
**THREE OAKS RENEWABLE
ENERGY PARK
EXTENSION**

**Environmental
Statement Appendix 1.2: Pre-application
Consultation Report**

MAY 2026





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ENERGY PARK
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**Pre-application
Consultation Report**

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1 Introduction

- 1.1.1 This document forms the request for Pre-Application Advice from East Riding of Yorkshire Council for a six wind turbine extension to the consented Three Oaks Renewable Energy Park. The Proposed Development, to be known as the Three Oaks Renewable Energy Park Extension, would comprise, *inter alia* six wind turbines up to 149.9m to tip, access tracks, hard standings, transformers and environmental enhancement works. The site is located within the East Riding of Yorkshire on farmland approximately 4.7km west of Bridlington, 1.6km to the north of Burton Agness, 1.8km south of Rudston, 1.2km north of Thornholme and 0.9km northwest of Haisthorpe. A site location plan is included at Figure 1.

2 The Applicant

- 2.1.1 The Applicant for the Proposed Development would be Three Oaks Renewable Energy Park Extension Ltd, a subsidiary of Ridge Clean Energy Ltd, which is a well funded UK based clean energy company whose team have developed, constructed and operated clean energy projects in the UK since 2003.

3 Site and Project Overview

3.1 Site Location and Description

- 3.1.1 The site is located on mixed arable farmland comprising large and medium sized fields across an undulating terrain. The area taken by the development (that is, the wind turbines, access tracks and crane hardstandings) would be in the order of 6 hectares (14.82 acres).
- 3.1.2 The site is located partly within, and immediately west of the consented Three Oaks Renewable Energy Park (application ref: 22/02777/STPLF). See Section 5 below for further information on the interaction between the consented and proposed developments.
- 3.1.3 The Application Boundary is split into constituent parts, all accessed off the public highway. The area would contain the wind turbines and foundations (along with hardstandings, crane pads, access tracks, a permanent anemometer mast, electrical and communication cables, transformers, a temporary construction compound, CCTV and associated equipment). The site is comprised of a network of regular arable field patterns defined by linear hedgerows with occasional trees. The wind turbines would be connected via a section of internal tracks, which would be new or required to be upgraded (approximately 430m). Land would be accessed via a new access point off the abutting unclassified road (U2020 101) to the east of this area.
- 3.1.4 Two restricted byways follow a north/south orientation through the Site, bordered by hedgerows on both sides.
- 3.1.5 Other Public Rights of Way are located in the wider area. The Blackpool to Bridlington (Aerospace Way) long distance route follows the Woldgate Roman Road, to the north of the Site, and other routes with public access lie to the east.
- 3.1.6 There are a number of existing features in the landscape around the site, including two existing 66kV overhead electricity cables running east/west through and to the south of the site, a lattice telecommunications tower situated immediately north of the site on Woldgate, the Carnaby

industrial estate and longer distance views to the south towards existing wind farms.

- 3.1.7 The site lies within Burton Agnes Parish Council. The town of Bridlington lies approximately 4.7km east, and the city of Hull lies approximately 27.5km to the south of the Site. North York Moors National Park lies approximately 22km north of the Site at its closest point. A site location plan is included at Figure 1.

3.2 Project Description

Wind turbines

- 3.2.1 The six proposed wind turbines would be three-bladed horizontal axis wind turbines with a maximum height from base to blade tip (in their upright position) that would not exceed 149.9m. The blades would likely be made of fiberglass reinforced epoxy and would be mounted on a tapered tubular steel tower. The turbines would be light grey in colour, and the finish of the tower and blades would be semi-gloss and semi-matt, respectively.
- 3.2.2 The candidate model, as proposed to be used to inform assessments, would be the Vestas V117 – 4.2MW, with a hub height of 91.4m and rotor diameter of 117m. Electrical and telecommunication cables pass down the centre of the tower to a transformer housed either within the tower of the wind turbines or externally at the base. Each turbine would have a steel reinforced concrete foundation of piled, slab or hybrid design. Together, the six wind turbines would have an installed capacity of 25.2MW.
- 3.2.3 Wind turbines are typically of a variable speed type, with the rotor speed varying in response to the windspeed, with an operational windspeed range of between 3 and 25 m/s (for the candidate turbine). The turbines would be monitored and controlled by computer at all times, to allow the wind turbine to face directly into the wind. All six wind turbines would rotate in the same direction.
- 3.2.4 The final wind turbine model would be chosen in due course following a planning consent and subject to market availability, however, would require compliance with the assessed dimensions.
- 3.2.5 Table 3.1 below outlines the proposed wind turbine coordinates and their approximate elevation above ground level (AGL).

