

**North Yorkshire Council**  
**Community Development Services**  
**Strategic Planning Committee**

**13 AUGUST 2024**

**ZG2024/0241/REMM - RESERVED MATTERS APPLICATION INCLUDING ACCESS, APPEARANCE, LANDSCAPING, LAYOUT AND SCALE FOR THE DEVELOPMENT COMPRISING THE CONSTRUCTION OF A CONVERTOR STATION AND THE DISCHARGE OF CONDITIONS 6 (BIODIVERSITY NET GAIN PLAN), 7 (ECOLOGICAL MANAGEMENT PLAN), 8 (LEVELS), 10 (HARD AND SOFT LANDSCAPING SCHEME), 11 (ABORICULTURAL METHOD STATEMENT, TREE SURVEY AND TREE PROTECTION PLAN), AND 13 (LAND RESTORATION SCHEME) OF APPROVAL 2022/0711/EIA - HYBRID PLANNING APPLICATION COMPRISING TWO PARTS: (PART 1) OUTLINE PLANNING APPLICATION (ALL MATTERS RESERVED) FOR THE CONSTRUCTION OF A CONVERTER STATION AT DRAX, SELBY; (PART 2) FULL PLANNING APPLICATION FOR THE INSTALLATION OF HIGH VOLTAGE DIRECT CURRENT (HVDC) UNDERGROUND CABLES FROM THE RIVER OUSE TO THE CONVERTER STATION AND HIGH VOLTAGE ALTERNATING CURRENT (HVAC) UNDERGROUND CABLES FROM THE CONVERTER STATION TO THE EXISTING DRAX SUBSTATION AS WELL AS ALL ASSOCIATED TEMPORARY WORKS INCLUDING COMPOUNDS, ACCESSES AND BELLMOUTHS AS PART OF THE CONSTRUCTION OF SCOTLAND-ENGLAND GREEN LINK 2 (SEGL2), A TWO GIGAWATT (GW) REINFORCEMENT OF THE ELECTRICITY TRANSMISSION SYSTEM BETWEEN PETERHEAD, SCOTLAND AND DRAX, ENGLAND. [INSTALLATION OF UNDERGROUND HVDC CABLES FROM MEAN LOW WATER SPRINGS (MLWS) AT FRAISTHORPE, EAST RIDING TO THE RIVER OUSE AND ASSOCIATED TEMPORARY WORKS RELATING TO LAND IN AN ADJOINING AUTHORITY]**

**Report of the Assistant Director Planning – Community Development Services**

**1.0 Purpose of the Report**

- 1.1 To determine a reserved matters application including access, appearance, landscaping, layout and scale for the construction of a convertor station, which was granted outline planning permission under application reference 2022/0711/EIA in August 2023.
- 1.2 This application has been reported to Strategic Planning Committee at the request of Members when resolving to grant outline planning permission at the August 2023 meeting.

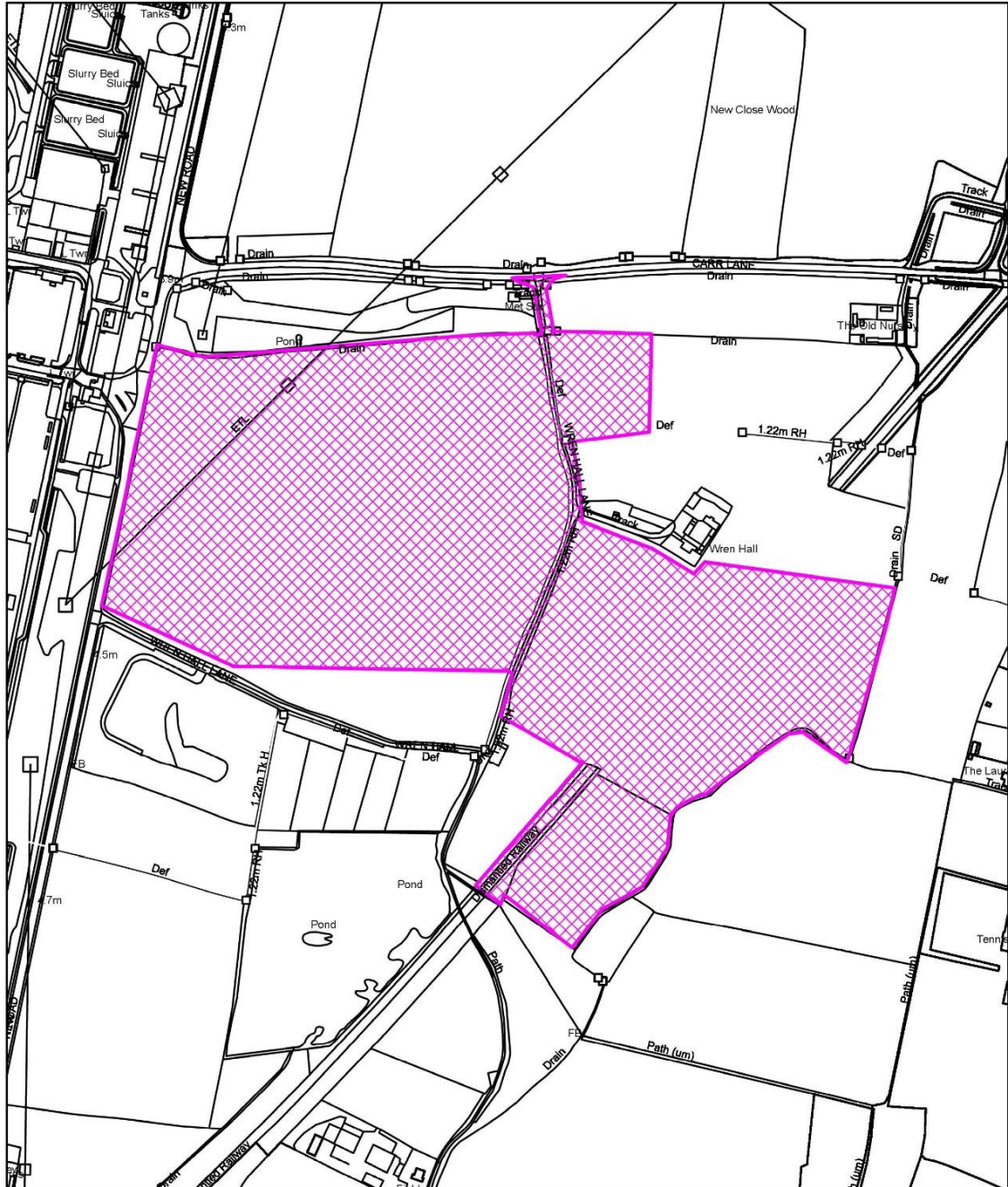
**2.0 SUMMARY**

**RECOMMENDATION: The application is recommended to be GRANTED subject to the conditions and section 106 legal agreement listed below.**

- 2.1. Outline planning permission (all matters reserved) has been granted under application reference 2022/0711/EIA for the construction of a convertor station at land to the east of New Road, Drax.

- 2.2 This reserved matters application has been submitted pursuant to the above referenced outline planning permission. Consideration needs to be given to the access, appearance, landscaping, layout and scale of the proposed development as part of the assessment and determination of the application.
- 2.3 Officers consider the access, appearance, landscaping, layout and scale of the proposed development are acceptable. It is therefore recommended that reserved matters consent is granted, subject to conditions and a section 106 agreement, as detailed in the report.

