

**Uniper Generation UK**

# Killingholme Low Carbon Power Utilities

## Planning, Design and Access Statement

Reference: KLCP-ARP-PR-ABB010-001

02 | 08 September 2025

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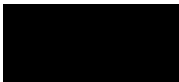
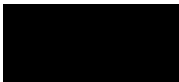
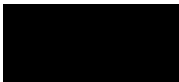
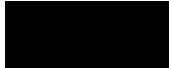
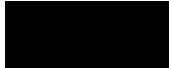
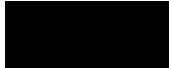
Job number 603603-11

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# 1. Introduction

## 1.1 Overview and Purpose

This Planning, Design and Access Statement (‘the Statement’) has been prepared by Ove Arup and Partners Limited (‘Arup’) on behalf of Uniper UK Limited (‘the Applicant’) in support of an application for full planning permission submitted to North Lincolnshire Council (‘NLC’) for the proposed laying of utility connections (‘the Proposed Development’), connecting to the North Killingholme Power Project at North Killingholme, North Lincolnshire.

This forms part of the Applicant’s proposed Killingholme Low Carbon Power Project (KLCP) which aims to develop and commission the consented combined cycle gas turbine (CCGT) plant and install carbon capture technology at the power station to remove the CO2 emissions produced during the electricity generation process. The carbon capture proposals will be subject to a separate planning application.

This purpose of this statement is to assess the Proposed Development against legislation and current national and local planning policies, with regard to any other material planning considerations.

## 1.2 This Statement

This Statement is one of a number of documents which accompany the planning application. Whilst it cross-refers to accompanying documents where relevant, this Statement should be read alongside that wider suite of documents which are set out in section 1.3.

This statement focuses upon the key determining issues in planning policies terms, drawing from the wider planning application documentation to demonstrate the Proposed Development’s accordance with NLC’s Local Plan, National Planning Policy Framework and other material planning considerations.

This Statement is structured as follows:

- Section 1: (this section) introduces the document and provides context and relevant background information.
- Section 2: describes the site background and planning history;
- Section 3: outlines the need for the scheme;
- Section 4: outlines the Proposed Development;
- Section 5: identifies the relevant national and local planning policy that the Proposed Development will be appraised against;
- Section 6: provides an assessment of the Proposed Development against the material planning considerations identified in section 5;
- Section 7: provides the Design and Access Statement for the Proposed Development;
- Section 8: provides a statement of Community Involvement
- Section 9: concludes the statement.

## 1.3 Planning Application Supporting Documentation

The documents and drawings detailed in the tables below are submitted to support this planning application.

**Table 1 Document List**

Document Title	Document Reference
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Covering Letter	KLCP-ARP-EN-ACH020-0004
Application Form & Certificates	n/a
Planning, Design and Access Statement (this document)	KLCP-ARP-PR-ABB010-0001
Flood Risk Assessment (FRA)	KLCP-ARP-EN-ACH010-0070
Biodiversity Net Gain Assessment	KLCP-ARP-EN-ACH010-0044
Ecological Impact Assessment (EcIA)	KLCP-ARP-EN-ACH010-0045
Report to inform the Habitats Regulation Appraisal (HRA)	KLCP-ARP-EN-ACH010-0043
Archaeological Desk Based Assessment (ADBA)	KLCP-ARP-EN-ACH010-0071
Outline Construction Environmental Management Plan (CEMP)	KLCP-ARP-EN-ACH010-0072
Land Contamination Preliminary Risk Assessment (PRA)	KLCP-ARP-EN-ACH010-0073
Badger Report	KLCP-ARP-EN-ACH010-0042
Bat Report	KLCP-ARP-EN-ACH010-0041
Water vole Report	KLCP-ARP-EN-ACH010-0046
Bird (Ornithology) Report	KLCP-ARP-EN-ACH010-0086

**Table 2 Drawing List**

Drawing Title	Drawing Reference
Site Location Plan	305719-ARP-ZZ-ZZ-DR-T-1001
Existing Site Layout	305719-ARP-ZZ-ZZ-DR-T-1002
Proposed Illustrative Site Layout	305719-ARP-ZZ-ZZ-DR-T-1003
Typical Trench Main Pipeline and Utilities Corridor	305719-ARP-ZZ-ZZ-DR-T-1005
Typical trench cooling water pipeline and electrical cable	305719-ARP-ZZ-ZZ-DR-T-1007
Chase Hill Access Road Ditch Crossing	305719-ARP-ZZ-ZZ-DR-T-1006

## 1.4 EIA Screening

A request for an EIA Screening Opinion was submitted to NLC on the 11<sup>th</sup> of July 2025 and a response was received on the 13<sup>th</sup> of August 2025 confirming that an EIA would not be required for the Proposed Development. The responses to the screening request included inputs from the following consultees:

**Table 3 EIA screening consultee responses**

Consultee	Response Summary	Applicant's Response
Lead Local Flood Authority	Requested that a site-specific flood risk assessment (FRA) and a drainage strategy is included with the application	An FRA has been provided as part of this application. Due to the nature of the development, there will be no long-term impact on

		drainage on or around the site
Environmental Protection	Requested the submission of a Phase 1 ground contamination report to be submitted alongside the application. Requested a CEMP to be submitted to detail how construction activities, dust and traffic movements would be controlled by mitigation measures.	A ground contamination PRA has been submitted alongside this application. An outline CEMP has been submitted as part of this application. A contractor for the proposed works has not yet been appointed. Once appointed, they will develop a full CEMP.
Public Rights of Way	Provided background information on the PRoWs that cross the site which include Footpath 77 and Footpath 50.	There are no plans to permanently divert or extinguish any PRoW as a result of this Application. The Applicant is aware a temporary traffic regulation order (TTRO) may be necessary for any temporary diversions to any PRoW as a result of the Proposed Development.
Historic Environment	States that the proposals have the potential to impact on non-designated heritage assets of archaeological interest and therefore requests that desk-based research and archaeological field evaluation including archaeological trial trenches are undertaken	A call was held between the Applicant and NLC to discuss the proposed approach to the historic environment. It was agreed that trial trenching would not be carried out pre-submission of planning and would be conditioned as part of any subsequent approval. It was agreed an archaeological desk based assessment and mitigation strategy would be submitted as part of this application.
Highways	Recommended that a Transport Statement is submitted with any subsequent planning application	An outline CEMP has been submitted as part of this application which details how impacts from traffic movements will be mitigated. Post-construction, there will be minimal traffic movements associated with the Proposed Development except from instances where repairs and maintenance are required.
Ecology	Requested that the required information for the Council to undertake a HRA is provided.	The information required for the NLC to undertake a HRA has been submitted as part of this application. In addition,

		an EcIA and BNG assessment has been submitted alongside this application.
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## 2. Site Location and Planning History

### 2.1 Site Location

The Proposed Development will be located on land around and between the existing Killingholme B Power Station and the C.RO Ports Killingholme Ltd (CPK) Terminal at North Killingholme, North Lincolnshire (the ‘Site’). The site is situated approximately 1.5km east of the village of East Halton and 5.5km north of the town of Immingham. Please refer to the site location plan submitted as part of this application.

