

Our vision for a creative hub in Selby



Aerial image of former RAF Church Fenton

Welcome to today's public exhibition.

We are seeking your feedback on our plan to develop a creative hub on our land at the former RAF Church Fenton airbase.

Building on the success of our film and TV studios - home to ITV's hit TV show Victoria - our aim is to develop a creative hub at Church Fenton which will deliver economic diversity and growth and create a wide range of new jobs locally.

Our first new occupier at the creative hub at Church Fenton would be Paragon Creative - the largest specialist design and build company in Europe - who would bring 160 jobs and potentially 100 more new, skilled jobs as they grow.

Members of the development team are on hand to discuss the proposals with you and answer any questions you might have.



**PARAGON
CREATIVE**



Makin Enterprises

Working with local businesses to bring new life to RAF Church Fenton



Planes at the aerodrome

Makin Enterprises is a family business based at Garforth in Leeds that took on the 260ha former RAF Church Fenton aerodrome in December 2014.

High operating costs and a desire to reinvigorate the site and enhance the role of the aerodrome have driven the need to bring a diverse range of uses to the site.

Employment has grown from one employee when the site was passed over from the MoD to around 300 employees now based on site at any one time,

from a range of industries as diverse as film, automotive and manufacturing.

Uses currently operating at the site include:

- TV & Film production
- Vehicle storage
- Office space & workshops
- Driver training
- Microbrewery
- Aviation

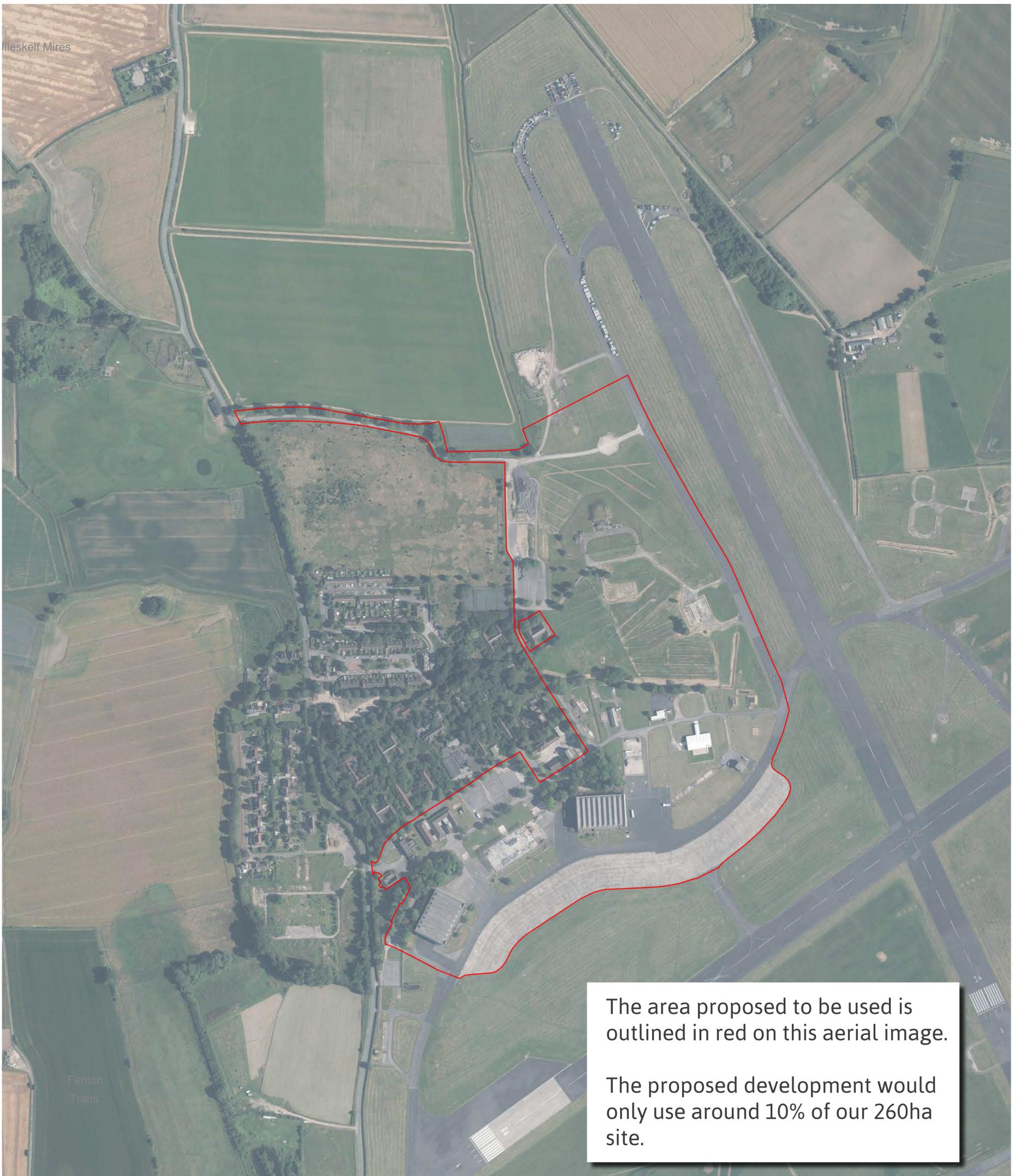
This is a clear demonstration of the demand in the area for flexible employment space.

