

Environmental and Social Data Sheet

Overview

Project Name:	ROUEN ECO-QUARTIERS FLAUBERT-LUCILINE
Project Number:	2013-0116
Country:	FRANCE
Project Description:	The operation comprises a programme of investments in urban redevelopment and regeneration of approximately 100 ha of brownfield sites in two eco-quartiers, Flaubert and Luciline, located at the heart of the City of Rouen on the banks of the River Seine. These sites became brownfield sites in 2000 following the reduction and transfer of river port activities, and form part of the long term 2010-2030 redevelopment strategy of the City of Rouen and the CREA (<i>Communauté d'agglomération Rouen-Elbeuf-Austreberthe</i>) agglomeration authority.
EIA required:	yes (Multi-scheme operation, part of the schemes require an EIA)
Project included in Carbon Footprint Exercise:	no

Summary of Environmental and Social Assessment, including key issues and overall conclusion and recommendation

The purpose of the operation is to provide the necessary public sector remediation works, site preparation, and infrastructure in order to stimulate the redevelopment of the selected brownfield sites, mainly by the private sector and outside the direct scope of the EIB operation, into carefully planned, dense, mixed use, energy efficient neighbourhoods. The project aims to achieve environmental and sustainability targets exceeding regulatory requirements by incorporating sustainable mobility, renewable energy, energy efficiency and stormwater re-use measures.

The promoter is considered competent and has undertaken a sound preparation for the project taking also into account climate change issues. EIAs have been carried out for both eco-quartiers in line with the EIA directive, as enacted in national law. There are no negative impacts on Natura 2000 protected species or sites.

During construction the promoter committed to minimize the negative impact, having environmental friendly working sites and by reusing in situ material.

The project is expected to have significant net positive environmental and social impact. Environmental benefits arise from depollution of soil, removal of risks of contamination of the River Seine, high energy efficiency performance of planned buildings, use of geothermal heating, sustainable mobility elements and resource efficiency from re-use of degraded sites. Social benefits arise from the substantial share of social and affordable housing in the planned eco-quartiers and from the significant areas of green space included in the planned development.

The Bank has required the environmental strategic impact assessment of the revision of the overall territorial development plan and notification on the results of the on-going public consultations to be provided to the Bank when they become available.

Environmental and Social Assessment

Environmental Assessment

All project components are in line with the SCOT (Schema de Coherence Territorial), approved in 2001 and currently under revision. Given that programs and plans approved before 2004 do not require a SEA, EIB has requested a copy of the SEA of the SCOT after the on-going revision.

EIAs have been carried out for both the Flaubert and Luciline Eco-quartiers and they have been approved by the competent environmental authority, in 2011 for the 1st part of works partly financed under the present operation, and 2010 respectively.

The Luciline eco-quartier aims at redeveloping a degraded inner city river port area into mixed-use neighbourhoods, and thereby reducing the need for greenfield development. The Luciline eco-quartier is part of the European Programme "Future cities urban networks to face climate change", an initiative of the European Commission. This initiative aims at reducing the climate and environmental impact of urban development. In this context, the eco-quartier Luciline presents innovative approaches in renewable resources and enhances urban biodiversity. Luciline eco-quartier is located in a heavily urbanised site, with no fauna or flora protected species. During construction the promoter committed to have an environmental friendly working site. The Luciline eco-quartier project has only positive and or neutral environmental impact and positive social impact. Overall, the positive impact of this project mainly lies in the holistic water resources management approach, the restoration and enhancement of biodiversity functions and the creation of social and affordable housing.

The Flaubert Eco-quartier project involves the redevelopment of a brownfield site, including site remediation and preparation, landscaping and development of green spaces. The redevelopment works will not have direct or indirect impact on Natura 2000 protected species or nearby Natura 2000 sites. During construction, excavated soil will be decontaminated and then reused for works in the *presqu'île Rollet*, having a double positive effect; limit costs while reducing the environmental impact related to soil transport. The Flaubert eco-quartier will have positive environmental and social impact due to the creation of green spaces and walking green corridors, landscaping, reduction and containment of soil contamination, and enhancement of biodiversity, as well as the creation of social and affordable housing.

Both projects have been the subject of extended social consultations, aiming at ensuring the social consensus. Especially for Luciline eco-quartier, the removal of the few residents of the area has been resolved amicably according to the national legislation in force, while in Flaubert eco-quartier there are no residential properties. For on-going consultation procedures (as is the case for Flaubert eco quartier), the EIB requires that the promoter notifies the EIB on the results.