## Key Issues

Infrastructure – To facilitate the development, a roundabout was required to be removed and several other highways to be reconfigured.

Watercourses - Two rivers pass through the site, the Ravensbourne and the Quaggy, both of which had to be partially diverted and uncovered.

Building Height Parameters - The effect of the development on the surrounding townscape was an issue which has been addressed through several design iterations, including the amendment of the heights of some of the buildings. Careful design consideration also had to be incorporated to be sympathetic of the heritage assets within the vicinity of the site.

## Purpose of the Project

The purpose of this application was to amend the Approved Scheme to facilitate the evolution of the Lewisham Gateway Development and deliver the phased redevelopment of this strategic site, in accordance with its planning policy allocation. At the same time the housing and employment needs set out in the London Plan were addressed.

## Description of the Project

The development comprises a major mixed-use scheme at a site in the Lewisham Borough of London known as ‘Lewisham Gateway’. The S73 ESA based relevant assessments on the overall floorspace being up to 100,000m² (GEA) of residential (up to 900 homes), food and drink, retail, leisure space (cinema/gym), financial and professional services space, co-living accommodation (sui generis), co-working/business space (B1) space.
## EIA Learning Outcomes

**Lessons Learnt:**

Continued and regular communication within a large design team ahead of submission is incredibly important when allowing adequate time and assessment to ensure the changes don’t result in any additional significant environmental impacts.

The application was an S73 and subject to a large time span between the recent submission and the original outline permission gained. It has been important to keep the current baseline under review and more importantly, relevant to the current assessment year. This has ensured that the assessment have been completed to the most relevant scenarios.

The key to the grant of permission in this instance was down to community engagement and liaison with the local committee. This is a good example of where a collective and collaborative approach helps deliver new development.

### Contact details

George Bagley, Senior Environmental Consultant
BWB Consulting
George.Bagley@bwbconsulting.com

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