**Key Issues –**

- In summer 2011, two applications were submitted by separate applicants for developments on adjacent sites. Neither application included an Environmental Statements (ES), but following Screening Directions from the Secretary of State, ESs were required to be submitted for each application.

- The decision was made that a single ES would be submitted covering both applications and therefore, the ES needed to be compliant as a stand-alone document for each application.

- The ES needed to report the impacts of each development separately, as well as the cumulative impacts of both developments together.

- There was a local opposition group to the residential scheme, advised by environmental solicitors.

**Purpose of the project**

- Residential development of 152 homes – Story Homes; and

- New museum and visitor centre – Hadrian’s Wall Trust.

**Description of the project**

- Located in Maryport, Cumbria;

- Residential development on sloping greenfield site on edge of Maryport;

- Visitor Centre includes redevelopment of existing buildings near Alauna Roman Fort, within the World Heritage Site Buffer Zone and AONB;

- Shared vehicular access off A596 Netherhall Road.
Lessons learnt

- Where there is a good chance that a scheme could be considered EIA development, treat a negative Screening Opinion from the LPA with caution. If still unsure, request a Screening Direction from the Secretary of State.

- Where possible, it is more efficient and cost-effective to combine EIAs for adjacent sites under one ES. By using the same technical team for both sites, it is easier to assess cumulative impacts and reduces the risk of conflicting findings.

- As much of the technical work had been undertaken in the preparation of the planning applications, it was possible to keep the scope of the EIA focussed to four technical chapters.

- Where one ES covers two developments, it is important that the impacts are clearly set out both separately and cumulatively so that the ES can be used as a stand-alone document for each application.

Lessons learnt cont. -

- Due to the presence of a local opposition group who were being advised by environmental solicitors, the approach to the EIA was agreed first with solicitors and the ES documents reviewed prior to submission.

- As the ESs were being submitted following the planning applications, it was important to remind the applicants of their obligations relating to advertising and making the ES documents available for viewing by the public.

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