The Site is situated in an industrialised landscape and is bordered by development including the site of the proposed KLCP project, the former Killingholme A power station, the existing Killingholme B power station and the PRAX Lindsey Oil Refinery. The Site and surrounding topography consist relatively flat and low-lying land, and the site itself comprises a mix of industrial and greenfield land. To the east of the site is the Port of Killingholme which is a working port with large areas of car storage.

The total site area is 29.5 hectares (ha). The Proposed Development will connect to the North Killingholme Power Project, a proposed CCGT plant, consented under a Development Consent Order in 2014 reference no. S.I. 2014/2434, as amended by S.I. 2015/1829 and 2021/1055.

### 2.2 Relevant Planning History

The Proposed Development’s location overlaps with that of the consented North Killingholme Power Project, in order to provide the proposed utilities connections to service the CCGT power station originally consented via a Development Consent Order in 2014, and as amended in 2015 and 2021

Table 4 below provides a list of relevant planning history.

**Table 4 planning history**

Planning Reference	Description	Decision	Date
<b>PA/SCO/2025/7</b>	EIA Scoping request for a proposed carbon capture plant, spur pipeline and associated development in North Killingholme	Scoping opinion issued	24 March 2025
<b>PA/SCO/2020/3</b>	Scoping opinion request to determine the information to be provided in an Environmental Statement relating to a proposed SeAH Monopile Manufacturing Facility	Scoping opinion issued	17 December 2020
<b>The Able Marine Energy Park Development Consent Order 2014</b>	The Able Marine Energy Park Development Consent Order 2014 SI 2014/0000 (granted 13/01/14) was for a new quay, with associated development comprising road improvements, a passing loop on railway branch line, works to	This consent has subsequently been subject to several post-decision changes. Details of the list of changes including a current Change Application can be found via this link: <a href="#">Able Marine</a>	13 January 2014

Planning Reference	Description	Decision	Date
	approach channel offshore; onshore facilities for manufacture, assembly and storage, and other development including mitigation works.	<u>Energy Park - All project updates</u>	
<b>The North Killingholme (Generating Station) Order 2014 ('North Killingholme Power Project')</b>	The proposal is for a new thermal generating station that will operate either as a Combined Cycle Gas Turbine (CCGT) plant or as an Integrated Gasification Combined Cycle (IGCC) plant, with a total electrical output of up to 470Mwe.	DCO Granted	11 September 2014
<b>The North Killingholme (Generating Station) Order 2014 (Non-Material Change) ('North Killingholme Power Project')</b>	Non-material change to the above to extend the timeframe by which the development shall commence.	DCO NMC Granted	16 September 2021
<b>The North Killingholme (Generating Station) Order 2014 (Non-Material Change 2) ('North Killingholme Power Project')</b>	Second non-material change to make minor changes included increasing MW capacity, changes to building parameters and the re-provision of land for carbon capture readiness,	Submitted to DESNZ	31 July 2025

### 2.3 Site Allocations and Designations

The Site is not situated within any sensitive locations in accordance with the definition in the Town and Country Planning (Environmental Impact Assessment) Regulations 2017.

The Site is subject to the following Local Plan allocations and surrounding designations:

- Proposed employment land (SHBE-1) (purple)
- South Humber Bank Landscape Initiative (LC20) (light green)
- Highway improvements Haven Road - T16-4/T17 (red arrows)
- Local Nature Reserve (LC3 –12) (light green outlined in darker green)

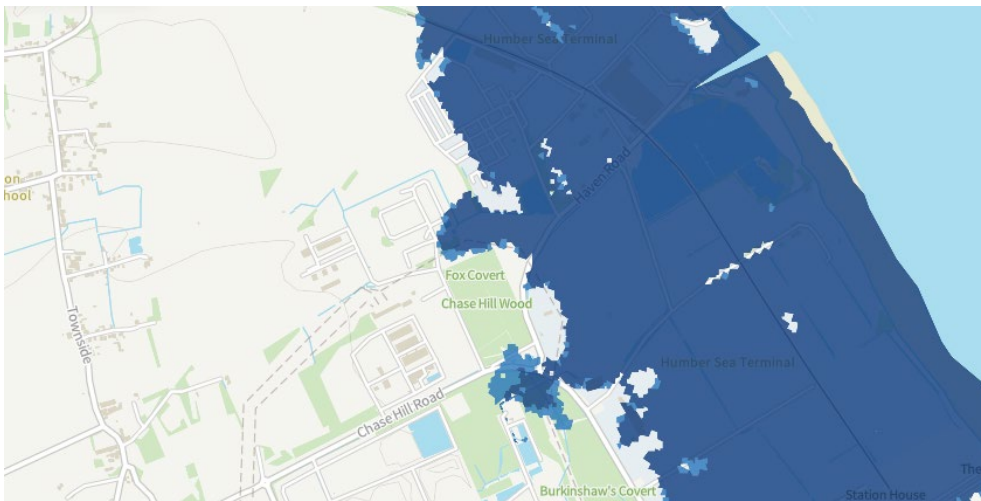


- Reference**
- Development Limit
  - Proposed Development
  - Waterbird Mitigation East Halton Marsh - Area 1
  - Waterbird Mitigation East Halton Marsh - Area 2
  - Waterbird Mitigation Killingholme Marsh
  - Local Wildlife Site - Designated after North Lincolnshire Local Plan 2003
- Saved North Lincolnshire Local Plan 2003 Policies**
- North Lincolnshire Boundary
  - Humber Deep Water Channel
  - Wharf Location
  - LC1 Ramur/SPA
  - LC2 SSSI
  - LC3 Local Nature Reserve
  - LC4 Site of Importance for Nature Conservation (Local Wildlife Site)
  - LC15/N6 Landscape Proposal/Defined Industrial Buffer Area
  - HE5 Listed Building
  - HE8 Ancient Monument
  - T16/17 Highway Improvement
  - LC20 South Humber Bank Landscape Initiative



**Figure 1 Site Zonings (taken from Housing and Employment Land Allocations DPD Map 57 - South Humber Bank)**

In terms of flooding, part of the Site lies within Flood Zone 1 as identified by the UK Government Flood Map for Planning, with the majority of the Site being situated within Flood Zone 3, as shown in Figure 2. Under the requirements of the National Planning Policy Framework (NPPF), a site specific flood risk assessment (FRA) is required for sites situated within Flood Zones 2 and 3. Therefore an FRA (document ref: KLCP-ARP-EN-ACH010-0070) has been undertaken and accompanies this application.



