## Key Issues –

The development site falls within a wider emerging strategic allocation within the pre-submission version of the Chichester District Council’s Local Plan. No application or permission was in place for the remainder of the emerging allocation and therefore it would not be deemed to be ‘reasonably foreseeable’. However, as part of the EIA scoping, the Council requested that the cumulative assessment included a review of the potential for effects – particularly the impact that additional dwellings up to the figure anticipated through the Plan could have on community facilities in the area.

For similar large scale residential developments on sites currently being reviewed as part of an emerging Plan process (and therefore also being appraised as part of a separate SEA process), a trend has been noted of local authorities seeking similar assessments of the potential for cumulative effects (even where information available on emerging proposals is very limited and/or schemes have no likelihood of proceeding). It is understood that such information could be helpful to the decision making authority in reviewing the ES but, strictly, is not a requirement in completion of the EIA.

## Purpose of the project

The purpose of the project was to secure outline planning permission for a scheme of 300 homes and community facilities to the west of Westhampnett, West Sussex.

## Description of the project

The proposed development covers approximately 13.7 ha of agricultural land to the south of Goodwood Aerodrome. The development comprises up to 300 residential dwellings (including an element of affordable housing), vehicular access, a community facility, open space, surface water attenuation and ancillary works.
Lessons learnt

EIA had been undertaken in this case due to the proximity of several sensitive heritage receptors and due to the scheme forming part of a larger development (for which consent would be sought at a later date). In particular, the site falls within a wider emerging allocation in the Chichester Local Plan for 500 dwellings. In addition, the developer considers that up to 1,100 units could be brought forward at the site. Formal proposals for either larger development are yet to come forward.

In scoping the EIA, the Council stated that “it is also appropriate for the ES to consider the potential cumulative impacts of the large scale strategic allocations in the emerging Local Plan”. This is notwithstanding the fact that the schemes could not be considered to be ‘reasonably foreseeable’ and also notwithstanding any analysis undertaken as part of the SEA process of the emerging Local Plan.

It was accepted that whilst strictly not required as part of the EIA process, that such information requests are born out of other ongoing processes and that a limited review of the key issues would be helpful for the decision making authority in reviewing the EIA.

Lessons learnt cont. -

It was determined to proceed in adopting a ‘tiered’ approach to the cumulative assessment. This would provide a cumulative assessment of plans and projects which would be considered to be ‘reasonably foreseeable’; and secondly providing a more limited assessment, based on information readily available, of the potential for cumulative effects of the indicative proposals identified in the emerging Plan. Clarity in presentation ensured that the status of each type of scheme could be clearly understood (and the parameters of assessment) and that no over or under-estimation of cumulative effects could be suggested due to the status of those proposals reviewed.

The approach taken was a pragmatic response to assist the decision making authority whilst also respecting the requirements of the EIA Regulations and case law.

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