

Ford Airfield

Environmental Statement Volume 1

Main Text and Figures

Prepared by Barton Willmore on behalf of Redrow Homes Southern Counties and
Wates Developments Ltd

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ABBREVIATIONS

AADT	Annual Average Daily Traffic
AAGM	Annual Average Gross Margins
AAWT	Annual Average Weekday Traffic
ADC	Arun District Council
ACL	Agricultural Land Classification
ALP	Arun Local Plan
AOD	Above Ordnance Datum
APS	Annual Population Survey
ATC	Automatic Traffic Count
ATS	Arun Transport Study
AQO	Air Quality Objectives
bgl	Below Ground Level
BGS	British Geological Survey
BMV	Best and most Versatile
BRES	Business Register Employment Survey
BS	British Standard
CCG	Clinical Commissioning Group
CEMP	Construction Environmental Management Plan
CoCP	Code of Construction Practice
CITB	Construction Industry Training Board
CRTN	Calculation of Road Traffic Noise
CTMP	Construction Traffic Management Plan
DEFRA	Department for Environment, Food and Rural Affairs
DfE	Department for Education
DfT	Department for Transport
DMP	Dust Management Plan
DMRB	Design Manual for Road and Bridges
EA	Environment Agency
EFT	Emission Factor Toolkit
EHO	Environmental Health Officer
EIA	Environmental Impact Assessment
EPA	Environmental Protection Act
ES	Environmental Statement
EQS	Environmental Quality Standards
EU	European Union
FNP	Ford Neighbourhood Plan
FPC	Ford Parish Council
FRA	Flood Risk Assessment
FTE	Full Time Equivalent
GEA	Gross External Area
GIA	Gross Internal Area
GP	General Practitioners
Ha	Hectares
HCA	Homes and Communities Agency
HER	Historic Environment Record
HGV	Heavy Goods Vehicle
HRA	Habitat Regulations Assessment
HUDU	Healthy Urban Development Unit
IAQM	Institute of Air Quality Management
IEMA	Institute of Environmental Assessment and Management
ILP	Institute of Lighting Professionals
IRZ	Impact Risk Zone
JSA	Job Seeker Allowance
Km	Kilometre

LAQM	Local Air Quality Management
LCA	Landscape Character Area
LDV	Light Duty Vehicle
LFRMS	Local Flood Risk Management Strategy
LFT	Labour Forecasting Tool
LLFA	Lead Local Flood Authority
LNR	Local Nature Reserve
LOAEL	Lowest Observable Adverse Effect Level
LPA	Local Planning Authority
LVIA	Landscape and Visual Impact Assessment
m	Metres
MAGIC	Multi-Agency Geographic Information for the Countryside
MAFF	Ministry of Agriculture Fisheries and Food
MYPE	Mid-Year Population Estimates
NAQIA	National Air Quality Information Archive
NCN	National Cycle Network
NHS	National Health Service
NIA	Net Internal Area
NOEL	No Observed Effect Level
NO ₂	Nitrogen Dioxide
NPPF	National Planning Policy Framework
NPSE	Noise Policy Statement for England
NRMM	Non-road mobile machinery
NTS	Non Technical Summary
ONS	Office for National Statistics
PM	Particulate Matter
PPE	Personal Protective Equipment
PPG	Planning Policy Guidance
PPS	Planning Policy Statement
PPV	Peak Particle Velocity
PROW	Public Right of Way
RAF	Royal Air Force
SA	Sustainability Appraisal
SAC	Special Area of Conservation
SEA	Strategic Environmental Assessment
SFRA	Strategic Flood Risk Assessment
SNPP	Sub National Population Projections
SPA	Special Protection Area
SSSI	Site of Specific Scientific Interest
SPD	Supplementary Planning Document
sqm	Square metres
SuDS	Sustainable Drainage System
TA	Transport Assessment
TPO	Tree Preservation Order
TRICS	Trip Rate Information Computer System
µg/m ³	micrograms per cubic metre
UXO	Unexploded Ordnance
VOA	Valuation Office Agency
WFD	Water Framework Directive
WPZ	Water Protection Zone
WSCC	West Sussex County Council
WWTW	Waste Water Treatment Works
ZTV	Zone of Theoretical Visibility

