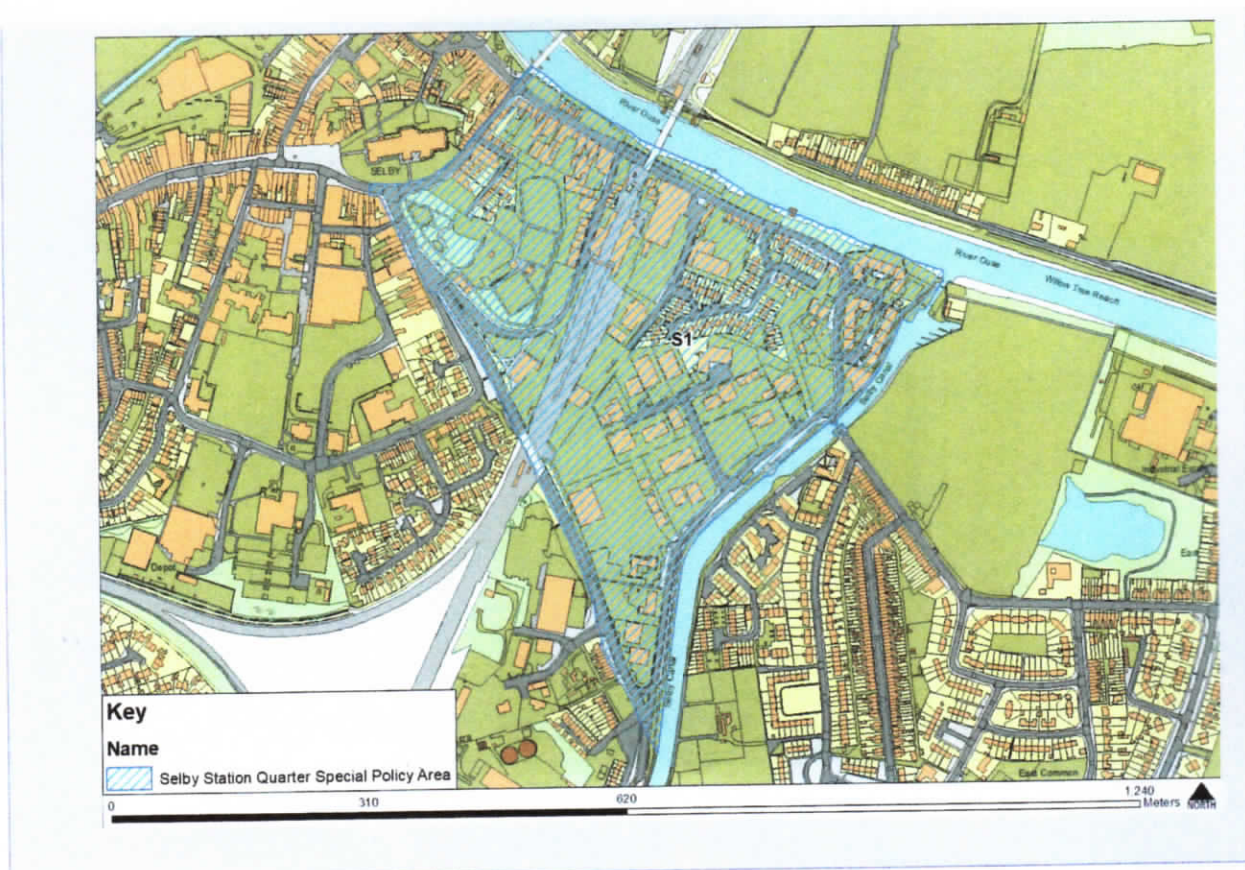


Publication Local Plan



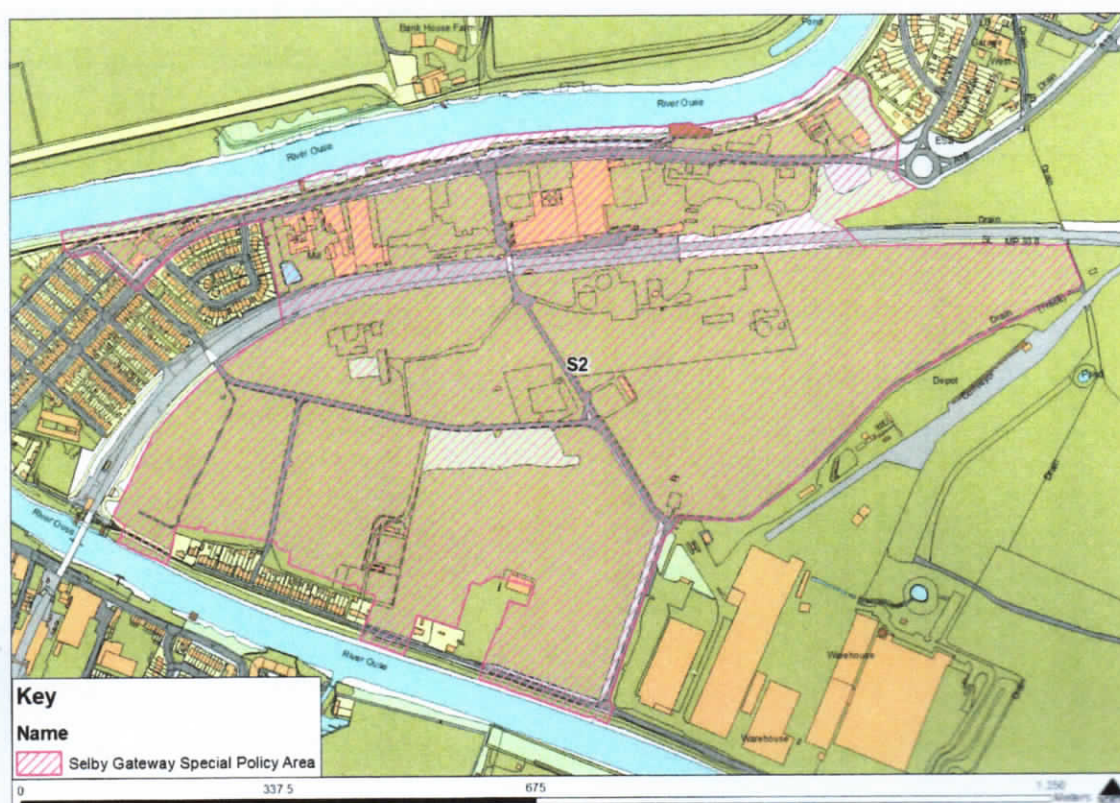
Justification

- 11.3** Selby District Council has been awarded £17.5m through the Transforming Cities Fund to improve the station plaza, provide better linkages to the town centre, and for pedestrian and cycle improvements to Ousegate. The initial project is due to be completed in 2023, however the Council has aspirations for the longer-term regeneration of this area, which could involve opportunities for new residential use, whilst taking into account the significant flood risk constraints which exist in the area which impact on the type and location of future residential proposals. The Policy provides support for proposals which enable these regeneration priorities and further details will be set out in a Supplementary Planning Document.

Policy S2 - Selby Gateway

Development located in the Selby Gateway (shown on the map below) will be supported where it helps to deliver:

1. An attractive landscaped gateway to the town of Selby along both sides of Barlby Road, which promotes and improves the walking and cycling routes in this area;
2. The redevelopment of the Olympia Mills site on the southern side of Barlby Road and north of the railway line for employment purposes;
3. Redevelop the land south of the railway, on the Olympia Park West site, for solar energy generation, which will power the Mill and supply carbon-free energy to the National Grid.



Picture 4

Justification

- 11.4** The Council will work with the major landowner in the Olympia Park/Barby Road area to create significant improvements in this part of the town, and will support proposals which enable these regeneration priorities.
- 11.5** Barby Road is a main gateway to the Selby Urban Area from the east and from the north, and there is an opportunity to improve perceptions for those entering Selby. This can be achieved by improved soft and hard landscaping along both sides of the road. The Council has produced a [Landscaping Strategy for Barby Road](#) which can be used to direct the improvements. The Trans Pennine Trail along the river Ouse should be improved, for the benefit of pedestrians and cyclists, and access to the trail from Barby Road should be opened up in more places. There should be an increase in planting on both sides of the road, open landscaped areas should be created and valuable heritage elements such as the historic boundary walls of the old Mills site should be retained.
- 11.6** There is an intention on behalf of the landowner to redevelop the Olympia Mills site, located on the southern side of Barby Road, to reconfigure and modernise the site to support the growth of the agricultural feed business and improve efficiencies in its production and general operation of the site. This redevelopment is likely to involve the closure of the rail crossing on the site, once the access road from the A63 into Olympia Park is constructed and the businesses located there no longer need to use