Our occupiers range from small local businesses to national and international companies.

We are proud of the progress we have made in such a short period to start the revival of this important local asset – but our aspiration does not end here. We want to ensure a long-term strategy for the aerodrome – the plans that we are sharing with you today are the first step towards this.

The Site

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The area proposed to be used is outlined in red on this aerial image.

The proposed development would only use around 10% of our 260ha site.

Economic Context

The Creative Industry Sector

As the fastest growing sector of the UK economy, spanning advertising and architecture to video games, performance to publishing, design to heritage, our creative industries are now worth in excess of £84 billion to the UK economy.

Yorkshire and Humber is the UK's fastest growing region for film and TV, with industry growth rate more than double the national average.*

The creative industries account for around **104,000** jobs in Yorkshire and Humber. These jobs are also among the least likely to be lost to automation (DCLG 2016)

According to Screen Yorkshire, between 2009 and 2015, Yorkshire's film and TV industries generated an annual turnover of **£424 million** across 590 creative businesses – an increase of 247% against the UK average of 118%

DCLG figures suggest the creative industries accounted for almost **10%** of UK exports in 2014

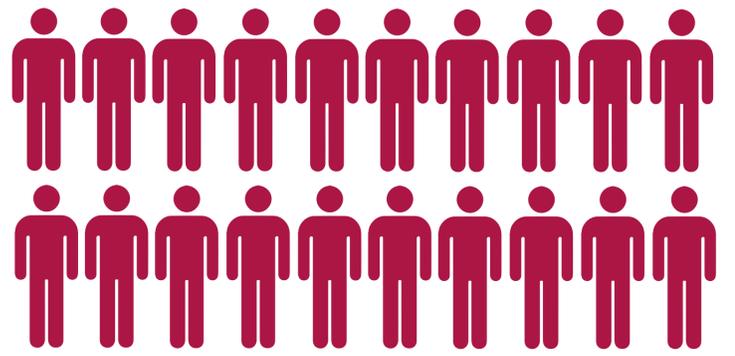
Selby's Economy

Significant population growth:

Grown by over **10.6%** since 2005, well above the regional average of 6.2%

Set to rise by more than **10,000** over the next 20 years according to National Statistics (2014 based on ONS projections)

Need to attract and retain talent

 **21,000**

Selby residents commute out of the area each day to work in places like Leeds and York, helping to boost their local economy.

* Source: Screen Yorkshire

Our Vision: Studios



Scene from the filming of Victoria (Photo credit: Mammoth Screen)

Studios

Globally, studio space for film and television production is at a premium.

Land at the aerodrome already has temporary planning permission for commercial film-making and related tourism use.

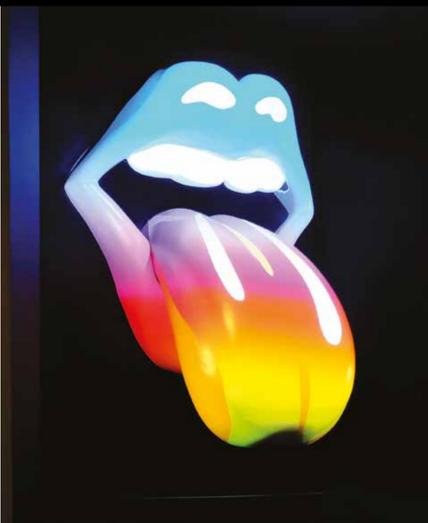
The biggest production filmed on-site to date has been ITV's Victoria and we are keen for more TV and film productions to be based here.

Our aircraft hangars offer vast indoor space for studio sets and we also have smaller scale buildings perfect for production design offices, workshops and stores.