Table 3.1 – Turbine coordinates and elevations

Turbine number	Grid Reference	Approximate Elevation (m - AGL)
1	510553 465697	149.9 m
2	511086 465865	149.9 m
3	511678 466058	149.9 m
4	510747 464999	149.9 m
5	511290 465154	149.9 m
6	511771 465303	149.9 m

Wind turbine foundations

- 3.2.6 Each foundation would comprise a conventional, circular, high yield steel reinforced concrete structure, anticipated to be a gravity foundation type, typically of 25m in diameter requiring 720cum of concrete with 100T of steel reinforcement.
- 3.2.7 The detailed design for the foundation would be dependent on geotechnical site investigations during the enabling works to establish the subsoil/relevant load bearing strata. Each foundation would be specific to its particular location and would include relevant cable ducts and other ancillaries as required.

Met mast

- 3.2.8 A permanent mast is proposed to be located within the application site boundary which would be a free-standing lattice tower up to hub height of the candidate turbine and would house anemometers and wind vanes to measure wind speed and direction at various heights.

Crane hardstandings

- 3.2.9 Each wind turbine requires an area of hardstanding adjacent to the foundation to provide a stable base on which to site the turbine components and cranes for the erection of the turbine.
- 3.2.10 The main working area at each hardstanding area would be composed of compacted crushed stone with a main crane base area of approximately 62.5m X 25 m, with two smaller ancillary crane areas of 10m X 15m each for the assembly of the main lift crane boom and a further two 4m X 15m strips of hard standing for the storage of the turbine blades prior to erection, giving a total footprint of the hardstanding's at each turbine of approximately 1982m².
- 3.2.11 The final arrangement of the hardstanding will depend on the method of erection and exact specification of the cranes chosen by the turbine erection contractor. The hardstandings will be sufficiently level and with a suitable load-bearing capacity to ensure the safe storage of turbine components and operation of the cranes.
- 3.2.12 Surface water and groundwater levels will be managed to ensure that natural drainage patterns are maintained and that water levels within excavations do not rise beyond appropriate and safe limits.
- 3.2.13 The crane hardstanding would be left in place following construction in order to allow for the use of similar plant should major components need replacing during the operation of the Proposed Development. These would also be utilised during decommissioning.

Access tracks

- 3.2.14 Existing farm tracks and field entrances would be utilised and upgraded where necessary to allow access to the wind turbines. Where sections of new, upgraded or widened access track are required this would have the appearance of typical vernacular farm tracks with a crushed stone running surface, this would be allowed to grass over in time. The running surface (likely 4.5m wide) is laid over a stone sub-surface which itself is typically constructed upon a geotextile membrane.
- 3.2.15 To facilitate access for turbine delivery vehicles off the A614, it is proposed that the entrance to the existing track would be widened into the field to the north. Exact dimensions will be determined by swept path analysis and further engineering input.

Transformers

- 3.2.16 A 2m X 2m X 2m container for each transformer would be required, either within or adjacent to each wind turbine tower, which would transform the voltage up to 33kV.

Cabling

- 3.2.17 33kV underground cabling would be required between the wind turbines, routed to the consented substation location adjacent to the battery energy storage area in the Three Oaks Renewable Energy Park.

Temporary Construction Compound

- 3.2.18 A temporary construction compound would be located adjacent to the site entrance and would be approximately 40m X 50m, finished with crushed stone over a geotextile layer.