Publication Local Plan

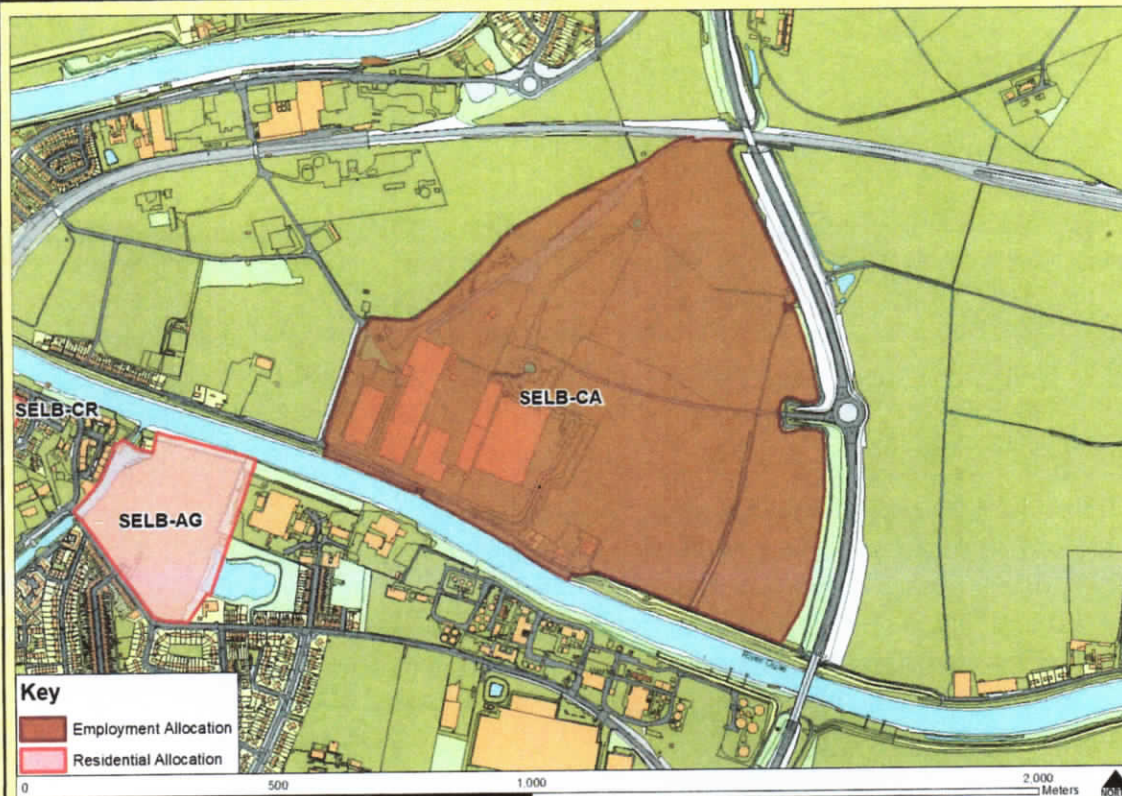
it. The redevelopment of the site has the added benefit of removing derelict areas along the road frontage, while parts of the site on the southern side of Barlby Road may also be added as landscaped areas to improve the Barlby Road corridor.

- 11.7** The landowner intends to redevelop the land on Olympia Park for a solar power renewable energy park, this will power the Mill on Barlby Road, allowing it to reduce carbon emissions. The amount of energy generated is estimated to be 22MW and any electricity not used will be put into the National Grid. The site can be accessed and maintained from routes the landowner currently uses to the north of this site.

SELB-CA

Location: Olympia Park, Barlby Road, Barlby

Total Site Area: 60.43 hectares (of which 33.6 hectares is available for development)



This site is allocated for employment uses.

The site will provide 33.6 hectares of employment development on the undeveloped part of the site, outside of the existing businesses.

Site Requirements

In addition to satisfying the requirements of relevant planning policies, development proposals on this site (excluding the existing businesses) will be required to:

1. Protect and enhance the character and setting of Selby Town Centre Conservation Area, including maximising views to the Abbey Church and ensuring Selby's skyline is not detrimentally impacted.
2. Provide the main vehicular access from the existing roundabout on the A63 bypass. From this access point a main distributor road will be provided into the centre of the site. The access point and the distributor road must be constructed in advance of development.
3. Retain the rail access onto the site, if it has value to existing and potential new occupiers on the site.

4. Ensure safe, attractive and convenient pedestrian and cycle routes between the development and neighbouring areas, by utilising and upgrading the Trans Pennine Trail, which runs along the southern boundary of the site.
5. The opportunities created through the development of this area should be maximised to enhance the riverside/Trans Pennine Trail and general environment including the retention, enhancement and creation of green infrastructure and wildlife habitats.
6. Address any decontamination required on the site before development commences in those areas.

Supporting Information

- a. The 33.6 hectares of employment development will occur on the undeveloped part of the site, the existing businesses on the site are excluded from the above policy criteria, but they will gain vehicular access from the new distributor road which connects to the A63.
- b. The site has had multiple historical uses including as an animal feed mill, by logistics companies, for agriculture, for recreation and as allotments. There are a number of infilled ponds in the centre of the site, one of which is designated as a historical landfill. Site investigations have previously been undertaken which have identified elevated concentrations of contaminants in soils and groundwater. Contamination will need to be remediated, as necessary, to ensure that the site is suitable for use.
- c. The development of the site should pay special regard to the designated heritage assets within Selby Town Centre, including Selby Abbey, the Listed Buildings along Ousegate and Selby Conservation Area. The distinctive historic character of Selby town must be used to inform new design proposals in order that they preserve the significance of designated heritage assets through development within their setting.
- d. The site currently benefits from rail access and there is an option to bring in the building materials for the development via this railway. This railway access can be retained for permanent use by the existing businesses and the new occupiers of the site if it has value to them.
- e. This site has had a number of past industrial uses over the last century, including a sugar beet factory (with associated lagoons / landfill site), depot and asphalt plant. These activities may have given rise to land contamination and/or ground gas issues. The ground conditions must be investigated and any necessary remediation work must be undertaken to ensure that the land is safe and suitable for its proposed use prior to development. An appropriate contamination assessment must be submitted with any planning application.