

2.0 EIA Methodology

Introduction

- 2.1 This chapter explains the methodology used to prepare the ES and describes its structure and content. In particular, it details the process of identifying and assessing the likely significant environmental effects of the Development.
- 2.2 The ES has been prepared in accordance with the EIA Regulations and reference has also been made to currently available good practice guidance on EIA including the Planning Practice Guidanceⁱ.
- 2.3 For the purposes of this ES, the two planning applications comprising the Yield Hall 1 Development and the Yield Hall 2 Development have been assessed together as one development (the Development). In order to ensure the significant effects of both planning applications have been considered individually and together, along with consideration against cumulative effects, the following summary tables are provided in each technical chapter: Yield Hall 1 Development; Yield Hall 2 Development; Yield Hall Place 1 and Yield Hall Place Development; and the Development against the cumulative schemes identified in Table 2.6.

Scoping

- 2.4 Scoping involves focusing the content of an ES on issues of significance. It is an important tool for identifying the likely significant effects of a proposed development through its design, construction and completed phases and ensures that appropriate mitigation options are considered where necessary. A formal scoping exercise was not undertaken with RBC as extensive information was provided within the EIA Screening Opinion (see Appendix 1.2) and from consultee comments on the submitted planning applications. Using this information, it was identified that the potential for significant effects associated with the Development relate to the potential for impacts on flooding, ecology, heritage, and the skyline/townscape.
- 2.5 The topics scoped out of the ES and the justification for scoping out are identified in Table 2.1 below.

Table 2.1: Topics Scoped out of the ES

Assessment Topic	Justification
Noise and Vibration	The potential exists for noise effects to impact sensitive receptors (i.e., the local residents) in proximity to the Site as a result of demolition and construction processes associated with the Development. The tolerance and sensitivity of the receptors is considered to be varied, with transient receptors considered to have a lower sensitivity than residential properties which are considered to be of a higher sensitivity. Demolition and construction phase effects will be managed in accordance with best practice measures, implemented through a Demolition / Construction Environmental Management Plan (D/CEMP) secured through planning conditions. All effects during the demolition and construction phases are temporary and reversible. Details of any piling together with details of how associated vibration will be monitored and controlled will be detailed in the D/CEMP and will ensure a satisfactory level of environmental protection. Once complete and operational, the nature of the Development is not one which will result in vibration. A standalone Acoustic Report has been submitted in support of the planning applications which identifies suitable mitigation measures for future residents of the Development to ensure acceptable living environments. Significant effects are not anticipated, therefore, this topic has been scoped out of the ES.
Air Quality	The Site is located within the Reading Air Quality Management Area (AQMA), which was declared in 2009 for exceedances of nitrogen dioxide (NO ₂) from a mixture of road types. The Air Quality Assessment (AQA) submitted in support of the planning applications states that during the demolition and construction phase, dust would comprise the bulk of emissions to

