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Economy

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Economy



1 The Selby District economy started as a rural economy on the Sherburn/Tadcaster ridge, which was gradually extended with the draining of the marshes around Selby. The settlement pattern was made up of evenly scattered villages feeding the market town of Selby and to a lesser extent Sherburn and Tadcaster. They are therefore first and foremost market towns.



2 Early industries grew up around agricultural production. This included food production and animal feeds as well as brewing in Tadcaster. This sector remains strong with companies such as Tate & Lyle, BOCM Pauls and Westmill Foods as well as the breweries in Tadcaster.

The district's economy

3 The district also developed a strong distribution role, originally based on the navigability of the Ouse and subsequently on the canal and railway. While these modes of transport have declined distribution remains very important based on the M62 and the new A1(M) link road. There are many distribution companies in the district including Potter Group, Exel and G.W. Sissons.



4 Late in the district's economic history came the energy industry that was the result of Government central planning in the 1970s. The huge Selby mines complex was linked to three major power stations representing 10% of the nation's generating capacity. Due to competition from cheaper imported coal and increasing geological problems, the Selby coalfield closed little more than 20 years after first opening.

5 The district has, however, managed to attract and retain modern manufacturing, despite the grants on offer in surrounding districts. This includes the Saint Gobain Glass UK in Eggborough, British Gypsum, LINPAC and Tate & Lyle. The Sherburn Industrial Estate has become the central industrial and distribution base in the district.



The history of the Selby District's economy is a story of success in responding to economic change. While it remains more dependent on manufacturing and distribution than many other districts, this manufacturing is modern rather than based on smoke-stack industries and provides firm foundation for future growth. The concept for the economic strategy is therefore to build on this success by consolidating the existing economic base particularly in manufacturing, farming and distribution while diversifying into new areas - harnessing the potential of the region's science knowledge, improving the workforce and dealing with the remaining weaknesses.

Another important element of the economy is energy, which is dealt with in section 3.

There is an important spatial element to this concept. On the one hand manufacturing and distribution uses favour out-of-town sites with good road access. On the other we want to relate new employment to the existing towns and public transport infrastructure. The concept is therefore to concentrate employment development on the edge of the towns, served from the bypasses but accessible to the centre. This means that the SDF does not include the development of the former mine sites for employment use (except for Gascoigne Wood). On the other hand it proposed the relocation of low-density employment sites away from the heart of the towns where residential development is more appropriate.

The strategy

economy

Eco-industries: However, in looking to the future it is also important to look for the 'next big thing' in terms of opportunities for economic growth and diversification. In this respect Selby District has a real opportunity to build on its links to the energy industry, and new and existing expertise, in bio-manufacturing and non-food crops. The SDF concept is to create a ladder of innovation for energy and bioscience activities starting with York University through York Science Park, Stockbridge Technology Centre and a new Science Park in Barlby (Selby town) and onwards to a new 'Biopole' in Gascoigne Wood, which, in turn, will feed into Sherburn Industrial Estate. In this way eco-industrial innovation can constantly refresh and diversify the Selby District economy (see following pages and section 3).



Town centre revitalisation: One of the vulnerable aspects of the district's economy is the town centres. These centres have developed as markets and service centres for the surrounding agricultural community and are important concentrations of small businesses and employment. They have not, however, responded to the changing retail and service market and have lost out to larger towns and cities as well as out-of-town retail, leisure and office development along the M62 corridor. The SDF concept is therefore also based on the revitalisation of the town centres through the three town masterplans.



Consolidation: The first part of the strategy is to protect and build upon its current strengths by supporting existing businesses. This includes developing new modern premises, businesses support, workforce development, and further improvements to transport links.



Training and skills: The strategy does, however, also need to address the district's weaknesses. One of these, as identified by Learning & Skills Council, is the perceived quality of the district's workforce particularly the skilled manual and office workers required by local businesses. The third part of the concept is therefore the development of a more skilled and flexible workforce (see pages 58-59).