— DID YOU KNOW? —

- ITV's hit series Victoria has been filmed predominantly at Church Fenton. The first series produced average viewing figures of 7.7 m.
- There are over 170 cast and crew members employed to work on the series from production staff to actors, almost all of them are based at Church Fenton. A variety of skill sets are needed – from actors, catering staff, carpenters, electricians, artists, designers and drivers.
- A Christmas Special is due to be aired over the festive period.

Our Vision: Paragon Creative



New Paragon Headquarters – Draft Illustrative Sketch



New Paragon Headquarters – Draft Illustrative Sketch



Examples of Paragon Creative projects

Our vision is to use our studios as a basis for bringing together specialist media and production companies on the same site, meaning that no matter what the requirements are, you'd find expert creative assistance for any project here.

We already have our first occupier and anchor company for our Create Yorkshire creative hub – Paragon Creative.

Paragon Creative are currently based at Elvington, but now require new premises to grow their successful business. They have chosen Church Fenton aerodrome as the new home for one of the best creative workshops in the world.

About Paragon Creative

One of the world's leading design development and build companies

- Over 25 years of practical and creative experience in the leisure, architectural, heritage, museum, retail, advertising, aquarium and entertainment industries.
- Involved in well over 1,000 inspiring projects in 26 countries worldwide.
- Materials sourced, projects designed and produced here in the UK with many exported to museums and visitor attractions around the world.
- Over 160 staff made up of some of the most creative and talented individuals in the country.

Paragon Creative works across the globe, as far afield as Egypt and Dubai, but recent local projects include:

York Museums Trust

Paragon Creative has worked with York Museums Trust to design and build Chocolate: York's Sweet Past, an exhibition celebrating York's confectionery history within York Castle Museum.

Hull City of Culture 2017

In 2016, Hull UK City of Culture 2017 approached Paragon Creative to help design and fit-out a new contemporary art gallery located in a disused three storey former fruit and vegetable warehouse in Hull's Fruit Market cultural quarter. The gallery opened in February 2017.

The Proposals

Northern Section – Create Yorkshire

This area would be anchored by Paragon Creative. We are seeking detailed planning permission for their new HQ building, and outline planning permission for use of land aimed specifically at creative businesses. This section would make use of ‘green infrastructure’, with a central campus park at its heart.

We are also looking to provide overnight accommodation, specifically for people using the creative hub and film studios.

Ancillary services for people working on the site, such as cafés and restaurants could also be provided. There is the potential for services to be opened up for use by the general public.

The new buildings in the Create Yorkshire area will range in size, from large units like the headquarters building for Paragon Creative, to smaller units suitable for start-up businesses.

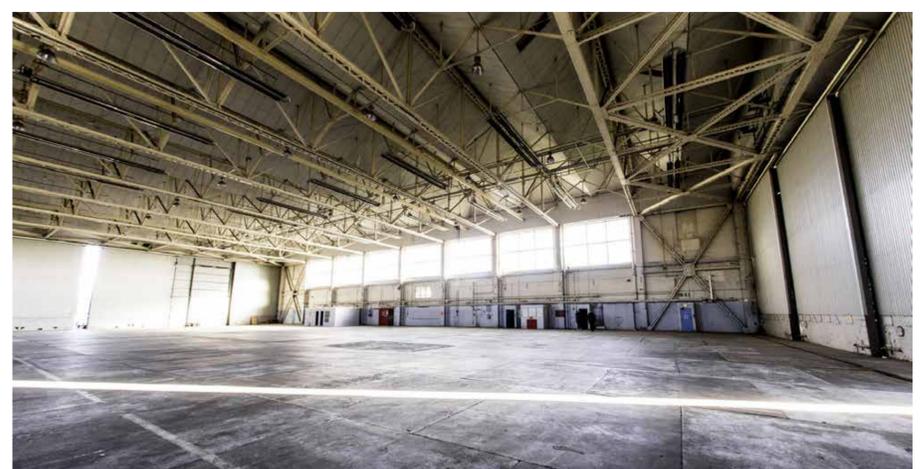
Other than the Paragon Creative building, the rest of Create Yorkshire will need to be subject to Reserved Matters planning permissions - meaning that we will require approval of their scale and appearance as these subsequent parcels come forward. But the overall design ethos and landscape framework will be fixed by the scheme masterplan for the site.

Southern Section – Studios

This section would be a studio area for commercial film-making. Currently Hangar 1 is used by Mammoth Screen for Victoria, along with the workshops and stores, which are being used as TV production facilities.

