



**Selby District Council
Local Plan**

**The Sites and Policies
Local Plan**

Initial Consultation 2014

**Representations on behalf
of Industrial Chemicals
Ltd**

January 2015

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The Sites and Policies Local Plan
Initial Consultation 2014

Representations made on behalf of Industrial Chemicals Ltd

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Appendix 2 – Site Context Plan

Appendix 3 – Indicative Site Layout Plans

Appendix 4 – Preliminary Access/Junction Improvement Plans

1. Introduction

- 1.1 This Statement contains representations made on behalf of Industrial Chemicals Ltd (ICL) in respect of Selby District Council's Sites and Policies Local Plan document entitled 'Plan Selby, Delivering the Vision' - Initial Consultation, currently the subject of a consultation exercise.
- 1.2 Lawson Planning Partnership Ltd (LPP) was instructed in 2013 by the owners of Industrial Chemicals Ltd to advise on planning policy and development management matters concerning related development proposals at Selby Chemical Works, Bawtry Road, Selby.
- 1.3 In October 2013, Selby District Council invited developers and land owners the opportunity to put forward potential development sites as part of the Council's Strategic Land Availability Assessment (SLAA) 'Call for Sites' consultation exercise.
- 1.4 On behalf of ICL, LPP put forward the existing chemical works site and adjacent greenfield area of land to the south for inclusion in the SLAA as a sustainable housing development site capable of accommodating new homes.
- 1.5 This statement provides further information concerning the site and the planning merits of its allocation for residential development purposes. In addition, a response to questions in the consultation document relevant to the development site also accompanies this submission.
- 1.6 It is therefore requested in this Statement that the Council includes the site as a housing land allocation in the Sites and Policies Local Plan.
- 1.7 The statement is structured as follows:
 - ❖ Section 2 sets out the background to the Chemical Works Site and describes the site and its surroundings;
 - ❖ Section 3 sets out ICL's relocation and redevelopment proposals;
 - ❖ Section 4 explains that the site would be available and deliverable during the plan period, and is suitable for residential development;
 - ❖ Section 6 contains our summary and conclusions;
 - ❖ A site ownership plan together with illustrative layout and context plans and vehicular access plans are also appended to this submission.
- 1.8 This Statement concludes that the proposed allocation of the site for residential purposes represents a deliverable and sustainable development scheme, capable of making a significant contribution to the housing land supply for the District over the period to 2027.

2. Background to the Chemical Works Site

- 2.1 The site is located within the defined urban development boundary of Selby, to the south of Selby Town Centre. The site is accessed from the Bawtry Road (A1041) which links via the A63 and A19 to the main trunk road network at the M62 junction (linking to the A1M and M18), 6 miles to the south.
- 2.2 The site covers a total area of 14.7 hectares (36 acres) and comprises a combination of previously developed land (PDL) (approximately 50% site coverage and greenfield land (50%) and is under the sole control of the owners of Industrial Chemicals Ltd (see site plan at Appendix 1).
- 2.3 The site falls into three general areas:
 - An established general industrial area currently in use by ICL (6.352 hectares, 15.697 acres);
 - A green field area located to the south of the established industrial area (7.629 hectares, 18.851 acres); and
 - A residential area comprising 12 mostly vacant terraced houses and associated former amenity areas along with a separate grassed area likely to have contained further terraced houses (0.726 hectares, 1.793 acres).
- 2.1 Abutting the chemical plant to the east is Selby Canal and to the West is the Selby to Doncaster railway line. The site is conveniently located near to the town centre and is served by a good range of employment and community facilities including schools, shops and open spaces all of which are accessible by public transport (including bus and train services), walking and cycling. A plan showing the site's location, context, relationship with the town centre and accessibility to employment and community facilities is included at Appendix 2.
- 2.2 The established chemical works site has been operated by ICL since 2011. ICL is a successful, established business which supplies chemicals for water treatment and the supply of commodity chemicals to the steel, manufacturing, food and paper making industry.
- 2.3 The established chemical plant operates up to 24 hours a day, 365 days a year (subject to demand) and currently employs 49 staff that operate from this location. The plant manufactures a range of products which are supplied to the detergent, paper, water treatment, animal feed and chemical industries.
- 2.4 The site has been used for industrial purposes since the 1900's and contains an extensive range of buildings used for industrial and storage purposes, including ancillary offices. Many of these buildings no longer meet the operational requirements of ICL and are redundant.

3. ICL's Relocation and Redevelopment Proposals

- 3.1 It is ICL's intention to promote the site through the Development Plan and planning application processes for a comprehensive residential led redevelopment.
- 3.2 The site's redevelopment would involve the relocation of the existing chemical works to an alternative site which ICL would seek to secure in Selby District.
- 3.3 The site is large enough to accommodate a significant level of housing units in the form of a mix of apartments and houses. On behalf of ICL, a development feasibility exercise has been undertaken and an initial assessment of housing capacity of the site would allow for the development of between 400 – 600 homes, taking account for open space, structural landscaping, drainage attenuation areas and access improvement works. Indicative layout plans which show how the site could be developed are included at Appendix 3. Essentially, the feasibility plans are the same except one option incorporates a canal marina.
- 3.4 The site's redevelopment would deliver a good mix of property types and sizes to meet local need, including a significant amount of family accommodation as well as high quality open space and landscaping.
- 3.5 The precise level of housing will be determined following the outcome of the masterplanning exercise currently being undertaken, backed up by various technical studies covering transportation, infrastructure, ground conditions, flood risk and drainage, ecological, landscape and viability considerations.

