



Tadcaster

Neighbourhood Development Plan

2021-2040

PRE-SUBMISSION VERSION – FINAL DRAFT

May 2023

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Foreword





We are proud to present to you this, the draft 'pre submission' version of Tadcaster's Neighbourhood Development Plan. The concept of this type of plan was introduced by the UK national government back in 2011 in its Localism Act, and since then hundreds of parishes across the country have written their own plans, setting out key planning policies for growth, alongside broader sets of aspirations for how their communities can be improved.

For far too long, Tadcaster has been a town without a plan, and so in 2019, Tadcaster Town Council formally began the process of developing this Neighbourhood Development Plan. Work on the Selby District Local Plan remains ongoing, and the Local Plan has now been inherited by the new North Yorkshire Council, which will be the principal planning authority for Tadcaster going forward. On the positive side, Selby District Council did complete a thorough appraisal and management plan for our Conservation Area in 2022, and details of the new Environment Agency-led Flood Alleviation Scheme have recently been made public for consultation.

Our Neighbourhood Development Plan sets out a broad range of planning measures which will, in due course, form our final Submission Draft Plan and, following independent examination, be voted on by residents of the town in a referendum. If that referendum votes to accept the draft plan, it will then be used by North Yorkshire Council as a key part of the decision-making process for all new planning applications.

Our town deserves this plan. The Town Council, local residents and business people have worked hard to put together a coherent set of policies which plan for sustainable growth and improvement to the town, from green space conservation and enhancement, through to bringing back into use redundant properties and improving our local economy, services and environment. Tadcaster has an amazingly rich heritage and we have regarded that as central to our work in planning for growth. We hope you agree that this plan will protect that heritage, whilst enabling us to plan positively for the Tadcaster you deserve.

As always, your comments are most welcome during the consultation period of this pre-submission draft plan and we encourage everyone to have their say to make sure that our Neighbourhood Plan is one to which the great majority can sign up to and all will reap the benefits from.

David Bowgett,
Town Mayor

David Gluck,
Chair of Neighbourhood
Development Plan Steering Group

1. Introduction





Background to the Tadcaster Neighbourhood Development Plan

- 1.1 The Tadcaster Neighbourhood Development Plan ('Neighbourhood Plan') is a relatively new type of community-led planning document introduced by Government in the 2011 Localism Act. Neighbourhood Plans are part of a raft of community rights to enable local communities to better shape their places.
- 1.2 Tadcaster Town Council first became aware of the potential offered to its residents and businesses by neighbourhood planning during 2018 and started a programme to inform itself about the legislation and its procedures. In June 2019, work on a Neighbourhood Development Plan (NDP) was delegated, by the Town Council, to an interim working group and work started in earnest. The working group has since evolved into a fully-fledged steering group reporting directly to the Town Council.
- 1.3 A Neighbourhood Plan can be used to decide where new development takes place, what type it should be and what it should look like. It can also address other matters of local interest such as open space, community facilities and local traffic and transport. It cannot be used to stop development already allocated or permitted or propose less development than that in the Local Plan. It could, however, propose more development than the Local Plan if a community was so minded. Neighbourhood Plans also provide the opportunity for communities to set out other non-planning actions and aspirations so that the resultant document presents a holistic framework for the future of an area over the next 10 to 15 years (up to 2040 in the case of this plan).
- 1.4 Once 'made' (i.e. 'adopted'), the plan forms part of the statutory Local Plan and carries real legal weight in decisions on planning applications and planning appeals.

2. The Neighbourhood Plan Area – Yesterday and Today



- 2.1 Tadcaster is situated where a magnesian limestone ridge crosses the Wharfe, making it a good crossing point of the river. Neolithic flints have been found in archaeological digs suggesting early human activity. Just over a mile north was a henge at Newton Kyme consisting of a series of concentric ditches.
- 2.2 A bronze axe dated to the Bronze Age, now at the British Museum, suggests a settlement may have existed in the town at that time. Evidence of Iron Age field boundaries have been found around the periphery of the town by geophysical surveys.
- 2.3 In Roman times, the town became a major set of road junctions. Ermine Street, the road from London to York passed through the town, crossing the river about 100 metres upstream of the present bridge. On the west side of the town there were junctions with the Roman roads to Ilkley and to Manchester, and with Rudgate which continued north. Large numbers of pottery shards - evidence of a Roman settlement - have been found stretching from the river to the swimming pool in Station Road.
- 2.4 After the Roman departure in 410 AD, East Yorkshire became Deira, an Angle Kingdom, with the River Wharfe as its western boundary. It appears that after the collapse of the Roman wooden bridge, a new crossing point was sought. The chosen site was where the present bridge stands. The centre of the town moved from the Roman town upstream of the church to the present centre based on Bridge Street. A massive defensive ditch and embankment was dug around the town, running from the river, along the present St Joseph's Street, Centre Lane and back to the river. This defended the town from attack from the west, suggesting that the Angles of Deira occupied the west bank in Tadcaster and were defending themselves from the Celtic Kingdom of Elmet.
- 2.5 The last event before the arrival of the Normans was King Harold camping with his army in Tadcaster the night before the Battle of Stamford Bridge in 1066. The most significant item left by the Norman invasion was the motte and bailey. This was built over the Roman road and settlement, but as this had been out of use for over 500 years, there was probably nothing to be seen of it. It made use of the ditch as its northern edge. The town, along with much of northern England was given to the Percy family.
- 2.6 The Domesday Book records that there were two mills in the town. One was probably close to the present weir on the east bank. A mill existed up to the early 1960s on this site. A stone church had replaced an earlier structure by 1150. By 1200, a stone bridge over the river existed. In 1318, the town, and church, was largely destroyed in a raid by the Scots.
- 2.7 The Romans had called Tadcaster Calcaria as a result of its limestone quarries. In Norman times, these quarries provided stone for York Minster and the walls, the stone travelling down the Wharfe and up the Ouse.
- 2.8 Many notable battles were fought in and around the town including Towton in 1461 in the Wars of the Roses and the Battle of Tadcaster in 1642 at the beginning of the Civil War. Tadcaster Grammar School was founded in 1557 by Archbishop Oglethorpe, who was to crown Queen Elizabeth a few years later.



- 2.9 In 1699, the river bridge was rebuilt, but developing traffic as a result of road improvements showed it to be inadequate. In 1791 its width was doubled by the addition of a northern extension. The town flourished as a transport hub with the economy being dependant on providing horses, blacksmithing, wheelwrighting, and providing travellers with food, drink and accommodation. Several coaching inns were built and the brewing trade grew from inns brewing their own ale to a number of breweries. By 1835, the town had a gas works and street lighting.
- 2.10 Until 1836, the river formed the boundary between the Ainsty of York and the West Riding. In consequence Kings, Queens and other notable people were met at the centre of the bridge before being escorted to York.
- 2.11 In 1840, the railway opened from London to York which was devastating for the town as it severely damaged the coach trade. However, whilst many inns closed, the breweries increased their trade. At the beginning of the twentieth century Tadcaster had 5 large breweries.
- 2.12 In 1847, Tadcaster had its own railway, and this was heavily used by the breweries. A line was planned to run from Leeds to York via Tadcaster, and the viaduct over the river built as part of this project. However, the end of railway mania killed the project and the viaduct was only ever used as a siding to reach the mill.
- 2.13 A major piece of engineering took place in the town between 1875 and 1877, when the church which was constantly being flooded by the river, was taken down, stone by stone, and rebuilt five feet higher.

