



# Real Estate and Infrastructure

## EIA and its role in placemaking



## Objective

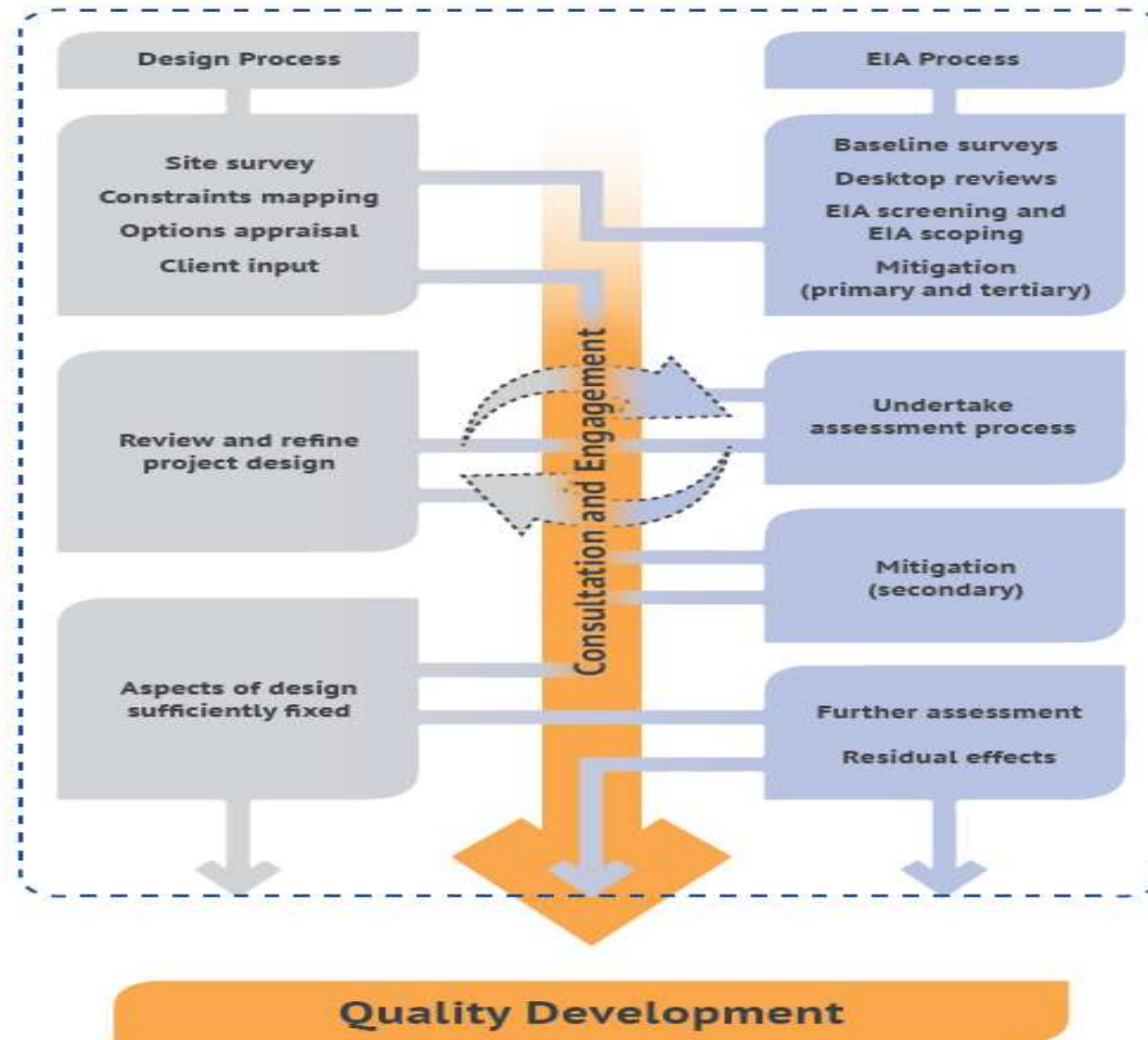
To discuss how EIA can be used as a tool to deliver value, sustainable outcomes and high quality design to contribute to placemaking.

