



Report Reference Number: E/21/50

To: Executive
Date: 3 March 2022
Status: Key Decision
Wards Affected: Selby East, Selby West
Author: Duncan Ferguson, Regeneration Manager
Lead Executive Member: Cllr David Buckle, Lead Executive Member for Communities and Economic Development
Lead Officer: Duncan Ferguson, Regeneration Manager

Title: Town Centres Revitalisation Programme - Selby Station Quarter Masterplan

Summary:

To support town centre regeneration in Selby and maximise the benefits of the substantial Transforming Cities Fund (TCF) investment around Selby Station, a detailed masterplan, with associated development viability studies and delivery strategies, is proposed to be undertaken for the wider Station area by specialist master planning consultants. The work will identify short, medium, and long-term intervention opportunities for both the public and private sector so that the full regeneration potential of the wider area around the Station can be achieved following the delivery of the £20m+ Transforming Cities Fund project. This work will also provide detailed proposals to support the emerging Selby District Local Plan, including the preparation of a development brief that will support supplementary planning guidance to be adopted by the LPA.

Most of the cost of this work will be covered through external funding awarded to the Council for this specific purpose, with the remainder drawn from the existing P4G budget for strategic sites master planning.

Recommendations:

That the Executive:

1. Approves the tendering and production of the Selby Station Quarter Master Plan and agrees to award the contract to the preferred bidder at a value of £118k;
2. Approves use of £13k from the 'Plan for Growth - Strategic Sites Master planning' budget for this purpose, to supplement the external funding of £105k awarded to the Council for this purpose;

3. Considers the draft findings and proposals of the Master Plan at a future meeting ahead of seeking the views of stakeholders

Reasons for recommendation:

- To deliver the town centres revitalisation programme in line with the Council Plan priorities and principles.
- To identify a long-term regeneration programme that builds upon the substantial TCF investment around Selby Station and delivers emerging policy in the Selby District Local Plan.
- To make efficient use of publicly owned land and assets.
- To make appropriate use of external funding awarded to Selby District Council for the purpose of undertaking this work.

1. Background and Introduction

- 1.1 The scope for regeneration of the wider area around Selby Station has long been recognised, including within the Yorkshire Forward Renaissance Towns proposals produced for Selby in 2005/6. Indeed, this Council commissioned Arup to undertake analysis of the area in 2017 and their proposals informed some of the ideas that now form part of the TCF package that will be delivered from Autumn 2022 onwards. Additionally, the 7 November 2019 Executive agreed that the Arup Station Masterplan work should be taken ‘appropriate account of ...in decisions and policy affecting the station area’. The Council’s regeneration ambitions for the wider Selby station area beyond the TCF project are also reflected in the emerging Local Plan (Policy SG3 - Selby Town Regeneration Area), which seeks to “promote opportunities to bring residential uses back into the town centre to help create new commercial and employment opportunities”. In recognition of the regeneration potential of the Station area outside the TCF proposals, this Council identified £1m in the 2021 Medium Term Financial Strategy to allow for acquisition of land to the east of Selby Station.
- 1.2 The area between the town centre and Selby Canal, bound by the Ouse and Bawtry Road, contains mixed uses, including residential and employment, with several sites owned by the public sector. This area contains valued facilities and buildings but does appear to have scope for enhancement and regeneration, taking advantage of the major investment that is to come through the TCF project and potentially providing high quality homes, buildings, and spaces for people to live and work and enjoy. The transformative scheme could link with and support residential redevelopment of adjoining brownfield housing allocations, such as the nearby former Rigid Paper site and ICL brownfield sites. The area also offers excellent connectivity through sustainable transport, with the train and bus stations nearby and the town centre within a few minutes’ walk.
- 1.3 The Council has recently been awarded One Public Estate (OPE) funding of £70k for feasibility work to investigate the scope to relocate the public sector functions

to the east of Selby station. OPE is a government initiative to release surplus public sector land and property for (primarily) residential redevelopment and the analysis is intended to understand the viability of such a project and set out how this could be achieved.

