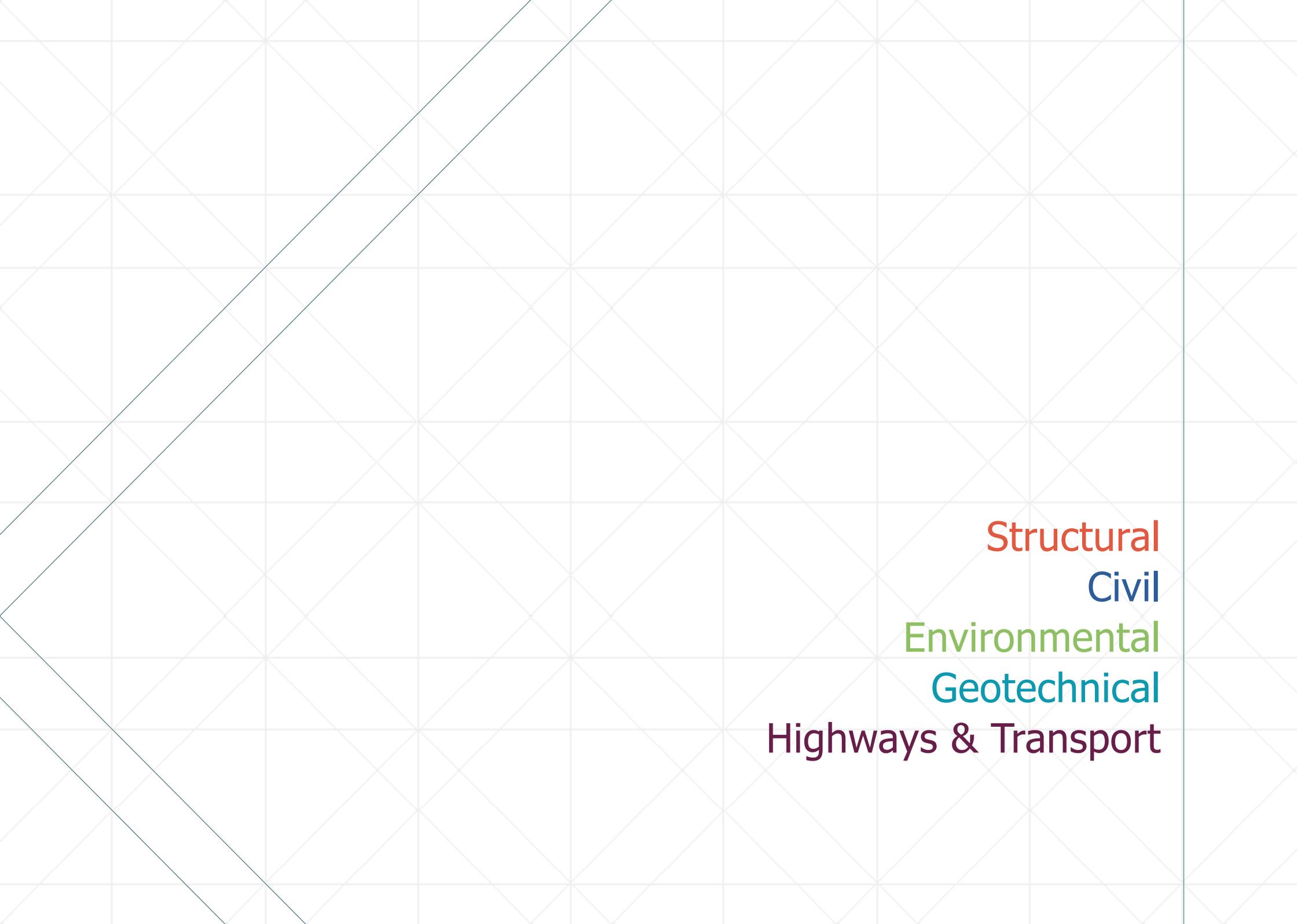




# Development Planning



**Structural**  
**Civil**  
**Environmental**  
**Geotechnical**  
**Highways & Transport**



Arts & Events



Commercial



Defence



Education



Healthcare



Hotels & Hospitality



Industrial



Infrastructure



Regeneration



Residential



Retail



Sports & Leisure

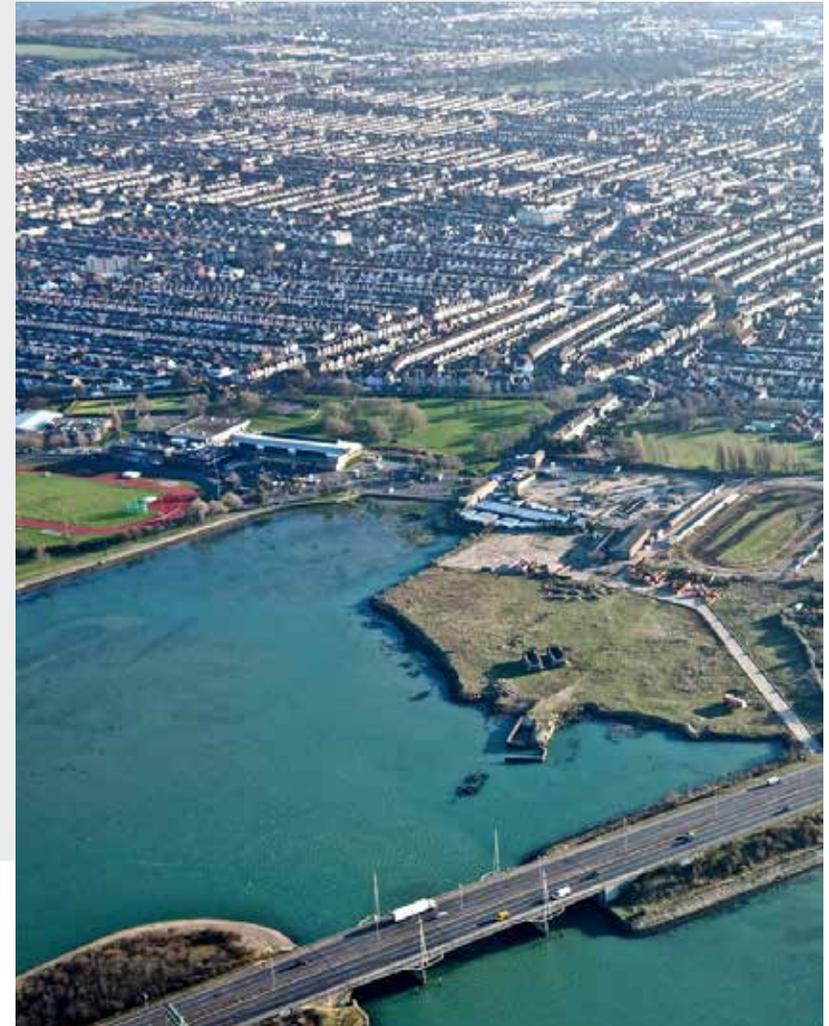
CampbellReith's development planning services provide balanced solutions for engineering, planning, environmental, economic and political issues at all stages of a project, from the initial feasibility to its completion.

Developers face a unique mix of land development issues when promoting sites. They have to balance the complex matrix of technical, environmental and planning requirements against the financial viability of the project.

CampbellReith has extensive experience in development planning. The practice offers full pre and post planning support:

- Pre-purchase agreements and feasibility studies
- Planning support, negotiations and agreements, project management
- Flood risk, water management and drainage assessments
- Transport assessments, network and junction models and travel plans
- Ground, air, noise, ecology and sustainability assessments
- Contaminated land remediation

- ◆ Environmental Impact Assessment and Ecology
- ◆ Civil
- ◆ Environmental
- ◆ Geotechnical
- ◆ Highways & Transport
- ◆ Geographical Information Systems



Daedalus, Cambridgeshire



Woolston Riverside

## EIA and Ecology

CampbellReith's specialist in-house Environmental Impact Assessment (EIA) team has a proven track record of producing comprehensive EIAs that satisfy the requirements of all related regulations.

EIA is an assessment of a project's potentially significant environmental effects. It is necessary for certain types of development before they can be granted planning consent.

Lack of a robust environmental statement and assessment of ecological issues supporting a planning application may delay the planning process and result in legal challenge.

CampbellReith's scientists have a wealth of experience of working within project teams, providing input into masterplanning and project development.

The practice offers also third party review of environmental statements following recognised review criteria (e.g. IEMA).

