

1 WHO ARE WE?

Welcome to this public exhibition for the proposed development of the Yorkshire Energy Park on land associated with the former Hedon Aerodrome.

INTRODUCING THE YORKSHIRE ENERGY PARK

The Yorkshire Energy Park is a development being proposed by a locally led group of companies. These companies, the investment arm of the locally based Sewell Group, Hesse based communications company MS3 Networks, and development company Chiltern Group, have joined together based on their expertise and commitment to delivering growth within the Yorkshire economy to form a Joint Venture (JV).

SEWELL INVESTMENTS LTD

Part of the 140-year-old Sewell Group, Sewell Investments works closely with its partners to understand their ambitions before exploring all relevant investment and funding streams to unlock a project's potential.



The multi award winning Considerate Constructor has delivered several long term development programmes within the area, including Hull's Building Schools for the Future Programme and the NHS LIFT Programme, which saw the transformation of the city's health estate over a ten year period.

Its people-focused culture and commitment runs throughout the business, with community engagement and local employment a key part of every project.

Sewell is the lead partner within the JV responsible for securing planning permission and undertaking the construction of the project.

MS3 NETWORKS

MS3 Networks is the communications partner of the Yorkshire Energy Park providing ultrafast fibre-to-the-premises (FTTP) connectivity utilising MS3's existing fibre infrastructure.



To date MS3 has successfully built an independent, next generation fibre network covering large parts of Hull and East Yorkshire which enables them to deliver a multitude of services to businesses across the region. This is powered by equipment from some of the telecommunications industry leading suppliers including IBM, Transmode, Juniper and Calix and is proactively monitored from MS3's secure Network Operations Centre, Owen House at Priory Park in Hesse.

MS3 have lead responsibility within the JV to deliver telecommunications to the site.

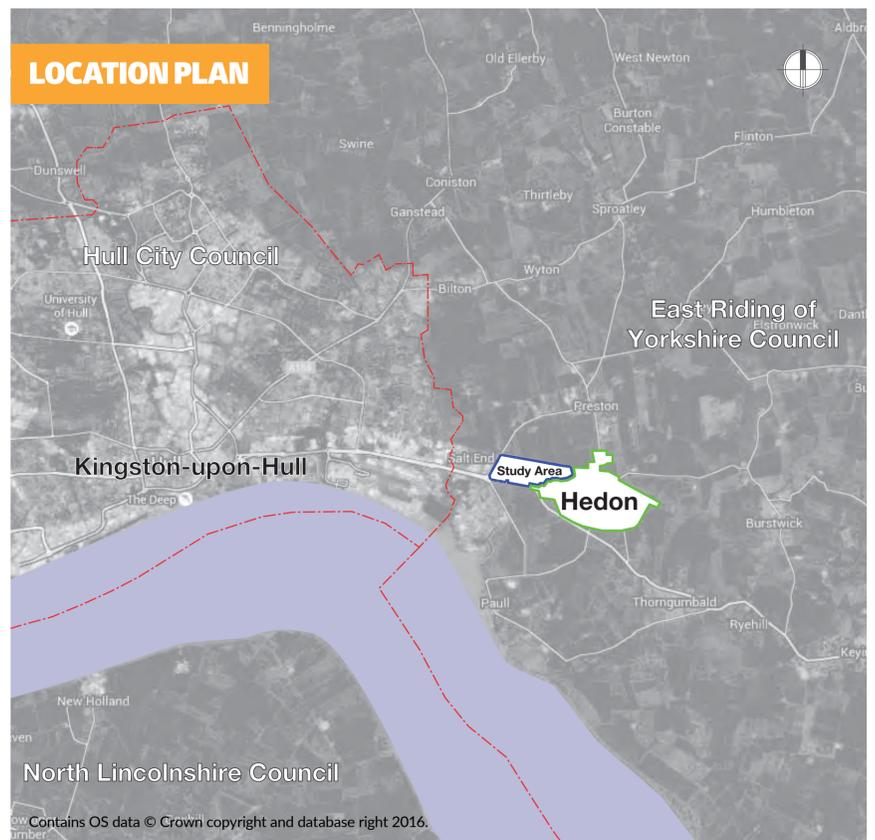
CHILTERN GROUP

The Chiltern Group provides strategic advice in the energy, education, technology and regeneration sectors. Existing clients and project partners include E.ON, IBM, Legal & General, SSE, St Modwen, Manchester City Council and Glasgow City Council.



