

Selby District Renaissance

STRATEGIC DEVELOPMENT FRAMEWORK



Supported by



Yorkshire Alive with Opportunity!



Yorkshire Forward:
Victoria House 2 Victoria Place Leeds, LS11 5AE
0113 394 9600 - www.yorkshire-forward.com



Selby District Council:
Civic Centre Portholme Road Selby YO8 4SB
01757 705101 - www.selby.gov.uk



Consultants Team led by
URBED (Urbanism Environment Design) Ltd.
10 Little Lever Street Manchester M1 1HR
0161 200 5500 - www.urbed.coop



URBED (Urban and Economic Development Group) Ltd.
26 Gray's Inn Road, London, WC1X 8HP
0207 831 9986 - www.urbed.com



ALAN BAXTER & ASSOCIATES
CONSULTANTS

www.yorkshire-forward.com



Selby District Renaissance

STRATEGIC DEVELOPMENT FRAMEWORK



The launch of the Selby District Charter September 2005

The town teams

Town teams representing each of the three towns have now been meeting for more than a year working first on the Selby District Charter and on this Strategic Development Framework. Over the years scores of people have been involved in the teams.



Selby Town Team



Sherburn Town Team



Tadcaster Town Team

Our proposals within the SDF will need to be compliant with national, regional and local planning strategies and policies. It is accepted that the proposals contained within this document may not meet these at the present time given this document's status as a 25-year vision statement.

The renaissance team

This Strategic Development Framework together with the District Charter has been produced for the Town Teams by a consultancy team commissioned by Yorkshire Forward working in partnership with Selby District Council. The renaissance team has included the following people:

Yorkshire Forward: Barra Mac Ruairí, Dr. Jemma Basham, John Shepherd

Selby District Council: Eileen Scothern, Terry Heselton, Neil Skinner, Peter Brown

URBED: David Rudlin, Stephanie Fischer, Nick Dodd, Dr Nicholas Falk, Sarah Jarvis, Helene Rudlin, Debbie Fuller, Zoe Holden, Matthew Ludlam, Lorenza Casini, Vassiliki Kravva and David Suls
URBED's local representative in Selby - Blue Wilson

Alan Baxter & Associates: Robert Green, David Taylor, Sophie Noble

Camlin Lonsdale: Jessica Bryne-Daniel, Victoria Berryman
Tomlinson Feeley: Michelle Tomlinson

Town Team chairs:

Sherburn: Peter Lambert

Tadcaster: Sir Bryan Askew

Selby: Michael Dyson (previously Alan Townend)

Supported by





Foreword

The Selby District Charter was launched in September last year. The launch culminated in an excellent event in Selby Abbey where there was a real sense of excitement in the shared vision set out in the Charter. This vision has been carried forward in this document, which provides much more detail and sets out a range of realistic projects that we can all work to implement.

I would, once again, like to thank all of the people who have contributed to this piece of work. It is more than just a consultant's report, it is a vision generated collectively by the people of the Selby District. We may not all agree with everything in these pages, but we can, I believe, sign up to the exciting vision and agenda for change that it sets out. I look forward to working with the town teams and all the stakeholders involved in this process to make it a reality.

Mark Crane
Leader, Selby District Council

Yorkshire Forward believes that the towns and cities of Yorkshire are the key to its future. We further believe that the key to the future success of the region's towns and cities lies with the communities and businesses that live and work in them.

The Yorkshire Forward Renaissance programme has developed Charters for 19 of Yorkshire's towns and cities. In each case we have worked with a Town Team set up, initially to guide the work on the Charter, and subsequently as a focus for implementation of the 25-year vision that the Charter sets out.

An important step on the route to the implementation of the Charter is the Strategic Development Framework (SDF) such as this document for the Selby District. This SDF sets out more detail of the projects required to implement the renaissance vision. This document does this through sections on three of the most important themes in the Selby District Charter; the future of Energy, Water and Business and also includes masterplans for each of the three towns.

The masterplans develop the core aim of the Yorkshire Forward programme to harness the power of place by tapping into the passion and enthusiasm of local people. The projects set out in this document include the creative use of architecture, urban design and landscaping to transform the quality of the public realm of the district, the streets, parks and public spaces of the towns. This is achieved partly through public realm works - a theme that runs through all of the renaissance towns. However, the SDF is also about the future growth of the three towns and where new housing should be planned. It is also about the future economy of the district and how, following the closure of the mines, changes in the energy industry can be harnessed as an engine for sustainable growth.