- 2.14 1882 saw the opening of Tower Brewery with the new John Smiths Brewery opening the following year. William Smith who owned John Smiths died in 1886, leaving his nephew, Samuel, a derelict brewery which is now Samuel Smiths.
- 2.15 Milling ceased in 1900, but the mill became the source of electrical power for the town. By 1913, the Town Hall became the Cosy Cinema, providing entertainment for the town. 1938 saw an automatic telephone exchange for the town.
- 2.16 In 1964, the railway station closed being one of the first Beeching closures. The line continued for freight until 1966. 1978 saw the opening of the bypass which drastically reduced the road traffic through the town. Prior to this, two mile queues at weekends for coast bound traffic was the norm. The town received a bus station in 2003.
- 2.17 December 2015 saw storms which caused major flooding of the town. One casualty was the bridge which partially collapsed. The original 1699 construction survived but the 1791 extension collapsed. The bridge was not to reopen until 2017. With the doctors on one side of the river and the chemist on the other, this caused major hardship, and no through buses ran to the east side of town.
- 2.18 This rich history has left a number of strong pillars which collectively create a sound framework and foundation for the Neighbourhood Plan:
- the river and its historic role as a key crossing point;
 - the town's historical origins and the many and varied remains which are testament to them, stretching back to Roman times and beyond;
 - the store of fine buildings reflecting the town's growth as an economic and trading centre;
 - Tadcaster's famous brewing industry and trade;
 - the town's reputation as a local hub, catering to the needs of travellers and visitors.
- 2.19 At the same time, despite it being one of the district's principal settlements, Tadcaster has in recent years stood still and stagnated, with many empty or derelict town centre buildings, an under-utilised riverside, little or no employment growth, an inefficient local highway network and limited new housing development to meet the needs of local people and others keen to move to the town.
- 2.20 The desire to tackle these contemporary issues, within the solid context of the town's proud past are at the heart of the Town Council's work and of the policies and actions which make up this Tadcaster Neighbourhood Plan.

3. The Neighbourhood Plan Preparation Process

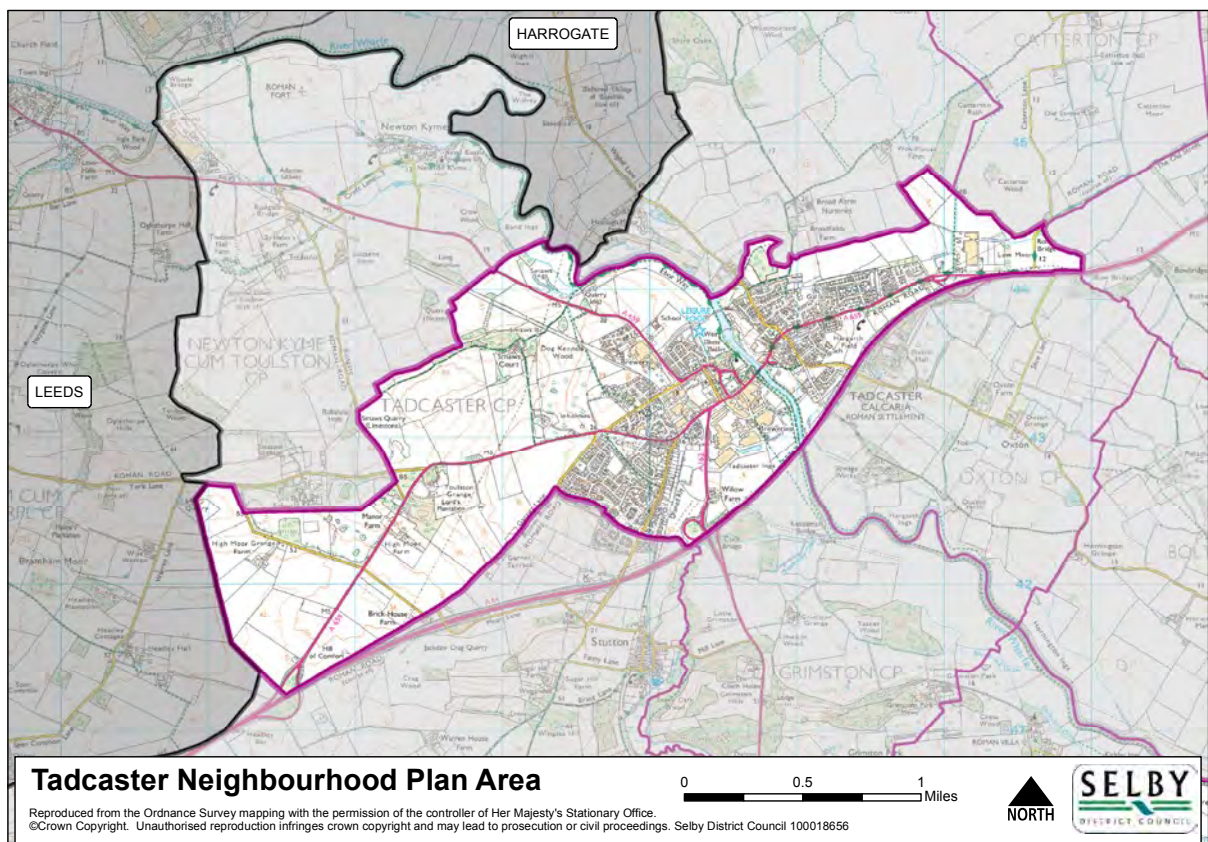


3.1 This Pre-Submission Draft Neighbourhood Development Plan (NDP) has been prepared by residents and members of the Town Council, working as part of the Tadcaster NDP Steering Group. The work has been supported by independent consultants and Selby District Council (SDC). The process so far has involved a number of key steps.

The Tadcaster Neighbourhood Area

3.2 The first step in the neighbourhood planning journey is always to define the extent of the area the plan will cover ('The Neighbourhood Area'). Early in the process, the Town Council initiated a series of meetings, in late 2019/early 2020, with neighbouring parish councils which bound the town (Healaugh, Newton Kyme and Stutton), with a view to inviting them to join Tadcaster in a multi-parish application for Neighbourhood Area status – the precursor to NDP preparation. This was seen to be particularly important for Stutton parish because of the significant number of homes located in that parish, west of Woodlands Avenue, which form part of the urban built up area of Tadcaster itself. However, all 3 neighbouring councils declined to join Tadcaster in a joint approach. In May 2020, SDC approved the parish's application for Neighbourhood Area designation.

3.3 The designated Neighbourhood Area is illustrated by Map 1 below. The Neighbourhood Plan and its policies can only apply to this area, not beyond.