## Outline

1. EIA process.
2. Other mechanisms.
3. Case studies.
4. Key messages.

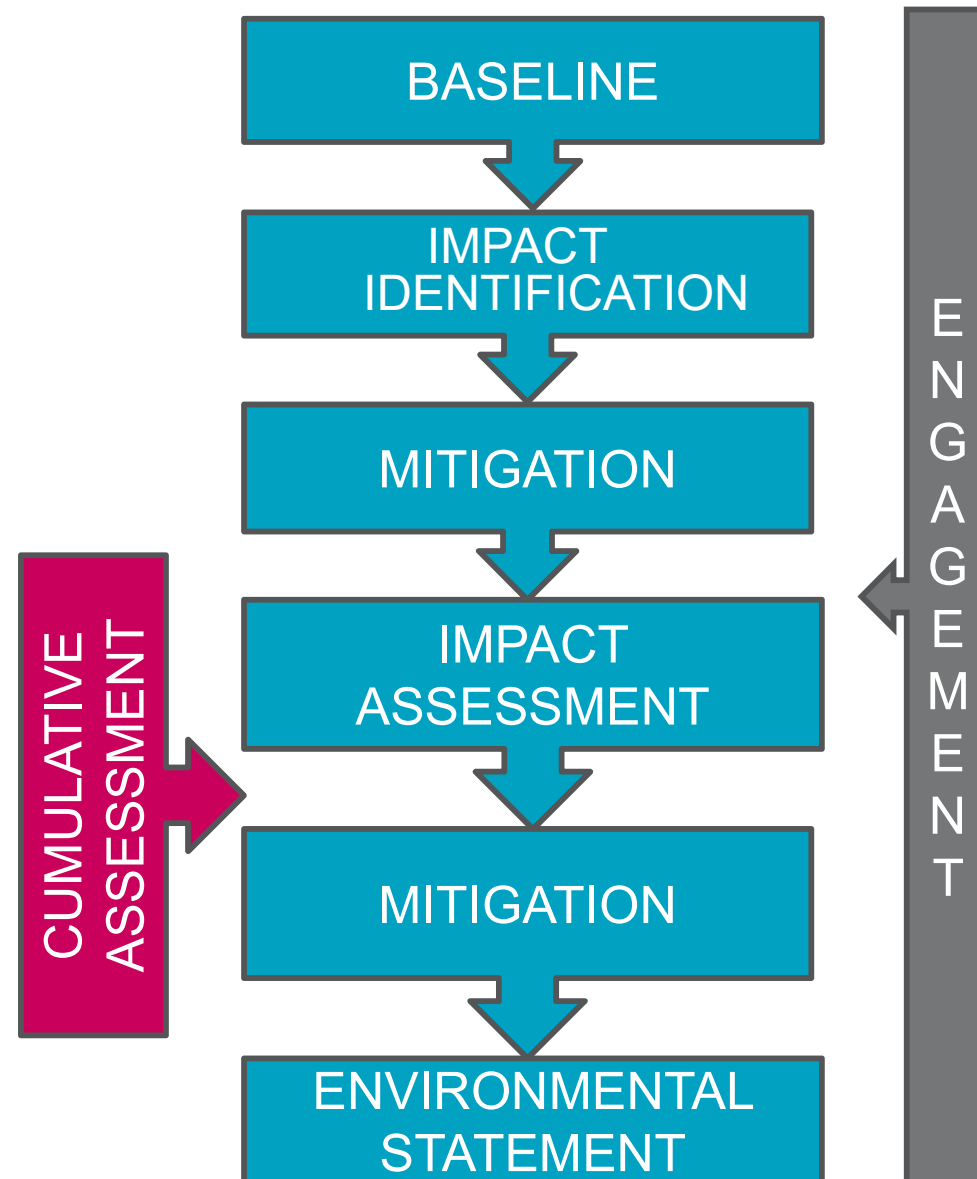


## EIA – An iterative process



Source: IEMA (2015) 'EIA Guide to Shaping Quality Development'.

## EIA Process



## Other mechanisms to include placemaking

Developer	Local planning authority
<b>Planning Gain and Section 75 agreements</b> <ul style="list-style-type: none"><li>•Contract.</li><li>•Entered into <u>at any stage</u>.</li><li>•Acceptability.</li><li>•Relate direct to proposal.</li><li>•Reasonable in scale and kind.</li></ul>	<b>Planning Permission in Principle</b> <ul style="list-style-type: none"><li>•Conditions are added.</li><li>•No limit on conditions.</li></ul> <b>Planning Gain and Section 75 agreements</b> <ul style="list-style-type: none"><li>•Contract.</li><li>•Entered into <u>at any stage</u>.</li></ul>

## Case Study 1 – Inverness West Link Road



Development: Highway	Aim to relieve congestion Open up land for housing
Impact	Loss of community facilities.
Mitigation	New & enhanced rugby facilities – ‘all weather pitch’. New golf course clubhouse. Improved access for non-motorized users.



## Case Study 2 – Sunderland Strategic Transport Corridor (Phase 3)



**Development:**  
**Highway**

**Aim to relieve congestion**  
**Support economic growth in Sunderland**

**Impact**

**Loss of heritage asset.**

**Mitigation**

**Sensitively dismantle.**  
**Recreate gateway feature and visitor attraction.**

## Case Study 3 – Ruby Triangle, London



Development: Mixed Use	Need for new town centre
Impact	Strong wind effect between buildings at ground level.
Mitigation	Use of metal framework from local gas holder to create wind baffles. Forming part of landscaping and public art. Pedestrians able to enjoy the public realm without adverse weather effects.



## Summarising key points

### Engagement

- Early engagement.
- Agree principles/parameters.
- Opportunities.

### Skills

- Suitable skills.
- Experienced in proportionality.
- Understanding of planning process.

### Design Standards

- IEMA, EIA Guide to Shaping Quality Development.
- Creating Places, A Policy statement on architecture and place for Scotland.

# QUESTIONS