



ENVIRONMENTAL STATEMENT - VOLUME 3 - APPENDIX 18.2 (CLEAN)

Short List of ‘Other Developments’

Drax Bioenergy with Carbon Capture and Storage

The Infrastructure Planning (Applications: Prescribed Forms and Procedure) Regulations, 2009 - Regulation 5(2)(a)

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PUBLIC

53	155	2200331STOUT	Land East Of The Knoll Booth Ferry Road Kettlewell East Riding Of Yorkshire DN14 7DQ	OUTLINE - Erection of Units (Use Classes E(g)(ii), B2 and/or B8) and associated infrastructure including parking and landscaping following demolition of an existing dwelling (Access to be considered)	Commercial	East Riding of Yorkshire Council	05/01/2022	NA	Pending consideration	E(g)(ii)/B2/B8	NA	7.1m	N	Easting: 473796 Northing: 421748	13.37	1	Falls within ZOI for some topics	Y	Y - Commercial development over 500 sq m within 15km of the Proposed Scheme	Unknown (as decided)	Y - Heritage, Archaeology, AS Survey, Ecological Impact Assessment, FRA, Transport Assessment, AQ Assessment, Environmental Investigation Report, Noise, Lighting	Y	Y - meets commercial development criteria, some environmental information available, no construction date (assume worst case)	
54	157	2101446PLF	Land North Of Greenland Hall Farm Johnny Moor Lane Rawcliffe Bridge East Riding Of Yorkshire DN14 4SS	Change of use of agricultural land to commercial storage area (3.7 hectares)	Commercial	East Riding of Yorkshire Council	15/04/2021	24/06/2021	Approved June 2021	B8	NA	8.4m	N	Easting: 469505 Northing: 419150	0.7	1	Falls within ZOI for some topics	Y	Y - Commercial development over 500 sq m within 15km of the Proposed Scheme	Unknown	Y (only FRA)	Y	Y - meets commercial development criteria, some environmental information available, no construction date (assume worst case)	
55	158	2130440CONDET	Land South West Of The Marshes Medical Centre Butt Lane South East Riding Of Yorkshire DN14 8DU	Submission of details required by Condition 5 (layout, drainage, construction, services and lighting of the proposed access roads including the junction with Butt Lane and the footway improvements on Butt Lane) planning permission 1803559PLF	Residential	East Riding of Yorkshire Council	16/10/2021	23/12/2021	Approved Dec 2021	C3	43	5.6m	N	Easting: 469505 Northing: 421700	1.7	1	Falls within ZOI for some topics	Y	Y - Residential development over 10 dwellings within 15km of the Proposed Scheme	Unknown	Y - FRA, Transport Statement, Archaeological DNA, Geology and Hydrogeology	Y	Y - meets residential development criteria, some environmental information available, no construction date (assume worst case)	
56	164	2102821FULM	Hynes House Haynes Road Thorne Doncaster DN8 5HU	Erection of 22 dwelling houses with associated landscaping, amenity and parking following the demolition of the former NHS clinic.	Residential	Doncaster Council	14/08/2021	NA	Awaiting decision	C3	22	14.8m	N	Easting: 462508 Northing: 413134	0.41	1	Falls within ZOI for some topics	Y	Y - Residential development over 10 dwellings within 15km of the Proposed Scheme	Unknown (as decided)	Y - Transport Assessment, Heritage Statement, Ecology and AS Survey, FRA and Drainage	Y	Y - meets residential development criteria, environmental information available, no construction date (assume worst case)	
57	166	2103276COND	Capitol Park Omega Boulevard Thorne Doncaster DN8 5TX	Consent, agreement or approval required by condition 3 (gas protection) of planning application 2101569FUL	Commercial	Doncaster Council	03/11/2021	30/11/2021	Approved November 2021	A3/A5	NA	14m	N	Easting: 462796 Northing: 413173	0.82	1	Falls within ZOI for some topics	Y	Y - Commercial development over 500 sq m within 15km of the Proposed Scheme	Unknown	Y - AQ Assessment, FRA, Geotechnical Report, Flood mitigation and Visibility assessment	Y	Y - meets commercial development criteria, environmental information available, no construction date (assume worst case)	
58	169	2018327FULM	Sherburn Rail Freight Terminal Lennetons Lane Sherburn In Elmet North Yorkshire LS25 6LH	Temporary change of use of part of former colliery to fall within use classes E(g)(ii), B2 and B8, the erection of modular office, welfare and storage buildings for a temporary period of 5 years and associated operations to provide car parking facilities	Industrial	Selby District Council	23/03/2021	01/08/2021	Permitted Sept 2021	E(g)(ii), B2 and B8	NA	13.2m	N	Easting: 462527 Northing: 431827	4.49ha	1	Falls within ZOI for some topics	Y	Y - infrastructure development within 15km of Proposed Scheme	Application is temporary - for 5 years (see para. 2026)	Y - Contaminated Land, Transport Assessment, Noise Assessment, FRA, EcIA, Air Impact Assessment	Y	Y - meets infrastructure development criteria, environmental information available	