**Key**

- Flood zone 2
- Flood zone 3

**Figure 2 Flood Map (taken from UK Government Flood Maps)**

### 3. The Proposed Development

The Proposed Development description is as follows:

*“Proposed new/altered utility connections providing services to/from the consented North Killingholme Power Project, comprising: electrical cables; a gas pipeline; potable and non-potable water pipelines; the reuse/repair or replacement of existing cooling water pipelines and extension to connect existing pipelines to the power station; and the reuse/repair of the existing pumping station.”*

The Proposed Development comprises the following connections to the consented North Killingholme Power Project site;

- an electrical connection to the Killingholme 400kV substation located to the west of the application site and north of the existing Killingholme B Power Station, for the export of power generated and which comprises three power cables and a communications cable;
- a gas pipeline from the existing Killingholme Reception Centre above ground installation (AGI) located to the north of Chase Hill Road and west of the Killingholme B Power Station for the supply of natural gas;
- one potable and one non-potable water pipeline from the Anglian Water Connection Point to the north of Chase Hill Road;
- the reuse of two existing cooling water pipelines and pumphouse infrastructure (which previously served the former (now demolished) Killingholme A Power Station). Investigations will be undertaken to determine if any repairs or replacements are required for any sections of the existing pipework and similarly, the repair or replacement of plant and equipment within the pumphouse;
- a new section of cooling water pipelines to connect the existing pipeline at a point within the field to the north of Chase Hill Wood to the North Killingholme Power Project site; and
- an electrical connection to the existing pumphouse. This will be installed alongside the existing cooling water infrastructure.

The utility connections and land required during the works to install them are to be located on land within the North Killingholme Power Project site, and adjoining land to the west, south-west, south and south-east of the North Killingholme Power Project site.

#### Electrical Connection

The electrical connection will originate from the existing Killingholme 400kV substation, located adjacent to the existing Killingholme B Power Station site and to the existing Hornsea Offshore Windfarm Onshore Substation. The cable will exit the substation running eastwards to the field to the north of Chase Hill Woods. The cable will then turn north towards the consented North Killingholme Power Project site, as shown in Figure 3.

#### Natural Gas Pipeline

The natural gas pipeline will originate from the existing Killingholme Reception Centre AGI which is situated at the south west corner of the Site. The pipeline will run within a verge alongside Chase Hill Road and will turn northwards and run parallel to Chase Hill Wood Access Road. It will then follow the same route as the electrical connection, as shown in Figure 3.

#### Water Utility Connections

The potable and non-potable water pipelines will originate from the existing Anglian Water Connection Point located to the north of Chase Hill Road and at the south-east of the existing Killingholme B Power Station site. The water pipelines will follow the routing of the natural gas pipeline – along the southern edge of the field to the north perimeter of Chase Hill Wood before running northwards, as shown in Figure 3.

### Cooling Water Pipelines

The existing cooling water pipelines extend from the field north of Chase Hill Wood in a south-easterly direction to the existing pumphouse at the Humber Estuary. The pipeline corridor crosses Haven Road, and a railway line, before arriving at the pumphouse. The existing cooling water pipelines are situated in land under part of the existing Humber Sea Terminal which is currently used for car parking and storage facilities. The existing pipelines extend seawards into the Humber Estuary. For the purposes of this application, works up to MHWS are considered. The Applicant will apply separately to the Marine Management Organisation for a Licence relating to any works located seawards of the Mean High Water Springs (MHWS). There is a need to add a new section of cooling water pipeline infrastructure between the existing pipelines in the field north of Chase Hill Wood and the North Killingholme Power Project which is shown on Figure 3.

### Power Cable

The power cable will connect the consented North Killingholme Power Project to the existing pumphouse infrastructure located adjacent to the Humber Estuary. The power cable will be located within the same trench of the existing cooling water pipelines.

### Temporary Laydown Area and Works Compound

A temporary laydown area is required within the site for the laydown of machinery and equipment to facilitate the construction of the proposed development. A temporary works compound will additionally be situated on the temporary permeable hardstanding. This will include a contractors' compound and welfare facilities.