Land To East New Road, Drax  
ZG2024/0241/REMM



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### **3.0 Preliminary Matters**

- 3.1. Access to the case file on Public Access can be found here:- [ZG2024/0241/REMM](https://publicaccess.gov.uk/cases/ZG2024/0241/REMM) | [Reserved matters application including access, appearance, landscaping, layout and scale for the development comprising the construction of a convertor station and the discharge of conditions 6 \(biodiversity net gain plan\), 7 \(ecological management plan\), 8 \(levels\), 10 \(hard and soft landscaping scheme\), 11 \(aboricultural method statement, tree survey and tree protection plan\), and 13 \(land restoration scheme\) of approval 2022/0711/EIA Hybrid Planning Application comprising two parts: \(Part 1\) Outline planning application \(all matters reserved\) for the construction of a converter station at Drax, Selby; \(Part 2\) full planning application for the installation of high voltage direct current \(HVDC\) underground cables from the River Ouse to the converter station and high voltage alternating current \(HVAC\) underground cables from the converter station to the existing Drax Substation as well as all associated temporary works including compounds, accesses and bellmouths as part of the construction of Scotland-England Green Link 2 \(SEGL2\), a two gigawatt \(GW\) reinforcement of the electricity transmission system between Peterhead, Scotland and Drax, England. \[Installation of underground HVDC cables from Mean Low Water Springs \(MLWS\) at Fraisthorpe, East Riding to the River Ouse and associated temporary works relating to land in an adjoining authority\] | Land To East New Road Drax North Yorkshire.](#)

### **4.0 Site and Surroundings**

- 4.1 The application site is located outside the defined development limits of any settlements and is located within the open countryside in planning policy terms.
- 4.2 The application site comprises approximately 22 hectares of predominantly agricultural land to the east of the Drax Power Station site.
- 4.3 The application site does not form part of the Drax Power Station site itself. The proposed convertor station would be sited within an agricultural field to the east of the Power Station site, on the opposite side of New Road, and would be viewed as a satellite development. The landscape and ecological mitigation area would be located to the east of Wren Hall Lane, to the east of the proposed convertor station.
- 4.4 To the west of the application site is the Drax Power Station site. To the north, east and south of the application site are mostly undeveloped agricultural fields with a flat topography, including sporadic development, such as isolated residential properties. Drax village lies approximately 600 metres south east of the proposed convertor station site at its closest point.
- 4.5 There are a number of public footpaths which intersect or lie adjacent to the application site boundary - references 35.26/2/1, 35.26/3/1, 35.26/5/2, 35.26/15/1, 35.26/5/1, 35.26/2/2, 35.47/4/1, 35.26/5/3, 35.26/4/1 and 35.26/3/2.

### **5.0 Description of Proposal**

- 5.1 This reserved matters application has been submitted pursuant to outline planning permission reference 2022/0711/EIA for the construction of a convertor station (all matters reserved) at land to the east of New Road, Drax.

- 5.2 The convertor station platform would have an area of approximately 50,000sqm, measuring a maximum of 260 metres in length by 200 metres in width. It would be sited towards the south east corner of the parcel of agricultural land between New Road to the west and Wren Hall Lane to the east. The platform level would be set at 6.48AOD. There would be a concrete face retaining wall to the south of side and part of the north side of the platform, with earthwork/batter slopes to the remaining sides of the platform.
- 5.3 The convertor station platform contains various buildings and pieces of outdoor electrical equipment. In accordance with the outline planning permission, no more than 55% of the platform area contains buildings up to the maximum height parameter of 28.5 metres above the finished platform level, while the remainder of the platform area contains building and outdoor electrical equipment with a maximum height of 20 metres above the finished platform level.
- 5.4 The two largest buildings to be sited on the converter station platform would be the convertor buildings (pole 1 and pole 2), which would comprise the DC Halls, Valve Halls and Reactor Halls. These would measure a maximum of approximately 110 metres in length by 56 metres in width. The buildings would each have a stepped roof with a maximum height of 33.44 AOD, which equates to approximately 25 meters in height above the finished platform level, and a minimum height of 30.28 AOD, which equates to approximately 22 metres above the finished platform level.
- 5.5 To the west elevation of the convertor buildings would be the transformer bays which would measure approximately 20 metres in length by 40 metres in width. The transformers are sited outdoors with concrete fire protection walls surrounding them, which at their maximum would measure a height of 30.28 AOD and equates to approximately 22 meters in height above the finished platform level, and at their minimum would measure a height of 14.48 AOD, which equates to approximately 8 metres above the finished platform level. Noise enclosures would be incorporated within the transformer bays.
- 5.6 To the south and north elevation of the pole 1 and 2 convertor buildings respectively, would be a lower-level service building measuring approximately 50 metres in length by 15 metres in width, with a maximum height of 12 metres above the finished platform level. These would each have a basement which would measure a maximum of approximately 32 metres in length by 16 metres in width and would have a finished floor level of 2.23 metres AOD.
- 5.7 Various other smaller and lower-level buildings and pieces of infrastructure would be located between the two convertor buildings, including valve cooling tower poles, diesel generator and fuel tank, deluge fuel water tank, MVS kiosk, transformer bay relay pole buildings.
- 5.8 To the east of the convertor buildings would be a spares building and an operating building. The spares building would measure approximately 17 metres in length by 42 metres in width and would have a maximum height of approximately 7 metres above the finished platform level. The operating building would measure approximately 16

metres in length, by 56 metres in width and would have a maximum height of approximately 5 metres above the finished platform level.

- 5.9 To the west of the convertor station would be an area comprising the outdoor electrical equipment, which would typically have a maximum height of 13 metres above the finished platform level, with some rising to 23 metres above the finished platform level. A spare transformer building would sit centrally within this area measuring a maximum of approximately 27 metres in length by 16 metres in width and would have a maximum height of approximately 12 metres above the finished platform level. Two relay pole buildings would also sit either side of the spare transformer building in this area, each measuring approximately 6 metres in length by 15 metres in width and would have a maximum height of approximately 5 metres above the finished platform level.
- 5.10 A number of other smaller and lower scale buildings are sited around the convertor station platform, such as the cable covers, kiosks and DNDO buildings. A limited number of car parking spaces would be provided to the south of the operating building, with an internal road network surrounding the proposed buildings and pieces of infrastructure. Twenty-seven 6m high CCTV columns with security lighting would be provided around the convertor station platform. These would have a tilting function to be used for maintenance purposes only.
- 5.11 The proposed buildings on the site are shown to be vertically clad in colour RAL 7038 (Agate Grey).
- 5.12 The convertor station platform would be surrounded by a perimeter security fence, which would have a maximum height of 4 metres above the finished platform level, comprising a 2.4-metre-high palisade fence with a 1.6-metre-high electric wire fence above. A 1.2-metre-high weld mesh demarcation fence would be located to the base of the earthwork/batter slope surrounding the platform.
- 5.13 A permanent access to the convertor station would be provided from New Road to the east. This access would also allow maintenance of the SuDS pond to the west of the convertor station platform. A second permanent access would be provided from Wren Hall Lane to enable maintenance of the SuDS pond to the east of the convertor station platform only.
- 5.14 A landscaping scheme would surround the convertor station platform, within the available red line boundary, as shown on drawing no. WREH4-MMD-SL-XX-D-L-0006-P05 (Landscape Scheme Overview Plan). An area of land to the north of the convertor station platform used for the temporary construction compounds would be returned to agriculture following the construction period, as only temporary rights have been secured over this land.
- 5.15 A landscape and ecological mitigation area would be provided in the area of land to the east of Wren Hall Lane, as shown on drawing no. WREH4-MMD-SL-XX-D-L-0006-P05 (Landscape Scheme Overview Plan). This would be surrounded by 1.8-metre-high deer fencing, with no public access proposed. A public right of way which currently dissects the landscape and ecological mitigation area is proposed to be diverted around the east side of the area and dissect it at its narrowest point to meet Wren Hall Lane.

