

# 1 INTRODUCTION

Welcome to the second round of consultation on the emerging Yorkshire Energy Park proposals.

This is the second round of consultation that we have undertaken on the project, following on from a series of drop-in events that we ran in July 2016. At those events we presented to you the background of our involvement in this project and discussed with you the key principles of the development.

Since that round of consultation we have done a considerable amount of work as a team to enable us to come back to you now with more detail on what we are proposing for the site. This detail responds to the views that you expressed, our engagement with a number of stakeholders and consultees and our further analysis of the site.

## WHO ARE WE?

As outlined in July, the Yorkshire Energy Park proposals are being brought forward by a group of companies including the investment arm of the locally based Sewell Group, Hesse based communications company MS3 Networks and development company Chiltern Group.



## THE CONSULTANT TEAM

A project team has been appointed to prepare an outline planning application for the Yorkshire Energy Park. The team is led by Bilfinger GVA (town planning consultants and market advisors), and includes WSP Parsons Brinckerhoff (Environmental Impact Assessment (EIA) coordinators, including highways advisors, and energy sector specialists), and BDP (masterplanners and landscape architects).

## WHERE IS THE SITE?

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

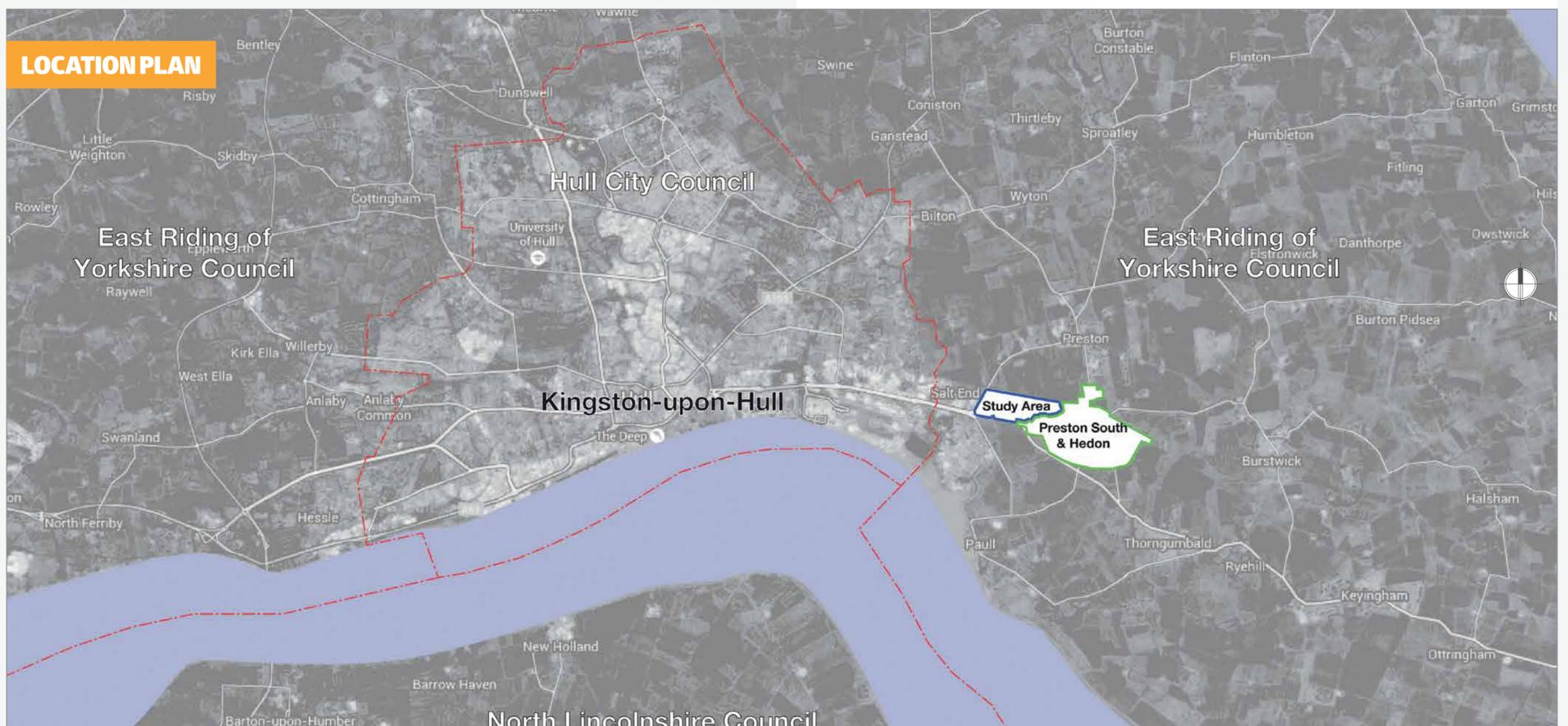
## WHAT IS THE YORKSHIRE ENERGY PARK?