Chiltern also invests in cross sector projects through Special Purpose Vehicles. Current investments include the £500 million Collegelands regeneration project in central Glasgow; a £100+ million renewable energy project portfolio with SSE; and an education technology and data centre project portfolio with IBM.

Chiltern have lead responsibility within the JV to undertake marketing and negotiations with prospective investors and occupiers within the scheme.



THE CONSULTANT TEAM

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



If you want to find out more please ask a member of the team. We would be happy to answer any questions you may have.

VENUE	DATE/TIME
Preston Community Hall Main Street, Preston, HU12 8SA	Wednesday 6th July 4pm – 8pm
Kingstown Hotel Hull Rd, Hedon, HU12 8DJ	Thursday 7th July 4pm - 7pm
Alexandra Hall St Augustine's Gate, Hedon, HU12 8EX	Saturday 9th July 10am – 1pm
Paull Village Hall Main Street, Paull, HU12 8AW	Tuesday 12th July 4pm – 7.30pm
Thorngumbald Village Hall Main Road, Thorngumbald, HU12 9NG	Thursday 14th July 4pm – 7.30pm

2 WHY ARE WE HERE?

WHAT IS AN OUTLINE PLANNING APPLICATION?

An outline planning application seeks to establish the principle of development on a site. It does not include more detailed considerations such as design, building materials, and layout of development, which are matters that are reserved for detailed planning applications. Detailed planning permission must be obtained before development can take place.

We are seeking outline planning permission for the Yorkshire Energy Park, with access arrangements in detail.

THE STUDY AREA

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.

The group of companies progressing the development has an Option Agreement on the land which is owned by Hull City Council. The extent of the land covered by the Option Agreement forms the wider study area and is illustrated on the map below.

The development boundary and quantum of development to be included within the outline planning application is yet to be fully defined, but it will not include all of the land covered by the Option Agreement. The application will only include the land for built development and for ecological and landscape mitigation.

WHAT IS THE YORKSHIRE ENERGY PARK?

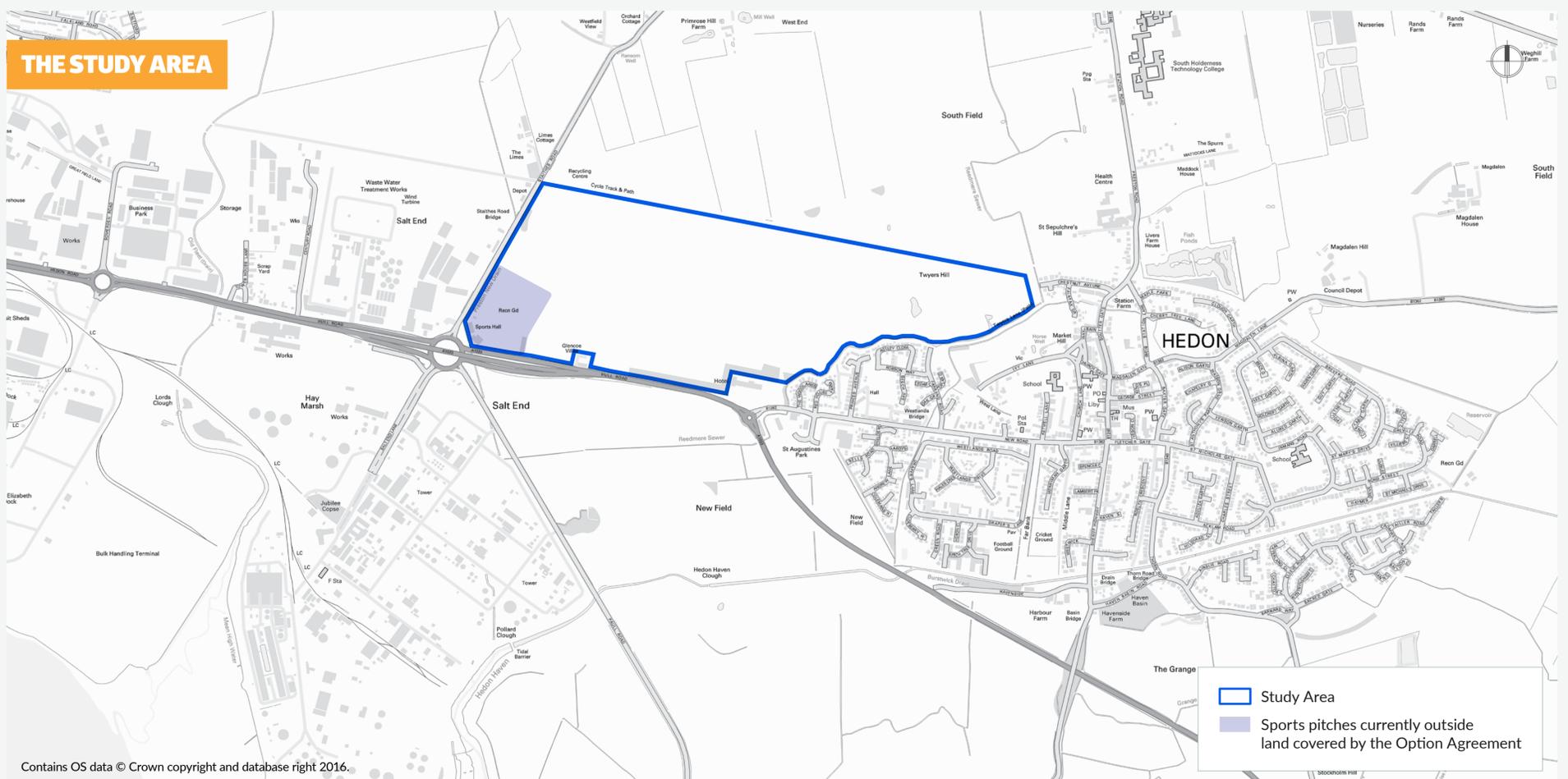
A strategic development that will benefit our regional economy and drive employment and innovation within the data, energy and education sectors.

