

2. EIA METHODOLOGY

Introduction

- 2.1 This chapter sets out the methodology used to prepare each chapter of the ES and describes its structure and content. In particular, it sets out the process of identifying and assessing the likely significant effects of the Development on the environment.
- 2.2 The ES has been prepared in accordance with the Town & Country Planning (Environmental Impact Assessment (EIA)) Regulations 2017 (as amended) (the "EIA Regulations")ⁱ. Reference has also been made to currently available good practice guidance on EIA including the Planning Practice Guidance issued by the Ministry of Housing, Communities and Local Governmentⁱⁱ.

Scoping

- 2.3 The Development has been the subject of a scoping exercise to identify the likely significant effects on the environment that may arise from the demolition and construction and operational phases of the Development. An EIA Scoping Report (Appendix 2.1) was submitted to LBH on 23rd July 2019 in support of a request for a Scoping Opinion in accordance with Regulation 15 of the EIA Regulations. LBH issued a draft EIA Scoping Opinion (Appendix 2.2) on 13th September. A subsequent scoping note (Appendix 2.3) was issued to LBH on 20th September to clarify a number of points raised in the draft EIA Scoping Opinion. LBH subsequently issued their formal EIA Scoping Opinion on 11 October 2019 (refer to Appendix 2.4). The proposals subject to scoping were not materially different to the Development submitted to planning approval. The Scoping Opinion was based on up to 500 residential units, up to 10,700 sqm commercial floorspace and buildings up to 16 storeys. The Development falls within these parameters so the scope agreed is appropriate.

Disciplines Scoped In

- 2.4 Scoping identified that the following subject areas should be included in the ES:
- Population and Human Health;
 - Built Heritage;
 - Townscape and Visual Effects;
 - Transport & Access;
 - Noise and Vibration;

- Air Quality;
- Daylight, Sunlight, Overshadowing and Solar Glare; and
- Wind Microclimate; and
- Cumulative Effects (assessed separately within each technical chapter).

Topics Scoped out of the ES

2.5 The scoping exercise also identified that the Development would not give rise to likely significant effects on the environment with respect to other technical disciplines, as discussed below. This was agreed within the EIA Scoping Opinion (Appendix 2.4).

Land Contamination

2.6 A Geo-Environmental Assessment Report (Appendix 2.5), undertaken in August 2019, has been prepared for the Site and assesses the potential for contamination associated with the Site's former and current land uses. The findings of the ground survey found that no significant levels of contamination are present at the Site. The survey did identify a slightly elevated, residual concentration of hydrocarbons in soils in one borehole location, with the presence of asbestos in soils at four of the exploratory borehole locations. Further chemical analysis also demonstrated the presence of some residual hydrocarbon contamination in groundwater and perched water at the Site. The report states that these sample contaminants pose a low residual risk to future Site users. The report states potential pollutant linkages can be managed by design of appropriate mitigation measures during the redevelopment of the Site. Following the implementation of the recommendations detailed in the report, post development, the Site would not present a risk in terms of contamination.

2.7 In light of the above, there is a high level of certainty that the Development would not be impacted by contaminated land issues to the extent that they would constitute 'Likely Significant Effects' in the context of EIA. Therefore, contaminated land has been scoped out of the ES. The Geo-Environmental Assessment Report is included at Appendix 2.5.

Biodiversity

2.8 There are no ecological designations on or close to the Site. The closest statutory ecological designation to the Site is Syon Park SSSI, located approximately 1.1km to the southeast. The Site is of low ecological value, occupied by buildings and hardstanding surrounded by introduced shrub planting. An ecological assessment, which was informed by a Site walkover survey is included at Appendix 2.6. The assessment states that no habitats or species of value

were identified within the Site and that it has negligible ecological value. The loss of habitats present within the Site is not therefore considered to represent a likely significant effect in the context of EIA. The Development will include new areas of planting and vegetation, including street tree planting, which will improve the extent and quality of habitats on the Site. In light of the above, biodiversity has been scoped out of the ES. The Ecological Assessment has previously been submitted to LBH.

Archaeology

- 2.9 In terms of relevant designated heritage assets, no World Heritage Sites, Scheduled Monuments, Historic Wreck or Historic Battlefield sites are present within the Site or its immediate vicinity. The Site has been subject to extensive construction activities throughout the majority of the 20th century. It is therefore considered unlikely that any extensive features of an archaeological nature survive in situ. Overall, the archaeological resource within the Site is considered to be of low importance, where it survives. On this basis, likely significant effects on archaeology are not anticipated to occur and this topic has therefore been scoped out of the ES.

