### Key Issues –

- The project was previously screened as ‘non-EIA’ development and a planning application was submitted.

- The Screening Opinion was challenged prior to determination on the basis that the Opinion had failed to take into acknowledge the potential cumulative environmental impacts of all of the proposed developments in the area.

- The Local Planning Authority (LPA) then screened the Fernham Fields project and confirmed that it classified as EIA development and an Environmental Statement would be required to support the existing planning application.

- A Scoping Opinion was sought from the LPA which confirmed that the EIA should be focussed on transport and noise effects – with particular reference to the cumulative impact of all the proposed development sites in Faringdon.

### Purpose of the project

- SGR (Faringdon) Ltd commissioned RPS to undertake an Environmental Impact Assessment of a residential development project in Faringdon, Oxfordshire.

- Project was for up to 200 homes with associated means of access, car parking, and landscape and amenity space.

- A Scoping Report and Environmental Statement were produced.

### Description of the project

- The site consisted of an agricultural field located to the southwest of Faringdon, Oxfordshire, bound by hedgerows, trees and residential buildings to the north and east.

- Construction timescale: 2016-2017

- Sensitive receptors in local area include houses to the north and east of the site.

- The EIA was managed and coordinated by RPS and technical chapters were provided by RPS, CgMS, the Richards Partnership, PBA and Hydrock.
Lessons learnt

- To ensure that the EIA was robust enough to withstand any legal challenge and considered all likely significant effects, the EIA also included chapters for Landscape & Visual Impact Assessment, Ecology & Nature Conservation, Cultural Heritage, Air Quality & Climate, Hydrology & Flood Risk, Geology, Hydrogeology and Contamination and Community Effects.

- All of the chapters addressed the issue of cumulative development and assessed the cumulative effects of a number of proposed developments in Faringdon.

- This ensured that the EIA addressed all of the issues raised during the public consultation and scoping processes, minimising the possibility of legal challenge.

Lessons learnt cont. -

- Acquisition of an EIA Screening Opinion does not necessarily protect the applicant from legal challenge during the planning process.

- Legal challenge can present significant delays to securing planning permission and progressing to construction, therefore it is important to undertake a robust EIA to minimise the possibility of challenge.

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