

# Welcome

## Ratcliffe-on-Soar Power Station Redevelopment

Welcome to this public consultation about the future of the Ratcliffe-on-Soar power station site. Rushcliffe Borough Council is working with Uniper, owner of the power station, to explore options for the redevelopment of the site. We are at the start of this process and want to share our initial ideas, and seek your views on the future of the site.



## The opportunity

The power station will close at the end of September 2024 in line with government policy to end coal-fired power generation. Many power station sites often remain vacant for years after they have closed. The Council is therefore taking a proactive approach to help secure the long-term future of the site after its closure.

This is an opportunity to create a site of regional and national importance, accommodating new industry and businesses with many high-skilled jobs. The site benefits from good accessibility by road, rail and air, as well as good connectivity to high-capacity utilities infrastructure (electricity, heat and water).

The site is also part of the East Midlands Freeport. Freeports are a government initiative to encourage innovation and job creation. These sites are subject to special regulatory measures, tax breaks and government support.

To support the redevelopment proposals, the Council and Uniper are working together to prepare a Local Development Order for the site.

## What is a Local Development Order?

A Local Development Order (LDO) is a planning tool which Local Planning Authorities can use to streamline the planning process. They grant planning permission for specified types of development in clearly defined areas, subject to certain controls, to ensure that appropriate forms of development come forward.

LDOs create certainty for investors, speed up the planning process and accelerate delivery of the sites. Government guidance encourages Councils and landowners to work together when preparing LDOs, and also encourages the use of LDOs to achieve planning permission on Freeport sites.

## Key potential benefits

- Supporting an estimated 7,000 – 8,000 jobs based around advanced manufacturing and energy uses
- Sustainable on-site energy generation and storage
- Contributing to the UK's transition to a low carbon future
- An environment which promotes a healthy work-life balance, with outdoor spaces where people can meet, relax and exercise
- Convenient commuting links and public transport connections
- Good freight connectivity via rail, road and air



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# The Site

## Ratcliffe-on-Soar Power Station Redevelopment

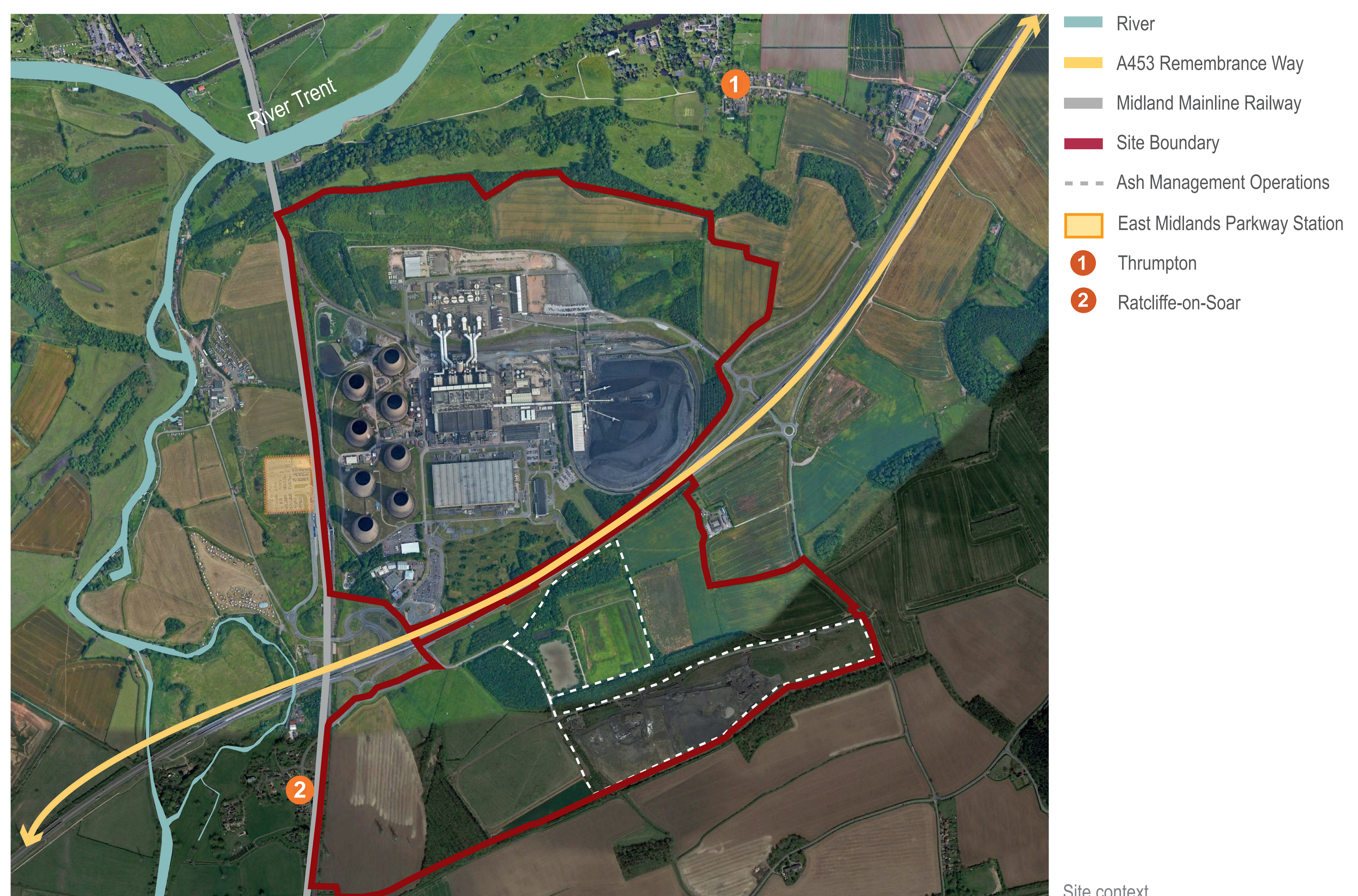
The Local Development Order could grant planning permission for a range of modern industrial uses on the redeveloped site, including advanced manufacturing, low-carbon energy production, battery production, energy storage, logistics, and research and development. A masterplan for the site is being developed to support the redevelopment, which will guide growth and development over the coming years. We would like to hear your views on the plans for the site.

### The site

The site is centrally located in England with good connectivity to East Midlands Airport, and to the wider UK national road and rail networks. There is an existing rail freight connection on the site, with proven capacity of over five million tonnes per year. The East Midlands Parkway train station is adjacent to the site, which is planned to connect with the new national high speed rail network (HS2). All these features offer an opportunity to provide convenient and accessible freight transport links and public transport connections.

The site comprises roughly 265 hectares and supports the current power station, including coal stockpiles, the operational power plant, eight cooling towers, supporting buildings and facilities, and ash management operations. There is a National Grid substation which would stay on site.

Uniper recently received planning approval (subject to completion of the Section 106 Agreement) from Nottinghamshire County Council for an energy recovery facility at the power station site. This is known as the East Midlands Energy Re-Generation (EMERGE) Centre, which is the anchor project for the future energy hub proposed for the site.



We are looking to bring forward the redevelopment of the site in a way that maximises the benefit for the whole region. This could support the best opportunity to retain and reskill the power station workforce as the plans move forward and provide thousands of permanent high-skilled jobs.

### Policy background

The redevelopment of the site is supported in the Strategic Economic Plan for the D2N2 Local Enterprise Partnership. The emerging Greater Nottingham Strategic Plan, which includes the Borough of Rushcliffe, could potentially allocate the power station site for employment development in a new Local Plan.

The Local Plan is unlikely to be adopted before late 2023, which is not soon enough to provide planning certainty for the future of the site. In order to capture the benefits of the Freeport status of the site, businesses need to be operating at the site by 2026. For this reason, the Council is working with Uniper to prepare an LDO, which will speed up the planning process, whilst enabling the Council to retain control over the future use of the site.

### Working with regional stakeholders

We intend to work closely with regional and local stakeholders including the Midlands Engine, East Midlands Freeport, East Midlands Development Corporation, local and county councils, Local Enterprise Partnerships, universities and businesses to understand how the power station site can contribute to continued economic growth in the East Midlands.