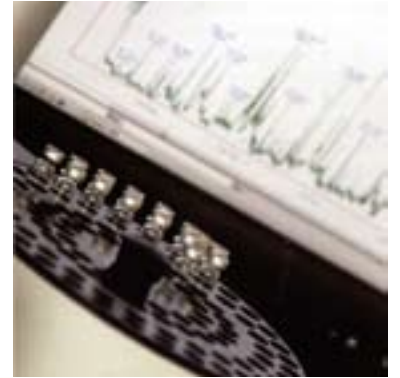
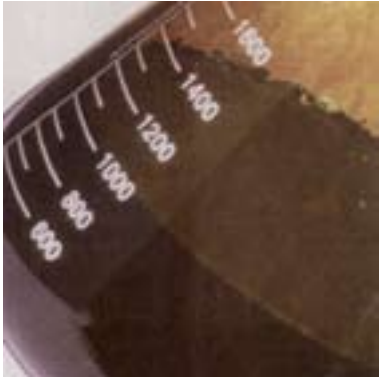


Office and Studio space: The other gap in the economy of the district is in the office and studio sector. A number of businesses have complained about the lack of office accommodation in Selby and there is also a demand for small-scale studio space from artists and cultural producers. The Selby masterplan therefore includes new office accommodation on the edge of the town and small-scale office and studio space in the centre including the redevelopment of the Abbot Staithes building.

Soil; the new Oil



Indicative Biopole activities based on European research,
credit to: European Commission



A key strand of the economic strategy is the development of the potential of non-food crops and bio-manufacturing so that Selby District becomes a biopole for the 'carbohydrate economy' in which soil is the new oil. Here we set out the basis for a biopole strategy for the district.

The Carbohydrate Economy

Most consumer products used to be manufactured from renewable crops such as hemp, flax and oil seed. With the availability of cheap, plentiful oil the 'carbohydrate economy' was replaced by an 'oil economy'. Oil is now used to manufacture everything from packaging and plastics to clothes. Energy-intensive materials such as metals and glass have also supplanted a range of renewable materials. This, however,

is changing as oil resources decline and with the UK's commitment to sustainable development there is increasing acceptance of the need to use renewable materials in manufacturing.

The market for products manufactured from natural materials – non-food crops – is predicted to grow substantially over the next few years. This was highlighted in the UK Government's Non-food Crops Strategy published in 2005. DEFRA's National Non-Food Crop Centre has been established in York

At a time when it is becoming increasingly difficult for farmers to make a living non-food crops could become a valuable new source of income – as highlighted by the Curry report on the future of farming. For this reason the National Farmers Union has given non-food crops its strong backing. There need not be

a conflict with existing production. Several products could be obtained from a single crop – fuel, food, fibre and chemicals - making better utilisation of the land and obtaining more value. Key areas of opportunity include:

- **Polymers:** Packaging, consumer products
- **Fibres:** Composite components, textiles, insulation, wood-free paper
- **Chemicals:** Intermediaries, feedstocks, solvents, dyes
- **Fuel:** Biodiesel, bioethanol, solid fuel

The supply chain to produce these products will create a range of opportunities from Science and research to logistics, primary processing, intermediaries and specialist manufacturing.

The Opportunity in Selby

With some of the UK's most valuable agricultural land and a range of associated processing industries, Selby District is well placed to

benefit from growth in this market. Tate & Lyle, which manufactures citric acid from renewable resources in Selby, has already established a vision to be 'consistently first in renewable ingredients'.

The Stockbridge Technology Centre (a former MAFF facility) has the potential to act as a local knowledge centre. At a sub-regional level the district is uniquely placed to benefit from proximity to some of the UK's leading organisations, including the National Non-Food Crop Centre (York), Springdale Crop Synergies (Driffild), the Central Science Laboratory and Bioregional. The University of York is also conducting a range of research in this field.