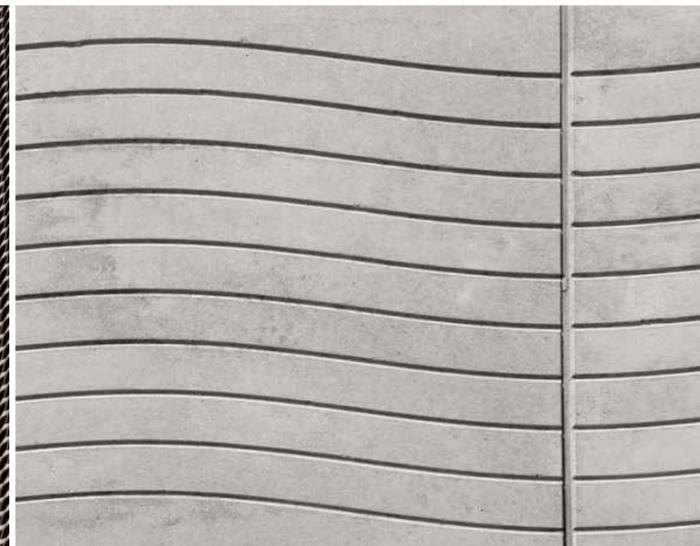
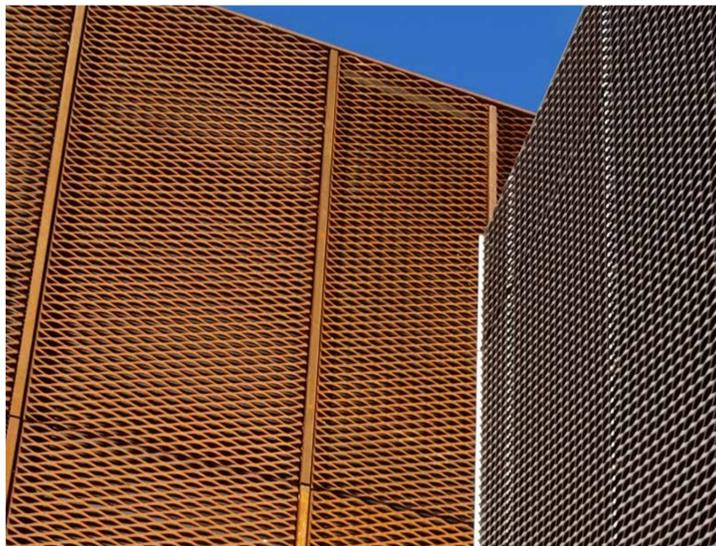
The re-clad Hangar 2 and Hangar 3 would be converted permanently into further TV and film studios (termed ‘stages’) and additional built space could be provided within this studio area.

Alongside this is retained aviation structures, in an ‘aviation hub’, that would operate in association with the runways and taxiways.



Design concept

New Paragon Headquarters – Draft Illustrative Sketch



Design concept ideas

Key design concepts which we have used to draft our proposals are:

- the former military history of the site, and before that its agricultural use. Reinstating and reinterpreting former field boundaries and associated drainage ditches.
- a main central green spine to define key public areas of the site and create a setting for the Scheduled Monument - an anti-aircraft gun post.
- pedestrian links - walking and jogging routes.
- utilising the existing on-site infrastructure where possible (e.g. roadways).
- using site features to define spaces and control access rather than enclosing areas in extended lengths of fences.

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Technical Considerations



Existing site features

We are in the process of analysing site conditions and assessing the impacts of the proposals. This includes assessing traffic and highways, drainage and flood risk, contamination, ecology, noise, air quality, heritage, trees, econometrics, landscape and visual impacts. This assessment work is being fed into the scheme design process.

Existing Landscape

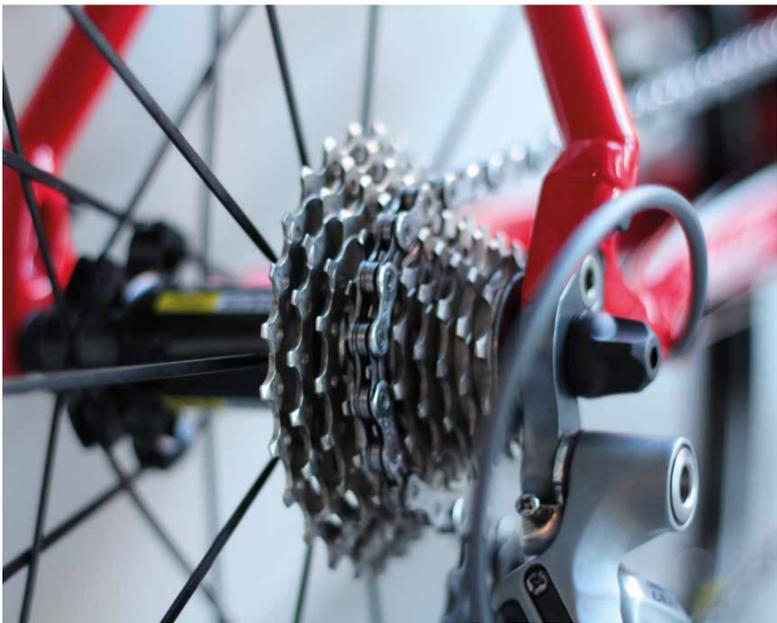
The existing site landscape is defined by the former military use of the site as RAF Church Fenton. By its nature, the site has been closed and inaccessible to the public.

