# EIA Quality Mark Case Study

## Manydown, Basingstoke, Hampshire

### Key Issues:

The case study focuses on the following key EIA issues:

- The approach required by the planning authority for the assessment of cumulative impacts. The Scoping Opinion required that the cumulative impact assessment consider all allocated sites within the Local Plan. This created two challenges for the ES; firstly that the scope of the committed developments for the Transport Assessment had been agreed prior to the ES Scoping and this set a different requirement in terms of the cumulative projects that needed to be assessed, and secondly that the nature of many allocated sites within the local plan is such that there is little or no information available on them at the time the cumulative assessment is undertaken.

- The need for an increased focus on primary mitigation during the assessment process and a resultant change in the planning application boundary.

### Purpose of the project:

The Basingstoke and Deane Local Plan was adopted in May 2016 and includes allocation on greenfield land at Manydown, for up to 3,520 homes and supporting infrastructure including schools, local centres, playing fields and a country park as part of Basingstoke and Deane Borough Council delivery of 15,300 new homes by 2029.

### Description of the project:

The site is located on approximately 333 hectares of agricultural land to the west of Basingstoke to create new communities that complement and integrate with Basingstoke and the adjoining villages of Worting and Wootton St Lawrence.

The proposed development includes: 3,520 homes, local centres including non-residential development, schools, sports facilities, Gypsy/Traveller pitches, open space provisions and associated infrastructure. It is anticipated that the proposed development will be constructed over five broad phases at a maximum construction rate of 320 dwellings per year.
EIA Learning Outcomes

Lessons learnt:

- With respect to the first key issue, the requirements of the planning authority led to a refinement of our in-house approach to cumulative assessments so that we can take appropriate account of a range of potential cumulative developments that are at different stages in their evolution and for which there are very different levels of information on their likely environmental effects.
- Wherever possible we are also keen to either run the Scoping for EIA and TA’s in parallel or for the EIA Scoping ...

Lessons learnt continued:

...to precede that for the TA in order to ensure that the cumulative / committed developments are as closely aligned as possible.

- With respect to primary mitigation, the specific example was the need to include mitigation planting for hazel dormouse within the description of development such that this could be implemented as early as possible following development consent. Whilst there has always been primary mitigation considered as a fundamental part of the EIA process, one of the learning outcomes from this process on this project was the addition of concise text at the start of each technical impact assessment section confirming what primary mitigation has been assumed within the impact assessment (and referring back to the parameter plans / description of development earlier in the ES).

Contact details

Authors: David Smith/Rachel Cossins
Registrant: Campbell Reith Hill LLP

Contact details:
Email - rachelcossins@campbellreith.com
Tel - 01737 784500

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