
Design and access statement

For application 20250251

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1 Introduction

This application is submitted under Section 96A of the Town and Country Planning Act 1990 to seek approval for non-material amendments to planning permission ref. 20250251.

The proposed amendments comprise a number of minor design changes to the approved scheme, reflecting detailed design development and optimisation of the plant and infrastructure layout. These include limited repositioning of equipment, adjustments to building locations, and minor dimensional changes to certain elements.

The amendments do not result in any change to the description of the development, site boundary, or overall function of the scheme, and do not give rise to any materially different environmental or planning impacts.

The changes are therefore considered to be non-material in the context of the approved development and are appropriate to be considered under Section 96A.

2 Summary of Proposed Amendments

2.1 Layout Refinements and Reconfiguration

A number of plant items and buildings have been subject to limited repositioning within the approved site boundary, including:

- Micrositing and rotation of the DNO substation and associated buildings
- Micrositing of the auxiliary transformer, office foundation, and storage units
- Internal reconfiguration of process plant including electrolyser units, nitrogen and compressed air infrastructure, and associated equipment
- Relocation of various ancillary components, including analysers and spares containers

These changes represent internal adjustments to improve the efficiency and operability of the facility, without altering the overall site layout or extent of development.

2.2 Introduction and Rationalisation of Plant and Equipment

The amendments include the introduction of certain additional items of plant, alongside rationalisation of previously approved components, including:

- Addition of electrical infrastructure such as a shunt reactor, harmonic filter, electrical panel and analyser cubic housing
- Removal of redundant elements, including a previously approved pipe bridge
- Change of electrolyser supplier/model and orientation, with the total number of electrolyser units decreasing from five units to three units
- Maintenance ladder and platform added at the top of the vent /emergency flare
- Introduction of protective lightning rods around the site

These changes reflect design optimisation, simplification and process safety of the overall arrangement, maintaining the same operational function as previously approved.

2.3 Minor Dimensional and Design Adjustments

Limited dimensional adjustments have been made to certain elements of the scheme, including:

- Refinements to the size and configuration of selected water/effluent storage tanks
- Adjustment to the hydrogen storage tanks to include a platform and lifting beam arrangement for maintenance access, and consolidation of the platforms into a single integrated structure to ensure multiple access/egress for improved safety
- Revision to the dimensions of the electrolyser units due to the change in supplier
- Minor changes to the scale of ancillary infrastructure (pipe racks)

These changes are localised and do not materially alter the overall scale, height, or visual envelope of the development.

2.4 Site Infrastructure and Boundary Treatments

Amendments to site infrastructure include:

- Section of pipe bridge removed
- Repositioning of effluent tank within the site, with no change to its functional role

All of these changes are associated with improved layout efficiency and do not give rise to any material change in site security, safety, or visual appearance. A change log can be found within appendix 1 of this document.

The proposed amendments do not give rise to any changes in the transport statement, CEMP, OEMP, drainage, flood risk, or surface water management arrangements, which remain as previously approved.

Similarly, the amendments do not result in any materially different noise impacts, and the conclusions of the original assessments remain valid and/or is improved.

Accordingly, the development continues to operate within the same environmental parameters as previously assessed.

3 Conclusion

The proposed amendments represent a series of minor design refinements arising from the progression of the development through detailed design. These changes are limited to internal layout adjustments, optimisation of plant and equipment configuration, and minor updates to supporting infrastructure.

Overall, the amendments represent a series of minor, internal design refinements that do not alter the nature, scale, or function of the approved development, and do not give rise to any materially different planning impacts compared to those previously assessed.

Although the number of electrolyser units has reduced from five to three, the revised configuration results in a comparable visual envelope, and when considered in the context of the surrounding industrial landscape, the development will continue to have a consistent and acceptable visual presence with no material change in impact. The supporting documentation includes 3D visualisations of the hydrogen facility, illustrating its appearance within the surrounding industrial landscape and from external viewpoints.

The amendments do not affect the approved site boundary, development description, or operational characteristics of the scheme, and do not result in any changes to previously assessed matters such as amenity, drainage, transport, noise, CEMP, OEMP or flood risk.

On this basis, the proposed amendments are considered to be non-material in the context of the approved development and are therefore appropriate for consideration under Section 96A of the Town and Country Planning Act 1990.

