



Examples of Our Work

Abbotswood, Romsey: We produced the hydrology & drainage chapter, the infrastructure service chapter and the transportation chapter for an Environmental Statement for a proposed 800 dwelling residential development. We also provided 18 and 24-hour Annual Average Weekly Traffic (AAWT) and Annual Average Daily Traffic (AADT) data for the noise and air quality consultants.

Olympic White Water & Canoe Slalom Course, Broxbourne: We produced the transportation chapter for an Environmental Statement for a venue site for a White Water Canoe Centre for both the 2012 London Olympics and legacy uses.

Queensway, Lytham St Annes: We produced the transportation chapter for an Environmental Statement for a proposed 1,150 dwelling residential development.

Olympic Equestrian Events, Greenwich: We produced the transportation chapter for the Environmental Statement submitted in support of a planning application for the proposed temporary arena at Greenwich Park to host the Olympic Equestrian events.

Nutburn Road, North Baddesley, Hampshire: We produced the hydrology & drainage chapter, as well as the transportation chapter for an Environmental Statement for a proposed 44 dwelling residential development.

Lingley Mere Business Park, Warrington: We produced the hydrology & drainage chapter, the infrastructure service chapter and the transportation chapter for an Environmental Statement for the planned expansion of a Business Park to accommodate a further 1,000,000 ft² of office development.

SUR 1 and SUR 2 Assessments

- Eastwood, Barnet
- Turkey Shore Road, Holyhead
- Sandleaze, Worton
- Golden Lion, Frampton Cotterell
- East Road, London
- Stanley Road, Teddington
- Dyke Road Avenue, Brighton
- Elmstone Lane, Maidstone
- Falkland Road, Wallasey
- Glanhwfa Road, Llangefni
- G53, Chester
- Masons Hill, Bromley
- Blackborough Road, Reigate
- St Hildas Hall, Gloucester



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Environment

Are you considering a development and want to know how its impact on the environment will be viewed by a Planning Authority?

Do you want to know the Carbon Footprint of your development?

Does your residential proposal meet the requirements of the Code for Sustainable Homes?

As the focus on environmental regulations tightens, it is becoming more and more important that developers consider, minimise and mitigate the impact of their developments on the environment, whether it is in terms of sustainable drainage, ecological impact, carbon footprint, waste management, water usage, road traffic, material usage, or any other new planning requirement.

Cole Easdon Consultants can help you.

Our expertise in assessing environmental impacts relating to building developments, coupled with our intimate knowledge of the planning process, means we can give you the best possible advice and practical support to move your project forward.

Environment Services

- Environmental Impact Assessments
- Code for Sustainable Homes
- Carbon Footprint Studies



Arnold's Farm, Lacock.



Environmental Impact Assessments

An Environmental Impact Assessment is the process of identifying, predicting, evaluating and mitigating the ecological, physical, social and other relevant effects of development proposals prior to decisions being taken.

European legislation requires developers to circulate an Environmental Statement to statutory consultees, such as Local Planning Authorities, and to make the report available for public information and comment.

The output of an Environmental Statement usually includes:

- A description of the project.
- The alternatives that have been considered.
- A description of the environment.
- A description of the significant effects on the environment.
- The actions that can/will be taken to mitigate these effects.
- A non-technical summary to clearly inform the public without resorting to jargon.

This enables the Local Planning Authority to consider the environmental impact of a proposed development, along with any intended mitigation measures, prior to granting planning permission.

The requirement for an Environmental Impact Assessment is dependent upon the type and size of development proposed, as well as the location.

The Benefits of an Environmental Impact Assessment

A professional and tailored Environmental Impact Assessment will:

- Take into account the requirements of the European Directive as well as specific national and local requirements.
- Provide developers with the environmental information needed by Local Planning Authorities to gain timely planning consent for their development proposals.

- Provide the Local Planning Authority with an objective assessment of the environmental impact of any new development.
- Set out the actions required to mitigate any negative environmental effects.
- Provide an independent, objective analysis to allay general public fears based on lack of information or understanding.
- Identify the information required for environmental management during the construction stage.

How We Can Help

We undertake those elements of environmental studies relating to transportation, hydrology (Water Management) and infrastructure, presenting the results as appropriate chapters for inclusion in the Environmental Statement. Our expertise enables us to advise developers on what environmental information should accompany a planning application, thus minimising the risk of delays to the planning process.