### Services include:

- Strategic environmental assessment
- Habitats regulations assessment
- Sustainability appraisal
- Construction environmental management plans
- Reports to satisfy pre-commencement planning conditions
- Post-construction environmental management and monitoring

**Services include:**

- Pre-purchase assessments and feasibility study due diligence reports
- Flood risk, water management, drainage assessments and modelling
- Public realm improvements and infrastructure design
- Sustainable drainage (SuDS) design and masterplanning
- Earthworks assessment and ground modelling
- Highway and external works design

**Civil**

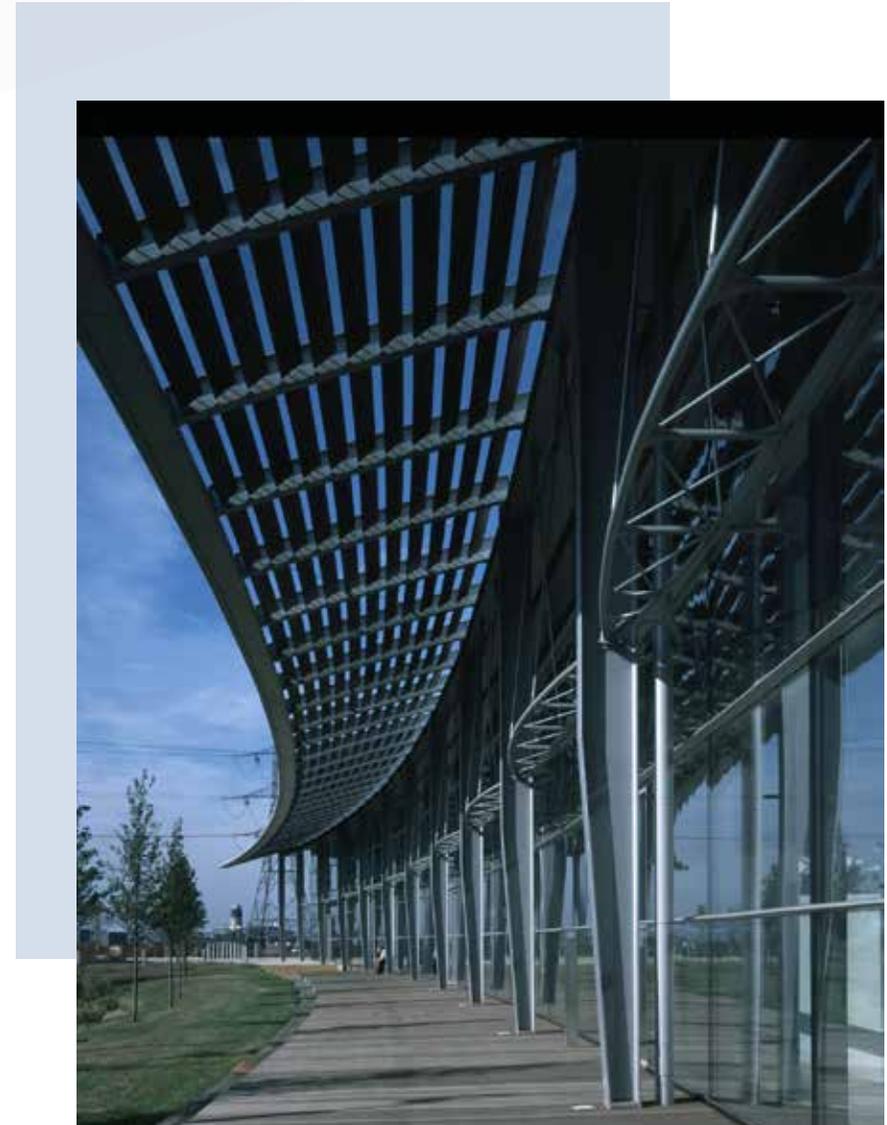
CampbellReith's highly skilled civil engineers make a significant contribution in the early stages of a project, from land acquisition to the development process, adding considerable value to your project.

CampbellReith provides advice on establishing and dealing with risks and successfully unlocking land for development.

With recent and forthcoming changes in government policies, sustainable development has become even more important.

As a result development planning requires an increasingly complex mix of technical innovation, negotiation and delivery.

CampbellReith's multi-disciplinary teams of skilled professionals are able to tailor their services to suit individual project requirements.



Centre for Engineering and Manufacturing Excellence, Dagenham



Enham Alamein, Hampshire

## Environmental

CampbellReith's scientists provide land quality assessment services to support clients in new site acquisition and development, as well as in coordinating the process of development.

Planning applications require land quality assessments: a process that provides information on below ground conditions and helps control the associated risks.

Land quality assessment is necessary for commercial risk control and planning framework; it is required by building regulations, as well as by funders and insurers.

CampbellReith's specialists identify issues associated with contamination, waste or geotechnical hazards that can present an abnormal cost or risk to the project.

