Key Issues
This project involved extensive public and stakeholder consultation including close liaison with Scarborough Borough Council, North Yorkshire County Council, the Environment Agency and Yorkshire Water.

The site is underlain by a Principal Aquifer and is within an Inner Zone 1 Source Protection Zone which relates to the Yorkshire Water Services Public Water Supply Boreholes (Cayton Carr Lane), which is approximately 700m to the east of the Site.

As part of the mitigation strategy for a previous scheme at the Site a number of ponds had been constructed. At these ponds a large variety of vegetation had since established and they supported a population of Great Crested Newts.

Early and effective stakeholder consultation allowed an outline mitigation strategy to tackle these issues to be agreed at the design stage. This provided a framework to work within and ensured that subsequent amendments to the masterplan and mitigation strategies were integrated without problems or delays to the project.

Purpose of the project
WYG worked to provide multi-disciplinary consultancy support to update planning permission by Caddick Developments Ltd for the Development. This was submitted to Scarborough Borough Council (SBC) for a replacement planning permission to replace the extant consent for the Scarborough Business Park development.

Description of the project
A Business Park with offices, industrial buildings, car showrooms, hotel, ancillary retail, associated highways, car parking and landscaping. The site is located approximately 5km south of Scarborough on the southern edge of the village of Eastfield.

The application was submitted in October 2015 and approved by Scarborough Borough Council.
Lessons Learnt

Our ecologists worked closely with the consultant team, in particular the planning, and design engineers, to ensure that impacts on features with ecological value were avoided, and that mitigation and compensation was included in the design for the great crested newts.

After the completion of initial surveys, we liaised with stakeholders and the Client team to achieve a site layout that was fit for purpose, but also ensured that ecology was considered.

This included significant ecological enhancements through habitat creation such as the lagoons onsite. This mitigation strategy was implemented under a European Protected Species Mitigation (EPSM) licence from Natural England.

There was potential during the construction phase of the development for leaks/spillages of fuels/oils to occur from machinery or fuel storage and to affect the Principal Aquifer. Through consultation with Yorkshire Water this risk was mitigated through the implementation of a Construction Drainage Management Plan.

Similarly to prevent contamination once the site was operational every development plot will incorporate dedicated petrol/oil interceptors prior to connecting into the adoptable drainage system.

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