The process of creating this SDF has been creative, collaborative and argumentative, we would expect nothing less. I hope and believe that the investment of time and effort that everyone made over the last twelve months will now start to generate a return as we work together to implement the projects in this document.

Barra Mac Ruairí
Head of Renaissance Towns & Cities
Yorkshire Forward



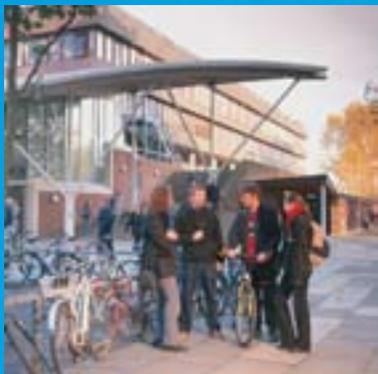


Contents

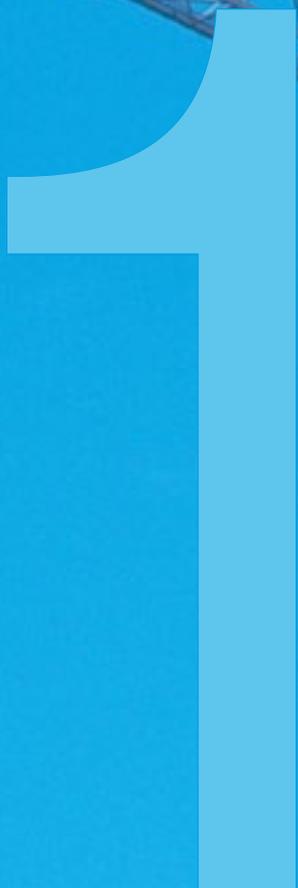
Foreword	5	Part 4: Tadcaster	84
Introduction	8	Tadcaster masterplan	86
Regional Renaissance	8	History of Tadcaster	88
The district today	10	The town today	90
A 25-year vision	12	The concept	94
Tadcaster	14	The plan	96
Sherburn	16	Living Streets: High Street	98
Selby	18	Quality environments: Car Park and Kirkgate	102
		Quality environments: The Valley	106
		Smart Growth: Mill Lane	108
Part 1: Water	20	Part 5: Sherburn	110
A district shaped by water	22	Sherburn masterplan	112
Human influences	24	History of Sherburn	114
The threat	26	The town today	116
The concept	28	The concept	118
The masterplan	30	The plan	120
Flood defence	32	Living Streets: Low Street	122
Yorkshire Water Park	34	Quality Environments: Village Square	124
Tidal barrage	38	Smart Growth: Sissons' Depot	128
		Smart Growth: Gascoigne Wood	130
Part 2: Economy	40	Smart Growth: Eco-Village	132
The district's history	42	Quality Environments: Country Park	134
The strategy	44		
Soil; the new oil	46	Part 6: Selby	138
The plan	48	Selby masterplan	140
A ladder of innovation	50	History of Selby	142
Selby District Science Park	52	Town centre health check	146
Gascoigne Wood Biopole Centre	54	The town today	148
Training and skills	56	The concept	152
		The plan	154
Part 3: Energy	58	Revitalising the town centre	156
Context	60	Living Streets: Gowthorpe to New Street	158
Timeline	62	Quality Environments: Waterfront Park	162
Energy Renaissance	64	Smart Growth: Station Quarter	166
Home Comfort	68	Smart Growth: Holme Lane	170
Growing Opportunities	70		
Community Heating	74		
Future Coal	78		
Developing Eco-industries	82		