Assessment Topic	Justification
	air. A qualitative construction dust risk assessment was carried out in accordance with IAQM guidanceⁱⁱ. The construction dust risk assessment shows that the works are Medium Risk for adverse impacts during construction, in the absence of mitigation. To reduce the risk of dust emissions to air, the AQA recommends measures such as suppressing dust by spraying water during demolition, and the implementation of a Dust Management Plan, which would be incorporated within a D/CEMP (secured by planning condition); therefore, dust is not anticipated to generate any significant effects. Construction of the Development will be phased, with the arrival and departure of Heavy Goods Vehicles (HGVs) dispersed across the working day to avoid a concentration of released pollutants associated with the plan and vehicles required for construction. All management of construction traffic and access will be carried out in accordance with the Construction Traffic Management Plan (CTMP), as set out in Chapter 5 of this ES. The AQA prepared for the Development has reported a qualitative assessment of the change in pollutant concentrations from operational traffic. As there will be no material change in the quantum of traffic generated by the Development (the Development has been designed to reduce the reliance on the private car), traffic movements are below the relevant criteria for assessment and significant effects to air quality are not anticipated during the operational phase. Nonetheless, once operational, a framework Travel Plan will be implemented (secured through planning condition) and will set out measures to encourage future residents to travel by sustainable modes of transport, which will further reduce vehicular emissions to air. Therefore, this topic has been scoped out of the ES.
Ground Conditions and Land Contamination	During the demolition and construction phases, appropriate measures will be implemented via the D/CEMP, in accordance with all relevant legislation to prevent accidental spillages of contaminants. Once operational, the land uses proposed are not highly contaminative. The potential for significant effects would be avoided; therefore, this topic has been scoped out of the ES.
Population and Human Health	During the demolition and construction phases, the contractor(s) will implement measures in accordance with health and safety legislation/requirements, and best practice measures to minimise the risks of accidents. There are no anticipated significant risks of accidents during operation as the Development will not involve users dealing with hazardous substances. The Air Quality, and Noise and Vibration sections of this Table anticipate no related significant effects on Population and Human Health. The Economic and Social Benefits Statement that has been submitted in support of the planning applications identifies that during the construction phase, the Development is likely to generate 260 FTE gross direct jobs. An average of 265 direct, indirect and induced net additional FTP opportunities would also likely be generated for workers in the south-east during construction, of which 75 could be held by residents of Reading. During the operational phase, the Development is likely to generate 85 direct, indirect and induced net additional FTE jobs in the south-east, including 25 for residents of Reading. Whilst the job creation is beneficial effect it is not considered to be a significant effect in this instance and therefore an assessment of effects on Population and Human Health has been scoped out of the ES.
Transport and Access	During the demolition and construction phases, standard best practice measures will be adopted to prevent any significant effects, such as the phased delivery of goods onto the Site to prevent congestion and impacts on the services surrounding the Site. These measures will be enforced through the D/CEMP to minimise disturbance and the potential for adverse effects, as set out in Chapter 5 of this ES. HGV movements during the construction phase will be managed in accordance with the CTMP to minimise disturbance from vehicles accessing the Site during the construction phase. As the Development comprises residential dwellings, emissions could be associated with the number of vehicles travelling to and from the Site as a result of future residents and users. However, the scheme has been designed to reduce the reliance on the private car. A framework Travel Plan will be implemented during the operational phase and will set out measures to encourage future residents to travel by sustainable modes of transport. The Transport Statement prepared for the planning applications identified that the Development would have no detrimental impact to the safety or function of the local transportation network. Nonetheless, a framework Travel Plan has been submitted as part of the planning applications and would be implemented to encourage future residents to uptake more sustainable modes of transport, which would minimise the potential for any increases in traffic flows on the local road network during the operational phase.

Assessment Topic	Justification
	No significant effects on the surrounding road network are anticipated; therefore, this topic has been scoped out of the ES.
Climate Change	The Development includes measures to increase adaptation and resilience to climate change. The drainage strategy for the Development has been designed to ensure that there is no increase to flood risk on the Site or elsewhere which has also accommodated an allowance for climate change and extreme rainfall events, as described in Chapter 7 (Water Resources and Flood Risk) of this ES. As described in the Sustainability and Energy Statement that has been submitted in support of the planning applications, the Development has been designed in accordance with the principles of the Energy Hierarchy, which aims to reduce energy demand through passive design measures and a fabric first approach. In line with the 'Be Clean' and 'Be Green' Energy Hierarchy tiers, the Development will consider the use of renewables to meet a proportion of energy demand, providing reliable and secure hot water, heating and electricity. The Development also includes the use of a Ground Source Heat Pump (GSHP) to provide efficient, low carbon heat to buildings and Solar PV, where possible. The Development will aim to reduce water consumption through a range of measures such as: Dual flush WCs; Water meters; Low flow fittings; and Where appropriate, water efficient equipment. All homes will be designed in accordance with the new Building Regulations Part O 'Overheating'ⁱⁱⁱ. Part O requires the Development to reduce overheating risk through the incorporation of passive solar design measures. In addition, the dwellings will be designed in accordance with the Cooling Hierarchy, which aims to reduce any potential overheating in buildings. The non-residential buildings of the Development will undergo overheating assessments, including thermal dynamic modelling and taking account of future climate scenarios where there is a potential risk of overheating. The scale of the Development and the implementation of mitigation measures such as those outlined above are such that climate change effects would not be significant. Therefore, this topic has been scoped out of the ES. A Flood Risk Assessment (FRA) has been submitted as part of the planning applications and includes measures proposed to mitigate the flood risk on the Site.
Daylight, Sunlight and Overshadowing	The Daylight and Sunlight report that has been prepared for the Development reported that the Development would have a very good level of compliance with the daylight and sunlight guidelines for the surrounding properties assessed. Overshadowing analysis was also undertaken on the amenity areas surrounding the Site, which found that all amenity areas will meet guidance targets. Overall, the Daylight and Sunlight report concluded that the effects of the Development were considered wholly acceptable. Therefore, this topic is therefore scoped out of the ES.
Waste	All waste from the Development will be managed in accordance with all applicable legislation and best practice during the demolition, construction and operational phases and no significant effects are anticipated. This topic has therefore been scoped out of the ES.