This diversion would be subject to a separate consent process with the Public Rights of Way Team.

- 5.16 An area of agricultural land to the south of the convertor station platform, which was not in the Applicant's control at the time of the outline application, but is now, is proposed to form an additional landscape mitigation area, as shown on drawing no. WREH4-MMD-SL-XX-D-L-0007 P03 (Wren Hall South Landscape Proposal). As this land falls outside of the red line boundary of the application site, it would need to be secured by s106 legal agreement if considered necessary to make the development acceptable in planning terms; directly related to the development; and fairly and reasonably related in scale and kind to the development.
- 5.17 The temporary construction compound would be in the area of land to the north of the convertor station platform. The two permanent accesses (on New Road and Wren Hall Lane) would be utilised for construction traffic in addition to an additional temporary construction access on New Road. All construction traffic would access the site via the temporary construction access on New Road. HGVs would then utilise the permanent access onto New Road to exit the site; while other traffic would utilise the permanent access on Wren Hall Lane to exit the site, taking a series of left turns to return to New Road. A passing pace is proposed on Wren Hall Lane to deal with the additional traffic movements. In addition to the above, a temporary crossing point would be formed on Wren Hall Lane, for construction vehicles to move between the convertor station site and the landscape and ecological mitigation site.

## **6.0 Planning Policy and Guidance**

- 6.1. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that all planning authorities must determine each application under the Planning Acts in accordance with Development Plan so far as material to the application unless material considerations indicate otherwise.

### Adopted Development Plan

- 6.2. The Adopted Development Plan for this site is:
- Selby District Core Strategy Local Plan, adopted 22 October 2013
  - Those policies in the Selby District Local Plan, adopted on 8 February 2005, which were saved by the direction of the Secretary of State and which have not been superseded by the Core Strategy
  - Minerals and Waste Joint Plan, adopted 16 February 2022

### Emerging Development Plan – Material Consideration

- 6.3. The Emerging Development Plan for this site is:
- Selby District Council Local Plan Publication Version 2022 (Reg 19)

On 17 September 2019, Selby District Council agreed to prepare a new Local Plan. Consultation on issues and options took place early in 2020 and further consultation took place on preferred options and additional sites in 2021. The Pre-submission Publication Local Plan (under Regulation 19 of the Town and Country Planning (Local

Development) (England) Regulations 2012, as amended), including supporting documents, associated evidence base and background papers, was subject to formal consultation that ended on 28th October 2022. A further round of consultation on a revised Regulation 19 Publication Local Plan was undertaken in March 2024 and the responses are now being considered. Following any necessary minor modifications being made it is intended that the plan will be submitted to the Secretary of State for Examination.

In accordance with paragraph 48 of the NPPF, given the stage of preparation following the consultation process and depending on the extent of unresolved objections to policies and their degree of consistency with the policies in the NPPF, the policies contained within the emerging Local Plan can be given weight as a material consideration in decision making and, if relevant, will be referred to in the body of the report.

- The North Yorkshire Local Plan - no weight can be applied in respect of this document at the current time as it is at an early stage of preparation.

#### Guidance - Material Considerations

6.4. Relevant guidance for this application is:

- National Planning Policy Framework, 2023
- National Planning Practice Guidance
- Overarching National Policy Statement for Energy EN-1
- National Policy Statement for Renewable Energy Infrastructure EN-3
- National Policy Statement for Electricity Networks Infrastructure EN-5

### **7.0 Consultation Responses**

7.1. Consultation responses have been summarised below, however, please see website for full comments.

7.2. **Drax Parish Council:** No response.

7.3. **Long Drax Parish Council:** No response.

7.4. **Newland Parish Council:** No response.

7.5. **Carlton Parish Council:** No response.

7.6. **Camblesforth Parish Council:** No response.

7.7. **Barlow Parish Council:** No response.

7.8. **Arboriculture Officer:** No response.

7.9. **Archaeologist:** No comments. The outline planning permission, reference 2022/0711/EIA, includes conditions relating to archaeological assessment and mitigation, which will need to be discharged.



- 7.10. **Canal and Rivers Trust:** No comments.
- 7.11. **Conservation Officer:** No objections. Careful consideration should be given to the proposed lighting scheme to ensure it does not have any unintended consequences which could result in light spill extending beyond the plant, which may affect the setting of heritage assets within the village of Drax and beyond.
- 7.12. **Designing Out Crime Officer:** No objections.
- 7.13. **East Riding of Yorkshire Council:** No response.
- 7.14. **Ecologist:** No objections.
- 7.15. **Environment Agency:** The proposal now includes a basement that was not included or considered in the outline submission. Technically, this is now in contravention of Condition 17, as it has floor levels below the conditioned minimum level of 5.08mAOD. From, a technical flood risk perspective, the proposal as presented does not raise any concerns from a fluvial flood risk perspective. It is stated in the document that the threshold levels for the basement will be set at the platform level of 6.48mAOD and that the basement will be waterproofed/sealed. Based on this we do not consider that site users would be at risk from flooding in the basement during a fluvial design flood event. Please note that the applicant hasn't provided any technical details of the proposed waterproofing. You should satisfy yourself that the risks associated with unknowns regarding the quality of the waterproofing are acceptable before making a decision. Based on the above, we consider that this proposal can be accepted subject to suitable changes in wording to Condition 17 through a non-material amendment application.
- 7.16. **Environmental Health:** No objections.
- 7.17. **Historic England:** No objection on heritage grounds but recommend that a planning condition requires that the recording and recovery of any residual archaeology is directed through an agreed Written Scheme of Investigation (WSI), and the authority should satisfy itself that the existing documentation can be relied upon to ensure that a detailed design of sufficient quality can be delivered.
- 7.18. **Landscape Architect:** The application has been amended through the course of the application. Generally, the updated information, adjustments made and additional mitigation to the proposed s106 land would resolve the concerns and issues previously raised. However, some information and clarification remain outstanding, including clarification for materials and colour scheme for buildings.

The overall design and layout of buildings and equipment remains notably close to site boundaries, particularly at the south and south-east sides of the site in proximity to the main site access, boundary security fencing and retaining walls. This means that there is limited opportunity for onsite screen planting and mitigation in these locations within the Applicant's control and places greater emphasis and dependence on the need for protection and retention of existing trees and vegetation both within the site and offsite.

The proposal to provide offsite tree planting to the south side of the site (proposed S106 land) goes part way to alleviate this issue but does not extend to the south-west side in front of the proposed main site access, excludes existing boundary trees and hedgerow along Wren Hall Lane and remains dependent on other 3rd party tree planting and woodland to provide localised screening of the site, particularly in the short and medium term.

- 7.19. **Local Highway Authority:** No objections.
- 7.20. **Local Lead Flood Authority:** No comments.
- 7.21. **National Highways:** No objections.
- 7.22. **Natural England:** No objections.
- 7.23. **Network Rail:** No observations.
- 7.24. **North Yorkshire Fire and Rescue Service:** No objection.
- 7.25. **Public Right of Way Officer:** Our team are in correspondence with the applicants regarding the Public Rights of Way across this site and how they will be potentially affected by the development. The proposals for the Public Rights of Way have been discussed with our team and in principle we are happy with the current proposals.
- 7.26. **Selby Area Internal Drainage Board:** Object on the basis that there is landscaping within 7m of the ordinary watercourse, for which separate consent from the IDB would be required.
- 7.27. **Yorkshire Water:** No objections.
- 7.28. **Yorkshire Wildlife Trust:** No response.