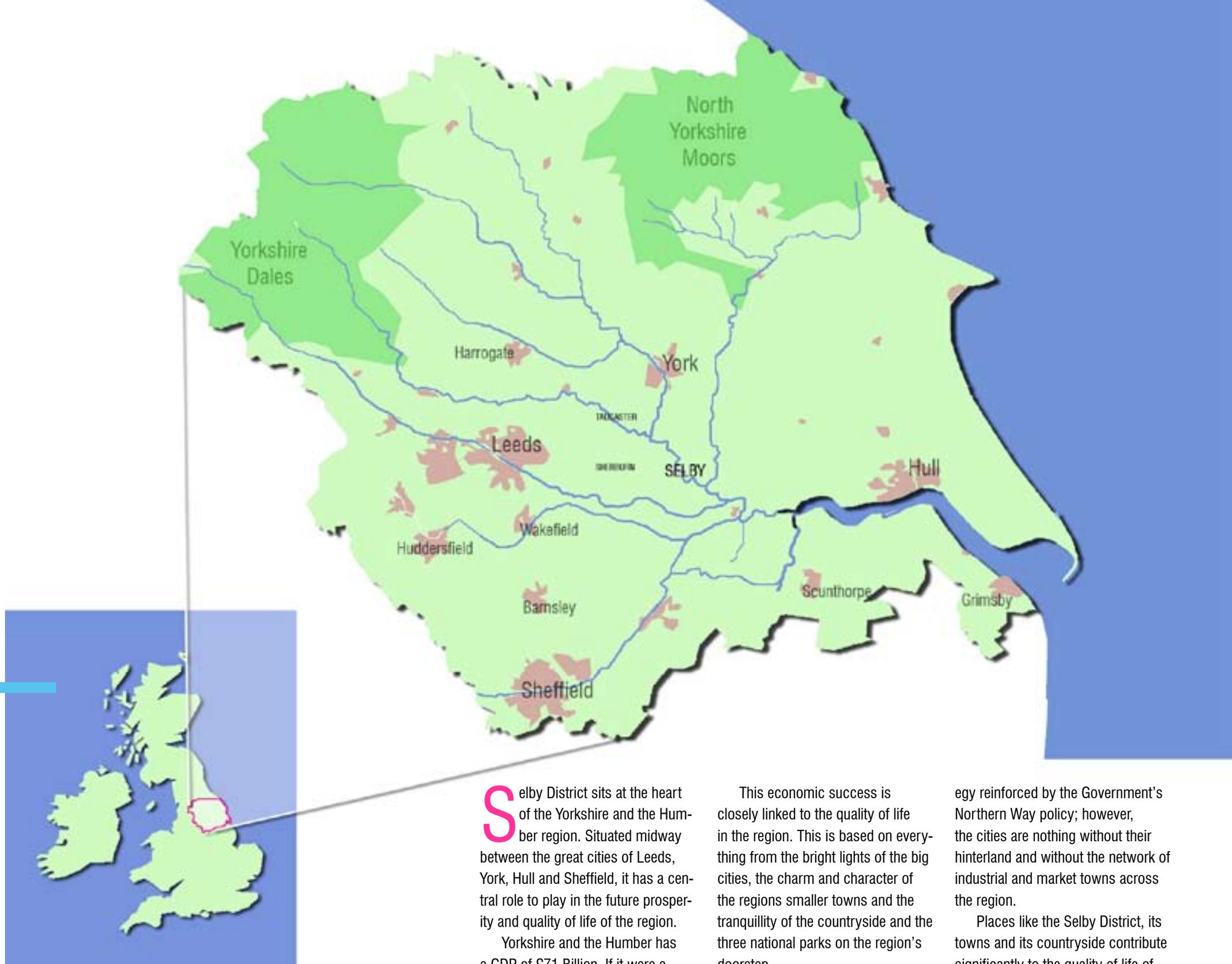


introduction



Regional renaissance





Selby District sits at the heart of the Yorkshire and the Humber region. Situated midway between the great cities of Leeds, York, Hull and Sheffield, it has a central role to play in the future prosperity and quality of life of the region.

Yorkshire and the Humber has a GDP of £71 Billion. If it were a country this would rank it in the top third of the world's national economies. It is home to five of the world's top ten companies and the regional economy is growing faster than the European average. Manufacturing is predicted to grow by more than 12% over the next 10 years; the region has one of the fastest growing IT sectors in the UK and the largest concentration of food research and production.

This economic success is closely linked to the quality of life in the region. This is based on everything from the bright lights of the big cities, the charm and character of the regions smaller towns and the tranquillity of the countryside and the three national parks on the region's doorstep.

The future success of the region will depend not on its industries or its natural resources but its people. The regions that will prosper in the future will be those that produce and retain highly skilled people. This brings together the economy, educational institutions and quality of life and is the essence of the renaissance programme.

