### EIA Quality Mark Case Study

**Sandleford Park, Newbury**

<table>
<thead>
<tr>
<th>Key Issues:</th>
<th>Purpose of the project:</th>
</tr>
</thead>
<tbody>
<tr>
<td>• The Sandleford Park allocation was under different ownerships, with the majority controlled by Bloor Homes and the Sandleford Farm Partnership, and a smaller area controlled by Donnington New Homes.</td>
<td>The EIA was undertaken as part of a planning application for a new residential-led development at Sandleford Park, Newbury.</td>
</tr>
<tr>
<td>• White Peak Planning was co-ordinating the EIA for the Sandleford Park development, but a different consultancy was co-ordinating the EIA for ‘Sandleford Park West’.</td>
<td>The application site forms the majority of the larger Sandleford Park Strategic Site which is allocated for approximately 2,000 homes, a primary school, local facilities and a Country Park.</td>
</tr>
<tr>
<td>• Due to both applications being prepared along similar timescales there was the need for co-operation between the project teams to ensure that cumulative effects were properly taken into account and to avoid inconsistencies between the two Environmental Statements.</td>
<td>Description of the project:</td>
</tr>
<tr>
<td>• There was also the opportunity for a comprehensive approach to mitigation and enhancement through the preparation of joint strategies and management plans.</td>
<td>Bloor Homes and the Sandleford Farm Partnership applied to West Berkshire Council (WBC) for up to 1,000 new homes, 80 extra care housing units, a primary school, local facilities and a Country Park.</td>
</tr>
<tr>
<td></td>
<td>The remainder of the allocation site was controlled by Donnington New Homes and was being brought forward separately as part of the ‘Sandleford Park West’ development.</td>
</tr>
<tr>
<td></td>
<td>The two applications were being prepared on similar timescales and therefore, there was the need to consider the cumulative effects of ‘Sandleford Park West’ as part of the EIA.</td>
</tr>
</tbody>
</table>
## EIA Learning Outcomes

### Lessons learnt:

- If the proposed development is part of a larger strategic site, then engagement with the other parties is essential to ensure that their proposals are fully understood and that potentially significant cumulative environmental effects are taken into account in the EIA.

- Ideally, the same technical team is used for the assessment of the whole allocation site, but if this is not possible, then there should be collaboration between the respective EIA teams.

### Lessons learnt continued:

- Collaboration between the EIA teams meant that information could be shared between consultants, helping to reduce inconsistencies in the findings and avoid issues being raised by consultees during the determination stage.

- Joint mitigation, enhancement and management strategies were able to be developed covering the Sandleford Park allocation as a whole, rather than being limited to just within the application boundary. This provided the Council with comfort that a ‘piecemeal’ approach to development was not being taken.

- Overall, collaboration between the parties as part of the EIA helped to improve the quality of the EIA process, the subsequent Environmental Statements, the two development proposals and the determination of the planning applications by the Council.

### Contact details

For more information about White Peak Planning’s EIA services, please contact Rob White or Chris Garratt at the following:

White Peak Planning  
Didsbury Business Centre  
137 Barlow Moor Road  
Manchester  
M20 2PW

T: 0845 034 7323  
E: info@whitepeakplanning.co.uk  
W: www.whitepeakplanning.co.uk

For access to more EIA case studies and hundreds of non-technical summaries of Environmental Statements visit:  
https://www.iema.net/eia-quality-mark/eia-quality-mark-case-studies