

2. EIA Methodology and Approach to Assessment

2.1 Introduction

2.1.1 The methodology adopted by all consultants in the undertaking of the EIA process has had regard to each of the Good Practice Guidance documents listed within Chapter 1. Each of the Good Practice Guidance documents listed have informed the adopted methodology in the undertaking of the EIA process, which is as outlined below.

2.2 Objective and Scope

2.2.1 The purpose of this ES is to inform the Local Planning Authority (LPA) and to provide a source of information for the public, regarding the likely significant environmental effects arising from the Proposed Development, its construction and occupation.

2.3 Methodology

2.3.2 Baseline Assessment

The baseline position is the starting point, against which likely changes arising from the Proposed Development are predicted and evaluated. The baseline consists of the existing conditions within the operational Application Site and within the context of the surrounding area as built. For the purposes of the EIA, the adopted baseline year is 2010. The baseline is described in Chapter 3 and in each of the Specialist ES Chapters 7 – 17.

2.3.3 The baseline assessment includes a consideration of the following existing conditions:

- Floorspace and land use;
- Employment;
- Scale and massing;
- Traffic generation and public transport levels;
- Air quality conditions;
- Noise and vibration experienced;
- Surface water run-off rates and incidences of surface water flooding.

2.3.4 The baseline assessment also includes a consideration of existing ground conditions in terms of archaeology, geotechnics, ecology and built heritage; existing visual and townscape features and existing socio-economics and population.

2.3.5 Whilst not forming part of the formal baseline, LBL has requested that consideration is specifically then given to the effects of the operation of the East London Line Phase 2 and Thameslink 2000 which are shortly to be constructed. Further regard is then requested by LBL to be given to the construction and operation of the proposed Surrey Canal Road Station on the ELL Phase 2, which may or may not be completed in advance of the Proposed Development.

2.3.6 Identification and Assessment of Effects

The likely significant environmental effects of the Proposed Development are then predicted. The features of the Proposed Development, which are relevant to each particular assessment, are identified. For example, in the landscape, townscape and visual assessment, the difference in height, orientation and design of the Proposed Development and its relationship to the existing Stadium and other surrounding developments within this area is relevant. In relation to air quality, likely future transport emissions and future air quality in the locality is compared to the existing position.

2.3.7 The environmental effects of the Proposed Development are predicted in relation to environmental receptors (i.e. people, built resources and natural resources). The assessment of effects considers likely significant effects both during construction and operation of the Proposed Development.

2.3.8 As part of the iterative design process, mitigation measures have been incorporated as part of the Proposed Development and are set out in the Development Specification. These are assessed as part of the Proposed Development. Additional potential mitigation measures may be required to reduce or off-set any likely significant adverse effects arising out of the above assessment. These are identified and the intention is that the proposed mitigation measures would be secured by appropriate condition on the planning permission or Section 106 Obligation(s).

2.3.9 Residual Effects

The likely significant residual effects of the Proposed Development on the surrounding environment are then identified, assuming the implementation of any further mitigation measures proposed.

2.3.10 Cumulative Assessment

A cumulative assessment of the Proposed Development is then undertaken in the context of schemes in the vicinity. Agreement has been reached with LBL as to which schemes are to be considered. These are described below, together with their relevant LPA reference numbers, where relevant.

- Grinstead Road (as allocated in the LBL LDF Core Strategy Submission Version – October 2010)
- Plough Way Marine Wharf East (LBL ref: DC/08/68907)
- Plough Way, Cannon Wharf (LBL ref: DC/08/68523)
- Plough Way, Marine Wharf West (LBL ref: DC/10/73437)
- Oxestalls Road (LBL ref: DC/09/73189)
- Oxestalls Road (as allocated in the LBL LDF Core Strategy Submission Version – October 2010)
- Arklow Road (as allocated in the LBL LDF Core Strategy Submission Version – October 2010)
- Kent and Sun Wharf (as allocated in the LBL LDF Core Strategy Submission Version – October 2010)
- Silwood Estate (LBL ref: DC/09/73169)
- Convoys Wharf (LBL ref: DC/02/52533)
- Giffin Street (as allocated in the LBL LDF Core Strategy Submission Version – October 2010)
- Eileen House, Newington Causeway, (London Borough of Southwark Reference 09-AP-0343)
- 360 London (Park Hotel), Elephant and Castle (LBS Reference 07-AP-0760)
- The Shard at London Bridge (currently under construction)
- Strata at Walworth Road (currently under construction)
- Creekside Village East at Copperas Street (based on resolved to grant scheme)
- Creekside Village West at Copperas Street (based on consented scheme, currently under construction)
- Seager Distillery at Deptford Broadway (based on consented scheme, currently under construction)