4. The Site's Suitability, Availability and Deliverability

- 4.1 The proposed allocation of the site for residential purposes has been considered in relation to key planning policy considerations set out in the adopted Selby District Core Strategy Local Plan adopted in October 2013, together with other material considerations contained in the National Planning Policy Framework.
- 4.2 The site is situated within the defined town boundary for Selby, the principal town, where the focus for new housing development will be directed to as defined in Core Strategy Local Plan Policy SP2.
- 4.3 Part B of policy SP2 states that sites will be allocated based on the following 'sequential approach':
- Previously developed land and buildings within settlement;
 - Suitable greenfield land within the settlement;
 - Extensions to settlements on previously developed land;
 - Extensions to settlements on greenfield land.

General Principles and Strategic Considerations

- 4.4 The proposed site redevelopment for residential purposes would involve the redevelopment of a part brownfield site within the defined town boundary, where the Core Strategy identifies the majority of new housing should be directed. The principle of the redevelopment of the site for housing is therefore considered acceptable and accords with the Core Strategies sequential approach to new development.
- 4.5 The redevelopment of the site as intended would make a significant contribution to meeting an identified need for new homes in a sustainable location close to employment, local services and public transport networks.
- 4.6 The Core Strategy which seeks to encourage and concentrate housing growth at the main urban settlement of Selby town is consistent with the general principles of sustainable development and as set out in the NPPF. This is considered to be an appropriate strategy to follow and continue with. The redevelopment of the ICL site at Bawtry Road as proposed would very much complement this strategy and approach.
- 4.7 The relocation of the existing chemical works to an alternative site would release this part brownfield site for comprehensive regeneration which would improve the area, provide a good mix of new homes and high quality open spaces and enable greater enjoyment for residents.

- 4.8 ICL intend to relocate the existing chemical works within the Plan period and would seek to secure a site in the Selby District. The relocation to an alternative site would help secure local jobs and ensure that manufacturing is retained and sustained. This site will therefore be available for comprehensive redevelopment during the plan period.
- 4.9 Core Strategy Local Plan Policy SP5 requires 3700 homes to be built in Selby over the Plan period between 2011-2027 and 2,500 of the new homes would need to be delivered through new site allocations.
- 4.10 In order to accommodate the scale of growth required for Selby, 1000 dwellings will be delivered through an urban extension to the east of the town (Olympia Park), in accordance with Core Strategy Local Plan Policy SP6. Smaller sites within or adjacent to the boundary would also need to accommodate a further 1500 dwellings. The redevelopment of the Bawtry Road site for housing would contribute to meeting the identified need for new homes in the principal town.
- 4.11 The site also falls within single ownership with no reliance on third party land required. Consequently, the development of the site would be highly deliverable in this respect.
- 4.12 An assessment of the housing capacity of the site would allow for circa 400-600 homes applying medium housing densities allowing for open space, structural landscaping and drainage attenuation – see plans at Appendix 3. The density of development would make the most efficient use of the site, without compromising local distinctiveness, character and form, in accordance with Core Strategy Policy 19 ‘Design Quality’.

Flood Risk and Drainage

- 4.13 Potential flood risk is a significant issue across the whole of the district and for Selby town, the existing built up area is identified as being at medium or high risk of flooding.
- 4.14 Residential development on Bawtry Road (which additionally falls within Flood Zones 2 and 3a) would be consistent with the settlement policies of the Council’s Core Strategy Local Plan (2013) as informed by the Strategic Flood Risk Assessment (SFRA) updated in 2010 which rejected the possibility of redirecting growth to ‘reasonably available’ alternative locations outside of Selby on principally sustainability grounds and identifies the town as the focus for new housing, employment, retail, commercial and leisure facilities.
- 4.15 The Environment Agency flood map shows there to be flood defences associated with the River Ouse throughout Selby and the site is shown to be located in an area benefitting from these defences.
- 4.16 Flood risk and drainage engineers have been appointed by ICL and the Environment Agency consulted on the proposals. From the technical work

undertaken to date, it is considered that a suitable flood risk & drainage solution for comprehensive residential development purposes could be satisfactorily achieved.

Transport and Access

- 4.17 Transport and access feasibility work has also been undertaken in support of the comprehensive housing scheme and it is considered that a suitable vehicular access can be achieved onto Bawtry Road via a roundabout or signalised junction. In addition, a secondary emergency access could be secured via the exiting secondary access off Prospect Way, if required. Feasibility plans which detail the improved access options are included at Appendix 4. Subject to further detailed design in conjunction with the local highway authority, it is considered that a suitable highways solution is achievable.
- 4.18 In general transportation accessibility terms, the site is well located in relation to the Town Centre including the railway and bus stations as well as other employment and service areas. There is also an excellent opportunity to provide improved pedestrian access and cycle permeability to the canal side and tow path which forms part of the Pennine Way route along the eastern boundary, which would enable greater enjoyment for residents.

