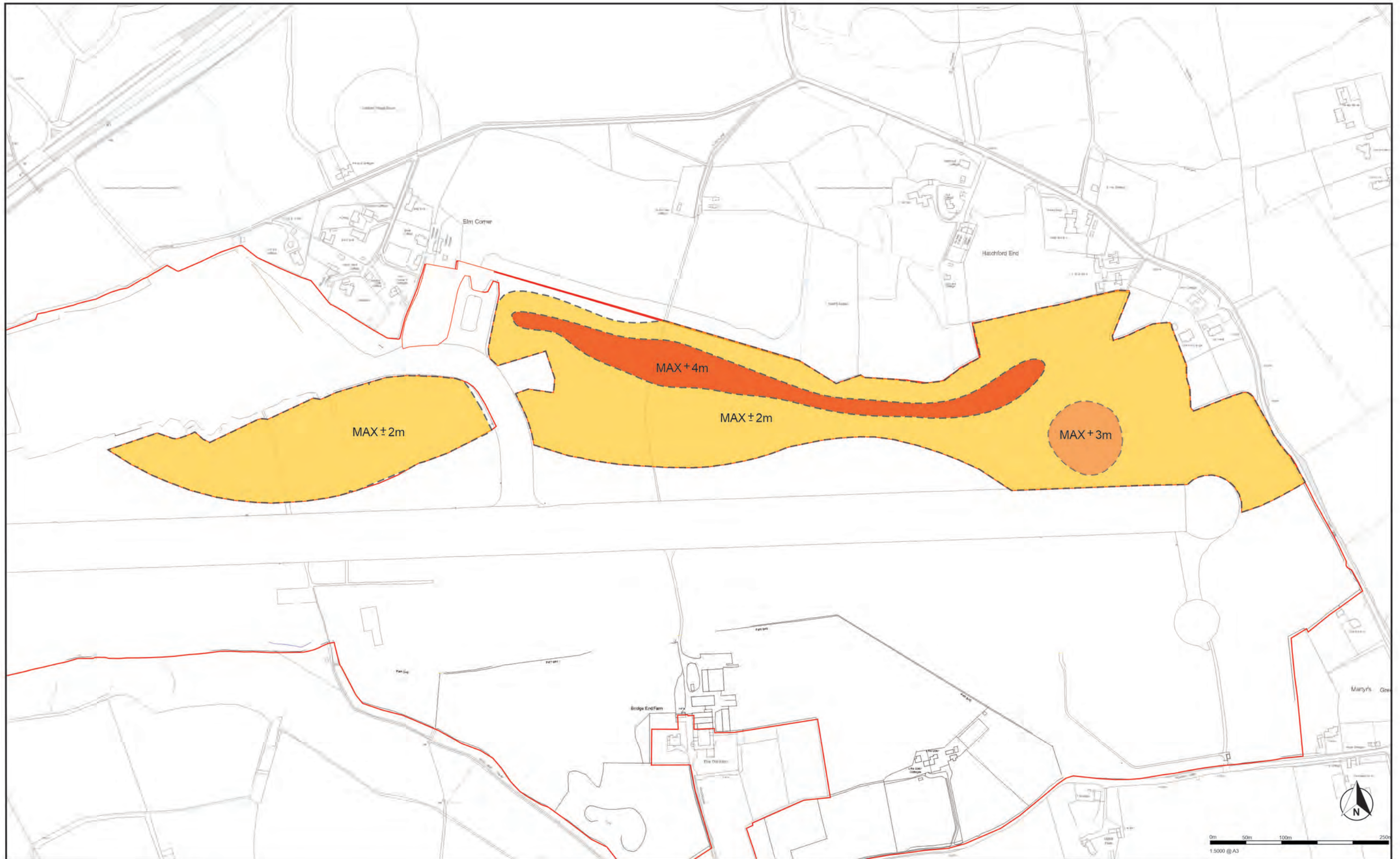
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Taylor Wimpey Project File: 199619961996
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APPENDIX 2

MAXIMUM EARTHWORK CHANGES



Key	
	Site Boundary
	+ 4m maximum level changes above existing ground level
	+ 3m maximum level changes above existing ground level
	+ or - 2m maximum level changes above existing ground level

Client: Taylor Wimpey	PROJECT: Wisley Airfield, Guildford	
	DRAWING TITLE: MAXIMUM EARTHWORKS CHANGES	
Produced by: DAVIESLANDSCAPE ARCHITECTS Suite F1, Stroud House, Russell Street, Stroud, Gloucestershire, G3 5AN t: 01453 760380 e: info@d-la.co.uk w: www.d-la.co.uk	DATE: Jul 2020	SCALE: 1:5,000 @ A3
	JOB NO: 1996	DRAWN BY: MDC
	DWG NO: DLA.1996.L12	REV: S01