The SDF economic strategy therefore seeks to build on the district's existing strengths, and to harness the potential of the sub-region to benefit from this significant growth opportunity. The proposal is to establish Selby District as a centre for the development of bio-manufacturing and non-food crops. Activities would focus around three sites – Olympia Park, Stockbridge Technology Centre and Gascoigne Wood – with

the former two focusing on R&D and the latter on transforming these ideas into products and processes, as well as linking existing manufacturing facilities in the district into the 'innovation ladder' strategy wherever possible. This approach has been used to successfully attract bio-science investment in schemes such as Viikki in Finland and the Laval Technopole in Montreal, Canada.

As described in the following pages, the Science Park and Biopole Centre would be established and managed as a partnership between a number of key stakeholders in the region. These could include the National Non-Food Crop Centre, Stockbridge Technology Centre, the University of York as well as industry stakeholders such as Tate & Lyle, Springdale Crop Synergies and BOCM Pauls. The biopole partners could also support new ventures that develop local supply chains - supporting producers (farmers) and adding value to non-food crops. For example, farmers could be encouraged to form co-operatives to establish bio-refineries, as successfully demonstrated in the USA.

Nurturing existing business

1. Provision of business support throughout the district through Business Link, Yorkshire Forward and specialist programmes such as NISP (National Industrial Symbiosis Project).
2. New industrial and distribution development on the Selby bypass as part of the Olympia Park development.
3. The continued expansion of the Sherburn Industrial Estate.

Knowledge industry

4. Investigate the potential development of a Science Park in partnership with York University as part of the Olympia Park development.
5. The creation of a shop front and incubator space for the Science Park as part of the Station Quarter development in Selby town centre.
6. Full support for the bid to develop the European Spallation Source on Burn Airfield.
7. Investigate the potential development of a Biopole Centre on the former Gascoigne Wood Mine. This will include space for bio-manufacturing and processing development based on the knowledge and innovation of the science parks and Stockbridge Technology Centre.

Skills and training

8. Support for the Surewaters project to allow it to expand to acquire a boat for training.
9. Ongoing support for the development of the College to allow it to equip the workforce with the skills demanded particularly by the growth of the energy, bioscience, high technology and construction sectors.