Consultation Process

2.6 The Statement of Community Involvement, submitted as part of the planning application package, sets out the full background to the consultation undertaken. The Applicant has proactively sought to inform and engage with statutory and local stakeholders, RBC, as well as the local community. Engagement activities included:

- The distribution of 1,323 leaflets to neighbouring residents and businesses on 22nd July;
- Advertising on social media channels;
- Hosting a project website (www.theoracleconsultation.co.uk);
- Hosting a public drop-in event on 12th August 2022 at The Oracle Shopping Centre. The material displayed was left in place as a static event from 13th – 26th August for those unable to attend; and
- A live webinar was held on 12th August. A recording of the webinar was added to the project website on 24th August for those who were unable to attend.

Assessment Methodology

- 2.7 The EIA Regulations stipulate that an ES should identify, describe and assess the likely significant effects of a development on the environment. Therefore, this ES identified and assessed the likely significant effects of the Development in relation to the proposed demolition, construction and operational phases. Environmental effects have been evaluated with reference to definitive standards and legislation where available. Where it has not been possible to quantify effects, qualitative assessments have been carried out, based on available knowledge and professional judgement. Where uncertainty exists, this has been noted in the technical assessment.

Baseline Conditions

- 2.8 The ES includes a description of the prevailing environmental conditions, the 'Baseline Conditions', against which the likely significant environmental effects of the Development have been assessed. These are taken to be the conditions at the time immediately prior to the submission of the planning applications in 2023/2024. Each technical assessment has also identified the future baseline conditions in the absence of the Development.

Determining Significance

- 2.9 It is broadly accepted that significance reflects the relationship between two factors:
- The actual change taking place to the environment (i.e., the magnitude or severity of an effect); and
 - The sensitivity, importance or value of the affected resource or receptor.

Magnitude

- 2.10 The magnitude of an effect is often quantifiable in terms of, for example, extent of land take, or predicted change in noise levels. A methodology for determining the scale, or magnitude, of effect is set out in Table 2.2 below.

Table 2.2: Criteria for Determining Magnitude

Magnitude of Impact	Criteria for Assessing Effect
Major	Total loss or major/substantial alteration to key elements/features of the baseline conditions such that the post development character/composition/attributes will be fundamentally changed.
Moderate	Loss or alteration to one or more key elements/features of the baseline conditions such that post development character/composition/attributes of the baseline will be materially changed.
Minor	A minor shift away from baseline conditions. Change arising from the loss/alteration will be discernible/detectable but not material. The underlying character / composition / attributes of the baseline condition will be similar to the pre-development circumstances/situation.
Negligible	Very little change from baseline conditions. Change barely distinguishable, approximating to a 'no change' situation.

Sensitivity

- 2.11 The sensitivity, importance or value of the resource or receptor is normally derived from:
- Legislative controls;
 - Designated status within the land use planning system;

- The number of individual receptors such as residents;
- An empirical assessment on the basis of characteristics such as rarity or condition; and/or
- Ability of the receptor to absorb change.

2.12 The sensitivity of a receptor is based on the relative importance of the receptor using the scale in Table 2.3 below.