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# East Midlands Freeport

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## Ratcliffe-on-Soar Power Station Redevelopment

### What is a Freeport?

Freeports are a flagship government programme designed to attract major domestic and international investment and deliver on the “levelling-up” agenda.

Freeports are similar to ‘enterprise zones’; being designated areas nominated to attract new investment and jobs in relevant sectors. They offer manufacturers and other developers a range of government support to promote investment and trade. They also offer local authorities significant additional funding, via increased local business rates retention, to reinvest to make the area more attractive to investors and to support associated regional priorities, such as road improvements.

The government’s objectives for Freeports are:

1. Trade and investment – Establish Freeports as national hubs for global trade and investment across the UK
2. Employment and economic activity – Promote regeneration and job creation
3. Innovation and productivity – Create a hotbed for innovation

### What is the East Midlands Freeport?

The East Midlands Freeport was announced as a successful Freeport bid by the government in March 2021.

As the UK’s only inland Freeport, it will drive economic regeneration across the East Midlands. Underpinning this is a combination of partners focused on creating thousands of jobs, boosting skills and accelerating the region’s commitment to decarbonisation and achieving net zero through low-carbon energy investments.



The power station site forms a key part of the East Midlands Freeport bid proposal. The site has been identified for its good connectivity and access to existing high-capacity utilities infrastructure. This could support a range of energy-intensive end uses, such as industrial and advanced manufacturing processes.

The other East Midlands Freeport sites are:

- East Midlands Airport and Gateway Industrial Cluster
- East Midlands Intermodal Park

For more information visit [emfreeport.com](https://emfreeport.com)

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# The Vision

## Ratcliffe-on-Soar Power Station Redevelopment

The emerging vision for the site sets out the guiding principles by which the development would be brought forward, and seeks to deliver:

- A zero carbon technology and energy hub for the East Midlands
- High-skilled jobs
- Modern industry and business uses, served by on-site sustainable energy generation and storage
- Advanced manufacturing, for example for the production of electric car batteries
- A hub for research, development, and innovation, through links with universities, business support organisations and established industry



Artist's impressions showing how the site could look in the future

## Existing site conditions



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# Business & Employment

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## Ratcliffe-on-Soar Power Station Redevelopment

The Ratcliffe-on-Soar power station site is centrally located in England, making it an attractive site for redevelopment, due to its good connectivity by road, rail and air. The redevelopment of the site has the potential to increase skills and training opportunities. This will further support the East Midlands economy by attracting national and international companies, helping to deliver long-term inward investment in the region.

## Examples of potential business that could locate to the site in the future

- Industrial, manufacturing and data operations with high energy demands
- Low-carbon and green energy generation
- Energy storage
- Advanced manufacturing
- Logistics
- Research and training facilities
- Other complementary uses



Example of advanced manufacturing



Example of solar power generation

## Key features

The site benefits from a range of features that make it well placed to potentially accommodate a mixture of uses, such as advanced manufacturing and energy businesses, for example:

- Land to provide large, secure and flexible development plots
- Resilient, reliable access to low-carbon energy, including the EMERGE Centre, which was granted planning approval in 2021 (subject to completion of the Section 106 Agreement)
- Access to a skilled workforce in three counties
- Easily accessible central England location
- Freeport status, with a regulatory framework in place, tax breaks and government support
- Good transport links for staff, visitors and freight (road, rail, air)
- Proximity to complementary businesses
- Training and research opportunities
- Proximity to universities and internationally recognised research institutions



Example of reliable access to low-carbon energy



Example of landscaping between plots

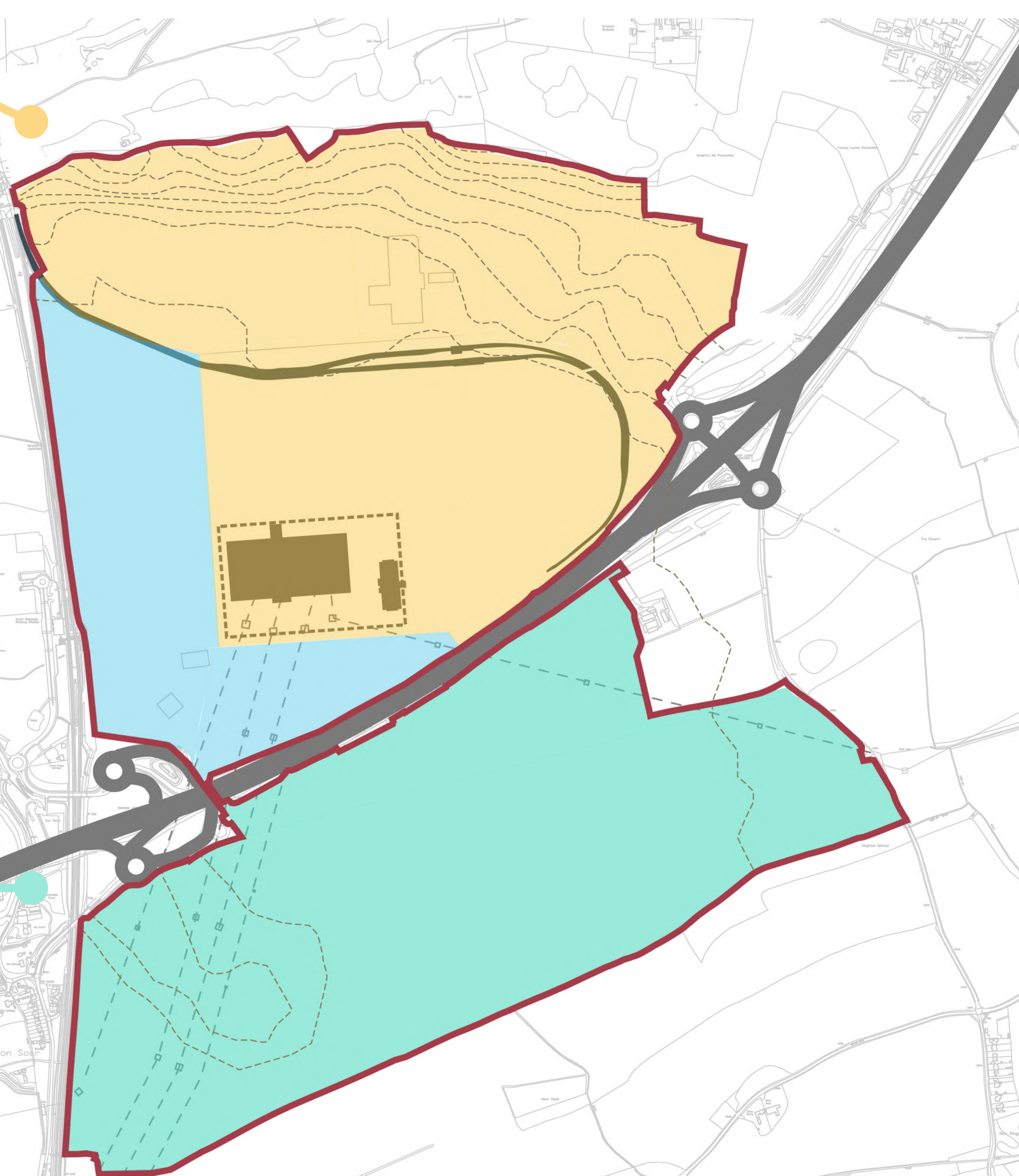
**North: New energy zone**  
Energy, logistics, data centres  
EMERGE Centre – planning approval  
(subject to completion of the Section 1



**West: Innovation campus**  
Research & development, innovation I  
training, battery storage, transport hut



**South: Making district**  
Advanced manufacturing, energy, data centres



Indicative employment zones

For more information:

