### South Canterbury (Mountfield Park): addressing off-site infrastructure

<table>
<thead>
<tr>
<th>Key Issues</th>
<th>Purpose of the project</th>
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<td><em>Ensuring the EIA included a proportionate assessment of the effects of off-site infrastructure required by the proposed development - in this case, a new foul sewer connecting the development site with the existing sewage treatment works on the opposite side of Canterbury.</em></td>
<td><em>An EIA of a proposed large-scale extension to Canterbury, promoted by Corinthian Mountfield Ltd.</em></td>
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<td>Description of the project</td>
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<td><em>A southerly extension to the historic cathedral city of Canterbury, including 4,000 homes, 70,000 square metres of business floorspace, two new primary schools, a mixed use community hub, an additional mixed use local centre and extensive green infrastructure, to be delivered during the period to 2031.</em></td>
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Lessons learnt

The effects of the “whole development” should be assessed, as required by the EIA Regulations – this includes any off-site infrastructure required by a development where there is sufficient clarity regarding the form and location of that infrastructure and where delivery of that infrastructure would be likely to give rise to significant effects.

Off-site infrastructure requirements should be identified and where possible defined at an early stage of promoting a development through the Planning process, in liaison with the relevant delivery agencies, so that their effects can be assessed in an EIA – in the case of the South Canterbury development, an indicative route for a new foul sewer between the site and the existing sewage treatment works on the opposite side of the city (see the plan opposite) was agreed between the promoter and Southern Water in advance of the EIA process.

Assessments of the effects of required off-site infrastructure should be proportionate – in the case of the South Canterbury EIA, the detailed assessment of the effects of the foul sewer connection was limited to its likely effects on ecology.

Lessons learnt cont.

Project programmes should allow sufficient time to negotiate access to land affected by required off-site infrastructure, in order to enable necessary survey work to take place – in the case of the South Canterbury EIA, the new foul sewer connection crossed two areas of farmland at its southern and northern ends (see the plan above), so that access for ecological field surveys needed to be agreed with the relevant landowners.

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