CampbellReith is a member of the Association of Geotechnical and Geo-environmental Specialists (AGS) of the Geological Society, ICE, CIWEM and IEMA.

### Services include:

#### Contamination

- Phased assessments from desk studies and due diligence onwards
- Intrusive ground investigations and quantitative risk assessments
- Remediation design and supervision

#### Waste assessment and soils sustainability

- Waste classification assessment and materials management plans
- Site waste management plans
- CEEQUAL assessment

**Services include:**

- Site characterisation and geotechnical evaluation
- Intrusive investigation and assessment
- Identification of geotechnical hazards and options for mitigation
- Coordination of below ground works to maximise sustainability and efficiency
- Options appraisals to provide added value

**Geotechnical**

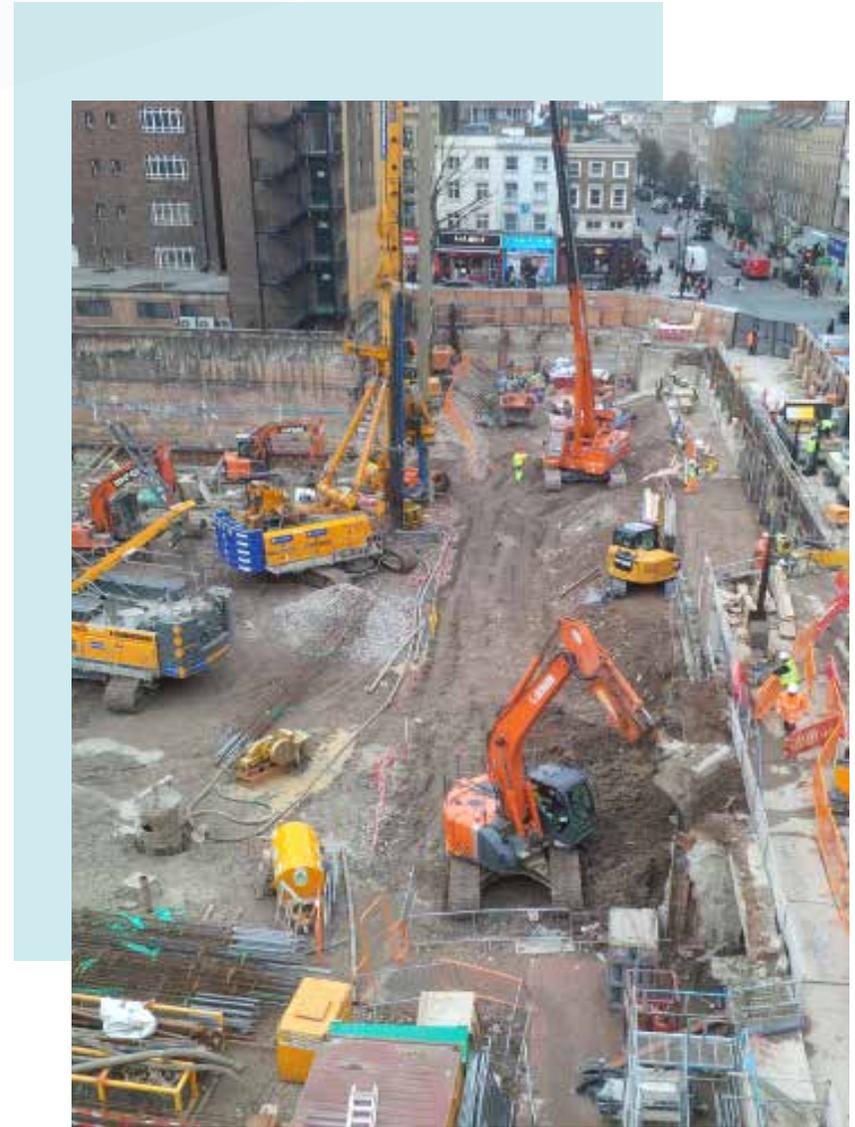
One of the greatest risks to any development is ground hazards. CampbellReith offers an extensive range of geotechnical services for identifying geotechnical hazards on a site and optimising land development.

Problem areas within a site can make it less suitable for construction. An informed geotechnical assessment can help overcome possible objections to planning applications.

A simple desk study can usually identify most, if not all, geotechnical hazards on a site. Where they pose a risk, provisional sums can be set aside to cover abnormal costs.

Where such risks are significant, they can be quantified by intrusive ground investigation to provide greater cost certainty.

