

## ABOUT YORKSHIRE ENERGY PARK

**The £200m Yorkshire Energy Park is a next generation business park that will play a huge role in revitalising the local economy and generating valuable community impact.**

The Yorkshire Energy Park is a flagship development strategically located in the Humber Freeport, at the heart of the UK's Energy Estuary.

Providing resilient energy for its tenants, alongside data security and superfast broadband, it is a compelling offer and one that has attracted significant interest from both funders and tenants, nationally and internationally.



## MEET THE TEAM

**Andrew Reynolds**  
Project Director

**Roger Lown**  
Property Director

**Bruce Laidlaw**  
Energy Director

**Dan Simmons**  
Associate Director

**Claire Harrison**  
Associate Director

**Rachel Smurthwaite**  
Head of Communications

**Richard Clark**  
Development Manager

**Cameron Wood**  
Junior Consultant

(Supported by a range of specialist consultants)

## JOINT VENTURE



A Queens Awards winning business and a Sunday Times Top 100 Company to Work for. Sewell invests time, experience and money to unlock developments which contribute positively to the Yorkshire region. It works in partnership, with trust and transparency to identify pioneering solutions, with a strong track record of employing local labour.

**ECO PARKS  
DEVELOPMENT LTD**

Eco Parks Development Ltd is a partner business of Hesse-based MS3 Networks. 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 cross the region.

**VITAL  
ENERGI**

Vital Energi is a decarbonisation, energy generation and distribution company, operating across the UK. Its portfolio of work includes major city district heating schemes and energy generation and management schemes at hospitals and universities.

**NEW TECHNOLOGY  
DEVELOPMENTS LTD**

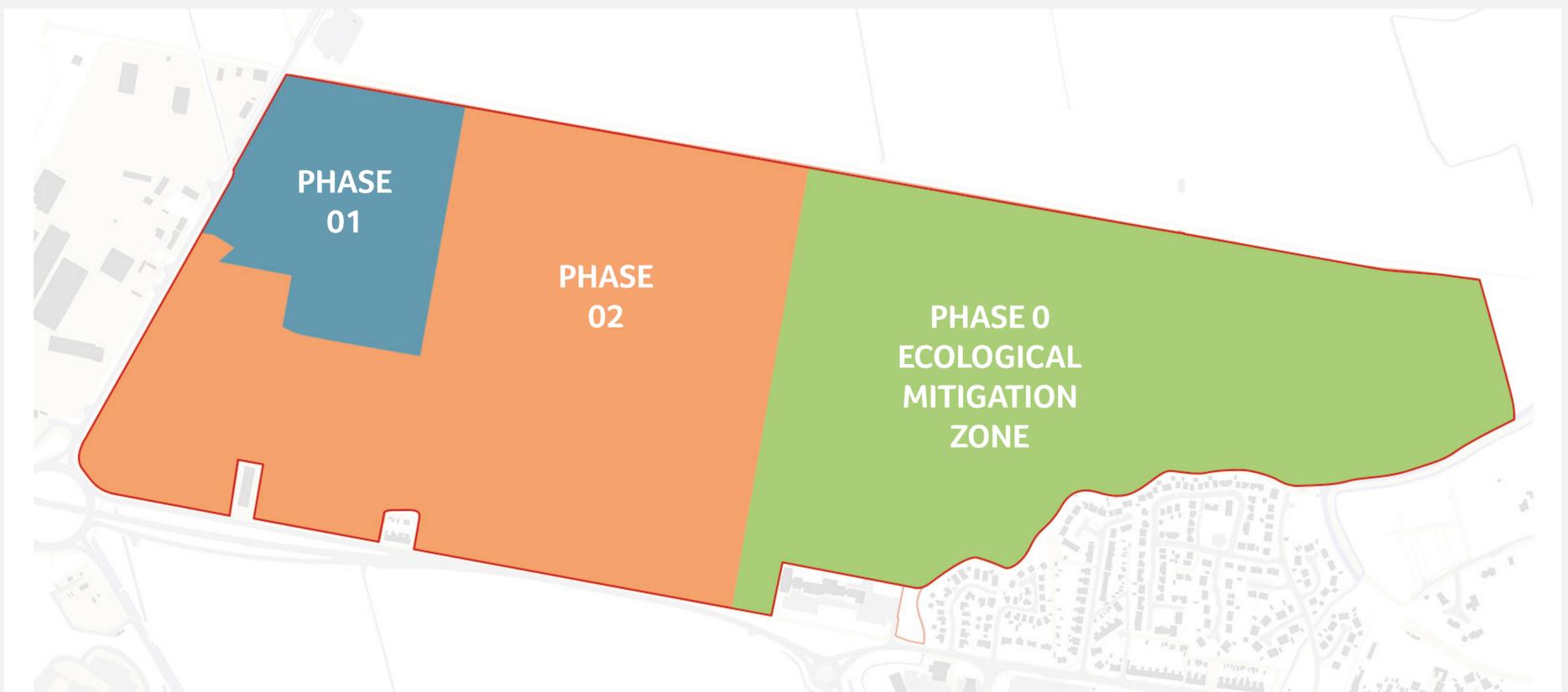
New Technology Developments is Chiltern Group's investment vehicle in Yorkshire Energy Park. Chiltern Group provides strategic advice in the energy, educational, technological and regeneration sectors.