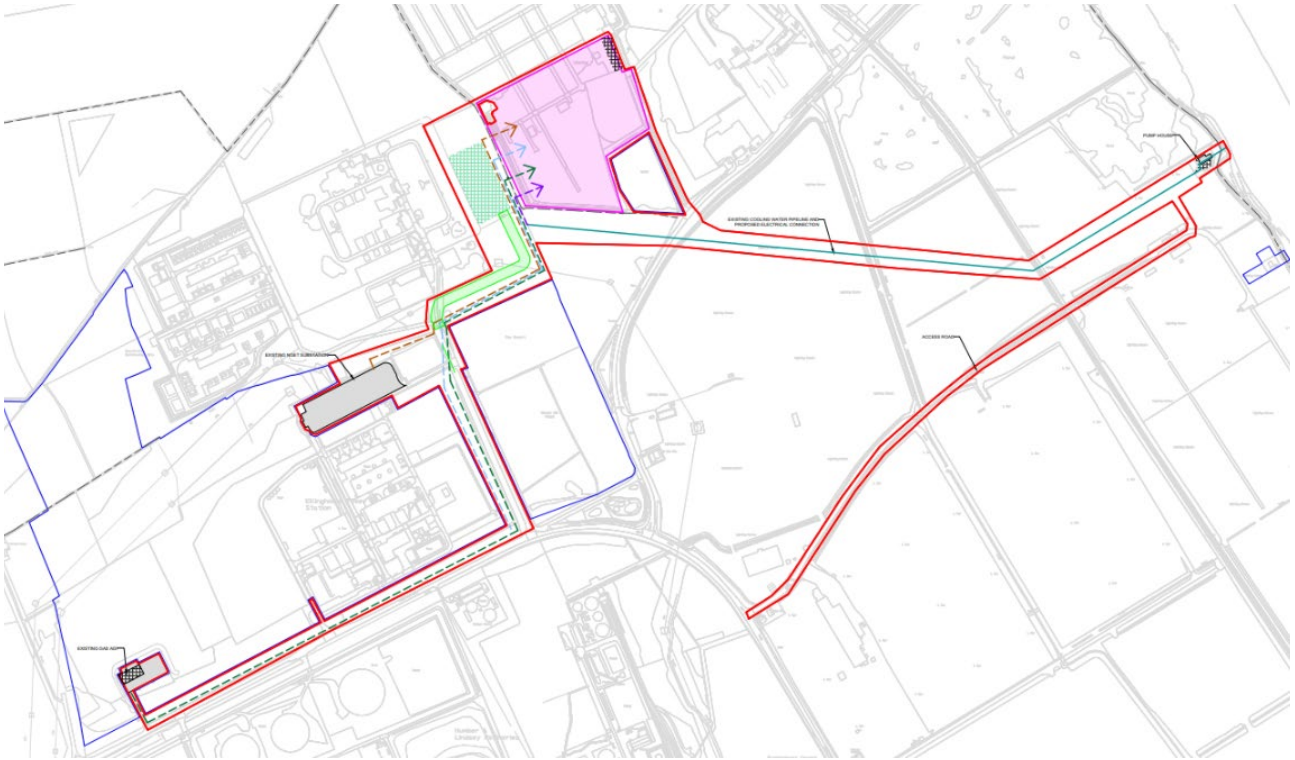
### Temporary Site Access Road

A temporary site access road is required from the Chase Hill Wood Access Road eastwards and northwards to provide access to the Temporary Laydown Area and Temporary Works Compound. This will be composed of permeable materials.

### Existing Pumphouse

The existing pumphouse is located to the south east of the site. It is proposed to store a small amount of a hazardous substance (15% Sodium Hypochlorite) within the pumphouse. Due to the quantity proposed, hazardous substances consent is not required. The storage would be designed to be resilient to inundation from floodwater.

Figure 3 below shows an indicative routing of the proposed utilities connections, the indicative locations for the temporary site access road, and temporary laydown area and works compounds.



### Legend

- North Killingholme Power Project
- Red Line Boundary (Utilities Application Boundary)
- Land owned by Applicant but not included in Application
- Existing Public Rights of Way
- Existing cooling water pipeline (potentially to be replaced) and proposed electrical connection to pumphouse
- New proposed section of cooling water pipeline and proposed electrical connection to pumphouse
- Proposed natural gas connection
- Proposed electrical connection
- Proposed potable and non-potable water pipelines
- Existing permeable hardstanding area for temporary construction laydown
- New permeable hardstanding area for temporary construction laydown
- Temporary permeable access road to construction laydown

**Figure 3 Indicative utility routes**

## 4. Planning Policy Context

This section provides an overview of the planning policy and guidance considered relevant at national and local level. The Proposed Development will then be analysed considering the identified planning policies in Section 5 of this Statement.

### 4.1 National Policy

The NPPF published by the Ministry of Housing, Communities and Local Government was last updated in December 2024. This replaced the previous version published in December 2023.

The NPPF sets out the Government's planning policies for England and how they should be applied. Local and neighbourhood plans are prepared using the policies within this framework, therefore making the NPPF a material consideration in planning application decisions. The NPPF also emphasises that the purpose of the planning system is to contribute to the achievement of sustainable development.

The following chapters of the NPPF are particularly relevant to the Proposed Development:

- Chapter 2 – Achieving sustainable development
- Chapter 6 – Building a strong, competitive economy
- Chapter 11 – Making effective use of the land
- Chapter 14 - Meeting the challenge of climate change, flooding and coastal change
- Chapter 15 – conserving and enhancing the natural environment

Chapter 2 explains the purpose of the planning system to promote suitable development, with three overarching objectives, covering economic, social and environmental policies.

Chapter 6 sets out how planning policies should support economic growth at a local level and wider, and support areas in which the UK can become a global leader. Reference to the need for allowing the development of clusters of high technology industries at a suitable scale for the area, is also included.

Paragraph 11 of Chapter 6 is key to encouraging suitable development as “plans and decisions should apply a presumption in favour of sustainable development...For decision-taking this means: c) approving development proposals that accord with an up-to-date development plan without delay”.

Paragraph 38 of Chapter 6 reiterates the emphasis on approving suitable development, stating that “Local planning authorities should approach decisions on Proposed Development in a positive and creative way....Decision-makers at every level should seek to approve applications for sustainable development where possible.”

Chapter 11 promotes the effective use of land balanced against safeguarding environmental and living conditions requiring strategic policies making as much use as possible of previously developed land.

Chapter 14 sets out how policies should ease the transition to a low carbon future, ensuring that plans consider the impacts climate change will continue to have. Policies should also support methods of significantly reducing greenhouse gas emissions and support low carbon energy and the infrastructure it requires.

Chapter 15 sets out how policies should protect and enhance the environment, through minimising the impact to the character and biodiversity of an area, preventing new developments that may result in significant levels of pollution, and where possible developments should be designed to improve the local environment.

### 4.2 Local Policy

Section 70 of the Town and Country Planning Act 1990 (as amended) requires that applications for planning permission be determined in accordance with the Development Plan, unless material considerations indicate

otherwise. The statutory Development Plan for North Lincolnshire comprises the North Lincolnshire Local Development Framework (LDF) and the ‘Saved Policies’ of the North Lincolnshire Local Plan.

The LDF comprises a suite of Development Plan Documents (DPDs) that set out the local planning policy for the area for the period to 2026. The DPD documents that are considered of relevance to the Proposed Development are:

- the Core Strategy (adopted June 2011)
- the Housing and Employment Land Allocations DPD and Proposals Map (adopted March 2016)
- North Lincolnshire Local Plan (Adopted May 2003) – Saved Policies

The North Lincolnshire Local Plan was adopted in May 2003. This plan has been largely replaced by the LDF, but a number of its policies have been saved and are still therefore potentially material to the determination of planning applications.

The policies within the Core Strategy and Housing and Employment Land Allocations DPD considered relevant to the Proposed Development include:

- Policy CS12 South Humber Bank Strategic Employment Site – A Broad Location
- Policy CS17: Biodiversity;
- Policy CS18: Sustainable Resource Use and Climate Change;
- Policy CS19: Flood Risk;
- Policy CS20: Sustainable Waste Management;
- Policy SHBE-1: South Humber Bank Strategic Employment Site; and

The ‘Saved’ policies of the 2003 Local Plan that may be considered relevant to the determination of the planning application for the Proposed Development include:

- Policy IN3: Industrial and Commercial Development in the Urban Area, Principal Growth Settlements, South Humber Bank Area (including North Killingholme Airfield) and Humberside International Airport;
- Policy RD2: Development in the Open Countryside;
- Policy DS1: General Requirements (Development Standards);
- Policy DS7: Contaminated Land;
- Policy DS9: Development of Land in the Vicinity of Established Hazardous Installations and Pipelines;
- Policy DS10: New Hazardous Installations and Pipelines;
- Policy DS13: Groundwater Protection and Land Drainage;
- Policy DS14: Foul Sewage and Surface Water Drainage;
- Policy DS15: Water Resources;
- Policy DS16: Flood Risk;
- Policy T1: Location of Development;
- Policy T2: Access to Development;
- Policy T18: Traffic Management;
- Policy LC3: Local Nature Reserves;

- Policy LC4: Development Affecting Sites of Local Nature Conservation Importance;
- Policy LC5: Species Protection;
- Policy LC6: Habitat Creation;
- Policy LC20: South Humber Bank – Landscape Initiative;
- Policy HE9: Archaeological Excavation;
- Policy R5: Recreational Paths Network;

## 5. Planning Assessment

In this section of the statement, the Proposed Development is assessed against the key policies and material considerations for the determination of the planning application.