Water Resources and Flood Risk

- 2.10 According to Environment Agency Mapping and the www.gov.uk/check-flood-risk website, the Site is located in Flood Zone 1 and is at a low risk of flooding from rivers and the sea. The Site has not been identified by LBH to lie within a critical drainage area¹. Therefore, given the past, (as noted above) and present, and proposed use of the Site, no likely significant effects are anticipated in respect of flood risk. A Flood Risk Assessment and a Drainage Strategy have been undertaken for the Development (refer to Appendix 2.7). The report demonstrates the management of surface water runoff on site, including through the use of Sustainable Drainage Systems (SuDS). This topic has therefore been scoped out of the ES.

Agricultural Land

- 2.11 The Site has previously been developed and there will be no loss of agricultural land. This topic has therefore been scoped out of the ES.

¹ A critical drainage area is defined in the Town and Country Planning (General Development Procedure) (Amendment) (No. 2) (England) Order 2006 a Critical Drainage Area is "an area within Flood Zone 1 which has critical drainage problems and which has been notified... [to]...the local planning authority by the Environment Agency".

Lighting

- 2.12 The Site lies within an existing urbanised area that is considered to lie within the Environmental Zone E3 (suburban), as defined by the Institute of Lighting Professionalsⁱⁱⁱ. The Development is not anticipated to generate a significant lighting impact due to its nature and context. All lighting included as part of the Development will be designed to comply with appropriate guidance. A separate Lighting Assessment be will undertaken, and will be secured by a planning condition.

Waste

- 2.13 Waste will be generated during the demolition phase of the Development from the removal of existing buildings and infrastructure; through the construction phase of the Development from disused construction materials; and through the operational phase from the proposed residential and non-residential land uses.
- 2.14 Construction waste will be disposed of in accordance with measures set out in the Outline Design and Construction Method Statement and Construction Environmental Management Plan (CEMP) (refer to Appendix 5.1). A Waste and Recycling Management Plan has also been prepared for the Development and submitted in support of the planning application. The plan describes the strategy for each land use and an assessment of waste generation, storage, handling and collection requirements. Operational waste would be disposed of in line with LBH requirements and managed in accordance with all applicable legislation.
- 2.15 On this basis, the likely significant effects of waste generation during the construction and operational phases of the Development are not considered to be significant and therefore waste is scoped out of the ES.

Climate Change

- 2.16 Climate change and greenhouse gases, as a separate chapter, has been scoped out of the ES. Chapter 3 summarises the findings of the ES relevant to climate change and the climate change adaptation measures integrated into the Development. This draws upon technical chapters and reports, including the FRA (Appendix 2.7), Energy Statement (Appendix 3.2), Sustainability Statement (Appendix 3.3) and Transport Assessment (Appendix 9.1) and summarises the sustainability and energy provisions included within the Development setting out how the Development would mitigate and adapt to climate change. This is considered a suitably proportionate approach.

Accidents and Disasters

- 2.17 The Development is residential and commercial in nature and does not include uses which are considered to be hazardous, nor is the Site in a location which is at risk of disasters such as flooding, land instability or earthquakes. During construction, which is considered the only element which could be considered as hazardous, all applicable health and safety legislation will be complied with, in accordance with the CEMP. No likely significant effects are anticipated and therefore this topic has been scoped out of the ES.

Consultation Process

- 2.18 The planning application is the culmination of an extensive design process which has involved extensive consultation with LBH, statutory consultees, the local community and other local stakeholders.
- 2.19 Public exhibitions were held on the 3rd and 8th of October 2019 and 27th and 29th of February 2020. A series of exhibition boards were displayed at the public exhibition allowing attendees to learn about the proposals. Attendees were able to provide feedback by completing a questionnaire and could also contact the project team after the event via email. A virtual public exhibition was also held in July 2020.
- 2.20 In addition to the public exhibitions, a number of other consultation events have been undertaken, as set out in Table 2.

Table 2.1 Consultation Programme

Date	Event
20 September	A review session on the emerging Development was undertaken with LBH's independent Design Review Panel.
From 12 October 2019 and 28 January (every Tuesday and Saturday)	A consultation cabin was set up at Tesco Osterley (approximately 300m northwest of the site), to provide an opportunity for the public to be consulted on the proposals.
12 November 2019	Door to door knocking was undertaken to discuss the proposals with local residents surrounding the site to gain feedback. Discussion took place with 26 residents while 122 introductory letters were issued.
19 and 23 November 2019	Consultation events in a 'Walk and Talk' format were held in which local residents were able to do a comprehensive walk with the design team around the site and understand the detail of the proposals.
December 2019 to July 2020	Regular communication and liaison has taken place with community groups. Six Community Liaison Group meetings (including virtually) have taken place and have comprised discussion on a number of aspects of the Development including community and identity, transport, open spaces and play, and public exhibition content.
July 2020	Meetings and presentation to LBH Councillors in July 2020.
Ongoing	Built-ID Online surveys have enabled a community engagement platform, allowing the public to provide feedback digitally.