The Yorkshire Energy Park will be a strategic development that will benefit our regional economy and drive employment and innovation within our key economic sectors

This will be a new Business Park combined with a new Education Campus. The Yorkshire Energy Park will also include significant infrastructure, including an Energy Campus and a Data Centre. Associated with the education provision will also be some on-site residential accommodation for short stay residential courses.

## BENEFITS OF THE DEVELOPMENT

- Job creation
- Inward investment
- Retention of businesses in the Humber sub-region
- New sports facilities
- New unique education offer



Location plan not to scale

## 2 MASTERPLAN PRINCIPLES

**A low density development focused at the west of the site, with a clear open gap maintained between Hull and Preston South / Hedon**

### OUR MASTERPLAN PRINCIPLES INCLUDE:

- Creation of a unique and high quality development.
- Building on the rural setting of the proposals by designing a sensitive development with a fully integrated landscaping strategy which draws on the ecological and historical context of the site and its surrounding areas.
- Ensuring the protection of an open area and sense of separation between the settlements of Preston South and Hedon, and the industrial uses and Hull to the west.
- Maximising the existing assets of the site – incorporating and enhancing existing boundary planting where possible, whilst maintaining a sense of visual permeability and respecting key views.
- Preservation and enhancement of existing cycle and pedestrian routes along the site boundary, and integration into the development where appropriate to maximise connections to the existing community.
- Promotion of energy efficient development with modern methods of construction and high quality design.
- Maximising the commercial potential of the existing and future infrastructure to be delivered at the site.
- Improved sports facilities and amenity provision for the local community.
- Ensuring a positive contribution to the highways and movement infrastructure in the local area.

### MASTERPLAN SKETCH



### WHAT WE SAID LAST TIME



#### KEY

	RED LINE BOUNDARY
	PROPOSED TREES
	EXISTING TREES
	PROPOSED LOW LEVEL SHRUB PLANTING
	SPORTS PITCHES (*FLOOD LIT)
	ECOLOGICAL MITIGATION ZONE
	PROPOSED BUILDING
	PROPOSED ROAD
	PROPOSED PARK
	SYNTHETIC GRASS
	BIRD HIDE / INFORMATION BOARD

#### LEGEND

1. MAIN ENTRANCE
2. MILE STRAIGHT - FEATURING FOOTPATHS, ORNAMENTAL RAINGARDENS, WATERBODIES AND SEATING AREAS
3. LINEAR PARK 1 - 'ORGANIC' PARK WITH SINUOUS FOOTPATHS, WETLAND AREAS, MOUNDING AND BOARDWALK. ACCESS IS RESTRICTED TO THE FOOTPATHS.
4. LINEAR PARK 2 - 'NATURALISED' PARK WITH MEANDERING PATHS, SCATTERED TREES, OPPORTUNITIES FOR RECREATION
5. SUPPLEMENTARY BOUNDARY BUFFER PLANTING
6. LANDSCAPED PARK
7. RELOCATED SPORTS CLUB HOUSE AND PITCHES
8. LANDSCAPED EDGE WITH MOUNDING, PLANTING AND SUITABLE BOUNDARY FENCING ENABLING ACCESS TO BE CAREFULLY MANAGED TO PROTECT SPECIES AND TO AVOID DISTURBANCE OF THEIR HABITATS.
9. FOOTPATHS AND BOARDWALKS LINKING THE LINEAR PARK WITH THE SURROUNDING BUSINESS PARK
10. MILE STRAIGHT ALIGNMENT ILLUSTRATED BY SOFT LANDSCAPE TREATMENT
11. SECONDARY ENTRANCE
12. SCHEDULED ANCIENT MONUMENT
13. EARTHWORKS ASSOCIATED WITH SCHEDULED ANCIENT MONUMENT
14. AREA OF HABITAT ENHANCEMENT
15. EXISTING WOODLAND BUFFER PLANTING