The earlier sustainability is considered in the development of a project, the greater the contribution to sustainability can be.



UCLH Proton Beam Therapy Centre, London



Margate Town Centre

## Highways & Transport

CampbellReith offers comprehensive transportation and highway advice. The practice has worked on a wide range of public and private sector development and regeneration projects in the UK and overseas.

CampbellReith assists clients at all stages of a project, from conception and masterplanning, through planning and detailed design, to implementation and operation.

CampbellReith's transport planners undertake feasibility studies and site appraisals to identify key transportation and highway issues.

They assess the existing infrastructure and offer advice on how to adapt and enhance it, how to facilitate and bring forward sustainable transport solutions and initiatives.

Drawing on the thorough expertise of its professional staff, the practice addresses the need for sustainable travel.

### Services include:

#### Feasibility

- Site appraisal and masterplanning

#### Pre-planning

- Micro simulation modelling
- Accessibility planning
- Transport assessments
- Public transport, walking and cycling strategies
- Highway design and parking
- Travel planning; expert witness

#### Post planning / implementation

- Legal agreements and road traffic regulation orders
- Detailed design and site supervision

### Services include:

- Flood modelling
- Highway design
- Public transport, walking and cycling modelling
- Site characterisation and geotechnical evaluation
- Environmental impact and management modelling
- Environmental and geotechnical interpolations
- Data capture, spatial mapping and data analysis
- Mass balance and remediation design
- Data management

### GIS

CampbellReith's GIS (Geographical Information Systems) professionals offer services in data capture, processing, analysis and general mapping to support data presentation and decision making.

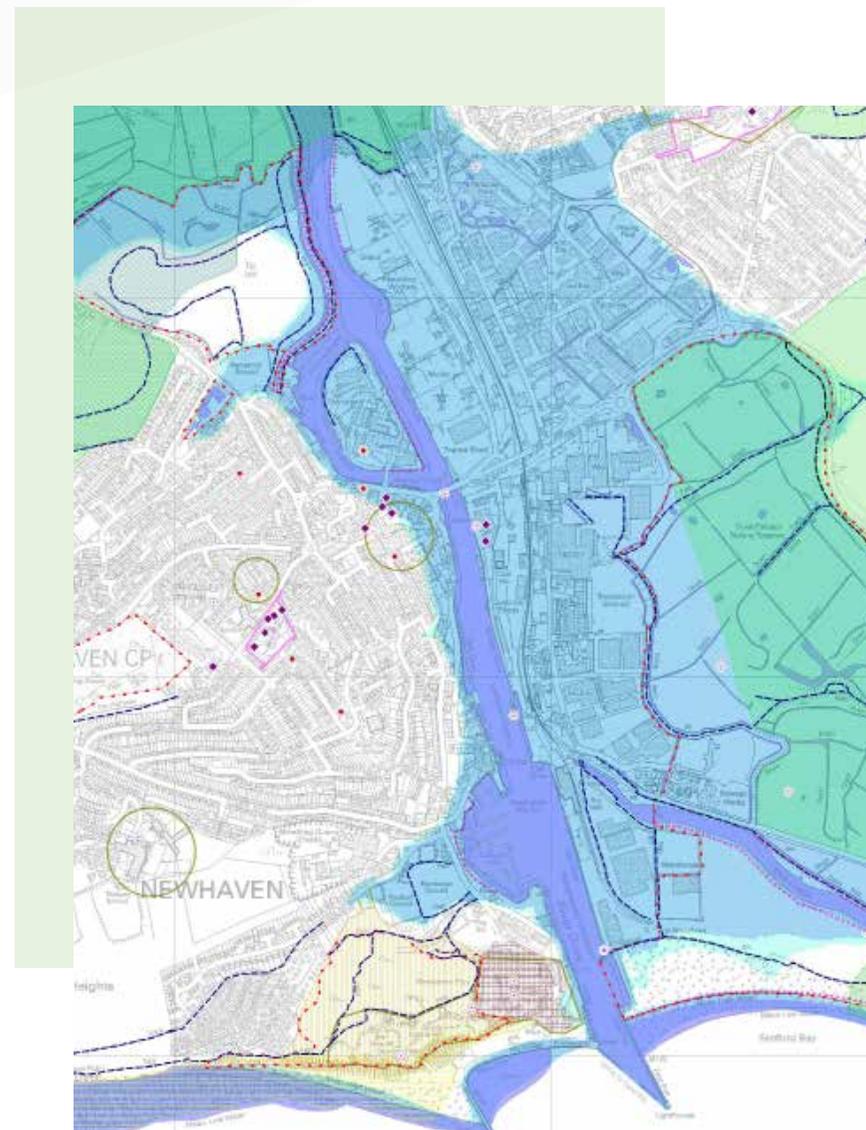
GIS is a computer system for capturing, managing, analysing and presenting location-based data.