3.3 Operational Phase

- 3.3.1 The site would be remotely monitored and operated with the automated system alerting an engineer in case of component or system issue. Regular checks would be undertaken to ensure components are all in good working order.
- 3.3.2 The proposed operational period is 40 years, and farming practises can continue up to the base of the wind turbines and hardstandings.
- 3.3.3 Figure 2 shows an indicative site design for the Proposed Development.

4 Access and Vehicle Movements

- 4.1.1 The proposed route for abnormal loads and other construction traffic is likely to be from the M62, onto the A63, then onto the A614 and off the A614 onto the local track to the east of Thornholme village.
- 4.1.2 At this early stage, is it considered that the following construction vehicle movements would be likely:
- Access track construction – 800 HGVs over four months;
 - Hardstanding construction – 300 HGVs over three months;
 - Concrete pouring – 700 concrete wagons over three months;
 - Abnormal Loads – 54 deliveries over 2 months; and
 - Construction personnel – 150 per month (peak) over 9 months.

5 Interaction between Consented and Proposed Development.

- 5.1.1 The south eastern wind turbine is proposed to be situated within the development boundary of the consented Three Oaks Renewable Energy Park. Accordingly, at the same time as the Proposed Development is being prepared for planning submission, it is proposed to vary the consented development to remove solar panels. This will provide space to facilitate access to, and construction and operation of the proposed wind turbine.

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- 5.1.2 Due to technological advancements within the solar industry, and efficiencies within the consented site boundary, such a variation is not anticipated to adversely affect the consented installed capacity.
- 5.1.3 The 25.2MW from the proposed wind turbines is subject to a separate grid connection agreement.
- 5.1.4 In preparing this report for pre-application advice, careful consideration has been given to Hillside Parks Ltd v Snowdonia National Park Authority [2022] UKSC 30 regarding overlapping application boundaries. Despite the overlapping application boundaries, the Applicant is content that due to the abovementioned variation the deliverability of the two schemes together (the Proposed Development and the as would be varied consented Three Oaks Renewable Energy Park) is clear and achievable.
- 5.1.5 Figure 3 shows the interaction between the proposed and consented development, and Figure 4 shows how the consented development is proposed to be varied.

6 Environmental Impact Assessment

- 6.1.1 It is considered that the Proposed Development would constitute Environmental Impact Assessment (EIA) development under the Town and County Planning (Environmental Impact Assessment) Regulations 2017 (as amended).
- 6.1.2 Accordingly it is not proposed that a Request for an EIA Screening Opinion will be submitted to EROy Council, and that an EIA will instead be volunteered for the development.
- 6.1.3 The Environmental Statement (ES) will be prepared by competent experts, and a statement will be submitted outlining the relevant expertise or qualifications of such experts.

7 Anticipated Assessments

- 7.1.1 It is currently anticipated that the ES will contain the following technical assessment chapters:
- Landscape and Visual;
 - Historic Environment;
 - Biodiversity;
 - Access and Transport;
 - Acoustic;
 - Electromagnetic Interference and Aviation;
 - Shadow Flicker;
 - Cumulative effects (written as part of each topic chapter); and
 - Intra-project cumulative effects.
- 7.1.2 It is proposed that a list of cumulative development, for inclusion in assessments, will be agreed with EROy in advance of the submission of the Proposed Development, and would include (list not exhaustive):
- Three Oaks Renewable Energy Park;
 - Lisset Airfield Wind Farm; and

- Fraisthorpe Wind Farm.

7.1.3 A suite of photomontages will be submitted as part of the application for planning permission, from viewpoints to be agreed with ERO Council. A series of existing and predicted views, as presented at the recently held public exhibitions, are shown in Appendix 1 to this report.