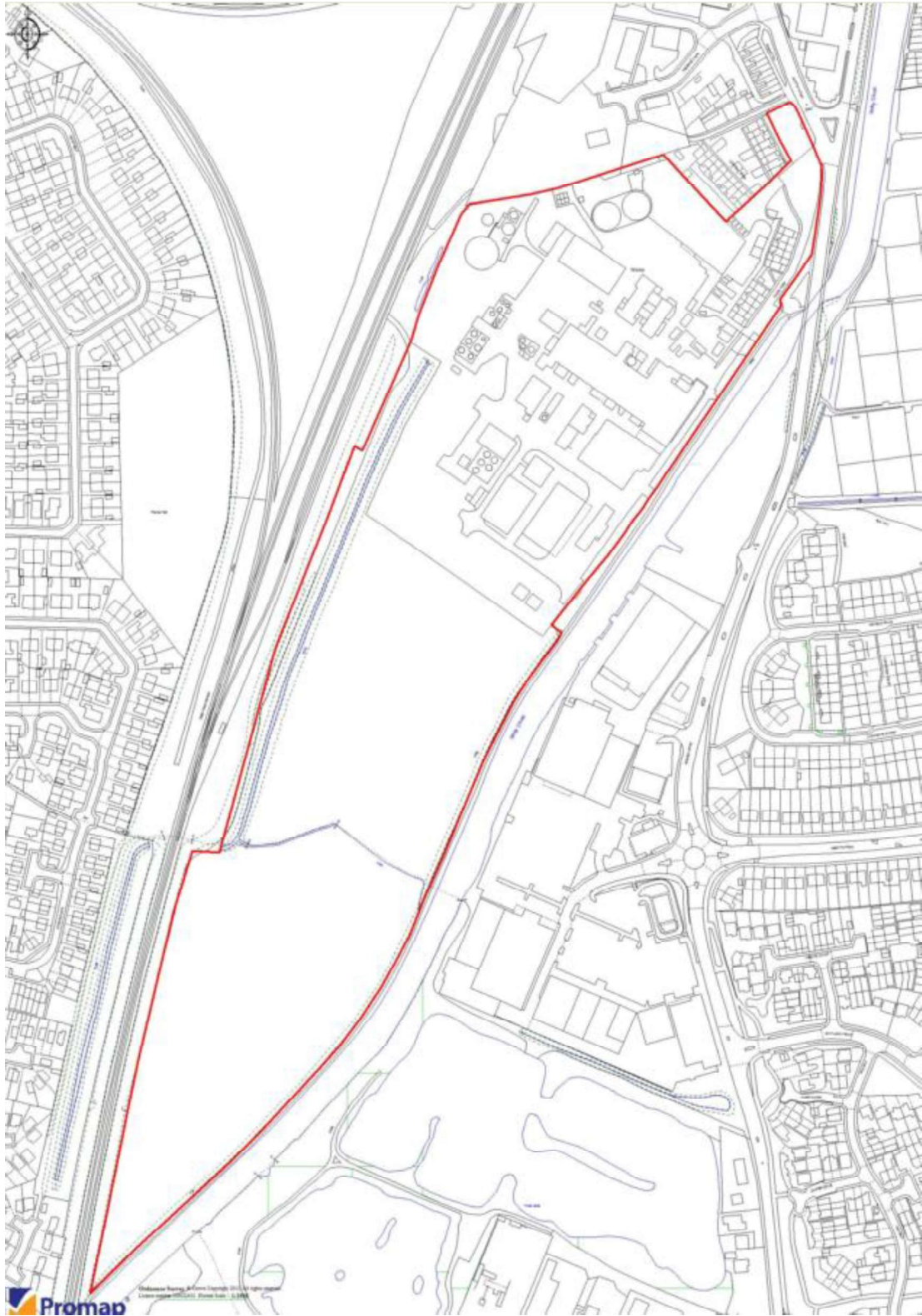
Contaminated Land and Remediation

- 4.19 Part of the proposed site allocation represents previously developed land and is an established chemical works. Previous site investigations have identified the presence of some land contamination and therefore remediation and other environmental mitigation would be necessary, which would be addressed at the detailed planning stage.