- 2.21 A dedicated project website was also set up in October 2019 allowing the proposals to be viewed online.
- 2.22 Chapter 4 summarises how the views of the local community have been taken into account in the design evolution of the Development. Further details of the consultation undertaken and a full analysis of the comments received is contained for the Development is contained in the Statement of Community Involvement (SCI), submitted separately in support of the planning application.
- 2.23 In addition to consultation with LBH (various departments), consultation has also been undertaken with the following statutory consultees:
- Natural England;
 - Environment Agency;
 - Historic England;
 - Greater London Authority (GLA);
 - Thames Water;
 - Transport for London (TfL);
 - Heathrow Airport;
 - Network Rail; and
 - Community Groups and Local Residents' Associations.

Approach to Technical Studies

- 2.24 The EIA studies commenced at an early stage in the development process. The findings of these baseline environmental studies have played an important role in the design of the Development by defining the environmental sensitivities, constraints and opportunities associated with the Site.
- 2.25 The technical studies have been undertaken in accordance with current best practice. Specific guidance used is referenced within each of the respective assessment chapters. The majority of assessments involved consultations with statutory and non-statutory bodies, desk-based research, site inspections and surveys, impact prediction and mitigation.
- 2.26 The assessment and conclusions of the ES are based on the description of the Development provided in Chapters 3 and accompanying figures. Chapter 5 sets out details of the demolition and construction phases of the Development, on which the ES is based.

Structure of Technical Chapters

- 2.27 Each technical chapter of the ES (Chapters 6-13) has been set out in line with Table 2.2 below. Chapter 5 provides information to allow the construction phase of the Development assessed by the disciplines set out in chapters 6-13.

Table 2.2: Structure of the Technical Chapters

Heading	Content
Introduction	Each of the technical chapters begins with 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.
Cumulative Effects	This section considers the cumulative effects of the Development with committed developments identified within the vicinity of the Site. Any likely significant effects on the environment arising in this respect are set out in this section.
Summary	Each 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.

Likely Significant Effects

- 2.28 The assessment of impact significance has been undertaken using appropriate national and international quality standards. Where no such standards exist, the judgments that underpin the attribution of significance are described. The guidelines, methods and techniques used in the process of determining significance of effects are contained within each of the technical chapters presented.

Magnitude

- 2.29 The methodology for determining the scale, or magnitude, of effect is set out in Table 2.3 below.

Table 2.3: Methodology for Assessing 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

- 2.30 The sensitivity of a receptor is based on the relative importance of the receptor using the scale in Table 2.4 below.

Table 2.4: Methodology for Assessing 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

- 2.31 The significance of an environmental effect is determined by the interaction of magnitude and sensitivity, whereby the impacts can be beneficial or adverse. Table 2.5 below shows how magnitude and sensitivity interact to derive effect significance.

Table 2.5: Methodology for Assessing 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

3.1 The above magnitude and significance criteria have been provided as a guide for technical specialists 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 of Assessment Methodology.

3.2 The significance criteria takes account of the following factors:

- The value of the resource (international, national, regional and local level importance);
- The magnitude of the impact;
- The duration involved;
- The reversibility of the effect; and
- The number and sensitivity of receptors.

Mitigation

2.32 Any adverse environmental effects have been considered for mitigation at the design stage and, where practicable, specific measures have been put forward. Measures have been considered based on the following hierarchy of mitigation:

- Avoidance;
- Reduction;
- Compensation;
- Remediation; and
- Enhancement.

2.33 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.

2.34 Mitigation recommended during the construction phase would be set out in the CEMP to be agreed with LBH prior to the commencement of work and implemented throughout the duration of the works. Outline mitigation measures to be included in a future CEMP are set out in Chapter 5 Construction Methodology and Phasing.

2.35 Mitigation to be implemented during the operational phase would be secured through planning conditions and obligations.

Residual Effects

- 2.36 The likely significant effects on the environment, assuming the successful implementation of mitigation measures proposed, have been identified within each chapter.