It integrates cartography, statistical analysis, database technologies and other data to provide clients with a baseline of information.

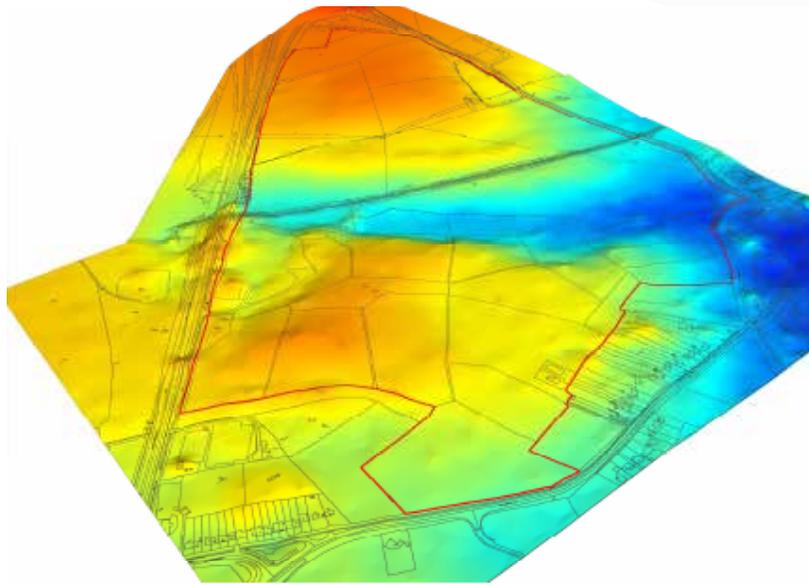
GIS helps gain a competitive advantage as it enhances your ability to fully leverage existing organisational data, improve operational efficiency, reduce costs and make effective decisions.

### GISSMo

CampbellReith's GISSMo (GIS Site Model) offers a quick way to search for location based records, particularly for complicated sites with a large amount of background information.



Newhaven Strategic Network, Sussex



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### Burnaston Cross, South Derbyshire

Burnaston Cross project consisted of an EIA for a large postal distribution facility, which was located on a former quarry and landfill site to the south of Derby.

This was a hybrid application that included up to 114,000 m<sup>2</sup> of floor space over three phases.

The floor space would be accessed via a new road junction and transmodal facility connected to the national rail network.

It was important for the project team to address issues related to ecology, land and contamination,

transportation, noise and landscape in particular.

A wetland conservation area, a noise attenuation and landscape bund were designed into the scheme, to appropriately mitigate adverse environmental impacts.

CampbellReith's civil engineering and land quality teams ensured a design that would achieve a cut-fill balance on the site: the aim was to minimise construction traffic and avoid the costly disposal of material in landfill.

#### Disciplines covered:

- ◆ Civil
- ◆ Environmental
- ◆ EIA and Ecology
- ◆ Geotechnical
- ◆ Highways & Transport

#### Added value:

- Creation of a wetland for Greenfield run-off and habitat for amphibians and reptiles
- Mitigation of noise arising from rail movements

### Snowdown Colliery, Kent

This was an EIA project on the Snowdown Colliery site. Based on the development proposals, some of the former Colliery buildings were to be demolished on the 42 ha of the site.

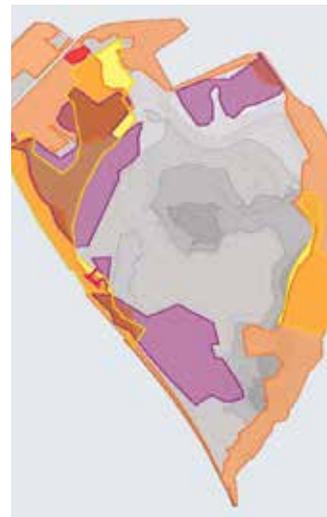
A SEEDA (South East England Development Agency) initiative, the scheme would provide 12.7 ha public open space.

The proposals guaranteed also the protection of 11.9 ha of land for nature conservation.

The site contains a number of protected species and lichen assemblages of

regional/national importance, as well as Grade II listed buildings. Therefore, ecology and protection of cultural heritage were at the heart of the project.

