

You said...	Our response
Land use	
<p>We are concerned that this development will set a precedent for the development of the whole site in the future</p>	<p>We have listened to this concern and considered how we can prevent this happening. In response we have drawn the red line boundary around the whole site, rather than just part of the site.</p> <p>Within the red line boundary we have identified the total development that we will seek to bring forward – i.e. the full extent of future development on the site – alongside other investment including significant landscaping and public realm. This will ensure an open gap is retained, protecting the amenity and views of local residents.</p> <p>By identifying the total development we will bring forward we have been able to identify the associated area of ecological mitigation that is needed to ensure that any impact of development on important species is minimised. This Ecological Mitigation Zone will be legally protected as part of the planning permission – in other words, it will not be able to be built on during the lifetime of the development.</p>
<p>The gap between Hull and Preston South / Hedon should be retained</p>	<p>We have ensured in the scheme proposals that a clear open gap and separation is maintained between the settlements of Preston South and Hedon, and the industrial uses and Hull to the west. Our ‘Ecological Mitigation Zone’, our ‘Linear Park 2’, and the relocated sports pitches together cover almost half of the site area.</p>
<p>Development in proximity to existing residential dwellings will affect their desirability and value</p>	<p>Our scheme proposes no development in proximity to the existing residential dwellings in Preston South / Hedon. Existing landscape screening along the southern site boundary will be maintained and enhanced with further planting if residents would like us to do this. Linear Park 2 will also provide significant screening between these properties and the development.</p> <p>A significant undeveloped buffer has also been provided around the residential properties at Glen Coe Villas, and new tree planting will screen the development to the rear.</p>

<p>The proposed development is not in keeping with adopted Local Plan policy and the referendum vote in 2014</p>	<p>We understand that the referendum in 2014 posed two questions – one about the boundary location between Hull Council and the East Riding of Yorkshire Council and one about the development of green spaces around Hull. One of the green spaces in question was the former aerodrome site.</p> <p>We also understand that the site has been identified as a Key Open Area in the adopted Local Plan Strategy Document. The application will therefore need to satisfy the Local Planning Authority, in the context of this adopted planning policy position, that no undue harm will be caused as a result of any grant of planning permission.</p> <p>It is therefore a key aim of the proposals to respond to this political and policy context. Our plan therefore focuses the development at the western extent of the site maintaining a clear open gap and separation between Preston South / Hedon and Hull. As set out above, it will be a legal requirement of the planning permission that this cannot be built on for the lifetime of the development.</p>
<p>Why are other brownfield sites not being considered?</p>	<p>It will be important for us to demonstrate through our planning application that there are no other sites locally that could accommodate our proposed scheme.</p> <p>We consider that the combination of the energy generation and local grid connection, as well as the inclusion of data infrastructure and the scale of scheme proposed, that our development could not be accommodated on any other site.</p> <p>In any event, it is important to note that the developer does not own / have the option to buy any other sites in the locality, therefore the scheme could not be developed elsewhere.</p>
<p>Please can you confirm that no private residential housing will be included within the scheme?</p>	<p>The proposals for the Yorkshire Energy Park do not include private dwellings.</p>

Existing uses on / near to the site	
We would like to see the retention and improvement of the sports facilities	Our proposals will relocate the existing sports facilities and we are in the process of agreeing with the sports clubs that we will develop for them enhanced facilities, including a new clubhouse, designed to their specification and requirements, alongside new pitches for rugby, football and other sports and community activities.
Will there be a period of time when the sports pitches are not in use	No, we will ensure that the existing facilities are only closed down when the new facilities are available for use.
What will happen to the Dance Academy and workshop?	We have approached these businesses and they have stated that they do not wish to be integrated into our proposals and they would rather remain in their existing premises. Therefore their premises are excluded from our planning application boundary.
Ecology	
The land is valuable for wildlife and used to graze cattle – this should not be lost and a substantial wildlife friendly area should be maintained	Our survey work shows that the site is indeed of value to wildlife, in particular, seasonal birds and Great Crested Newts. We have therefore dedicated a large part of the site to the eastern side as an ‘Ecological Mitigation Zone’ which will be carefully managed to protect these and other species and avoid the disturbance of their habitats. It is also our intention that the existing cattle will continue to graze on this undeveloped part of the site. As stated above, this part of the site will be legally protected as part of the planning permission – in other words, it will not be able to be built on during the lifetime of the development.