#### Local Representations

- 7.29. No local representations have been received.

### **8.0 Environment Impact Assessment (EIA)**

- 8.1 An application for a screening opinion in relation to the proposed development was submitted to the Local Planning Authority on 10 February 2021 and a decision issued on 19th March 2021 confirming that the proposed development is considered to be EIA development. An application for a scoping opinion in relation to the proposed development as submitted to the Local Planning Authority on 13 April 2021 and a decision was issued on 7 June 2021, providing details advice on a range of themes.
- 8.2 The outline planning application, reference 2022/0711/EIA, was accompanied by an Environmental Statement (ES). The reserved matters application has been designed in accordance with the assessment undertaken in the ES and the therefore the

information before the LPA is considered adequate to assess the significant effects of the development on the environment.

## **9.0 Main Issues**

9.1. Since the principle of the development has been established under the outline planning permission, reference 2022/0711/EIA, the main issues when assessing the reserved matters application for access, appearance, landscaping, layout and scale are:

- Design, Landscape and Visual Impact
- Impact on Heritage Assets
- Ecological Considerations
- Impact on Highway Safety
- Impact on Public Rights of Way
- Impact on Residential Amenity
- Flood Risk and Drainage
- Other Issues

## **10.0 ASSESSMENT**

### Design, Landscape and Visual Impact

10.1 Saved Policy ENV1 of the Selby District Local Plan requires development proposals to take account of (1) the effect upon the character of the area and (4) the standard of layout, design and materials in relation to the site and its surroundings and associated landscaping. Policy SP17(C) of the Core Strategy requires all renewable energy and low-carbon energy generation and supporting infrastructure to be designed and located to protect the environment and local amenity; or to demonstrate that the wider environmental, economic, and social benefits outweigh any harm caused to the environment and local amenity. Policy SP18 of the Core Strategy seeks to protect and enhance landscape character and setting of areas of acknowledged importance. Policy SP19 of the Core Strategy requires proposals for new development to contribute to enhancing community cohesion by achieving high quality design and having regard to local character, identity, and context of its surroundings. Specifically, Policy SP19 (e) of the Core Strategy requires new and existing landscaping to be incorporated as an integral part of the design of the schemes. Policy SP12 of the Core Strategy encourages opportunities to protect, enhance and better join up existing Green Infrastructure, as well as creating new Green Infrastructure, in addition to the incorporation of other measures to mitigate or minimise the consequences of development.

10.2 These local policies accord with paragraph 135 of the NPPF which seeks to ensure that developments are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not discouraging appropriate innovation or change; and paragraph 180 of the NPPF indicates that the intrinsic character and beauty of the countryside should be recognised.

10.3 The outline planning application for the convertor station was supported by a number of documents including Chapter 8 of the ES and its associated appendices; a Technical

Note (TN02) responding to the Council's Landscape Architects comments; and a further letter responding to the Council's Landscape Architects comments dated 5 April 2023. The Council's Landscape Architect objected to the scheme at the outline planning application stage on the basis that they did not consider the proposals sufficiently minimised likely significant adverse landscape and visual effects, nor did they provide sufficient new opportunities to better join up existing Green Infrastructure and create new Green Infrastructure. Officers considered that more could be done to mitigate the visual impact of the proposed development and raised concerns that there was insufficient scope within the red line boundary to provide sufficient landscape mitigation at the reserved matters stage, noting landscaping was a reserved matter.

- 10.4 Officers and Members concluded at the outline planning application stage, that there was harm arising from the proposals as a result of the lack of scope for suitable landscape mitigation. However, when this harm was balanced against the benefits of the proposal, including contributing to net zero targets and facilitating the role out of increasing use of renewable energy resources in the country, it was considered that there were material considerations which would justify granting outline planning permission for the convertor station, notwithstanding the harm identified.
- 10.5 The access, appearance, landscaping, layout and scale of the proposed development is as set out in Section 5 of this report. The proposed development has been designed in accordance with the parameters set out and assessed at the outline planning stage and has sought to minimise the harm arising from the scheme, where reasonable and possible.
- 10.6 The layout of the proposed development largely reflects the indicative layout put forward at the outline planning application stage, with two notable exceptions. Firstly, the convertor station platform has shifted towards the south east corner of the field within which it sits, bringing it in closer proximity to the southern and eastern boundaries, which in turn has reduced opportunities for landscape mitigation to those boundaries. Secondly, an additional permanent access onto Wren Hall Lane (which is also proposed to be used on a temporary basis for construction traffic) and an additional temporary access onto New Road are being proposed. These remove some boundary landscaping, although the landscaping will be reinstated in the location of the temporary accesses following the construction period.
- 10.7 The scale of the proposed development is within the parameters set out and assessed as part of the outline planning application and is considered to be acceptable. The appearance of the proposed development is largely fixed by its function. The massing of buildings has been reduced by breaking up the buildings and utilising varying roof heights where reasonable and possible. All of the proposed buildings on the site are shown to be vertically clad in colour RAL 7038 (Agate Grey). Discussions have been ongoing between the Applicant and Officers regarding whether this is the most appropriate colour option for all of the buildings on the site in order to most effectively reduce their visual impact. Consideration of horizontal graded colour scheme for the larger buildings (darker at the bottom and lighter at the top) and darker colours for the smaller buildings within the site is being actively explored by the Applicant, in conjunction with Officers. These discussions are ongoing, and it is proposed that the colour and finish of the proposed buildings could be conditioned to any reserved

matters consent granted, to ensure the best possible appearance for the buildings is secured in order to reduce their visual impact.

- 10.8 In terms of landscaping, the majority of the existing trees and hedgerows around the site boundaries are to be retained. While there is some loss as a result of providing permanent and temporary access points to New Road and Wren Hall Lane, along with the passing place on Wren Hall Lane, this has been kept to a minimum and reinstatement would take place where, but these access points are to be provided on a temporary basis only. Some cutting back of vegetation will be required to provide visibility splays access points, but this is routine management and maintenance of boundary vegetation rather than its removal.
- 10.9 The shifted location of the convertor station towards the south east corner of the field within which it sits has reduced opportunities for landscape mitigation to the southern and eastern boundaries. However, an area of agricultural land to the south of the convertor station platform that is now in the Applicant's control though was not at the time of the outline application, is proposed to form an additional landscape mitigation area to the south of the convertor station site as shown on drawing no. WREH4-MMD-SL-XX-D-L-0007 P03 (Wren Hall South Landscape Proposal). This area is approximately 1.3 hectares and would comprise woodland and woodland edge planting. As this land falls outside of the red line boundary of the application site, it would need to be secured by s106 legal agreement if considered necessary to make the development acceptable in planning terms, directly related to the development, and fairly and reasonably related in scale and kind to the development. The provision of landscape mitigation in this area is considered to meet the relevant tests as a result in the amended location of the platform within the site. The s106 legal agreement would need to secure the provision of the landscaping scheme within the first available planting season following the construction of the proposed development, an initial 5-year defect period replanting period, and the long-term maintenance and management of the landscape scheme for the lifetime of the development in accordance with the details contained within the submitted Landscape & Ecology Management and Maintenance Strategy June 2024 (reference WREH4-MMD-SL-XX-RP-L-0010-P03)
- 10.10 Within the field where the convertor station platform is located, there would be a mix of species rich grassland, gently planted bunds, woodland planting, and attenuation ponds to the east and west of the platform. To the north of the platform existing trees and hedgerows would be retained and bolstered. To the south of the platform, a native hedgerow would be planted.
- 10.11 Within the landscape and ecological mitigation area to the east of Wren Hall Lane, existing vegetation would be retained and naturalised earthwork bunds between one to two metres high with woodland/woodland edge planting atop would be provided, alongside areas of species rich grassland, native shrub mix, wetland areas and native hedgerows. An area of orchard tree planting would also be provided.
- 10.12 Excavated material from the field where the convertor station platform is located would be limited to topsoil and this would all be re-used as part of landscaping works, including for the bunds, platform slopes, attenuation basin slopes and road embankment.