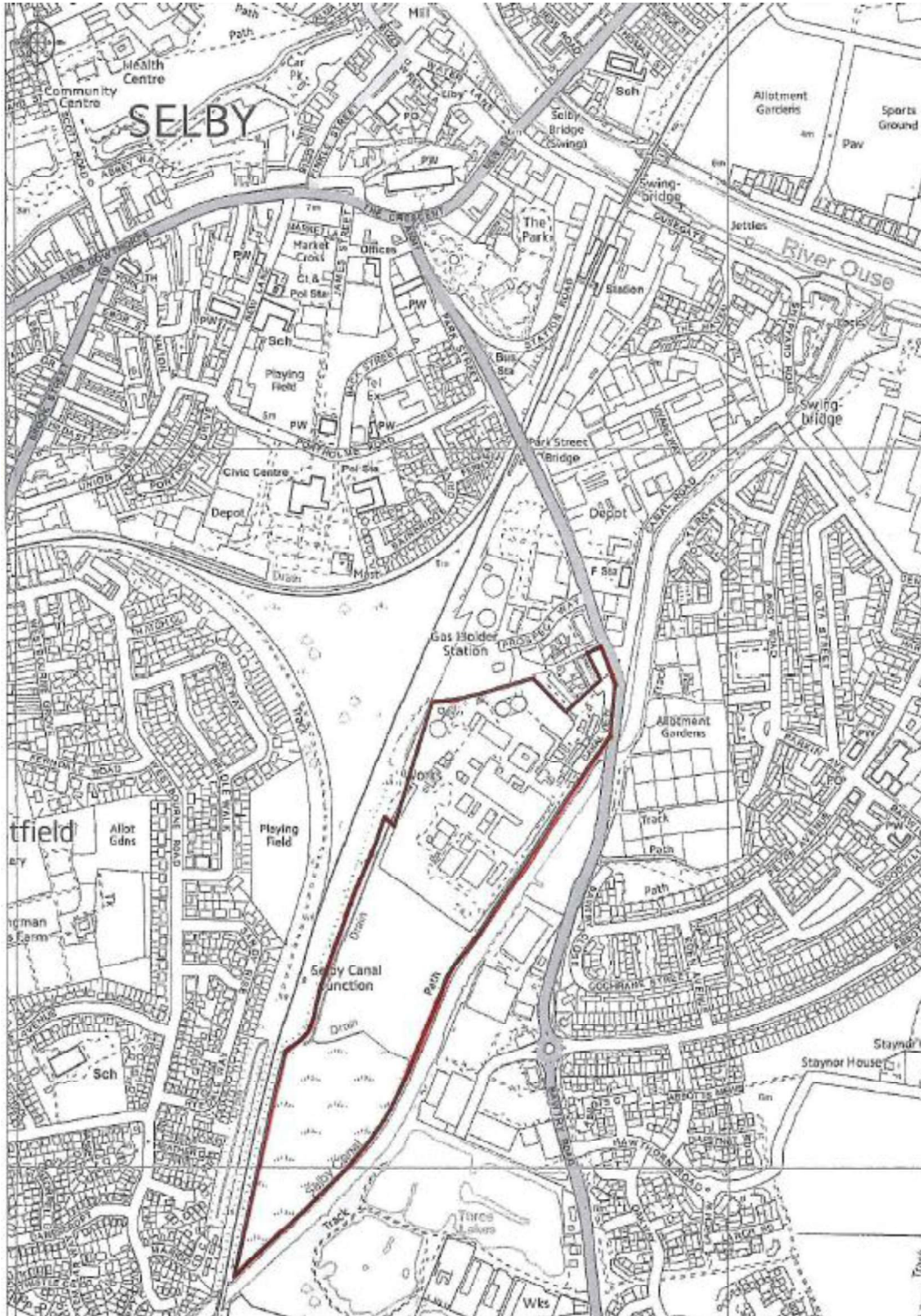
5. Summary and Conclusion

- 5.1 With the above in mind, the proposed allocation of the site for residential purposes represents a deliverable and sustainable form of development. The development of the site for housing would also be consistent with the Core Strategy, which is compliant with the NPPF and would make a significant contribution to the housing land supply for Selby town over the period to 2027.
- 5.2 It is therefore considered that the planning merits of the proposed site allocation for residential development should be recognised and the site allocated for much needed housing in the new Local Plan.