Map 1: Tadcaster Neighbourhood Area



Consultation and Evidence Gathering

- 3.4 As stated in Section 1, Tadcaster Town Council first took the decision to embark on a Neighbourhood Plan project in 2019, establishing an interim working group under the council's umbrella.
- 3.5 A community survey carried out via Tadcaster Today in late 2019, together with other community consultation and research work concurrently undertaken in the town, provided a clear initial idea of the key issues, themes and priorities for the local community. By early 2020, the working group became a steering group with the addition of community members to the core Town Councillor membership. Work on the NDP was then somewhat forestalled by the Covid pandemic.
- 3.6 Based on the early work, an initial 'Policy Intentions Document' was produced during 2021. This set out suggested policy and land use intentions, together with other community action, which the Town Council was minded to include in its final draft plan. This document enabled the community to take the opportunity to comment and suggest improvements and additional matters which could be incorporated in the draft plan.
- 3.7 The 'Policy Intentions Document' was circulated to all addresses in the Neighbourhood Area, including households and local businesses, with a request to feedback via an online or hard-copy questionnaire. SDC and other statutory and non-statutory bodies were also consulted. A supporting community drop-in event was also held.

- 3.8 Over a hundred and fifty completed questionnaires and other representations were received (a roughly 5% response rate), indicating clear majority support for the proposed 'vision', aims and policy intentions, with approval ratings generally between 80% and 92%+. The responses to the consultation have been used to guide detailed evidence gathering and to develop this Pre-Submission Draft Neighbourhood Plan.

The Structure of the Plan

- 3.9 The core of the Neighbourhood Plan that follows comprises 3 main sections and a set of appendices:
- Section 4: Tadcaster 2040 – sets out an overall 'vision statement' of how the community would wish the parish to be by the year 2040, together with a set of aims framed in order to achieve that vision.
 - Section 5: The Plan Policies and Non-Planning Community Actions – sets out the detailed planning policies, under eight key themes, which have been developed in order to meet the plan's aims and deliver on its 2040 vision. These are accompanied by non-planning 'community actions' which, together with the planning policies, constitute a holistic statement for each theme of what needs to be done in the Neighbourhood Area over the next 20 years in order to meet community needs and aspirations. It should be noted that the community actions and approaches do not form part of the statutory Development Plan.
 - Section 6: Monitoring, Review and Implementation – recognises that the Neighbourhood Plan, once 'adopted', is a living document which needs to stay in the Town Council's eye and be a standing agenda item. The 'Project Delivery Plan' in particular will be a key element of the plan which will guide the implementation of identified community actions and be rolled forward annually to keep it current and up-to-date.
 - The Appendices – provide detailed site-based and other information underpinning many of the planning policies and community actions set out in Section 5.
- 3.10 There is in addition a detailed evidence base, held by the parish clerk and to be found online here; (<http://www.tadcastertowncouncil.gov.uk>), which contains the detailed references and links to other documents which have been drawn on in order to produce this draft plan.

4. Tadcaster 2040



Background

- 4.1 In the Policy Intentions Document consultation, the following ‘vision statement’ for this Neighbourhood Plan, developed by the Neighbourhood Plan Steering Group, was strongly endorsed by 76% of the respondents in the consultation exercise. As such, it remains, in concert with its supporting aims, – with some minor amendments reflecting consultation views - the foundation of this plan.
- 4.2 The ‘vision statement’ below is aspirational. It paints a picture of how the Town Council and its community would wish the parish to be in 2040. It is also fully in line with ‘The Vision for Tadcaster’, as set out in the emerging new Selby District Local Plan, and with the recently published findings of SDC’s Pride in Place initiative. There is no guarantee that this vision will come to pass, but it nonetheless constitutes an achievable, if challenging, ambition for all involved in the life of Tadcaster. The aims which follow the statement are designed to help make the picture a reality. The intended planning policies and actions which form the core of this document (Section 5) will work to deliver the aims and, through them, the overall aspiration.

What sort of place will Tadcaster be in 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.

5. The Plan Policies and Non-Planning Community Actions





5.1 The Built Environment: Heritage, Development and Design

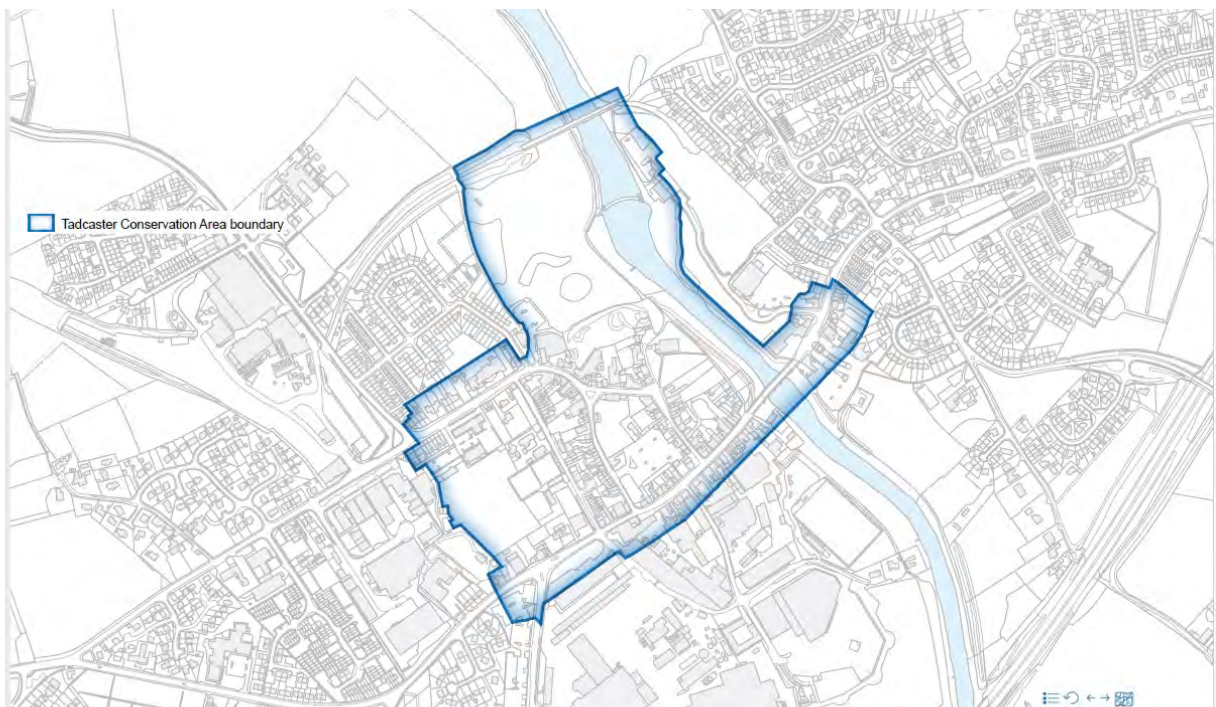
Introduction

- 5.1.1 This section speaks to the vision’s recognition of Tadcaster’s traditional role, the importance of its handsome, historic centre, including its iconic brewery buildings, and the wider value of this cultural heritage.
- 5.1.2 It specifically addresses the following plan aims:
- Identifying and conserving the town’s built and archaeological heritage assets;
 - Ensuring that all new development is in keeping with existing historical and architectural quality.