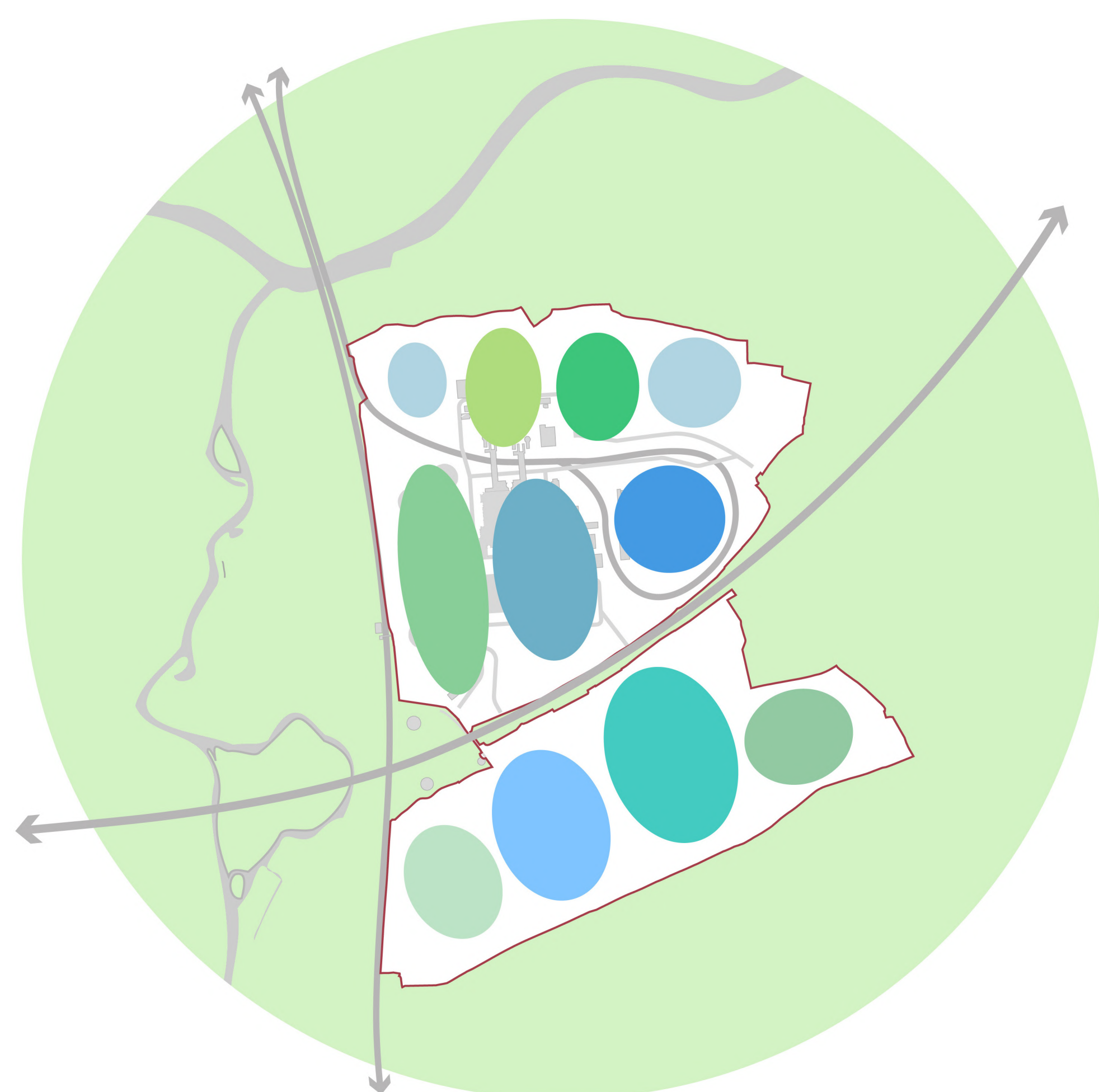
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# Masterplan Objectives