## LOCATED ON THE FORMER HEDON AERODROME SITE

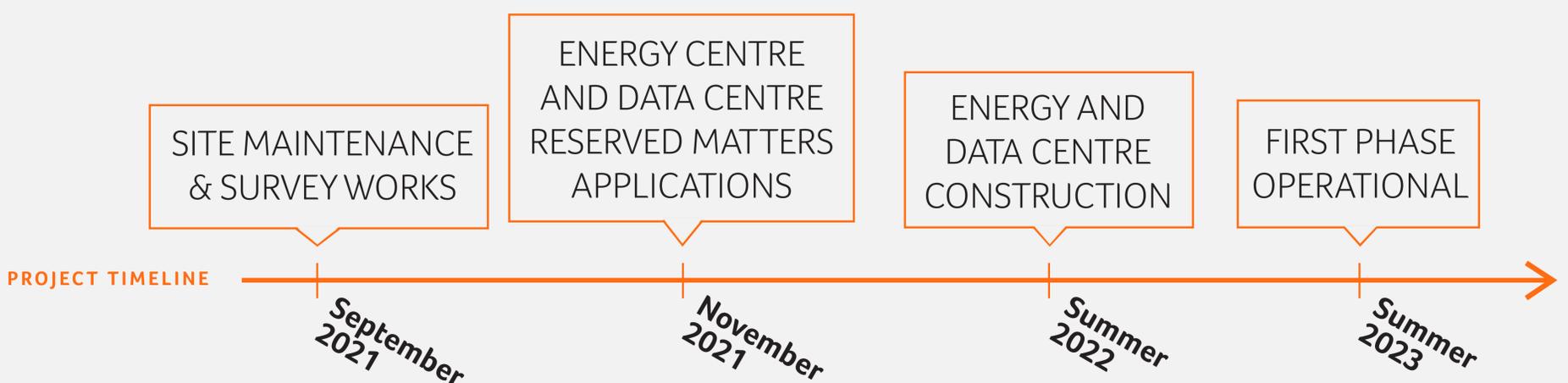
The Yorkshire Energy Park will be located on a former aerodrome site in the East Riding of Yorkshire. Further survey and site maintenance works are due to commence in September, detailed planning work has started and we anticipate starting construction on the first plots in Qtr3 2022.

### The current masterplan for the 212-acre site includes:

- An energy centre, including primary substation, providing on-site energy and off-site energy for export
- A tier 3 data centre and disaster recovery suite
- A mixture of space for businesses, including incubator space for start-up businesses and SME growth
- An outdoor building materials and testing facility
- A National Centre of Excellence for education, training and research facilities and associated on site, short stay accommodation
- New sports facilities for the community
- 45 hectares of green space, protected for a minimum of 85 years as an ecologically enhanced area for protected species