### 3 THE RED LINE BOUNDARY

**Providing certainty on the future of the whole site, maintaining a large open area to the east, protecting the amenity and views of local residents**

**The red line boundary is the area of land which will be included within the outline planning application to be submitted to the East Riding of Yorkshire Council before the end of the year.**

When we discussed our proposals with you in July we explained that we had not yet identified the full extent of the red line boundary for the proposals. This is because at that time we had not completed our survey work or developed our layout plans.

In July a number of you expressed very clearly to us a concern that if development were brought forward on part of the site it might result in future applications coming forward which over time could erode the gap between Hull and Preston South and Hedon.

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.

There are a number of reasons why we believe this addresses the concerns raised:

- 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.
- 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.**
- By considering the whole site within the red line boundary we have been able to develop a comprehensive landscape strategy for the development.
- Similarly, by identifying the total development from the outset we are able to understand the infrastructure requirements – and we are fully committed to delivering these from the outset of the development.



# 4 WHAT DEVELOPMENT ARE WE PROPOSING?

## A new Business Park, Education Campus, state of the art on-site energy and data infrastructure and new sports facilities

Images below are examples from elsewhere to show what the buildings could look like

### ENERGY CAMPUS

The campus is currently shown as 3 separate buildings to reflect the fact that it is likely more than one energy operator will be involved in energy generation at the site.

It is intended that the application will be for 49MW of energy generation across all operators, and that the development of the campus will be brought forward in phases.

Energy generated by the energy campus will be generated for both the occupiers of the buildings on the site and for the national grid.



Example images

### DATA CENTRE

Development of a data centre allowing for the delivery of up to 600 racks within purpose built accommodation and set within the required landscaped environment with a secure perimeter boundary.



Example images

### STORAGE AND DISTRIBUTION

Provision for approximately 120,000 sqft storage and distribution accommodation targeted at occupiers with significant energy and data requirements.



Example images

### INDUSTRIAL BUSINESS PARK

Provision for in the region of 1,000,000 sqft of B1b (Research and Development ('R&D')), B1c (Light Industrial) and B2 (General Industrial) accommodation targeted at end users with significant energy and data requirements, and aligned with key economic sectors across the Humber sub-region.



Example images

### EDUCATION, TRAINING AND RESEARCH CAMPUS

It is envisaged that the education, training and research campus will have three component parts:

- Vocational training, housing construction skills, smart homes digital technologies teaching and applications centre including incubator workshops;
- An emergency services flood rescue training facility integrated with a flood/storm damage live testing facility, incorporating a permanent body of water and mock street that could be flooded to replicate different types of flood/storm damage on different types of building materials and buildings; and
- A dedicated R&D facility linked to the presence of the flood rescue training and flood testing facility.

The education, training and research campus will be supported by the provision of on-site residential accommodation for short stay residential courses including up to 200 bed spaces.



Example images

### SPORTS CLUB AND PITCHES

We are in the process of agreeing with the existing sports clubs that currently use the site 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.