GLOSSARY

Within this Environmental Statement the following terms are defined as follows:

Above Ordnance Datum	Ordnance Datum is the vertical datum used by ordnance survey as the basis for deriving altitudes on maps. Topography may be described using the level in comparison or 'above' ordnance datum.
Agriculture	Section 336(1) of the Town and Country Planning Act 1990 defines agriculture as including: • Horticulture, fruit growing, seed growing, dairy farming; • The breeding and keeping of livestock (including any creature kept for the production of food, wool, skins or fur, or for the purpose of its use in the farming of land); • The use of land as grazing land, meadow land, osier land, market gardens and nursery grounds; and • The use of land for woodlands where that use is ancillary to the farming of land for other agricultural purposes.
Agricultural Land Classification (ALC)	The ALC provides a method for assessing the quality of farmland to enable informed choices to be made about its future use within the planning system. It helps underpin the principles of sustainable development.
Ancient Woodland	Woodland that has existed continuously since 1600 or before in England and Wales.
Applicant	Redrow Homes Southern Counties and Wates Developments Ltd
Site	The site extends to approximately 86.63ha and predominantly comprises an area of land formerly in use as an airfield. The village of Ford is located immediately to the north east of the Site, with the villages of Climping and Yapton located to the immediate south east and west of the Site. Large areas of the Site now comprise agricultural fields, separated by hedgerows and trees. An area within the north of the Site is occupied by a Highways England compound and a haulage company. Part of the north to south and east to west runways of the former airfield are located on the Site as well as part of the south west section of the perimeter track. Within the centre of the Site (located to the northern end of the north-south runway) are two large warehouse buildings, in use as the Arun Sports Arena and Flying Fortress play centre.
Aquifer	A geological formation (soil or rock) which is able to store water in significant quantities and transmit water relatively quickly under natural conditions (or when pumped).
Baseline	Environmental conditions at specific periods of time, present on, or near a site, against which future changes may be measured or predicted.
Biodiversity	Abbreviated form of 'biological diversity'.
Completed Development	Within the ES this phase refers to the Development when fully built and operational.
Considerate Contractors	Contractors who are compliant with the Considerate Contractors scheme can be considered as a contractor who is clean, respectful, safe, environmentally conscious, responsible and accountable.
Construction	Within the ES this phrase refers to all construction works associated with the Development. Construction is anticipated to commence in 2020 and be completed by 2030.

Construction Liaison Officer	A designated liaison officer who will deal with public and other complaints and enquiries during the construction phase.
County Wildlife Site	County Wildlife Site (CWS) are areas of land that are rich in wildlife such as a tract of heath, a meadow, a copse or a village pond.
Cumulative effects	The summation of effects that result from changes caused by a development in conjunction with other past, present or reasonably foreseeable actions.
Development	<i>"Outline planning application (with all matters reserved except for access) for the development of up to 1,500 dwellings (Use Class C3), 60-bed care home (Use Class C2), up to 9,000 sqm of employment floorspace (Use Classes B1), local centre of up to 2,350 sqm including up to 900 sqm retail / commercial (Use Classes A1-A5) and 1,450 sqm community / leisure floorspace (Use Classes D1-D2), land for a two-form entry primary school (Use Class D1), public open space, allotments, new sports pitches and associated facilities, drainage, parking and associated access, infrastructure, landscape, ancillary and site preparation works, including demolition of existing buildings and part removal of existing runway hardstanding"</i>
Effect	A physical or measurable change to the environment attributable to the project.
EIA Regulations	The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended)
Environmental Impact Assessment (EIA)	A systematic means of assessing a development project's likely significant environmental effects.
Environmental Statement (ES)	Statutory report summarising the findings of an environmental impact assessment.
Field Pattern	The pattern of hedges, fences and walls that define fields in farmed landscapes.
Flood Risk Assessment (FRA)	A desk based study which considers the contributing factors and predicts / quantifies the risk of flooding and also identifies a water level in the event of flooding.
Habitat	The environment in which populations or individual species live or grow.
Landscape Character	The distinct and recognisable pattern of elements that occurs consistently in a particular type of landscape, and how this is perceived by people. It reflects particular combinations of geology, landform, soils, vegetation, land use and human settlement. It creates the particular sense of place of different areas of the landscape.
Landscape Effects	Change in the elements, characteristics, character and qualities of the landscape as a result of development.
Landscape Sensitivity	The extent to which a landscape can accept change of a particular type and scale without unacceptable adverse effects on its character.
Light spill	The unwanted spillage of light on to adjacent areas and may affect or cause nuisance to sensitive receptors, particularly residential properties and natural habitats.
Local Nature Reserve	Local Nature Reserve (LNR) are places with wildlife or geological features that are of special interest locally.