59	170	20190452EIA	Stanton Hill Abbots Road Selby North Yorkshire	Reserved matters application for the erection of 215 dwellings following outline approval CO20021185 (B19101(CPA) for the erection of 1200 dwellings (4 existing to be demolished) employment, public open space, shopping and community facilities (including up to 2,000 sq m of shops) together with associated footpaths, cycleways, roads, engineering at Phase 4. (Phase 1,2 and 3 completed)	Residential	Selby District Council	30/04/2015	04/03/2022	Permitted March 2022	C3	215	4.5 km	Y	462800 - 431303	8.41	1	Falls within ZOI for some topics	Y	Y - Residential, 10+ dwellings within 15km of Proposed Scheme	No construction as approved is awaited - predicted to last 3 years.	Y - Environmental Statement	Y	Y - meets residential development criteria, environmental information available, no construction date (assume worst case)	
60	171	20190455EIA	Stanton Hill Abbots Road Selby North Yorkshire	Reserved matters application for the erection of 44 dwellings following outline approval CO20021185 (B19101(CPA) for the erection of 1200 dwellings (4 existing to be demolished) employment, public open space, shopping and community facilities (including up to 2,000 sq m of shops) together with associated footpaths, cycleway roads, engineering at Phase 4a	Residential	Selby District Council	30/04/2015	NA	Validated 30 April 2015 Awaiting decision	C3	44	4.5 km	Y	462855 - 431442	2	1	Falls within ZOI for some topics	Y	Y - Residential, 10+ dwellings within 15km of Proposed Scheme	No construction as approved is awaited - predicted to last 3 years.	Y - Environmental Statement	Y	Y - meets residential development criteria, environmental information available, no construction date (assume worst case)	
61	172	20180934FULM	Osborne House, Union Lane, Selby	Proposed construction of 25 assisted care apartments with associated car parking and landscaped gardens - Pending consideration.	Residential	Selby District Council	22/08/2018	NA	Awaiting decision	C3	25	6.7 km	N	461178 - 431888	0.3	1	Falls within ZOI for some topics	Y	Y - Residential, 10+ dwellings within 15km of Proposed Scheme	No information on construction as approved is awaited - immaterial as awaiting approval.	Y - Noise and Vibration, FRA, Air, Transport, Contaminated Land.	Y	Y - meets residential development criteria, environmental information available, no construction date (assume worst case)	
62	173	2019061FULM	The Maltings, Long Trods, Selby	Proposed conversion and change of use of the ground, first and second floor of The Maltings to 21 flats on the first and second floors and storage room on the ground floor, following demolition of the ground floor. External alterations and new opening. Alterations to existing car park. Ground floor snooker club and 23 existing apartments to be retained) - Pending consideration	Residential	Selby District Council	14/11/2019	24/06/2022	Permitted June 2022	C3	21	7.4 km	N	461107 - 432757	0.33	1	Falls within ZOI for some topics	Y	Y - Residential, 10+ dwellings within 15km of Proposed Scheme	Unknown works to begin within 3 years of permission	Y - FRA, Contaminated Land, Site Survey	Y	Y - meets residential development criteria, environmental information available, no construction date (assume worst case)	
63	174	20201410FULM	Euro Autos Ltd Roal Lane Kettlewell Guide East Yorkshire DN14 6NY	Creation of an after-sales storage area, an additional landscape buffer along the western boundary, to lay out the approved wildlife buffer along the southern boundary and to formalise the approved access and parking arrangements	Commercial	Selby District Council	22/12/2020	01/09/2022	Permitted September 2022	B8	NA	8.5 km	N	457084 - 424695	8.3	1	Falls within ZOI for some topics	Y	Y - Commercial development over 500 sqm within 15km of Proposed Scheme	Construction predicted to last 1 year, but there is no start date as awaiting approval, however works to begin within 3 years of permission	Y - FRA, Ecology, Transport, Noise, Landscape	Y	Y - meets commercial development criteria, environmental information available, no construction date (assume worst case)	
