



MEMBERS BRIEFING NOTE

EGGBOROUGH POWER STATION REDEVELOPMENT

4th December 2019

1. Introduction

- 1.1 The presentation (given by Simon Chadwick and colleagues) is intended to inform Members of a forthcoming application which seeks to re-develop the site of the former Eggborough Power Station.
- 1.2 The re-development would involve the demolition and clearance of a significant part of the North West part of the site, including the cooling towers, cricket, golf and football pitches and the erection of an employment park, containing 6 individually sized buildings.
- 1.3 The National Grid Power production facility at the centre of the site would remain. A separate planning application will also be submitted in parallel with the power station redevelopment proposals for new sports facilities on two sites off Wand Lane; one providing new changing facilities for football and a new pitch with scope for expansion and the other for a new cricket pitch and changing facilities.
- 1.4 The total floorspace of the proposed development will be up to 211,000 sqm. It will comprise the following uses:
 - Business Use (B1c Use)
 - General industrial (B2 Use)
 - Storage and Distribution (B8 Use)
- 1.5 The application would be a hybrid application with permission sought for the principle of employment use and the scale of the uses applied for, means of access into the site, the drainage infrastructure and strategic landscaping. Full detailed consent will also be applied for units 1 and 2.
- 1.6 The application will be accompanied by an Environmental Impact Assessment (EIA) as the proposals fall within the thresholds set out at Schedule 2 of the EIA Regulations as an 'infrastructure project' exceeding 0.5 hectares. No Screening opinion was submitted. An Environmental Impact Assessment Scoping Report been submitted

under reference 2019/0795/SCP in order for the Local Planning Authority to assess the information to be provided as part of an Environmental Statement.

- 1.7 The Environmental Statement to accompany the planning application will consider a suite of information, examples being;
- Construction and operational phase of the development.
 - Reasonable alternatives to the proposed development and its specific characteristics, and an indication of the main reasons for the option chosen.
 - Issues affected by the development i.e. human health, biodiversity, land, soil, water, air, greenhouse gas emissions, material assets, cultural heritage, including architectural and archaeological aspects, and landscape.
 - Transportation, visual impacts, socio economic effects, cumulative impact
- 1.8 The landowner is St Francis Group (SFG), being represented by WYG.

2.0 Site Location

- 2.1 The site is located 1.5km to the north east of Eggborough Village and comprises of around 52 hectares.
- 2.2 The northern boundary of the site is heavily landscaped and Wand Lane runs east to west. Agricultural fields exist beyond this until it meets the River Aire. To the west is a mixture of agriculture, open storage type uses sitting to the west of the A19.
- 2.3 To the south is a small group of fields which bound the Saint Gobain glass factory and Celotex works. To the east is the remainder of the power station buildings, lagoon, sewage works, with fields and smaller residential communities beyond, with Hensall being 1.5km away.

3.0 Site Description

- 3.1 The site, is rectangular in shape and is accessed from the A19. The site covers 52 hectares and is one of a group of iconic post war coal fired power stations that dominated the skyline in this region for many years. Eggborough is one of the best examples of this technology generating 1,960 megawatts of electricity, enough to power around 2

million homes. The Power Station was consented in 1961 and started supplying electricity to the National Grid in 1967, with its official opening being in 1970. Its layout in particular its grand landscaped periphery, 8 cooling towers and stack make it one of the best examples of its type. The site played a significant part in Eggborough's history in particular its employment and leisure facilities. It closed in September 2018.

- 3.2 The main buildings and infrastructure lie in the centre of the site, with 8 cooling towers to the northern boundary, a rail and coal yard to the south of the site and the leisure facilities to the north west and entrance to the site. The site was fully landscaped with significant tree belts to the perimeter.
- 3.3 The National Grid will continue to operate the main building from the centre of the site and the route of the 400 kv cable that exists the site to the west remains protected.
- 3.4 To the south of this site and located on the old stock yard permission exists via a Development Consent Order (DCO) under the Planning Act 2008 for construction and operation of a combined cycle gas turbine (CCGT) power station including electrical connection to the existing National Grid substation and a gas pipeline connection to the National Transmission system along with other associated infrastructure.

4.0 Relevant Planning History

- 4.1 There is a complicated site history to the Power Station. Over the years, a number of smaller additional buildings/machinery have been erected under Permitted Development Rights (Schedule 2, Part 15 Class B), and via individual planning applications to facilitate the power generation use.
- 4.2 Since the power station closed in September 2018, work has commenced on decommissioning parts of the site. Parts of the eastern and southern stock yard have had consent to demolish buildings and be developed for a Biomass facility. The most relevant permissions are:
 - 2012/0295/OUT - Outline application for the construction and operation of new biomass handling and storage facilities together with ancillary development to enable the expanded use of co-firing with biomass.
 - 2017/0070/GOV - Application for Development Consent Order (DCO) under the Planning Act 2008 for construction and operation of a combined cycle gas turbine (CCGT) power

station including electrical connection to the existing National Grid substation and a gas pipeline connection to the National Transmission system along with other associated infrastructure. Permitted by Secretary of State.

- 2018/1447/DEM - Prior notification for proposed demolition of buildings and structures including the cooling water intake area on the River Aire. Demolition of the pump station and buildings in connection with the Bio mass facility.

5.0 Conclusion

- 5.1 Members are respectfully asked to note the content of this briefing note and WYG's presentation. You are also invited to ask questions.

Appendix A

Site Plan of Eggborough Site