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.

It is intended that this will be a unique business location, set within a high quality environment, which will help to stimulate growth, investment and create long-term high value jobs within the East Riding.



THE PURPOSE OF THIS CONSULTATION EVENT

On the boards presented today we have set out our emerging thinking around the Yorkshire Energy Park. We have intentionally come to speak to the community before these plans have developed further to give you a chance to feed into how the project is evolving.

Through consulting with you we want to improve the quality of the development and investment that we propose. We are committed to open and honest dialogue and engagement with the local community and stakeholders regarding the development proposals and are keen to hear your ideas and views to help inform the Yorkshire Energy Park.

We will be coming back to speak to you again in the autumn to discuss the plans for the site in more detail, factoring in the comments we receive now.

WHAT ARE THE PROJECT TIMESCALES?

We have undertaken a first stage of pre-application consultation with East Riding of Yorkshire Council (ERYC), as the Local Planning Authority, and have received a formal response. The project team has also started to consult with statutory consultees and collect technical survey data which will inform the project and environmental assessments that we have to undertake as part of the planning application.

Following full consultation with the public and other key stakeholders, we expect to submit a planning application to ERYC in Autumn/Winter 2016, when the environmental assessments have been completed. If we are successful in securing the outline planning permission we are hopeful that we will be on site by Autumn 2017.

3 WHAT DO WE KNOW ABOUT THE STUDY AREA?

CONTEXT

The site is located on land off Staithes Road immediately west of Hedon. The study area is bounded by the A1033 to the south, Staithes Road to the west and the Former Hull to Withernsea Railway Line (now the South Holderness Rail Trail) to the north. To the east, the study area is bounded by a mixture of Reedmere Sewer and open land, beyond which lies the town of Hedon.

The majority of the Study Area comprises open land, currently used for pasture. However, there is a parcel of land in the south-western corner of the Study Area which comprises sport pitches and a number of buildings currently utilised by the Eastside Community Sports Trust.

A mix of agricultural land and residential / industrial / commercial uses surround the site. Land to the south of the A1033 is allocated as part of the 'Hedon Haven' key employment site in the East Riding Local Plan. To the east, lies the town of Hedon and land to the west and south-west of the study area predominantly comprises industrial uses, including Salt End Chemicals Park (including gas-fired power station), Salt End Waste Water Treatment Works and recycling centre. Further west, lies a mixture of residential and industrial / commercial properties on the eastern outskirts of Hull. Agricultural land lies to the north.

SITE ACCESS

The primary access points to the development are likely to be via the A1033 to the south and Staithes Road to the west. Secondary access roads will be located off the primary access roads into the development zones. A system of street lighting will be provided at the primary access and throughout the secondary road network.

The development will retain existing Public Rights of Way (Preston Bridleway No. 18) and the footpaths along the A1033.



SITE HISTORY

A brief history of the site is provided below.