65	178	20181344OUTM	Land At The Pedestals York Road North Duffield Selby North Yorkshire	Outline application including access (all other matters reserved) for erection of dwellings and construction of access from York Road. Subsequent applications 20181345FUL, 20181346FULM and 20181347OUT have been approved for a total of 17 dwellings at the site. The following applications are for different plots at the site: 20191224S73 - Section 73 application to vary condition 62 (approved plans) of planning permission reference 20181345FUL, Proposed erection of self build dwelling and construction of access road, permitted Jan 2020 20200181FUL - Proposed erection of dwelling, garage and glasshouse and construction of an access road on land to the west of York Road, refused 29 Nov 2022 20200183FUL - Proposed erection of dwelling with integral garage and construction of access road on land to the west of, validated 21 Feb 2020, awaiting decision 20220208FUL - Erection of 5no. dwellings comprising of two 4no. bedroom 2-storey houses, two 5no. bedroom 2-storey houses and one 3no. bedroom bungalow and construction of new access road between Ilac and Mardeale House, York Road, validated 9 March 2022, awaiting decision	Residential	Selby District Council	26/11/2018	15/02/2021	Permitted Feb 2021	C3	17	10	10	N	466237 - 437338	1.13	1	Falls within ZOI for some topics	Y	Y - Residential development, 10+ dwellings within 15 km of Proposed Scheme	No information on construction	Y - Ecology, Heritage.	Y	Y - meets residential development criteria, environmental information available, no construction date (assume worst case)
66	179	20210400FULM	Just Paper Tubes, Ciffe Common, Ciffe	Construction of a new warehouse building (B8) adjoining an existing warehouse building and formation of new parking area. Approved	Commercial	Selby District Council	30/03/2021	02/07/2021	Permitted July 2021	B8	NA	6.5	N	466885 - 433960	0.43	1	Falls within ZOI for some topics	Y	Y - Commercial development over 500 sqm within 15km of Proposed Scheme	No information on construction	Y - FRA	Y	Y - meets commercial development criteria, some environmental information available, no construction date (assume worst case)	
67	180	20210550FULM	Land Off Ciffe Road Osgodby Selby North Yorkshire	Erection of 34 no dwellings including associated works following demolition of an existing dwelling and its associated buildings and demolition and replacement of extension to Osgodby Village Institute to facilitate a new widened access	Residential	Selby District Council	06/05/2021	NA	Awaiting decision	C3	34	5.2	N	464175 - 433462	0.82	1	Falls within ZOI for some topics	Y	Y - Residential, 10+ dwellings within 15km of Proposed Scheme	No information on construction	Y - FRA, Contaminated Land, Transport, Noise Impact Assessment, Ecology.	Y	Y - meets residential development criteria, environmental information available, no construction date (assume worst case)	
68	181	20211087FULM	Toll Bridge Filing Station, Ousegate, Selby	Development of one ground floor commercial unit (class uses E(a) and E(b)) and 13 no. residential apartments to include landscaped gardens, cycle storage and refuse storage provision, access and flood barrier walls	Commercial / Residential	Selby District Council	11/08/2021	24/06/2022	Permitted June 2022	C3, E(a), E(b)	13	6.5	N	461727 - 432445	0.08	1	Falls within ZOI for some topics	Y	Y - Residential, 10+ dwellings within 15km of Proposed Scheme	Works to begin within 3 years of permission	Y - Ground Investigation, Heritage, Noise, FRA.	Y	Y - meets residential development criteria, environmental information available, no construction date (assume worst case)	
69	182	2020014FULM	Barf View, Burn, Selby	Proposed construction of 10 affordable homes, to include a two storey block of six two bedroom apartments and four single storey two bedroom semi-detached properties	Residential	Selby District Council	08/01/2020	19/03/2022	Permitted March 2022	C3	10	6.5	N	459500 - 428925	0.27	1	Falls within ZOI for some topics	Y	Y - Residential, 10+ dwellings within 15km of Proposed Scheme	Works to begin within 3 years of permission	Y - FRA, Ecology, Contaminated Land.	Y	Y - meets residential development criteria, environmental information available, no construction date (assume worst case)	
70	183	20200148FULM	Sellia Blocks Limited, Long Lane, Green Heck	Proposed erection of a framed glass manufacturing facility including hard surfacing for material storage	Commercial/Industrial	Selby District Council	12/02/2020	25/05/2022	Permitted May 2022	Sui Generis	NA	8.4	N	459204 - 421237	11	1	Falls within ZOI for some topics	Y	Y - Commercial development over 500 sqm within 15km of Proposed Scheme	No information on construction - CEMP link gives 502 error. Works to begin within 3 years of permission	Y - LVA, Ecology, Transport, FRA, Noise, AQ.	Y	Y - meets commercial development criteria, some environmental information available, no construction date (assume worst case)	
