

# 1 INTRODUCTION

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.

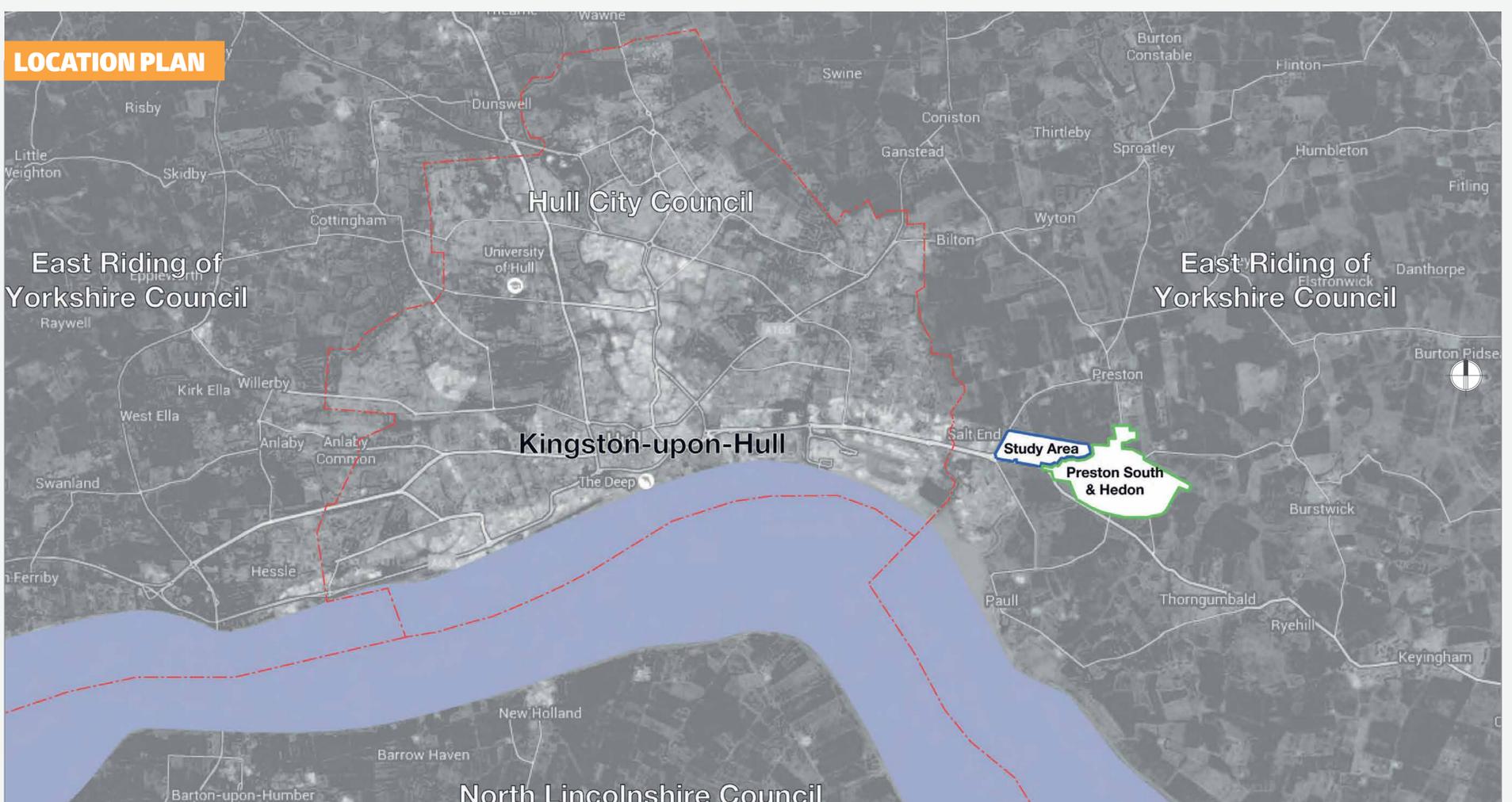
## THE CONSULTANT TEAM

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 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 will be a strategically important development that will benefit our regional economy and create employment and innovation opportunities within key economic sectors.