Table 2.3: Criteria for Determining Sensitivity

Sensitivity	Examples of Receptor
High	The receptor/resource has little ability to absorb change without fundamentally altering its present character, or is of international or national importance.
Moderate	The receptor/resource has moderate capacity to absorb change without significantly altering its present character, or is of high importance.
Low	The receptor/resource is tolerant of change without detriment to its character, is of low or local importance.

Significance

2.13 The significance of an environmental effect is determined by the interaction of magnitude and sensitivity, whereby the impacts can be beneficial or adverse. Table 2.4 below shows how magnitude and sensitivity interact to derive effect significance. Determination of significance also includes consideration of:

- Extent of the effect
- Type of effect (beneficial or adverse)
- Duration of effect (whether short, medium or long term; permanent or temporary)
- Nature of effect (whether direct or indirect, reversible or irreversible); and
- Whether the effect occurs in isolation, is cumulative or interactive.

Table 2.4: Methodology for Determining Significance

Magnitude	Sensitivity		
	High	Moderate	Low
Major	Major Adverse/Beneficial	Major - Moderate Adverse/Beneficial	Moderate - Minor Adverse/Beneficial
Moderate	Major - Moderate Adverse/Beneficial	Moderate - Minor Adverse/Beneficial	Minor Adverse/Beneficial
Minor	Moderate - Minor Adverse/Beneficial	Minor Adverse/Beneficial	Minor Adverse/Beneficial - Negligible
Negligible	Negligible	Negligible	Negligible

2.14 The above magnitude and significance criteria have been provided as a guide for the technical specialist to assess impact significance. Where discipline specific methodology has been applied that differs from the generic criteria above, this has been clearly explained within the given chapter under the heading 'Assessment Methodology'.

Mitigation

- 2.15 Any adverse environmental effects have been considered for mitigation at the design stage, and where practicable, specific measures have been put forward. Where the effectiveness of the mitigation proposed has been considered uncertain, or where it depends upon assumptions of operating procedures, data and/or professional judgement has been introduced to support these assumptions.
- 2.16 Mitigation recommended during the demolition and construction phases would be set out in the D/CEMP to be agreed with RBC prior to the commencement of work and implemented throughout the duration of the works. Outline mitigation measures to be included in a future D/CEMP are set out in Chapter 5 of this ES: Construction Methodology and Phasing and would be secured via planning condition.
- 2.17 Mitigation to be implemented during the operational phase would be secured through planning conditions and obligations.

Cumulative and Interactive Effects

Cumulative Effects

- 2.18 A requirement of the EIA Regulations is to assess cumulative effects. Cumulative effects are generally considered to arise from the combination of effects from the Development and from other proposed or permitted schemes in the vicinity, acting together to generate elevated levels of effects. The assessment has been informed by Planning Practice Guidance^{iv}, specifically the section: ‘*When should cumulative effects be assessed?*’ which states:

“Each application ... should be considered on its own merits. There are occasions, however, when other existing or approved development may be relevant in determining whether significant effects are likely as a consequence of a Development. The local planning authorities should always have regard to the possible cumulative effects arising from any existing or approved development.”

- 2.19 The cumulative assessment has been split into two parts. The first part assesses the Yield Hall Place 1 Development with the Yield Hall Place 2 Development. The second part assesses the Developments and the cumulative schemes identified in Table 2.6 below.
- 2.20 The committed developments set out in Table 2.6 have been identified in a review of RBC’s planning register. Figure 2.1 graphically represents each of the cumulative schemes identified in the below tables.

Table 2.6: Existing or Approved Cumulative Schemes

Planning Reference and Site Address	Description of Development	Approx. Distance from the Site
191841 House Of Fraser, The Oracle Bridge Street Reading RG1 2AS	Subdivision of three-storey retail unit (Class A1) and change of use to form: 1x flexible retail/restaurant/bar unit (Class A1/A3/A4), 1x flexible retail/restaurant unit (Class A1/A3) and 1x assembly and leisure unit (Class D2) at Riverside level; 1x retail unit (Class A1) and 1x assembly and leisure unit (Class D2) at lower ground level; 1x retail unit (Class A1) at upper ground level, together with alterations to the Riverside frontage and associated plant, car parking and external alterations at car park levels.	100m north
181849 Former Car Park East Street Reading RG1 4QH	Erection of a part 4 part 5 storey building (plus basement) to provide 135 units of purpose built student accommodation and associated facilities (Sui Generis), landscaping and access	260m south-east