The major cities may be the engine of the region's growth, a strat-

egy reinforced by the Government's Northern Way policy; however, the cities are nothing without their hinterland and without the network of industrial and market towns across the region.

Places like the Selby District, its towns and its countryside contribute significantly to the quality of life of the region. The district provides excellent places to live, work and visit and contributes hugely to the appeal of the region. It is also vital economically, accommodating modern manufacturing and distribution, energy production and food production. The Selby District Charter and this SDF are therefore designed to secure the renaissance of the towns of the Selby District as part of the renaissance of the region.

Work on the Selby District Charter has included detailed studies of the district, its people, economy, environment and transport links. This work is summarised in the Charter.

The district is home to almost 76,500 people, which is just 1.6% of the population of the region. It is a relatively sparsely populated district and just over half of these people live in the towns, which occupy just 2.6% of the land area.

Selby is the largest town although its population is just 13,000 people (22,500 if the adjoining wards of Barlby and Brayton are included). This still means that it has half of the population of nearby towns such as Pontefract or Castleford. Sherburn and Tadcaster are a good deal smaller with populations of around 6,000.

The district is strongly influenced by the surrounding cities. Sherburn relates to Leeds and has become an important commuting centre. This has tended to increase house prices

beyond the reach of many of the people who work in the major local industries who therefore have to commute into the area.

In a similar way Tadcaster relates to York, although its role as a commuter centre has been limited by its lack of railway station and the low level of house building in recent years. This has pushed up house prices to some of the highest in the district. The town is dominated by its breweries and again, many of the brewery workers have to commute into the town.

The town of Selby is in a slightly different position. Its relative isolation means that it is not a major commuting centre. This also means that it attracts shoppers who do not wish to face the trek into Leeds or York, allowing it to sustain a larger town centre than one might expect for a town of its size.

The population of the district is ageing but relatively affluent. The rate of employment (83%) is high and 10% of the population have

degrees. Selby Town is the exception to this and in 2004 one ward was within the 20% most deprived nationally (although this had improved on the three wards in this position in 2000). The level of qualifications in Selby is also nearly half the average for the district.

The prosperity of the district and the overspill from the growth of Leeds and York has led to pressure for housing development in the district. There has been intense debate about where to accommodate this housing. This, however, is likely to ease as the Regional Spatial Strategy directs housing growth into the larger cities.

This picture of prosperity initially seems to be at odds with the district's recent history, which saw the closure in 2004 of the UK's largest and most modern mining complex that employed 2,000 people and supported another 2,000 jobs. Selby has survived this blow partly because many miners transferred to Selby following the closure of mines