Cumulative Effects

- 2.37 The ES considers the potential for likely significant cumulative effects on the environment. The assessment has been informed by Planning Practice Guidance^{iv}, specifically the section: '*When should cumulative effects be assessed?*' which states:

"Each application (or request for a screening opinion) 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 proposed development. The local planning authorities should always have regard to the possible cumulative effects arising from any existing or approved development."

- 2.38 The ES duly considers the potential for likely significant effects on the environment resulting from '*existing and approved*' developments in the area coming forward at the same time as the Development. In addition, schemes which may not yet have received planning permission but which may come forward in the lifetime of the Development have been included in the assessment. This includes the proposed demolition of the existing Tesco food store and construction of a residential led mixed-use development at the Osterley Park site, located approximately 300m to the north-west of the Site.
- 2.39 The proposed Tesco scheme and the Development are the subject of separate planning applications, and both applications are accompanied by separate Environmental Statements. It is, however, a factual reality that the schemes are interdependent. The new Tesco store opening on the Site, and the demolition of the existing Tesco store at the Osterley Park site to make way for new residential development are dependent on the other respective development proceeding. There would not be two Tesco stores open for trading at the same time on these sites, and planning obligations are proposed to control this scenario and prevent this from taking place. An obligation binding the existing Tesco site is proposed to restrict demolition of the existing Tesco store until trading commences at the replacement Tesco store. Further, an obligation binding the existing Homebase site is proposed to restrict the new store from commencing trading until trading has ceased at the existing Tesco store.
- 2.40 Accordingly, the chapters detailing the assessment of transport, air quality and noise and vibration effects in the ES have focussed on the scenarios where both schemes are delivered.

Assessments of the scenario where only the Development is delivered in isolation without the Tesco Osterley scheme also being delivered have been included within this ES to ensure the effects of the Development (which is subject of this application) has been assessed. However, as the results of this scenario assessment for transport, air quality and noise and vibration gives rise to unrealistic results that do not reflect the factual reality of the delivery of the schemes, the results of that scenario are out in the chapter appendices and are not included within the chapters themselves.

- 2.41 Eight schemes have been identified that could have the potential to lead to likely significant cumulative effects on the environment. Table 2.6 provides details and the location of the scheme is shown on Figure 2.1. These schemes have been agreed for assessment with LBH through the Scoping process.

Table 2.6: Cumulative Schemes

Scheme Name & Application Number	Scheme Details	Planning Status	Approximate Distance from the Site
Former Syon Gate Service Station, Land at South of Gillette Corner, Great West Road, Isleworth TW7 5NP (Ref: 00505/AF/P28)	Erection of up to six storey building to provide Class B1 (office) and Class B8 (self-storage) uses, with associated car parking and landscaping.	Approved February 2020	Approximately 50m west of the Site.
New Horizons Court, Ryan Drive, Brentford, TW8 9EP (Refs: 02912/A/PA2, APP/F5540/W/16/3165 799)	Change of use from office (Class B1(a)) to residential (Class C3) to provide 297 residential flats.	Allowed on appeal 4 th July 2017	Approximately 50m north of the Site.
891 Great West Road, Isleworth London TW7 5PD (Refs: 00505/891/P4 & 00505/891/P5)	Demolition of existing buildings and erection of a four-storey building to provide 15 self-contained flats, provision of private and shared amenity space, cycle parking, hard and soft landscaping and associated development. Part refurbishment, part demolition of existing buildings and erection of a five-storey (plus basement) mixed-use building for online retail fulfilment and wholesale purposes including storage and distribution (Class B8), offices (Class B1(a)) and ancillary retail, gallery/display and photographic studio uses, provision of car and cycle parking, hard and soft landscaping and associated development.	Approved on appeal 4 April 2019 Approved on appeal 4 November 2019	Approximately 100m west of the Site.
4 and 8 Harlequin Avenue, Brentford, TW8 9EW (Ref: 00558/4-8/P1)	Demolition of existing building and construction of a six-storey building for Class B1b /B1c office use with associated car parking.	Approved on 21 st December 2018	Approximately 250m north of the Site.

