# EIA Quality Mark Case Study

## Thanet Way Residential Development, Whitstable

<table>
<thead>
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<th>Key Issues:</th>
<th>Purpose of the project:</th>
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<td>- Effective scoping and assessment process to identify significant impacts of the proposed development (increased recreation pressure from new residential areas on sensitive ecological receptors - ancient woodland, grassland and designated coastal habitats).</td>
<td>The development by Devine Homes aimed to deliver up to 400 residential dwellings on a greenfield site north of Thanet Way in Whitstable, North Kent. CBA undertook the Ecological Impact Assessment and Landscape &amp; Visual Impact Assessment aspects of the EIA, prepared the Habitats Regulations Assessment and provided landscape/green infrastructure masterplanning advice.</td>
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<td>- Developing effective measures for mitigating impacts of increased recreation pressure on sensitive ecological receptors (through provision of substantial new accessible green infrastructure by way of an extension to Duncan Down village green).</td>
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<td>- Collaborative engagement with local community groups and statutory bodies to inform the design and delivery of green infrastructure proposals through an iterative masterplanning, design and EIA process.</td>
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**Description of the project:**
The outline planning application was for a mixed use scheme comprising residential and outdoor recreation uses.

Outline planning consent (with all matters reserved except for access) was granted in October 2016 for the demolition of existing buildings and the erection of up to 400 dwellings including affordable housing, extension to Duncan Down, green infrastructure, multi-use games area, parking, access and associated infrastructure and other ancillary works. The development Site comprises two main areas: the eastern area for residential use and the larger western area for green infrastructure and an extension to Duncan Down.
Lessons learnt:

The importance of developing an effective ecological mitigation strategy was key to addressing the impacts of increased recreation pressure from new residential areas on sensitive ecological receptors (ancient woodland, grassland and designated coastal habitats).

The mitigation strategy comprises two main aspects: (i) provision of around 65% of the application site for the provision of new accessible green infrastructure involving an extension to the Duncan Down village green); and (ii) financial contribution to the implementation of management plans for controlling recreational pressures on the North Kent coast European Sites.

Lessons learnt continued:

Wherever possible, it is considered good practice to ensure that development projects include sufficient space for delivery of all necessary ecological mitigation on-site (e.g. for protected species such as reptiles) without the need to secure additional mitigation land remote from the site.

A good working relationship with community groups and interested parties was crucial in ensuring a collaborative approach to the design and delivery of green infrastructure to meet local needs and expectations.

Developing a robust site-wide Landscape & Ecological Management Plan was also key to providing a framework for the long-term management of both new and existing green infrastructure assets.

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