

How to Effectively Monitor Brownfield Development: A Guide to the RAF

Dr Walter Wehrmeyer, CES, University of Surrey,
W.Wehrmeyer@surrey.ac.uk

Dr. Kalliope Pediaditi, Mediterranean Agronomic Institute
Chania (MAICh), Crete, Greece; E: pediaditi@maich.gr



SUBR:IM



Rationale



Growing government pressure for Brownfield redevelopment.

- It is a core government objective to achieve sustainable communities
- It is considered as inherently sustainable
- Many redevelopments are unsustainable

There is a need to monitor the long term sustainability of Brownfield Redevelopment Projects (BRP). Design Specifications:

- land-use life cycle
- site specific
- Participatory
- Dynamic/ flexible
- Incorporates risk
- Context Specific
- Integrate existing (planning) processes



What Have we Done and How?



RAF Development

- **Literature Review on:** Risk, Brownfield redevelopment Planning & Regulation processes Sustainability Indicators, Participation
- **BRP Stakeholder Interviews (41 in total)**
- **Developer (10 interviews & Survey of 897 developers)**



RAF Application

Case Study: redevelopment of contaminated site into mixed used including a new school.

RAF application: Community Surveys, Trial RAF meetings & Workshops, Non-Participant Observation



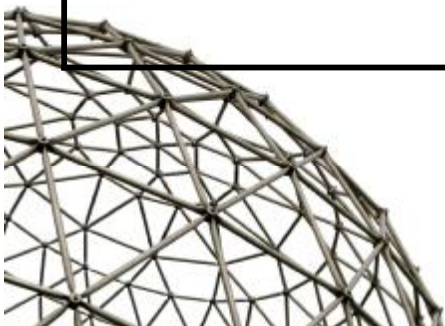
RAF Refinement & Finalisation

- Evaluation Questionnaires
- Evaluation Interviews.



Barriers to Sustainability Monitoring

Barriers to adoption	Procedural limitations	Tool limitations
<ul style="list-style-type: none"> •Lack of understanding of sustainability •Lack of market demand •Lack of enforcement/ resources & skills •Too many tools resulting in lack of confidence in them •Build & Forget development culture 	<ul style="list-style-type: none"> •Lack of time •Lack of a structured process to follow •Lack of communication •Lack of ownership of the assessment process •Lack of integration of existing tools with planning processes eg planning application process, EIA, SEA, SA 	<ul style="list-style-type: none"> •Scope of assessments limited to building performance •Scope of assessments mostly covering environmental issues •Lack of context specific assessments •Lack of measurable benchmarks •Output approach to monitoring





**Figure 2:
The Redevelopment
Assessment
Framework**

	Tasks To be carried out by: Lead Partner (L), Local Authority (LA) or Stakeholder Group (S)	Comments
Phase 1 Team Building	Identifying stakeholders: create a group of approximately 12 stakeholders (L)	A checklist with potential stakeholders, is available to aid stakeholder group identification. However, relevant stakeholder will vary between developments.
Phase 2: Getting The facts right	Gathering site & Project Information (L) with input from (LA) Community survey	Extent & Nature of information required can be determined following Guidelines developed, and will be specific to each development. Community questioned on perceived significant development impacts
Phase 3: Preparing the ground	Identifying & Researching existing relevant evaluation documents & procedures (L) with input from (LA)	Identification of parameters which the development is required to consider eg Building Regulations, community strategies, LDF and policies. Existing monitoring data sources/ SEA SA Annual Monitoring reports
Phase 4 Setting Priorities	a) What do we want to do? (S) Identifying visions & Ranking sustainability principles for the development . b) What are the issues? (S) Identifying BRP Impacts & ranking risks c) Identifying indicator selection criteria	a. Using a specially developed matrix tool, stakeholders agree on a vision for the development which they choose criteria from. b. Using a developed Issue ranking process stakeholders agree on the main issues of concern which indicators should assess. c. Using criteria checklist identify indicator selection criteria.
Phase 5: Designing the indicators	e. What do we want to assess? (LA & L) f. What SEEDA criteria assess this? (LA & L) Selecting Initial SEEDA criteria from checklist g. What long term existing planning, SEA & AMR indicators are relevant	Regarding the Sustainability Assessment: SEEDA checklist criteria which address the thematic sustainability priorities agreed in the workshop are selected. Regarding long term monitoring: Existing LA indicators are examined for applicability and others proposed were needed.
Phase 6 Putting it all together	Final selection & evaluation of sustainability indicators using criteria from task c S. Dealing with procedural issues	Stakeholders deliberate and select final set of assessment criteria & long term indicators. They also agree on benchmarks and assessment and compliance process. Agree on funding & timing.
Assessment & enforcement	Assessment using criteria included in EIA & SA report. Sustainability features included within design S106 agreements ensuring sustainability features compliance.	Developers consultants carry out sustainability assessment using established criteria, as well as make recommendations for measures to achieve benchmark. Results of sustainability criteria assessment reported in SA report Reports reviewed by LA and S106 agreements drawn.