Appendix 1



Appendix 2



Appendix 3







Industrial Chemicals Ltd
CLARIANT WORKS
SELBY



SITE REGENERATION PROPOSAL

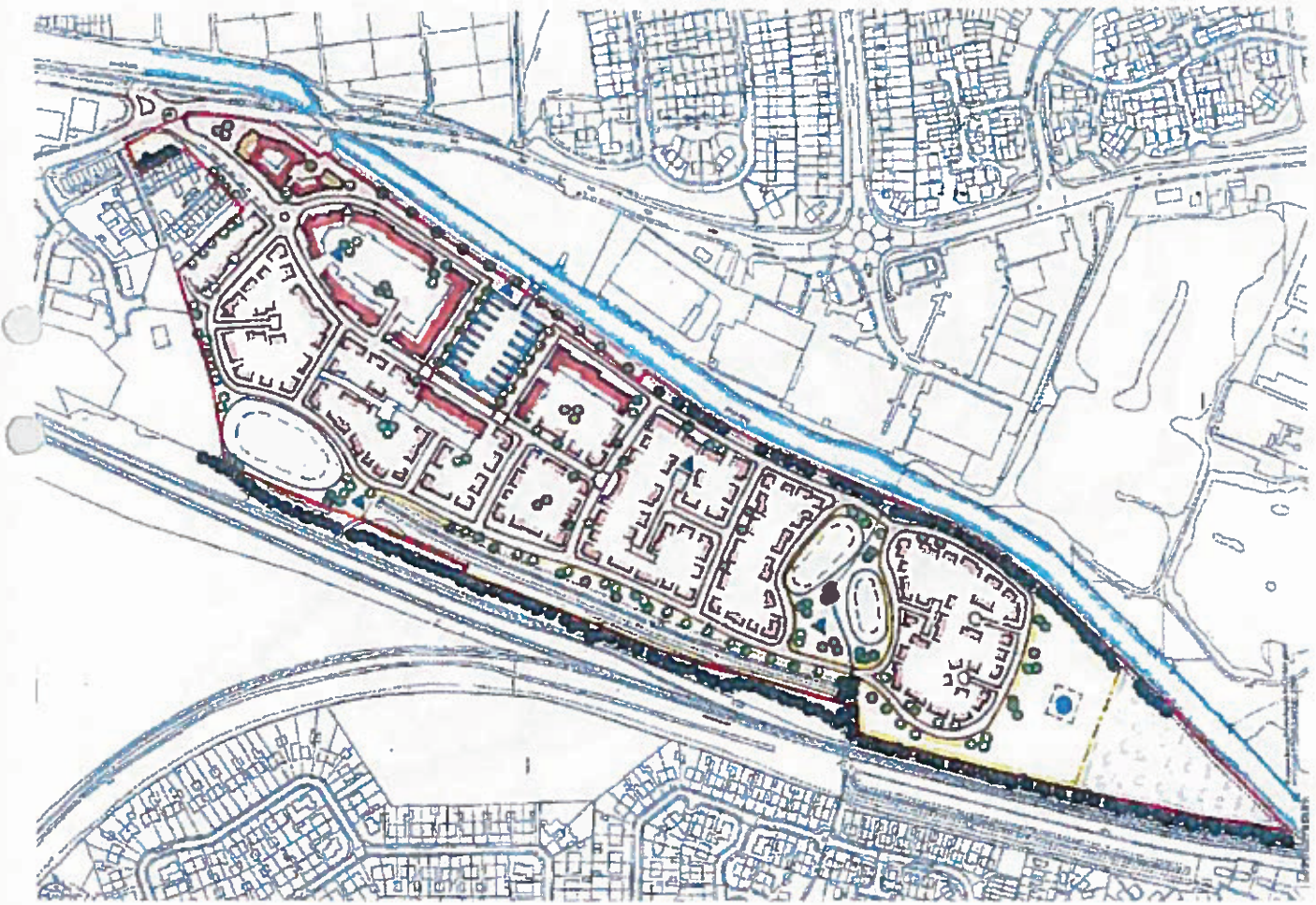
INDICATIVE SITE LAYOUT

-  Residential Area (Houses)
-  Residential Area (Apartments)
-  Mixed Use (Retail / cafe + apartments over)
-  Canal Marina (32 boat capacity)
-  Recreational Open Space
-  Canalside Linear Park (with 'trim trail' stations)
-  Local Equipped Area for Play ('LEAP')
-  Local Area for Play ('LAP')
-  Ecological / Wildlife Area
-  Drainage Basin
-  Retained treed areas
-  Site Boundary
-  Improved Junction to Bawtry Road

SCALE : (original @A3 size) 0 50 100 150m



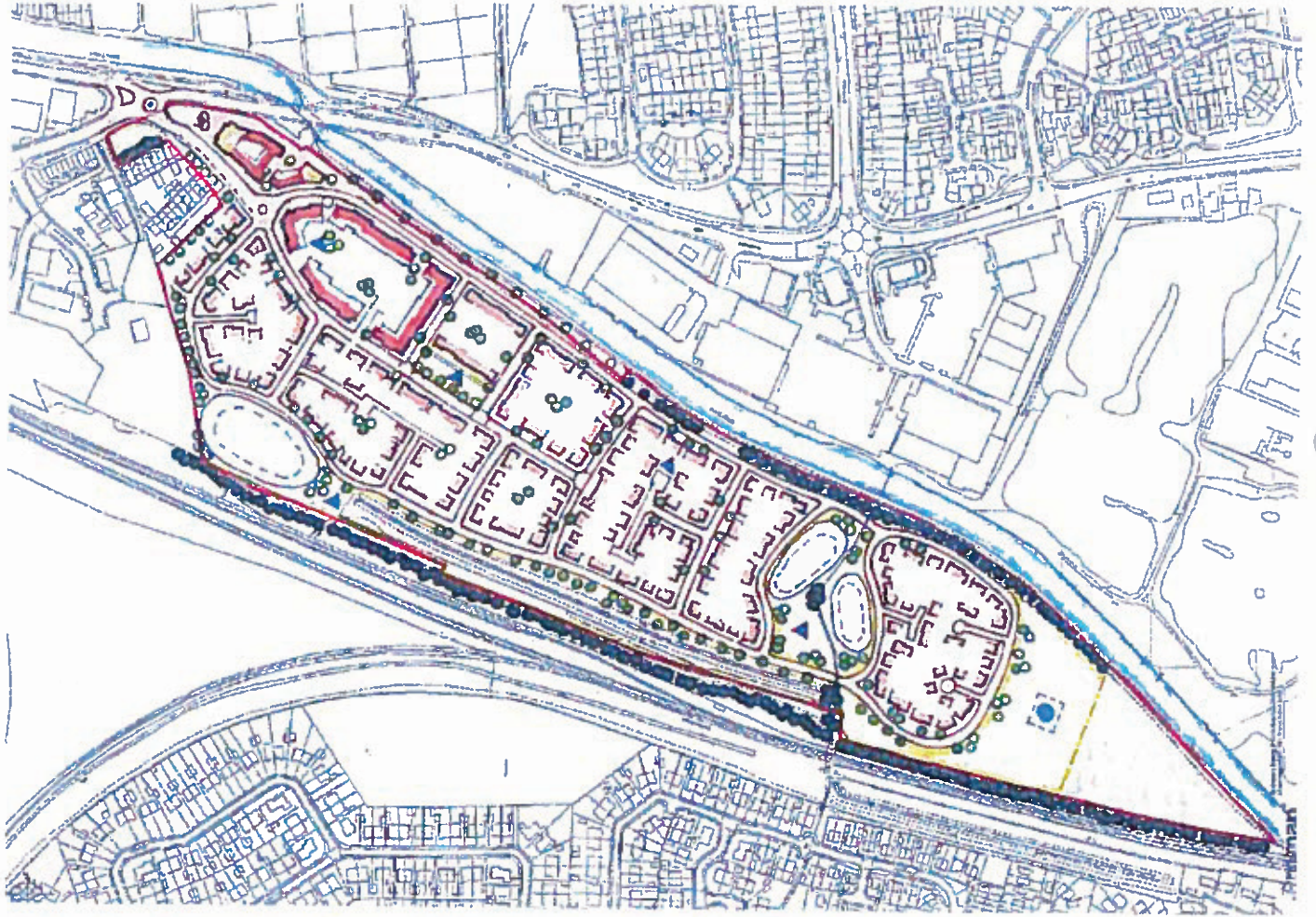
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Industrial Chemicals Ltd
CLARIANT WORKS
SELBY