- 10.13 The Council's Landscape Architect has been consulted on the reserved matters application and considers that the information and adjustments made during the course of the application in response to comments made, along with the additional landscape mitigation proposed outside the red line boundary to be secured through s106 legal agreement, would largely resolve concerns and issues initially raised. However, the Council's Landscape Architect notes that some information remains outstanding, such as the agreement of materials to be used for the external surfaces of the proposed development.
- 10.14 Officers consider access, appearance, landscaping, layout and scale of the proposed development is acceptable in relation to design and the landscape and visual impact. Amendments have been made during the course of the application to ensure the harm arising from the proposed development in these respects has been minimised as much as reasonable and possible. This is subject to the aforementioned condition regarding materials and s106 legal agreement relating to the landscape mitigation in the area of land to the south of the convertor station platform.

#### Impact on Heritage Assets

##### *Designated heritage assets*

- 10.15 The application site itself does not contain any designated heritage assets. However, the convertor station site is located within close proximity to three Scheduled Ancient Monuments (SAMs) around the village of Drax – Drax Augustinian Priory (to the north), Scruff Hall (to the south east), and Castle Hill (to the south of Drax village). Furthermore, the Grade I listed Church of St Peter and St Paul, and the associated Grade II shaft in the churchyard, are located to the south in the village of Drax.
- 10.16 Policy SP18 of the Core Strategy requires, amongst other things, the high quality and local distinctiveness of the natural and man-made environment be sustained by: safeguarding and, where possible, enhancing the historic and natural environment including the landscape character and setting of areas of acknowledge importance; and conserving those historic assets which contribute most to the distinct character of the District. Policy SP19 of the Core Strategy requires, amongst other things, that proposals positively contribute to an area's identity and heritage in terms of scale, density and layout.
- 10.17 Relevant policies within the NPPF which relate to the effect of development the setting of heritage assets include paragraphs 200 to 208.
- 10.18 Whilst considering proposals for development which affect a Listed Building or its setting, regard is to be made to Section 66(1) of the Planning (Listed Buildings and Conservation Areas Act) 1990 which requires the Local Planning Authority *to 'have special regard to the desirability of preserving the building or its setting or any features of a special architectural or historic interest which it possesses'*.
- 10.19 The outline planning application for the convertor station was supported by a number of documents including Chapter 9 of the ES and its associated appendices and a Technical Note (TN06) responding to the Council's Conservation Officer and Historic

England's comments. It was considered that the proposed development would lead to less than substantial harm to the significance of a number of designated heritage assets, namely the SAMs of Drax Augustinian Priory, Scruff Hall and Castle Hill; the Grade I listed Church of St Peter and St Paul; and the associated Grade II shaft in the churchyard. However, when the harm was weighed against the public benefits of the scheme, it was considered that the proposal would be acceptable as the public benefits identified would outweigh the harm. The proposal was therefore considered to be in accordance with Policies SP18 and SP19 of the Core Strategy, S66 (1) of the Planning (Listed Buildings and Conservation Areas Act) 1990 and national policy contained within the NPPF at the outline planning stage. It was noted that the reserved matters would be subject to subsequent approval, which would ensure the harm arising from the scheme was minimised as much as possible.

- 10.20 The access, appearance, landscaping, layout and scale of the proposed development is as set out in Section 5 of this report. The proposed development has been designed in accordance with the parameters set out and assessed at the outline planning stage and has sought to minimise the harm arising from the scheme, where reasonable and possible. As mentioned earlier in this report, notwithstanding the details shown on the submitted plans, discussions are ongoing regarding the most appropriate materials to be used for the external appearance of the proposed buildings. This could be subject to agreement through a condition attached to any reserved matters consent granted, notwithstanding the details shown on the submitted plans, to ensure a suitable appearance that minimises the harm arising from the proposed development.
- 10.21 Historic England and the Council's Conservation Officer have been consulted on the reserved matters application and have not raised any objections. The Council's Conservation Officer has recommended that the proposed outdoor lighting should be carefully considered to ensure there is no light spill extending beyond the site, which could have an adverse impact on designated heritage assets. The proposed outdoor lighting is subject to approval through a condition attached to the outline planning permission, where it can be ensured that this is not the case.
- 10.22 Subject to the aforementioned condition regarding materials, it is considered the detailed design of the proposed development has minimised the harm arising from the scheme as much as possible. The proposal would therefore be in accordance with Policies SP18 and SP19 of the Core Strategy, S66 (1) of the Planning (Listed Buildings and Conservation Areas Act) 1990 and national policy contained within the NPPF.

*Non-designated heritage assets (archaeology)*

- 10.23 Saved Policy ENV28 of the Selby District Local Plan requires proposals which affect sites of known or possible archaeological interest to be subject to archaeological assessment/evaluation. This accords with the requirements of paragraph 200 of the NPPF.
- 10.24 The outline planning application was supported by a number of documents including Chapter 9 of the ES and its associated appendices including a study of aerial photographic and LIDAR information, an archaeological geophysical survey and a metal detector survey; a technical note (TN05) responding to the Council's

Archaeologists and Historic England's comments; and a report on archaeological trial trenching, which provides further information on the significance of the archaeological anomalies noted in the archaeological geophysical survey.

- 10.25 The Council's Archaeologist and Historic England raised no objections to the proposed development at the outline planning stage, subject to a condition requiring an Archeological Mitigation Strategy.
- 10.26 There is a separate discharge of condition application, reference ZG2024/0272/DOC, which is seeking to discharge the Archaeological Mitigation Strategy in relation to the converter station site. The position at present is that the field where the convertor station platform would be located has been subject to adequate assessment and mitigation. In relation to the field where the landscape and ecological mitigation area would be located, further assessment and proposed mitigation, as required, is awaited prior to the discharge of the relevant condition.
- 10.27 The Council's Archaeologist and Historic England have been consulted on the reserved matters application and have not raised any objections to the detailed design. Conditions attached to the outline planning permission will ensure suitable assessment and mitigation in relation to archaeology prior to commencement of development.
- 10.28 Having regard to the above, it is considered that the proposed development would not have an adverse impact on archaeological features in accordance with saved Policy ENV28 of the Selby District Local Plan and national planning policy contained within the NPPF.

#### Ecological Considerations

- 10.29 Saved Policy ENV1(5) of the Selby District Local Plan requires proposals to take account of the potential loss or adverse effect upon, inter alia, trees and wildlife habitats. Policy SP18 of the Core Strategy seeks to safeguard the natural environment and promote effective stewardship of the District's wildlife by, amongst other things, ensuring developments retain protect and enhance features of biological interest and provide appropriate management of those features and that unavoidable impacts are appropriately mitigated and compensated for on and off-site; and ensuring development seeks to produce a net gain in biodiversity by designing-in wildlife and retaining the natural interest of a site where appropriate.
- 10.30 This is reflected in the national policy at paragraph 180 of the NPPF, which requires planning decisions to contribute to and enhance the natural and local environment by amongst other things, protecting and enhancing valued landscapes, recognising the intrinsic character and beauty of the countryside, and the wider benefits form natural capital and ecosystem services, and minimising impacts on and providing for net gains for biodiversity.
- 10.31 The outline planning application was supported by a number of documents including Chapter 7 of the ES and its associated appendices including a Preliminary Ecological Appraisal Report; a Bat Survey Report; a Water Vole and Otter Survey Report; an



Ornithology Report; a Great Crested Newt Survey Report; and a Habitat Regulations Assessment Report.

