Welcome to the third round of information events on the emerging Yorkshire Energy Park proposals.

This is the third round of information events that we have undertaken on the project, following on from previous events in July and October 2016. At those events we presented to you the background of our involvement with the project, the key principles of the scheme, and our emerging proposals.

Following both rounds of consultation, and as a result of ongoing discussions with Statutory Consultees like Natural England, Heritage England and the Highways Authority, we have made a number of changes to the proposed development – listening and responding to comments raised as much as we can.

Today we are presenting to you, across the following boards, the scheme that we are submitting to East Riding of Yorkshire Council as an outline planning application.

WHO ARE WE?
As outlined in July, the Yorkshire Energy Park (YEP) proposals are being brought forward by a group of companies including the investment arm of the locally based Sewell Group, development company Chiltern Group and Eco Parks Development Ltd.

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 GVA (town planning consultants and market advisors), and includes WSP Parsons Brinkerhoff (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 will be a strategically important development that will benefit our regional economy and create employment and innovation opportunities within key economic sectors.

This will be a high quality low density Business Park with clean energy generation activities including on-site energy generation to serve the park, and off-site energy generation to feed energy back to the grid. The YEP will also include an education and research campus, data infrastructure in the form of a data centre, commercial floorspace for businesses and the relocated and expanded sports facilities club.
WHAT WE HAVE SAID PREVIOUSLY

July 2016: Principles of development and focus of proposed activity to the west of the site

October 2016: Our red line boundary and our initial masterplan proposals
### Key Changes Since October 2016

<table>
<thead>
<tr>
<th>WHAT HAVE WE CHANGED?</th>
<th>WHY HAVE WE CHANGED IT?</th>
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<tbody>
<tr>
<td>We have moved the edge of proposed development further west and increased the ecological mitigation zone.</td>
<td>Following discussion with the local community and with the Statutory Consultees.</td>
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<tr>
<td>We have included access to the western side of the Business Park from Staithes Road.</td>
<td>To minimise impact on the road network, and in response to market feedback.</td>
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<td>We have moved the Sports Facility Club, Pitches and changed their alignment to North-South from largely East-West.</td>
<td>Following discussion with the Clubs and Sport England, and Natural England. This change also allows the pitches to act as additional mitigation land for the birds to use.</td>
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<td>We have increased the average size of the business units on the site but haven’t increased the total commercial floorspace.</td>
<td>To move the development edge closer to the west of the site without reducing the overall development proposed significantly, and in response to market feedback.</td>
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<td>We have clarified the energy generation activities on the site.</td>
<td>To give more certainty in the application and following more discussions with potential end users.</td>
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<tr>
<td>We have increased the buffer zone around Glencoe Villas.</td>
<td>The Glencoe Villa residents asked us to look at this to create greater distance between activity on the site and their gardens.</td>
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We have reduced the spread of development across the site and increased the buffer between the site and Hedon in the form of a larger ecological mitigation zone.

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**ILLUSTRATIVE MASTERPLAN**

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**KEY**

- **RED LINE BOUNDARY**
- **PROPOSED TREES**
- **EXISTING TREES**
- **PROPOSED LOW LEVEL SHRUB PLANTING**
- **SPORTS Pitches (-football flood lit)**
- **ECOLOGICAL MITIGATION ZONE**
- **PROPOSED BUILDING**
- **PROPOSED ROAD**
- **PROPOSED PARK**
- **SYNTHETIC GRASS**
4 WHAT DEVELOPMENT ARE WE PROPOSING?

Land uses

A mix of uses identified to respond to the unique qualities of the site and to maximise the benefits of the project.

LAND USE PARAMETER

Building sizes

A range of building sizes allowed for within the indicative masterplan including opportunities for start-up and small business space up to around 100,000sqft. Building sizes restricted in some areas of the site due to the underground pipes and easement zones required.
5 WHAT DEVELOPMENT ARE WE PROPOSING?

Building Heights

Concentrating higher buildings to the west of the site, and stepping development down to the east. Highest building height allowed for in response to market requirements.

Open Space and Mitigation

Working with the existing landscape to create an integrated development in an attractive setting providing space for people and wildlife with references to the site’s rich history. Maximised use of open space as mitigation land – for both ecology and water management.

As part of the planning application we are submitting a full schedule of both on-site and off-site mitigation measures proposed to address impacts identified as a result of the proposed development. This will include mitigation relating to the construction period and the operational period of the proposed development, and addresses matters including (but not limited to): highways, ecology, noise, air, flood risk, and cultural and heritage.
Developing a new and enhanced network of publicly accessible routes that will provide high quality outdoor activity spaces for local residents.

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

These include (but are not limited to):

- The realisation of a strategic site in the Energy Estuary
- Development of market leading demonstrator energy infrastructure
- On-site training and research and development activities
- Over £200m investment into the region
- Creation of around 1,000 permanent jobs on the site plus around 500 permanent jobs in the wider area
- Creation of over 120 construction jobs in the area, plus the same in the wider region
- Over £3.5m business rates generated for East Riding of Yorkshire Council
- Improved sports pitches, and new additional sports pitches, to expand the sports club's activity in the community

Local developer Sewell has a track record in delivering schemes with significant community benefits. By way of example, as part of Esteem Consortium, Sewell has delivered:

- 21 schools in 4 years. The biggest regeneration project in Hull to date
- 500+ apprentices directly employed or via subcontractors
- 5,173 construction jobs to date
- £516 million local economic impact through the use of local companies
- 100+ education and community organisations engaged in the Exchange Enterprise Space
- 1,400 trained in the Sewell Skills Academy - invaluable employability experiences for young people

On site community engagement - bringing communities along with us and being a good neighbour in the communities we work in

The proposed development will generate a number of strategic and locally significant economic benefits.
What Are the Next Steps?

We are keen to involve you in the evolution of the project and the decision making process about to start. We want to hear all of your views – supportive or otherwise.

### Submission of Outline Planning Application
May 2017

### Statutory Consultation Period
Summer & Autumn 2017

### Target Determination
Winter 2017

We welcome your views on the proposal and will take these into account when undertaking detailed design work if a planning permission is granted.

There are a number of ways to have your say:
1. Complete the comments form today and leave it with the team.

#### Comments Form

We are keen to hear your thoughts on our proposals and would be grateful if you could take the time to complete this comments form.

- **Name:**
- **Address:**
- **Email:**
- **Please leave your comments below:**

Where did you hear about this event? (please tick):
- Leaflet
- Radio
- Poster
- Newspaper
- Other (please specify)

Please can you either complete the form and leave it in the box provided or send your response to:

Yorkshire Energy Park
C/o Sewell Group
Geneva Way, Leads Road, Hull HU7 0DG

Or:

hello@yorkshire-energy-park.co.uk

If you’d like to receive updates on the scheme programme please provide a contact email address. Yorkshire Energy Park will only use those contact details for anything other than consultation purposes. Contact details will not be shared with any other parties.

**Many Thanks**

2. Take the form away to complete and post back to:

Yorkshire Energy Park
C/o Sewell Group
Geneva Way, Leads Road, Hull HU7 0DG

Or e-mail comments to:

hello@yorkshire-energy-park.co.uk

[Relevant images and graphics related to the comments form and the event]

Any comments forms sent back to us will not be shared with the Council as part of their determination of the planning application. Please make sure that if you have views that they are shared with the Council directly during the Statutory Consultation Period.

[Relevant images and graphics related to the comments form and the event]