

1. INTRODUCTION

- 1.1 Redrow Homes Southern Counties and Wates Developments Ltd (the 'Applicants') are applying for outline planning permission for the proposed residential led, mixed-use development of up to 1,500 residential dwellings, a care home, up to 9,000 sqm of employment floorspace, a local centre including retail / commercial and community / leisure floorspace, land for a two-form entry primary school, public open space, allotments, new sports pitches and associated facilities, drainage, parking and associated access, infrastructure, landscape and ancillary works (the 'Development') at Ford Airfield (the 'Site'). The Site is situated within the administrative area of Arun District Council (ADC) and is shown on Figure 1.1.

Requirement for Environmental Impact Assessment

- 1.2 The Environmental Impact Assessment (EIA) process is the mechanism by which development proposals are appraised in terms of their likely significant environmental effects. EIA is described as a means of drawing together, in a systematic way, an assessment of a development's likely significant environmental effects (beneficial and adverse). This helps to ensure that the importance of the predicted significant environmental effects, and the scope for reducing them, are properly understood before a decision is made. Information on the likely significant effects of the Development has been gathered and is presented in this document, the Environmental Statement (ES). The ES will inform the decision-maker (in this case ADC) of the likely significant environmental effects of the Development both during construction and operation, and proposes mitigation measures to prevent, reduce or offset any significant adverse effects on the environment.
- 1.3 The Development falls within Category 10(b) of Schedule 2 of the *Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended)* as an urban project where the quantum of the development includes more than 150 dwellings. It is considered that the Development could lead to significant effects on the environment and an ES, informed through the EIA Scoping process (see Chapter 2 for further details), has been prepared in support of the planning application.

Organisation of the Environmental Statement

- 1.4 Regulation 18 of the EIA Regulations sets out the information an ES should include. Table 1.1 below shows where the Regulation 18 information has been provided in this ES. Appendix 1.1 sets out where the information required by Schedule 4 has been provided in this ES.

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

Specified Information		Location within ES
Reg 18 (3) An environmental statement is a statement which includes at least—		
(a)	a description of the proposed development comprising information on the site, design, size and other relevant features of the development;	Chapter 3
(b)	a description of the likely significant effects of the proposed development on the environment;	Technical Chapters 6-15
(c)	a description of any features of the proposed development, or measures envisaged in order to avoid, prevent or reduce and, if possible, offset likely significant adverse effects on the environment	Chapter 3 and Technical Chapters 6-14
(d)	a description of the reasonable alternatives studied by the developer, which are relevant to the proposed development and its specific characteristics, and an indication of the main reasons for the option chosen, taking into account the effects of the development on the environment;	Chapter 4
(e)	a non-technical summary of the information referred to in sub-paragraphs (a) to (d);	Separate standalone NTS
(f)	any additional information specified in Schedule 4 relevant to the specific characteristics of the particular development or type of development and to the environmental features likely to be significantly affected	Technical Chapters 6-15
Reg 18 (4) An environmental statement must—		
(a)	where a scoping opinion or direction has been issued in accordance with regulation 15 or 16, be based on the most recent scoping opinion or direction issued (so far as the proposed development remains materially the same as the proposed development which was subject to that opinion or direction);	Further information is provided in Chapter 2.
(b)	include the information reasonably required for reaching a reasoned conclusion on the significant effects of the development on the environment, taking into account current knowledge and methods of assessment; and	Technical Chapters 6-15
(c)	be prepared, taking into account the results of any relevant UK environmental assessment, which are reasonably available to the person preparing the environmental statement, with a view to avoiding duplication of assessment.	A Shadow Habitat Regulations Assessment (HRA) has been prepared in conjunction with the Biodiversity ES Chapter.
Reg 18 (5) In order to ensure the completeness and quality of the environmental statement—		
(a)	the developer must ensure that the environmental statement is prepared by competent experts;	Each of the contributors to the ES has set out their credentials, which is included in Appendix 1.2 of the ES.
(b)	the environmental statement must be accompanied by a statement from the developer outlining the relevant expertise or qualifications of such experts.	See Appendix 1.2.

ES Structure

- 1.5 This ES comprises 16 chapters and is supported by figures (located at the back of each chapter within Volume 1) and technical appendices (within a separate Volume 2). A Non-Technical Summary (NTS) of the full ES is provided as a separate standalone document. Table 1.2 sets out the structure of the ES.

