### Key Issues

The Olympia Park site included a series of environmental issues which were addressed by the team through the design process. In doing so the team were able to identify appropriate mitigation within the masterplan as well as take account of the complex phasing strategy for the site going forward.

This case study will focus on strategic engagement, ES coordination and a close working relationship with the design and technical team to ensure a successful outcome. The case study also considers best practice on the project as a whole.

The design of the scheme and the development principles which form part of the masterplan which was tested by the EIA team evolved through detailed pre-application discussions and meetings with Selby DC Planning Officers through the Planning Performance Agreement as well as discussions with stakeholders and the local community. This approach ensured that the applicant worked with those directly affected by the proposals and as a result the scheme takes into account the views of community in accordance with policy criteria iii of Policy CP2A of the emerging Selby Core Strategy.

The Key Issues relating to the project include:
- Various land owners – concerns over land assembly
- Major Infrastructure required - need for a new road bridge and access road
- Viability led application – delivery of necessary road infrastructure to secure access to land beyond the railway line
- Railway line through the site
- Contamination
- Flood Risk (Flood Zone 3A)

Spawforths IEMA Quality Mark planners led a team of consultants through an EIA to overcome these detailed technical concerns and public objection to the scheme alleviating previous fears of flooding and ground contamination with a comprehensive flood risk and drainage strategy which has met with the approval of consultees including the Environment Agency.

### Purpose of the project

On behalf of Three Swans Property Management Ltd / BOCM PAULS Ltd, Spawforths have secured planning permission for a mixed use urban extension, (employment and residential with ancillary community uses) providing a gateway to the east of Selby. The proposals to regenerate the Olympia Park site will deliver significant regeneration benefits and contribute towards Selby’s housing and employment requirements over the next fifteen years.

### Description of the project

The outline element of the application comprises 950 dwellings (C3); Public House / Restaurant (A3/A4 retail) (750m²); food retail unit (A1) (2,000m²); fast food unit (A5) (500m²), primary school (D1c) (site coverage 1.5 ha); public open space; playing fields and a sports and community hub building, allotments and bowling green, landscaping works that relate specifically to the building areas that are being dealt with in outline; car parking and vehicular, pedestrian and cycle circulation and other associated works, including restricted vehicular access to and from the site via Recreation Road.

The full application includes the following:
- Construction of a pedestrian and vehicular access road onto Barlby Road including a roundabout junction and road bridge over railway line with a footway and cycle link which will also act as an emergency vehicular access.
- Landscaping works and improvements to existing highway infrastructure on Barlby Road and to the new road, and highway construction works on the approach to the proposed road bridge.
- Construction of an access road and associated drainage infrastructure from the existing roundabout on the A63 Selby Bypass to facilitate vehicular and pedestrian access to the commercial development site to the west of the A63.

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Best Practice

The Olympia Park project evolved through collaborative partnership and working between the landowners, Selby District Council and other stakeholders.

The proposals for the Olympia Park site that formed part of the recent planning permission were based on the Preferred Masterplan which is the final iteration of a process started in 2006 when the Council first commissioned BDP to produce a Concept Plan for the subject area. Spawforths has since led the process from this early concept, leading on planning, EIA and masterplanning, evolving the masterplan with an emphasis on deliverability, following on-going engagement and discussions with the Council and ATLAS which were conducted under a Planning Performance Agreement (PPA) with regular PPA project meetings.

The design process has resulted in a masterplan that has evolved in response to detailed site analysis, community and consultee engagement, changing market conditions and the emerging requirements of Selby District Council and this provided a level of detail on which the EIA team could test.

Viability assessments were also undertaken at each of the stages of development to ensure revised proposals are viable and robust. The findings of these assessments were used to inform the masterplan and production of a Delivery Framework to ensure that a masterplan is deliverable and will release of employment land in the eastern part of the site.

Early in the project the EIA team liaised with statutory consultees during the evolution of the proposals and through the process of environmental assessment and as relevant. The Team agreed the scope of the ES through these discussions. This ensured all technical aspects were addressed and allowed for a robust approach to be taken (thus reducing risk through the project) in developing the ES Technical Papers and Chapters.

The project team undertook a series of design workshops to ensure the full team was aware of the changing design allowing for technical input throughout the different stages. This ensured any interaction of environmental effects between technical areas were identified early on in the process and ensured the most appropriate solutions for mitigation were developed.

In order to ensure consistency amongst the team and EIA technical papers a common methodology was used as the basis for all technical papers; the importance of the receptor; the significance of effect; and confidence level. All technical papers concluded with an assessment of impacts and mitigation measures summarising the significance of effects in a tabular format. As a result, the technical papers provided a consistent method of evaluating the scale of impact using common terminology. This proved helpful to both the EIA team, the design team, the client and the LPA when assessing impacts and effects and understanding mitigation measures required for implementation as well as forming a decision on the application.

The project represents best practice and an exemplar in urban extension project, in how to unlock a large scale development site, with a host of technical and delivery constraints. It provides a framework in which to develop a strategic and holistic approach to plan making and place-making. The Delivery Framework produced provides a successful mechanism capable of being interpreted by future developers of the site translating the masterplan and guiding the detailed design and delivery on the site.

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