Planning Reference and Site Address	Description of Development	Approx. Distance from the Site
221232 1-15 Queen Victoria Street & 145-148 Friar Street Reading	Demolition of No. 146 Friar St and structures to rear and partial demolition of No. 145 Friar St and various external works to other existing buildings, as part of redevelopment to provide: reconfigured basement and ground floor uses (Class E(a) or (b)) on Friar St and Queen Victoria St frontages and proposed apart-hotel (Class C1) at part-basement, part-ground and on all upper floors; part-two, part-three storey rear extension to No's 5-15 (odd) Queen Victoria St; replacement basement and five storey building at No. 145 Friar St and two-storey roof extension to No. 146 Friar St; proposed public courtyard accessed via Queen Victoria St walkway; roof level plant; and various other associated works.	330m to the north
221235 138-144 Friar Street Reading RG1 1EX	Demolition of No's 138-141 & 142-143 Friar St, partial demolition of No. 144 Friar St and erection of ground, mezzanine and 1st to 6th floor (7 storey) hotel building with 163 bedspaces (Class C1), with ancillary ground floor lounge, bar and restaurant and associated works.	350m to the north-west
182054 20 Hosier Street Reading RG1 7JL	Demolition of all existing structures, erection of a part 7, part 8 storey building for use as 101 bed Hotel (Class C1 Use) at Ground - 8th Floor and Restaurant with ancillary Bar (Class A3/A4 Use) at ground floor, with means of access, servicing and associated works	350m west
201533 Plot F Station Hill Reading RG1 1DX	Application for the approval of reserved matters (access, scale, appearance, layout and landscaping) and submission of details (Conditions 12, 13, 15, 16, 17,18, 19, 20, 21, 22, and 52) for Plot within the development site known as Station Hill, submitted pursuant to the Outline Planning Application ref. 201536/VAR. The proposals comprise the construction of a ground plus 12 storey building comprising 184 Build to Rent residential units, 762 sqm (GEA) of flexible retail, leisure and business floorspace (Use Class E, Sui Generis, F.1 and F.2), cycle storage, car parking, servicing, plant areas, landscaping, new public realm and other associated works.	370m to the north-west
201537 Plot E Friar Street & Garrard Street Reading RG1 1DX	Application for the approval of reserved matters (access, scale, appearance, layout and landscaping) and submission of details (Conditions 12, 13, 15, 16, 17, 18, 30, 34 and 62(ii)) for Plot E within development site known as Station Hill, submitted pursuant to the Outline Planning Application ref. 201532/VAR. The proposals comprise the construction of a 12 storey building, plus basement storey, comprising 415 Build to Rent residential units, 722 sqm (GEA) of flexible commercial and leisure (Use Class E (a),(b) (c),(d),(e), (f), (g)(i), and (g)(ii), Use Class F.1 and Use Class F.2); the following sui generis uses: Drinking establishments; Hot food	370m to the north-west
181930 29 Station Road Reading RG1 1LG	Demolition of the existing vacant 6-storey retail and office building and erection of a replacement basement and part 4, part 22 (with rooftop plant above) storey building to provide flexible retail (Class A1, A2 or A3) use at part ground floor level, a 135-bedroom hotel (Class C1) at 1st to 16th floors and offices (Class B1a) at 17th to 21st floors, associated servicing from Garrard Street and other associated works (amended description).	375m to the north
162210 52-55 Friar Street Reading and 12 Greyfriars Road RG1 1DX	Demolition of existing building and structures (Class A1) and erection of 3 new buildings ranging between 6 - 12 (and basement) storeys in height to provide 135 (1xstudio, 54x1, 73x2 & 7x3-bed) residential units (Class C3), a flexible Class A1-A5 use at ground floor level fronting onto Friar St, a flexible Class A1-5, B1(a) or D2 (gym only) use at ground floor level fronting onto Greyfriars Rd, with associated access, parking, servicing, landscaping and engineering works (amended description).	380m to the north
182137	Construction of three residential buildings (Use Class C3) ranging in height from 5 to 20 storeys above Broad Street Mall(Site E to provide 42 units, Site B to provide up to 134 Units and Site A to provide up to 148 units) and provision of a podium level amenity	410m to the east