### 5.1 Overarching Principle of Development

The Proposed Development seeks to provide the development of essential utilities connections to facilitate the development of the North Killingholme Power Project consented via a DCO. This forms part of the Applicant's proposed Killingholme Low Carbon Power project (KLCP) which aims to develop and commission the consented CCGT plant and install carbon capture technology at the power station to remove the CO<sub>2</sub> emissions produced during the electricity generation process.

The Applicant aims to deliver the CCGT and proposed carbon capture technology by 2030 which would contribute to the increase in demand for electricity supporting the UK's energy supply security. Energy security has become a greater concern in recent years which has highlighted the importance of energy independence from imported sources.

### 5.2 Ground Conditions and Contaminated Land

The policies identified that are of relevance to ground conditions and contaminated land are as follows:

#### NPPF

- Paragraph 196

#### North Lincolnshire Council Planning Policies

- Policy DS7: Contaminated Land
- Policy DS10: New Hazardous Installations and Pipelines

Paragraph 196 of the NPPF states that planning decisions should ensure that sites are suitable for proposed uses, taking account of ground conditions and any risk arising from land instability and contamination.

Saved Policy 'DS7: Contaminated Land' states that development on land known or strongly suspected as being contaminated will be required to demonstrate that the level of contamination can be overcome by remedial measures or improvements.

Policy 'DS10: New Hazardous Installations and Pipelines' states that such new development for carrying of toxic, highly reactive, explosive or highly flammable material will only be granted if the applicant can demonstrate that the proposal will impose no significant development restrictions upon surrounding land users, put at risk surrounding residential properties, or prove a risk to other premises in the locality where significant numbers of people regularly congregate.

A preliminary geoenvironmental risk assessment has been undertaken to support this planning application (doc ref: KLCP-ARP-EN-ACH010-0073). The purpose of this report is to identify the potential for land affected by contamination at the Site, consider the risks associated with the construction stage of the Proposed Development and provide recommendations.

The preliminary geoenvironmental risk assessment concluded that areas of the site, due to its industrial past have a moderate potential for contamination. The assessment recommends that a detailed ground investigation is undertaken and used to prepare a geoenvironmental interpretive report and contamination risk assessments. These reports and assessments will identify remediation and mitigation measures, should they be required for the implementation of the proposed works to be consistent with the aims and objectives of policy DS7.

The Proposed Development is located in a primarily industrial area with the nearest settlement situated approximately 1.5km east of the Site. As the Proposed Development is located underground and is of a typical nature of pipeline and cable installation, it will not present restrictions on development upon

surrounding land. An Outline CEMP has been provided as part of this application and a detailed CEMP will be produced upon appointment of a site contractor which will detail the environmental management requirements for the construction stage.

Taking into consideration the above, it is considered that the Proposed Development complies with Paragraph 196 of NPPF and Saved Policies DS7 and DS10.

### 5.3 Ecology

The policies identified that are of relevance to ecology are as follows

#### NPPF

- Paragraph 136
- Paragraph 187
- Paragraph 193

#### North Lincolnshire Council Planning Policies

- Policy CS17: Biodiversity
- Policy LC1: Special Protection Areas, Special Areas of Conservation and Ramsar Sites;
- Policy LC2: Sites of Special Scientific Interest and National Nature Reserves;
- Policy LC3: Local Nature Reserves;
- Policy LC4: Development Affecting Sites of Local Nature Conservation Importance;
- Policy LC5: Species Protection;
- Policy LC6: Habitat Creation;

Paragraph 187a of the NPPF states that planning decisions should contribute to the natural and local environment by protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils. Furthermore, Policy ‘CS17: Biodiversity’ of the Core Strategy and the Saved Policies LC1-LC6 govern the assessment of the development in order to identify any potential impacts on European, national and local ecological sites.

The Site lies adjacent to multiple internationally and nationally designated sites, including the Humber Estuary Special Protection Area (SPA), Special Area of Conservation (SAC), Ramsar site, and North Killingholme Haven Pits Special Site of Scientific Interest (SSSI). It also borders several Local Wildlife Sites (LWS) and a Wildlife Trust Reserve (WTR). Habitats are predominantly modified grassland and infrastructure, with areas of ecological interest such as hedgerows, ditches, and grassland mosaics. Protected and notable species include great crested newt *Triturus cristatus*, badger *Meles meles*, bats, hairy buttercup and SPA-qualifying birds. An Ecological Impact Assessment (EcIA) has been produced to support this planning application. The EcIA assesses the potential impact of the Proposed Development on the forementioned designations. With proposed mitigation measures, including using horizontal directional drilling (HDD), habitat reinstatement, seasoning working restrictions and ecological supervision, there will be no significant effects on receptors.

A Report to inform the HRA accompanies this planning application (document ref: KLCP-ARP-EN-ACH010-0043A). The report concluded that with a precautionary approach to working including the employment of mitigation measures to minimise disturbance as relevant to each exploratory location, it is considered that any significant effect on qualifying species of the Humber Estuary SPA and/or Humber Estuary Ramsar site will be avoided.

Paragraphs 187 and 193 of the NPPF are of relevance to Biodiversity Net Gain (BNG). Paragraph 187 states planning decisions should contribute to and enhance the natural and local environment by minimising impacts on and providing net gains for biodiversity. Paragraph 193 states that application should only be

granted if it can be demonstrated that significant harm to biodiversity can be avoided, adequately mitigated, or, as a last resort, compensated for.

Taking into account the above, a Biodiversity Net Gain Metric Baseline Report (document ref: KLCP-ARP-EN-ACH010-0044) has been prepared and accompanies the application. The post-development BNG assessment will be undertaken at detailed design stage and it is anticipated a planning condition will be attached to the consent, if granted, which requires the confirmation of biodiversity net gain requirements prior to commencement of construction. The Report recommends that habitats are retained where possible and all proposed and retained habitats are secured for 30 years in line with the BNG guidance, demonstrating compliance with the NPPF.