These constraints along with transportation, contamination and landscape issues were important for the final design and layout of the scheme: they were addressed through the EIA process, to minimise impacts during the construction and post-construction phases.



Snowdown Colliery, Kent

#### Disciplines covered:

- ◆ Civil
- ◆ Environmental
- ◆ EIA

#### Added value:

- Protection of Grade II listed structures from adverse impact
- Remediation scheme to make the site suitable for development

### Disciplines covered:

- ◆ EIA and Ecology
- ◆ Civil
- ◆ Environmental
- ◆ Highways & Transport

### Added value:

- Ecological surveys to inform the ES
- Assessments of impacts of aircraft movement on air quality and noise level
- Design of suitable habitat for amphibians

### Daedalus, Hampshire

CampbellReith implemented the EIA for Daedalus, a Homes and Communities Agency project in Hampshire.

The project was a mixed use redevelopment of a former Ministry of Defence site.

The site, 180 ha, was covered by one masterplan creating an urban extension to Lee-on-the-Solent (a small seaside district in Hampshire).

But it was subject to two planning applications as the site crosses the boundary between Fareham and Gosport Boroughs.

CampbellReith negotiated with the planning authorities that both applications could be covered by the same environmental statement. It set up a working group with officers from both councils to carry out the EIA process as efficiently as possible.

The proposals comprised the phased demolition of former military buildings and the construction of up to 232 residential units, internal road network, and a range of community facilities including a doctor's practice.



Daedalus, Lee-on-Solent

### Disciplines covered:

- ◆ Civil
- ◆ Environmental

### Added value:

- Redesign of all marine structures
- Preliminary design of primary infrastructure
- Comprehensive flood risk assessment
- Sustainability award



Woolston Riverside

### Woolston Riverside

This 12.5 ha shipyard was formerly owned by Vosper Thornycroft and was purchased by SEEDA to promote the regeneration of the Woolston area.

The site is located along the eastern bank of the River Itchen Estuary.

CampbellReith provided full design and planning support services for the following areas, working closely with the planner, Nick Taylor, and other specialist consultants:

- Support for establishing interim planning guidance
- Comprehensive flood risk assessment
- Design of retreated flood defences

- Negotiation on licences with the harbour authorities and others
- Detailed noise, air quality, munitions and LVI assessments
- Preliminary design of primary infrastructure including drainage and highways

Remedial trials examined options for treatment of groundwater contamination (insitu) and soils containing asbestos and hydrocarbons.

SEEDA was awarded the remedial and civil engineering contract worth £13m.



Nene Regeneration

### Nene Regeneration, Cambridgeshire

The Nene Waterfront Regeneration project was an ambitious, £50m redevelopment scheme aimed at bringing new life to the historic town of Wisbech.

As part of a multi-disciplinary appointment, CampbellReith provided environmental, as well as transportation, structural, civil and geotechnical engineering services for the project.

To help the town continue to thrive, former industrial land alongside the River Nene was turned into a vibrant riverfront area.

The practice led the EIA process from the inception of the project. It was heavily involved with the site investigation and remediation of this former gas works site.

The project, led by Fenland District Council, comprised 200 residential units, a Yacht Club, marine pontoons and a wet dock, 50,000 ft<sup>2</sup> of commercial space, public open space and landscaping.

The project won a British Urban Regeneration Association Waterways Renaissance Award and was commended in the RIBA East - Spirit of Ingenuity Awards.

#### Disciplines covered:

- ◆ Structural
- ◆ Civil
- ◆ Environmental
- ◆ Geotechnical
- ◆ Highways & Transport

#### Added value:

- Site investigations and remediation
- Geotechnical design
- Flood risk assessment
- Transportation planning and modelling
- Infrastructure design

### Queenborough and Rushenden Regeneration

Rushenden Relief Road and Neatscourt Phase 1 were part of SEEDA's Queenborough and Rushenden Regeneration project in Isle of Sheppey.

CampbellReith undertook EIAs to support the planning applications for the first two elements of the project.

These schemes were particularly challenging as they lie on an area of grazing marsh in close proximity to the Medway Estuary and Marshes and the Swale Ramsar sites, Special Protection Area (SPA) and Sites of Special Scientific Interest (SSSI).

CampbellReith was involved in identifying potential ecological enhancement and compensation sites. It took part in the design of appropriate mitigating features that were approved by Natural England and the Environment Agency.