Scheme Name & Application Number	Scheme Details	Planning Status	Approximate Distance from the Site
Sky, Sites 6 & 7, Grant Way, Isleworth TW7 5QD (Ref: 00558/A/P69)	Reserved matters (layout, scale, access, landscaping and appearance for Parcel F) application for the erection of two buildings comprising a single storey pavilion and a ground plus three storey building office and ancillary food and beverage with associated landscaping, servicing, plant and all ancillary enabling works within Parcel F following approval of an outline application ref 00558/A/P64 dated 18/08/2015 for variation of condition 7 (approved plans) to allow for B8 use within Parcel D, reallocation of parking and changes to Parcel D height parameters along with pedestrian and vehicular access and accessible space to planning permission dated 2 April 2015 for Section 73 application seeking a minor material amendment to planning permission 00558/A/P55 which granted approval for a section 73 application seeking minor material amendment (reduce site boundary, reduction of B1 floor space, reallocation of parking, changing position of link road and changes to parameters of plots) to planning permission 00558/A/P51 which granted approval for an Outline application for the demolition of existing buildings and structures and the development for a media broadcasting and production campus of up to 104,670 sq m (GIA) (now reduced to 95,934 sq m - excluding parking floor space) comprising office (Class B1a), studio production and research and development facilities (Class B1b) and warehouse/storage (Class B8); hard and soft landscaping; reconfigured and new vehicle and pedestrian accesses and works to the public highway; the provision of parking; and all necessary ancillary and enabling works, plant and equipment.	Approved on 4 th September 2019	Approximately 350m north west of the Site.
Bolder Academy, 1 MacFarlane Lane, Isleworth, TW7 5PN (Ref: 01106/W/P9)	Demolition of club house and associated car park and MUGA, construction of a new part 2 - part 4 storey secondary school (Use Class D1) with ancillary car parking, cycle parking, Multi-Use Games Area, hard and soft landscaping and associated works, together with improvements to MacFarlane Lane.	Approved on 4 th September 2019	Approximately 500m north west of the Site.
1 Commerce Road, Brentford, London, TW8 8LE (Ref: 00297/H/P13)	Redevelopment of the site involving the retention, restoration and alteration of the existing Art Deco facade, demolition of the remainder of the buildings on the site and redevelopment to provide a five to seven-storey building comprising 76 flats and 138 square metres of square metres flexible industrial, research and development or office floorspace in use classes B1a, B1b, or B1c, with associated parking and landscaping.	Approved on 10 th January 2019	Approximately 750m east of the Site.

Scheme Name & Application Number	Scheme Details	Planning Status	Approximate Distance from the Site
Tesco Superstore, Syon Lane, Isleworth, TW7 5NZ	Demolition of existing building and car park and erection of buildings to provide residential homes (Class C3), retail space (Classes A1-A4), business space (Classes B1a-c), and community space (Classes D1-D2), and a mobility hub (<i>sui generis</i>) along with associated access, bus turning, car and cycle parking, and landscaping arrangements. The parameters for the development are a maximum of 1,677 units and 5,000sqm of non-residential floorspace.	Planning application to be submitted	Approximately 300m northwest of the Site.

2.42 Each technical chapter (Chapters 6-13) has assessed the potential for likely significant effects on the environment as a result of the above committed and reasonably foreseeable developments. The interrelationship between likely significant effects (interactive effects) is included in Chapter 14: Summary and Residual Effects.

Assumptions and Limitations

2.43 The principal assumptions that have been made and any limitations that have been identified in preparing the ES are set out in each technical chapter. General assumptions include the following:

- Assessments assume the baseline conditions at the time of ES preparation (2019 and 2020) unless otherwise stated in the technical chapter. All baseline survey work was undertaken before the COVID-19 pandemic and is therefore representative of the pre-COVID-19 situation. Whilst it is widely acknowledged the pandemic has seen an increased prevalence of home-working and reduced traffic, noise and emissions, since lockdown was lifted this is gradually reversing. It is not possible to predict what may change in future so it is considered that assessments based on the pre-COVID-19 baseline is reasonable;
- It is assumed that current surrounding land uses do not change, with the exception of the committed and reasonably foreseeable developments identified;
- Assessments are based on published sources of information and primary data collection. Sources are provided as necessary;
- Assessments are based on the description of development set out in Chapter 3 (Site and Development Description) and the anticipated construction methodology and phasing described in Chapter 5; and
- This assessment was undertaken based on the old use classes which preceded the new

class classifications which came into force on 1 September 2020. It is not considered the changes will affect the results of the assessment and the effects have been accurately reported.

Objectivity

- 2.44 The technical studies undertaken within the 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 judgments and expert interpretations.
- 2.45 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 to give a judgement to the likelihood of an effect occurring.

REFERENCES

ⁱ The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (2017 No. 571) (as amended) (2020 No.505)

ⁱⁱ <https://www.gov.uk/guidance/environmental-impact-assessment>

ⁱⁱⁱ Institute of Lighting Professionals (ILF) (2011) Guidance Notes for the Reduction of Obtrusive Light (GN01:2011)

^{iv} CLG (March 2014) Planning Practice Guide (Paragraph: 024 Reference ID: 4-024-20170728, Revision date: 28/07/2017)