Example images

# 5 WHAT DEVELOPMENT ARE WE PROPOSING?

A mix of uses with the largest and highest buildings to the western extent of the site, reducing in size and scale to the east (towards Preston South / Hedon)

## LAND USE



## FLOORSPACE

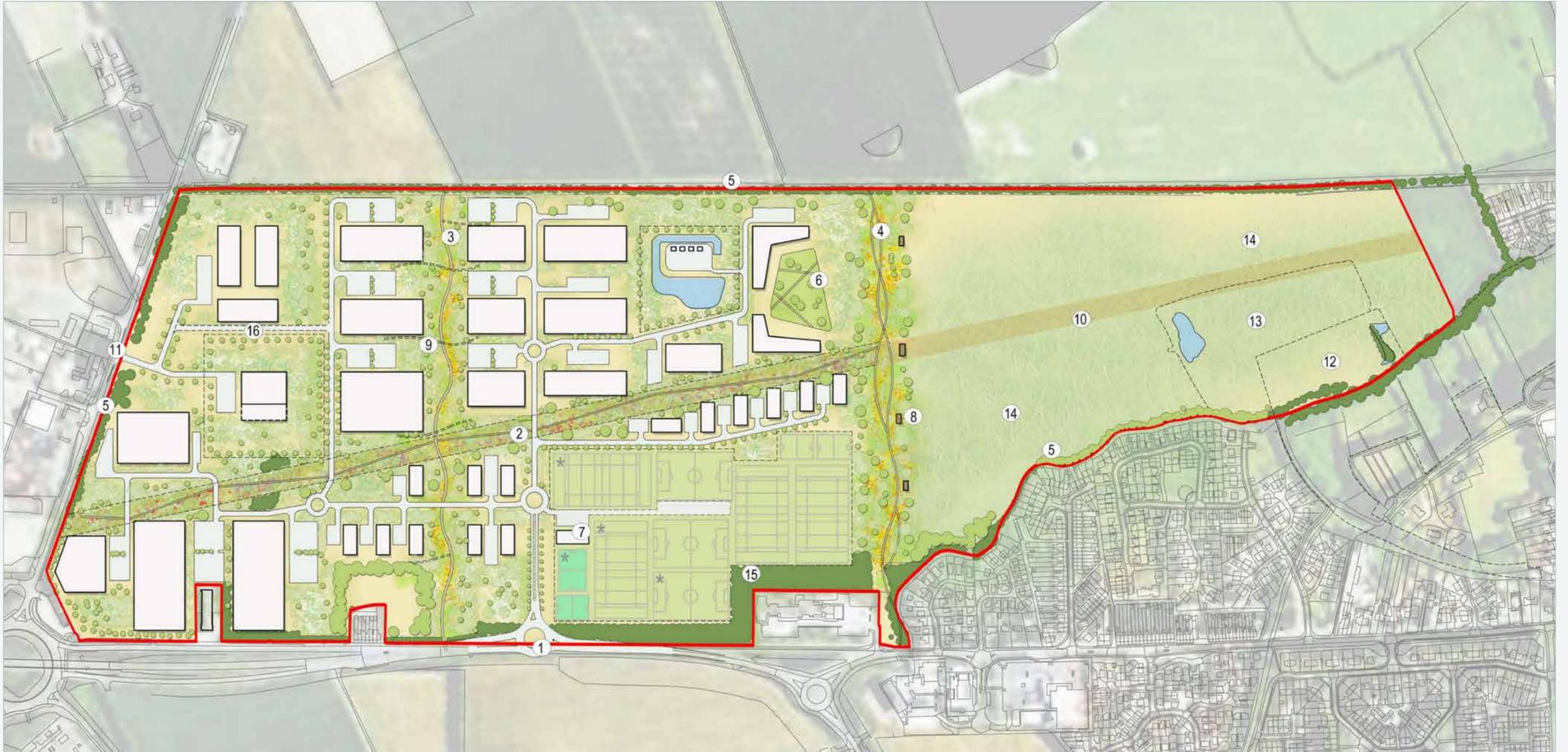


## BUILDING HEIGHTS



# 6 LANDSCAPE STRATEGY

Working with the existing landscape to create an integrated development in an attractive setting, providing space for people and wildlife and with important references to the site's rich history.