- 1.4 In addition to investigations into the publicly-owned sites, a detailed master plan and delivery strategy is required for the Selby Town Regeneration Area that is identified in the Local Plan Preferred Options – Preferred Approach SG3 – Selby Town Regeneration Area (see the plan at Appendix A). Based upon site-by-site analysis and viability assessments, this ambitious piece of work will seek to transform the Selby Town Regeneration Area into a desirable and sustainable urban village, with housing led and mixed-use redevelopment that respects the heritage of the area and is widely recognised for its design quality and sustainability. To do this work, officers have also secured £35k of funding through the York & North Yorkshire Directors of Development from the business rate pool to add to the £70k of OPE funding, giving a total of £105k of external funding to cover the cost of the work. The remainder of the required funding (£13k) is proposed to be taken from the 'Programme for Growth - Strategic Sites Master planning' budget, which was established in 2016 as 'Funds used to help unlock strategic sites including developing plans for the area around Selby Station'. There is currently £269k of unallocated funds within this budget, which means that at least £256k would remain in this budget following the proposed recommendation in this report.
- 1.5 The Masterplan will build upon the Selby Station Gateway TCF package of improvements and related development opportunities ensuring that rail station and public transport linkages remain a key asset and that active travel solutions remain intrinsic to the redevelopment of the area.

2. Key Deliverables

- 2.1 The Council has recently tendered the work and has invited submissions from multi-disciplinary teams of consultants to produce a suite of inter-related documents and plans for the Selby Town Regeneration Area (Appendix A) and to undertake relevant consultation exercises. Six bids ranging in price from just over £90K to £380K were received and evaluated for quality and price to select the best overall bid submission. The appointed consultants will be expected to make presentations to Councillors and Officers, including presenting draft proposals to the Executive to seek permission to consult on these. There will also be a need to present information to relevant stakeholder organisations.
- 2.2 The required documentation, and supporting activity, is as follows:

DOCUMENT ONE

A stand-alone feasibility study and delivery plan for bringing forward the identified publicly owned sites to the east of Selby station for redevelopment.

NOTE: This strand of work must be completed in draft, by end June 2022 as it utilises funding through the One Public Estate programme. (Appendix B.)

DOCUMENT TWO

A masterplan document which includes a clear vision and delivery strategy for the entire Selby Town Regeneration Area and incorporates the current Selby Gateway Transforming Cities Fund (TCF) project proposals. The document must also identify short, medium, and long-term intervention opportunities for both the public and private sector and include a structured land use analysis with related viability and development appraisals. The masterplan document must also include a delivery framework which will provide a detailed analysis of the development and investment stages required to ensure long term implementation of the masterplan proposals. This must also be supported by identifying relevant delivery options, including commercial delivery, and partnership options with Selby District Council, and the successor North Yorkshire Council.

DOCUMENT THREE

Based on the above documentation, provide information sufficient to be used as a basis for a future Selby Town Regeneration Area Supplementary Planning Document as part of the new Local Plan. This will need to be subject to appropriate public consultation.

3. Benefits of the approach:

- 3.1 This work will establish the main drivers for regeneration within Selby Town Regeneration Area. The masterplan and related viability assessments will establish a clear programme for prioritised investment and actions around the Station and establish the most effective future use of this important area within Selby. It will also establish opportunities for future development of publicly owned sites within the Masterplan area.
- 3.2 We have secured significant external funding through One Public Estate (£70k) and York and North Yorkshire DoDs/Business rate pool (£35k) to enable this key delivery strategy to be commissioned.

4. Risks:

There are no unsurmountable risks in commissioning this work, with external consultants undertaking the tasks. However, effective stakeholder engagement, and communication, is critical to the success of the work. The effective presentation of all work generated by this commission will be critical in clearly illustrating the area vision, all policy proposals, place improvements, and development opportunities. The quality of the presentation material will be suitable for consultation and engagement processes, including presentation via social media.

5. Implications

5.1 Legal Implications

There are no legal implications arising from the recommendations in this report.

5.2 Financial Implications

The funding required to deliver the Selby Station Quarter Masterplan commission has been secured predominantly from external funding sources such as a One Public Estate Grant (£70k), and the contribution from York & North Yorkshire DoD's/business rates pool (£35k), with the remaining contribution to be taken from the approved Strategic Sites Master planning budget.

Following scoring of bids received in response to the recent tendering exercise, the preferred proposal requires additional funding of £13k from the Council's identified budget. Should limited additional costs arise while managing this contract, these will also be funded from the same budget.