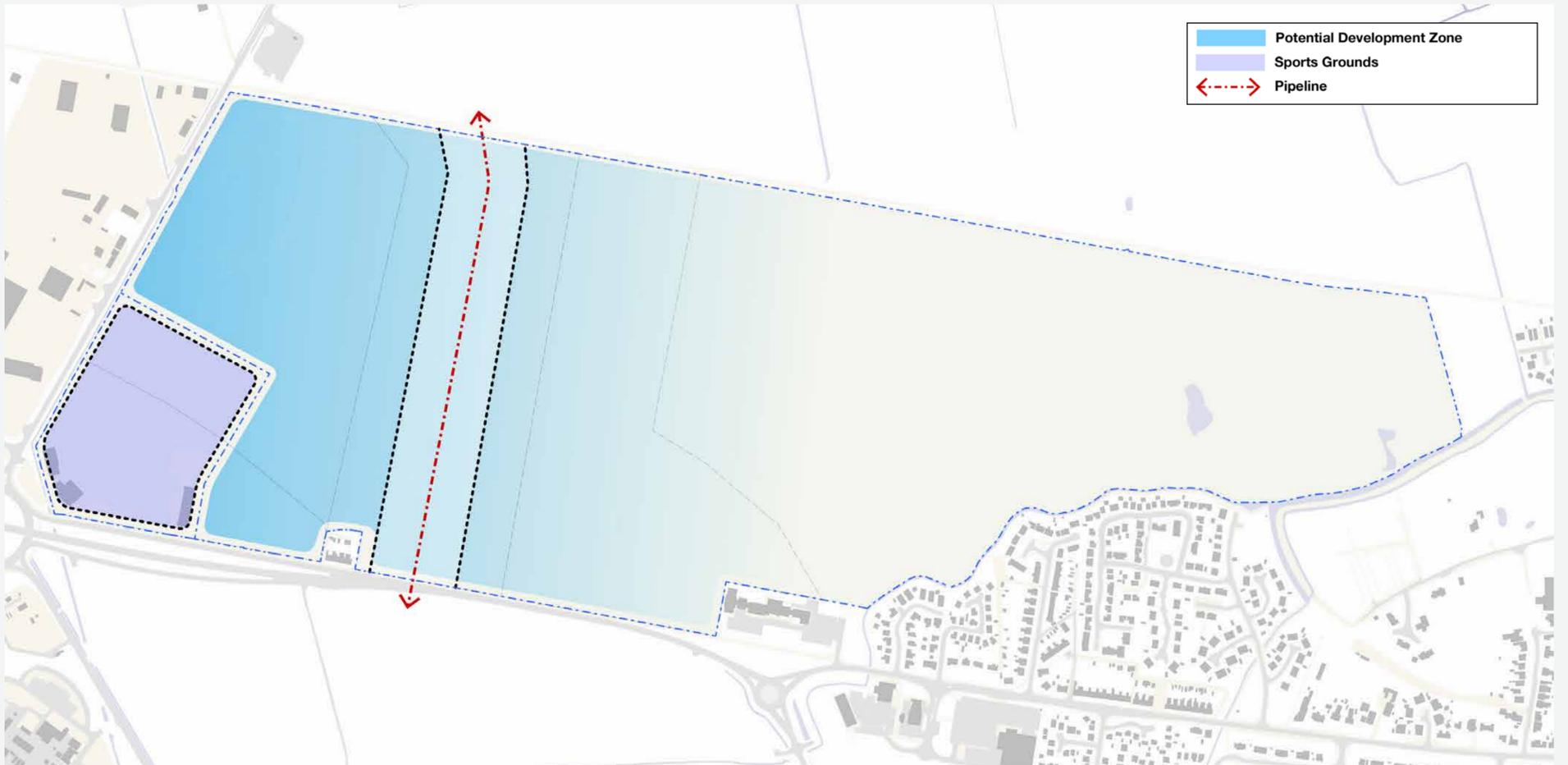
This will be a high quality low density Business Park with clean energy generation activities including on-site energy generation to serve the park, and off-site energy generation to feed energy back to the grid. The YEP will also include an education and research campus, data infrastructure in the form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



Location plan not to scale

## 2 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



- 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

**KEY**

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

# 3 OUR MASTERPLAN

## Key Changes Since October 2016

### WHAT HAVE WE CHANGED?

We have moved the edge of proposed development further west and increased the ecological mitigation zone.

We have included access to the western side of the Business Park from Staithes Road.

We have moved the Sports Facility Club, Pitches and changed their alignment to North-South from largely East-West.

We have increased the average size of the business units on the site but haven't increased the total commercial floorspace.

We have clarified the energy generation activities on the site.

We have increased the buffer zone around Glencoe Villas.

