EIA Quality Mark
Case Study

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<th>HARROW VIEW EAST</th>
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**Key Issues**

CH2M was engaged by the client LS Harrow Properties to work on the Environmental Statement, Sustainability, Flood Risk and Traffic and Transport assessments of this project alongside a number of other consultant organisations to address architectural design, planning, socio-economic, and cost aspects. The project, which was wide in its scope, complicated in terms of its phased delivery, and subject to change, being dependant on the emerging results of the socio-economic and cost assessments and discussions with the local authority, was due for submission in a relatively short timeframe. There was, therefore a requirement for very tight project definition, control and management as well as co-ordination between the various consultants to avoid programme slippage, scope creep and mis-understandings. This was achieved by exactly that – tight project management and, above all, frequent, all-inclusive and open project meetings with all team disciplines in attendance and regular meetings with the local planning authority. This approach encouraged team working towards a common goal amongst all parties and allowed early submission of a scoping report, so that when an additional issue was raised, the scope and detail could be accommodated.

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<th>Purpose of the project</th>
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The project, proposed by LS Harrow Properties Ltd (a wholly owned subsidiary of the Land Securities Group PLC), comprised the redevelopment of the former Kodak site at Harrow to create a new residential-driven development with employment and associated uses. The commission aimed to secure planning permission for outline planning consent, based on an illustrative masterplan with design details to be determined at a later through Reserved Matters to the planning consent.

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<th>Description of the project</th>
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The project was located at the 16.65 ha site comprising Kodak’s existing factory operations and areas of cleared brownfield land where industrial buildings had already been demolished. The project was for residential-driven development with employment and associated uses. Notably, it included up to 1,800 residential units with senior living accommodation, assisted living care homes, employment space for small, medium and large employers, retail space for shops, restaurants, offices or professional use, leisure and community uses, a primary school, roads and open space with public and private areas. The project was proposed for construction phased over 10 years from 2017.
EIA Learning Outcomes

Lessons learnt
This project showed that good open communication from the outset of a project with a wide range of attendees at regular project progress meetings can encourage co-operation between diverse disciplines and produce clarity in the scope of the project and the most effective way to work towards submitting a successful planning application. Working alongside the project managers and architectural designers meant that environmental and sustainability issues could be designed into the masterplan, with suitable spaces being included and allocated to specific uses (such as the on-site energy centre).

Early consultation and submission of a Scoping Report was also effective in communicating the aims of the project to the planning authority, agreeing the level of detail and approach to the assessment within the Environmental Impact Assessment and how the phased construction programme could be accommodated.

This approach was also used to open dialogue with the planning officers and ensured that when an additional topic (in this case, an assessment of sunlight and daylight) was identified for assessment, it could be addressed with no effect on the programme.

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