4 Appendix 1 – Drawing Change Log

Approved Drawing	Updated/New Drawing	Change/ Comment
5135-RES-HYD-DR-PT-001 - Hydrogen Electrolysers - Elevations and Floor Plan	05135-RES-HYD-DR-PT-001 - Hydrogen Electrolysers (Updated Plan)	Rotation, Reduced quantity and Dimension
05135-RES-HYD-DR-PT-002 - Hydrogen Storage Tank - Elevations and Floor Plan	05135-RES-HYD-DR-PT-002 - Hydrogen Storage Tank (Updated Plan)	Connected platform, Dimension change
05135-RES-HYD-DR-PT-004 - Emergency Vent Stack - Elevations A and B	05135-RES-HYD-DR-PT-004 - Emergency Vent/Flare Stack (Updated Plan)	Maintenance ladder and platform added to top of the stack
05135-RES-HYD-DR-PT-005 - Nitrogen and Compressed Air Storage Tank – Elevations And Floor Plan	05135-RES-HYD-DR-PT-005 - Nitrogen And Compressed Air Storage Tank (Updated Plan)	Change in Dimension and spacing between units
05135-RES-HYD-DR-PT-008 - PCV 3 - Elevations and Floor Plans	05135-RES-HYD-DR-PT-008 - PCV 3 (Updated Plan)	Microsited and dimensional change
05135-RES-HYD-DR-PT-011 - Feed Water Tank - Elevation and Floor Plan	05135-RES-HYD-DR-PT-011 - Feed Water Tank (Updated Plan)	Relocated and reduction in size
3D view of Hydrogen Electrolyser	05135-RES-HYD-DR-PT-014 - ITM Neptune V Hydrogen Electrolysers (Updated Plan)	Changed Supplier from Cummins to ITM
05135-RES-SUB-DR-PT-006 - Control Room - Elevations and Floor Plan	No change	N/A
05135-RES-HYD-DR-PT-016 - Maintenance Storage - Floor Plans and Elevations	No change	N/A
05135-RES-HYD-DR-PT-017 - Waste Water Tank - Elevation and Floor Plan	05135-RES-HYD-DR-PT-017 - Waste Water Tank (updated Plan)	Tank reposition and mostly belowground
05135-RES-HYD-DR-PT-018 - Compressor, Air /Nitrogen And Production Module	05135-RES-HYD-DR-PT-018 - Compressor, Air /Nitrogen And Production Module (Updated Plan)	Reduced number of containers
05135-RES-PRO-DR-PT-001 - Block Plan - Proposed	05135-RES-PRO-DR-PT-001 - Infrastructure Layout (Updated Plan)	Changes to the site plan due to detailed design
05135-RES-PRO-DR-PT-002 - Infrastructure Layout - North Elevations	05135-RES-PRO-DR-PT-002 - Elevation View - North Infrastructure Layout (Updated Plan)	Changes to the site due to detailed design
05135-RES-PRO-DR-PT-003 - Infrastructure Layout - West Elevation View	05135-RES-PRO-DR-PT-003 - Elevation View - West Infrastructure Layout (Updated Plan)	Changes to the site due to detailed design
05135-RES-PRO-DR-PT-004 - Infrastructure Layout - South Elevation	05135-RES-PRO-DR-PT-004 - Elevation View - South Infrastructure Layout (Updated Plan)	Changes to the site due to detailed design
05135-RES-PRO-DR-PT-005 - Infrastructure Layout - East Elevation	05135-RES-PRO-DR-PT-005 - Elevation View – East Infrastructure Layout (Updated Plan)	Changes to the site due to detailed design
05135-RES-SDP-DR-PT-001 - Support Frame and Pipe Rack - Sections and Elevations	05135-RES-SDP-DR-PT-001 - Typical Services Support Frame Pipe Rack (Updated Plan)	Dimensional changes

05135-RES-SDP-DR-PT-002 - Support Frame and Pipe Bridge - Elevations and Sections	No longer needed	Pipe bridge has been removed
05135-RES-SEC-DR-PT-001 - Security Fence Detail - Elevations and Cross Section	No Change	N/A
05135-RES-SEC-DR-PT-002 - Typical Lighting and CCTV Column -Elevation	05135-RES-SEC-DR-PT-002 - Typical Lighting & CCTV Column (Updated Plan)	Dimensional change
05135-RES-SEC-DR-PT-003 - Typical Vehicle Barrier - Elevations Details and Sections	05135-RES-SEC-DR-PT-003 - Typical Vehicle Barrier (Updated Plan)	Dimensional change
05135-RES-SUB-DR-PT-001 - DNO Substation Building - Elevations and Floor Plan	05135-RES-SUB-DR-PT-001 - DNO Substation Building (Updated Plan)	Microsited and rotated
05135-RES-SUB-DR-PT-002 - Hydrogen Facility Substation Buildings - Elevations and Floor Plans	05135-RES-SUB-DR-PT-002 - Hydrogen Facility Substation Buildings (Updated Plan)	Reduced in size
05135-RES-SUB-DR-PT-003 - Auxiliary Transformer - Elevations and Floor Plans	05135-RES-SUB-DR-PT-003 - Auxiliary Transformer (Updated Plan)	Reduced in size
N/A	05135-RES-SUB-DR-PT-004 - Grid Compliance Equipment Harmonic Filter (New Plan)	New drawing
05135-RES-SUB-DR-PT-006 - DNO Substation In GRP Enclosure - Elevations and Floor Plan	No change to drawing	N/A
N/A	05135-RES-SUB-DR-PT-007 - Grid Compliance Equipment Shunt Reactor (New Plan)	New drawing
N/A	05135-RES-SUB-DR-PT-008 - Electrical Panel (New Plan)	New drawing
N/A	05135-RES-HYD-DR-PT-019 - Analyser Cubicle Housing (New Plan)	New drawing
N/A	05135-RES-HYD-DR-PT-020 - Electrolyser Water Tank (New Plan)	New drawing
N/A	05135-RES-HYD-DR-PT-021 - Typical Lightning Protection Rod (New Plan)	New drawing
05135-RES-LAY-DR-PT-001 - Site Location Plan	No change	N/a
05135-RES-ACC-DR-PE-001 - Access Route and Construction Support Areas	No Change	N/a
05135-RES-UTI-DR-XX-001 - Utilities Layout	No Change	N/a
8856_UNDERGROUND_R1 -Underground Utility Survey (Sheets 1 to 5)	No Change	N/a
05135-RES0-ACC-DR-PE-001 - Proposed Access Route and Construction Support Areas	No change	N/a