SITE REGENERATION PROPOSAL
INDICATIVE SITE LAYOUT



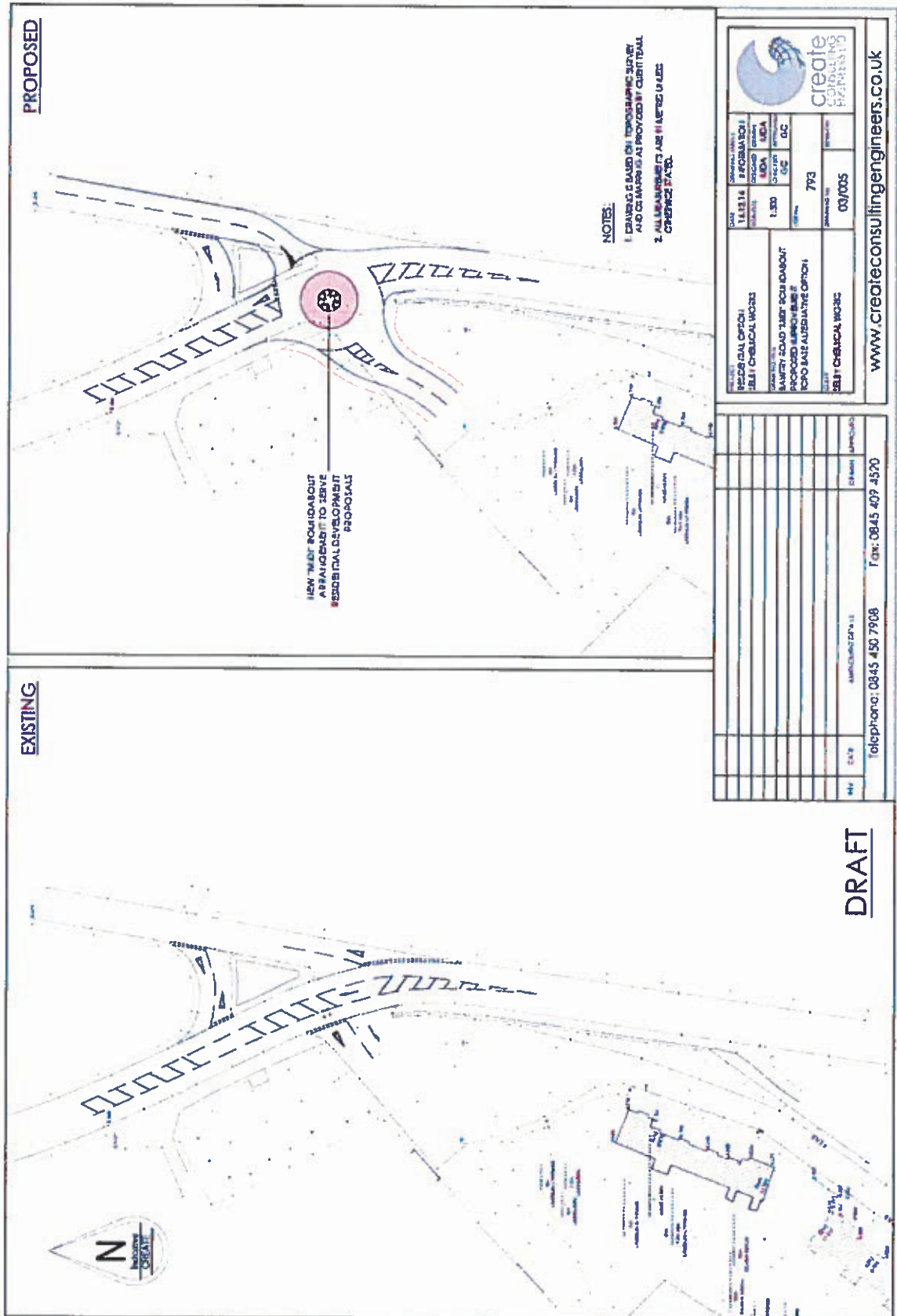
-  Residential Area (Houses)
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-  Recreational Open Space
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-  Local Equipped Area for Play ('LEAP')
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-  Drainage Basin
-  Retained treed areas
-  Site Boundary
-  Improved Junction to Bawtry Road