Paragraph 136 of the NPPF states that planning decisions should ensure that existing trees are retained, wherever possible. Furthermore, Saved Policy 'LC7: Landscape Protection' asserts that the LPA will seek to preserve and enhance landscape character of the District, and wherever possible woodlands, grasslands, heathlands and valuable existing landscape features, such as hedgerows, trees will be protected and enhanced. The Proposed Development will not result in the removal of any trees and the utilities corridor will be situated an appropriate distance from the existing wooded area of Chase Hill Wood. There are no tree protection orders within or affected by the proposed development boundary. All reasonable steps have been taken throughout the siting and design process of the Proposed Development to minimise tree loss. Following completion of construction, the site will be reinstated to its existing condition.

The Proposed Development is considered to accord with Policy LC7 of the Core Strategy, Paragraph 136 of the NPPF, and all other relevant standing advice relating to trees.

Taking into account all of the above, it is considered that the proposed development complies with Paragraphs 136, 187 and 193 of the NPPF, NLC Core Strategy Policy CS17 and Saved Policies LC1-6.

## 5.4 Flood Risk and Drainage

The policies identified that are of relevance to flood risk and drainage are as follows:

### NPPF

- Paragraph 181
- Paragraph 182

### North Lincolnshire Council Planning Policies

- Policy CS19: Flood Risk
- Policy DS13: Groundwater Protection and Land Drainage
- Policy DS14: Foul Sewage and Surface Water Drainage

The NPPF states in 'Chapter 14: Meeting the challenge of climate change, flooding and coastal change', that the planning system should take full account of all climate impacts including storm and flood risks and coastal change and should help to shape places in ways that minimise vulnerability and improve resilience. Paragraph 181 goes on to state that in determining planning applications, Local Planning Authorities should ensure that flood risk is not increased elsewhere, and that in order to do so, applications should be supported by a site-specific flood-risk assessment in sites within Flood Zones 2 and 3. For drainage, paragraph 182 states that applications which could affect flood risk should incorporate sustainable drainage systems proportionate to the nature and scale of the proposal.

At local level, Policy 'CS19: Flood Risk' within the Core Strategy states that the LPA will only permit development in such areas where:

- *It can be demonstrated that the development provides wider sustainability benefits to the community and the area that outweigh the flood risk*
- *The development should be on previously used land. There must be no reasonable alternative developable site on previously developed land.*

- *A flood risk assessment has demonstrated the development will be safe, without increasing flood risk elsewhere by integrating water management methods into development*

In addition, proposals are expected to integrate Sustainable Urban Drainage Systems (SUDS) to manage surface water drainage.

For the issue of drainage, Saved Policy ‘DS13: Groundwater Protection and Land Drainage’ and ‘DS14: Foul Sewage and Surface Water Drainage’ requires all development proposals to consider the need to secure effective land drainage measures, and provide for the disposal of four and surface water.

As some parts of the Site are identified as being in Flood Zone 2 and 3 within the UK Government Flood Maps for Planning, a Flood Risk Assessment (document ref: KLCP-ARP-EN-ACH010-0070) has been completed and accompanies this planning application.

This FRA demonstrates the compliance with planning policy for the Proposed Development, as it meets the requirements of the sequential test given that this concentrates on the utility connections required for the North Killingholme Power Project and there are no alternative sites at lower flood risk that can accommodate the operational need.

Appropriate flood risk mitigation measures relating to construction activities will be implemented during the construction period and a Flood Warning and Evacuation Plan (FWEP) will be in place throughout the construction phase.

When considering flood risk as a whole to the utility infrastructure, once in operation, the infrastructure will be buried below ground. As such, it is not considered vulnerable to surface water flooding during operation. However, design considerations will include: protection against groundwater ingress and buoyancy, scheduling of maintenance activities to avoid periods of high flood risk and construction-phase flood mitigation and a FWEP.

Taking the above into account, the Proposed Development accords with Chapter 14 of the NPPF as it relates to flood risk and drainage, and Policy CS19 of the Core Strategy, and Saved Policies DS13 and DS14.

## 5.5 Historic Environment

The policies identified that are of relevance to the historic environment are as follows:

### NPPF

- Paragraph 207

### North Lincolnshire Council Planning Policies

- Policy CS6: Historic Environment
- Policy HE9: Archaeological Evaluation

Paragraph 207 of the NPPF states that Local Planning Authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. At local level, Saved Policy HE9: Archaeological Evaluation sets out the LPAs requirements for carrying out archaeological assessments prior to the determination of a planning application. This policy aims to protect sites of archaeological importance and when development is proposed at such sites, suitable mitigation measures must be ensured.

An Archaeological Desk Based Assessment (ADBA) (document ref: KLCP-ARP-EN-ACH010-0071) was undertaken to support this application and assessed the potential impact of the Proposed Development on historic assets. The study identified no overriding cultural heritage constraints which are likely to prohibit development, and the assessment did not identify any likely potential remains of very high significance that would warrant preservation *in situ*. Parts of the Site have been subject to previous archaeological investigations and should not require further investigations. Due to the previous works in and around the Site the archaeological potential and its significance are relatively well understood.

The potential adverse impacts on existing archaeological features as a result of the Proposed Development can be reduced through the implementation of an appropriate scheme of archaeological mitigation, in accordance with national and local planning policy. This archaeological mitigation has the potential to include micrositing within the overall red line boundary in order to avoid more sensitive areas

With the implementation of the above mitigation measure, the Proposed Development will have no significant residual effects on the historic environment and therefore complies with NPPF Paragraph 207 and NLC Policies CS6 and HE9.

## 6. Design and Access Statement

### 6.1 Introduction

Part 3(9)(1)(a) of the Town and Country Planning (Development Management Procedure) (England) Order 2015 sets out the requirement for the provision of a Design and Access Statement to accompany applications for planning permission for all major development.

Part 3(9)(3) states that a design and access statement must—

- (a) explain the design principles and concepts that have been applied to the development;
- (b) demonstrate the steps taken to appraise the context of the development and how the design of the development takes that context into account;
- (c) explain the policy adopted as to access, and how policies relating to access in relevant local development documents have been taken into account;
- (d) state what, if any, consultation has been undertaken on issues relating to access to the development and what account has been taken of the outcome of any such consultation; and
- (e) explain how any specific issues which might affect access to the development have been addressed.

The following statement fulfils the requirement for Design and Access Statement, addressing the design considerations contained in the following Local Policies

- Core Strategy:
  - CS5 – Delivering Quality Design in North Lincolnshire’
- Saved Policies
  - DS1 – General Requirements
  - RD2 – Development in the Open Countryside
  - T1 – Location of Development
  - T2 – Access to Development

### 6.2 Design

The Proposed Development has been designed in line with relevant legislation, standards and guidance. Upon completion of construction, the Proposed Development in large will not be visible as the utility connections will be placed underground. There will be above ground markers at set distances, in line with regulations, to show the location of the underground utilities.