8 Mitigation and Enhancement

8.1.1 Final mitigation adopted by the Proposed Development will be clarified during ongoing iterative assessment and reporting work. At this early stage the following indicative mitigation and enhancement measures are proposed:

- Limiting the overall height of the proposed wind turbines to 149.9m, and the overall number of turbines to six.
- Provision of at least a 10% net gain in habitat and biodiversity, achieved through tree planting, land set aside for breeding birds, hedgerow planting and enhancement;
- A soft landscaping scheme;
- Should bats be identified on site and an impact be identified, turbine rotation would be curtailed at low wind speeds and sensitive time periods;
- Commitment to adherence with Natural England's TIN015 guidance on bat separation distances;
- A Geophysical survey will be undertaken - pre-submission - to inform site design and enhance knowledge and understanding of the site's historical context

9 Planning Policy

9.1.1 The Proposed Development will be cognisant of the requirements and considerations contained within relevant national and local planning policy, including (*inter alia*):

- NPS EN-1 – Overarching National Policy Statement for Energy;
- NPS EN-3 – National Policy Statement for Renewable Energy;
- National Planning Policy Framework;
- National Planning Practice Guidance;
- East Riding of Yorkshire – Local Plan Update; and
- East Riding of Yorkshire Wind Energy Landscape Sensitivity Strategy.

9.1.2 Relevant consideration is also being given to the proposed Yorkshire Wolds National Landscape.

10 Public Consultation

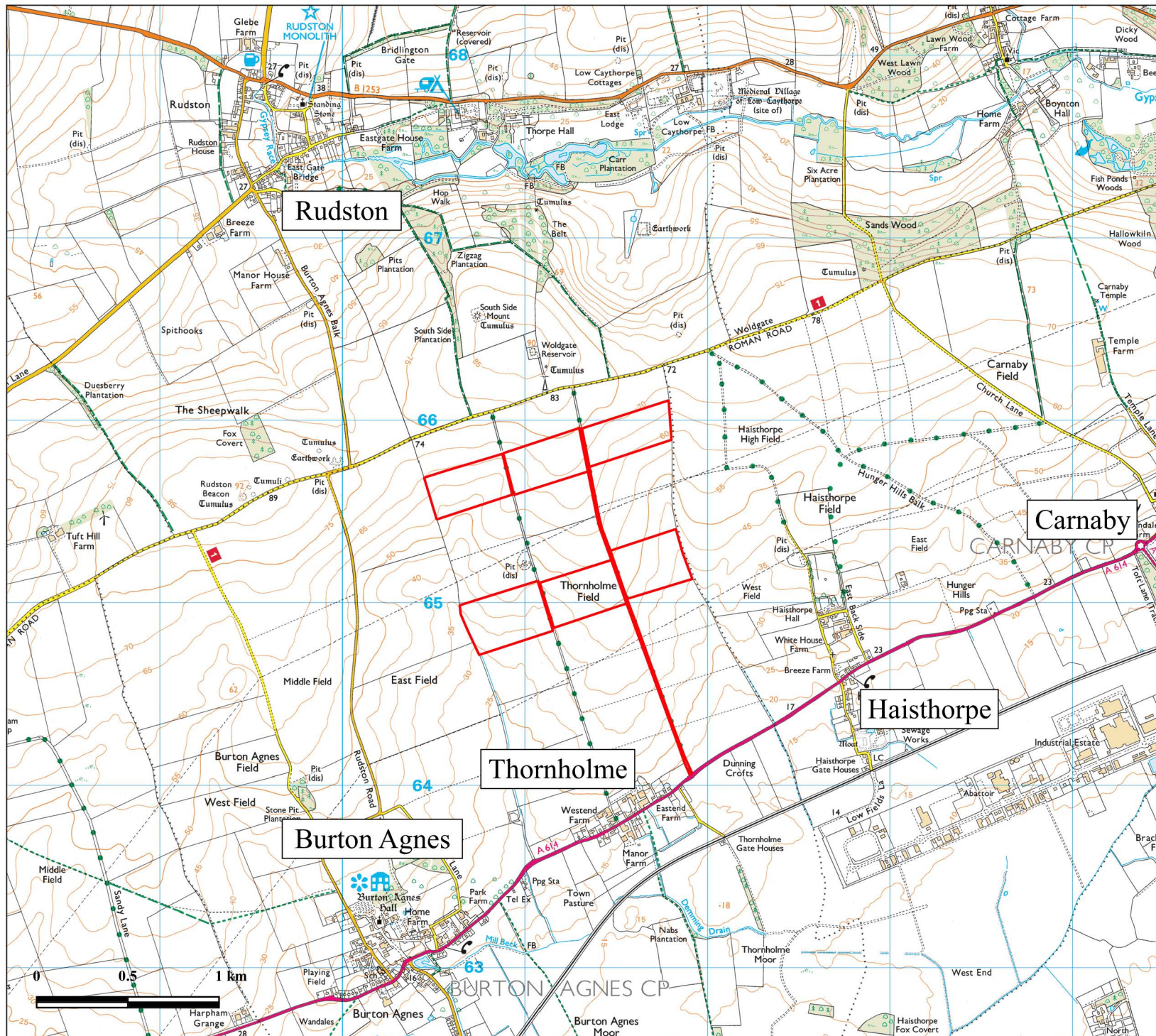
10.1.1 In July 2025, over 2,000 invitations were issued to properties surrounding the Proposed Development. There were approximately 87 attendees over three separate days at exhibitions (held between 2pm – 7pm) in Burton Agness, Carnaby and Rudston.