EAST RIDING CLUB & RACECOURSE (1888 - 1909)

The study area remained largely as agricultural land until the late 19th century when Twyers Farm and associated farm land was sold to the East Riding Club and Racecourse Company Limited in 1884 in order to establish a racecourse.

Between 1888 & 1909, the East Riding Club & Racecourse (also known as 'Hedon Park') boasted the longest 'straight' in the country.

The racecourse itself was accessible from Kingston-upon-Hull via the adjacent Hedon Racecourse railway station. Now disused, the station formed part of the North Eastern Railway's Hull and Holderness Railway. It was opened by the York and North Midland Railway on 24 August 1888. The station was not timetabled and only operated on race days.

HEDON AERODROME (1910-1947 & 1949-64)

As the popularity of the East Riding Club & Racecourse (Hedon Park) waned, the site was developed into an aerodrome in 1910.

The aerodrome was closed during both World Wars, but many famous pilots - including Amy Johnson (the first female pilot to fly solo from Britain to Australia) in August 1930 - landed here.

Following a brief period of use as a speedway track between 1948 & 1949, the site was once again utilized as an aerodrome, albeit only occasionally, until around 1964.

As seen in the aerial images (taken around 1930), aspects of Hedon Park are still visible at this time such as the 'straight' through the middle of the site.

Also visible are the Glencoe Villas, and adjacent building on Hull Road (the Civilian Aircraft Co. Ltd factory), which are all still present on the site today.

HEDON SPEEDWAY (1948 - 1949)

Construction of the speedway course began in 1947, allowing The Angels to join Division 3 of the National League, and compete in challenge matches from 25 March 1948. Between 1948 and 1949, The Hull Angels used the 459 yard Hull (Hedon) Speedway track for 'home' speedway meetings.

The adjacent train station - previously used only on race days whilst the East Riding Racecourse operated between 1888 & 1909 - was briefly re-opened as 'Hedon Halt' between 14 August 1948 and 23 October 1948 to serve speedway meetings.