71	186	1803879STREM	Land North And East Of Guardian Resources UK Limited Tom Pudding Way Goole East Riding Of Yorkshire DN14 6TY	Erection of a building for use as B8, B1(a) and B2, erection of an electricity substation, gas hose enclosure, security gatehouse, pump house, sprinkler tanks, parking, landscaping and associated works and infrastructure following outline planning permission 0801710STOUTE (outline planning permission has the em.docx) 1803286NONMAT - Non-Material Amendment to approved drawings further to planning permission 1803879STREM, approved May 2019 2021439STREM - Erection of a B08/B1a building with associated office space, gatehouse, sprinkler tanks and pump house with associated parking, landscaping and infrastructure and construction of a temporary access following Outline Permission 0801710STOUTE (Access, Appearance, Landscaping, Layout, Scale to be considered), validated 15 June 2022, pending decision. 2200673STREM - Erection of a building for employment use and associated parking, landscaping and infrastructure following Outline Permission 0801710STOUTE (Access, Appearance, Landscaping, Layout and Scale to be considered), approved Aug 2022.	Energy/Industry	East Riding of Yorkshire Council	28/11/2018	11/02/2019	Approved February 2019	E(g)(ii) and B2 and B8	NA	6.2 km	N	Easting: 472430 Northing: 422806	13.69	1	Falls within ZOI for some topics	Y	Y - Commercial development over 500 sqm within 15km of Proposed Scheme	Construction completed across the majority of the site. New applications 2019439STREM/2200673STREM still to be considered.	Y (included in a previous application 0801710STOUTE)	Y	Y - although construction has commenced, it meets residential development criteria and will be assessed in the Transport Chapter.	
72	187	2102042STREM	Land East And South West Of Teaco Distribution Centre Tom Pudding Way Goole East Riding Of Yorkshire DN14 6BZ	Erection of a traction drives facility and associated infrastructure, parking and landscaping following Hybrid permission 1801430STPLF and Planning permission 2000813STVAR (Appearance, Landscaping, Layout and Scale to be considered) 2104348STVAR - application for variation of conditions 1 and 7, submitted 24 Nov 2021, pending consideration. Condition 7 relates to Drainage Strategy, approved April 2022. 2000064STREM - Construction of 3 access junctions from Tom Pudding Way; construction of an area of hard standing (area 5,300sqm) with 1.8m high hoarding including access gates and marking for 20 car park spaces; erection of temporary office building; installation of 1.4m high timber post and rail fencing across the bell-mouth to match existing and installation of a surface water gravelly drainage network. Hybrid Application 1801430STPLF (Access, Appearance, Layout and Scale to be considered), approved April 2020 2000004STREM - Erection of Innovation Hub (Offices and Tech Workshops) building (Plot C) following Hybrid Application 1801430STPLF (Access, Appearance, Landscaping, Layout and Scale to be considered), approved March 2020 Several discharge of conditions applications - ref: 2200079CONDET, 2202081PAD, 2203010CONDET, 2203011CONDET, 2203039CONDET, 2203036CONDET, 2203035CONDET, 2203032CONDET, 2203033CONDET, 2203034CONDET.	Industry	East Riding of Yorkshire Council	25/05/2021	27/09/2021	Approved September 2021	B2	NA	6.6 km	N	Easting: 472430 Northing: 422806	1.5	1	Falls within ZOI for some topics	Y	Y - Commercial development over 500 sq m	Development has commenced across the wider site for both manufacturing plant and supply chain rail bridge.	Y (but via hybrid application ref. 1801430STPLF)	Y	Y - although construction commenced, it meets commercial development criteria and will be assessed in the Transport Chapter.	
73	188	1902025STREM	Land North Of The Acres Rawcliffe Road Goole East Riding of Yorkshire	206 new homes following outline planning permission 1500305STOUT 2200702STREM - Erection of 600 dwellings with associated access, parking and infrastructure (access, appearance, landscaping, layout and scale to be considered) following outline approval 1500305STOUT, validated 24 Feb 2022, pending decision.	Residential	East Riding of Yorkshire Council	21/01/2019	04/03/2020	Approved March 2020	C3	206	6.2 km	N	Easting: 472393 Northing: 421469	31	1	Falls within ZOI for some topics	Y	Y - Residential, 10+ dwellings within 15km of Proposed Scheme	Construction is ongoing.	Y (in original app)	Y	Y - although construction commenced, it meets residential development criteria and will be assessed in the Transport Chapter.	