10.1.2 Dialogue with the community remains open and ongoing, and will continue to feed into the project's development accordingly.

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- 10.1.3 It is proposed that a Statement of Community Involvement will be prepared and submitted alongside the application for planning permission.

11 Next Steps

- 11.1.1 As referred to above, it is proposed that an EIA is volunteered for the Proposed Development, thus no formal request for an EIA Screening Opinion will be requested.
- 11.1.2 Due to information previously gathered through the consented Three Oaks Renewable Energy Park project, and the Applicant and topic specialist advisor's prior experience in the wind sector, it is proposed that feedback through this pre-application process and proactive engagement with both statutory bodies and the local community will feed into the design and development of the Proposed Development. It is not proposed that a Request for a Scoping Opinion will be submitted.
- 11.1.3 Through ongoing engagement, and upon reaching a final site design, the environmental assessments will be completed and reported within an Environmental Statement. A planning application would then be submitted to ERoY Council.



Legend

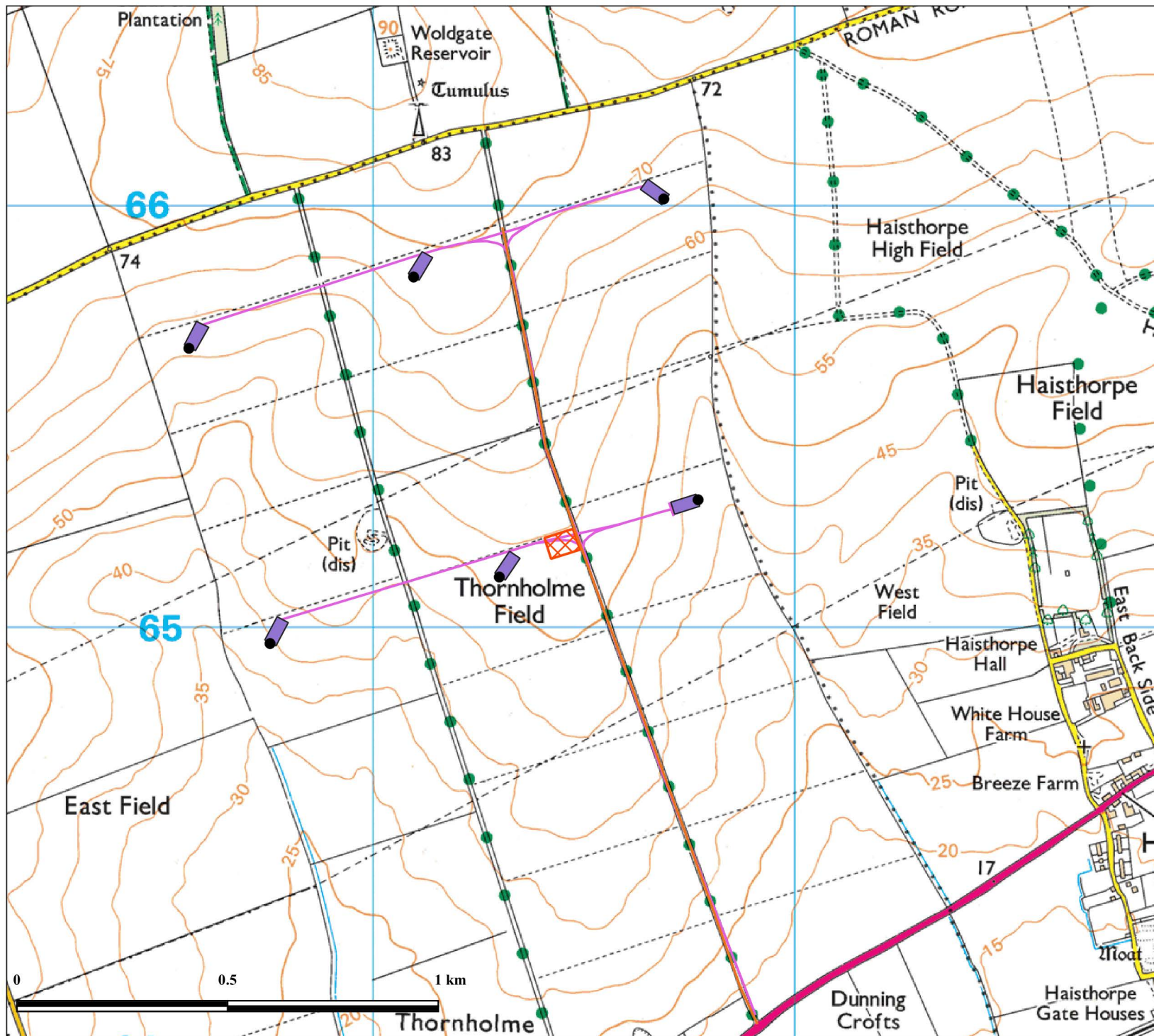
Indicative Redline for the
Proposed Development