- 10.32 The Council's Ecologist raised no objections to the proposed development at the outline planning stage, subject to conditions relating to a Construction Environmental Management Plan (CEMP); a Landscape and Ecological Management Plan (LEMP), a BNG assessment and details of external lighting.
- 10.33 There are separate discharge of condition applications, references ZG2024/0247/DOC and ZG2024/0272/DOC, which are seeking to discharge the CEMP and external lighting respectively, in relation to the converter station site. The Council's Ecologist raises no objections to the discharge of those conditions.
- 10.34 A Landscape and Ecological Management Plan (LEMP) and a BNG assessment have been submitted as part of this reserved matters application, which also seeks the discharge of conditions 6 (biodiversity net gain plan) and 7 (ecological management plan) of the outline planning permission. The Council's Ecologist has been consulted on the reserved matters application and raises no objections to it, or the discharge of the relevant planning conditions attached to the outline planning permission. The BNG assessment sets out that the scheme would deliver in excess of 10% BNG for area based, linear and riverine habitats. The LEMP sets out how the proposed new and retained habitats would be created, established and managed for the period of 30 years and includes proposals for monitoring and adjustment of management as necessary.
- 10.35 Having regard to the above, it is considered that the proposed development would not have an adverse impact on ecological considerations and would provide net gains for biodiversity in accordance with saved Policy ENV1 of the Selby District Local Plan, Policy SP18 of the Core Strategy, national policy contained within the NPPF, the 1981 Wildlife and Countryside Act and the Conservation of Habitats and Species Regulations 2017.

#### Impact on Highway Safety

- 10.36 Saved Policies ENV1(2), T1 and T2 of the Selby District Local Plan require development proposals to have a suitable access and no detrimental impact on the existing highway network. This accords with the NPPF, which requires development proposals to have a safe and suitable access and only supports refusal of development proposals on highway grounds if there would be an unacceptable impact on highway safety, or if the residual cumulative impacts on the road network would be severe (paragraph 115).
- 10.37 The outline planning application was supported by a number of documents including Chapter 14 of the ES and its associated appendices. Access was a reserved matter; however indicative plans were submitted showing how the site could be accessed via a new permanent access to the west of the converter station site onto New Road. This was also proposed to facilitate all construction traffic, such that no temporary construction accesses would be required. Indicative plans also showed a permanent access road within the site leading from the new access, along with an internal road network within the converter station compound and car parking and turning facilities for

the estimated six operational staff, occasional visitors and maintenance staff who would be required to operate, monitor and maintain electrical equipment and plant.

- 10.38 National Highways and the Local Highway Authority raised no objections to the proposed development at the outline planning stage, subject to conditions requiring a Construction Traffic Management Plan (CTMP) and Construction Worker Travel Plan (CWTP).
- 10.39 There are separate discharge of condition applications, references ZG2024/0247/DOC and ZG2024/0272/DOC, which are seeking to discharge the CTMP and CWTP respectively, in relation to the converter station site. Consideration of these discharge of conditions applications are ongoing, but details would need to be agreed prior to commencement of development.
- 10.40 The access and layout of the proposed development is as set out in Section 5 of this report and has been developed from the outline planning application stage. There would be two permanent accesses to the site – one to the converter station would be provided from New Road to the west, while a second to the SuDS pond to the east of the converter station platform would be provided to Wren Hall Lane to the east. This second permanent access would be used for maintenance access to the SuDS pond only.
- 10.41 In addition, a temporary access would be created from New Road to access the temporary construction compound in the area of land to the north of the converter station platform. All construction traffic would access the site via the temporary construction access on New Road. HGVs would then utilise the permanent access onto New Road to exit the site; while other traffic would utilise the permanent access on Wren Hall Lane to exit the site, taking a series of left turns to return to New Road. A passing pace is proposed on Wren Hall Lane to deal with the additional traffic movements.
- 10.42 A temporary crossing point would be formed on Wren Hall Lane, for construction vehicles to move between the converter station site and the landscape and ecological mitigation site.
- 10.43 The submitted plans show a permanent access road within the site leading from the new permanent access from New Road, along with an internal road network within the converter station compound and car parking and turning facilities.
- 10.44 National Highways and the Local Highway Authority have been consulted on the reserved matters application and raise no objections to the detailed design.
- 10.45 Having regard to the above, it is considered that the proposed development would not have an adverse impact on highway safety in accordance with saved Policies ENV1, T1 and T2 of the Selby District Local Plan and national policy contained within the NPPF.

#### Impact on Public Rights of Way

- 10.46 Policy T8 of the Selby District Local Plan resists development which would have a significant adverse effect on any route in the district's public rights of way network unless alternative suitable provision can be provided.
- 10.47 There are a number of public footpaths which intersect or lie adjacent to the application site boundary - references 35.26/2/1, 35.26/3/1, 35.26/5/2, 35.26/15/1, 35.26/5/1, 35.26/2/2, 35.47/4/1, 35.26/5/3, 35.26/4/1 and 35.26/3/2.
- 10.48 The proposed development has the potential to physically affect some public rights of way temporarily during the construction period. The Applicant would need to make an application to the Highway Authority (North Yorkshire Council) for a Temporary Closure Order(s). The public rights of way must be protected and kept clear of any obstruction until such time as an alternative route has been provided by a temporary Order. It is an offence to obstruct a public right of way and enforcement action can be taken by the Highway Authority to remove any obstruction. Where public access is to be retained during the construction period, it shall be kept free from obstruction and all persons working on the development site must be made aware that a public right of way exists and must have regard for the safety of public rights of way users at all times. An informative can be attached to any planning permission granted highlighting these points to the Applicant.
- 10.49 The submitted plans show a proposal to permanently divert footpath 32.26/5/1 as part of the proposed development. This is not required in order for the development to take place, as the current footpath dissects the landscape and ecological mitigation area to the east of Wren Hall Lane and the proposed route of the footpath would likewise dissect the landscape and ecological mitigation area, albeit further south. This permanent diversion is a proposal put forward by the Applicant and would be subject to a separate consent process with the Public Rights of Way Team.
- 10.50 The Public Rights of Way Team have been consulted on the reserved matters application and have advised that they are in correspondence with the Applicant regarding the Public Rights of Way which intersect or lie adjacent to the site and how they would be potentially affected by the development. The proposals for the Public Rights of Way have been discussed with the Public Rights of Way Team and in principle they are happy with the current proposals.
- 10.51 Having regard to the above, it is considered that the proposed development would not have an adverse impact on existing public rights of way in accordance with saved Policy T8 of the Selby District Local Plan.

#### Impact on Residential Amenity

- 10.52 Saved Policy ENV1(1) of the Selby District Local Plan requires development proposals to take account of the amenity of adjoining occupiers. Saved Policy ENV2 of the Selby District Local Plan resists development which would give rise to unacceptable levels of noise or nuisance unless satisfactory remedial or preventative measures are incorporated as an integral element of the scheme. Saved Policy ENV3(3) of the Selby District Local Plan requires any proposals for outdoor lighting to not have a significant adverse effect on local amenity. Core Strategy Policy SP17(C) requires all development

proposals for new sources of renewable energy and low-carbon energy generation development to protect local amenity and minimise impacts on local communities.