5.3 Policy and Risk Implications

Any submitted projects would need to align with / complement any local regeneration policy or restrictions at that time (i.e., Conservation Areas, Planning Permissions). Masterplan proposals will consider, and support policy identified within the Preferred Options Local Plan.

There may be a risk in ability to deliver projects due to Local Government Reorganisation (LGR), with a new unitary authority in place April 2023. However, the Council has worked closely with North Yorkshire County Council to progress the regeneration plans around Selby Station including TCF, has committed the funding within current budget allocations and there are clear adopted strategies in place that justify these investments. We will ensure projects are progressed as quickly as possible to leave a positive legacy for the District and a plan for future investment over the next 10-15 years.

5.4 Corporate Plan Implications

The actions are in line with and will help deliver the following aspects of the Council Plan by making the District:

- a great place to live, with regenerated town centres.
- a great place to enjoy, with more sustainable transport and improved community safety and public spaces.

5.5 Resource Implications

The successful delivery of all the schemes identified relies heavily upon effective collaborative working across SDC and the timely involvement of partners.

5.6 Other Implications

None

5.7 Equalities Impact Assessment

There are not considered to be any specific equalities implications in this report.

6. Conclusion

The Economic Development and Regeneration Team will work with the chosen consultants to ensure the masterplan delivers the place making objectives of the Council Plan.

7. Background Documents

None

8. Appendices

- Appendix A: Selby Town Regeneration Area – Extract from Preferred Options Local Plan
- Appendix B: Sites identified in the original OPE submission

Contact Officer

Duncan Ferguson, Regeneration Manager 01757292016

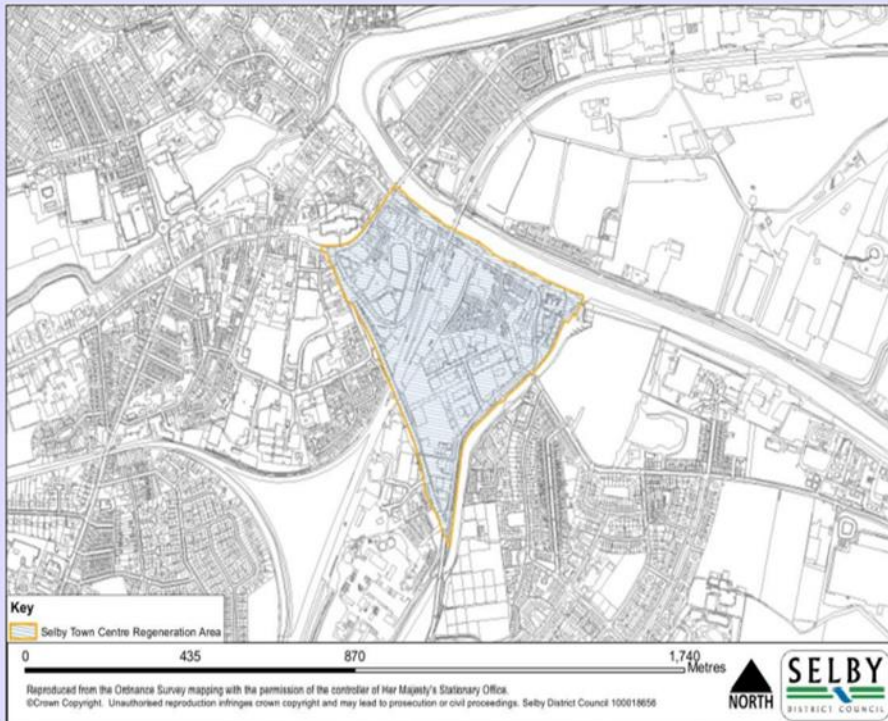
dferguson@selby.gov.uk

Appendix A.

Preferred Approach SG3 - Selby Town Regeneration Area

The preferred approach is that proposals for sites located in the Selby Town Regeneration Area (shown on the map below) will be supported where they help to deliver the Council's objectives to:

1. Improve pedestrian access to Selby Town Centre from the Railway Station;
2. Improve the public realm around the station and the Ousegate riverside corridor;
3. Promote opportunities to increase active travel into Selby town and access to the wider Leeds City Region; and
4. Promote opportunities to bring residential uses back into the town centre to help create new commercial and employment opportunities.



Appendix B.

