

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 2017 EIA Regulations (as amended) (the "EIA Regulations")ⁱ and 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 EIA scoping involves focusing the ES on the likely significant effects of the Development on the environment during the construction and operational phases. The Development has been the subject of a scoping exercise to identify the likely significant effects on the environment that may arise from the construction and operational phases of the Development. A Scoping Report (Appendix 2.1) was submitted to ADC on 2nd November 2018. A Scoping Opinion (Appendix 2.2) was received on 31st January 2019. Clarification was sought on the cumulative schemes for assessment, which was agreed in February 2019 (refer to Appendix 2.3) and April 2019 (Appendix 2.4).

Disciplines Scoped In

- 2.4 Informed by desk-based research, professional judgement, previously submitted material and other available information, it was identified that the following subject areas should be scoped into the ES:
- Population and Human Health;
 - Landscape and Visual Effects;
 - Archaeology and Built Heritage;
 - Biodiversity;
 - Transport & Access;
 - Air Quality and Odour;
 - Noise and Vibration;
 - Agricultural Land;

- Water Resources and Flood Risk; and
- Ground Conditions.

2.5 The scoping exercise also identified that the Development was considered to generate non-significant effects in a number of subject areas, as discussed below.

Disciplines Scoped Out

Wind Microclimate

2.6 Due to the low-rise nature of the proposed buildings likely significant wind effects are not anticipated and this topic has been scoped out of the ES.

Daylight, Sunlight and Overshadowing

2.7 The scale and massing of the Development will not cause changes to daylight or sunlight availability or cause overshadowing of residents or amenity space. It has been agreed that this topic is scoped out of the ES.

Lighting

2.8 The Site is not located in a rural area and lies adjacent to residential areas and roads which are already well lit. In addition, lighting will be designed carefully in accordance with relevant British Standards and Institute of Lighting Professionals (ILP) (2011) Guidance Notes for the Reduction of Obtrusive Light. Therefore, the Development is not anticipated to produce a significant lighting impact. Where appropriate, lighting has been considered within Chapter 7 Landscape and Visual Effects and Chapter 9 Biodiversity.

Waste

2.9 Waste will be generated during the construction phase of the Development from disused construction materials; and through the operational phase from the proposed residential and non-residential land uses.

2.10 Construction waste will be disposed of in accordance with measures set out in the Construction Environmental Management Plan (CEMP) which will be submitted prior to the commencement of the works. Operational waste would be disposed of in line with ADC requirements and managed in accordance with all applicable legislation.

- 2.11 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

- 2.12 Climate change and greenhouse gases, as a separate chapter, has been scoped out of the ES. Chapter 3 summarises the findings of the ES and the climate change adaptations integrated into the Development. This has drawn upon technical chapters and reports, including the Flood Risk Assessment (Appendix 14.4) and Chapter 11 Air Quality and summarises the sustainability and energy provisions included within the Development.

Accidents and Disasters

- 2.13 The Development is primarily residential 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. This topic has been scoped out of the ES.

Consultation Process

- 2.14 The planning application is the culmination of an extensive design process which has involved consultation with ADC, Ford, Yapton and Climping Parish Councils, Ford Neighbourhood Plan Steering Group, statutory consultees, the local community including local businesses (including Grundon waste management / recycling facility, Southern WWTW and Viridor recycling facility) and other stakeholders. Further engagement has included attendance at Yapton, Ford and Climping advisory group meetings and meetings with Ford Community Land Trust.
- 2.15 A summary of the consultation of the key consultation events is set out in Table 2.1 below.

Table 2.1 Consultation Programme

Date	Event
October 2014	The October 2014 consultation event was the very start of our involvement in the proposals at Ford Airfield, working with the Applicants and the Ford Neighbourhood Plan Steering Group.