Planning permission was granted for both schemes. CampbellReith worked to satisfy the planning conditions and acted as SEEDA's Environmental Advisor: it provided on-site environmental advice as well as oversaw the implementation of wetland features, such as newly vegetated ditches and rills.



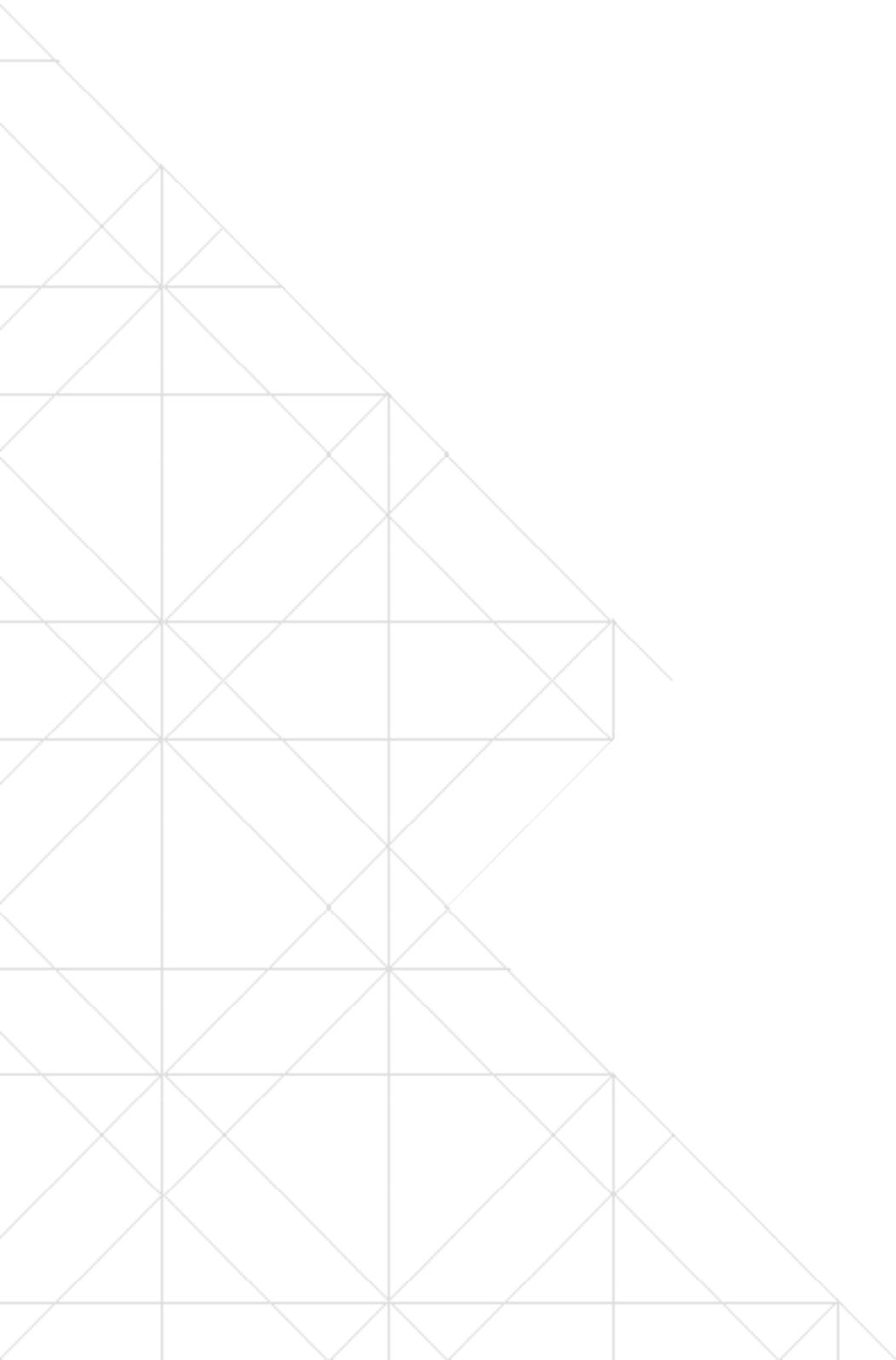
Queenborough, Kent

#### Disciplines covered:

- ◆ Civil
- ◆ Environmental
- ◆ EIA and Ecology
- ◆ Geotechnical
- ◆ Highways & Transport

#### Added value:

- Masterplan for 18 ha of residential and community development
- Comprehensive environmental statement



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