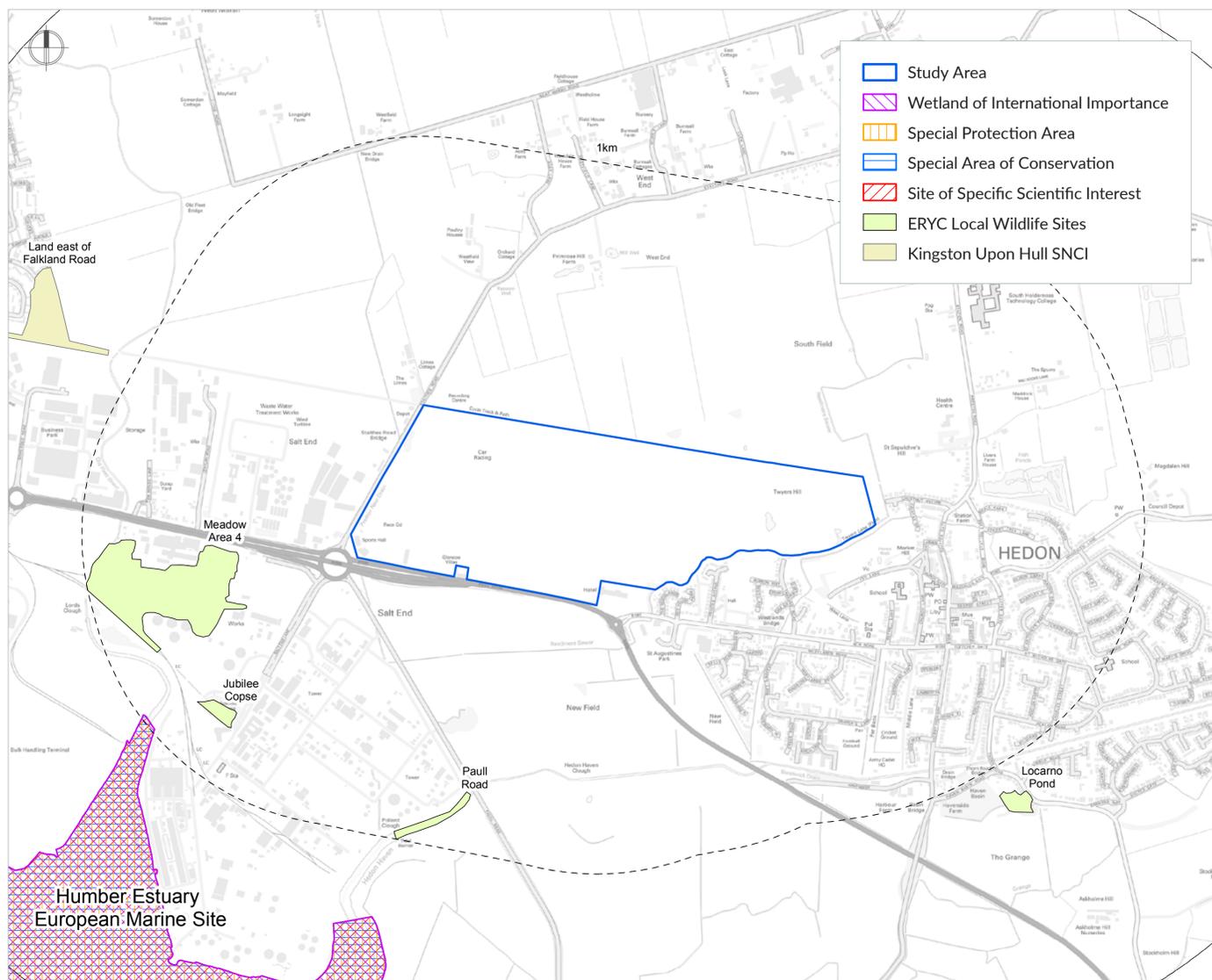
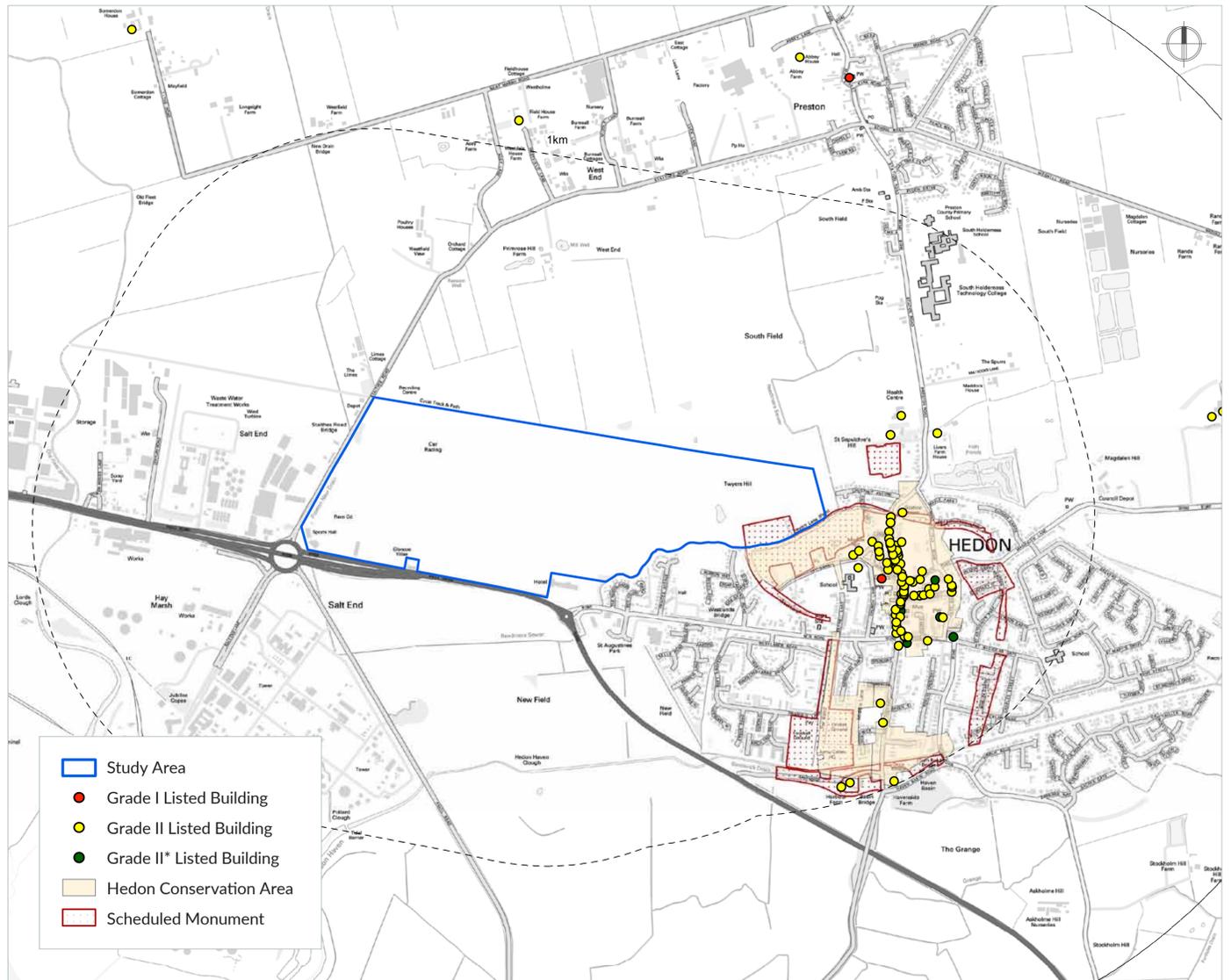