### WHY HAVE WE CHANGED IT?

Following discussion with the local community and with the Statutory Consultees.

To minimise impact on the road network, and in response to market feedback.

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.

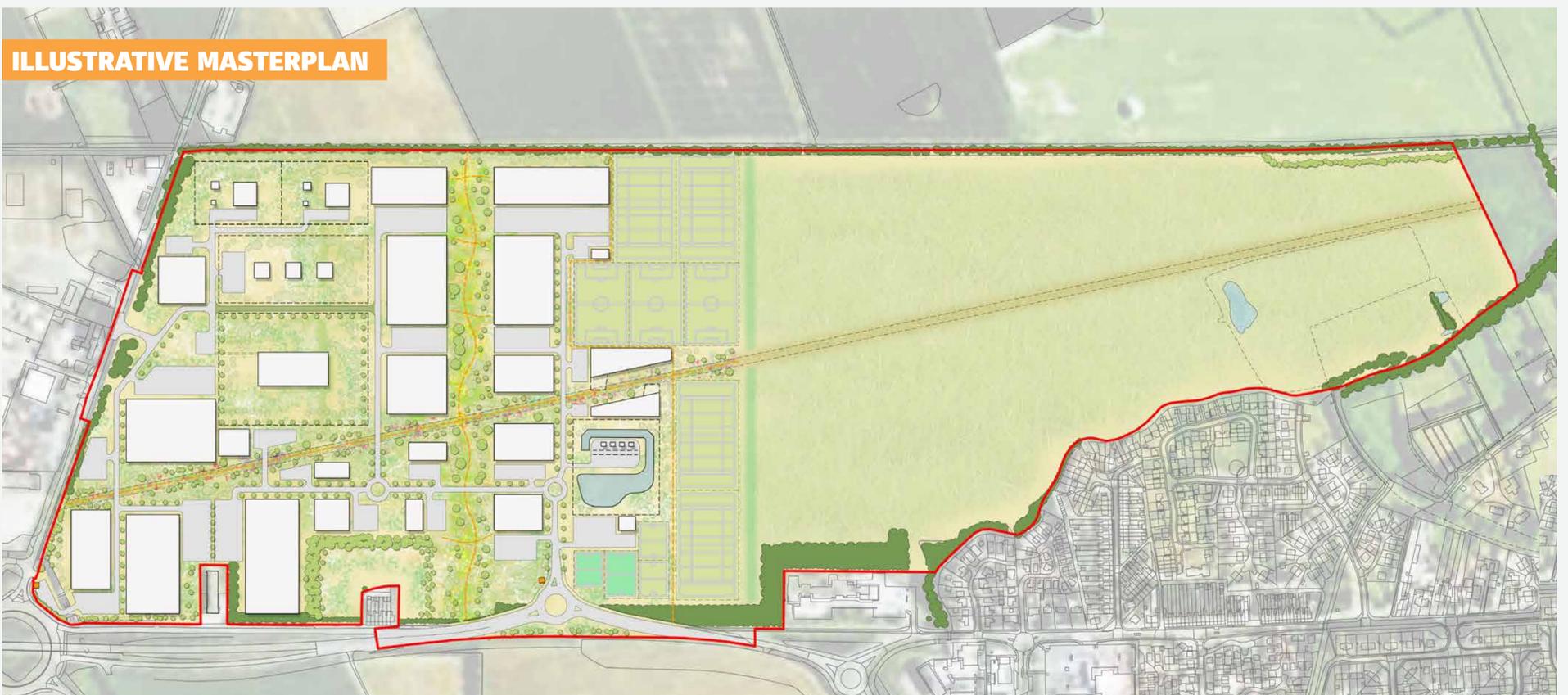
To move the development edge closer to the west of the site without reducing the overall development proposed significantly, and in response to market feedback.

To give more certainty in the application and following more discussions with potential end users.

The Glencoe Villa residents asked us to look at this to create greater distance between activity on the site and their gardens.

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.