Planning Reference and Site Address	Description of Development	Approx. Distance from the Site
Broad Street Mall Broad Street Reading RG1 7QG	area, Construction of a 16 storey building on South Court comprising ground and first floor retail(Use Class A1/A2/A3) and residential overupper floors (Use Class C3, Site C to provide up to 98 units), Creation of ground floor retail units (Use Class A1/A3/A4) fronting Dusseldorf Way and ground floor retail (Use Class A1/A2/A3) fronting Queens Walk, all necessary enabling and alteration works required	
192032 Station Hill North Reading RG1 1NB	Hybrid application comprising (i) application for Full Planning Permission for Phase 2 (Plot G and public realm) including demolition of existing structures, erection of an eighteen storey building containing office use (Class B1) and flexible retail, nonresidential institution and assembly and leisure uses (Class A1, A2, A3, A4, A5, D1 and D2). Provision of podium deck, vehicular access and parking. New public open space and landscaping. Bridge link over Garrard St and(ii) Application for Outline Planning Permission for Phase 3 (all Matters reserved) for four building Plots (A, B, C and D). Demolition of existing buildings and structures. Mixed-use redevelopment	417m north west
201536 Station Hill Reading	Outline application (pursuant to Section 73 of the Town & Country Planning Act 1990) for mixed use redevelopment of the site through the demolition and alteration of existing buildings and erection of new buildings & structures to provide Offices (Use Class E (g)(i) and (g) (ii)), a range of town centre uses including retail and related uses (Use Class E (a),(b) and (c); Drinking establishments (sui generis) and Hot food takeaways (sui generis)), leisure and community (Use Class E (d), (e), and (f); Class F.1; Class F.2; and Theatres; Cinemas; Concert Halls; Bingo Halls; Dance Halls (sui generis)), and residential units (Use Class C3), associated infrastructure, public realm works and ancillary development (all matters reserved)	500m north
170326 Amended by: 221160 220512 211701 191974 191275 Land between Weldale Street and Chatham Street Reading RG1 7BW	Demolition of all existing buildings (including 3 retail units) and structures, and erection of new buildings ranging between lower ground& 4 storeys to lower ground & 11 storeys in height, providing 427 (233x1, 182x2 & 12x3-bed) residential units (Class C3) and 1 flexible ground floor retail shop (Class A1) or restaurant and cafe (Class A3) unit, together with new public realm, landscaping, accesses, parking and associated works (amended description).	700m north-west
170509 Kenavon Drive Reading RG1 3HS	Demolition of the two existing retail (Homebase and former Toys R Us) structures and the erection of new buildings ranging between 2 and 11 storeys in height, providing 765 (18 x studio, 302x1, 409x2 and 36x3- bed) residential units (Class C3), 5 commercial units (1x flexible Class A1-A4, B1 or D1-D2, 1x flexible D1 or D2, 1x flexible Class A1- A5, 1x flexible Class A3 or A4, 1x flexible A1-A5 or D1-D2 uses), various works to the public realm, including a new riverside square, landscaping, accesses, parking and associated works. This application is accompanied by an Environmental Statement. (amended description)	750m to the north-east
200188 55 Vastern Road Reading RG1 8BU	Demolition of existing structures and erection of a series of buildings ranging in height from 1 to 11 storeys, including residential dwellings (C3 use class) and retail floorspace (A3 use class), together with a new north-south pedestrian link, connecting Christchurch Bridge to Vastern Road	800m to the north
190627	Demolition of existing buildings and Gas Holder and the erection of new buildings ranging between 2 and 9 storeys in height, providing	1.25km north-east

Planning Reference and Site Address	Description of Development	Approx. Distance from the Site
Gas Holder Alexander Turner Close Reading RG1 3EA	130residential units (Class C3) with associated access, car parking, landscaping and open space.	