### PHASING PLAN



# MORE ABOUT THE DEVELOPMENT

## 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

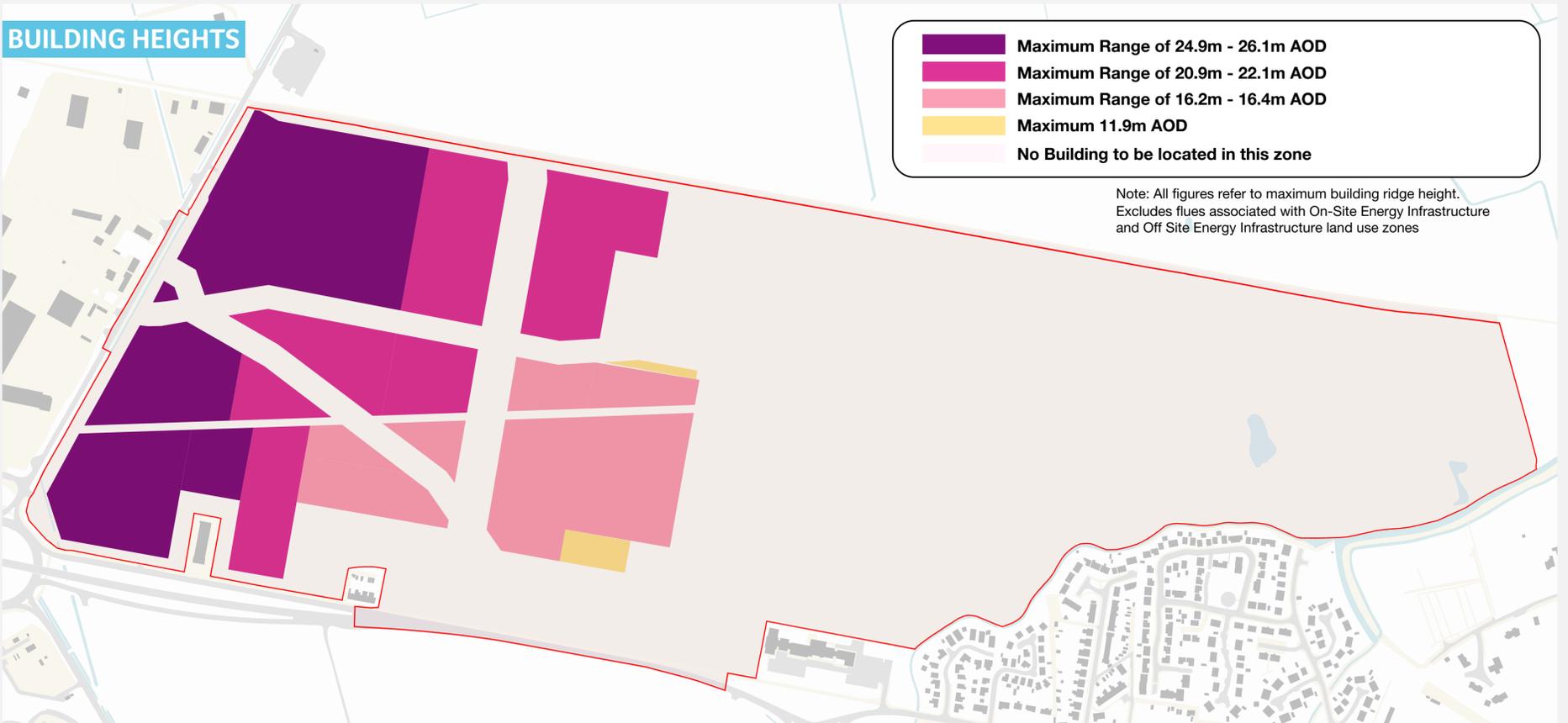
A range of building sizes have been allowed for within the indicative masterplan including opportunities for start-up and small business space up to around 100,000 sqft. Building sizes are restricted in some areas of the site due to the underground utilities and easement zones required.