Landscaping	
Landscaping must be incorporated into the scheme, and landscaping around Preston South should be considered	<p>We agree and we have therefore taken a landscape driven approach to the development of the masterplan for the site. Key strategic landscape features have been designed into the scheme, including Linear Parks 1 and 2, the Mile Straight and the Ecological Mitigation Zone. Each building within the scheme will also be designed in a landscaped setting.</p> <p>On the site boundaries, we will ensure a landscaped buffer between the built form and the surrounding site boundaries, retaining and enhancing existing tree planting. The development will be screened from Preston South through the development of Linear Park 2, and as stated above, the existing landscape screening along the southern site boundary will be maintained and enhanced with further planting if residents would like us to do this.</p>
It would be beneficial to provide nature walks, walking or running tracks, or similar features that residents can enjoy	We have responded to this request through the inclusion of Linear Parks 1 and 2, and the Mile Straight, and we have carefully considered how these can be integrated with the existing pedestrian and cycle routes around the site (which we will seek to upgrade as required). The development will therefore create a new and enhanced network of publicly accessible routes that will provide high quality outdoor activity spaces for local residents.
Heritage	
The archaeological and historic interest at the site should be considered	<p>This is an important part of the work that we have are undertaking. The development will have no impact on the Scheduled Ancient Monument and its associated earthworks to the east of the site. No construction works or habitat upgrades will take place in this area to ensure no disturbance occurs.</p> <p>In relation to archaeology more widely, we are in the process of undertaking desk based survey work, and we have also undertaking a sub-surface scan of the site. Together it is anticipated that these surveys will establish any potential archaeological interest at the site and if any further survey work is required. Any requirements of the Local Planning Authority in relation to archaeology will be addressed as necessary as the development proceeds.</p>

Highways, parking & access	
Where will the access points be?	<p>There will be two access points into the site. The main entrance to the site will be taken from the A1033 (Hull Road) and will take the form of a roundabout. There will be a secondary entrance to the site taken from Staithes Road (the form of this junction is currently under review). There will be no vehicular link available between the two site entrances, other than in an emergency.</p>
Hull Road and the surrounding routes around Preston and Hedon are already busy and this development will make the current situation worse	<p>Planning permission will only be granted for the development if any impacts on the highway network can be mitigated to ensure there is no worsening of the current situation.</p> <p>The impacts of our scheme will be addressed through upgrades to the surrounding highway network, most likely in relation to the Hull Road/A1033 Roundabout to the south-east of the site and other junctions on the A1033 into Hull. The interventions are yet to be fully defined but could include change in signal timings on signalised junctions or the provision of additional lanes (either through the creation of new lanes or reconfiguration of the existing layout to accommodate additional lanes).</p> <p>Our initial network analysis suggests that the majority of traffic will travel to/from the site from Hull along the A1033. It is anticipated that 10% of the vehicles will travel to/from the scheme along Staithes Road to Preston. It is anticipated that a similar percentage of trips will be from/to Preston South / Hedon and wider South Holderness via the A1033 bypass. This equates to approximately one extra car per minute which is unlikely to be a noticeable increase when compared with existing traffic flows.</p> <p>In order to reduce the impact of the development on the surrounding network, we will ensure that a robust Travel Plan will be put in place (which could reduce traffic by 10% - 15%) including a public transport strategy to enhance the accessibility of the site.</p>