The Applicant commissioned Penspen, an engineering consultant specialising in energy infrastructure, to carry out detailed design for the cable route optioneering. The routing of the utilities was influenced by the need to connect to existing infrastructure including the pumphouse, AGI and substation.

### 6.3 Setting

The immediate locale of the Proposed Development site is heavily industrialised and is characterised by existing energy infrastructure associated with the Killingholme B Power station and the existing port development. As the Proposed Development is located underground, post construction, there will be no impact on the setting of the area.

### 6.4 Access

There are no new means of access proposed to access the proposed development site.

Several of the utility connections will be installed within the verge alongside Chase Hill Road and will therefore be accessed from the existing road. The pumphouse will be accessed using a private access from Rosper Road with the pre-agreed use of this road from the landowner.

Access to the consented North Killingholme Power Project for laydown of equipment will be via Haven Road and Clough Lane. Clough Lane is a private road, and access has been agreed with the landowner. Access to the site to the west of the North Killingholme Power Project will be through the Chase Hill Woods Access Road for laydown and construction.

An outline CEMP has been submitted alongside this application which sets out indicative site-specific measures which will be implemented to reduce the effect of noise, dust, and excessive vehicle speeds and movements. A full CEMP will be developed upon appointment of a site contractor.

## **6.5 Rationale**

The Design and Access Statement has provided context of the Site and its surroundings. The design choices were driven by the presence of existing infrastructure, minimising third party land take and directness.

## 7. Statement of Community Involvement

### 7.1 Overview

Due to the nature and scale of the Proposed Development, a letter drop to selected stakeholders was identified as the method for undertaking community involvement. This approach was agreed with NLC on the 25<sup>th</sup> of July 2025.

### 7.2 Methodology

A letter was sent to the following stakeholders on 19 August 2025 advising them of the upcoming planning application for the Proposed Development, a full list of consultee groups is listed below:

- Landowners within the RLB
- Organisations with existing assets located within the RLB
- Neighbouring businesses North Killingholme Parish Council; and
- North Lincolnshire Council Ferry Ward Members.

A copy of the letter sent to stakeholders can be found in Appendix 1.

In addition, the Applicant identified via searches of relevant Land Registry Title details that a section of land within the application site boundary at Chase Hill Road, which forms part of an adopted highway, appeared to be unregistered. As part of the application process, the Applicant completed Certificate C on the Application Form, and a Notice was published in the local paper, Grimsby Telegraph on 08 September 2025 to advertise the submission of the application within the wider local community. A copy of this notice is located within Appendix 2.

### 7.3 Consultation Feedback

No consultation responses were received in response to the consultation. However, there will be opportunities for any of the above consultees and other statutory consultees and interested parties to comment on the application proposals through the statutory consultation period post submission of the application to NLC.

## 8. Summary and Conclusion

This Planning, Design and Access Statement has been submitted on behalf of Uniper UK limited for the laying of utility connections to support the development and operations of the North Killingholme Power Project, located at Immingham, North Lincolnshire.

Section 70 of the Town and Country Planning Act 1990 (as amended) requires that applications for planning permission be determined in accordance with the Development Plan, unless material considerations indicate otherwise. This planning application seeks full planning permission for the Proposed Development which will support the consented DCO for the North Killingholme Power Project.

It is considered that the policy assessment provided in this Statement demonstrates how the Proposed Development complies with both National and Local planning policy set out in the statutory development plan. The Statement explains the need for the proposed development and that the proposed routes for the utilities connections are designed to provide the necessary services in the most efficient and expedient manner. The proposed development will support the implementation of the consented CCGT power station and contribute to sustainable development objectives and supporting economic, social and environmental development in the District.

We trust that North Lincolnshire Council will support the opportunities this development presents and urge the Council to grant planning permission for the proposal.



# A.1 Appendix 1 Consultation Letter

«Forename» «Surname»

«Job\_Title»

«Organisation\_Name»

«Address\_1»

«Address\_2»

«Address\_3»

«Address\_4»

«Address\_5»

«Postcode»

19 August 2025

Dear «Salutation» «Surname»

- **Killingholme Low Carbon Power project – Uniper UK Limited**

1. **Forthcoming planning application for new utility connections to serve the consented combined cycle gas turbine (CCGT) power station - the North Killingholme Power Project**

Uniper UK Limited (Uniper) is progressing plans to develop and commission the consented CCGT power station at North Killingholme in North Lincolnshire. The CCGT forms a key part of our proposals for the Killingholme Low Carbon Power (KLCP) project, which is exploring the potential development of carbon capture technology alongside the consented CCGT power station, to remove CO<sub>2</sub> emissions. The carbon capture proposals will be subject to a separate planning application.

This letter is to inform you of a forthcoming planning application for the proposed laying of new utility connections for the CCGT power station, consented under a Development Consent Order in 2014 reference no. S.I. 2014/2434, as amended by S.I. 2015/1829 and 2021/1055 (hereafter referred to as the 'Utilities Connections').

Uniper has also submitted a non-material change application to the Secretary of State for the Department for Energy Security and Net Zero, to amend the Development Consent Order (DCO) granted in 2014 (amended 2021). Following recent engineering and design work, Uniper has requested four minor changes to the existing DCO. These include optimising the layout of the supporting CCGT equipment within the site, updating some building heights and providing alternative land to meet the carbon capture readiness requirements of the DCO.

We are also seeking to increase the consented generation capacity of the power station from 470 MWe to 550 MWe. This would enable the efficient use of gas turbine technology and align with the connection limit to export the power generated by the plant to the national grid.

The application was submitted on 31 July 2025 and is subject to a period of public consultation, which runs from 8 August to 5 September. The application can be viewed online on the Planning Inspectorate's National Infrastructure Planning website using the PINS Application Reference EN010038 in the website search function or via the following link <https://national-infrastructure-consenting.planninginspectorate.gov.uk/projects/EN010038>.

1. **Proposed Development**

To facilitate the development of the consented CCGT power station we have identified the need for new utilities connections which are comprised of the following:

- an electrical connection to the Killingholme 400kV substation for the export of power generated which comprises 2 power cables and a communications cable;

- a gas pipeline from the existing Killingholme Reception Centre above ground installation (AGI) for the supply of natural gas;
- a potable and non-potable water pipeline from the Anglian Water Connection Point to the north of Chase Hill Road;
- the reuse of two existing pipelines and pumphouse infrastructure (from the former Killingholme A Power Station, which has been demolished). Investigations will be undertaken to determine if any repairs or replacements are required for any sections of the existing pipework;
- a new section of cooling water pipeline to connect the existing pipeline to the site; and
- a power cable to the existing pumphouse. This will be installed alongside the existing cooling water infrastructure.