- 2.21 The level of detail of assessment has been dependent on the information available for each scheme and has generally been undertaken in a qualitative manner. Where no cumulative effects are predicted, this has also been stated.

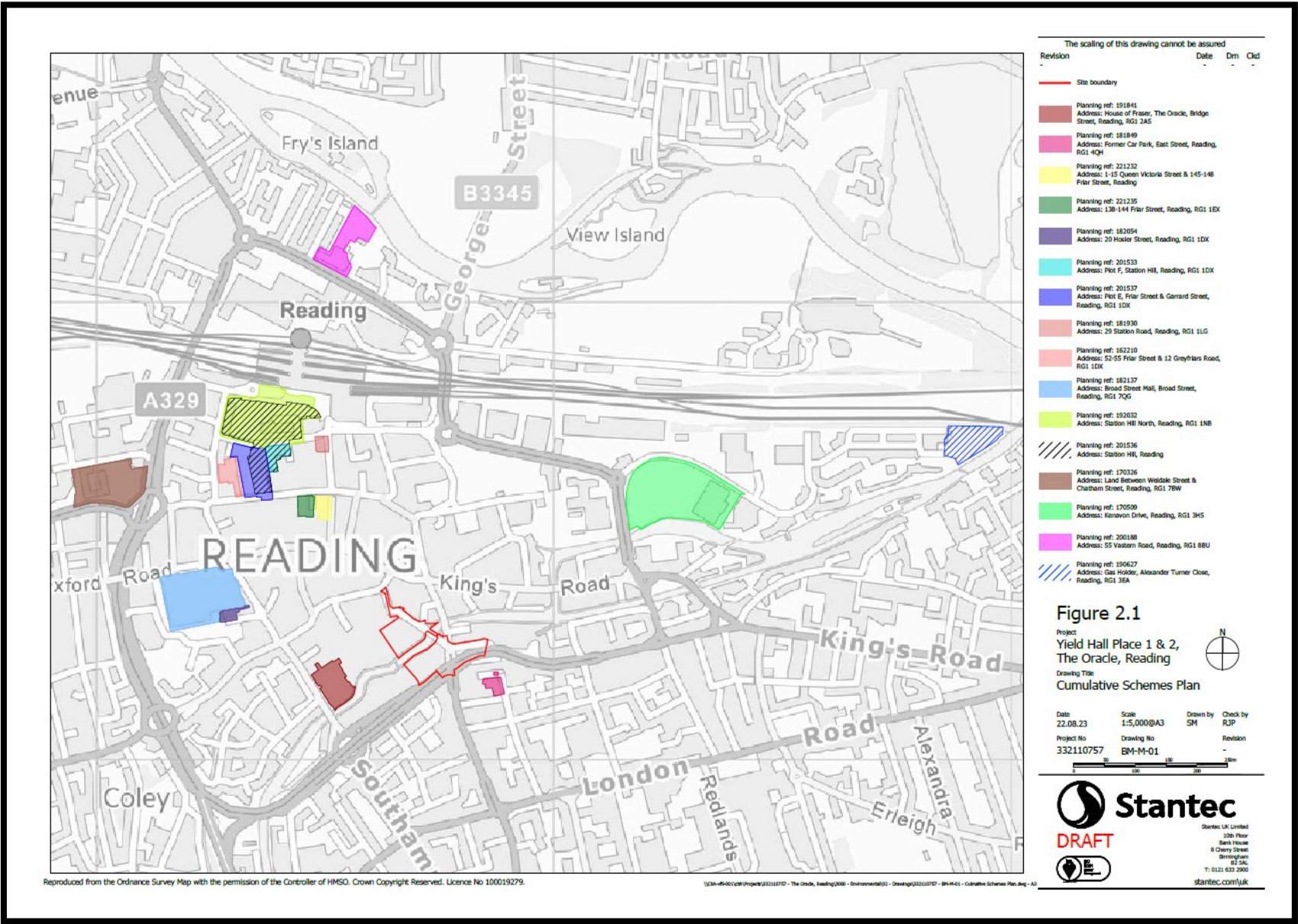


Figure 2.1 Cumulative Schemes Plan

Interactive Effects

- 2.22 These effects are where a single receptor experiences more than one type of effect concurrently. E.g., construction dust and contaminated runoff effects on nearby water resources. These effects are summarised in Chapter 10 Summary and Residual Effects.