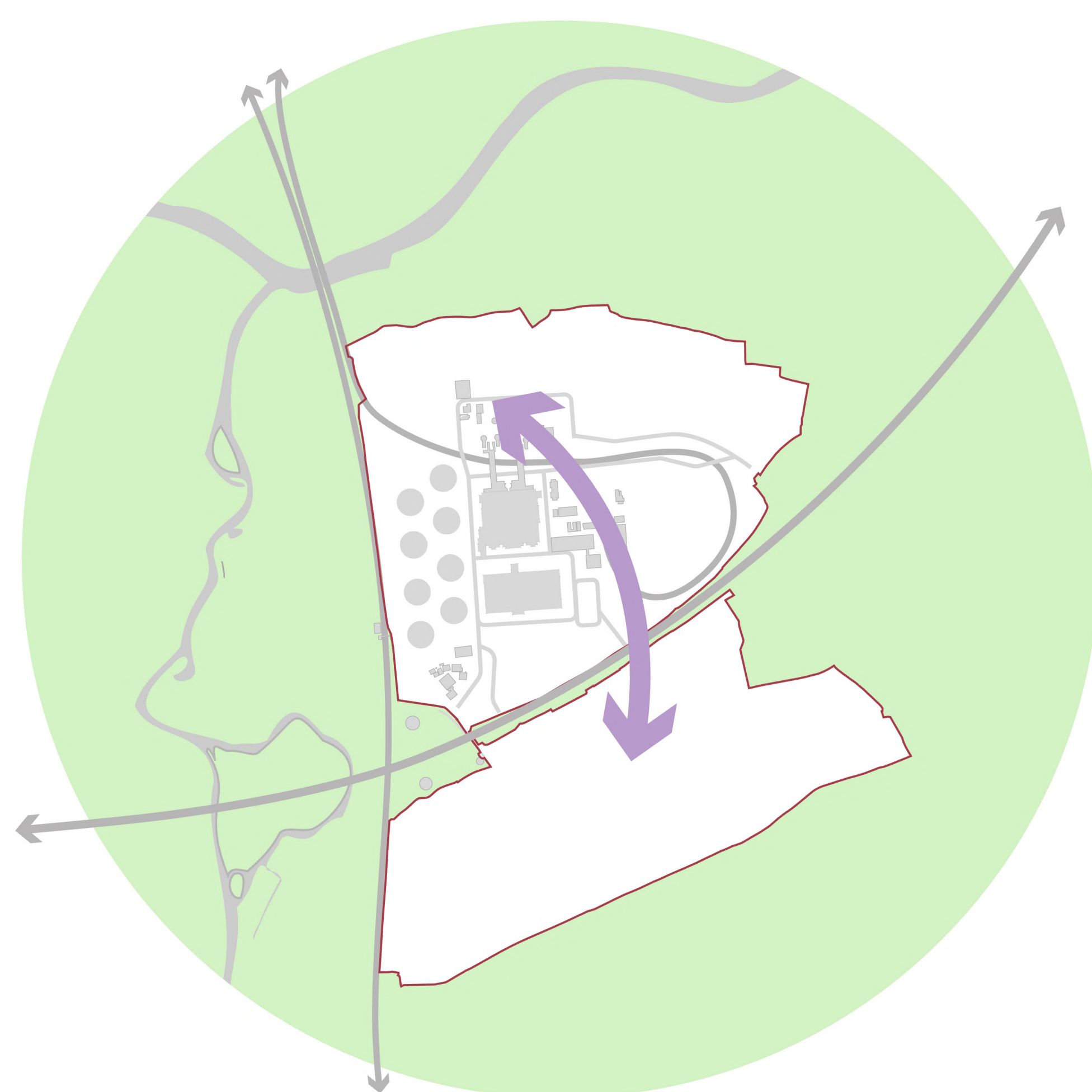
RUSHCLIFFE BOROUGH COUNCIL

## Ratcliffe-on-Soar Power Station Redevelopment

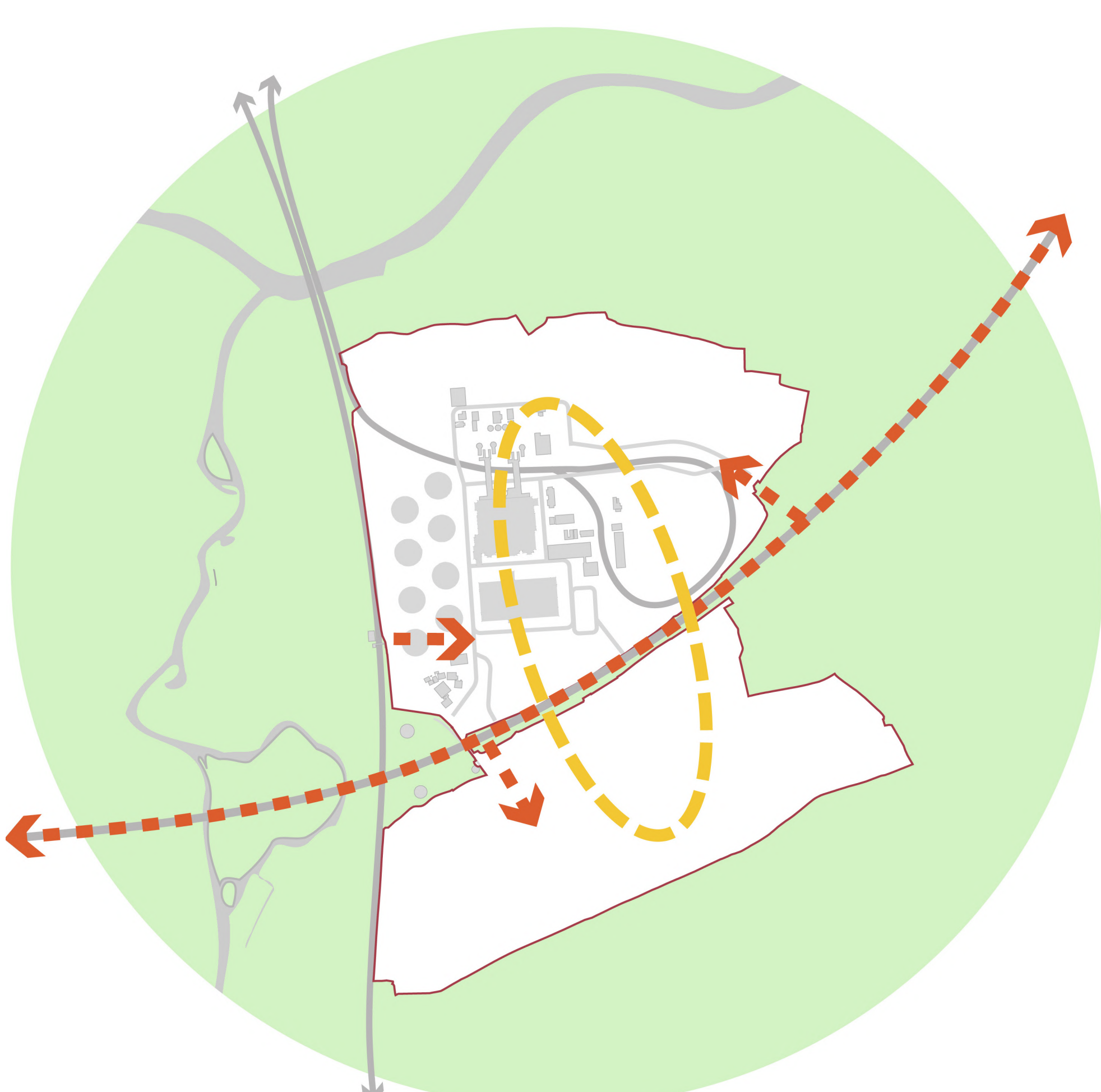
We have developed some initial objectives for the masterplan, which are aligned with the emerging vision for the redevelopment of the site. These objectives are not fixed but show the initial thinking for the site. They are explained in the following diagrams:



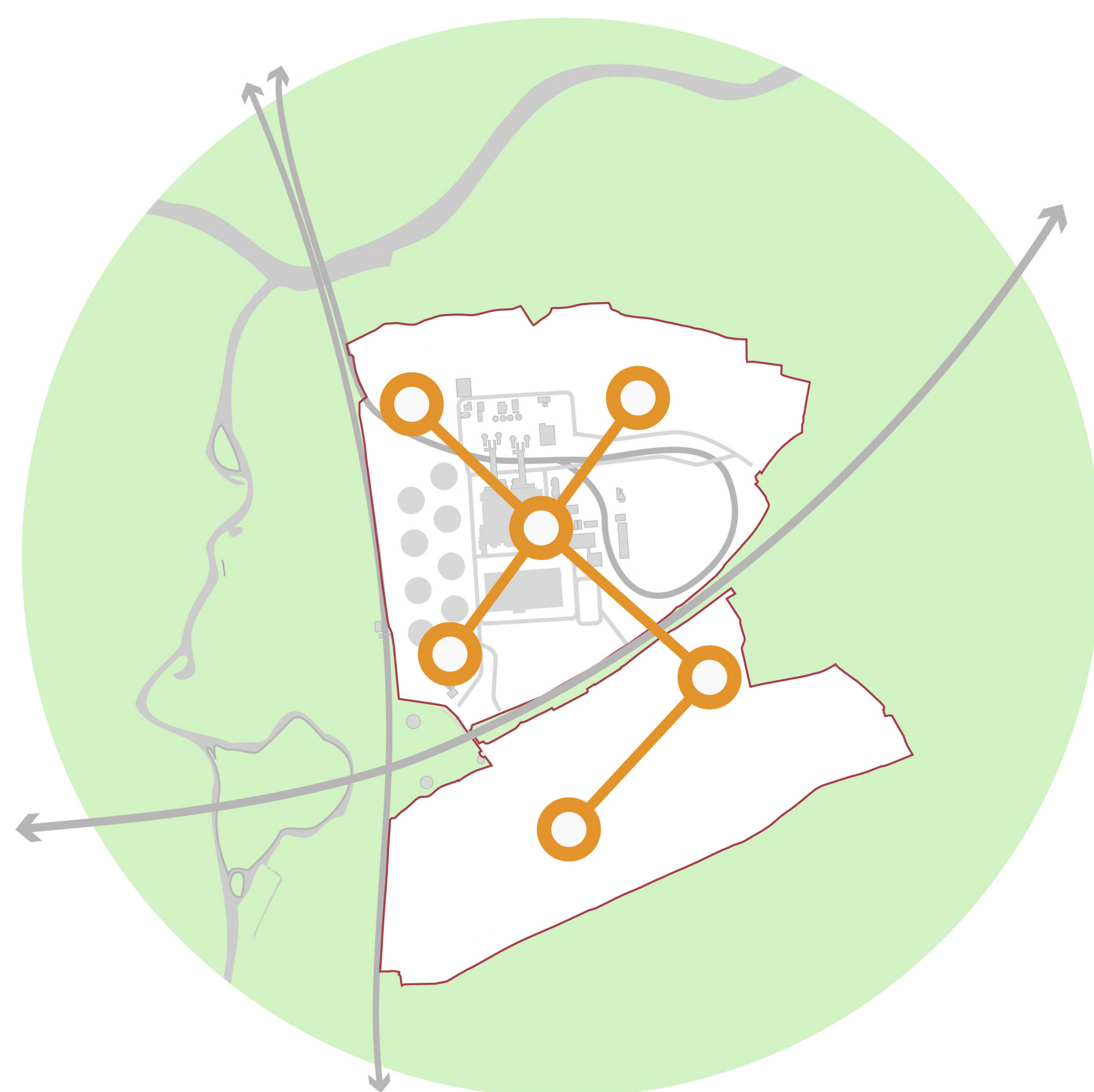
**1. Welcoming a range of sectors and industries**  
Creating a new home for a variety of businesses and research organisations.