The district today

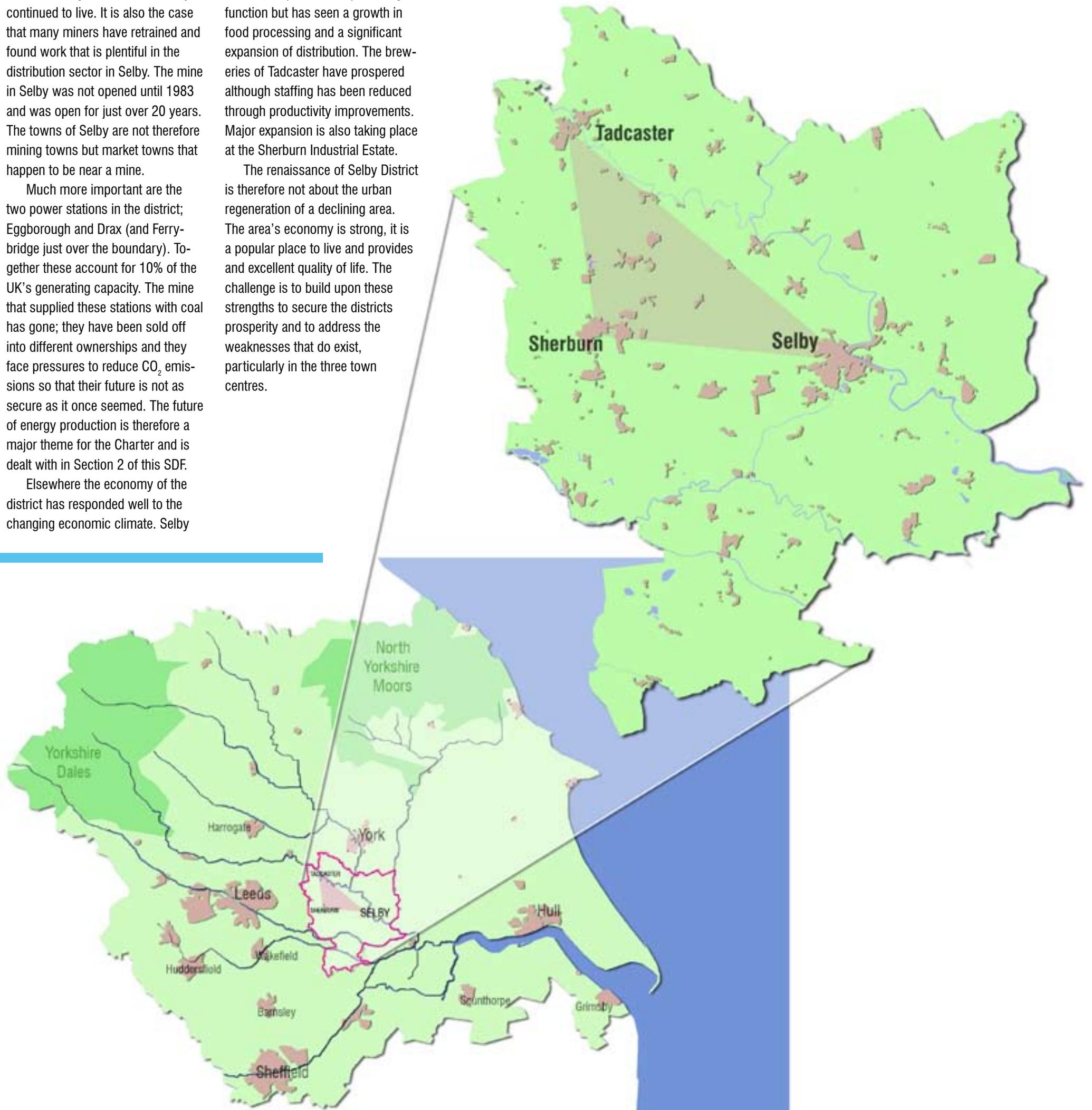
in surrounding districts where they continued to live. It is also the case that many miners have retrained and found work that is plentiful in the distribution sector in Selby. The mine in Selby was not opened until 1983 and was open for just over 20 years. The towns of Selby are not therefore mining towns but market towns that happen to be near a mine.

Much more important are the two power stations in the district; Eggborough and Drax (and Ferrybridge just over the boundary). Together these account for 10% of the UK's generating capacity. The mine that supplied these stations with coal has gone; they have been sold off into different ownerships and they face pressures to reduce CO₂ emissions so that their future is not as secure as it once seemed. The future of energy production is therefore a major theme for the Charter and is dealt with in Section 2 of this SDF.

Elsewhere the economy of the district has responded well to the changing economic climate. Selby

has lost its port and ship building function but has seen a growth in food processing and a significant expansion of distribution. The breweries of Tadcaster have prospered although staffing has been reduced through productivity improvements. Major expansion is also taking place at the Sherburn Industrial Estate.

The renaissance of Selby District is therefore not about the urban regeneration of a declining area. The area's economy is strong, it is a popular place to live and provides an excellent quality of life. The challenge is to build upon these strengths to secure the district's prosperity and to address the weaknesses that do exist, particularly in the three town centres.



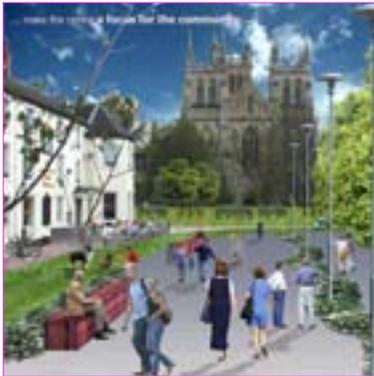
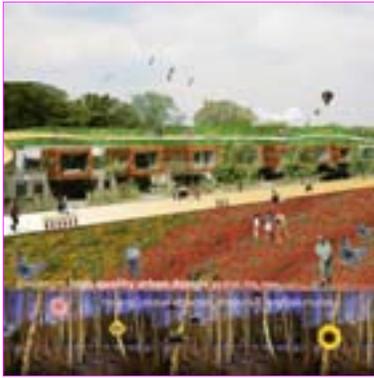
The Selby District Charter

We, the communities and stakeholders of Tadcaster, Sherburn-in-Elmet and Selby, commit ourselves to the physical, social and economic renaissance of the towns so that...