**KEY**

-  RED LINE BOUNDARY
-  PROPOSED TREES
-  EXISTING TREES
-  PROPOSED LOW LEVEL SHRUB PLANTING
-  SPORTS PITCHES (\*FLOOD LIT)
-  ECOLOGICAL MITIGATION ZONE
-  PROPOSED BUILDING
-  PROPOSED ROAD
-  PROPOSED PARK
-  SYNTHETIC GRASS
-  BIRD HIDE / INFORMATION BOARD

**LEGEND**

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# 7 LANDSCAPE STRATEGY

**Developing a new and enhanced network of publicly accessible routes that will provide high quality outdoor activity spaces for local residents**

## LINEAR PARK 1

Linear Park 1 will form a central green spine through the western area of the site. It will have a natural and organic character, and feature meandering paths, scattered trees, and wetland areas with boardwalks. Offshoot paths will link the park with the surrounding developed area to allow both local residents and employees to enjoy the landscaped area.



Example images

## LINEAR PARK 2

Similarly to Linear Park 1, Linear Park 2 will be natural and organic in character and the park will form part of the landscape strategy for the site, ensuring that the proposed development is screened from the east, and providing a soft, landscaped edge. The park will create a buffer between the developed section of the site to the west and the Ecological Mitigation Zone to the east.



Example images

## MILE STRAIGHT

The Mile Straight follows the route of part of the former East Riding Club racecourse, which boasted the longest 'straight' in the country.

In contrast to the linear parks, the Mile Straight will have a more formal character, featuring linear footpaths, planted and ornamental rain gardens, lighting, waterbodies, and reed beds.



Example images

## ECOLOGICAL MITIGATION ZONE

The Ecological Mitigation Zone is a large area of habitat that will be retained and enhanced, and utilised by the existing seasonal bird population and the Great Crested Newts on the site, as well as other wildlife. It is our intention that the existing cattle will continue to graze here. This area will be carefully managed to protect the species and to avoid the disturbance of their habitats.

The existing hedgerow and tree boundary to the south of the zone will be kept and we are considering the potential for additional planting to remove any gaps, subject to your views.

The proposals will take into account the Scheduled Ancient Monument and associated earthworks. No construction works or habitat upgrades will take place in this area to ensure no disturbance occurs.

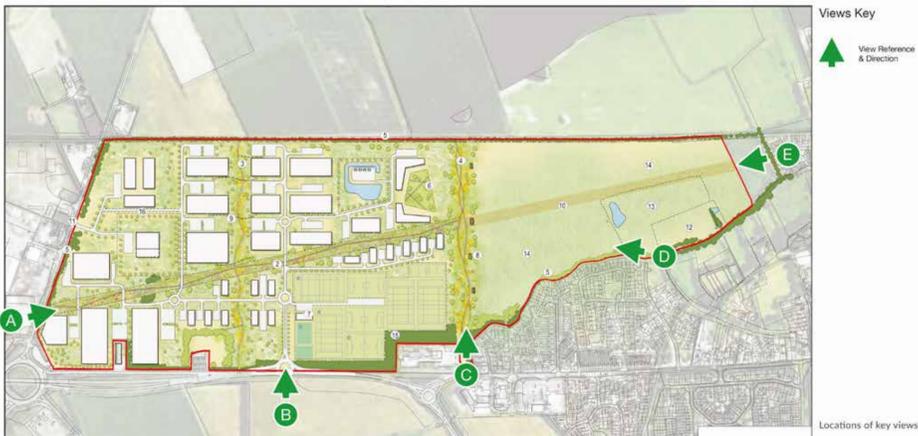


Existing site images

# 8 KEY VIEWS

**A low density development with significant landscape screening that will respect the existing outlook of residents who currently overlook the site.**

