



# Tadcaster

## Neighbourhood Development Plan

### 2021-2040

## Summary Document

### OUR VISION FOR THE FUTURE:

### What sort of place will Tadcaster be by 2040?

By 2040, Tadcaster will be both unrecognisable, yet at the same time, instantly recognisable – still a historic, riverside trading centre, but transformed, revitalised and reinvigorated by 20 years' worth of positive development and change.

The currently down-at-heel, dispirited town centre will be a vibrant, visitor-friendly and attractive destination – its many abandoned buildings again in productive use. The town's retail offer, characterised by its renowned independent traders, will have been strengthened, making for a broader, higher quality shopping offer. The town will have capitalised on its cultural heritage, drawing people in to its handsome and historic conservation area, with its iconic breweries at its heart, telling its story through new visitor attractions. All will be framed by an enhanced 'café culture' street scene, boasting pavement eateries, civic spaces and places, trees and benches, plus all the conveniences essential to an inclusive and accessible town, including enhanced visitor accommodation.

The River Wharfe, which splits the town and the town centre, will no longer be an underused and not fully realised resource, but instead the green centrepiece of a bold new riverside park. The park will be a symbol of Tadcaster's forward-thinking 'green' credentials, as evidenced by its protected green open space

network; the growth of environmentally-conscious 'green' industry; the development of cycle-friendly infrastructure (as befits a town so key to the world famous cycle 'tours'); and the proliferation of vehicle charging points.

Consistent with Tadcaster's rejuvenation, it will enjoy much improved connectivity, with better road links to and from the A64; better town centre traffic routing and flow; more and updated car parking facilities; plus the maintenance and development of its essential Coastliner bus service, linking the town with Leeds, York and east coast seaside resorts.

Key to all of this will have been the successful tackling of the town's historic housing problems, through the construction of much-needed new, small-sized and affordable housing, and the bringing back of many empty properties to form new homes. By bringing in more people, younger people, working people, Tadcaster will have been able to not only retain its valued community facilities, but to support new leisure, recreational and youth opportunities.

In short, the Tadcaster of 2040 will be a more sustainable, self-sufficient and more resilient community – still self-evidently the cherished town of 2020, its essential character properly conserved, but demonstrably recharged, refreshed and moving ever forward.

## How the plan aims to get there

- AIM 1** By identifying and conserving the town's built and archaeological heritage assets;
- AIM 2** By ensuring that all new development is in keeping with existing historical and architectural quality;
- AIM 3** By ensuring that sites for new housing and other uses are developed in the best possible way, relative to their characteristics, surroundings and neighbouring uses;
- AIM 4** By protecting, enhancing and extending a green space network of landscape, wildlife and recreational value throughout the town;
- AIM 5** By creating a vibrant and attractive town centre which visitors and all members of the community can relax in, socialise in and enjoy, and where new and existing businesses can thrive;
- AIM 6** By protecting, improving and supporting further provision of community and recreational facilities;
- AIM 7** By ensuring that homes of the right types are built to meet the needs of local people;
- AIM 8** By securing and supporting the growth of appropriate local employment opportunities;
- AIM 9** By improving the town's tourism offer, including supporting the provision of new hotel and other visitor accommodation;
- AIM 10** By improving transport infrastructure and services, alleviating congestion and developing better routes and facilities for cyclists and public rights of way users;
- AIM 11** By securing the regeneration of derelict or vacant sites and buildings in the town;
- AIM 12** By placing a 'green', environmentally-conscious and sustainability ethos at the plan's heart.

## Summary of Plan Policies

### The Built Environment – Heritage, Development and Design (BE)

#### You told us:

- About your concerns regarding the lack of sensitivity of new development
- There's a need to improve the look of the town and its public realm
- The plan needs to cater for people with special needs, including the disabled and elderly
- You support policies on the conservation area and possible extensions/satellites, on non-designated heritage assets, on character area specific provisions, on town gateways

#### The Plan's Policies:

- **BE1** – Guide design and development in and next to Tadcaster Conservation Area so they reflect and take account of the area's special historic and architectural features
- **BE2** – Identify 2 potential new conservation areas or extensions – as 'Local Heritage Areas', and set out area-specific considerations which any new development should take account of
- **BE3** – Designate the York Road/Wighill Lane/Oxton Lane Local Heritage Area
- **BE4** – Designate the Town Centre Brewery Quarter Local Heritage Area
- **BE5** – Identify a list of 52 'Non-Designated Heritage Assets' (locally important buildings or structures), the significance of which will be considered in any development proposal, in order to avoid or minimise conflict with their conservation and to improve them where possible
- **BE6** – Guide design and development in defined character areas of the town so they respect local distinctiveness and reflect good design principles
- **BE7** – Support enhancement of 'gateway locations' on the main highway routes into/out of the town
- **BE8** – Ensure all development is designed to take account of the needs of those with special mobility, sensory impairment and neurodivergent requirements

## The Green and Natural Environment (GNE)

### You told us:

- That the town's green areas and spaces are of concern and need improving
- Of your fondness for the riverside
- That playing fields and a skate park were needed for the town and that west Tadcaster lacked provision in particular.
- You also support tree and woodland planting and support policies on the protection of green infrastructure and green space, on new green/open space provision, on biodiversity/nature conservation, and a River Wharfe hydro-power scheme.