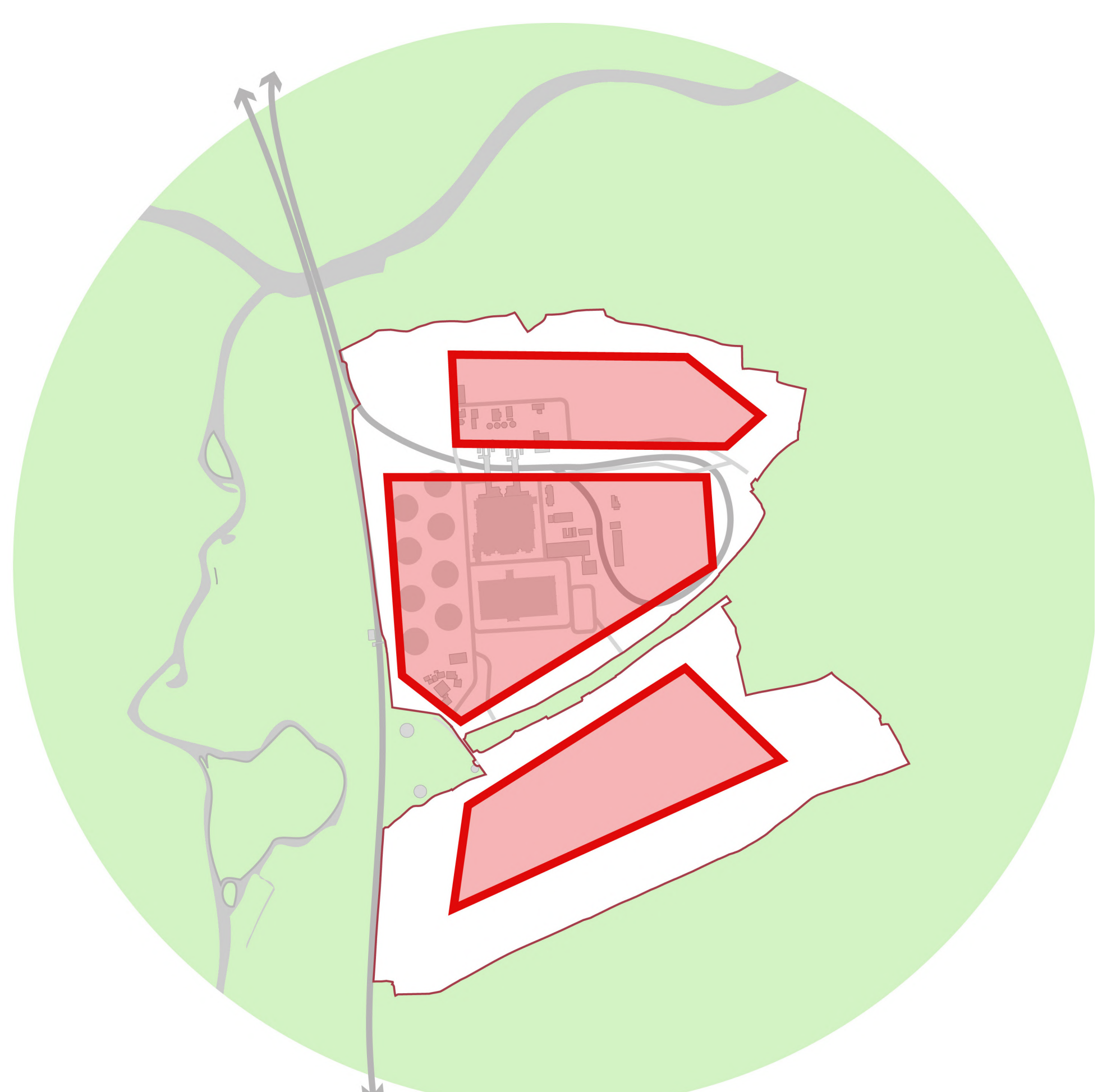
**2. Creating one combined site**  
North and South areas integrated into one campus.



**3. Better connected**  
Enhancing public transport connectivity and creating a new network of internal roads and routes.



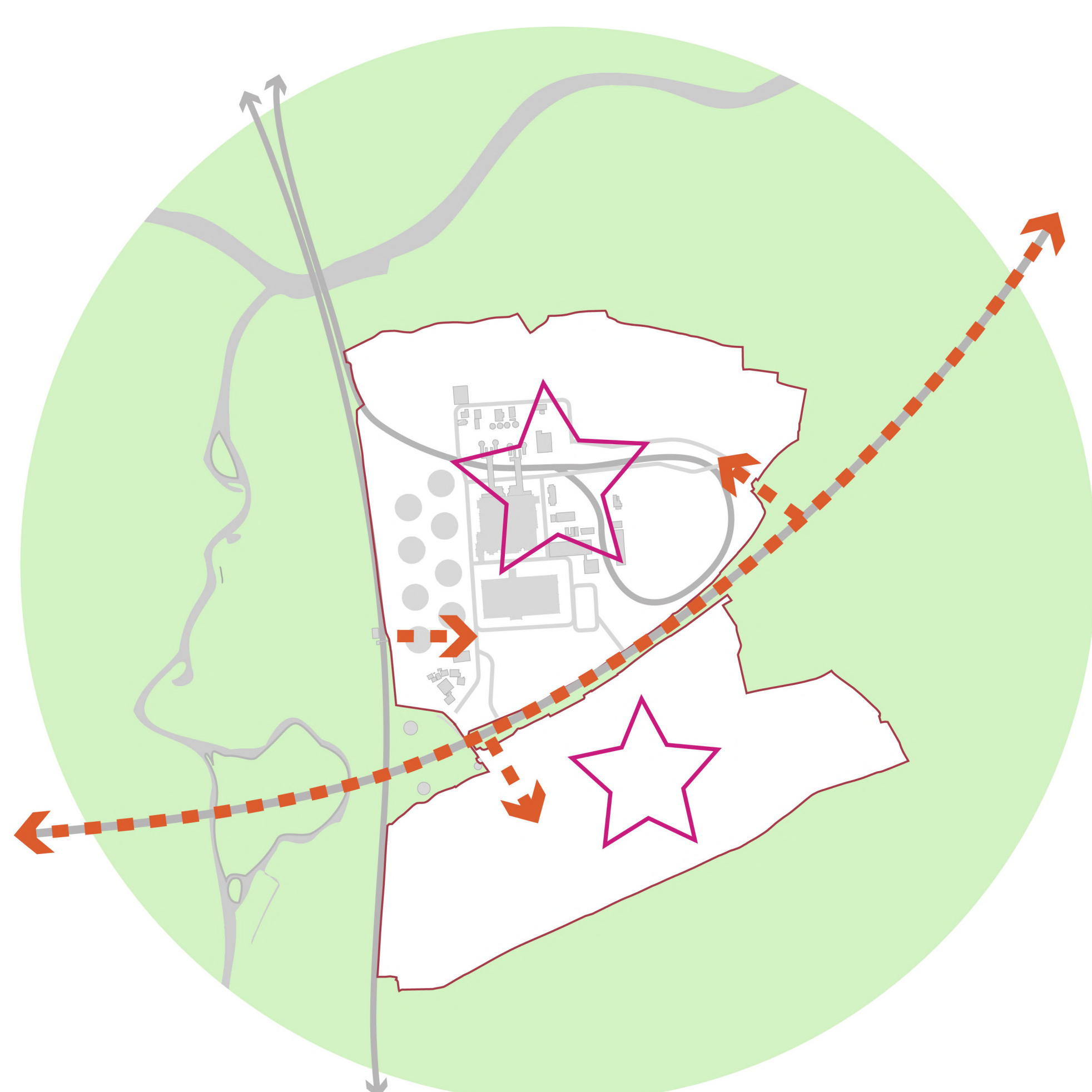
**4. Phased delivery**  
Setting up a long-term framework to enable growth and change over the coming years.