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Three Oaks Extension

Figure 1. Site Location Plan
July 2025



Legend

Indicative
Wind Turbine Location



Indicative
Turbine Hardstanding



Indicative
Tracks Between Turbines



Indicative Access Track



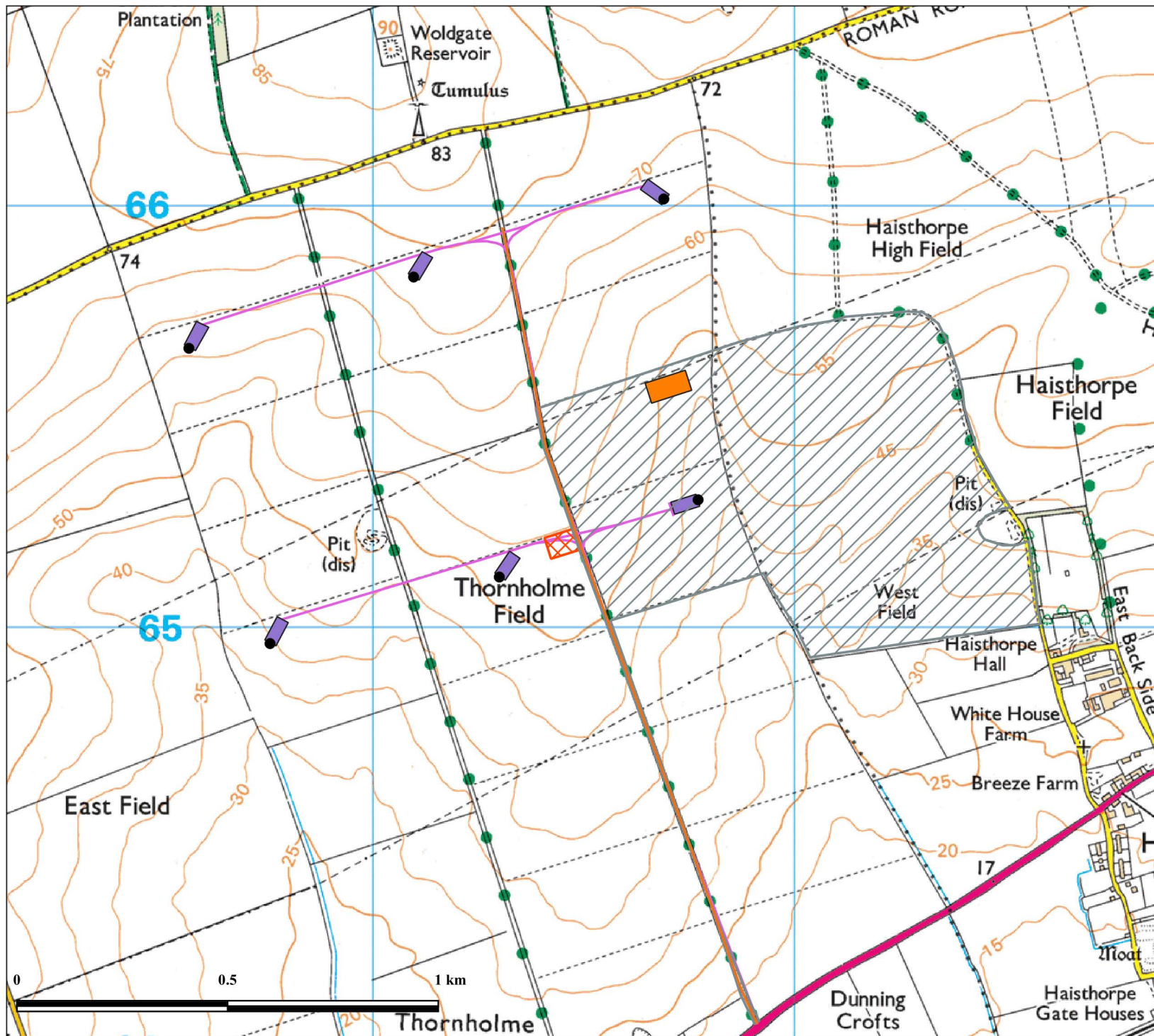
Indicative
Construction Compound



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Three Oaks Extension

Figure 2. Indicative Proposed
Development Layout
July 2025



Legend

Indicative
Wind Turbine Location



Indicative
Turbine Hardstanding



Indicative
Tracks Between Turbines



Indicative Access Track



Indicative
Construction Compound



Permitted
Solar Development Area



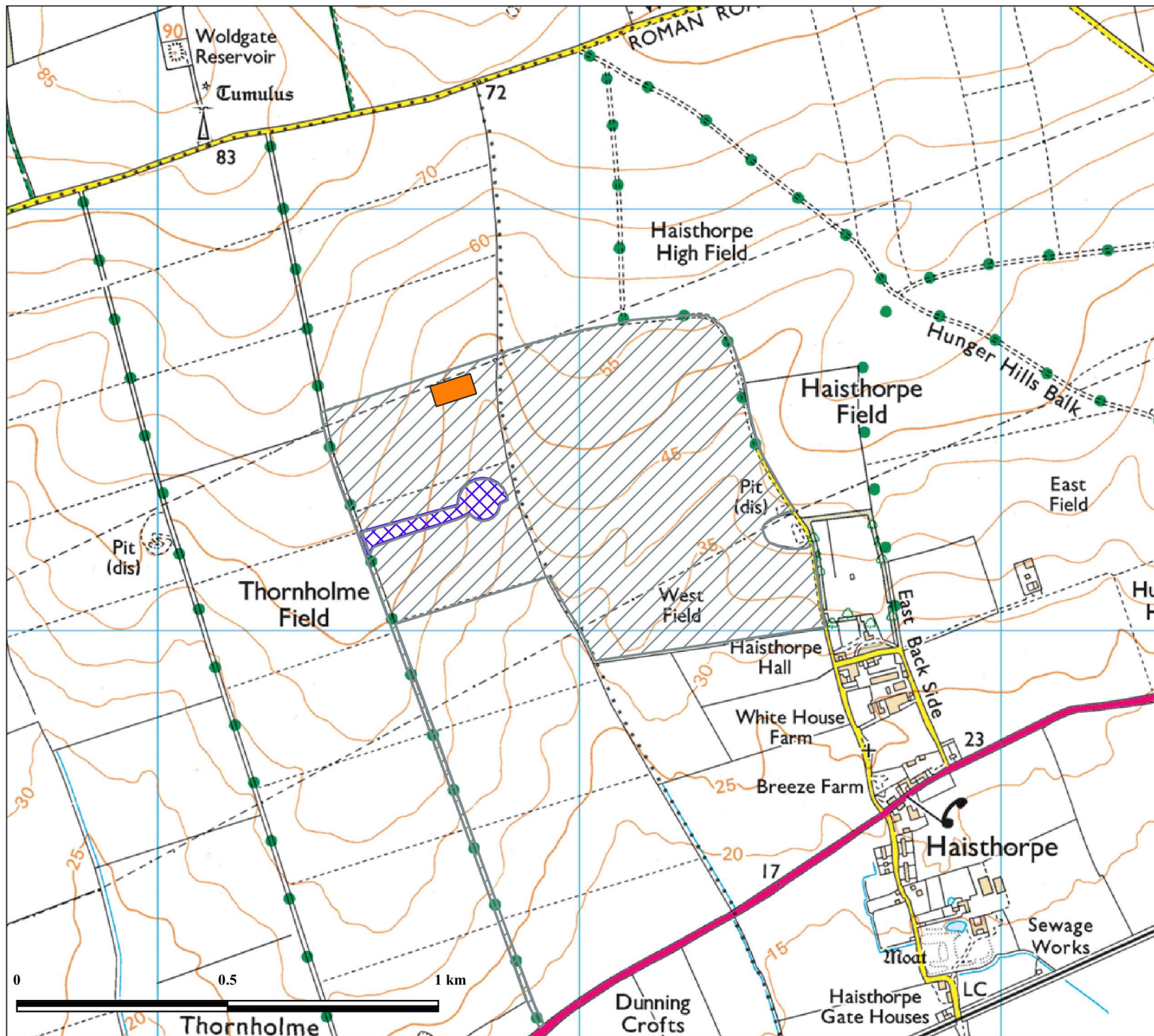
Permitted
BESS & Substation Area



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Figure 3. Consented & Proposed
Layout
July 2025



Legend

- Permitted Solar Development Area 
- Permitted BESS & Substation Area 
- Removed Solar Area for Wind Turbine 