Table 1.2 ES Structure

Chapter No.	Chapter Title	Description
Volume 1 - Chapters and supporting figures		
1	Introduction	Introduction to the ES, EIA requirements, details of project team, ES organisation and availability.
2	EIA Methodology	Methods used to prepare each chapter, description of ES structure and content, generic significance criteria, scoping and consultation.
3	Site and Development Description	Site description and details of the Development. Summary of effects with respect to climate change, energy and sustainability.
4	Alternatives and Design Evolution	Outline of the main alternatives considered by the Applicant.
5	Construction Methodology and Phasing	Details of anticipated programme for construction of the development, along with anticipated construction plant and construction methodology.
6	Population and Human Health	Consideration of the potential effects on population and human health.
7	Landscape and Visual Effects	Effects of the Development on landscape and visual amenity.
8	Archaeology and Built Heritage	Effects of the Development on below ground (Archaeology) and above ground (built heritage) assets.
9	Biodiversity	Assessment of the effects on biodiversity and ecology.
10	Transport & Access	Assessment of the effects of the Development relation to severance, driver and pedestrian delay, accidents and safety and fear and intimidation.
11	Air Quality and Odour	Assessment of effects of the Development relating to air quality, including dust and odour.
12	Noise and Vibration	Assessment of effects of the Development relating to construction noise and vibration and noise effects associated with operational traffic and site suitability.
13	Agricultural Land	Assessment of the effects of the Development on agricultural land at the Site.
14	Water Resources and Flood Risk	Assessment of the effects on water quality, including effects relating to drainage and flood risk.
15	Ground Conditions	Assessment of effects relating to land contamination.
16	Summary and Residual Effects	Summary of the residual and interactive effects of the Development.
Volume 2	Technical Appendices	Technical data and reports to support the chapters in Volume 1.
Standalone Document	Non-Technical Summary	Summary of the ES in non-technical language.

Project Team

- 1.6 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 1.3 along with their respective disciplines and contributions to the ES. A 'statement of expertise' as required by Regulation 18 (5) (b) of the EIA Regulations is provided at Appendix 1.2.

Table 1.3 Project Team

Organisation	Expertise
Wates Developments Ltd and Redrow Homes Ltd	The Applicants
Barton Willmore	Town Planning, Masterplanners, EIA Project Management and Population and Human Health
LDA Design	Landscape and Visual
i-Transport	Transport and Access
Ecosa	Biodiversity
Orion	Archaeology and Built Heritage
Hoare Lea	Air Quality
Acoustic 24	Noise and Vibration
JNP	Water Resources and Flood Risk
RSK	Land Contamination
ADAS	Agricultural Land

Other Documents

- 1.7 A number of other documents have been submitted to ADC in support of the outline planning application. These include:
- Planning Statement, including Affordable Housing Statement;
 - Design and Access Statement;
 - Statement of Community Involvement; and
 - Arboricultural Assessment and Method Statement.

Environmental Statement Availability

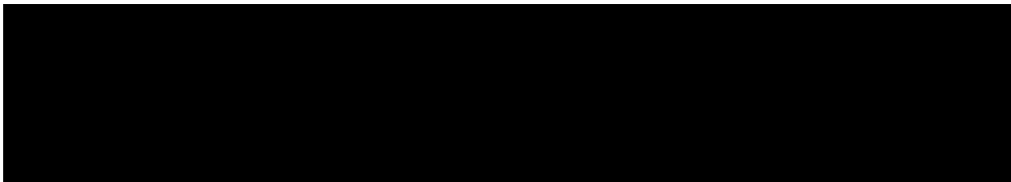
- 1.8 Additional paper copies of the ES and the technical appendices can be purchased at a cost of £300 and £350 respectively. The NTS can be obtained for £20. Copies of the ES, technical appendices and NTS can be obtained on CD for £20. All documents are available from:

Environmental Planning Team
Barton Willmore LLP

7 Soho Square
London, W1D 3QB
Tel: [REDACTED]
Email: [REDACTED]

- 1.9 Additional copies of this ES are also available for viewing by the public during normal office hours in the planning department of ADC. Comments on the planning application can either be made via the Council's website or can be forwarded to the Planning Department at the address below:

Strategic Development Planning Team
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF



References

ⁱ The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (SI 2017/571) (2018 No.695), as amended by The Town and Country Planning and Infrastructure Planning (Environmental Impact Assessment) (Amendment) Regulations 2018 (SI 2018/695)