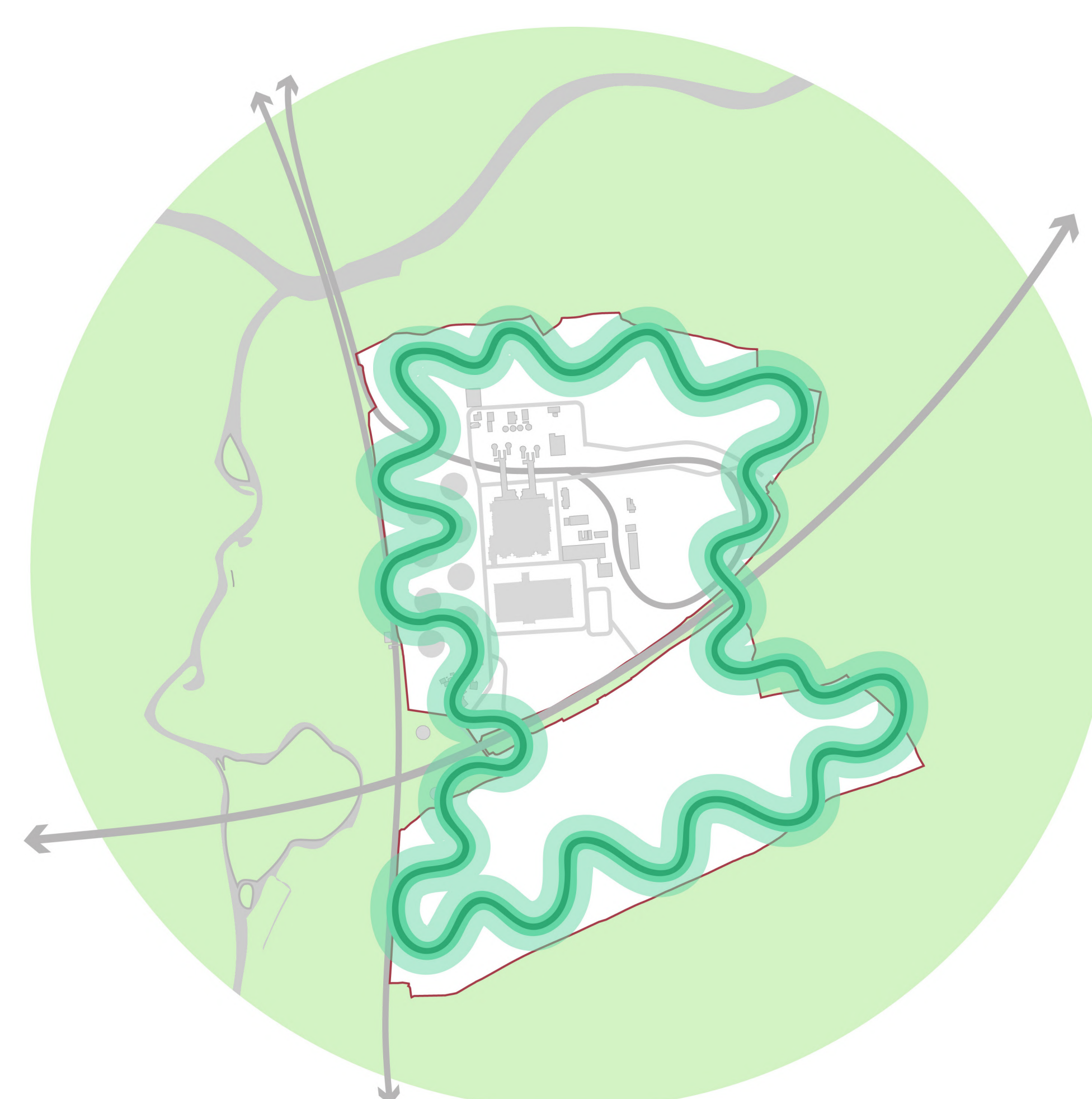
**5. Resilient and secure site**  
Businesses could potentially benefit from energy generated on-site. The site would be secure and protected from flooding.



**6. New public face**  
Creating a new "front door" to the site which welcomes employees and visitors.



**7. Places for people**  
Creating buildings and spaces which attract and retain employees, providing a healthy and enjoyable place to work.



**8. Integrating biodiversity**  
Creating a masterplan that responds to its existing and surrounding environment.

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# Design Principles

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## Ratcliffe-on-Soar Power Station Redevelopment

The diagrams below set out some initial principles in relation to the design and appearance of the proposed development. These principles are not fixed. They show the initial thinking for the site and would provide a guide for the future growth and redevelopment of the site.



### 1. Creating a highway ring to connect north and south.

A new ring route could link the two plots sitting either side of the A453 into a single campus.

The ring would marry together:

- primary roads
- utilities and infrastructure
- footpaths
- greenery and biodiversity
- water and flood attenuation
- bus and potential tram routes



### 2. Using green corridors to encourage pedestrian movement and support biodiversity.

Two green corridors could create a network of mini parks across the site, so that occupants are never too far from an open green space. This could create welcoming corridors for wildlife across the site.



### 3. Integrating landscaped areas to sit the development comfortably within its surroundings.

To minimise the impact of development on neighbouring villages and public roads, landscaped areas could be provided around the site. This could include existing or potentially re-routed public footpaths.

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# Environment

## Ratcliffe-on-Soar Power Station Redevelopment

Our approach is to create an attractive place to work, which blends in with the natural environment. Good access to nature and green spaces will support the health and wellbeing of staff and visitors. Landscaped areas could minimise potential impacts on neighbouring communities and the natural environment.

### Managing environmental impacts

All potential impacts on the environment will be carefully considered in line with the latest environmental standards and legislation. Ecology surveys undertaken in 2021 have helped us understand what species and wildlife currently live on, or move through, the site.

We will undertake an Environmental Impact Assessment to understand the potential impacts from redeveloping the site. This will identify appropriate mitigation. Topics to consider include:

- Agriculture
- Air quality
- Archaeology and built heritage
- Climate change (including resilience and carbon)
- Ecology and biodiversity
- Human health
- Ground conditions
- Materials and waste
- Landscape and visual impacts
- Noise and vibration
- Traffic and transport
- Social and economic benefits
- Water resources



Aerial map showing existing woodland on site

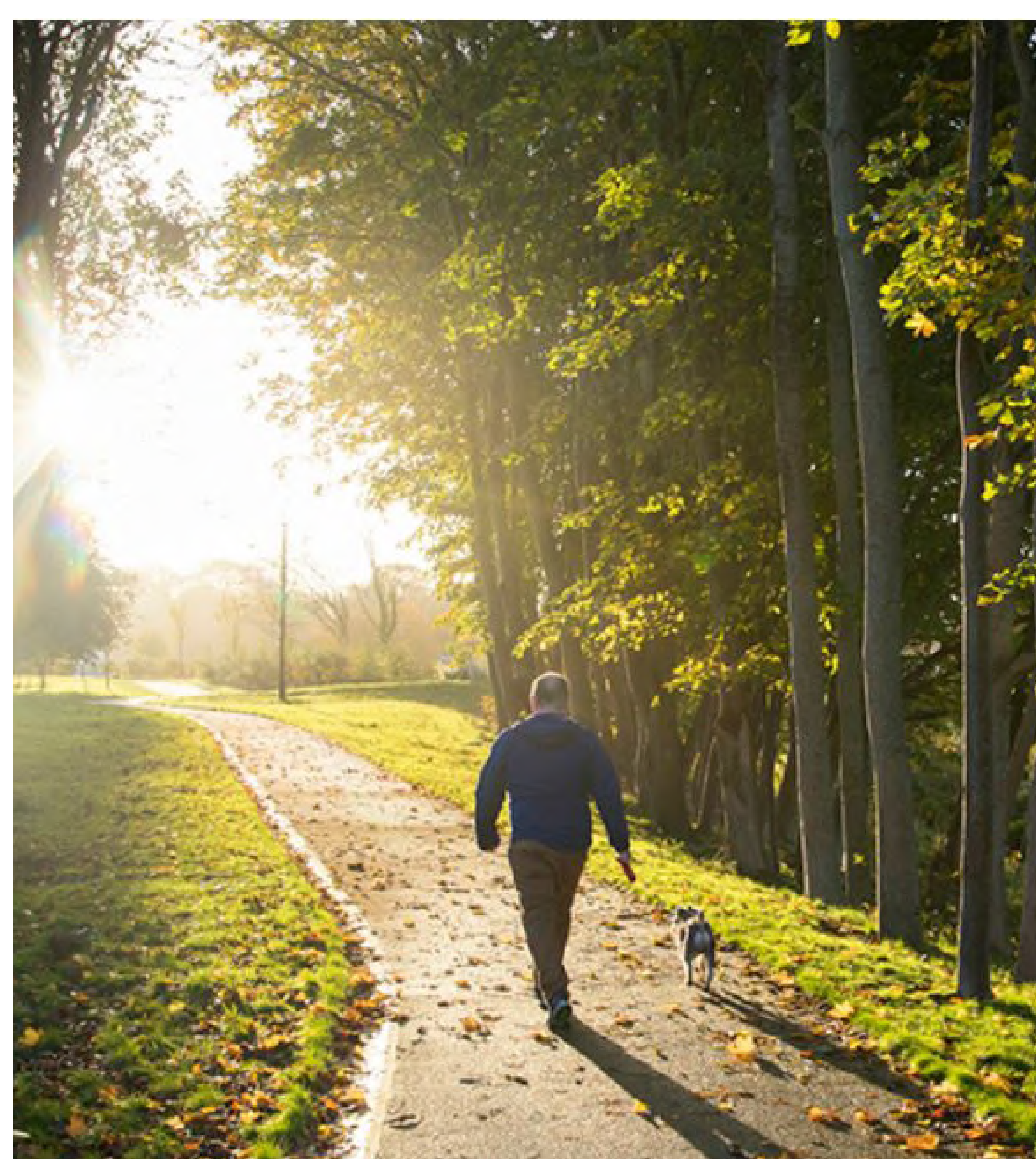
### Proposed landscaping principles

We have identified the following potential landscaping principles to guide the future growth and redevelopment of the site. These principles are not fixed but show the initial approach to landscaping at the site.