- 10.53 The outline planning application was supported by a number of documents including Chapter 13 of the ES relating to noise and vibration and Chapter 18 of the ES containing an outline CEMP.
- 10.54 The Council's Environmental Health Officer raised no objections to the proposed development at the outline planning stage, subject to the detailed design put forward at the reserved matters stage suitably mitigating noise, and conditions requiring a CEMP and details of external lighting.
- 10.55 There are separate discharge of condition applications, references ZG2024/0247/DOC and ZG2024/0272/DOC, which are seeking to discharge the CEMP and external lighting respectively, in relation to the converter station site. The Council's Environmental Health Officer raises no objections to the discharge of those conditions.
- 10.56 In terms of the detailed design of the convertor station and its suitability for mitigating any noise impacts having regard to the residential amenity of neighbouring properties, the Council's Environmental Health Officer raises no objections.
- 10.57 Having regard to the above, it is considered that the proposed development would not have an adverse impact on residential amenity in accordance with saved Policies ENV1(1), ENV2 and ENV3(3) of the Selby District Local Plan, Policy SP17(C) of the Core Strategy and national planning policy contained within the NPPF.
- 10.58 On this basis, it is considered that the proposal would not contravene Convention rights contained in the Human Rights Act 1998 in terms of the right to private and family life.

#### Flood Risk and Drainage

- 10.59 The most up-to-date policy in relation to flooding matters is the overarching principles set out in the Core Strategy and national planning policy contained within Chapter 14 of the NPPF.
- 10.60 The outline planning application was supported by a number of documents including Chapter 11 of the ES relating to Hydrology and Land Drainage, with its appendices including a site-specific flood risk assessment, and a Hydraulic Modelling and Flood Risk Assessment Technical Note dated April 2023.
- 10.61 At the outline planning application stage, Officers concluded that the proposed development passed both the flood risk sequential and exception tests. Furthermore, Officers concluded that while the proposed convertor station would be sited within the floodplain and would result in the loss of floodplain storage, the Applicant had demonstrated that the proposed development would not increase flood risk elsewhere. The Environment Agency agreed with this position. Floodplain storage compensation was not considered reasonable of necessary.

- 10.62 The Local Lead Flood Authority, the local Internal Drainage Board and Yorkshire Water were consulted on the outline planning application and raised no objections to the proposed development in principle, subject to an acceptable detailed design being put forward at the reserved matters stage and conditions relating to foul and surface water drainage schemes to be agreed prior to commencement of development.
- 10.63 There are separate discharge of condition applications, references ZG2024/0247/DOC and ZG2024/0272/DOC, which are seeking to discharge the relevant drainage conditions in relation to the converter station site. Consideration of these discharge of conditions applications are ongoing, but details would need to be agreed prior to commencement of development.
- 10.64 In terms of the detailed design put forward under this reserved matters application, the Local Lead Flood Authority and Yorkshire Water raise no objections. Conditions attached to the outline planning permission will ensure suitable drainage arrangements are agreed prior to commencement of development.
- 10.65 The Internal Drainage Board raise an objection on the basis that separate consent from the Board, outside of the planning process, is required for any works within 7m of ordinary watercourses for which the Applicant has not yet applied. It is understood that the Applicant has now applied for the relevant consent from the Board. Withholding the determination of the planning application pending the outcome of that application with the Board is not considered reasonable. Should consent not be granted by the Board, the Applicant would need to amend their planning consent, if granted.
- 10.66 The Environment Agency note that the proposal now includes a basement that was not included or considered under the outline planning application. Technically, this is in contravention of Condition 17 of the outline planning permission, as it has floor levels below the conditioned minimum level of 5.08mAOD. However, the Environment Agency advise that from a technical flood risk perspective, the proposal as presented does not raise any concerns from a fluvial flood risk perspective. The threshold levels for the basement will be set at the platform level of 6.48mAOD and the basement will be waterproofed/sealed. Based on this, the Environment Agency do not consider that site users would be at risk from flooding in the basement during a fluvial design flood event. Condition 17 of the outline planning permission has been amended through a non-material amendment application, reference ZG2024/0589/MAN2, during the course of the reserved matters application, to read as follows:

*“The Converter Station Development hereby granted shall be carried out in accordance with the submitted Flood Risk Assessment (Appendix 11B Flood Risk Assessment, dated May 2022, by Capita) and the supporting technical note (Hydraulic Modelling & Flood Risk Assessment Technical Note, dated April 2023, by WSP) and the following mitigation measures:*

- *Construction of an elevated platform set no lower than 5.08 metres above Ordnance Datum (AOD)*
- *Finished floor levels and sensitive flood infrastructure (excluding cable basements) shall be set no lower than 5.08 metres above Ordnance Datum (AOD), plus an appropriate freeboard*

*These mitigation measures shall be fully implemented prior to the Converter Station Development hereby granted being brought into use and shall be retained and maintained as such for the lifetime of the Converter Station Development.*

*Reason: To reduce the risk of flooding to the proposed development and future occupants.”*

The proposed development is in accordance with this amended condition.

- 10.67 Having regard to the above, it is considered that the proposed development would be acceptable in terms of flood risk and drainage, in accordance with the overarching principles set out in the Core Strategy and national planning policy contained within the NPPF.

#### Other Issues

- 10.68 This reserved matters application also seeks the approval of details in relation to conditions 6 (biodiversity net gain plan), 7 (ecological management plan), 8 (levels), 10 (hard and soft landscaping scheme), 11 (aboricultural method statement, tree survey and tree protection plan), and 13 (land restoration scheme) of approval 2022/0711/EIA, which are directly related to the reserved matters.
- 10.69 It is considered that the information submitted as part of this reserved matters application is sufficient to approve details in relation to the aforementioned conditions and a separate letter can be issued to the Applicant to that effect confirming the details are approved should reserved matters consent be granted.

### **11.0 PLANNING BALANCE AND CONCLUSION**

- 11.1 Outline planning permission (all matters reserved) has been granted under application reference 2022/0711/EIA for the construction of a convertor station at land to the east of New Road, Drax.
- 11.2 This reserved matters application has been submitted pursuant to the above referenced outline planning permission. Consideration needs to be given to the access, appearance, landscaping, layout and scale of the proposed development as part of the assessment and determination of the application.
- 11.3 It is considered the detailed design of the proposed development has minimised the harm arising from the scheme as much as reasonable and possible in relation to landscape and visual impacts and impacts on designated heritage assets. Furthermore, the detailed design of the proposed development would not have any adverse impact on ecological considerations, highway safety, public rights of way, residential amenity, or flood risk and drainage and is in accordance with relevant Development Plan policies in those respects.
- 11.4 Having regard to the above, it is considered that reserved matters consent should be granted.

## 12.0 **RECOMMENDATION**

12.1 The application is recommended to be GRANTED subject to the conditions listed below and the completion of a S106 Agreement the summary contents of which are set out at Para 12.2.

