## Key Issues –
This case study focuses on how a major regeneration scheme can be supported by a fixed EIA that whilst ensuring a clear set of parameters to assess, can be flexible to allow for changes in circumstances and the scheme as the proposal comes forward over a period of perhaps 10-15 years.

The Key Issues include:

- Rigidity to allow a fixed set of assessment parameters
- Bounds of certainty to allow flexibility
- Worst case ‘Rochdale’ envelopes
- Design and description of scheme parameters

## Purpose of the project
The site has been developed to regenerate the former Vosper Thornycroft Shipyard after it closed a decade ago. The South East England Development Agency bought the site and invested significant sums in decontamination. Crest Nicholson Regeneration Limited was appointed to bring forward a phased residential development on the site to assist the regeneration of the local area and assist employment growth.

## Description of the project
The project involved preparation of an EIA for an outline scheme in 2008. This contained a number of parameters which were tested but needed to cover future phases.

Phase 1 was tested in detail and subsequently implemented.

Phase 2 came forward as Reserved Matters four years later along with Phase 3. Phase 3 was not able to be considered within the strict parameters adopted and so had to be accompanied by an Addendum.
Lessons learnt

The initial parameter plans were fairly rigid. The land use plan opposite highlights that this was based on a definitive layout and block shapes. This allowed for some changes to the scheme, but with the removal of a break between blocks to accommodate a use in a new location, the scheme was felt to fall outside the parameters tested by some chapters.

As a result an addendum was required to the original EIA and some technical studies had to be undertaken to allow the original ES to support the application; alternatively a complete new EIA would have been required.

Lessons learnt are to ensure that:

- there is an overall site-wide description of the development being assessed;
- the parameters are broad;
- the EIA is prepared and submitted with these broad parameters assessed rather than detailed plans or more detailed restrictions (unless this is essential and they will not change);

Lessons learnt cont. -

- in a phased development, a phased approach is assessed;
- the team is aware of anything that might be likely to change;
- the team is clear about elements that cannot change, especially if it is due to environmental reasons;
- if a scheme alters, each topic is reviewed and scope out those that will not require changes;
- the approach is conveyed to the LPA in writing, and seek written confirmation to agree this.

Major regeneration and urban extensions take place over 10-15 years but an EIA needs to assess the whole scheme. Over this time period issues can change. A flexibly designed set of parameters thought through carefully at the outset can allow one EIA to support numerous reserved matters applications over years to come.

Contact details

- Gavin Hall
- Savills
- ghall@savills.com
- 023 8071 3947

For access to more EIA case studies and hundreds of non-technical summaries of Environmental Statements visit: www.iema.net/qmark