## Key Issues

- Transformation of a previously developed, derelict and contaminated brownfield site into a high quality business park.

- Complex geotechnical and hydrological challenges due to ecological sensitivity of surrounding SSSI marshlands.

- Sensitivity of countryside context and changes in views for local visual receptors.

- Securing environmental enhancements to local landscape character through improvements to neglected appearance of a derelict industrial site.

## Purpose of the project

The purpose of the project was to deliver advanced infrastructure to facilitate the transformation of the former Betteshanger Colliery into a high quality business park, including environmental improvements and provision of a community park and cycling centre. CBA was commissioned by SEEDA to lead the EIA process to inform the design process and support the successful planning application.

## Description of the project

The 121ha former Betteshanger colliery is located near Deal in East Kent. The previously developed brownfield site contained high-density industrial land contaminated by more than 60 years of coal mining and landfill use. Though previously cleared, traces of the old works still remained including building foundations, buried mine-working equipment and exhausted mineshafts. The surrounding marshlands are designated as a SSSI.
# Lessons learnt

An effective scoping process, undertaken in consultation with the planning authority and statutory consultees, was critical to ensuring that the EIA focused on assessing only the most significant effects.

The transformation of a previously developed, derelict and contaminated brownfield site into a high quality business park posed complex geotechnical and hydrological challenges due to the ecological sensitivity of the surrounding marshlands designated as a SSSI. The development of effective mitigation measures, informed by specialist technical studies and engagement with the Environment Agency and English Nature, was key to addressing these challenges.

A further challenge was to demonstrate that the redevelopment proposals would respect the sensitivity of the site’s countryside context local visual receptors. A comprehensive landscape and visual impact assessment was critical in testing the design proposals, which included environmental enhancement of the derelict industrial site to provide improvements to its neglected appearance.

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