



MEMBERS BRIEFING NOTE
Gascoigne Wood Freight Interchange
6 October 2021

1. Introduction and Proposals

- 1.1 The presentation will give an overview of a potentially significant development at the former Gascoigne Wood Colliery site off New Lennerton Lane, Sherburn in Elmet. The proposals are still evolving but have reached a point where public consultation has commenced and a dialogue with Members and their preliminary, without prejudice, thoughts on the underlying principles to be presented by the potential applicants are now sought.
- 1.2 Harworth Group are preparing an outline planning application for up to 1.8m sq.ft of new employment development (including a mix of B2 and B8 uses) alongside the associated infrastructure including drainage, access and new landscaping and biodiversity measures on the existing brownfield Gascoigne Wood employment allocation.
- 1.3 The site is a strategically important employment site, with excellent existing infrastructure including an existing rail connection that is capable of handling the longest length of trains commonly used on the network. The proposals seek to capitalise on the unique rail connectivity and the site has the ability to attract major inward investment and deliver supply to meet the projected demand arising from rail freight growth in the UK. The rail connection presents a unique opportunity for businesses and a significant advantage for Selby in attracting businesses that cannot be located anywhere else in the Region.
- 1.4 The emerging illustrative masterplan, that is currently undergoing public consultation, proposes a range of new industrial units for manufacturing and distribution uses, linked to the railway sidings. The masterplan, whilst it is only illustrative at this stage, shows a range of units from 60,000sq. ft to 1m sq. ft to attract a range of end users. Harworth are already receiving significant interest in the scheme from future occupiers. The masterplan is focused on the employment allocation, with the proposed drainage basin being shown outside the existing allocation within the area to the north of the allocation.
- 1.5 The proposal includes the re-shaping of the existing bunds at the site. The bunds were installed to screen the former mining operation and are no longer required for this purpose. It is proposed that the bunds will be reduced in size and a re-designed buffer provided to the north and west of the site. The new buffer is proposed as 30metres wide with a height of 10 metres. It is proposed

that the vegetation on the northern facing sides of the bund will be retained, giving an overall height of approximately 13 metres including the tree canopy. To date, Harworth have engaged with Sherburn aeroclub and the reduction in the height of the bunds provides a significant improvement to the aeroclub as the bunds are currently breaching the guidance for the flight path clearance for their north/ south runway.

2. Site Location

- 2.1 Gascoigne Wood is located to the West of the Selby District approximately 3.5m south east of Sherburn in Elmet and 2.5 km east of South Milford and is accessed via Bishopdyke road and New Lennerton Lane. The site comprises 49.6 ha.
- 2.2 The Sherburn Aero Club is an immediate neighbour to the north and west, there having been an airfield here since the early 1900's. Beyond is the Sherburn Enterprise Park and the consented outline site for S2 to its east (for 1.25m sq ft of B1/B2 and B8 floorspace). The nearest residence is Lennerton Farm to the north and there are several scattered houses to the south along Common Lane and to the north along Bishopdyke Road.
- 2.3 Planning permission was granted by the Secretary of State in August 2007 for the retention and reuse of suitable buildings on the site and the continued use of the rail sidings – following the decision in 2001 by the former UK Coal to close the whole of the Selby Mines Complex. Today, parts of the site and retained buildings are in use in accordance with that consent for wholly or mainly rail related uses.

3. Relevant Planning History

- 3.1 The following planning applications at the site are of relevance:

Reference	Development Overview	Status
2005/0673/FUL	The employment reuse of the existing buildings and infrastructure at the Gascoigne Wood Mine Site, linked to the rail sidings and infrastructure.	Refused but allowed on appeal by the Secretary of State in August 2007
2011/0579/COU	The change of use of former colliery buildings for recycling of tyres and manufacture of related products.	Granted in October 2011
2014/0017/FUL	A short-term operating reserve electricity generation plant with associated tanks and fencing.	Granted in April 2014
2015/0674/FUL	Installation of a bio-fuelled	Granted in June 2015

	(STOR) power generation plant.	(unimplemented)
2018/0818/EIA	Outline planning application for the demolition of existing colliery buildings and construction of up to 186,000 sqm (approx. 2,000,000sq ft) of Class B2/B8 and associated Class B1 floorspace.	Application was recommended for approval by officers however it was refused at committee. The decision was issued on 27 March 2019 An appeal was subsequently submitted and dismissed on 15 May 2020 (PINS ref: 3231656)
2021/0372/FULM	Temporary change of use of part of former colliery to fall within use classes E(g)(i), B2 and B8, the erection of modular office, welfare and storage buildings for a temporary period of 5 years and associated operations to provide car parking facilities.	Granted on 01 September 2021
2021/1027/SCP	EIA scoping request for 168,822 sqm B2/B8 and associated E(g) floorspace with access and landscaping.	Pending determination

4. Conclusion

- 4.1 Members are respectfully asked to note the content of this briefing note and the presentation given. Members are also invited to ask questions.

Appendix A – Site Plan of GWF

Appendix B – Proposed Masterplan