- they become good places to live with a range of high-quality affordable housing. We will encourage population growth by accommodating new housing in the most sustainable locations so that it supports town centres and creates attractive sustainable communities.
- they are focused on thriving town centres, with bustling shops, high quality services and attractive environments serving the people of the towns and visitors.
- they make the most of their rich heritage and history as a source of identity and pride, as a way of projecting a positive image and as a magnet for visitors.
- they are able to look to the future by building on their current industries while diversifying their economies through a range of high-tech, knowledge and eco-industries.
- they embrace the change in the energy industry following the closure of the mines and promote energy efficiency and renewable forms of heat and power generation.
- they work creatively to manage the water that dominates the district to control flooding, to improve the appearance and navigability of the river and increase the attractions of the area to visitors and wildlife.

A 25-year
vision

1. Growing smart



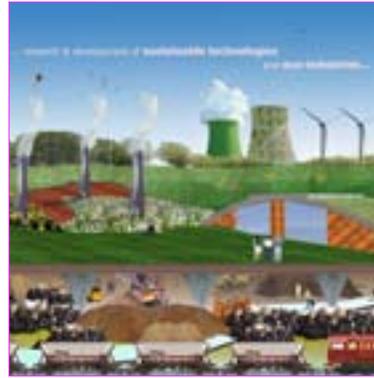
2. Revitalising town centres

3. Uncovering hidden heritage

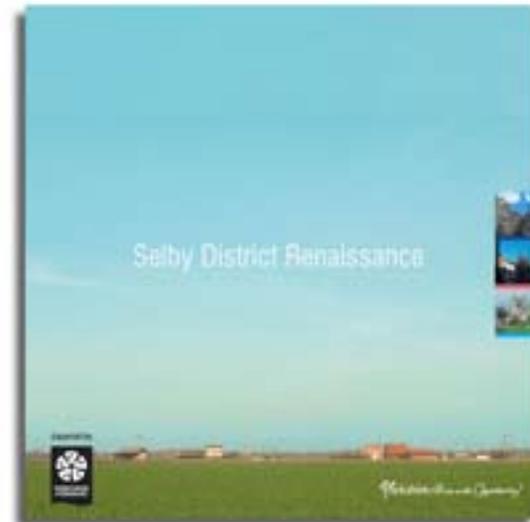


4. Diversifying the economy

5. Embracing energy futures



6. Managing water



These six themes are not designed to transform Selby District in the short term. The district does not need such radical transformation unlike some of the towns hardest hit by mine closures. Rather the Charter looks to the medium and longer term over the next 25 years. If the district and its towns are to be successful over the next quarter century it needs to know where it wants to be (As set out in the Charter) and to have a plan in place to get there (this SDF).

The Selby District Charter published in September 2005 addressed the challenges described in the previous section. This was based, in part on incorporating the Selby District into the 'Golden Triangle' of prosperity that exists between Leeds, York and Harrogate. The vision sees the Selby District benefiting from, and contributing to, the prosperity of the region by accommodating population growth and economic development in a way that strengthens the district. Put another way the challenge in the district is not to generate demand for development but to take advantage of existing growth pressures by seeing them as an opportunity rather than a threat. In the Charter this vision is developed into six themes:

Smart Growth: A smart growth strategy harnesses growth to create positive benefits for towns, their

economy and the environment. In the past growth has often been seen as a threat, building on the countryside, generating traffic and creating dormitory estates of people who do not integrate into the community. Smart Growth turns this around by directing housing development into the heart of town where it can use poor quality land, be served by public transport and be within walking distance of shops and facilities so providing them with new customers.

In Selby and Tadcaster this strategy means that the masterplans direct new housing to the heart of the towns. In Sherburn the lack of opportunities in the heart of the town lead us to propose that housing growth is accommodated in a new Eco-Village at Gascoigne Wood.

Strengthening town centres: The three towns of Selby District have historic roots, strong identities and loyal

local communities. All of these factors focus on their town centres. The towns are very different; however, each is struggling to maintain the traditional character of its town centre in the face of competition from other towns and out-of-town development. The second theme therefore relates to the strengthening of the town centres as described in the three masterplans.