## Location of key views



## View A



From Staithe Road along the Mile Straight

## View B



Into the site at the main entrance

## View C



Looking north along Linear Park 2

## View D



Looking towards the development from Reedmere Sewer / Farrand Road

## View E

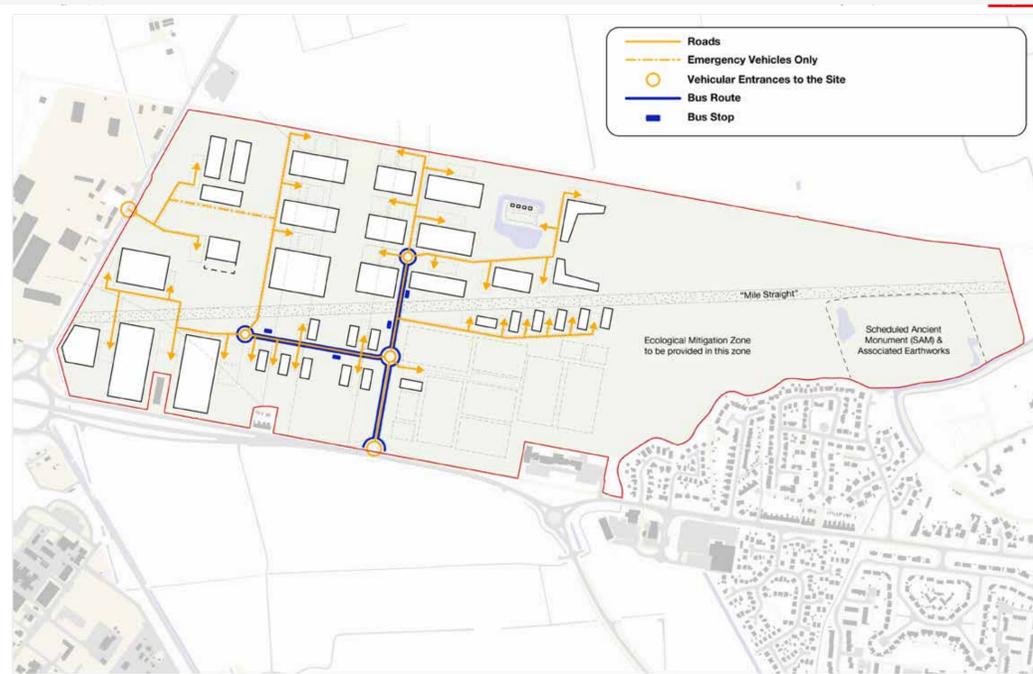


Looking towards the development from the eastern boundary of the site

# 9 MOVEMENT CONNECTIVITY AND INFRASTRUCTURE

Ensuring a development that is easily accessed by a range of transport options as well as improving opportunities for active travel for site occupiers and the wider public.