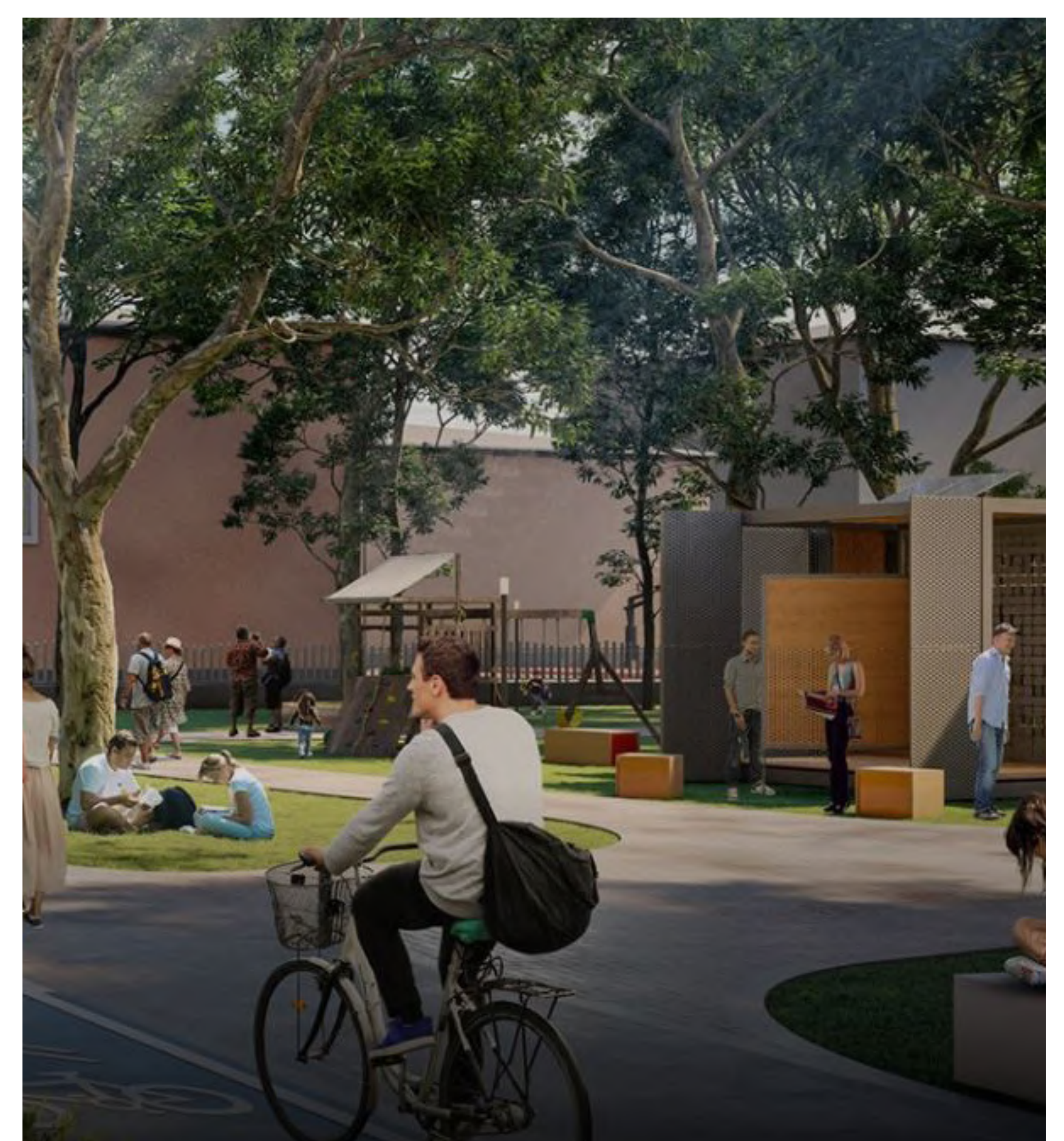
#### 1. Prioritising pedestrians

Providing green pedestrian routes that connect buildings and masterplan areas together.



#### 2. Meadow and riverwalk

Connecting to the nearby River Trent and River Soar by a meadow and green walk.



#### 3. Promoting public transport and cycling

Integrating bus, tram and cycle routes into the development.



#### 4. Outdoor spaces for nature and wildlife

Providing green outdoor spaces across the site for people to relax and enjoy nature.



#### 5. Welfare spaces

Offering multi-use games areas and welfare spaces to create a campus feel and make the site an attractive place to work.



#### 6. Accessible green spaces

Ensuring any green spaces are accessible for people of all ages and abilities.

For more information:

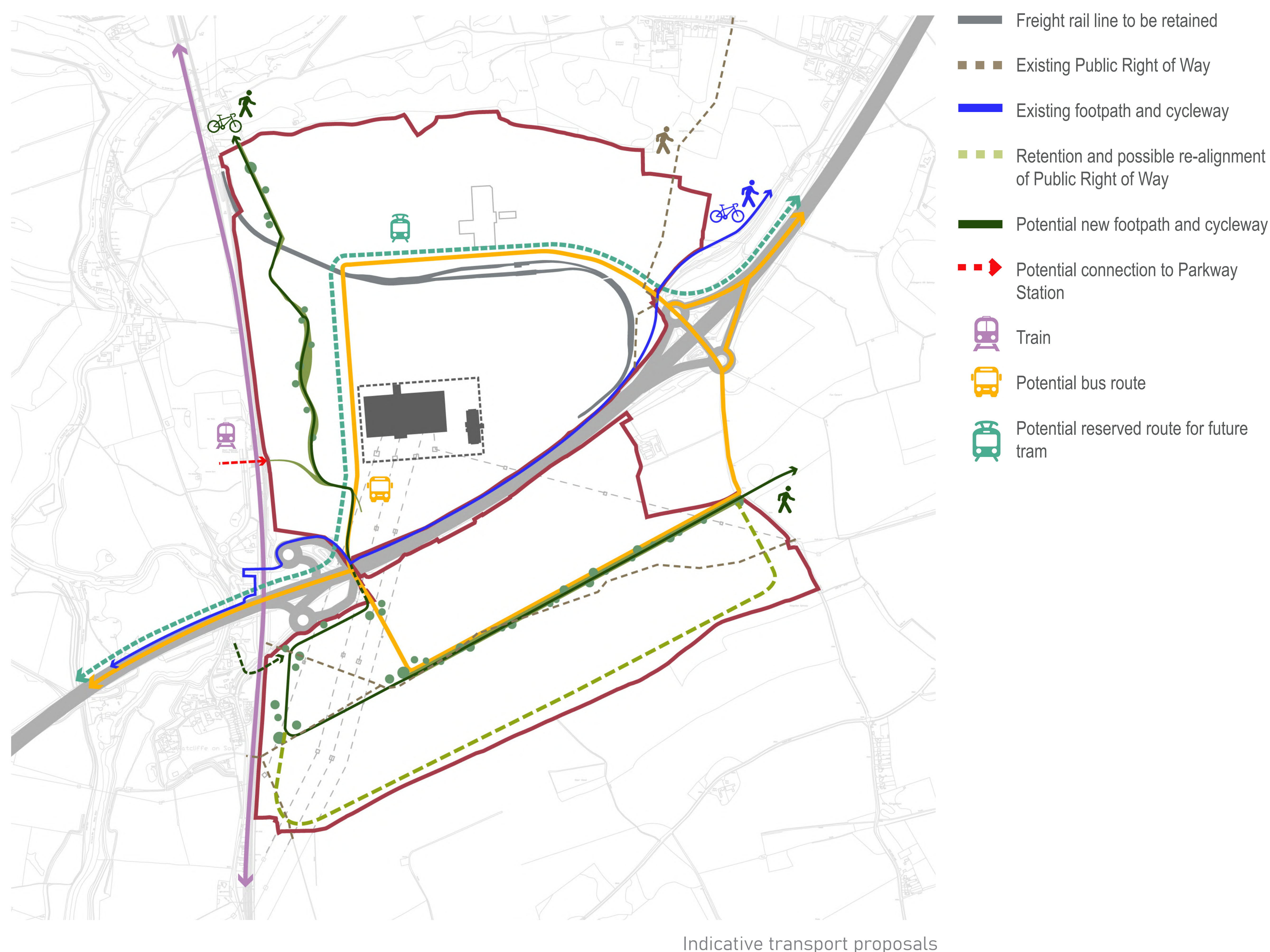
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# Transport & Connectivity