Tadcaster Conservation Area

- 5.1.3 Tadcaster has a rich built and archaeological heritage which the community is anxious to conserve and which has long been watched over by Tadcaster Historical Society. Local people have also indicated their concerns regarding the lack of sensitivity of new development throughout the parish and the need to improve the look of the town and its public realm. Over 90% of respondents to the Policy Intentions Document consultation backed the intention to include a policy to manage design of new development in the conservation area.
- 5.1.4 A significant part of Tadcaster town centre, including part of the riverside with its historic bridge and viaduct, already enjoys conservation area status via the designation of the Tadcaster Conservation Area, originally in 1973 with an extension in 2004 (see Map 2). This designation was confirmed in 2022 with the approval of a new Tadcaster Conservation Area Appraisal. This status affords the area statutory protection against adverse development. SDCS Policy SP18 (specifically clauses 1 and 2) provides complementary protection to the conservation area, in

tandem with SDLP Policies ENV25 (Control of Development in Conservation Areas) and ENV31 (Advertisements in Conservation Areas). The emerging new Local Plan continues this approach with Selby District Council Publication Local Plan (SDCPLP) Policy SG13 (Planning Applications and the Historic Environment) stating that “proposals affecting a Conservation Area or its setting should be in accordance with the guidance set out in adopted Conservation Area Appraisals”.



Map 2: Tadcaster Conservation Area

5.1.5 The designation of the conservation area recognises its historic and architectural importance. New development proposals, within or adjacent to it, should be designed to be sympathetic to the area’s special character, and avoid the destruction of key features that are essential to fully appreciate its historical and architectural context.

5.1.6 Tadcaster Conservation Area exemplifies the town centre of a small historic Yorkshire market town, with its mix of shops, inns and residential buildings. The historic townscape retains the majority of the form and function which would have been evident in the early nineteenth century. Its remaining historic breweries are located along the south side of High Street and include grade II listed buildings which add significant value to the conservation area. The River Wharfe with its listed stone road bridge and former railway viaduct are visually and spatially dominant features within and outwith the area.

5.1.7 The key characteristics of the conservation area are set out in the Conservation Area Appraisal (CAA). The appraisal summarises the key elements as:-

- The many listed and non-designated buildings and structures, particularly the C16th River Wharfe bridge, brewery buildings and others along the main High Street/Bridge Street route through the town;



- The predominance of buildings fronting directly onto the pavement;
- Dynamic views – along individual streets as well as glimpsed/framed views of the breweries/ their chimneys, the listed St Mary’s Church and the railway viaduct;
- The tendency of buildings to diminish in size away from the centre, with grand, three-storey C18th and C19th buildings on High Street/Kirkgate and more modest two-storey C18th and C19th cottages and terraces on Westgate/Chapel Street;
- Surviving small alleyways between buildings, leading to dwellings, outbuildings and yards within rear plots;
- Boundary walls – generally of limestone rubble construction with occasional limestone ashlar and late C19th/early C20th brick;
- Unusual bay windows on High Street/Bridge Street;
- Building materials – with rough-hewn or machine sawn (in later properties) magnesian limestone ashlar in smaller cottages/terraces (e.g. Chapel Street) and predominantly brick on the taller, grander buildings of High Street/Kirkgate;
- The open spaces inside and outside its boundaries, notably the riverside, former vicarage gardens, St Mary’s Churchyard and the recreation grounds on St Joseph’s Street.

5.1.8 The CAA lists the important features and details which contribute to the essential character of the conservation area. Based on these key features and details, and on the advice contained within the Design Codes Report produced by AECOM consultants (see Town Character below), Neighbourhood Plan Policy BE1 sets out the main ways in which development should seek to retain character in order to bring about successful new development within the conservation area. This policy adds detail to the provisions of Local Plan policies and gives additional weight to the provisions of the CAA.

5.1.9 In the framing of Policy BE1, it is also recognised that while future development in Tadcaster Conservation Area needs to be mindful of its character, it should also be distinctly of its time. Poorly designed and detailed pastiche development can be as eroding to special character as development that shows no regard to its setting.

POLICY BE1: TADCASTER CONSERVATION AREA - DEVELOPMENT AND DESIGN

In order to preserve and enhance the character and appearance of Tadcaster Conservation Area, as shown on the Neighbourhood Plan Policies Map, development, including new buildings and extensions and alterations to existing buildings, within or affecting the setting of the conservation area, should reflect its distinctive local characteristics and have regard to the following design principles:

- a) The need for a traditional, high quality and characterful design approach to boundaries and frontages on Westgate, Kirkgate, High Street and Commercial Street, as the 'face' of the conservation area/town centre, in order to upkeep and enhance the area's strong sense of place and heritage value;
- b) A 0-2m set-back setback of development from the street, in order to respect the area's tight historic grain, to retain the urban character in the town centre and the interface of entrances and shopfronts with the street;
- c) The use of the commonly occurring materials of red brick and local limestone as the default options for new materials for infill and other development. The repetition or combination of these should be judged on the local context and street scene of which the development forms part;
- d) The retention and inclusion of limestone wall boundaries to the front of developments, where development is set back from the pavement; sawn limestone ashlar or red brick may also be appropriate depending on the context;
- e) A respect for adjacent buildings, building lines and street characteristics where these are positive, or the application of broader principles of character from within the historic core, in any small-scale infill development;
- f) Main building heights of between 2-3 storeys. Outbuildings and extensions may be single storey where required;
- g) The reflection of the pattern of townhouses, terraces and linked cottages forming a mostly continuous, or joined-up (by masonry walls) street scene in small-scale infill development;
- h) Development of derelict areas, car parks and yards should incorporate suitable boundaries and landscaping as appropriate, particularly where facing the public realm;
- i) The use of traditional – in terms of form, scale and materials - replacement shopfronts, respecting and reusing the original fabric where it exists. Reconstructions and replacement shop fronts that reflect a traditional style should be avoided. Contemporary design may be appropriate where it results in enhancement;
- j) The retention and restoration of character features and detailing on buildings, in order to maintain the richness and variety within the area, as appropriate to the period of original development;
- k) The need to maintain and respect the significant views and vistas, into, out of and through the conservation area, as seen from locations that are freely accessible to members of the general public (as detailed in the Tadcaster Conservation Area Appraisal) and demonstrate the impact of proposals on any views. The historic skyline and views of St Mary's Church, the brewery chimneys, the River Wharfe bridge and railway viaduct are particularly significant in this regard;
- l) Development proposals that involve the disturbance of existing ground levels are expected to be accompanied by a desk top survey and potentially a field evaluation to assess the extent and importance of any known or potential archaeological remains. The type and extent of any field evaluation must be agreed by the local planning authority, before a planning application is approved. Where physical preservation is not required, applicants must make provision for the professional excavation and recording of the archaeology, in accordance with a detailed scheme

approved by the local planning authority prior to development commencing. Proposals designed to increase flood resilience (involving for example water-resistant materials or effective sealing to minimise water penetration), improve building insulation or install photovoltaic panels, will be supported, provided such measures are in keeping with the character of the conservation area. There is some scope for modern architectural innovation, provided it respects the distinctiveness of the conservation area. The sympathetic enhancement of the area will be encouraged.