Structure of the Technical Chapters

- 2.23 The technical chapters of this ES (Chapters 6-8) have been set out broadly in line with Table 2.7 below.

Table 2.7: Structure of the Technical Chapter

Heading	Content
Introduction	An introduction providing context to the EIA completed.
Policy Context	This section includes a summary of policies of relevance to the environmental discipline and explains its purpose in the context of the Development and the ES.
Assessment Methodology	This section describes the method and approach employed in the assessment of likely significant effects, the criteria against which the significance has been evaluated, the sources of information used and any technical difficulties encountered. Relevant legislation is also identified.
Baseline Conditions	This section describes and evaluates the baseline environmental conditions i.e. the current situation and anticipated changes over time assuming the Site remains undeveloped.
Likely Significant Effects	This section identifies the likely significant effects on the environment resulting from the Development during construction and operational phases. A description of the likely significant effects of the Development and an assessment of their predicted significance is provided.
Mitigation Measures	This section describes the measures which would be implemented to mitigate against potential adverse impacts. Where possible, enhancement measures have also been proposed.
Residual Effects	The residual effects, i.e. the remaining effects of the Development assuming implementation of the proposed mitigation measures, have been estimated and presented.
Summary	The technical chapter concludes with a brief summary outlining the potential residual effects for the construction phase (short/medium) and operation (medium/long-term) phase of the Development.

Assumptions and Limitations

- 2.24 The principal assumptions that have been made any limitations that have been identified in preparing this ES are set out below. Assumptions relevant to specific topics have been made in the appropriate chapter:
- Assessments assume the baseline conditions at the time of ES preparation (2023/24), unless otherwise stated in the technical chapter;
 - All of the principal existing land uses adjoining the Site remain;
 - Information received by third parties is complete and up to date;
 - The design, demolition, construction and completed stages of the Development will satisfy minimum environmental standards, consistent with temporary legislation, practice and knowledge;
 - Assessments are based on the description of the Development set out in Chapter 3 (Site and Development Description) and the anticipated construction methodology set out in Chapter 5 (Construction Methodology and Phasing);

- The technical assessments within this ES sets out the limitations and assumptions regarding any assessment scenarios that have been established in order to assess the Development;
- Conditions will be attached to the planning permissions that will control disturbance during the demolition and construction works;
- Necessary off-site services infrastructure for the Development will be provided by statutory undertakers; and
- The planning permission, when granted, will contain conditions that will be sufficient to limit the Development to what has been assessed.

Objectivity

- 2.25 The technical study undertaken within this ES have been progressed in a transparent, impartial and unbiased way with equal weight attached, as appropriate, to beneficial and adverse effects. Where possible, this has been based upon quantitative and accepted criteria together with the use of value judgements and expert interpretations.
- 2.26 The assessment has been explicit in recognising areas of limitation within the ES and any difficulties that have been encountered, including assumptions upon which the assessments are based. Where appropriate, the assessment of significance has been given confidence levels.

REFERENCES

ⁱ Department for Levelling Up, Housing and Communities (2020) Planning Practice Guidance: Environmental Impact Assessment [online] available at: <https://www.gov.uk/guidance/environmental-impact-assessment> [last accessed 10th July 2023].

ⁱⁱ Institute of Air Quality Management (IAQM), “Guidance on the Assessment of Dust from Demolition and Construction” (February 2014) available at: <http://www.iaqm.co.uk/text/guidance/construction-dust-2014.pdf>

ⁱⁱⁱ Department for Levelling Up, Housing and Communities, Statutory Guidance – Overheating: Approved Document O [online] available at: [Overheating: Approved Document O - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/614411/Overheating-Approved-Documents-O-2019.pdf)

^{iv} Paragraph: 024 Reference ID: 4-024-20170728, Revision date: 28/07/2017