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## Ratcliffe-on-Soar Power Station Redevelopment

The Ratcliffe-on-Soar power station site is well connected by road, rail and air. The site currently benefits from a dedicated freight rail line, and we envisage that this would be retained as an alternative to road-based HGV transport.



### Public transport

We are keen to optimise sustainable travel to the site. We will explore the potential to provide direct pedestrian and cycle access from East Midlands Parkway Station, and will co-ordinate with any future proposals to upgrade the station as part of the recently announced plans to connect the station to HS2.

We will also look at opportunities for providing convenient bus access into the site with the relevant authorities / operators. There may be potential to extend the Nottingham Express Transit (NET) tram network to East Midlands Airport and we will work with the tram providers to explore how any proposals could also serve the site.



### Vehicular access

Our focus is on sustainable modes of transport rather than encouraging greater car use. However, we recognise that some people would still choose to drive to the site in the future. Therefore, sufficient car parking and electric vehicle charging would be provided.

A Transport Assessment will be undertaken to assess the potential impact of the redevelopment plans on the local transport network, and identify where any improvement works are needed to cater for increased traffic levels.

The Transport Assessment will involve working with local partners including National Highways (formerly Highways England), Nottinghamshire County Council and other Local Highway Authorities.

### Walking and cycling

A public footpath crosses the southern area of the site (south of the A453), linking to the village of Ratcliffe-on-Soar. A shared footway / cycleway also extends along the north side of the A453 (outside the site) and, from this, a public footpath heads north-east towards Thrumpton.

Working with Nottinghamshire County Council, we will explore how footpaths and cycleways leading into the site could be upgraded to encourage sustainable alternative travel to the site. A pedestrian and cycle network would need to be provided within the site.

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# Delivery & Phasing

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## Ratcliffe-on-Soar Power Station Redevelopment

Land will be released for development over time as operations at the power station wind down. Redevelopment is likely to take place in three main phases as follows:



### Phase 1: 2021-2024

Large areas of the site, including under-utilised areas to the north of the A453 and in and around the ash fields to the south, are currently available, or could be made available for redevelopment, relatively easily.

The EMERGE Centre has planning approval (subject to completion of the Section 106 Agreement) and construction is expected to begin during this time.

### Phase 2: 2024

Following the closure of the power station in 2024, the land associated with the coal stockpile will be released, and development can take place in this area.

### Phase 3: 2025 onwards

Following closure, the main power generation buildings, cooling towers and other structures will be decommissioned and demolished.

Site remediation activities will return the land to a condition that would be suitable for the future development of the site. This will be a complex process and is likely to take a few years to complete.

Once the demolition works have been completed, the third phase of the site redevelopment can come forward.

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# Next Steps

## Ratcliffe-on-Soar Power Station Redevelopment

### Providing your feedback

We would like to hear your views on the future of the Ratcliffe-on-Soar power station site, for example:

- What type of employment uses should be supported?
- Do the emerging vision and objectives for the site align with yours?
- Do you support the proposed design principles and approach to landscaping?

Please share your thoughts on the plans with us by no later than Monday 10th January. Your feedback is important to us. You can share your views in the following ways:

1.



You can fill out a consultation questionnaire online via the website:  
**[rushcliffe.ratcliffeLDO.com](http://rushcliffe.ratcliffeLDO.com)**

2.



Print and fill out a paper copy and send it to us at:  
**Freepost RATCLIFFE LDO**

3.



Email us at:  
**[consultation@ratcliffeLDO.com](mailto:consultation@ratcliffeLDO.com)**

### What happens next?

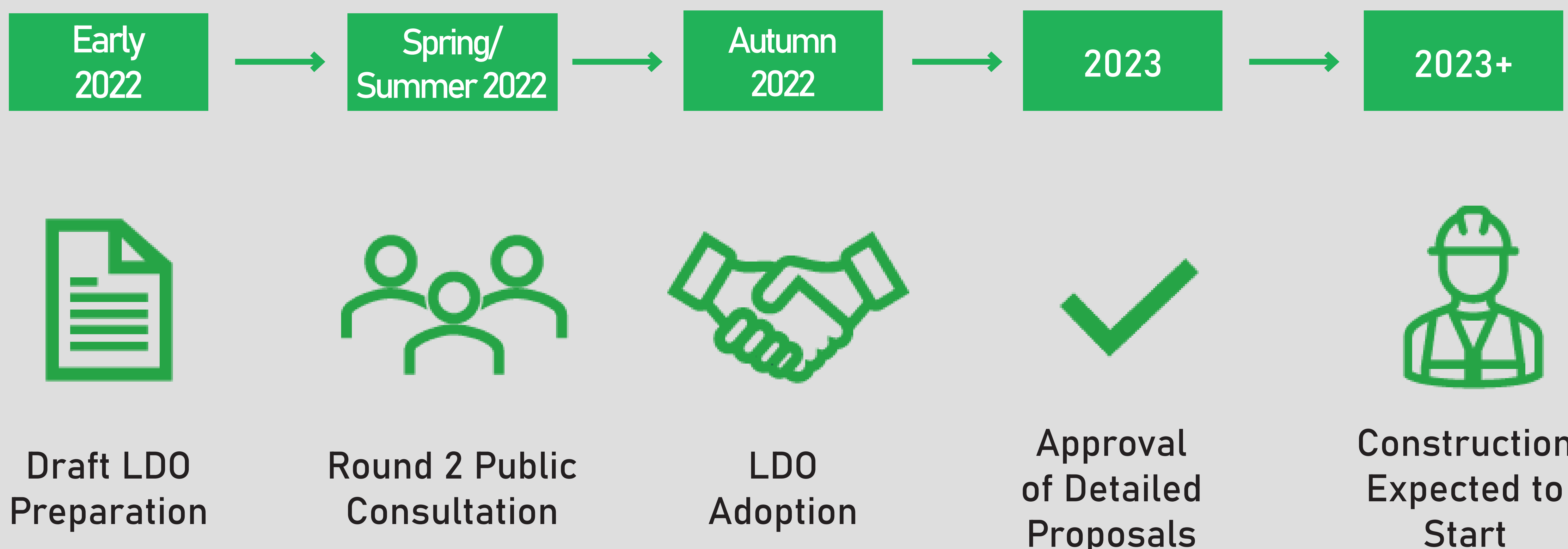
Following this first round of public consultation, we will begin drafting the Local Development Order. The Draft LDO will take into account feedback received during this public consultation.

We will carry out a further round of statutory consultation in 2022. During this time, we will share more detailed proposals and provide a further opportunity for residents, local businesses and organisations, to make representations to the Council as part of this process.

We will then look to bring forward the LDO for formal adoption at a meeting of Borough Councillors – this could take place in late 2022.

Once the LDO is adopted, the detailed plans for each phase will be subject to a separate application for approval by the Council.

### Proposed timeline



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