



## Planning • Heritage

Specialist & Independent Advisors to the Property Industry

### Environmental Impact Assessment (EIA)

#### CgMs

CgMs has an established reputation for providing independent and commercially aware advice to clients in the combined fields of planning and development, archaeology and historic buildings. Working from offices across the country, we have considerable experience of supporting major private and public sector projects and particular expertise in relation to the Environmental Impact Assessment procedures. CgMs can advise clients on every aspect of the process, from screening to detailed reporting, using in-house teams to assess the significant environmental effects of a project on particular topics, including cultural heritage and the historic environment.

#### EIA Project Management Experience

##### Commercial Development

CgMs Consulting were appointed by Helioslough Ltd to coordinate the preparation of an Environmental Statement for their Strategic Rail Freight Interchange (SRFI) and Country Park scheme at Radlett, near to St Albans. The planning application related to a 419 hectare site comprising 8 parcels of land and sought permission for the construction of a Strategic Rail Freight Interchange (SRFI) comprising an intermodal terminal and rail and road served distribution units (331,665m<sup>2</sup> in Use Class B8 including ancillary B1/B2 floorspace) with associated road, rail and other infrastructure facilities and works.

CgMs was appointed by Helioslough Ltd to co-ordinate the preparation of an Environmental Statement for their Inland Port Scheme in the Metropolitan Borough of Doncaster. The planning application being submitted related to 562,000 sq m of Class B8 floorspace on a 397.4 hectare site comprising of 3 main areas of land. The planning application sought permission for the construction of a Strategic Rail Freight Interchange (SRFI) rail and road served distribution units and an intermodal terminal, with associated road, rail and other infrastructure facilities and works.

##### Retail Development

CgMs was appointed to project manage the preparation of the Environmental Statement on behalf of London Business Centres Ltd for a mixed use development comprising of 663 dwellings and 8,570 sq m of commercial floorspace in a series of building blocks varying in height from one to twenty two storeys at Cannon Wharf, Evelyn Street, London, SE8 5RT.

##### Energy

National Grid - CgMs Consulting are managing the environmental assessment process for major electricity infrastructure projects on behalf of National Grid. CgMs are directing environmental consultant teams and ensuring that ESs are fit for purpose, liaising with planning authorities, statutory bodies and the department for Energy and Climate Change.

## **Waste**

CgMs contributed to environmental impact assessments and successful public inquiries involving two major minerals applications on behalf of Bedfordshire County Council; one at Rookery Pit, Marston where waste disposal was proposed and the other in Woburn, where the extraction of Bentonite (Fullers earth) was proposed.

## **Residential Development**

CgMs was instructed by Mast Quay Development Limited to prepare and project manage an Environmental Statement (ES) to support their planning application for 218 flats in two blocks (14 and 22 storeys) and B1 & A3 units (totalling 938 sq m) at a site fronting the Thames adjacent near the Woolwich Ferry. A scoping report was prepared and submitted, and the ES was prepared in conjunction with a number of specialist environmental consultants.

## **Cultural Heritage Experience**

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CgMs has a highly experienced team of Cultural Heritage experts, who bring together the range of skills necessary to ensure a comprehensive and holistic approach to the cultural heritage above and below ground, in accordance with national policy and guidance. We are regularly instructed to assess the potential impact of major infrastructure projects on the historic environment, undertaking desk-based assessments and detailed studies to establish baseline conditions, constraints and opportunities.

CgMs Heritage has provided the necessary input into over 1,000 Environmental Statements, with some notable examples set out below.

### **Wind Farms**

CgMs has prepared over 15 ES Cultural Heritage assessments for on-shore wind farm developments and has an established track record in the field. Our consultants follow a tried and tested approach; identifying heritage assets within a defined radius from turbines; researching those assets and areas; visiting assets within the agreed study radius; undertaking consultation with county archaeologists, conservation officers and English Heritage advisors, and assessing impacts. The ES chapter addresses direct and indirect impacts upon listed buildings, registered parks and gardens, scheduled ancient monuments, conservation areas and unscheduled archaeological remains.

### **The Bata Estate, Tilbury**

CgMs was instructed by Colonnade Land LLP to prepare a cultural heritage ES chapter. The chapter appraised the direct and indirect impacts associated with proposals for residential development delivering between 200-500 family homes and associated infrastructure on part of The Bata Estate. The Bata Estate developed from 1933 centred on a shoe factory with workers living on the wider estate. Baseline studies provided details of existing conditions and the evolution of the site. Impact assessment paid particular attention to the remains of a large Bronze Age ditched enclosure and field boundaries; the adjacent East Tilbury Conservation area, the demolition of two buildings on site and the setting of 15 nearby listed buildings. Assessment found no significant harmful impacts and some minor beneficial impacts upon built heritage and the need for archaeological excavation prior to construction, providing mitigation leading to no significant effects on archaeological remains once the proposed development was completed and occupied.

### **Kings Cross Station, London**

CgMs was engaged by Network Rail to prepare a Cultural Heritage ES chapter in relation to a long term masterplanning project for a new concourse at King's Cross Station. The concourse was to replace the southern concourse which only has a temporary permission. King's Cross is a Grade One listed building and the project involved on-going discussions with Camden Council, English Heritage, CABE and the Mayor.

### **Beckton Gasworks, London**

CgMs was instructed by National Grid Property Holdings to prepare an archaeology ES chapter in relation to the redevelopment of the former gas works on the north Thames bank. This included detailed below ground deposit modelling to demonstrate that the proposed development will have limited impacts on archaeological deposits.

### **Land At Felpham, Bognor Regis**

CgMs was instructed by Hallam Land Management to prepare a cultural heritage ES chapter in relation to large residential scheme and link road/by pass. This involved lengthy negotiations with the local authority to ensure that all archaeological evaluation was undertaken as a condition of outline planning permission rather than as part of the ES.

### **London Bridge Station**

CgMs has provided the Historic Environment & Townscape Chapter for the Environmental Statement accompanying the transformation of London Bridge Station, part of the £6 billion Thameslink Programme. Detailed assessment of designated and undesignated heritage assets has been completed, along with an assessment of key views identified in consultation with the local planning authority.



## **Contacts**

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