4 SITE CONSTRAINTS (1)

HERITAGE DESIGNATIONS

Any proposals will need to be sensitive to the historic character of Hedon which has:

- Scheduled Monuments,
- Two Conservation Areas and
- a number of Listed Buildings including
 - St Augustine's Church;
 - the seventeenth century Town Hall;
 - Georgian buildings; and
 - the remains of the medieval town.



ECOLOGICAL DESIGNATIONS

The site is situated 1.15km to the north-east of the Humber Estuary European Marine Site (EMS) which incorporates the:

- Special Area of Conservation (SAC),
- Special Protection Area (SPA) and
- Ramsar designations.

The team are aware of the sensitive nature of the site and have undertaken a **Phase 1 Ecology Survey** and are part way through the various **protected species surveys that are required**, which include:

- Bats,
- Great Crested Newts,
- Wintering Birds,
- Breeding Birds,
- Reptiles, and
- Water Voles.

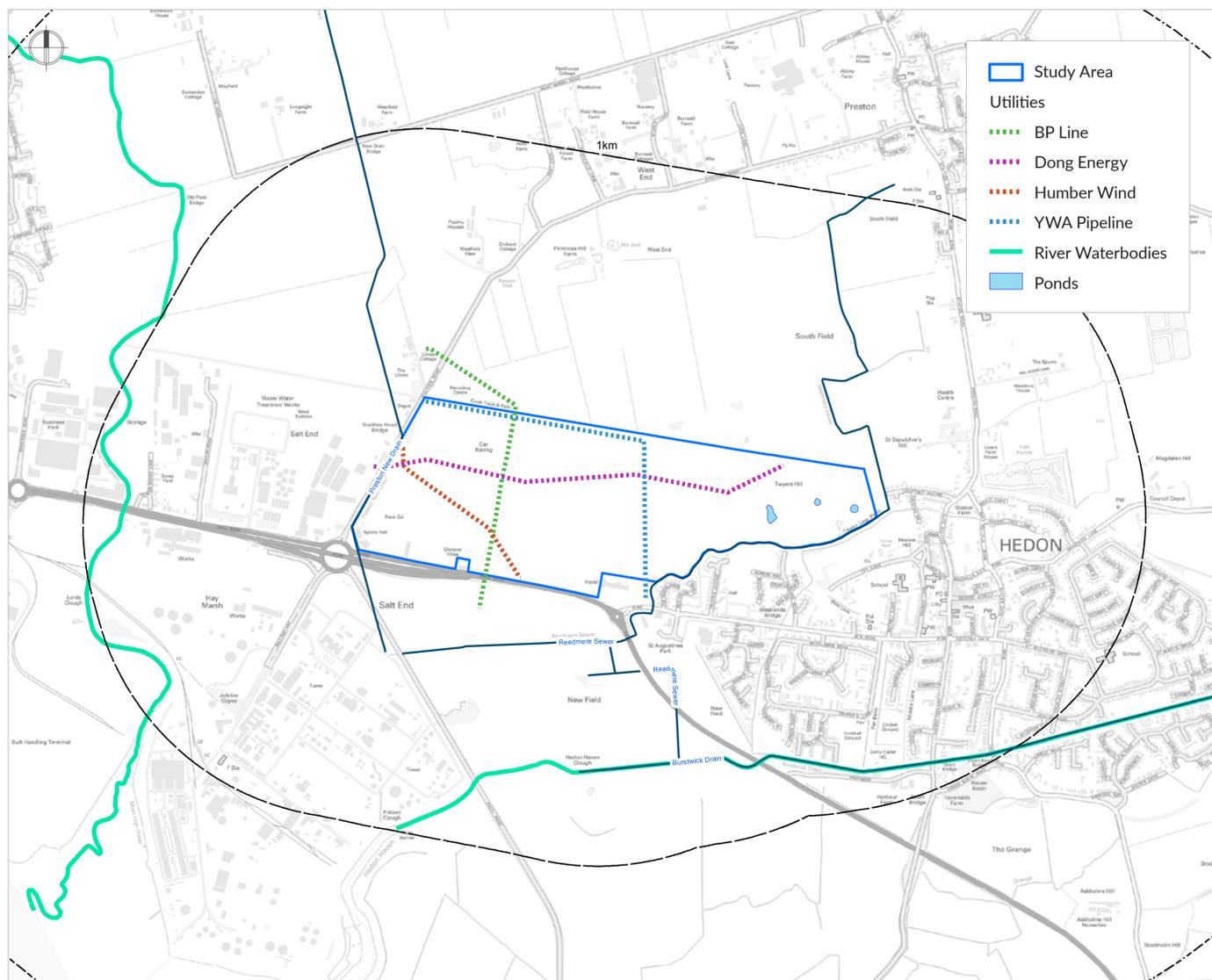
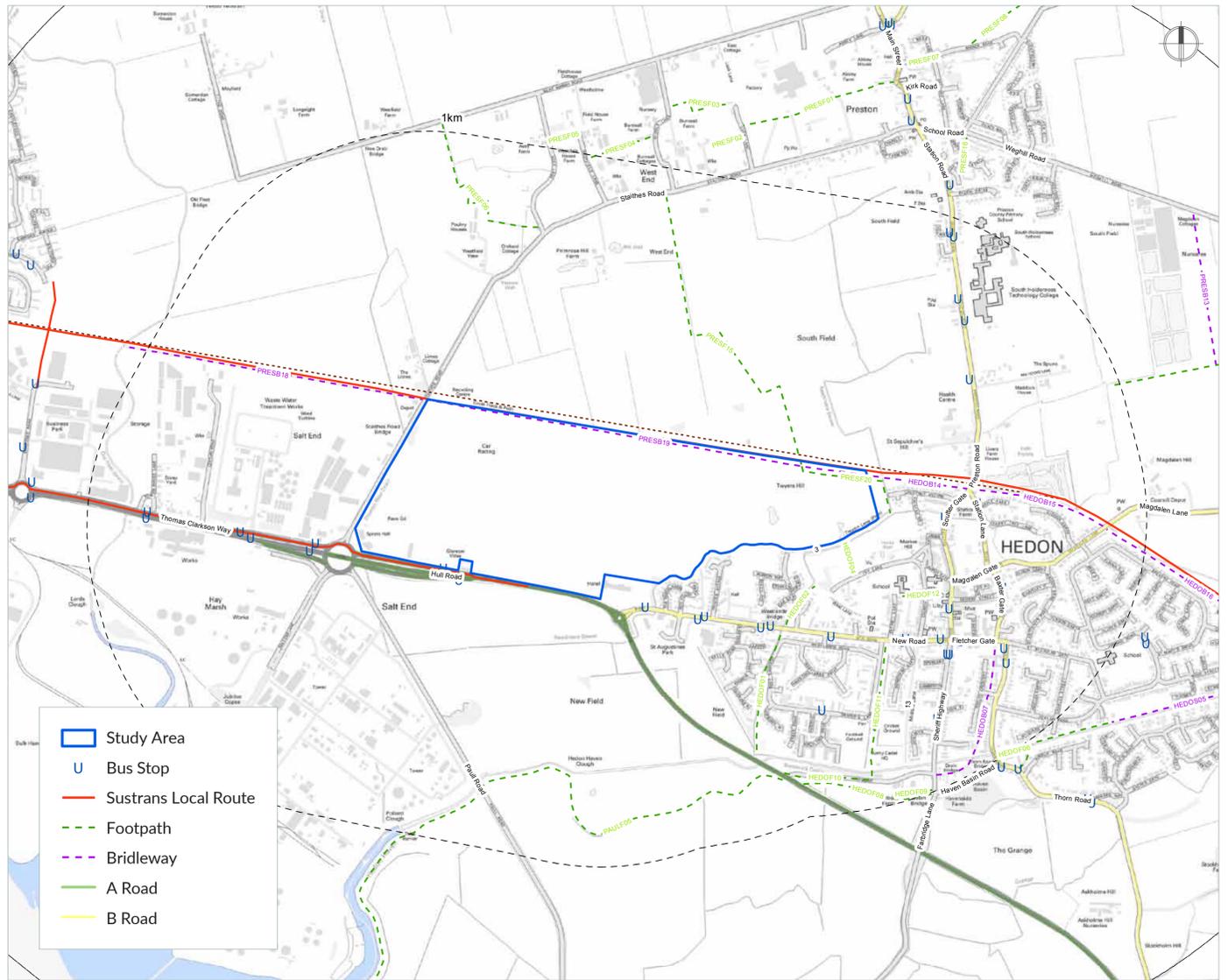
5 SITE CONSTRAINTS (2)