Local Heritage Areas

- 5.1.10 The Policy Intentions Document consultation in 2022 attracted almost 87% support for a suggested policy in respect of identifying and controlling development within defined Local Heritage Areas inside the Neighbourhood Area.
- 5.1.11 As set out above, a significant part of the centre of Tadcaster already enjoys conservation area status. The current designation however excludes an area of/around York Road and brewery development within the town's historic core felt, with good evidential justification, to be worthy of similar protection. These areas have been assessed through steering group work, in line with guidance set out in Historic England's advice note 1 (HEAN 1) "Conservation Area Designation, Appraisal and Management" and adjudged to meet criteria warranting their identification as Local Heritage Areas. The Neighbourhood Plan Policies Map illustrates these areas. Appendix 1 sets out detailed evidence, assessments and maps of each area.
- 5.1.12 Conservation area status for these areas will be pursued with SDC and/or its successor North Yorkshire Council (NYC) by the Town Council under the Neighbourhood Plan umbrella. In the meantime this plan will put in place 'Local Heritage Area' policies to provide some at least interim guidance regarding development and design for the areas in question.
- 5.1.13 The proposed policy approach is in general conformity with SDCS Policy SP18 (Protecting and Enhancing the Environment). It is also in line with SDCPLP Policy SG13, specifically clauses A and D. It serves to add to those policies by specifying some of the assets of local significance to which policies will apply and by setting out more detailed criteria, based on the local assessment of assets, in order to guide development. It is also in line with NPPF paragraphs 189 (conserving heritage assets – including sites/buildings of local historic value – in a manner appropriate to their significance); and 190 (the desirability of sustaining and enhancing the significance of heritage assets).

POLICY BE2: LOCAL HERITAGE AREAS

The following areas, as shown on the Neighbourhood Plan Policies Map, are defined as Local Heritage Areas:-

- York Road/Wighill Lane/Oxton Lane (1)
- The Town Centre Breweries Quarter (2)

The conservation and sympathetic enhancement of these areas will be encouraged in accordance with the design principles set out in Policies BE3 and BE4.



POLICY BE3: YORK ROAD/WIGHILL LANE/OXTON LANE LOCAL HERITAGE AREA

Within or within the setting of the defined York Road/Wighill Lane/Oxton Lane Local Heritage Area, development will be supported which:-

- a) Reflects the general, traditional pattern and form of buildings and spaces within the heritage area, with particular reference to edge of pavement building alignment.
- b) Retains surviving historic and character buildings and historic architectural building and other features, such as stone walls.
- c) Uses materials reflective of those used presently in that particular part of the heritage area, with particular preference for traditionally used materials, in order to strengthen the textural grain of the heritage area.

POLICY BE4: THE TOWN CENTRE BREWERIES QUARTER LOCAL HERITAGE AREA

Within or within the setting of the defined Town Centre Breweries Quarter Local Heritage Area, development will be supported which:-

- a) Reflects the general, traditional pattern, form and massing of buildings within the heritage area.
- b) Retains the historic routes through the area.
- c) Retains surviving historic and character buildings and historic architectural building and other features.
- d) Retains traditional stone-built structures and uses such stone in new construction.
- e) Has full regard to the potential for surviving historic architectural building or other features (e.g. wells) and to the need for architectural surveys and recording in areas of acknowledged or potential value.
- f) Accommodates agreed action as a result of any archaeological or architectural surveys.

Non-Designated Heritage Assets

- 5.1.14 The Neighbourhood Area retains many individual heritage buildings, structures and places, over 50 of which have been ‘listed’ by Historic England and are as such already protected in law. These include the grade II* listed St Mary’s Church, The Ark and The Old Vicarage, together with several brewery buildings. The area also contains the Tadcaster Motte and Bailey Castle Scheduled Monument. Other buildings, structures and places within the Tadcaster Conservation Area are identified as ‘landmarks’ or/and as contributing positively to defined character within the Tadcaster Conservation Area Appraisal and also enjoy substantial protection via conservation area legislation.
- 5.1.15 Other buildings and historical features however, such as The Barn, The Riley Smith Hall and The Grange, remain relatively unprotected against unsympathetic development. A candidate list of these local assets has been thoroughly assessed (based on Historic England (HE) Local Heritage Listing guidance) by the Neighbourhood Development Plan Steering Group. These assessments are included Appendix 2. Based on these assessments, a total of 52 assets were adjudged to meet HE criteria. As a result, the Neighbourhood Plan will introduce policy in order to seek to protect what makes these ‘Non-Designated Heritage Assets’ important and to encourage appropriate enhancement.
- 5.1.16 In the consultation on the Neighbourhood Plan Policy Intentions Document in 2022, over 91% of respondents supported the policy intention aimed at the protection an enhancement of ‘Non-Designated Heritage Assets’.
- 5.1.17 The proposed policy approach is in general conformity with SDCS Policy SP18 (Protecting and Enhancing the Environment) and SDLP Policy ENV28 (Other Archaeological Remains). It is also in line with SDCPLP Policy SG13, specifically clause D. It takes full account of NPPF paragraph 203 (weighing the effects of a planning application on a non-designated heritage asset’s significance).



POLICY BE5: PROTECTION AND ENHANCEMENT OF NON-DESIGNATED HERITAGE ASSETS

The particular significance of any Non-Designated Heritage Asset (including its setting), as listed below and identified on The Neighbourhood Plan Policies Map and described in Appendix 2 will be taken into account when considering the impact of any development proposal on such an asset. A balanced judgement will be made having regard to the scale of any harm or loss caused by any development and the asset's significance. Their conservation and sympathetic enhancement will be supported.