# MORE ABOUT THE DEVELOPMENT

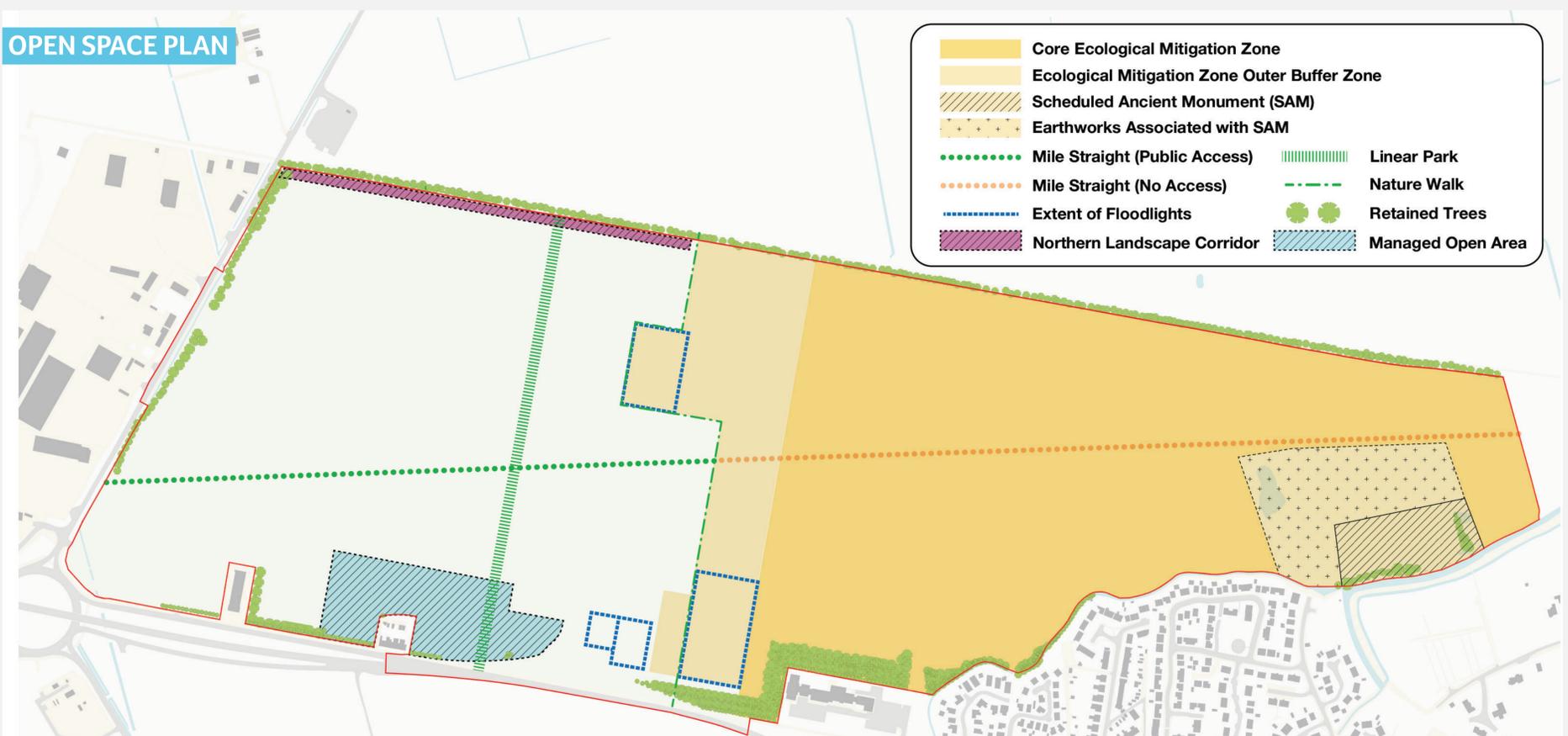
## Building Heights

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.

