**Key Issues**

At the time of Endurance Estates’ application, a separate outline planning application had been submitted by another developer (Pelham Holdings) for up to 550 dwellings with associated open space and community hub on 29.9 ha of land immediately to the south of the site.

The two applications were supported by separate ESs, but the potential for cumulative effects to arise from the two adjacent schemes was a key element in the EIA process.

The fact that the two schemes could be developed at the same time meant that there was the potential for a range of cumulative effects to arise during construction, including impacts on the amenity of existing local residents.

Key potential post-construction cumulative effects included traffic generation, changes to views and landscape character, increased demand for local facilities and services, effects on habitats and protected species and effects on the water environment.

It was necessary to ensure the potential cumulative effects were assessed in sufficient detail to enable any associated mitigation requirements to be identified.

**Purpose of the project**

An outline application by Endurance Estates for the development of land to the south of Wymondham in Norfolk for a mix of uses that will create a garden neighbourhood where housing is set within a comprehensive network of green spaces linking allotments, orchards, parks and play areas.

The development will increase the supply of market and affordable homes in the town and provide appropriate supporting infrastructure.

**Description of the project**

The proposed development includes up to 750 new homes, a care home, a primary school, a small local convenience store, formal and informal open space, an allotment and community orchard and new access arrangements, footways and cycleways.

The 41.8 ha site is predominantly rough grassland and arable land, with areas of scrub and a former sand and gravel works. The Lizard county wildlife site and The Lizard conservation area lie to the north.
### Lessons learnt

**Need for collaborative working**
The need to ensure the assessment of cumulative effects was consistent between the two ESs meant that the two EIA project teams needed to work closely together to ensure the assessment methodologies were as compatible as possible, enabling the cumulative assessments to reach robust and consistent conclusions.

**Availability of project information**
It was possible to undertake detailed qualitative and quantitative assessments of the cumulative effects of the two schemes because similar levels of information were available for both projects (parameter plans, information on proposed areas / floorspaces / numbers, proposed access junctions and drainage arrangements). This was crucial in providing sufficient detail on the potential for cumulative effects and associated mitigation.

**Planning baseline studies**
The baseline studies needed to be carefully planned to ensure sufficient information was available for the cumulative assessment. For example, the visual assessment viewpoints needed to cover views of both sites. Baseline survey information was also shared between the two project teams where necessary.

### Lessons learnt cont.

**A coordinated approach to design and mitigation**
It was important that both applications could be determined independently and not rely on each other for mitigation. However, where possible, opportunities to take a coordinated approach to master planning and mitigation were identified, such as through the design of green infrastructure to facilitate connections through the two sites and reduce recreational pressure on local designated nature conservation sites.

**Mitigating cumulative effects**
The assessment raised the need to identify additional measures required to mitigate cumulative effects over and above those needed for the Endurance Estates and Pelham Holdings schemes alone. The cumulative effects assessment identified further junction improvements required to mitigate the combined traffic impacts of the two schemes.

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