# EIA Quality Mark Case Study

## Barrowcroft Residential EIA Screening

### Key Issues:
This case study raises two points of interest for EIA practitioners:

1. A screening opinion submitted under the newly adopted 2017 regulations.

It should be noted that the more detailed requirements of the EIA Regulations 2017 for Screening Opinions are more easily addressed in this example due to the existing ES that could be relied on for background information.

2. Whether the cumulative impact of the development required an ES and whether this issue had been dealt with through the previous ES submitted with the earlier planning application.

The town (Standish) is identified as a broad location for development in the Core Strategy and refers to the potential for approx. 1,000 new homes on safeguarded land. Standish has active planning applications that total approx. 1,700 new homes. The application site is a brownfield site that already had permission for 148 homes (and is not located on the safeguarded land).

### Purpose of the project:
BDP was commissioned by the Homes and Communities Agency (HCA) to submit a revised outline planning application for 163 homes in Standish, Wigan.

### Description of the project:
The site was formerly part of the adjacent industrial estate and obtained permission for residential development in 2014 for 148 homes. This application represents an update to the previous proposal, with some minor masterplan changes and the addition of 15 dwellings.

An Environmental Statement accompanied the previous planning application. This was on the grounds of the potential for impacts associated with the development site, when considered cumulatively with other potential development. No EIA was required for the revised application as the local planning authority considered that the impacts of cumulative development can be adequately assessed through documents submitted with the planning application.
Lessons learnt:
1. 2017 EIA Regulations – the selection criteria in Schedule 3 of the 2017 EIA Regulations requires additional information to assess whether an ES is required. As such, a new approach to screening has been adopted by BDP. This includes a table by which to assess the characteristic of potential impact by the type of potential impact. The key potential impacts are considered within the preceding text in the EIA Screening Opinion and the table acts as a way to consider the characteristics of these impacts identified in Schedule 3, paragraph 3. As noted above, the ES completed for the original application was referred to as a point of reference for completing this table. For example, for population and human health the following was identified:
   - Magnitude and spatial extent: low
   - Nature: medium negative
   - Transboundary: None
   - Intensity and Complexity: Low
   - Probability: Low
   - Expected onset, direction, frequency and reversibility: Low
   - Cumulation: Low
   - Possibility of effectively reducing the mitigation proposed. Not significant.
   - Comments: Highly localized contamination if identified with remediation measures. Some potential for dust and fine particulates during construction phase but can be managed through site management techniques.

2. Cumulative Impact with other housing developments in the town. One of the key reasons for the ES for the original application was the cumulative impact with other housing sites in Standish. The screening opinion for the current application focuses on this issue and identifies that the original ES for the site took into account the 1,000 dwellings that were being proposed through the Inspector for the emerging Core Strategy (now adopted). In considering the proposed broad locations for development (1,000 dwellings) and ‘relevant cumulative development’, the conclusion was that the ‘overall cumulative impact is considered to be negligible’. Finally, in discussion with the LPA and considering the potential impacts of the development, the key cumulative impact is considered to be traffic and noise. As such, a comprehensive Transport Assessment and Noise Assessment are required to be submitted with the planning application. On this basis, the LPA determined that this would adequately address any potential cumulative impact from the development.

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