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Three Oaks Extension

Figure 4. Proposed Variation to Consented Layout
July 2025

Appendix 1 – Proposed visualisations

Three Oaks Renewable Energy Park Extension

Viewpoint 1

View from 500m northwest of the site, opposite the layby near the corner of Woldgate and Rudston Rd.

The photomontages, alongside onsite analysis, are used in the landscape and visual impact assessment to assess the potential impacts of the proposal to views.



Existing view



Predicted view



Three Oaks Renewable Energy Park Extension

Viewpoint 2

View from West Back Side Road, 1 km to the southeast of the site.

The photomontages, alongside onsite analysis, are used in the landscape and visual impact assessment to assess the potential impacts of the proposal to views.



Existing view



Predicted view



Three Oaks Renewable Energy Park Extension

Viewpoint 3

View from the A614, 1.3 km to the south of the site.

The photomontages, alongside onsite analysis, are used in the landscape and visual impact assessment to assess the potential impacts of the proposal to views.



Existing view



Predicted view



Three Oaks Renewable Energy Park Extension

Viewpoint 4

View from Back Lane, 1.3km to the southwest of the site.

The photomontages, alongside onsite analysis, are used in the landscape and visual impact assessment to assess the potential impacts of the proposal to views.



Existing view



Predicted view



Three Oaks Renewable Energy Park Extension

Viewpoint 5

View from Church Lane, Carnaby, 2.6km to the east of the site.

The photomontages, alongside onsite analysis, are used in the landscape and visual impact assessment to assess the potential impacts of the proposal to views.



Existing view



Predicted view



Three Oaks Renewable Energy Park Extension

Viewpoint 6

View from Rudston, on School Lane by All Saints Church, 2km to the north of the site.

The photomontages, alongside onsite analysis, are used in the landscape and visual impact assessment to assess the potential impacts of the proposal to views.