Date	Event
March 2015	The March 2015 event detailed the progress of the Ford Neighbourhood Plan to date and how this was being informed by collaborative working with the Ford Airfield landowners and local community. The following three options for potential development in Ford were set out: Piece-meal, Local Plan led or Neighbourhood Plan led, with the pros and cons of each identified.
November 2015	The November 2015 focused on presenting a vision for the development of Ford Airfield to the local community, building on all of the suggestions from the two previous events. The local community was presented with two options in response to a change in the planning context that resulted in ADC needing to plan for a significant increase in the level of development.
May 2018	An open day was held in May 2018. The purpose of the event was to update the community on what had happened since the last consultation event (Neighbourhood Plan / Local Plan / Ford Community Land Trust / masterplan progress), let the community know that the proposals for Ford were being brought forward and the timescales involved, and encourage the community to sign up to take part in a design workshop scheduled for the following month.
June 2018	In June 2018, a community workshop weekend was held. The purpose of the event was to gather the opinions of the local community on the emerging proposals at the Site, ensure the proposals met the community's aspirations and inform the detailed design process.
January 2020	In January 2020 a public exhibition took place to present the culmination of the work, engagement and consultation undertaken over the last six years, including updating the community on what had happened since the proposals were last presented and explaining the Development and what planning permission is being sought for. This responds to various consultation events where the local community provided feedback on their aspirations for the future of the Parish.

2.16 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 in the Statement of Community Involvement submitted in support of the planning application.

2.17 Consultation has also been undertaken with the following statutory consultees:

- ADC (various departments);
- Natural England;
- Environment Agency;
- Historic England;
- Highways England;
- Southern Water;
- Ford Parish Council; and
- West Sussex County Council (WSCC).

Approach to Technical Studies

2.18 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.

- 2.19 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.
- 2.20 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 construction phase of the Development, on which the ES is based.

Structure of Technical Chapters

- 2.21 Each technical chapter of the ES (Chapters 6-15) has been set out broadly in line with Table 2.1 below.

Table 2.1: 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.

*An assessment of the potential for interactive effects is set out in Chapter 15 Summary of Residual Effects.

Likely Significant Effects

- 2.22 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

- 2.23 The methodology for determining the scale, or magnitude, of effect is set out in Table 2.2 below.

Table 2.2: 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

- 2.24 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: 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

- 2.25 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.

Table 2.4: 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

- 2.26 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.

Mitigation

- 2.27 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.
- 2.28 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.
- 2.29 Mitigation recommended during the construction phase would be set out in the Construction Environmental Management Plan (CEMP) to be agreed with ADC 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).

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

Cumulative Effects

- 2.31 The ES considers the potential for likely significant cumulative effects on the environment. The assessment has been informed by Planning Practice Guidanceⁱⁱⁱ, 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."

- 2.32 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.
- 2.33 16 schemes have been identified that could have the potential to lead to likely significant cumulative effects on the environment. Table 2.5 provides details of the cumulative schemes included in the assessment. The location of the schemes are also shown on Figure 2.1. The schemes have been agreed for assessment with ADC through the Scoping process.

Table 2.5: Cumulative Schemes

Scheme Name & Application Number	Scheme Details	Planning Status	Approximate Distance from the Site
Yapton			
Land to the south of Ford Lane East of North End Road, Yapton Ref. Y/80/16/OUT	Outline planning application with some matters reserved for 4.5 hectares of residential development comprising 3.4 hectares of land for up to 100 dwellings (up to 30 (30%) affordable housing) together with 1.1 hectares of land set aside for public open space and strategic landscaping and 2.2 hectares of public open space and green corridors with vehicular access from Ford Lane and pedestrian/cycle access only from North End Road. This application is a Departure from the Development Plan.	(At appeal – APP/C3810/V/16 /3158261)	Approximately 260m to the west of the Site boundary.