Uncovering hidden heritage: Selby District has an extraordinary diverse history, from Roman Tadcaster to Saxon Sherburn and Norman Selby. It also stands just a few miles from York, the most visited historic city in England. Because of this, its heritage has been somewhat overlooked. The third theme is therefore to uncover this heritage as a focus for local pride and identity and a draw for visitors as covered in the three masterplans.

Diversifying the Economy: The

Charter Vision is based on economic growth as much as environmental improvements and housing development. The Economic topic masterplan in Section 2 of this SDF therefore sets out a strategy for further developing the economic strengths of the district. It includes training, skills, and the capacity of the workforce, support for existing business sectors such as manufacturing and distribution and diversification into knowledge sectors based on spin-offs from York Science Park.

Embracing energy futures: Energy production is vital to the economy of the district. Now that the mines are gone and with increasing pressures to reduce the emissions from the coal fired power stations, Selby needs to reinvent its energy sector. If it does not do this international agreements to limit global warming will eventually see the closure of the power stations.

However, if action is taken now Selby can get ahead of the game and reap potentially huge rewards from low carbon energy production.

Managing Water: The final theme in the Charter (and the first that we deal with in this SDF) relates to the force that has shaped the district over the last thousand years - the rivers and their flood plains. Flooding will increase as a threat as global warming increases. Flood defences are necessary but will be expensive and could have a negative effect on the towns. Now is the time to explore more radical solutions to reduce flooding and use the water that dominates the district and a resource for leisure and wildlife.

The Charter also included visions for each of the three towns as described on the following pages:

Vision

'A historic brewing town with an unspoilt character that is a good place to live and visit.'

Proposals

Living Streets

Phase 1:

1. High Street improvements
2. Implementation of traffic management strategy
3. Signing strategy for bypass

Phase 2:

4. Junction improvements on the bypass to remove through traffic

Quality environments

Phase 1:

5. Improvements to central car park
6. Robin Hood Yard improvements

Phase 2:

7. Flood alleviation strategy
8. Riverside landscaping and circular walk

Smart Growth

Phase 1:

9. Reusing existing buildings
10. Infill development
11. Living over the shop

Phase 2:

12. Sheltered housing on the PowerPlus site
13. Development of Mill Lane for riverside housing



Tadcaster

introduction
4



Tadcaster

Vision

'A large village with a strong community focused on a lively high street. This will be at the centre of a network of villages including a new Eco-Village on Gascoigne Wood.'

Proposals

Living Streets

1. Improvements and calming of Low Street
2. Calming of traffic at the cross roads of Low Street / Finkle Hill with Kirkgate / Moor Lane
3. Improved links by bus, cycle and foot to Sherburn Industrial Estate
4. A gateway next to Eversley Park linked to the development of Sissons' Depot

Quality Environments

5. The recreation of the village square between the Social Club and Kirkgate
6. Improvements to the frontage of the Social Club together with infill development fronting the square
7. Improvements to Eversley Park with a new link to Low Street
8. The development of a Country Park on the former Gascoigne Wood spoil heaps

Smart Growth

9. End to greenfield housing in Sherburn
10. Small developments around the village square
11. Relocation of Sissons' depot to site on the bypass and sheltered housing or live/work scheme
12. The development of an Eco-Village linked to a Techno-pole and Country Park on the Gascoigne Wood mine site

Sherburn

introduction

5





3

1

9

11

8

12

Vision

'Selby will become a 21st century market town with a lively town centre surrounded by high quality urban housing and diverse thriving businesses.'

Proposals

Living Streets

Phase 1:

1. Calming and environmental improvements to Gowthorpe
2. Improvements to Market Place
3. Calming of New Street with a weight limit

Quality Environments

Phase 1:

4. Creation of a Riverside Park
5. Improvements to Selby Park

Phase 2:

6. Landmark footbridge
7. Regional water park

Smart Growth

Phase 1:

8. Development of the Travis Perkins site for flats with ground floor uses including incubator workspace for the Science Park
9. Renaissance centre: including tourist information centre, town centre management and base for the Renaissance Officer
10. Development of the Holme Lane site for housing
11. Development of the first part of the Olympia Park site including residential, retail and industrial uses
12. Industrial development on Selby bypass
13. Acquisition and conversion of Abbots Staithes for studio space, Selby Museum and Abbey facilities
14. Acquisition and restoration of the old railway station
Alternative site for the Science Park on Selby bypass