### The Plan's Policies:

- **GNE 1** – Protect the area's green corridors ('green and blue infrastructure'), such as the Wharfe Valley, so they are not severed or harmed, while encouraging enhancement and extension.
- **GNE 2** – Set out robust criteria for any development in the Magnesian Limestone North Locally Important Landscape Area, to protect the character and appearance of the landscape
- **GNE 3** – Identify a list of 23 Local Green Space sites which in effect gives them Green Belt status and protection
- **GNE 4** – Encourage the enhancement of Local Green Space sites that would benefit from such enhancement
- **GNE 5** – Identify a specific opportunity to develop a new town centre Tadcaster Riverside Park on the Wharfe's west bank.
- **GNE 6** – Encourage appropriate development which would provide new green/open space, particularly for parks, recreation grounds, equipped play areas and a permanent skate park, plus specific provision in south-west Tadcaster
- **GNE 7** – Identify a specific opportunity for new green space at Brickyard Pond, for nature conservation, public access and angling
- **GNE 8** – Encourage tree conservation and replacement planting where trees are unavoidably lost to development
- **GNE 9** – Encourage new tree/woodland planting along the north side of the A64 between the A162 junction and the River Wharfe bridge
- **GNE 10** – Support the development of a hydroelectric power scheme utilising Tadcaster Weir on the River Wharfe

## The Town Centre (TC)

### You told us:

- High Street and town centre revitalisation is a top priority issue
- You support policies covering empty properties, visitor attractions, recreational enhancement and a new/improved street market

### The Plan's Policies:

- **TC1** – Support development which maintains or enhances the health, wellbeing, vitality and viability of Tadcaster town centre

## Community Facilities and Services (CFS)

### You told us:

- That community infrastructure, health, leisure and well-being are key concerns for you
- The swimming pool, Tadcaster Barn, guides and scout huts and TVCSA are important
- An arts centre, tourist information centre and residential nursing home would be beneficial and that west Tadcaster lacks facilities
- You support policies on protecting/enhancing community facilities and on providing new facilities

### The Plan's Policies:

- **CFS1** - Protect 20 named community facilities in the area and encourage improvements
- **CFS2** – Protect and enhance the town's 3 Primary Schools
- **CFS3** – Support the provision of new community facilities, particularly a medical centre/doctor's surgery, tourist information office, arts centre, residential nursing home, public conveniences, plus any new provision in west Tadcaster

## Housing (H)

### You told us:

- There's a need for new and affordable homes
- You support policies setting out detailed design principles for any new housing sites, on a housing mix to meet local needs, and on affordable housing

### The Plan's Policies:

- Detailed development requirements are set out for the 6 housing sites identified in the Selby Publication Local Plan, to apply in the event of their allocation for housing development being confirmed in the finally adopted Local Plan
- **H1** – CHAPEL STREET/CENTRAL AREA CAR PARK
- **H2** – LAND AT MILL LANE
- **H3** – LAND NORTH OF STATION ROAD
- **H4** – LAND OFF HILLCREST COURT (AKA BUTCH'S FIELD)
- **H5** – LAND TO REAR OF 46 WIGHILL LANE AND FORMER COAL YARD
- **H6** – FIRCROFT AND FORMER BARNADO'S HOME, WIGHILL LANE
- **H7** – Support new housing development on non-allocated sites, subject to proven need and compliance with other Neighbourhood and Local Plan policies
- **H8** – Support mainly mid-sized homes of 2/3 bedroom dwellings and sheltered housing for older people on new housing sites, together with general support for specialist extra care housing
- **H9** – Seek above Local Plan levels of affordable housing provision

## Economic Development (E)

### You told us:

- Growth and new employment in the town are needed, but should be balanced with concerns regarding noise, local traffic impacts, design and parking impacts
- About car parking problems and development potential on vacant land at Stutton Road shopping parade
- You support policies on new employment development, on new hotel/visitor accommodation and on safeguarding local shops/services

### The Plan's Policies:

- **E1** – Support new employment development in the town, subject to satisfaction of specified development and design criteria
- **E2** – Specific support for employment development at Roman Road, Low Moor
- **E3** – Identify an opportunity for hotel development in the plan area, as long as it meets specified guidelines to ensure acceptable development
- **E4** – Protect existing local shopping and service provision at Stutton Road and support further development to enhance provision, as long as it meets specified guidelines to ensure acceptable development
- **E5** – Protect existing local shopping and service provision at York Road, and support further development to enhance provision, as long as it meets specified guidelines to ensure acceptable development

## Traffic, Transport & Travel (TTT)

### You told us:

- Public Rights of Way, cycle paths, town centre traffic levels and pollution, and town centre car parking are key concerns for you
- You support policies on improved walking/cycling/horse-riding provision, on highway improvements (including A64 junctions), on safeguarding town centre parking capacity and increasing where possible, on provision of electric vehicle charging points

### The Plan's Policies:

- **TTT1** – Expect new development to improve walking, horse riding and cycling provision in the area and identify 3 particular route improvements
- **TTT2** – Support highway improvement schemes at 4 specified locations in order to relieve town centre congestion and improve air quality
- **TTT3** – Safeguard existing levels of public car parking in the town centre and encourage additional parking provision, including support for 5 specified potential sites
- **TTT4** – Require electric vehicle charging points to specified standards, wherever development provides new parking spaces

## Land at London Road (LR)

### You told us:

- About the need for new homes, growth/new employment, A64 junction improvements, safeguarded/increased town centre parking and recreational enhancement

### The Plan's Policies:

- **LR1** – Require development at London Road to provide 100 new dwellings, 9ha of employment land, public car parking and public open space, while allowing for A162/A64 junction improvements