## Key Issues:

- Proportionate EIA response to scheme amendments to address comments raised by consultees and local authority.

## Purpose of the project:

The project was an application for residential development. This case study relates to post-application amendments.

## Description of the project:

A proposed development consisting of 500+ houses and associated uses, as an extension to an existing urban area. An ES had accompanied the applications, and feedback from consultees and the local authority had requested specific scheme revisions to address heritage impacts. Both the local authority and developer were keen to progress the application within a relatively tight timescale and keen to keep the new information to the minimum required, reflecting that most matters were agreed.
Lessons learnt:

- The timescales meant that design work and updates to the ES needed to run concurrently.
- This was facilitated by good project management – working out who needed to know what, by when; which aspects were dependent on each other, and what could be progressed independently.
- A key first stage was identifying which topics would be affected by the changes, and which would not, and how extensive the chapter revisions were likely to be.
- Given that time had elapsed since the application, it was also necessary for the ES update to consider any changes to baseline or guidance altered the assessment.

Lessons learnt continued:

- There were a number of approaches that could have been taken to the ES revisions. One of those would have been a full replacement – either with or without track-changes to indicate what was different. However, this was ruled out for two reasons:
  - The local authority’s desire for the update to minimise submitted information.
  - During the initial review it became clear that chapter revisions were likely to be minimal.
- The approach taken was to keep the structure of chapter numbers the same as the ES for ease of reference, and to provide a structure which kept each chapter short and focussed.
- Each topic chapter referred to a single chapter which described scheme changes (so that this was only done once); it also described any relevant baseline and guidance changes. A clear rationale was then provided as to which findings of the ES assessment would be affected by those changes (if any).
- This very clear scoping exercise within each chapter then allowed the updates to the findings to be focussed on the few changes, allowing the difference made by the design revisions to be clearly understood, whilst still providing a full assessment of effects of the revised scheme by cross referring to the original ES.

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