- Inholmes (1)
- Inholmes Lodge (2)
- The Beacon (3)
- Tadcaster Cemetery, including Gatehouse and Mortuary Chapels (4)
- Manor House (5)
- The Barn (6)
- The Fox and Hounds (7)
- The Howden Arms (8)
- 21 High Street (9)
- 2 High Street (10)
- Edgerton Lodge (11)
- Commer House (12)
- St Joseph's Catholic Primary School (13)
- 27 Westgate (14)
- Tadcaster Community Swimming Pool (15)
- 30/30A Westgate (16)
- The Riley Smith Hall (17)
- 22-26 Westgate (18)
- Old Post Office (19)
- Tadcaster War Memorial (20)
- The Falcon Inn (21)
- 2 Westgate (22)
- 4-6 Westgate (23)
- The Boy's Sunday School (24)
- The Old Grammar School (25)
- St Mary's Churchyard (26)
- Horse Mounting Stones at The Ark (27)
- Duke of Somerset House (16-18 Kirkgate) (28)
- NatWest Building (29)
- 42-58 St Joseph's St (30)
- St Joseph's Catholic Church (31)
- Former Workhouse (32)
- Tadcaster Weir (33)
- Applegarth (34)
- Healaugh Hall Bridge Remains (35)
- Samuel Smith Brewery Buildings x4 (36)
- The Jackdaw (37)
- The Britannia (38)
- The Bay Horse Inn (39)
- Mill House (40)

- Ingleby's Mill Remains at Wise Owl Warehouse (41)
- Arden Lea (42)
- Quaker Burial Ground (43)
- The Grange (44)
- The Broken Bridge Pub (45)
- Turnpike House (46)
- Slip Inn Farm (47)
- The Royal Oak (48)
- 22-28 Wighill Lane (49)
- The Old Coach Road/Duet Lane (50)
- Brickyard Farm (51)
- Fircroft Gatehouses (52)



Town Character

- 5.1.18 In recognition of the community’s expressed wishes regarding sympathetic new development throughout the town and enhancement of the overall street scene, it is considered that the plan should also include development and design policies reflecting the distinctive character of different parts of the Neighbourhood Area. This policy intention was supported by 84% of Policy Intention Document consultation respondents.
- 5.1.19 The plan duly includes a development and design policy reflecting the distinctive characteristics of development to be found across the area. This is in addition to plan policies covering the conservation area and defined Local Heritage Areas. The policy is underpinned by a Design Codes Report, commissioned by the Town Council from AECOM consultants (funded by Locality), which forms part of the plan’s online evidence base.
- 5.1.20 The policy approach is in general conformity with SDCS Policy SP19 (Design Quality), in particular its second paragraph which states that “where appropriate schemes should take account of design codes and Neighbourhood Plans to inform good design”. Indications are that this SDC policy approach is to be carried forward into the emerging new Local Plan (ref SDCPLP Policy SG9 – Design, Clause A). The setting out of criteria for design and development within the Neighbourhood Area is in line with paragraphs 127, 128 and 129 of the NPPF, regarding design guides and codes. Para 127 is particularly pertinent regarding design policies in stating that “neighbourhood planning groups can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development...through their own plans”.

POLICY BE6: TADCASTER CHARACTER AREAS – DEVELOPMENT AND DESIGN

To be supported, development within the character areas of Tadcaster, as defined on the Neighbourhood Plan Policies Map, should:-

TADCASTER EAST

- a) Relate to the transition from urban to suburban to semi-rural along routes in and out of town by being progressively set back from the highway, in order to soften building appearance and respect local character;
- b) Retain and include new traditional stone wall boundaries where buildings are set back from the main streets and lanes (e.g. York Road/Oxton Lane/Wighill Lane), in order to integrate development and add a sense of place and quality to the street scene;
- c) Retain and include new hedgerow boundaries in order to strengthen green corridors and connection to the landscape, give a green feel to streets and paths and protect privacy;
- d) Use predominantly traditional or characteristic Tadcaster materials (limestone, brick and red pantile), where related to the main streets/lanes;
- e) Use vernacular or characteristic building forms and varied building detailing that integrate with the changing character of the main routes through the town - ranging from semi-rural, to suburban, to urban location - where on such routes or in proximity to heritage assets;
- f) Be screened with buffer planting, or consideration given to colours and materials that blend with the landscape, where located on the north-east periphery of the character area, in order to conserve open and visually sensitive views;
- g) Be integrated with existing hedgerow and field patterns, where located in the south-east of the character area, in order to reflect local landscape character. Screening from A64/bypass noise and air pollution are also key considerations in this location;

- h) Ensure no adverse impact on the Tadcaster Mere SSSI 500m impact zone which extends into the Neighbourhood Area in the south-east of the character area;
- i) Retain and include new tree planting in street verges.

TADCASTER WEST

- j) Use a traditional, locally distinctive design approach to boundaries and facades, where on main routes into and out of the town (Leeds Road, Station Road, Wetherby Road, Stutton Road), in order to improve the character and 'face' of these western approaches to Tadcaster;
- k) Use the local palette of limestone, red pantile and Welsh slate (occasionally red brick) on all key corridors into the town from the west, with Victorian red brick in specific areas in keeping with local context, in order to reinforce local character;
- l) Include substantial stone wall boundaries to the front of properties wherever possible on key approaches to the town;
- m) The set-back of development and landscaping on main routes in and out of the town should relate to the transition from urban to suburban to semi-rural on the periphery;
- n) Retain Garnet Lane as a semi-rural green lane;
- o) Where located on the northern periphery of the character area (i.e. west of Wetherby Road/ Kelcbar Hill), integrate very sensitively with the landscape and townscape of the town to form a low-key semi-rural 'gateway', in order to respect this visually sensitive hillside location in close proximity to the River Wharfe floodplain and to 'repair' this urban edge.

Gateways

- 5.1.21 The entrances to Tadcaster on the main highway routes into the town are important to visitors, business people and residents in creating an initial impression of the place that lies beyond. Almost 85% of respondents in the Policy Intentions Document consultation clearly recognised this fact in supporting a policy intention aimed at enhancing these town 'gateways'.
- 5.1.22 Leeds Road, Wetherby Road, York Road, London Road (A162), Wighill Lane and Oxtan Lane are seen as the principal highway routes and gateways into the town. All of these already boast attractive, small-scale, gateway features, including for example stone-mounted welcome signs, flower beds and town-twinning information. While these features are much-valued and loved, there is considered to be an opportunity, whenever new development takes place on these roads at the entrance points to the town, to make a bolder visual statement signifying both arrival and reflecting something of the town's character, such as its history or its architecture. This could be in the form of a development's hard or soft landscaping or through a feature frontage or corner building. Any such development should however be careful to not harm gateway features of existing value. Policy BE7 below embodies this aspiration. It should be noted that the existing Wighill Lane gateway features lies outside the parish boundary, so cannot be covered by the policy below.
- 5.1.23 This policy approach is in conformity with SDCS Policy SP19 (Design Quality) by supporting design which has regard to local character, identity and context of its surroundings. Indications are that it will similarly conform to the approach of the emerging new Local Plan, as set out in SDCPLP Policy SG9 (Design). It is also within the general context of NPPF paragraph 127 (neighbourhood planning groups can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development...through their own plans); and of paragraph 92 (b) (establishing the quality of development through the opportunities presented by high quality public space).

POLICY BE7: TOWN GATEWAYS

To be supported, development at edge of town ‘gateway’ locations on the main highway routes into Tadcaster, as shown on the Neighbourhood Plan Policies Map, should serve to enhance both the built and green environment at these locations.

Any such development must be careful to ensure that it does not have any adverse effect upon any existing features which already contribute positively to town ‘gateways’.