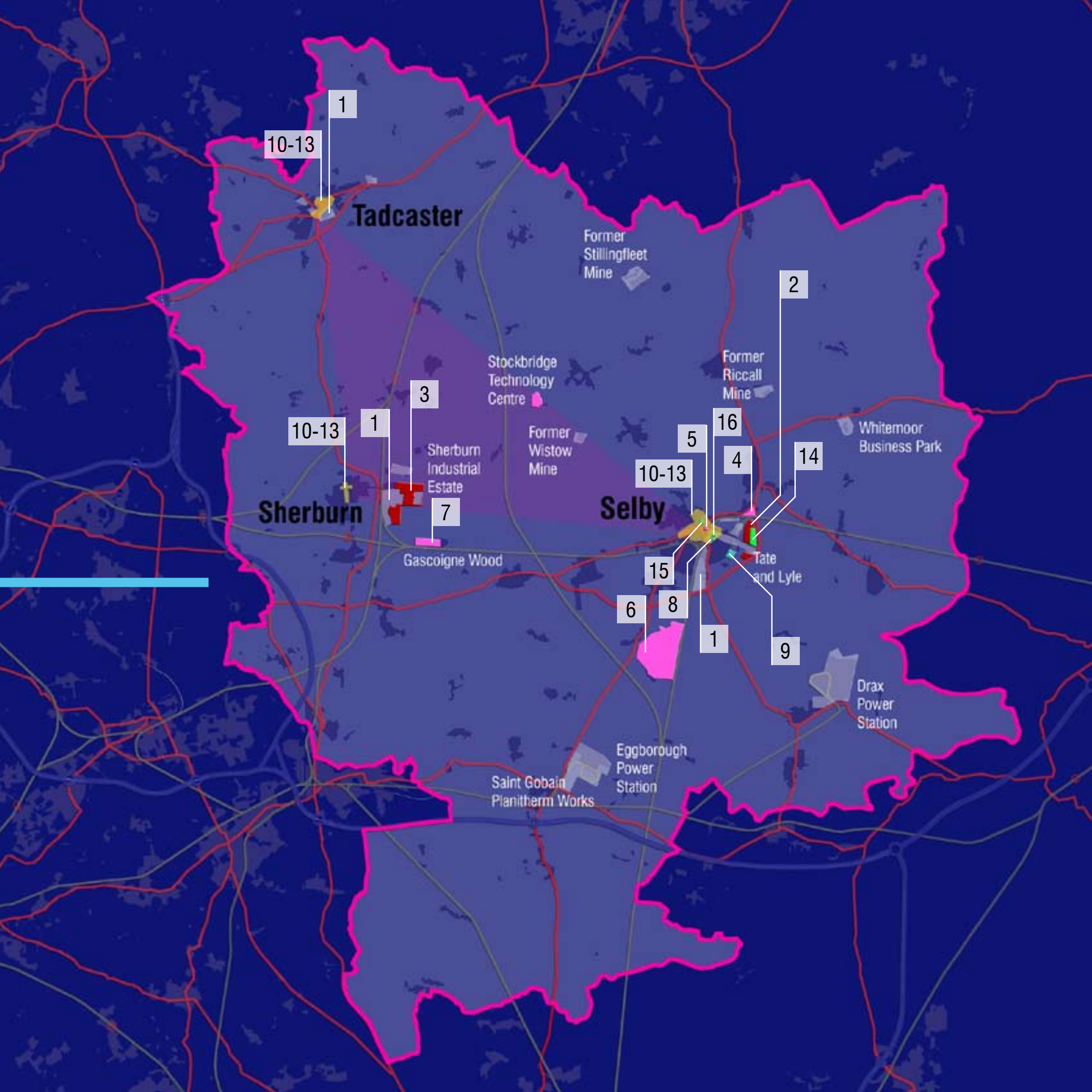
Town centre revitalisation

10. The promotion of town centre housing to provide more customer and spending power for existing town centre businesses.
11. The appointment of a town centre manager for the three towns.
12. The improvement of the town centre environment through the *quality environment* and *living streets* improvements outlined in the three masterplans.
13. The promotion of tourism and visitor trade through promotion and a new Selby tourist information centre.

Office and studio space

14. The development of a modern office scheme and hotel on the Selby Bypass as part of the Olympia Park development.
15. The conversion of Abbot Staithes to office/studio space.
16. The development of small-scale offices as part of the Station Quarter masterplan.

The plan





economy
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A ladder of
innovation



The York Science Park: That will continue to provide incubator units for new start businesses and to provide a link to fundamental R&D at the university.

Stockbridge Technology Centre:

The centre will be supported to develop further its lab and field-trial facilities as part of the Biopole strategy.

The Selby Incubator: A second incubator scheme as part of the development of the Station Quarter in Selby.

The Selby District Science Park:

The main part of the Selby District Science Park is proposed to be developed on the Greencore site in Barlby.

European Spallation Source: The White Rose Consortium of Leeds, York and Sheffield Universities have been developing a bid to develop the European Spallation Source (ESS) on Burn Airfield in Selby. This will be the biggest and most powerful neutron scattering facility in the world and will cost in the region of £1 Billion. The Selby site is the leading proposal from the UK and has received strong backing from the Government. It is, however, competing for the investment against a number of other European countries. The site in Burn has been acquired by Yorkshire Forward and planning consent granted for the facility. If successful, this will be a hugely important development for the UK scientific community, for Yorkshire and for Selby District.

Selby District Biopole Centre: As described on the following pages, the Biopole Centre is proposed on the Gascoigne Wood site. This would be a manufacturing and exhibition facility for companies and ideas developed in the science parks allowing companies to expand and for the district to reap the rewards of the innovations developed in the region.