Scheme Name & Application Number	Scheme Details	Planning Status	Approximate Distance from the Site
Yapton			
Land off Burndell Road, Yapton Ref. Y/19/16/OUT	Outline application for the development of a maximum of 108 No. residential dwellings, vehicular access from Burndell Road, public open space, ancillary works & associated infrastructure.	(At appeal – APP/C3810/V?16 /3158261)	Approximately 470m to the west of the Site boundary.
Bonhams Field Main Road Yapton Ref. Y/1/17/OUT	Outline Application with some matters reserved for the erection of 56 No. dwellings with associated open space and creation of new access. This application is a Departure from the Development plan & affects the character & appearance of the Yapton (Main Road) Conservation Area.	Pending Decision	Approximately 1km to the west of the Site boundary.
Land at Stakers Farm North End Road Yapton Ref. Y/44/17/OUT	Outline Planning Application for 70 No. residential dwellings including 30% affordable, public open space & associated landscaping. All matters to be reserved apart from Access. This application is a Departure from the Development plan. This application affects the character & appearance of Main Road/Church Road Yapton Conservation Area & the setting of Listed Buildings.	Approved	Approximately 1km to the west of the Site boundary.
Clays Farm North End Road Yapton Ref. Y/62/18/OUT	Outline application with some matters reserved (appearance, landscaping, layout & scale) for 33 No. residential dwellings, access, landscaping & associated works. This application is a Departure from the Development Plan.	Pending Decision	Approximately 1km to the west of the Site boundary.
Land North of Yapton C of E Primary School North End Road Yapton Ref. Y/88/18/OUT	Outline application with some matters reserved for the erection of 38 No. dwellings. This application affects a Public Right of Way.	Pending Decision	Approximately 1km to the west of the Site boundary.
Land at Street Buildings North End Road Yapton BN18 0DT Ref. Y/49/17/OUT	Outline application with some matters reserved for the demolition of all existing structures & redevelopment of the site with up to 45 dwellings (30% affordable (up to 14)) & 0.3 hectares of landscaped open space with vehicular access from Maypole Lane & pedestrian/cycle access only from North End Road. This application is a Departure from the Development Plan & may affect the setting of a listed building.	Pending Decision	Approximately 1km to the west of the Site boundary.
Land at Bilsham Road, Yapton Ref. Y/91/17/OUT	Outline application for the development of up to 250 residential dwellings (Class C3), vehicular access, public open space, ancillary works and associated infrastructure.	Approved	Approximately 1.1km to the west of the Site boundary.
Land east of Drove Lane, Yapton Ref. Y/92/17/OUT	Outline application with all matters reserved save access, for up to 300 dwellings, link road, surface drainage, open space and landscaping.	Pending Decision	Approximately 1.4km to the west of the Site boundary.

Scheme Name & Application Number	Scheme Details	Planning Status	Approximate Distance from the Site
Yapton			
Ford			
Land to the South of Ford Lane, Ford Ref. F/4/18/PL	Salt storage building, office building, parking & turning area & open storage areas for highways maintenance depot.	Approved	To northwest of Site boundary
Arun DC Secondary School Site	A new 10 form entry secondary school to accord with Policy INF SP2 of the recently adopted ADC Local Plan.	Application to be submitted in future	Adjacent to northwest of the Site
Ford Airfield Market Application	Full planning application for the reconfiguration of Ford Market, including revised market access, new vehicular parking and hardstanding and associated infrastructure, landscape, ancillary and site preparation works.	Application submitted	Adjacent to east of the Site
Land at Wicks Farm, Ford Lane, Ford Ref: F/18/17/WS	Proposed installation of a digestate lagoon approved under planning permission WSCC/061/16/F (WSCC/026/16/F as amended).	Approved	Approximately 50m northwest of the Site boundary.
Land south of Burndell Road, Yapton Ref: F/7/15/OUT	Outline application for residential development comprising 45 dwellings.	Approved	Approximately 450 west of the Site boundary.
Climping			
Land At Northwood Farm, Burndell Road, Yapton Ref. CM/6/18/PL	Change of use to develop a concrete batching plant, with associated infrastructure, site offices & parking	Approved	Approximately 20m southwest of the Site boundary.
West Sussex			
Waste Treatment Facility, Circular Technology Park, Ford Ref. WSCC/027/18/F	Proposed new access road	Pending Decision	To east of the Site

- 2.34 Each technical chapter (Chapters 6-15) has assessed the potential for likely significant effects on the environment as a result of the those committed and reasonably foreseeable developments of relevance.
- 2.35 Through the EIA scoping process, ADC requested that the Arun DC Secondary School site be considered as part of the cumulative assessment within the ES (refer to Appendix 2.3). Through further correspondence with ADC and WSCC, it was agreed that the school would be assessed as a sensitivity test within the Transport chapter of the ES (refer to Appendix 2.4 and Chapter 10).

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.

Assumptions and Limitations

2.37 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) unless otherwise stated in the technical chapter;
- 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; and
- Assessments are based on the description of development set out in Chapter 3 (Site and Development Description) and the anticipated construction methodology and programme described in Chapter 5 (Construction Methodology and Phasing).

Objectivity

2.38 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.

2.39 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 (SI 2017/571) , as amended by The Town and Country Planning and Infrastructure Planning (Environmental Impact Assessment) (Amendment) Regulations 2018 (SI 2018/695)

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

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