In preparing the relevant chapters for the Environmental Statement, we will:

- Consider the implications of relevant national, regional and local policies.
- Clearly identify and quantify the environmental impact of specific elements of the development, for example, the effects of additional vehicle traffic.
- Recommend alternatives to reduce the environmental impact of the proposed development.
- Provide advice on the development and implementation of the most appropriate and cost effective mitigation measures.
- We can also provide suitable traffic data for the noise and air quality consultants.



Greenwich Park.





Code for Sustainable Homes

The house building industry faces a significant challenge in coming years to be able to meet mandatory sustainability standards. Builders, developers, planners, architects, designers, quantity surveyors, materials suppliers and product manufacturers will all be affected.

The Code for Sustainable Homes, launched on 13th December 2006, is the national standard for sustainable design and construction. It is a comprehensive environmental assessment applicable to new build residential developments.

The Code assesses each building against the following nine environmental principles;

- Energy & CO2 emissions
- Water usage
- Materials
- Surface water run-off
- Waste
- Pollution
- Health & Well-being
- Management
- Ecology

Points are awarded for performance against each principle and an overall level between 1* and 6* is calculated at the end of the process. (The highest level, Code 6*, being a zero carbon home).

Code assessment is carried out in two stages:

- An initial assessment is undertaken based on design drawings and specifications and a star rating (level) is given.
- A final assessment is then undertaken once the development has been completed. Records and visual inspections are required, to ensure that the design has been carried out in accordance with the initial specification and still merits the initial rating (if this is not the case, then the star rating will be recalculated according to what has actually been constructed).

The progressive implementation of the Code for Sustainable Homes will be driven by legislation as the government seeks to achieve its climate change targets.

Currently:

- All publicly funded residential developments must reach Code Level 3.
- In Wales, all new dwellings are required to attain a level of the Code.
- Code level 3 compliance in England is currently voluntary. However, this is expected to change and become mandatory in the very near future.
- If a Code assessment is undertaken, developers will need to demonstrate compliance at the planning application stage.

Benefits of the Code for Sustainable Homes

As well as benefiting the environment and future residents, compliance with the Code for Sustainable Homes will benefit house builders:

- Homes built to the Code standard, will result in lower running costs for future residents and this should increase the value and desirability of the property.
- Developers can use the Code to demonstrate their environmental credentials and in so doing, positively differentiate themselves from their competitors.
- The Code will link standards of energy efficiency to the future direction of building regulations. Using the Code will therefore provide more certainty for home builders as they perform their business and investment planning.
- Homes built to the Code standard will enhance the comfort and satisfaction of residents, leading to more satisfied customers.
- Overall the Code offers a standout badge of environmental stability both in the way a house has been constructed and its ongoing environmental impact.

How We Can Help

Our expertise includes Code for Sustainable Homes assessments and our services include:

- An introductory meeting to explain all the issues involved in attaining a Code rating, including a sample assessment of a project at design stage.
- A Code assessment service tailored to the client and project requirements.
- Our qualified assessors are allocated to each project and will be your single point of contact for all technical matters throughout the construction process. This contact allows the assessor to fully understand the project and your construction methods. The assessor should be part of the design team from inception, as the intended Code rating will have implications for all aspects of the proposal.
- As well as completing a full Code assessment, we can undertake Sur 1 & 2 assessments for development sizes ranging from a single dwelling to large residential estates, in order to satisfy the drainage & flood risk elements of the Code for Sustainable Homes.



Folly Park, Faringdon, Oxfordshire.



Carbon Footprint Studies

It is important to understand the effect of the entire lifecycle of a project. Carbon Footprint Studies can take into account the carbon footprint of the whole project by calculating the amount of carbon dioxide produced at each stage:

- The carbon dioxide generated during construction, including travel to and from the site by construction workers and the embodied carbon dioxide of materials used for construction such as clay or PVC pipe work.

- The carbon dioxide generated by the building in its everyday use, as a result of energy usage for lighting, hot water, heating etc.
- The carbon dioxide generated during decommissioning.

The Benefits of Carbon Footprint Studies

As well as benefiting the environment and consumers, Carbon Footprint Studies will benefit developers:

- The study will enable developers to compare the sustainability of different designs and materials for the project.
- Carbon Footprint Studies can be incorporated into project specific Waste Management Plans.
- Overall the study offers a standout badge of environmental stability both in the way a development has been constructed and its ongoing environmental impact.

How We Can Help

Our expertise includes the carrying out of Carbon Footprint Studies. Our services include:

- An introductory meeting to explain all the issues involved in carrying out a Carbon Footprint Study, including a sample study.
- Identifying the re-use of materials in Brownfield developments to reduce its Carbon Footprint
- A Carbon Footprint Study tailored to the client and project requirements.



Hook Street, Swindon.