Development, Design and Accessibility

5.1.24 The Policy Intentions Document consultation attracted a number of comments regarding the need for the plan to cater for the needs of the disabled, the elderly and indeed all with special mobility, sensory impairment and neurodivergent needs. The Town Council is already well aware of Tadcaster’s aging population and likely future need for sheltered and extra care housing (see Housing Needs Assessment in Housing section 5.5). The town’s voluntary groups and community centres do much to support the needs of this sector of the population.

5.1.25 The NPPF, adopted Local Plan policies and the new emerging Local Plan all include references to accessibility needs, within the context of what is possible under planning legislation, notably in their design, housing, car parking and transport policies. This plan includes complementary policy provisions (ref Policies TG1, CFS3, H1, H2, H3, H8, E4, E5, TTT3, LR1), together with Policy BE8 below which provides an umbrella, touchstone policy to which all development requiring planning permission should adhere.

5.1.26 This policy approach is in general conformity with SDCS Policies SP9 and SP14, SDLP Policies ENV1 and VP4, and with SDCPLP Policies SG9, IC6, HG6, HG11, T1 and TADC-H. It also takes account of NPPF paragraphs 62 and 112.

POLICY BE8: DEVELOPMENT, DESIGN AND ACCESSIBILITY

To be supported, all development must:

- a) be designed to take full account of the needs of those with special mobility, sensory impairment and neurodivergent requirements;
- b) be accessible to all users, including those with special mobility, sensory impairment and neurodivergent requirements;
- c) provide for sufficient disabled and parent/child/carer spaces/bays, where car parking provision is a requirement of the type of development proposed.

Non-Planning Community Actions

5.1.27 In addition to the plan’s core built environment planning provisions, the following complementary actions have been identified, to be pursued either locally or via outside agencies. These originate variously from early surveys and consultation and from the work of the steering group. The actions are presented in more detail in the Project Delivery Plan to be found in Section 6:

- a) Lobby SDC and/or NYC to use its powers to implement an Article 4 Direction or Directions that withdraws/ withdraw the Permitted Development Rights of property owners to alter, replace or remove doors, windows, roofs, boundary walls, yards and shopfronts within the conservation area.

b) Lobby the highways authority re preparing specific guidance for the maintenance and management of highways, roads, pavements and private driveways (NB including streetlights, signage and painted lines) within the conservation area, in order to maintain and enhance the character and appearance of the area. This should be based on Historic England's Streets for All and the Government's Manual for Streets 2 guides.

c) Lobby SDC and/or NYC re preparing and publishing guidance for climate adaptation retrofitting of historic properties within the conservation area, in order to provide guidance to property owners and developers on how to retrofit buildings whilst conserving and enhancing the character and appearance of historic properties within the conservation area. This guidance should incorporate advice on appropriate insulation strategies, Sustainable Urban Drainage Systems (SUDS), window and door enhancement or replacements, photovoltaic panels as well as the siting of air source heat pumps and the impacts of ground source heat pumps on sub-surface archaeology.

d) Compile a list of heritage assets in need of repair and approach owners re action to address.

e) Lobby SDC and/or NYC regarding creation of a districtwide 'Local List' of Non-Designated Heritage Assets

f) Undertake a town-wide signage review.

g) Install promotional Tadcaster signage at identified town gateways.





5.2 The Green & Natural Environment

Introduction

- 5.2.1 This section responds to the 2040 statement of Tadcaster’s forward-thinking ‘green credentials’, including its protected green open space network and its bold new riverside park, and to the vision of a more sustainable community.
- 5.2.2 It specifically addresses the following plan aims:
- Protecting, enhancing and extending a green space network of landscape, wildlife and recreational value throughout the town;
 - Placing a ‘green’, environmentally-conscious and sustainability ethos at the plan’s heart.

Green and Blue Infrastructure

- 5.2.3 ‘Green and blue infrastructure’ (i.e. the network of green areas and watercourses/bodies which thread through the Neighbourhood Area) was one of the many ‘green’ topics of concern registered by local people in community surveys over the past few years. This concern was endorsed in the Policy Intentions Document consultation, with over 91% of respondents supporting a policy intention regarding identifying, protecting, extending and enhancing a green infrastructure network. In line with good practice this plan now amplifies the term to ‘Green and Blue Infrastructure’ in recognition of the important contribution played by rivers, streams and other water bodies in our open space networks.
- 5.2.4 The SDCS recognises the importance of Selby’s green and blue infrastructure and includes a policy (SP18) which states that “wherever possible a strategic approach will be taken to

increasing connectivity to the District's Green Infrastructure, including improving the network of linked open spaces and green corridors and promoting opportunities to increase its multi-functionality". The policy references the Leeds City Region Infrastructure Strategy, which in turn draws on Natural England's 2010 Yorkshire and the Humber Green Infrastructure Mapping project. There are strong indications (SDCPLP Policy NE2 – Protecting and Enhancing Green and Blue Infrastructure) that the emerging new Local Plan is set to build on and extend this approach through the preparation of a Selby District Green and Blue Infrastructure Audit and Strategy. All of this builds in part on earlier SDLP Policies ENV 12 and 13 which sought to protect river/stream corridors and ponds.

5.2.5 Natural England's mapping work identifies and broadly maps two important green infrastructure corridors within the Tadcaster Neighbourhood Area, namely the Wharfe Regional Corridor and the Limestone Ridge Sub-Regional Corridor. These together effectively cover the whole of the Neighbourhood Area, with the exception of east Tadcaster, east of Wighill Lane and Oxton Lane, and a small area of countryside west of High Moor Grange. Based on this strategic work, the Neighbourhood Plan refines and defines in detail, in map form, the boundaries and area of these already broadly identified corridors. Policy GNE1 below provides for the protection, enhancement and possible extension of this defined network. All green and blue infrastructure is detailed at Appendix 3 and shown on The Neighbourhood Plan Policies Map.

5.2.6 The plan's approach is in conformity with SDCS Policy SP18 and SDLP Policies ENV 12 and 13. It is similarly in line with emerging new Local Plan policy. It also takes full account of NPPF paragraphs 175 (taking a strategic approach to maintaining and enhancing networks of habitats and green infrastructure) and 179 (identifying/mapping/safeguarding components of local wildlife-rich habitats and wider ecological networks, including wildlife corridors).

POLICY GNE1: GREEN AND BLUE INFRASTRUCTURE

Green and Blue Infrastructure, as listed below and shown on The Neighbourhood Plan Policies Map, should be protected from development which would sever it or harm its operation as part of a multifunctional wildlife, amenity and recreational network:-

-Wharfe Corridor (1)

-Limestone Ridge Corridor (2)

Any development adjacent to or permitted within Green and Blue Infrastructure should include measures to enhance or extend it where appropriate.

Magnesian Limestone North Locally Important Landscape Area (LILA)

5.2.7 Tadcaster is located within a rich landscape, both within and outside its boundaries. Its proximity to open countryside, with its river valley, natural beauty and accessible green open spaces is one of the characteristics which define it. This is something which the community is anxious to protect, as evidenced by its express concerns regarding greenspaces.