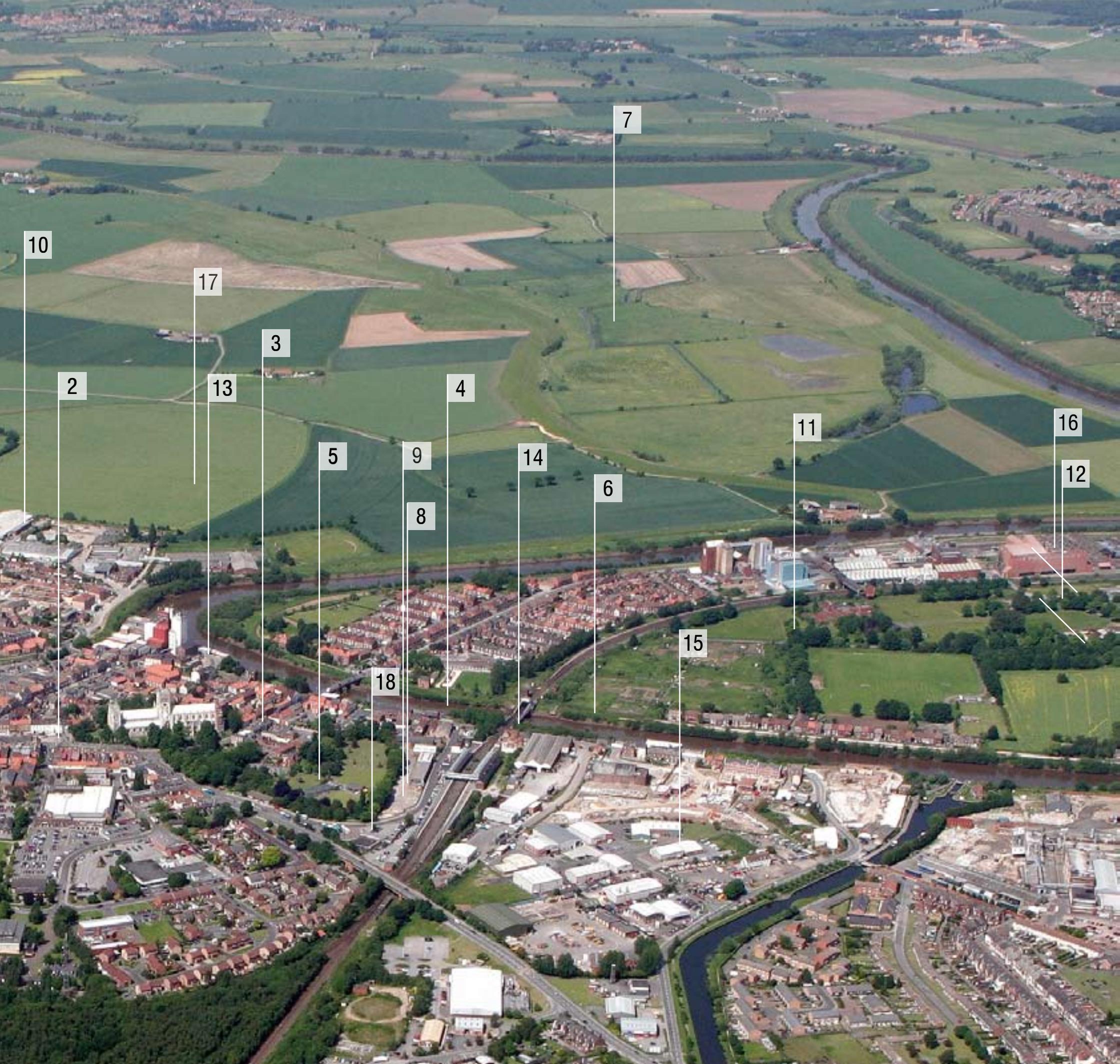
Phase 2:

15. Development of the Station Quarter either as mixed-use neighbourhood or an alternative site for the Science Park
16. Development of the science park on the bypass
17. Marina development linked to the water park
18. Redevelopment of the bus station

introduction 6 Selby



1



10

2

17

13

3

5

9

8

18

4

14

6

15

7

11

16

12

Selby