Sherburn Industrial Estate: The Gascoigne Wood site has the advantage of being adjacent to the Sherburn Industrial Estate. We would see strong links developing between the Biopole Centre and the industrial estate. This would include links between existing companies and the Biopole Centre to assist with product development. Companies within the Biopole Centre will also benefit from the logistics expertise on the industrial estate. The estate also provides room for further expansion for firms that outgrow even the Biopole Centre.

The key set of projects in the economy masterplan relate to science and knowledge industries. This is something that has emerged strongly in the last ten years with the growth of the University of York as well as the success of specialist centres such as Stockbridge. The synthesis of world-class scientists, industry and agriculture has created the potential to specialise in areas such as energy technology and non-food crops. The university has developed a science park to tap the economic potential of some of these activities. This caters for incubator units and is now full. The university is therefore interested in developing a larger science park and is interested in the Selby area.

There has therefore been strong interest in the discussions that have taken place as part of the SDF. These have focused on the idea of creating a ladder of opportunity for innovation from the labs of the university to the industrial units of the Sherburn Industrial Estate. The ladder includes the following rungs:





economy 6 Selby District Science Park



An extract from the Selby Town Masterplan that incorporates the plan developed by BDP for Olympia Park:

1. The proposed Science Park
2. The Selby Incubator
3. Alternative site for the Selby Incubator
4. Proposed industrial or distribution uses
5. Office and B1 space
6. Hotel on the bypass

In developing proposals for a science park in Selby we have considered sites in the heart of the town and on the edge. The former would benefit from public transport and reinforce the heart of the town while the latter would allow space for expansion and provide easy access to the bypass. We are therefore proposing to split the facility with incubator science workspace in the heart of the town and the main science park on the edge:

The Selby Incubator: A second incubator scheme as part of the development of the Station Quarter in Selby. This would either be on the ground floor of the Travis Perkins site or in the new development to the east of the station. It would provide incubator units in a services building accessible to the station and the town centre. Part of the scheme would be a public exhibition area interpretation centre focusing on energy, bioscience and the work of the science park. The

Station Quarter should also include an Apart-hotel to provide short-term accommodation for scientists visiting the university and science park, and specialist contractors providing support to local industries.

The Selby District Science Park: The main part of the Selby District Science Park is proposed to be developed on the Greencore site in Barlby. This site has been considered as part of the Olympia Park study

undertaken by BDP and they have recommended this as a suitable site for the science park. It has the advantage of being within the urban area of the town but accessible from the bypass with space for larger units. The intention is that this is developed with units of 1,000m² to 5,000m² to provide move-on accommodation for businesses moving out of incubator units. It is likely that the smaller units will be speculatively built while the larger plots are sold to companies to