01. The development hereby permitted shall be carried out in accordance with the plans/drawings/documents listed below:

- WREH4-MMD-SL-XX-D-C-0002-P04 – Location Plan
- WREH4-MMD-SL-XX-D-C-0021-P05 – Overall Site Layout
- WREH4-MMD-SL-XX-D-C-0009-P06 – Converter Station Platform Layout
- WREH4-MMD-SL-XX-D-C-0024-P01 – Converter Station Platform Layout
- WREH4-MMD-SL-XX-D-A-0003-P02 - Converter Station Platform Floor Plan
- WREH4-MMD-SL-XX-D-A-0103-P01 – Converter Station Platform Floor Plan
- WREH4-MMD-SL-XX-D-A-0005-P02 - Converter Station Platform Sections
- WREH4-MMD-SL-XX-D-A-0006-P02 - Converter Station Platform Sections
- WREH4-MMD-SL-XX-D-A-0105- P01 - Converter Station Platform Sections
- WREH4-MMD-SL-XX-D-C-0021-P01 - Converter Station Platform Sections
- WREH4-MMD-SL-XX-D-C-0010-P06 - Converter Station Platform Elevations
- WREH4-MMD-SL-XX-D-C-0025-P01 – Converter Station Platform Elevations
- WREH4-MMD-SL-XX-D-C-9010-P01 - Converter Station Platform Elevations
- WREH4-MMD-CB1-XX-D-A-0019-P04 - Converter Building Pole 1 Building Elevations
- WREH4-MMD-CB1-XX-D-A-0020-P04 - Converter Building Pole 1 Building Elevations
- WREH4-MMD-OB-XX-D-A-0032-P04 – Operating Building Elevations
- WREH4-MMD-SB1-B1-D-A-0035-P04 – Service Building 1 Basement Floor Layout
- WREH4-MMD-SB1-XX-D-A-0039-P04 - Service Building Pole 1 Building Elevations
- WREH4-MMD-SB1-XX-D-A-0040-P03 – Service Building Pole 1 Long & Cross Building Sections
- WREH4-MMD-SP-XX-D-A-0043-P05 – Spares Building Elevations
- WREH4-MMD-CB2-XX-D-A-0052-P04 - Converter Building Pole 2 Building Elevations
- WREH4-MMD-CB2-XX-D-A-0053-P04 - Converter Building Pole 2 Building Elevations
- WREH4-MMD-SB2-XX-D-A-0065-P04 – Service Building Pole 2 Building Elevations
- WREH4-MMD-TS-XX-D-A-0071-P03 – Spare Transformer Elevations
- WREH4-MMD-SL-XX-D-A-0076-P02 – Site Infrastructure (AC Relay Building Pole 1&2) Elevations
- WREH4-MMD-SL-XX-D-A-0077-P02 – Site Infrastructure (DNO, MVS3, ISS & Deluge Pump) Elevations
- WREH4-MMD-SL-XX-D-A-0078-P02 - Site Infrastructure (LVS3, MVS Kiosk Building Pole 1&2) Elevations
- WREH4-MMD-SL-XX-D-A-0079-P02 - Site Infrastructure (Trafo Relay Building Pole 1&2) Elevations
- WREH4-MMD-SL-XX-D-A-0081-P01 – Site Infrastructure (fire Water Tank, Valve Cooling Towers, Deisel Generator & Fuel Tank) Elevations
- WREH4-MMD-SL-XX-D-A-0082-P01 – Site Infrastructure (Cable Drum Covers & DC AHU Chillers) Elevations

- WREH4-MMD-SB1-XX-D-A-0085-P01 - Service Building Pole 1 Long & Cross Building Sections
- WREH4-MMD-SL-XX-D-C-9001-P01 – CCTV & Security Lighting Layout
- WREH4-MMD-SL-XX-D-C-9002-P01 – Typical CCTV/Lighting Column Elevation
- WREH4-MMD-SL-XX-D-C-0015-P03 – Fence Details
- WREH4-MMD-SL-XX-D-L-0001-P06 – Landscape Proposals General Arrangement 1 of 2
- WREH4-MMD-SL-XX-D-L-0002-P05 – Landscape Proposals General Arrangement 2 of 2
- WREH4-MMD-SL-XX-D-L-0003-P05 – Landscape Proposals Earthwork Sections
- WREH4-MMD-SL-XX-D-L-0004-P03 – Landscape Proposals Landscape Details
- WREH4-MMD-SL-XX-D-L-0005-P03 – Landscape Proposals Overview Notes
- WREH4-MMD-SL-XX-D-L-0006-P05 – Landscape Scheme Overview Plan
- WREH4-MMD-SL-XX-D-C-0008-P06 Sheets 01-03 – Earthwork Layout & Sections
- WREH4-MMD-SL-XX-RP-C-0012-P04 – Earthworks Strategy June 2024
- WREH4-MMD-SL-XX-RP-OE-0001- P03 - Arboricultural Impact Assessment and Arboricultural Method Statement June 2024
- WREH4-MMD-SL-XX-RP-L-0001-P02 - Landscape & Ecology Management and Maintenance Strategy February 2024
- WREH4-MMD-SL-XX-D-H-0001-P06 – Permanent Access Road Junction General Arrangement & Visibility Splay
- WREH4-MMD-SL-XX-D-H-0002-P04 – Permanent Access Road Swept Path Analysis
- WREH4-MMD-SL-XX-D-H-0003-P04 – Permanent Access Road Alignment & Vertical Profile
- WREH4-MMD-SL-XX-D-H-0004-P04 - Attenuation Basin Access Road General Arrangement, Visibility Splay & Swept Path Analysis
- WREH4-MMD-SL-XX-D-H-0007-P06 – Temporary Access 1 General Arrangement & Visibility Splay
- WREH4-MMD-SL-XX-D-H-0008-P04 – Temporary Access 1 Swept Path Analysis
- WREH4-MMD-SL-XX-D-H-0010-P07 – Temporary Access 2 General Arrangement & Visibility Splay
- WREH4-MMD-SL-XX-D-H-0013-P07 – Haul Road Crossing General Arrangement & Visibility Splay
- WREH4-MMD-SL-XX-D-C-0014-P06 – Construction Compound & Layout
- WREH4-MMD-SL-XX-RP-H-0003-A – Highways Supporting Statement June 2024
- 100287864-MMD-REP-RSA-2024-003-B – Road Safety Audit Stage 1 June 2024

Reason: For the avoidance of doubt.

02. Notwithstanding the details shown on the submitted plans, prior to the election of each building above finished floor level, details of the materials to be used in their external construction, including colour and finish, shall be submitted to and approved in writing by the Local Planning Authority. Only the approved materials shall be used.



Reason: In the interests of visual amenity and in order to comply with Policies SP17, SP18 and SP19 of the Core Strategy and saved Policy ENV1 of the Selby District Local Plan.

S106 Legal Agreement

12.2 The following Heads of Terms have been agreed with the applicant for this application.

<b>Category/Type</b>	<b>Contribution</b>	<b>Amount &amp; Trigger</b>
	Landscape Mitigation Area	1.3 hectares of land to the south of the convertor station platform to be utilised for landscape mitigation in accordance with the details shown on drawing no. WREH4-MMD-SL-XX-D-L-0007-P03 (Landscape Proposal) To be provided within the first available planting season following the construction of the proposed development
	Maintenance and management of the Landscape Mitigation Area	Initial 5-year defect period replanting. Long term maintenance and management - for the lifetime of the development – in accordance with the details contained within the submitted Landscape & Ecology Management and Maintenance Strategy June 2024 (reference WREH4-MMD-SL-XX-RP-L-0010-P03)

12.3 It is considered that the above s106 Heads of Terms are necessary, directly related to the development and fairly and reasonably related in scale and kind to the development and as such complies with the Community Infrastructure Levy (CIL) Regulations 2010.

**Target Determination Date:** 16.08.2024

**Case Officer:** Jenny Crossley, [jenny.crossley@northyorks.gov.uk](mailto:jenny.crossley@northyorks.gov.uk)

**Appendix A – Proposed Layout Plan**