The utility connections and land required during the works to install them would be located on land within the North Killingholme Power Project site, and adjoining land to the west, south-west, south and south-east of the North Killingholme Power Project site. Please refer to the attached Figure 1 which shows the location of the application site in the context of surrounding development. Figure 1 shows an indicative routing of the proposed utilities connections.

## 2. Proposed Works

The majority of construction works would be localised to within the red line boundary (RLB) provided in Figure 1, however it will be necessary to use surrounding public roads outside the RLB to facilitate the construction. The works are of a nature that is typical of buried utility installation works undertaken when connecting buildings to essential services like electricity, gas, water, and telecommunications. We will work closely with a civils contractor once appointed, during the construction period to ensure the impacts of construction are minimised.

The utilities would predominantly be constructed using a conventional open trench method, where trenches approximately 2m wide would be excavated and cables and pipelines laid and buried at least 2m underground.

Alternatively, trenchless installation methods may be appropriate in certain locations to install the proposed utilities infrastructure to avoid or reduce impact on existing third-party assets such as roads, ditches, existing utilities and public rights of way. Trenchless techniques for installing the proposed utilities infrastructure may include the use of ducts that do not require the excavation of a trench, enabling infrastructure and sensitive locations to be crossed with limited disruption. Examples of such techniques include Horizontal Directional Drilling (HDD), whereby a borehole is drilled along a pre-determined path underground to accommodate a pipe or duct and exits at ground level. Other potential methods such as, Micro-Tunnelling, auger boring and thrust boring could be used, whereby a borehole is drilled underground to and from excavated pits, using hydraulic equipment to install pipes by pushing them through the ground. The appropriate installation techniques will be identified following surveys to confirm ground conditions and in discussion with the owners of nearby utility assets, to ensure their protection and continued operation.

Once construction works have been completed via either type of installation methods, the area would be reinstated to its previous condition.

## Timeline

We will submit an application for planning permission to North Lincolnshire Council in early September 2025.

## 3. Summary

«Letter\_type» we would like to offer you an opportunity to discuss the proposed utility connections with members of our team prior to any planning application being submitted.

Should you wish to discuss the proposed utility connections with the Uniper team or provide feedback please send your responses or contact Uniper's Community Relations Team by 12pm on the 1 September 2025 using the following details:

**Email:** [klcp@communityfeedback.co.uk](mailto:klcp@communityfeedback.co.uk)

**Telephone:** 0800 066 8941

**Postal address:** FREEPOST KLCP

To find out more about the Killingholme Low Carbon Power project, please visit our project website at [www.uniper.energy/killingholme-low-carbon-power](http://www.uniper.energy/killingholme-low-carbon-power).

This consultation is being carried out by Uniper, and not the planning authority, and responses submitted to us will be used to inform and refine the future planning application. When the application is formally submitted to North Lincolnshire Council there will be an opportunity to make comment directly to the planning authority. We look forward to hearing from you and welcome your responses which will help inform our proposals before we formally submit the application.

Yours sincerely

Gavin Rowson  
General Project Manager, Killingholme Low Carbon Power project  
Uniper UK Limited

## A.2 Appendix 2 Newspaper Landowner Notification



**MARINERS UP TO FOURTH AFTER WIN**

**PAGES 38-40**

In YourArea.co.uk

# Grimsby Telegraph

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VOUCHER INSIDE PAGE 17

# CO-OWNER OF GRIMSBY TOWN TO JOIN GOVERNMENT

Jason Stockwood has been appointed as investment minister jointly in the Department for Business and Trade and HM Treasury

PICTURE: JON CORNEN



PAGE 4

ENTREPRENEUR APPOINTED AS THE UK'S MINISTER FOR INVESTMENT

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**Planning**

**Town and Country Planning (Development Management Procedure) (England) Order 2015**  
**NOTICE UNDER ARTICLE 13 OF APPLICATION FOR PLANNING PERMISSION**

Proposed development as: Land on, around and between Killingholme 8 Power Station and the C/O Ports Killingholme LTD (CPK) Terminal, North Killingholme, North Lincolnshire, Lincolnshire.

Take notice that application is being made by: Mr Gavin Fawcett of Lincolnr UK Limited

For planning permission to: Proposed laying of new/ altered utility connections providing services to/from the proposed North Killingholme Power Project, comprising electrical cables, a gas pipeline, possible and non-potable water pipelines, the replacement or replacement of existing cooling water pipelines and an extension to connect an existing pipeline to the power station, and the reuse of the site as a water pumping station.

Local Planning Authority to whom the application is being submitted: North Lincolnshire Council, Church Square House, 30-40 High Street, Scunthorpe, DN15 6NL.

Any owner of the land or person who wishes to make representations about this application, should write to the council within 21 days of the date of this notice.

Signatory: Mr Gavin Fawcett, Lincolnr UK Limited  
Date: 08-09-2025

Statement of owner's rights: The grant of planning permission does not affect owner's rights to remain in possession of their property, unless there is some provision to the contrary in an agreement or lease. The grant of planning permission for non-agricultural development may affect agricultural interests/ security of tenure. This notice is for publication in a local newspaper. 'Owner' means a person who has a freehold interest or a leasehold interest of the unexpired term of which is not less than seven years. 'Tenant' means a tenant of an agricultural holding any part of which is comprised in the land.

**Goods Vehicle Licensing**

**Goods Vehicle Operator's Licence**

Working and Industrial Supplies  
TA Olympus of 1 Railway Street, Grimsby, North East Lincolnshire, DN2 7BN is seeking for a license to use 1 Railway Street, Grimsby, North East Lincolnshire, DN2 7BN as an operating centre for 1 goods vehicle.

Owners or occupiers of land (including buildings) near the operating centre who believe that their use or enjoyment of that land would be affected, should make written representations to the Traffic Commissioner at Quarry House, Quarry Hill Leeds, LS2 7UE stating their reasons, within 21 days of this notice. Representors must at the same time send a copy of their representations to the applicant at the address given at the top of this notice. A Guide to Making Representations is available at: [www.gov.uk/government/publications/a-guide-to-making-representations-objections-and-complaints-goods-vehicle-operator-licensing](http://www.gov.uk/government/publications/a-guide-to-making-representations-objections-and-complaints-goods-vehicle-operator-licensing)

**Goods Vehicle Operator's Licence**

Van Dan Reach Transport Ltd of 1 Chamberlain Square CS, Birmingham, B3 5AX is applying to change an existing licence as follows: To add an Operating Centre to use 13 vehicles and 13 salaried at H&P Freightways Ltd, Ennery Park Way, Healding, Grimsby, DN15 2TT

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