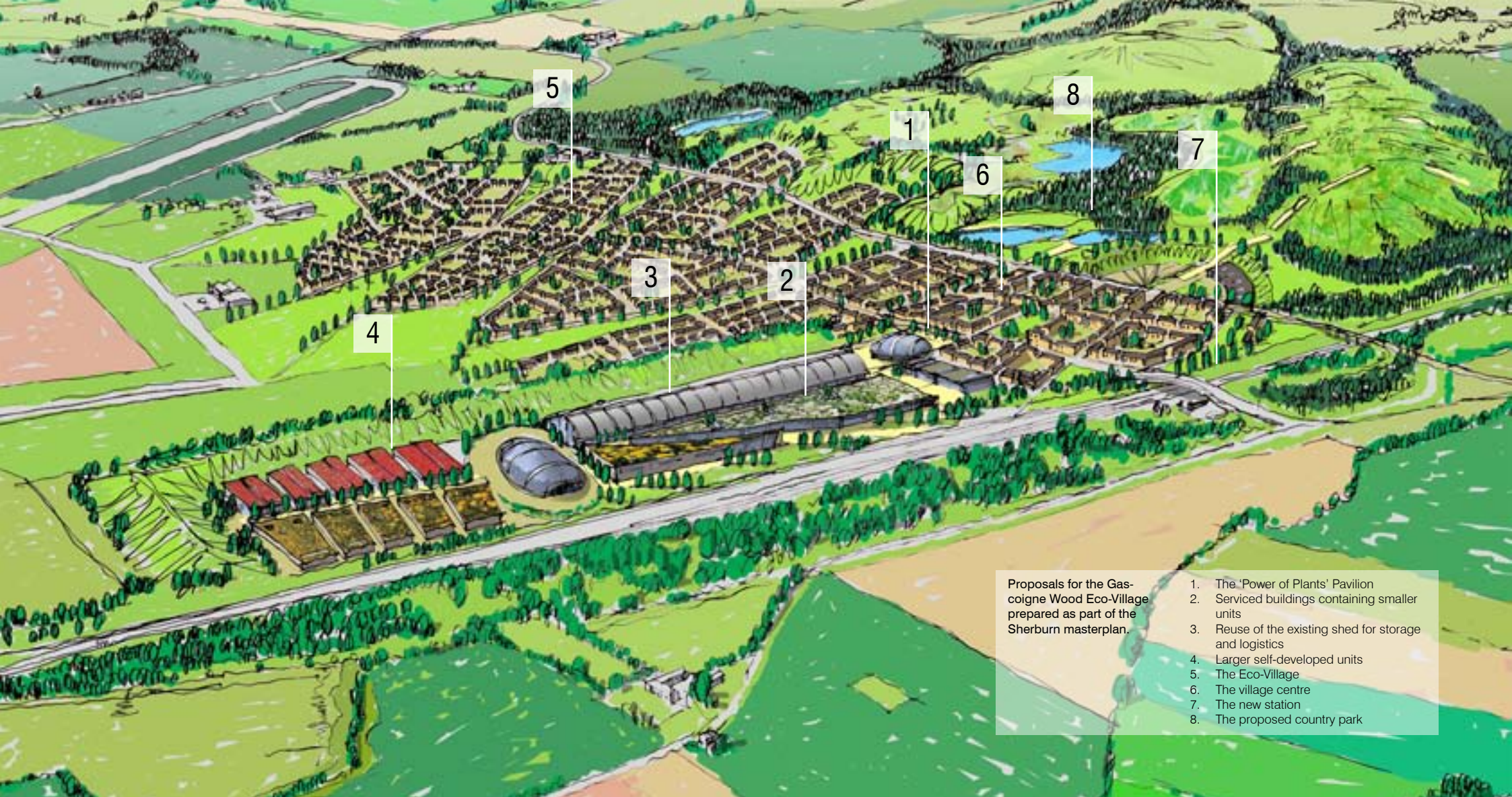
build their own building (see following page). There are also proposals for a hotel on the bypass that could be linked to the science park with facilities for conferences.

In keeping with the ethos of the SDF the Selby Incubator, science park, and hotel would be built from sustainable materials and powered by renewable energy.



Gascoigne Wood Biopole Centre

economy



Proposals for the Gascoigne Wood Eco-Village prepared as part of the Sherburn masterplan.

1. The 'Power of Plants' Pavilion
2. Serviced buildings containing smaller units
3. Reuse of the existing shed for storage and logistics
4. Larger self-developed units
5. The Eco-Village
6. The village centre
7. The new station
8. The proposed country park

The concept of a *Technopole* is of an enterprise zone, either on a single site or spread across the sub region bringing together research institutions and industry. They have been described as the mine and foundry of the knowledge economy. There are a number of technopoles across the world including Viiki in Finland, Angers in France, Sierre in Switzerland and perhaps the largest, the Laval Technopole in Montreal, which houses more than 90 bioscience firms. In the UK the largest single site technopole is in Edinburgh, housing 11 companies that collaborate with Edinburgh University and research establishments such as the Roslin Institute. The largest sub-regional technopole is the Cambridge High Tech Business Cluster, which comprises 3,500 firms employing over 50,000 people within a 20 mile radius.