Mitigation Measures	Actions proposed to moderate adverse effects arising from the whole or specific elements of a development including any process, activity or design to avoid, reduce, remedy or compensate for adverse environmental effects of a development project.
Non Technical Summary	A report which briefly describes the main points discussed in the Environmental Statement in a clear manner, without the use of technical jargon and phraseology.
Phase 1 Habitat Survey	An ecological survey technique that provides a standardised system to record vegetation and wildlife habitats. It enables a basic assessment of habitat type and its potential importance for nature conservation. Each habitat type or feature is identified and presented on a map.
Public Open Space	Open space, designated by a local authority, defined where public access is generally not formally established, but which fulfils or is capable of fulfilling a recreational and/or non-recreational role (for example, amenity, ecological, educational, social or cultural). It includes most nature reserves, city farms, cemeteries, reservoirs (including covered reservoirs) and some private institutional and housing estate grounds which are not considered suitable for building development. Public Open Space does not include school playing fields nor the amenity areas associated with the development of homes or flats or pedestrian precincts (Local Government Act 1966 Section 8).
Public Right of Way (PROW)	A right of passage by the public over the surface of the land without impediment. Public Rights of Way include public footpaths, bridleways and byways open to all traffic and Restricted Byways.
Receptor	A component of the natural, created or built environment such as human being, water, air, a building, or a plant that has the potential to be affected by the Development.
Residual Effects	Those effects of a development that cannot be mitigated following implementation of mitigation proposals.
Scoping	An exercise undertaken to determine the topics to be addressed within the Environmental Statement.
Screening	Consideration as to whether an environmental impact assessment is required for a project.
Section 106 Agreement	Section 106 (S106) of the Town and Country Planning Act 1990 allows a local planning authority (LPA) to enter into a legally-binding agreement or planning obligation with a landowner in association with the granting of planning permission. The obligation is termed a Section 106 Agreement.
Site of Nature Conservation Importance (SNCI)	Sites of Nature Conservation Importance (SNCI) are amongst the best sites for wildlife in the County. They are a comprehensive suite of local wildlife sites that are of high value for biodiversity, with habitats and species that are uncommon in the County and sometimes further afield.
Site of Special Scientific Interest (SSSI)	The nature conservation agencies have a duty under the Wildlife and Countryside Act 1981, as amended, to notify any area of land which in their opinion is 'of special interest by reason of any of its flora, fauna, or geological or physiographical features'. Such areas are known as Sites of Special Scientific Interest (SSSIs).
Special Landscape Area	Special Landscape Areas comprise traditional features, such as a pattern of small fields formed by hedgerows, ditches and ponds and interspersed with ancient woodland, which create a

	landscape of interest and variety and provides a diversity of habitat that is essential for wildlife.
Sustainable Drainage System (SuDS)	Sustainable management practices designed to control the rate and quality of surface water runoff into receiving waters, for example the use of swales and wetlands as buffers, as opposed to conventional drainage practices.
Topography	The natural or artificial features, level and surface form of the ground surface.
Tree Preservation Order	A Tree Preservation Order (TPO) is a legally enforceable order made by the Local Planning Authority (LPA) to protect trees and woodland in the interests of public amenity. The power to make a TPO is contained in the Town and Country Planning Act 1990 and the Town and Country (Tree Preservation) (England) Regulations 2012. The principal effect of a TPO is to prohibit the cutting down, uprooting, topping, lopping, uprooting, wilful damage to or wilful destruction of protected trees or woodlands unless permission has been given by the LPA.
Visual Effect	Change in the appearance of the landscape from available viewpoints as a result of development.