SCALE : (original @A3 size) 0 50 100 150m



LPP
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Appendix 4



NEW TRAFFIC SIGNALS ABOUT
A FEET AWAY TO SERVE
RESIDENTIAL DEVELOPMENT
PROPOSAL

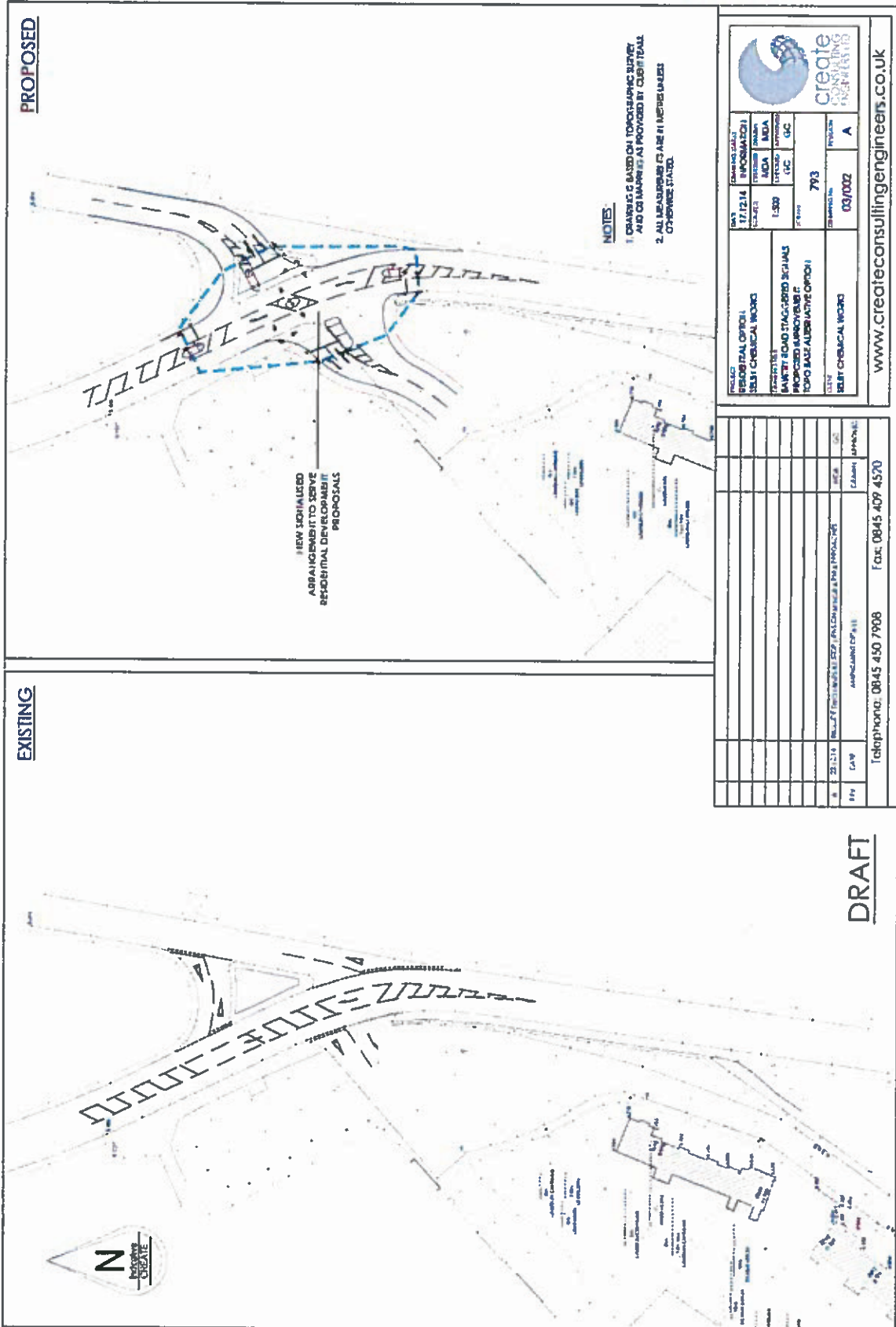
NOTES:

1. DRAWING IS BASED ON TOPOGRAPHIC SURVEY AND CO-ORDINATES AS PROVIDED BY CLIENT TEAM.
2. ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE STATED.

PROJECT INFORMATION PROJECT NO: 181314 PROJECT NAME: JELLY CHEMICAL WORKS DRAWING NO: 1.000 DATE: 11/03/2019 DRAWING TITLE: SAFETY ROAD TRAFFIC SIGNAGE OUT PROPOSED SIGNAGE FOR PROPOSED DATE SUBSTITUTION OPTION	CLIENT: JELLY CHEMICAL WORKS PROJECT NO: 181314 PROJECT NAME: JELLY CHEMICAL WORKS DRAWING NO: 1.000 DATE: 11/03/2019 DRAWING TITLE: SAFETY ROAD TRAFFIC SIGNAGE OUT PROPOSED SIGNAGE FOR PROPOSED DATE SUBSTITUTION OPTION
SHEET NO: 793 SHEET TITLE: 03/005	PROJECT NO: 181314 PROJECT NAME: JELLY CHEMICAL WORKS DRAWING NO: 1.000 DATE: 11/03/2019 DRAWING TITLE: SAFETY ROAD TRAFFIC SIGNAGE OUT PROPOSED SIGNAGE FOR PROPOSED DATE SUBSTITUTION OPTION
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Selby District Council Local Plan Consultation

"PLAN Selby" (The Sites and Policies Local Plan)

Initial Consultation Comments Form

"PLAN Selby" is the Sites and Policies Local Plan which the Council is developing to deliver the strategic vision outlined in the Core Strategy that was adopted in 2013. When adopted, PLAN Selby will form part of the Local Plan for the District against which planning applications will be assessed.

This consultation is the first stage in our on-going dialogue with you and we hope that you will take time to respond to it and help us move forward. The responses to this consultation will help inform our work and shape the District for the future.

Comments are therefore invited as part of this Initial Consultation.

Please use this form to make your comments.

Please read the main document PLAN Selby and associated papers, which are available on the Council's website at www.selby.gov.uk/PLANSelby and at local libraries and Public Council offices.

You will need to see what is in PLAN Selby in order to make your comments. It contains a wide range of issues and specific questions on which we would like your views. Please make sure you are clear about which part of PLAN Selby you are commenting on and ensure we have your full contact details so we can take your comments into account and so that we can contact you about the next stages.