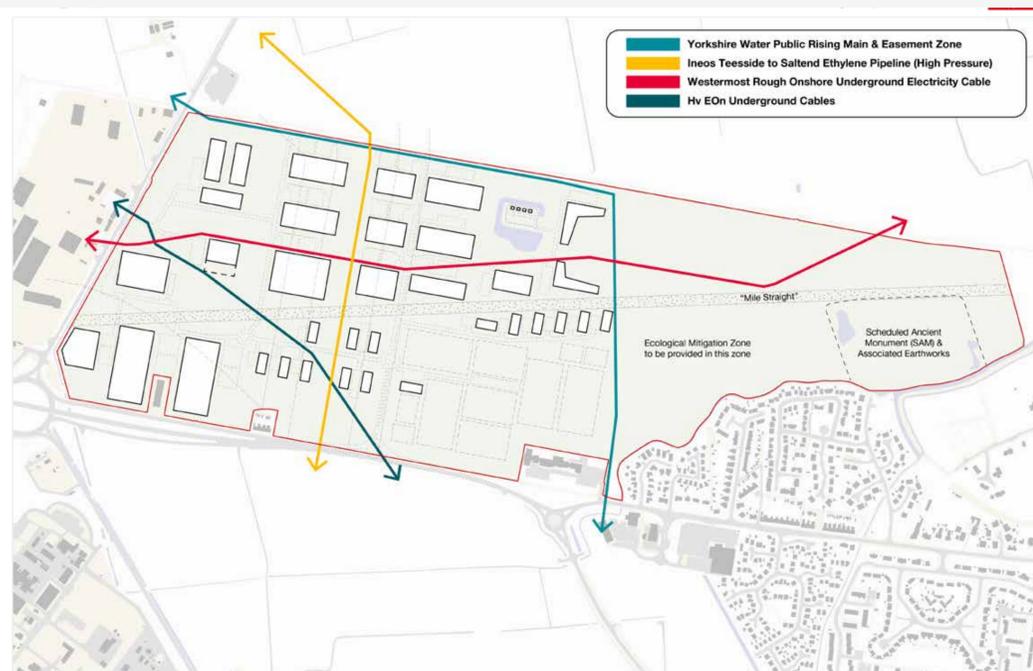
## Roads and Bus Routes



## Cycle and Pedestrian Routes



## Underground Utilities



## INTEGRATING DEVELOPMENT WITH EXISTING ROUTES AND NETWORKS



Images of existing footpaths and open spaces in proximity to the site

## 10 Your concerns addressed

**A development that will be fully compliant with local and national requirements in terms of air quality, noise, flood risk and drainage, highways, parking, heritage and ecology**

### As a local resident what can I expect?

Theme	Our response
<b>Increase in traffic levels</b>	<ul style="list-style-type: none"> <li>• Use of a Construction Management Plan to minimise impact on local residents.</li> <li>• Reduction in traffic through use of a Travel Plan.</li> <li>• New junctions into / out of the site designed to minimise impact on existing traffic.</li> <li>• Where required, highways improvements elsewhere</li> </ul>
<b>Improved connectivity and expansion of existing pedestrian and cycle network</b>	<ul style="list-style-type: none"> <li>• Improved footpaths / cycle paths linking to the existing Public Rights of Way network.</li> </ul>
<b>Disturbance from noise and vibration due to construction</b>	<ul style="list-style-type: none"> <li>• Construction Management Plan to limit noise and vibration sources. This will include procedures for how local residents can report issues.</li> </ul>
<b>Noise from the buildings on site once operational</b>	<ul style="list-style-type: none"> <li>• Our layout and building orientation considers local residents.</li> <li>• Noise generating sources will be controlled by industry regulations.</li> </ul>
<b>Air pollution and noise from traffic</b>	<ul style="list-style-type: none"> <li>• A Travel Plan will be implemented which will help to reduce trips to / from the scheme.</li> </ul>
<b>Air pollution from energy campus</b>	<ul style="list-style-type: none"> <li>• Sources of energy will be gas or fuel cells. If gas, emissions will be controlled by UK regulations.</li> </ul>
<b>Change in views</b>	<ul style="list-style-type: none"> <li>• Retain existing trees and vegetation where possible supplemented with additional planting / screening as part of a comprehensive landscape strategy.</li> <li>• Retention and creation of key views to Churches in Hedon, Preston &amp; Paull.</li> <li>• Use of historic 'Mile Straight' in the scheme.</li> <li>• Concentration of built development on western part of the Site.</li> <li>• Information boards about Scheduled Monument and site history will be introduced as part of the landscape scheme.</li> </ul>
<b>Impact on local wildlife</b>	<ul style="list-style-type: none"> <li>• Comprehensive ecological strategy with an identified and protected mitigation area and long-term monitoring plan.</li> </ul>
<b>Risk of flooding</b>	<ul style="list-style-type: none"> <li>• Surface water from scheme will be retained within the site boundary in open water features / storage facilities.</li> <li>• Climate change and rainfall will be fully considered.</li> <li>• Flood protection measures will ensure no impact or a betterment of the existing situation for surrounding residents and businesses.</li> <li>• Improvement of existing drains crossing the site which are in a poor state of repair.</li> </ul>
<b>Risk of exposure to contamination</b>	<ul style="list-style-type: none"> <li>• Remediation of any existing contamination that may be present associated with past uses of the site.</li> </ul>
<b>Disturbance from artificial lighting</b>	<ul style="list-style-type: none"> <li>• Construction Management Plan to limit lighting and avoid nuisance. This will include procedures for how local issues can be reported and resolved.</li> <li>• New lighting installations designed to minimise light spill and glare and be subject to monitoring and maintenance.</li> </ul>
<b>Increase in employment opportunities</b>	<ul style="list-style-type: none"> <li>• The scheme will provide new employment opportunities for local communities.</li> </ul>
<b>Enhanced sports facilities</b>	<ul style="list-style-type: none"> <li>• The scheme provides enhanced sporting facilities which will be of benefit to the local community.</li> </ul>