The Phases



- Phase 1: Team Building
 - 12-15 participants (selected by developer and DC officer using stakeholder checklist) ratified by group.
 - Participants, statutory or non statutory consultees (essentially project decision makers)
 - Public representation limited to councillors & area board representatives.



Phase 2: Getting the facts right



- Task 1: Site & Development information.
 - Lead partner collects information on the site and development using EIS review checklist
 - Non- technical summary provided to all participants.
- Task 2: Community Consultation
 - Community Survey (obligatory)
 - Additional Community workshops (recommended).
 - This is in line with new Statement of Community Involvement requirements (Planning & Compulsory Purchase Act, 2004)
 - Results summarised in report to participants for consideration.



Phase 3: Preparing the Ground



- Background research into existing indicators and available baseline data. ***Creating a one stop shop to monitoring***
 - Best Value Performance indicators
 - Community Strategy indicators
 - LDF, Area Action Plan SEA SA and annual monitoring report indicators.
 - LA Sustainability checklists
 - Funders monitoring requirements
 - EIA and Sustainability Assessment post monitoring requirements.
 - Other impact assessment requirements eg TIA green travel plans.



Phase 4: Setting Priorities



- Half day workshop in 3 sessions with all stakeholders.
- **Task 1: Developing a sustainability vision for the project. Identifying main perceived concerns and benefits.**
- **Task 2: ranking sustainability principles most relevant for the area.**
- **Task 3: Identifying relevant indicator selection criteria using checklist, to enable final selection of indicators.**
 - Discussion on financing of monitoring, time scales and extent of public availability of results.



Phase 5: Indicator Design



- Selecting relevant SEEDA checklist criteria for sustainability assessment of development proposals.
 - Planning relevant benchmarks.
 - Cover social environmental & economic aspects.
 - Consider the development as a whole not only building.
- Develop relevant long term indicators to assess the sustainability of the development
 - List of existing indicators provided for consideration from Phase 3
 - Some issues of scale and consistency.
- Case study use: SEA, SA indicators and baselines and EIA post monitoring requirements.



Phase 6: Putting it all together



- Final Half day workshop (all participants)
- **Task 1** Select relevant SEEDA sustainability checklist criteria and agree on performance benchmarks.
- **Task 2** Design and select long term monitoring indicators and agreeing on benchmarks and baselines.
- **Task 3** Logistics
 - Whose going to pay for the monitoring?
 - How will the results be used?
 - Who is going to coordinate the long term monitoring?
 - How is the information going to be made known to the public?



What happens next?

Assessment and enforcement



- SEEDA selected criteria as part of a **development sustainability assessment** handed in with application or as part of EIA.
- Requirements to meet SEEDA benchmarks **included within design statement**, or where relevant identified for inclusion in detailed application.
- Long term monitoring indicators collated if relevant with EIA post monitoring requirements and **S106 agreement created to ensure monitoring is carried out.**



Evaluating the RAF process: results from the case study.



- Evaluation Methods:
 - Evaluation Questionnaires after Phase 4 & 6
 - Non- participant observers attending workshops.
 - Evaluation interviews post RAF completion (15 interviews)



Indicative evaluation results:



Participants were overall very satisfied with the process and felt it had met its objectives. **The participating LA will be using this process for future large applications.**

Commented positively on the **holistic and context specific** nature of selected indicators.

The participatory nature of the process was identified as one of its main strengths with participants stating how the process helped **increase understanding and communication** between participants as well as the variety of issues regarding the sustainability of a development.

Participants commented on the value of the way in which the **RAF process** and the survey 'forced them' to take into **consideration community views.**

Participants emphasised the benefits of having a structured process to decision making.



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Evaluation of practical applicability of RAF.



- Time and timing.
 - All participants felt time allocated to undertake was reasonable and well spent. Some proposed for longer or more workshops.
 - Participants felt that the RAF should be carried out as early as possible in the pre application phase.
 - Participants commented that the RAF has the ability to speed up the planning process itself!
- Cost.
 - Estimated at 10.000pounds if carried out by consultancy.
 - Although the developer was funding the process he didn't find the costs unreasonable. Most RAF requirements used also for other application requirements.



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Compatibility and integration with existing planning processes.



Participants stated:

- The RAF provides a structured process to aid development application decision making.
- The RAF is a useful tool for developments requiring EIA but shouldn't be limited only to those.
- The RAF is a useful & transparent process for integrating SCI into development decision making.
- The RAF is compatible to changes in planning and in particular regarding added monitoring requirements.



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What lays in store.. The future of the RAF



All participants recommended:

- The RAF should be applied to all large development projects.
 - The need to define large.
- The RAF should be stipulate by government guidance or policy for it to be widely adopted.
- The RAF is compatible to the planning process so there is no reason why it couldn't be proposed by government!



The Redevelopment Assessment Framework



- The RAF process
 - enables the development of site specific indicators
 - is participatory in approach and holistic by design
 - Supports long term evaluation and monitoring of BRP
 - uses existing indicators and project monitoring requirements, and
 - is linked with UK land use planning processes
- The RAF has been trialled and evaluated, very positive feedback.
- Wider use of the RAF throughout the SE of England.



Questions?



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