<p>The development should include a Park & Ride</p>	<p>Following the consultation in July we have specifically sought to explore the possibility of a Park & Ride being provided on the site however there is limited appetite for this from the local Highways Authority or the operators.</p> <p>Our scheme will provide for bus access into the site, therefore the opportunity of including a Park & Ride will remain available if the appetite changes. In addition, there may be some opportunity for an informal Park & Ride to be provided that makes use of the proposed bus services and the new match day parking that will be provided for the sports clubs.</p>
<p>The development should provide sufficient car parking</p>	<p>The development will ensure that sufficient car parking is provided for each occupier within their plot boundary. There will be no parking required off site.</p>
<p>We use the bike path a lot – will this remain accessible?</p>	<p>Yes, this will remain accessible once the development is completed, and we will also ensure that suitable alternative arrangements are made for cyclists during construction of the main site entrance (and during the rest of the site construction as required). We are also proposing to upgrade the cycle route between the site and Preston South / Hedon as part of the development.</p>
<p>Flood risk</p>	
<p>The site is prone to flooding and if it is built on, this will increase flooding elsewhere; we need assurances on the approach to drainage</p>	<p>Planning permission will only be granted for the development if it can be demonstrated that flood risk can be adequately addressed and that there will be no impact on the local area, or that the situation for existing residents and businesses will be improved. The drainage design for the site will ensure that all surface water run-off from the development will be retained within the site boundary in open water features or storage facilities, and only released into the drainage network at rates which mirror the existing situation.</p>
<p>The original drainage pipes that cross the site are in a poor state of repair – this development is an opportunity to address the existing problems</p>	<p>We agree and we are working with the Internal Drainage Board and the local farmers in proximity to the site to fully understand the current status of the drainage network to enable us to identify where upgrade works are required. It will be just as important to the development that the local drainage network is in a good state of repair as it is to others in the local area. It is therefore highly likely that improvements to the existing network of drains will be delivered as a result of the development, which will be of benefit to everyone.</p>

Pollution	
Smells and noise levels are a concern, particularly given the recent problems with the Yorkshire Water plant	We are aware of the recent problems that have occurred as a result of the Yorkshire Water plant nearby and the problems that this has created for residents – this is not a problem that we want to see repeated as a result of our development. The application documentation will include detailed studies that model the noise generation and the emissions from the development, and it will be important that these show that there will be no impact of the development on local residents. Both noise and air pollution will be controlled by industry regulations.
Energy	
How will the power on site be generated? Will this be subject to change in the future?	All energy generation at the site will use gas as its energy source. The energy centre that generates electricity for the development will either be a Combined Heat and Power generator, or it will use fuel cell technology. The remaining energy generation at the site will also be gas fired, but its exact format will be dependent on the operator. It may take the form of a ‘peaking plant’ – a generator that would generate electricity for the grid at times of peak demand.
Why is energy generation part of the proposals, rather than taking electricity from the national grid?	<p>Energy generation for the benefit of occupiers on site is an important part of our development. Energy generation on site provides electricity for occupiers at a lower cost than a standard supply direct from the grid, which is important for businesses that are high energy users. This offer at the Yorkshire Energy Park will be unique in the area and is an opportunity to attract businesses that would otherwise not locate here.</p> <p>Any other energy generation on the site for the purposes of generating electricity for the grid will be subject to an identified market requirement and a committed operator.</p>

<p>We do not understand why the grid connection point on Staithes Road is part of the rationale for the proposed development</p>	<p>The availability of the grid connection on Staithes Road means that surplus energy generated on site that is not used by site occupiers can be sold back to the grid with minimal infrastructure upgrade works. This means that the business case for the energy centre and on-site electricity generation is stronger, which in turn means that the unique offer of energy generated on site for business park occupiers is more deliverable.</p> <p>The close proximity of the grid connection point also means that there is an opportunity to generate more significant amounts of electricity for sale back to the grid which can make use of existing infrastructure with upgrades as required.</p>
<p>Economy</p>	
<p>The potential for jobs is encouraging and jobs should be offered to local residents</p>	<p>We agree. During construction we will seek to ensure that up to 90% of staff are employed from the Humber sub-region. Once operational it is anticipated that there will be employment opportunities for local people in association with both the education provision and the various occupiers on the business park.</p>
<p>None of the occupiers are agreed which is a concern</p>	<p>This is for commercial reasons as our deals with individual occupiers are negotiated. We will name as many of our occupiers as possible as part of our planning application.</p>
<p>We would like to see the inclusion of business start-up units in the scheme</p>	<p>We agree and we are working with local business start-up operators to explore how we can do this.</p>
<p>We would like to see a shop and community meeting space included within the scheme</p>	<p>We are not proposing any retail development as part of the scheme, however, the relocation of the sports facilities will see the delivery of upgraded community facilities. There may be an opportunity for meeting space to be made available for the community as part of this development.</p>