

# FREQUENTLY ASKED QUESTIONS



## What is the Yorkshire Energy Park?

The Yorkshire Energy Park will be a new business location combined with education and training provision. The Yorkshire Energy Park will also include significant supporting infrastructure, including an energy centre and a data centre. Associated with the education provision will also be some on-site residential accommodation to house people whilst they are undergoing training.

The business space at the Yorkshire Energy Park will be occupied by businesses operating in sectors that are, and will be, important within the region – including advanced building technologies, engineering & manufacturing, creative & digital, and food. The education space will provide for learning and training connected to emerging and advanced technologies. All of the businesses will benefit from 'private wire' electricity and high spec fibre network provision to support their activities.

As well as providing state of the art buildings and infrastructure, the innovative Yorkshire Energy Park will create hundreds of jobs both during construction and once it is operational.

## Who is proposing to develop the Yorkshire Energy Park?

The Yorkshire Energy Park is being proposed by a locally lead group of companies who are working together within a Joint Venture (JV) to bring forward the development. This includes the Investments arm of the Hull based Sewell Group and Hesse based telecommunications company MS-3 Networks. The Sewell Group and MS-3 Networks are working with development company Chiltern Group who are the third party within the consortium.

## Where will the Yorkshire Energy Park be located?

The Yorkshire Energy Park development is proposed for part of the land known locally as the former Hedon Aerodrome (land between Hedon and Salt End on Hull Road).

The JV bringing forward the Yorkshire Energy Park has an Option Agreement on the land which is owned by Hull City Council. An aerial image showing the extent of the land covered by the Option Agreement is below.

The red line boundary and quantum of development to be included within the future planning application is yet to be fully defined, **but it will not include all of the land covered by the Option Agreement, rather the application will only include the land for built development and for ecological mitigation / compensation to the western end of the site close to the existing industrial uses at Salt End.**



## How far progressed are the proposals?

A project team has been appointed to prepare the outline planning application. The team includes: Bilfinger GVA (town planning consultants and market advisors), WSP Parson Brinckerhoff (Environmental Impact Assessment (EIA) coordinators, including infrastructure, energy and utilities inputs) and BDP (architects).

We have undertaken a first stage of pre-application consultation with the Local Planning Authority, East Riding of Yorkshire Council (ERYC) and received a formal response. The team has also started to consult with statutory consultees and collect technical survey data. Our next planning milestone will be the submission of a formal EIA Scoping Request to ERYC in the next few weeks.

We are seeking views from the public in July to inform the preparation of our proposals, whilst we are still at an early stage of development. We have series of drop-in sessions planned across Preston, Hedon, Paull and Thorgumbald, starting on 6th July to discuss the principles of development. We plan to undertake a further round of public consultation in the autumn before submitting our planning application to the Council.

### **How do these proposals differ from those on the Enterprise Zone site to the south of Hull Road?**

The Port of Hull land to the south of Hull Road is owned by ABP, and that land is identified by ERYC for development associated with port related renewable and low carbon industries (for example, the manufacturing and assembly of large-scale equipment to service the offshore energy sector). The Yorkshire Energy Park proposals are not intended to compete with the port-related offer to the south, rather complement and enhance the strategic nature of the locality.

### **Will the open gap between Hedon and Salt End be maintained?**

Yes, it is our intention that the proposals will not introduce continuous built development between Hedon and Salt End. The Yorkshire Energy Park will be developed at the western extent of the site. ERYC's recently adopted Strategy Document seeks to protect this open gap and the Yorkshire Energy Park proposals must respond to this planning policy position.

### **What size /type will the energy centre be?**

We are looking at the potential for an 'energy campus' on the site, and it is likely that we will be seeking the potential to deliver up to 49MW of energy capacity on the site. This will be 'clean' technology fuelled by gas (not biomass or waste to heat). It will provide electricity for occupiers of the Yorkshire Energy Park and is also likely to generate electricity that is fed back into the grid at the grid connection point on Staithes Road. This grid connection point is a key reason for locating the energy centre on this site. Discussions are taking place with a number of energy providers and this will inform the further development of these proposals.

### **What type of residential accommodation will be associated with the Education provision?**

The best way to describe the proposed residential accommodation is as a 'student hotel'. The residential accommodation will provide accommodation for those who are on training courses at the education facility, and will most likely be for short stays, albeit some of the accommodation will cater for staff as well. It is anticipated that the provision of accommodation will be of general benefit to the economy of the area as residents are likely to use the services available locally in Hedon.

### **Has water management & drainage been considered?**

ERYC and the Environment Agency are in the process of preparing and agreeing a detailed flood model for Hedon and we are in discussions with them about using their data to ensure that our proposals fully account for and manage flood risk, and that we are working from an agreed set of base data. The proposals will not create drainage issues anywhere outside of the site boundary as we will ensure that all surface water will be managed within the site through on site drainage infrastructure.

### **What will happen to the sports clubs / their land?**

This land to the south west corner of the site is currently outside of the land covered by the Option Agreement but we would like the views of the clubs and the community as to whether it would be mutually beneficial to both the Yorkshire Energy Park and the sports clubs to re-locate and re-provide enhanced facilities closer to Hedon, enabling this corner of the site to be brought forward for inclusion as part of the development proposals. Conversations with the sport clubs are on-going.

### **Have the HSE consultation zones that cover part of the site been considered?**

Yes, we are in dialogue with the Health & Safety Executive (HSE) about two consultation zones that cover parts of the site. One is associated with the BP Chemicals site, and the other is associated with an ethylene pipeline that crosses the site from north to south. There is a third zone that runs along Staithes Road associated with a National Grid gas pipeline but this is narrow zone that will not impact significantly on the land available for development. The scheme will be designed in full compliance with the restrictions associated with these consultation zones.

### **What form will the ecological compensation / mitigation land take? Will it be publically accessible?**

It is likely that the requirement for ecological mitigation will be to ensure that sufficient land is retained within the site for use by bird species associated with the ecologically important Humber Estuary, as well as for any other important species currently using the site that will require protection (as will be identified through our ongoing on-site survey work). The amount of land required will be known once the development proposals are more progressed and the impact of the development can be fully assessed.

In all likelihood, some / all of the ecological mitigation land will need to remain undisturbed by human activity, therefore public access will need to be limited. However, we will do our best through the development of the application proposals to provide for some form of public accessibility either through or within the wider site.

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### **Has the impact of the development on the local highway network been considered?**

We are currently undertaking traffic surveys at all of the road junctions that are likely to be affected by the proposals to ensure that we have a full data set to enable us to assess the impact of the additional traffic on the highway network and to design appropriate mitigation measures. This work will progress further once we know more about the composition / design of the Yorkshire Energy Park.

### **When will the technical survey work be completed and available for the public to view?**

The outline planning application will be supported by a significant amount of technical survey work which will be presented in a series of reports and our Environmental Impact Assessment. Collection of data started in October 2015 and will continue through to September 2016. The ongoing data collection will inform and shape our detailed scheme proposals in due course.