**Completed comments forms must be received by the Council
no later than 5pm on Monday 19th January 2015**

Contact Details - Please provide contact details and agent details, if appointed

	Personal Details	Agent Details (if applicable)
Name	Industrial Chemicals Ltd	Lawson Planning Partnership Ltd
Address	Titan Works, Hogg Lane, Grays, Essex	882 The Crescent Colchester Business Park, Colchester, Essex
Postcode	RM17 5DU	CO4 9YQ
Telephone no.		1,206,835,150
Email address		georginabrotherton@lppartnership.co.uk

It will be helpful if you can provide an email address so we can contact you electronically

Comment(s)

Please ensure you provide reference to the Question and Topic area for each comment you wish to make.

Topic / Chapter

Question no. Paragraph

Are the suggested aims and objectives for the Plan right and are there any others which should be included?

For the overall vision of the Plan to work effectively a set of consistent aims and objectives should be included, which are consistent with the adopted Core Strategy Local Plan as well as the core land-use planning principles outlined in the NPPF and the guidance on 'Plan-Making'.

Therefore, it is considered that the following objectives are included within the Local Plan

- Directing the majority of new development to Selby, the principal town of the district in line with Core Strategy Local Plan Policy SP2 part A (Spatial Development Strategy).
- Allocating land for development in line with the settlement hierarchy and the sequential approach set out in Core Strategy policy SP2 part B (Spatial Development Strategy).
- Concentrating new development in the most sustainable locations, to make the fullest possible use of public transport, walking and cycling, which would minimise the need to travel by car, in line with Core Strategy Local Plan Policy SP15 (Sustainable Development and Climate Change).

(Text is limited to the available area to ensure all text is visible. Continue on a separate sheet if necessary)

Topic / Chapter

Question no. Paragraph

- Promoting the efficient use of land by giving preference to reusing land that has been previously developed (brownfield land) of lesser environmental value in accordance with Core Strategy Local Plan Policy SP15 (Sustainable Development and Climate Change).
- Where development is necessary within areas at risk of flooding, (in order to meet the housing objectives of the Local Plan), making it safe without increasing flood risk elsewhere.

The inclusion of the above detailed objectives would ensure that the Local Plan is consistent with national policy and reflects the aims, objectives and policies set out within the adopted Core Strategy.

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Comment(s)

Please ensure you provide reference to the Question and Topic area for each comment you wish to make.

Topic / Chapter

Question no. Paragraph

The Core Strategy sets the 'rules' for choosing sites; but do you have any views on the relative importance or weight to be attached to the criteria of site selection?

The settlement hierarchy and sequential priorities listed in Core Strategy Policy SP2 'Spatial Development Strategy' should be given significant importance when determining appropriate sites for new development.

Policy SP2 identifies Selby as the principal town within the district which will be the focus for new housing, employment, retail, commercial and leisure facilities.

Part B of policy SP2 states that sites will be allocated based on the following 'sequential approach':

1. Previously developed land and buildings within settlement;
2. Suitable greenfield land within the settlement;
3. Extensions to settlements on previously developed land;
4. Extensions to settlements on greenfield land.

Significant weight should be attached to the settlement hierarchy and sequential approach to site selection as detailed above. In terms of the principal town of Selby, we concur that this is where the majority of development should be located. Only when all suitable and available previously developed sites and then greenfield land within Selby town have been allocated, should other land outside of the town be considered by extending the existing settlement boundaries.

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Topic / Chapter

Question no. Paragraph

In terms of site selection for housing, potential flood risk is a significant issue across the whole of the district, including Selby, the principle town. The Strategic Flood Risk Assessment (SFRA) and sequential test carried out for the district (updated in 2010) informed the spatial distribution of development in the Core Strategy.

For Selby town, the existing built up area is identified as being at medium or high risk of flooding. The 2010 Sequential Test rejected the possibility of redirecting some growth to 'reasonably available' alternative locations outside of Selby on principally sustainability grounds.

Selby is the largest settlement in the district with the largest concentration of employment opportunities, retail, leisure and cultural facilities. The Sequential Test notes that there has been significant recent investment in infrastructure, including a new bypass and flood defences, as well as other infrastructure improvements. In contrast, the next two largest settlements (Sherburn in Elmet and Tadcaster) provide a much smaller range of services and facilities. On this basis, the broad strategy of concentrating the majority of growth in Selby, with localised growth in Sherburn in Elmet and Tadcaster is considered appropriate on sustainability grounds, having regard to flood risk considerations.

The sequential Test prepared as part of the evidence in support of the Core Strategy Local Plan identified that whilst there was capacity to accommodate some of the required housing on medium flood risk land within the existing built up area, sites in high flood risk areas would need to be allocated in the subsequent Site Allocations DPD (now Plan Selby). The new Local Plan should therefore recognise that sites in high risk areas within the urban area of Selby will need to be allocated for new housing in order to deliver a sustainable development strategy.

(Text is limited to the available area to ensure all text is visible. Continue on a separate sheet if necessary)

Additional Comments - Please provide any additional comments you may wish to make.

(Text is limited to the available area to ensure all text is visible. Continue on a separate sheet if necessary)

Comment Submission Statement

All comments must be made in an email or in writing if they are to be considered. Your comments and some personal identifying details will be published in a public register and cannot be treated confidentially. Where practical, personal identifiers may be redacted, however Selby District Council cannot guarantee that all identifiers will be removed prior to publication of consultation records.

Signed

Dated

19.01.2015

Please ensure you save a copy of your completed comments form to your computer before sending by email

**Completed comments forms must be received by the Council
no later than 5pm on Monday 19th January 2015**

Email: ldf@selby.gov.uk

**Post to: Policy and Strategy Team, Selby District Council, Civic Centre,
Doncaster Road, Selby YO8 9FT**