In Selby District it is proposed that the central part of the Gascoigne Wood mine be developed as a Technopole linked to the University of York, Stockbridge Technology Centre and Selby Science Park. It would provide space up to 50,000m² for businesses wishing to expand and to develop a bio-manufacturing facility to scale-up products developed in the science park.

The focus would be on pre-commercialisation R&D, with pilot-scale production, and full-scale production. This could include bio-refineries developed by co-operatives of farmers – as demonstrated in the USA. The existing shed could be used to store raw materials, making use of the excellent rail facilities.

We have called this a 'Biopole' rather than a technopole to highlight its speciality in the biosciences. This, however, is not an entirely

new concept because the Montreal Technopole includes a Biopole and indeed an Agripole. Nevertheless the Biopole concept would be new to the UK and, as its centre, it would give Gascoigne Wood a national profile, as well as complementing regional expertise in the sector.

This national role will be emphasised by a focal building – the 'Power of Plants' Pavilion – which will house exhibitions showing casing natural, plant based materials – with the potential for links with the Eden Project in Devon.

This is part of the wider development of Gascoigne Wood as described elsewhere in the Sherburn masterplan. This includes an Eco-Village based on a new railway station together with a regional country park. The Biopole would thus benefit from the proposed village centre, the station as well as the transport links

to Sherburn and the industrial estate.

The Biopole is proposed within the bounded area that formerly housed the coal sorting and handling areas. This is a rectangular space and includes an existing very large shed that we would propose to reuse. The site would also be served by the railhead that once served the mine creating the prospect of bringing in materials by rail. The new buildings would probably be self-developed by occupiers. The Edinburgh Technopole has developed a lease structure that allows firms to expand rapidly if they wish and something similar would be incorporated in the Selby District scheme.

Complementing the Eco-Village proposal the scheme would be constructed using sustainable materials, supplied by biomass energy and incorporating green roofs to create a naturalised industrial landscape.



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Training
and skills



The demographic data on the district shows that it has a relatively high level of skills and qualifications within its workforce. However, Business Link are concerned that lack of skills in the workforce is one of the main factors putting-off potential inward investment, particularly the sort of knowledge industries described on the previous pages.

These two issues are not necessarily at odds. Many of the best-qualified people in the district commute to York and Leeds to work where as companies within the district looking for skilled workers struggle to fill vacancies. The Breweries in Tadcaster, for example, have to use Leeds-based employment agencies to find office staff.

There are a number of reasons for this; one is the relatively small

population of the district from which to draw employees. Another is the cost of local housing so semi-skilled workers struggle to afford housing locally.

In the last year or so there has been a supply of former mine workers, many of whom have retrained in the distribution sector. As they find work, this supply of workers will dry up, although it is also important to continue the training of this group so that they can aspire to better-paid employment. There is also a significant minority of the workforce in the district that does not have good qualifications. These are concentrated in Selby but are also to be found in Sherburn and Tadcaster. By equipping these groups with better skills and qualifications there

is the potential to increase their life chances as well as making the district more attractive to employers.

Surewaters Project

One of the initiatives that fit with the SDF is the Surewaters Project. This provides training on waterway skills for local young people as well as broader training such as IT. It is looking to expand through the acquisition of an equipped canal boat.

Selby College

The main vehicle for the implementation of the training and skills agenda is Selby College. This is one of the district's greatest assets with a reputation for excellence and some of the highest exam pass rates in the country, particularly for 'A' Level and vocational courses. The College has invested heavily in new facilities including a state-of-the-art ICT Academy building that attracts students from all over Yorkshire and Humberside. It provides a wide range of courses including NVQ, 'A' Level and Degree and provides community-based learning in Tadcaster, Selby and York.

The Business Service unit specialises in training and business development programmes for individual businesses. The unit offers training packages – like apprenticeships and NVQ's – as well as bespoke courses working closely with Yorkshire Forward, Business Link and York England. It could be used to equip the workforce to the opportunities of the bioscience business sector identified in the last section.