**Bradholme Farm, Thorne**

### Key Issues

Bradholme Farm is an unallocated Greenfield site adjacent to two motorways, with a number of constraints, including being in Flood Zone 3a.

In this context, this case study focuses on the approach adopted to considering the alternatives to this project and the inter-relationship between emerging forward planning work, which was examining strategic alternatives and the need for such development, and the site specific alternatives considered by the applicants through the EIA process.

### Purpose of the project

To meet a need for logistics development in a highly accessible location, with good port accessibility and excellent connectivity to the motorway network.

### Description of the project

2 million sqft logistics buildings on a 68 Ha unallocated greenfield site at a high risk of flooding with various protected species on the site and in the vicinity.
## EIA Learning Outcomes

### Lessons learnt

The learning outcomes from this case were focussed on the need for proper engagement with the various parties to whom alternatives was important for different reasons, and the benefits of considering realistic alternatives early in the project. The outcomes included:

- Engage early with the Decision maker
- Agree the scope of alternatives assessment through the scoping process
- Use existing information where relevant
- Combine alternatives tests into a single exercise (eg PPS25 Sequential Test, EIA Alternatives, Planning justification)
- Use sustainability appraisal criteria to define testing regime between sites

### Lessons learnt cont. -

- Consider on site / design and layout alternatives as part of the iterative design process. This makes reporting simpler and more accessible
- Consider inter-site alternatives in a clear and robustly justified way.
- Agree methodologies in advance with key stakeholders, including EA, Planning Policy and Planning Development Control

The consideration of alternatives chapter can often be an afterthought, but where this is material to both the EIA and Planning decisions being made, it is worth getting the case of the scheme lined up in the right direction from the start.

The application received a recommendation to approve, with this support in part being due to the central issue of alternative sites.

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