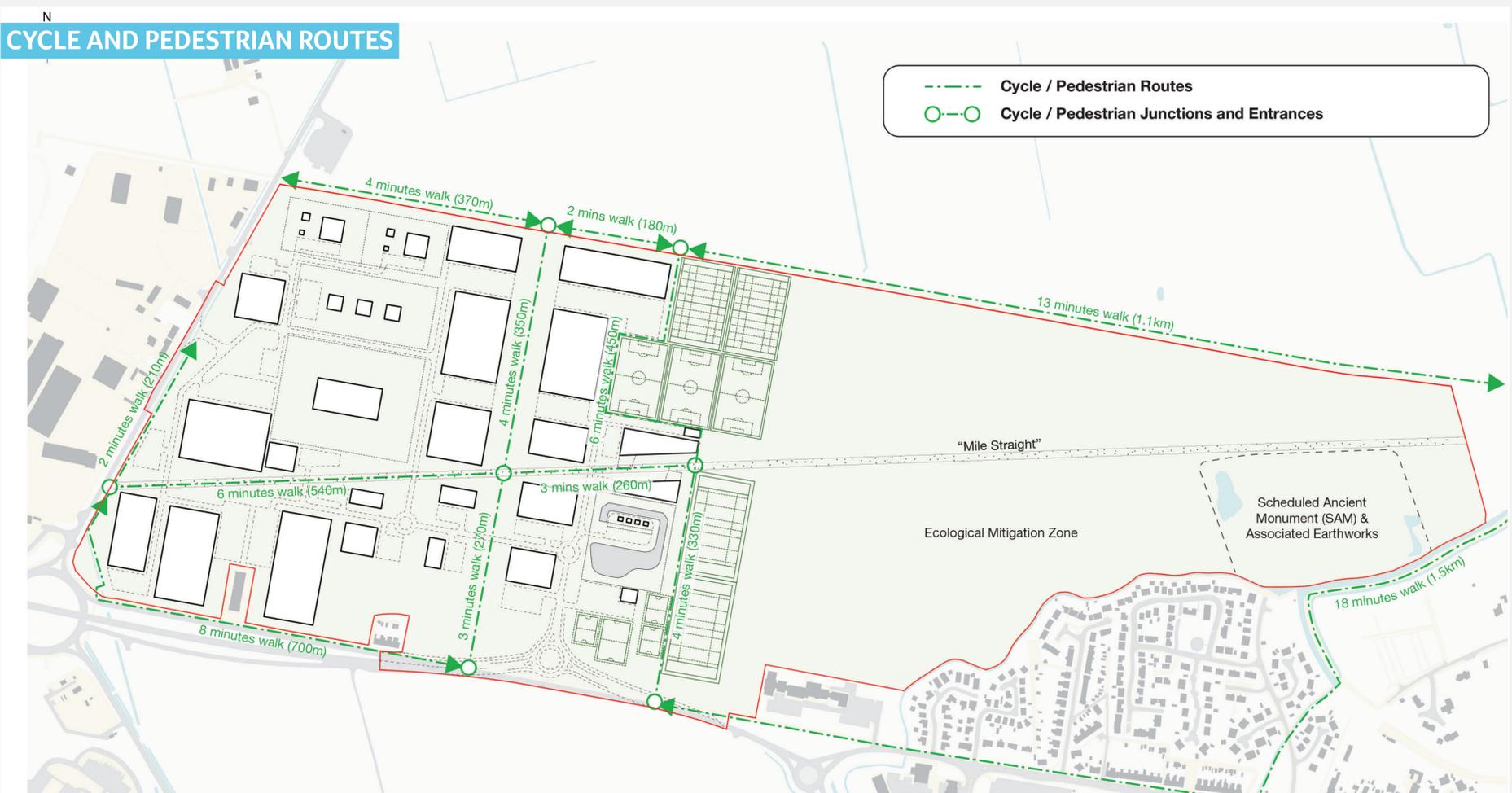


# MOVEMENT AND LANDSCAPE STRATEGY

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. Works will include the upgrade of the South Holderness Rail Trail to improve access into Hedon and the creation of a new public right of way through the park.



## ECOLOGY

### Why are we doing it?

The former Hedon Aerodrome provides a range of habitat for species including great crested newts, and wintering birds including lapwing, curlew and golden plover.

Throughout the construction and operation phases, we want to have a positive impact on our environment, and we must mitigate for any likely significant effects on biodiversity.

During the development of the outline planning submission, a range of measures and principles of how this will be achieved were developed and subject to extensive consultation. Approval by key stakeholders including Natural England ensured all mitigation measures are robust. These measures are legally binding and secured in the planning permission through the planning conditions and Section 106 Agreement.