- Canada Water Site A (LBS Reference 09-AP-1870)
- Surrey Quays Leisure Centre (LBS reference 09-AP-1999)
- Canada Water Site C (LBS reference 09-AP-1783)
- Canada Water Site B1 (LBS reference 07-AP-2588)
- Canada Water Site B2 (LBS reference 08-AP-2388)
- Mulberry Site (LBS reference 07-AP-2806)
- Waste Transfer Facility at 763 Old Kent Road (LBS Reference 08-AP-2209).

2.3.11 Further details of each scheme are presented at Appendix 2.2.

2.3.12 LBL has also confirmed that one or more of these schemes is not relevant to be considered in the case of some specialist disciplines. The correspondence is provided at Technical Appendix 2.2.

2.3.13 For the purposes of the cumulative assessment, the fully implemented design year of the Proposed Development is 2026 - 7, allowing for a 15 year build programme.

2.3.14 Identification of Effects

Where effects are referred to, a description of each effect is provided followed by a characterisation of the effect in terms of its nature and magnitude or physical extent. The magnitude or physical extent of effects has been quantified wherever possible. The nature of predicted effects has been identified and described, as appropriate, using one or more of the following terms:

- Beneficial or adverse;
- Direct or indirect;
- Short, medium or long term;
- Permanent or temporary;
- Reversible or irreversible, and
- Cumulative.

2.3.15 Where an effect is quantified, thresholds are applied to determine the level of significance of an effect, unless otherwise stated. Where an effect cannot be quantified because of the nature or complexity of the effect, a subjective scale has been used to determine its significance.

2.3.16 Defining Significance

The potential effect of the Proposed Development on environmental parameters and interests has been assessed using a technique that considers the significance of the effect as being built up from a number of individual, but inter-related, components. For the purposes of this assessment, a significant change (or effect) has been determined as one where the predicted net impact of the activity or process would exceed the normal variation in baseline conditions without the Proposed Development.

2.3.17 The definition of significance involves consideration, through data analysis, consultation and experience, of a number of aspects relating to the potential effect. These are listed and explained below.

2.3.18 Sensitivity of the Receiving Parameter

This is a measure of the adaptability and resilience of an environmental parameter to an identified effect:

- High – the environmental parameter is fragile and an effect is likely to leave it in an altered state from which recovery would be difficult or impossible.
- Medium – the parameter has a degree of adaptability and resilience and is likely to cope with the changes caused by an effect, although there may be some residual modification as a result.
- Low – the parameter is adaptable and is resilient to change.

2.3.19 Magnitude of Effect

This is the scale of change which the effect may cause compared to the baseline and how this change relates to accepted thresholds and standards.

- High – a large change compared to variations in the baseline. Potentially a clear exceedance of accepted limits.
- Medium – change which will be noticeable and may exceed accepted thresholds and standards.
- Low – when compared with the baseline, change which may only just be noticeable. Existing thresholds would not be exceeded.

2.3.20 Frequency of the Effect

This is the duration of the effect compared to the activity causing it.

- Continuous – the effect persists over the life of the activity causing it.
- Frequent – the effect is likely to occur for a significant period of the life of the activity, or will be intermittent.
- Infrequent – the effect is likely to occur for a small period of the life of the activity.

2.3.21 Extent of the Effect

This relates to the geographical area that may be affected.

- Local/immediate – the effect is likely to affect interests at borough level or for a limited area around the Proposed Development.
- Regional – the effect is likely to affect sub-national concerns such as regional and sub-regional level interests.
- National – the effect is likely to affect national interests.
- International – the effect is likely to affect an interest of international concern.

2.3.22 Notwithstanding the above, each assessment Chapter will take into account the geographical extent of any effect when judging significance.

2.3.23 Timescale of the Effect

This is the duration of the effect, irrespective of the activity causing it.

- Short term.
- Medium term.
- Long term – the effect remains for a substantial time, perhaps permanently.