ACCESSIBILITY

Links will be provided into the various public rights of way footpaths surrounding the site, which include the **Preston Bridleway No.18** along the northern boundary and one along the eastern boundary of the site on the southern side of the beck.

There is an existing bus route along the A1033.

We are currently undertaking highways assessments in consultation with ERYC and Highways England to understand more about road capacity in the area.



UTILITIES AND DRAINAGE

There are two **Health and Safety Executive (HSE) Consultation Zones** covering the site. These are related to the **BP pipeline** that runs north-south through the site and to the **Salt End Chemicals** site. These Consultation Zones restrict certain types of development. The team are working closely with the HSE to understand the impact that this may have on the development.

Our Utilities expert is in discussions with the various pipeline operators across the site.

The site is located within an area at risk from flooding and our specialist flood and drainage engineers are working closely with the Council to understand the extent of this constraint and how we can include a sufficient water management system within our scheme.

6 WHAT ARE WE PROPOSING?

A flagship development situated strategically in the UK's energy estuary.

It is likely the Yorkshire Energy Park will include the following uses, to be determined both by occupier interest and the planning process:

- A **mixture of space for businesses** operating in key strategic sectors for the region
- A **further/higher education space** and associated accommodation, focused on emerging technology sectors
- An **energy centre** providing private wire electricity to the wider Energy Park
- A **data centre**

This major strategic development will be underpinned by the availability of affordable energy and data security provided by the energy and data centres. Innovation will be at the heart of the park, driven by the synergies expected between the occupiers of the education and business spaces.

The proposed scheme will also include the provision of car parking and landscaping as appropriate and required. This could include recreational space and an area identified for ecological and environmental mitigation/compensation.



In order to inform the proposals, we would like to hear your views:

- Do you agree with the principle of development on the site?
- Do you have any views on the proposed uses put forward?
- Are there any other uses that you would like to see as part of the development?



7 WHY THIS SITE?

WHY THIS SITE?

The fundamental reason for this site being more preferable than others is the presence, on the western side of Staites Road, of a connection to the National Grid. This site therefore:

- Supports businesses who require significant and reliable levels of energy,
- Is the only site on the north bank of the Humber where this grid connection is possible,
- Provides an opportunity to sell back to the grid,
- Enables a consistent and high level source of energy to the site.

Discussions with potential occupiers on the site suggests that this is something that is in high demand

Beyond the energy offer, there is the potential to deliver significant data capacity and security on the site – through the inclusion of a data centre and associated high grade fibre that will serve the whole development.

We are aware of the Hedon Haven Enterprise Zone to the south of the site, which forms part of a wider portfolio of employment land to attract investment into the East Riding. The Yorkshire Energy Park proposals are not intended to compete with this supply – but rather offer a different opportunity for occupiers who are specifically looking for energy and data resilience to support their activities. On that basis we believe this is a one-off location.

This site is an ideal location for

- Businesses looking for power and data resilience,
- Links to research and development,
- Reinforced by an exceptionally strong transport infrastructure, and
- Access to a skilled workforce.

WHAT WILL THE BENEFITS BE?

The proposed development will deliver a range of benefits including:

- **New jobs within the construction sector** whilst the building is taking place on the site
- **New long term jobs created in key sectors** through new businesses attracted to the site and into the region.
- **Additional Gross Value Added (GVA)** through new job creation both during the construction period and once the development is operational
- **Additional Business Rates generated** to go to East Riding of Yorkshire Council
- **Additional spend from those working and staying on the site in local shops, restaurants and pubs**

Sewell is prepared to make commitments to ensuring significant local employment as part of the construction programme. Specifically we are targeting up to **90% of people employed** as part of the construction works being **local to Humber**, and the creation of **apprentice opportunities** within the firm as part of the development.



Local developer Sewell has a track record in delivering schemes with significant community benefit. 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

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



£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