The aviation function of the site continues today as Leeds East Airport and therefore public access continues to be restricted. Some military buildings have been removed, however most remain including three very large hangars and other

structures such as the aviation control tower and a former accommodation block. An anti-aircraft gun post, which forms part of the Scheduled Monument covering part of the wider aerodrome, also remains in place.

Existing themes and patterns around the site could be re-imagined as part of the proposed landscape design. For example, we could replicate aesthetics of paving, lighting and fencing in our design.

Access and Transport



A full Transport Assessment will be undertaken to support the planning application. The Transport Assessment will assess the implications of the development proposals on the surrounding transport network and identify appropriate interventions in order to limit the impact of the scheme.

The Transport Assessment will also consider how public transport can be best utilised and this is being discussed with North Yorkshire County Highways.

At this stage we are proposing to access the Create Yorkshire development via our existing northern access off Busk Lane which will be upgraded as part of the proposals, and the Studios will be served from the main access, as per the existing situation.



Within the site, a hierarchy of vehicular routes will be provided which will connect the various elements of the scheme. We will include pedestrian and cycle routes on key desire lines across the site along with connections between Create Yorkshire and the existing Studios site.

The Transport Assessment will consider vehicle routing for employees, deliveries and construction traffic movements. It will also consider appropriate hours of operation in relation to delivery and construction vehicle movements.

The planning application will be accompanied by a detailed Travel Plan for the full element of the proposals which will be influenced by the travel planning measures currently in place at Paragon Creative's existing Elvington site.

A Framework Travel Plan will be submitted in support of the outline element of the proposals which will identify a series of measures in order to promote sustainable modes of transport, for example to encourage walking and cycling from the train stations.



Employment and Training

Images of Paragon Creative colleagues



Create Yorkshire would provide a new base of high-skilled, well-paid creative jobs. Initially our main anchor, Paragon Creative will provide the bulk of the employment opportunities. As Create Yorkshire becomes more established, there is the long-term potential for the site to support around 1,600 to 1,700 jobs in the creative and wider digital sector.

Based on the current structure of the creative sector in the UK, over 60% of jobs generated by the proposals could be higher skilled and require a degree or equivalent qualification.

With a new Headquarters at Create Yorkshire, Paragon Creative has

ambitions to double the size of its business in due course.

As a company, Paragon Creative has developed strong links with local schools, colleges and universities. They run an apprenticeship scheme and offer work placement opportunities.

Roles at Paragon Creative are not limited to design and creative positions, but include build and fit-out roles, metalwork and joinery positions and project management and Health and Safety work.

Educational opportunities and on-site education space will be an integral part of Create Yorkshire to complement links with local education establishments.

Case study

Sophie spent time on placement with Paragon this summer to support her BA Hons Modelmaking degree and learned valuable on-the-job skills about the industry by shadowing the team.

Sophie really benefitted from meeting team members and learning from peers to take practical experience back to her studies.

By providing skilled and specialist jobs on this site we can help to satisfy local demand for employment in this area. Currently, too many people with creative and digital skills who train in the north of England have to move away in order to find suitable work.

Providing Feedback



We need your help

We need ideas and feedback from people who live or work locally to the area to help make Create Yorkshire a success.

What happens now?

We are in the process of carrying out survey and assessment work, which will feed into the plans for the site along with the input we get from this consultation. We will then submit a planning application to Selby District Council.

We hope that this will happen before the end of the year. The application will be a 'hybrid' planning application – this means that it will be for both detailed planning permission elements (such as for the erection of the Paragon building, its access and permanent change of use for the film studios) and outline planning permission to establish the principle of a creative business hub at Create Yorkshire.

If planning permission is granted, it is intended that Paragon would make a start on constructing their building next year, with a view to occupying in 2019. Any other new building on Create Yorkshire would need 'Reserved Matters' approval (i.e. planning consent for the detailed elements of its design, appearance and scale) before they can be constructed.

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