

Employment and Housing growth in Selby

Selby, Selby District

Olympia Park, is the largest strategic development site as highlighted in the in the Selby District Local Plan and is a priority in the North Yorkshire & York Housing Plan.

The site will not only create 844 homes and 23Ha employment land close to Selby Town Centre, it will radically improve the image of the town. Currently the entrance to Selby town centre is blighted by this former industrial site.

This investment will address some exceptional costs in remediating the land and the need to build a bridge over a railway as part of the site access requirements.

All approvals and partners are in place and this development will initially leverage £112m Private Sector investment.

Major investment by Drax Power Station in the new technologies of Biomass and Carbon Capture and Storage will drive the economic growth in the area, whilst Potter Group, a major haulage provider already on part of the site, are seeking to grow their business by capitalising on their rail freight capacity and the national incentives to increase rail freight.

This is a joint investment with the Leeds City Region LEP. which is taking forward the employment element of this site.

The Olympia Park site at Selby is flagged as an opportunity to utilise the forthcoming round of Local Infrastructure Fund for medium sites. We seek allocation of £ 11.5m via LIF 2 so as to unlock the homes on this site.



Project Start Date	April 2015	Deliverability Rating	Low Risk	Local Growth Fund Investment/LIF	£11.5M
Jobs Created	2000	Housing units	844	Private Sector Investment	£112m
Cost per job	£5,750	Cost per Housing Unit	£13,625	Investment Leverage per £ invested	£9.74

Project Costs	2015/16	2016/17	Future years	Total
Local Growth Fund/LIF	£11.5m	£0m	£0	£11.5M
Public Sector (Leeds City Region Growth Deal)	£5,000,000			£5,000,000
Private Sector	£2,192,171	£13,307,829		£15,000,000
Total Cost	£18,192,171	£13,307,829	£0	£31,500,000
Private/Public Funding Status	Private sector contribution secured Leeds City Region Funding – Priority in Local Growth Fund			

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Partners:	Role(s) and responsibilities
BOCM PAULS Ltd	Landowner of residential element.
Three Swans Property Management Ltd	Agent acting on behalf of BOCM PAULS Ltd to manage development on their land.
Selby Farms Ltd	Landowner of employment element
Developer Partner (appointed May 2014)	Deliver infrastructure and housing
North Yorkshire County Council	Highways Authority to complete access to A63 work
Network Rail	Approval for bridge over the railway

Delivery Body	BOCM PAULS Ltd
Options Appraisal	Master planning with options appraisal carried out.
Planning Status	Planning permission is in place
Land owners	Land ownership issues have all been resolved

Developers & Project Managers	A developer partner will be appointed in May 2014
Risk Strategy in place	A full Risk strategy is in place
Agreed Timescales (project must start 15/16)	Initial works on site to start late 2014 Access road by end of 2015 First housing 2016
State Aid Status	No state aid issues
Agreements in place	Network Rail – Agreement is in the final stages of approval for the bridge.