

Selby District Council

Via E-mail – [ldf@selby.gov.uk](mailto:ldf@selby.gov.uk)

10 August 2015

## **LET'S TALK PLAN SELBY**

This response has been prepared on behalf of Redrow Homes in relation to their land interests in Newton Kyme. Outline planning permission was granted on 1<sup>st</sup> May 2014 (Ref 2012/1053/FUL) for the demolition of the former Papyrus works, and the development of 128 dwellings and 9 employment units with associated landscaping and public open space.

This response relates in particular to the Employment Land Review in the context of the site in Newton Kyme.

### **Employment Land Review**

Paragraph 3.84 – 3.87 refers to site *ES14 – Papyrus Works, Newton Kyme, windfall site*, stating that *“it is understood that the intention is that these employment units are intended to provide B1 workspace to be accessed from a separate spine road serving the wider development.”* Reference is made at paragraph 3.86 that *“the site is being marketed for employment uses and the landowner’s intentions have been confirmed with their agent – it is therefore assumed that it is immediately available for development.”*

Coronet House  
Queen Street  
Leeds  
LS1 2TW

t 0113 887 0120

w [www.johnsonbrook.co.uk](http://www.johnsonbrook.co.uk)  
e [mark@johnsonbrook.co.uk](mailto:mark@johnsonbrook.co.uk)

We note that the Employment Land Review refers to Selby and Sherburn being the main locations for employment based uses. The site in Newton Kyme falls within Tadcaster Functional Economic Area (FEA) where the historic annual take up between 2005 and 2015 was zero over this 10 year period. Site ES14 is the only windfall site within the Tadcaster FEA that is recommended as potential for allocation.

We note there is one other site within Tadcaster FEA which is site ES9 – London Road, a 9ha site. However it is not suggested that the allocation is carried forward (See Figure 3.4 and Figure 5.4). The Employment Land Review identifies 6 potential additional sites within Tadcaster FEA amounting to 35.68 ha. Three of these sites, which are over 5 ha are in Appleton Roebuck, two smaller sites are in Ulleskelf and one in Tadcaster. The potential additional sites more than accommodate the total demand identified in Tadcaster FEA which is between 4.55ha and 9.60 ha (paragraph 5.33).

The construction of the 128 dwellings commenced in early 2015. The permitted 9 employment units are not going to be built speculatively. These employment units will be sold as development plots and marketed as such.

The marketing of the 9 employment plots at the former Papyrus Works remains ongoing but to date has had little interest. The site has been marketed since the end of September 2014 and has included a prominent board by the main entrance to the estate; a marketing brochure sent to Leeds, Selby and York agents; and marketing particulars placed on the Agents website. The marketing has resulted in four enquiries, none of which have been pursued further, despite follow up calls. The company continues to market the plots as being available. However, there comes a point in time where the void within the residential development site becomes a blight. With that in mind, we respectfully request less reliance is

placed on this employment site as we may need a pragmatic conversation with the Local Planning Authority in the near future regarding alternative uses.

Yours Sincerely

Mark Johnson MRICS, MRTPI  
Director

Coronet House  
Queen Street  
Leeds  
LS1 2TW

t 0113 887 0120  
w [www.johnsonbrook.co.uk](http://www.johnsonbrook.co.uk)  
e [mark@johnsonbrook.co.uk](mailto:mark@johnsonbrook.co.uk)