### ILLUSTRATIVE MASTERPLAN



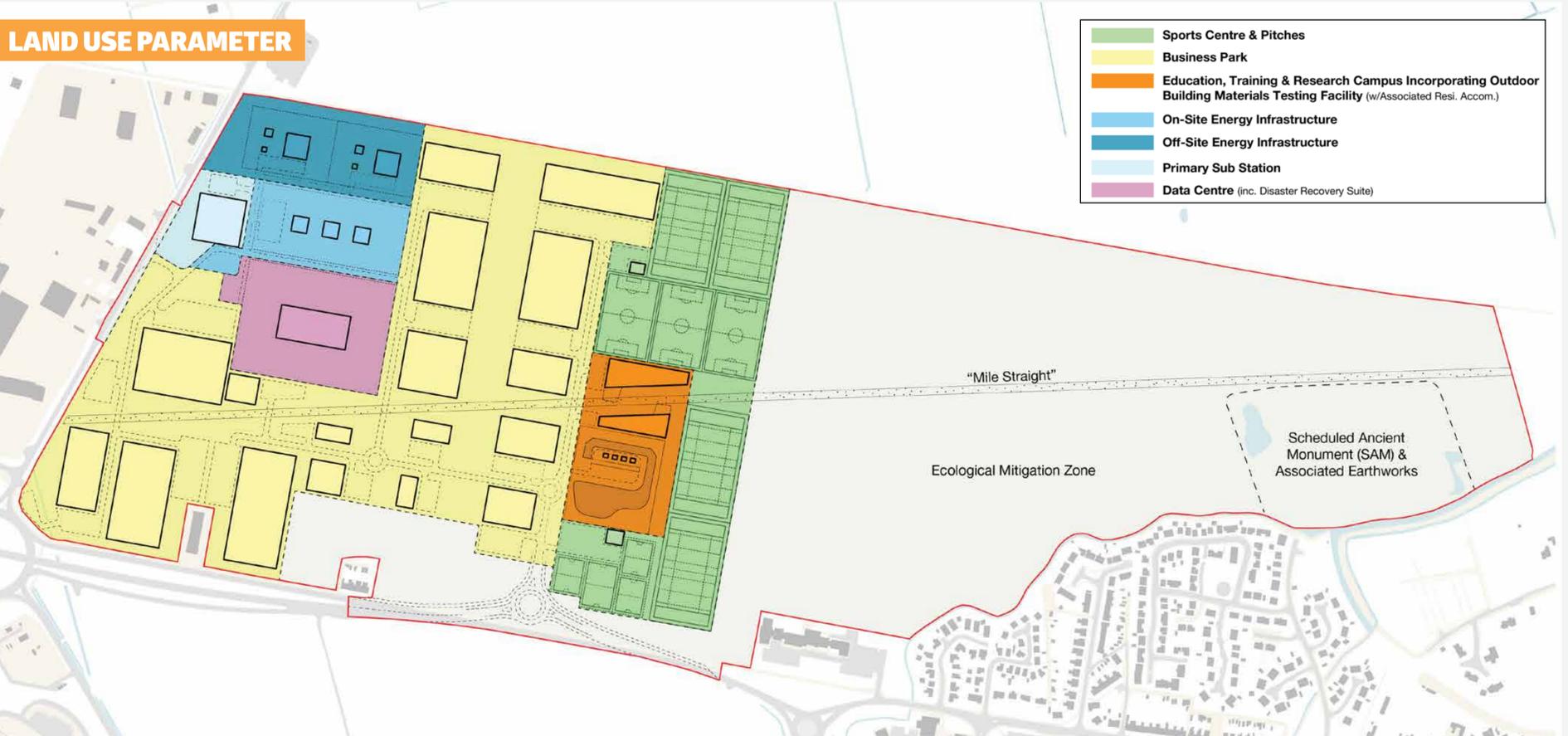
#### KEY

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

# 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.



## 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

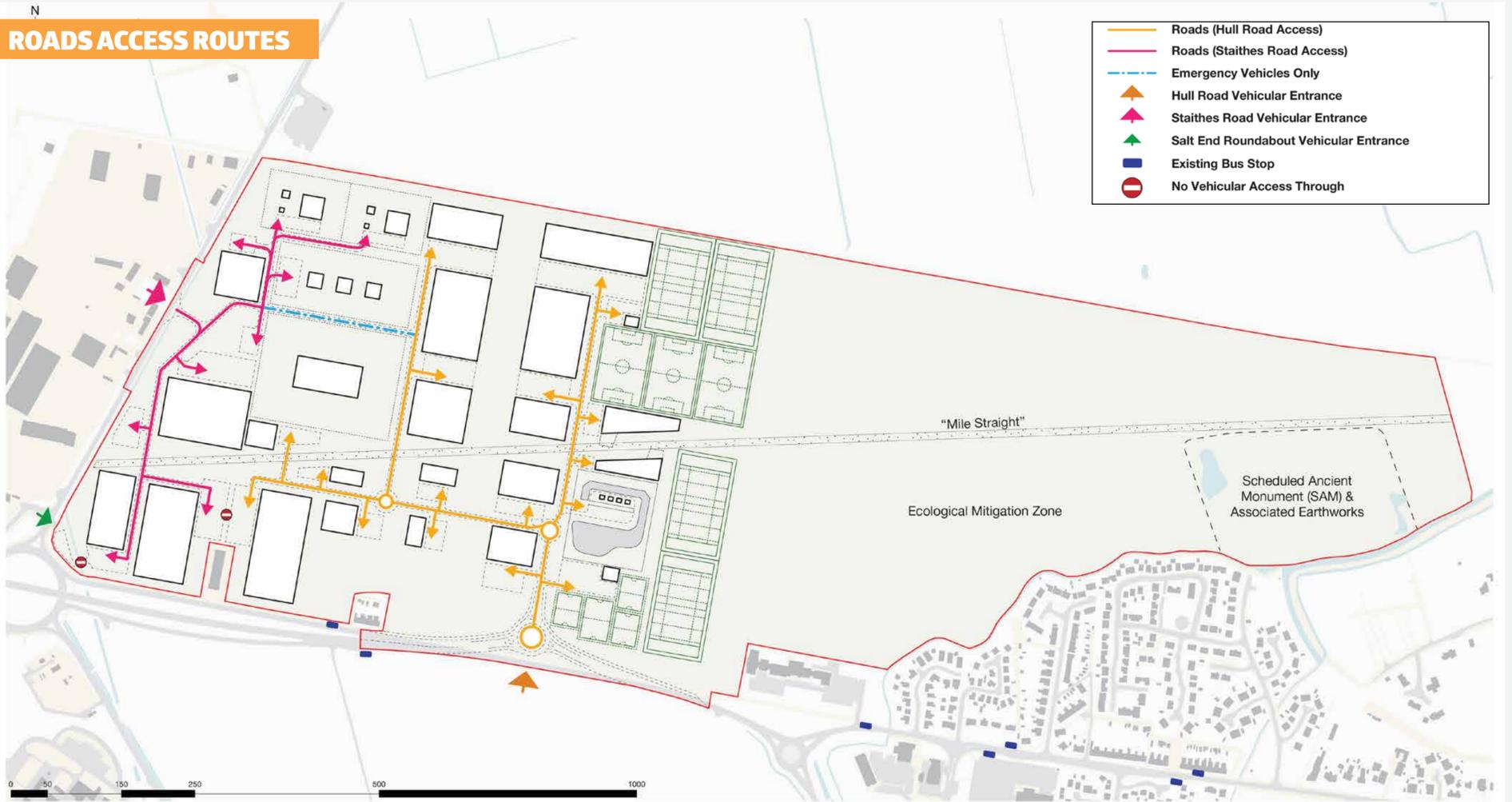
Working with the existing landscape to create an integrated development in an attractive setting providing space for people and wildlife with references to the site's rich history. Maximised use of open space as mitigation land – for both ecology and water management.



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.

# 6 MOVEMENT AND LANDSCAPE STRATEGY

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.



# 7 SOCIO-ECONOMIC BENEFITS



**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**

**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**

**The proposed development will generate a number of strategic and locally significant 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

# 8 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.**

<b>Submission of outline planning application</b>	<b>May 2017</b>
<b>Statutory consultation period</b>	<b>Summer &amp; Autumn 2017</b>
<b>Target determination</b>	<b>Winter 2017</b>

**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 know your thoughts on our proposals and would be grateful if you could take the time to complete this comments form.

**Name:** .....

**Address:** .....

**Email:** .....

**Please insert your comments below:**

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Where did you hear about this event? (please tick)

- Leaflet     Radio     Poster     Newspaper  
 Hedon Blog     Word of mouth     Other (please specify)

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

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

or  
[hello@yorkshire-energy-park.co.uk](mailto:hello@yorkshire-energy-park.co.uk)

If you'd like to receive updates as the scheme progresses please provide a contact email address. Yorkshire Energy Park will not use these contact details for anything other than consultation on this project. Contact details will not be shared with any third 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**

**3. Or e-mail comments to:  
[hello@yorkshire-energy-park.co.uk](mailto:hello@yorkshire-energy-park.co.uk)**

**[yorkshire-energy-park.co.uk](http://yorkshire-energy-park.co.uk)**

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.