### Benefits to biodiversity?

- Increase in available habitat for biodiversity
- Protecting, monitoring, and managing the habitat for a minimum of 85 years
- Ecological steering group established with key stakeholders such as Natural England to oversee the development
- Ecological areas are established in a phased manner but always prior to development to ensure no loss of habitat during construction



### What will we be doing?

The Yorkshire Energy Park has committed to enhancing and protecting the existing habitat by establishing the ecological mitigation zone for a minimum of 85 years. The EMZ is 45 hectares (111 acres) set aside for biodiversity and will be established before any development commences in Phase 1 (Energy & Data Centre).

Measures such as additional wetland features, GCN hibernaculas and securing the site will all enhance the current habitat for the protected species. The ecological mitigation zone becomes a protected and dedicated area for wildlife which will be monitored by the ecological steering group.

The ecological mitigation steering group will review and advise on ecological matters associated with the development, members invited to the group include East Riding of Yorkshire Council, Natural England, Yorkshire Wildlife Trust and the Royal Society for the Protection of Birds (RSPB).

The Yorkshire Energy Park has also committed to provide an offsite mitigation area for the passage and wintering birds. This is a further 89 hectares (220 acres) of land that will be set aside and be protected for biodiversity for a minimum of 80 years. This is known as the Offsite Mitigation Area (OSMA) and has to be established before development of Phase 2 commences.

This increases and protects the overall size of available habitat and ensures that there is no loss of habitat for the passage and wintering birds throughout the construction phases.

## FURTHER IMPROVEMENTS

### Highways

Developments of this scale inevitably lead to increased vehicle movements. We have worked closely with the East Riding of Yorkshire Council, Hull City Council and Highways England to develop a series of highway improvements in advance of the main business park development.

We have had to assume worst case scenario in our plans from a traffic perspective and assume that other potential developments will also come forward in the same period. Our plans are therefore future-proofed.

We have legally committed to ensuring the multi-million-pound programme of improvements to the A1033, which will include additional lanes and signalling to five junctions. The improvements will be delivered before the full business park becomes operational.

Improved footpaths and green walkways through the park; the need for dog walking routes, jogging and walking routes were highlighted during our consultation events and such, we have incorporated them throughout the development and along the northern boundary to ensure we link people physically with Hedon. We will also be contributing to improve the rail trail; a cycle path which runs between Hull and Holderness.

In addition to the physical measures, a Travel Plan Coordinator will be appointed to actively monitor and act on transport assessments, run initiatives to encourage more sustainable methods of travel and establish a cycle user group, lift-sharing and walk to work schemes.



### Water management

The water management strategy for the site has been developed with and approved by the Environment Agency, East Riding of Yorkshire Council and the Internal Drainage Board (IDB).

We will put improved land drainage in place, with the developed area of the park storing enough surface water to withstand a one in 100-year rainfall event, as well as 40% climate change, through a network of ponds created on site. A good example of where this has worked well is at Willerby and Cottingham.

This will resolve the waterlogging that currently occurs, capturing and containing water until it can be safely discharged at a greenfield run off rate into local watercourses.

## THE BENEFITS

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



**Over £200m**  
investment  
into the region

New companies coming to  
the area, creating long term  
employment  
**opportunities**



Up to **4480** jobs created  
by the development

Apprenticeship and  
training  
**opportunities**



New **sports facilities**  
for the whole community

Allocated tax site as  
part of  
**Humber Freeport**



**Increased footfall**  
in Hedon will see increased  
spend in the town

Positioning the  
Humber as the UK's  
**Energy Estuary**



**Improved**  
footpath and cycle routes

**Support**  
for new business  
start ups



**Leading  
technology**  
research and development

Securing the habitat for  
**protected species**  
for +85 years



## JOBS - CLOSER LOOK

**Up to 4480 jobs could be created  
through the Yorkshire Energy Park.  
Here's how:**

### CONSTRUCTION PERIOD

120 construction jobs are expected to be generated each year, along with 60 indirect jobs over a 10 year construction phase.

In addition, we will target 80% employment from the local area and will set apprenticeships targets through the supply chain to create long term job prospects for young people locally.

### OPERATIONAL PERIOD

The full time equivalent jobs once the Park is operational could be up to 2090 (gross), across the example sectors:

- Advanced manufacturing
- Technology
- Real estate
- Construction
- Transportation and storage
- Education
- Information and communication
- Finance and insurance
- Administrative and support services

Up to 590 indirect jobs are expected to be created.