5.2.8 The importance of this landscape was recognised as long ago as 1998 in a Landscape Assessment of the District carried out by consultants on behalf of SDC, resulting in its designation as part of a Locally Important Landscape Area (LILA) in the SDLP (ref Policy ENV15). As a result, priority was attached to the conservation and enhancement of its character and landscape quality, with particular attention to be paid to the design, layout, landscaping of development and use of

materials, in order to minimise its impact and to enhance the traditional character of buildings and landscape in the area. The safeguarding and where possible enhancing of the landscape character of areas of acknowledged importance was reinforced in the SCS (ref Policy SP18), which also emphasised the role of Development Plan Documents in identifying, protecting and enhancing locally distinctive landscapes. Based on an updated 2019 Local Landscape Designation Review, undertaken by SDC, the Publication Local Plan (Policy NE4 Protecting and Enhancing Landscape Character) continues the SDLP and SCS approach of only supporting development which avoids the significant loss of key characteristics that contribute to the quality of the LILA and responds to LILA-specific recommendations as contained in the 2019 assessment or any update thereof.

5.2.9 Part of the LILA is also designated as Green Belt, affording general protection which this plan cannot strengthen. This plan however additionally identifies the LILA as falling within green and blue infrastructure (see Policy GNE1) with its attendant requirements.

5.2.10 The 2019 SDC landscape review includes a detailed evaluation, description and statement of the special qualities of the LILA. Based on this and both building on and adding to adopted and emerging Local Plan policies, Policy GNE2 below sets out a more nuanced approach to development proposals, reflective of the LILA's special characteristics as displayed within the Neighbourhood Area. This approach is in line with NPPF paragraph 174 (contributing to and enhancing the natural and local environment by protecting and enhancing valued landscapes).

POLICY GNE2: MAGNESIAN LIMESTONE NORTH LOCALLY IMPORTANT LANDSCAPE AREA

In the designated Locally Important Landscape Area, as shown on The Neighbourhood Plan Policies Map, development will only be supported provided it would not harm the character and appearance of the landscape.

In terms of siting, design and materials, development or change in land use must demonstrate regard to the area's landscape character and special features and contribute positively to landscape restoration or enhancement, paying particular attention to:-

- a) Remaining species-rich Magnesian limestone grassland habitat;
- b) The use of traditional Magnesian limestone building material, including in prominent stone walls;
- c) Important parkland influences, particularly extensive where associated with the River Wharfe, including ensuring the long-term viability of parkland trees and estate woodland;
- d) The wide views across adjacent landscape from elevated large-scale rolling farmland;
- e) Remaining woodlands, shelterbelts and their inter-connectivity, particularly calcareous and ancient semi-natural woodlands;
- f) Enhancement and extension of woodlands to create habitat networks and improve visual diversity.

Local Green Space

5.2.11 The protection of 'greenspace and parks' has been a clear topic of concern in community surveys. Both children and adults spoke fondly of the banks of the River Wharfe and Tadcaster's other green spaces as well as highlighting the need for better green spaces in SDC's 'Pride in Place' study. This was echoed in the Policy Intentions Document consultation with over 93% of respondents supporting a policy intention regarding Local Green Space protection.

- 5.2.12 The Government’s National Planning Policy Framework (NPPF) provides local communities, including those preparing Neighbourhood Plans, with the power of Local Green Space (LGS) designation, enabling them to identify for special protection, green areas of particular value to them, whether for landscape, recreational or wildlife value, subject to certain criteria as set out in NPPF paragraphs 101 to 102. As a result of this provision, such areas will enjoy a high level of protection against development, consistent with that afforded by Green Belt designation. As such, development would only be approved in very special circumstances, as set out in NPPF paragraphs 103 and 147-151 (Proposals affecting the Green Belt).
- 5.2.13 The Town Council has assessed a candidate list of Local Green Space sites, including SDC Greenspace Audit sites and sites suggested at Policy Intentions Document consultation stage, against the relevant NPPF criteria. Appendix 4 sets out the assessments of those candidate sites which were considered eligible for LGS designation and which are covered, as a result, by Policy GNE2 below. It also sets out the assessment methodology. Assessments of candidate sites not considered eligible are to be found in the plan’s online evidence base. The plan’s approach is in general conformity with the approaches set out in SDCS Policy SP18 clause 5 (Protection and Enhancing the Environment) and SDLP Policy RT1 (Protection of Existing Recreation Open Space and Allotments). It is also fully in line with emerging SDCPLP Policy IC3 (Protection and Creation of New Open Space, Sport and Recreation Provision).
- 5.2.14 An associated intention to include a policy addressing green space enhancement was supported by almost 93% of respondents in the 2021 consultation. The aim here, as set out in Policy GNE3, is to permit development which would increase a space’s value to the community it serves, while protecting the qualities which give the space its existing special value, as set out in the assessments at Appendix 4. This set within the context of allowable development as per NPPF provisions. Green space enhancement is fully in line with SDCS Policy SP18 and with NPPF paragraphs 92, 93 and 98.



5.2.15 Additionally, Policy GNE4 identifies a specific opportunity for the enhancement and expansion of the recreational land on the west bank of the River Wharfe, to form a new 'Riverside Park', comprising two pockets of land in Town Council ownership and served by public footpaths (including a stretch of the Ebor Way) along the riverbank. The policy highlights and supports the opportunity to create an enhanced natural park, with play facilities and access to the river for water-based recreation, while being careful to conserve and interpret the area's natural and heritage assets.

5.2.16 It should be noted that a small number of the sites identified as Local Green Space also benefit from designation as Non-Designated Heritage Assets (i.e. St Mary's Churchyard and the Quaker Burial Ground). As such, any proposals affecting these sites should also be considered against the relevant policy (BE5) covering this designation type and an appropriate balance struck.

POLICY GNE3: LOCAL GREEN SPACE PROTECTION

The areas listed below and shown on the Neighbourhood Plan Policies Map are designated as Local Green Space. Development on these areas will not be supported except in very special circumstances that justify the development:-

- Parklands Children's Play Area (1)
- Woodlands Play Area (2)
- Grange Play Area (3)
- Manor Fields (4)
- Rosemary Row (5)
- Wharfeside West Bank (6)
- Quaker Burial Ground (Oxton Lane/Grange Crescent Open Space) (7)
- Riverside Primary School Playing Fields (8)
- Tadcaster Primary Academy Playing Fields (9)
- St Mary's Churchyard (10)
- Tadcaster Cemetery (11)
- Tadcaster Town Bowling Club Green (12)
- Stutton Road Allotments (13)
- Westfield Allotments (14)
- Viaduct Walk (15)
- Sandfield Terrace Allotments (16)
- Ouston Lane Allotments (17)
- Field Drive Allotments (18)
- Field Drive Copse (19)
- Disused railway and field, Kelcbar (20)
- Tower Crescent Open Space (21)
- St Joseph's School Playing Fields (22)
- Glen Goodman Corner (23)

POLICY GNE4: GREEN AND OPEN SPACE ENHANCEMENT

Policy will support the enhancement of both identified Local Green Spaces and other green and open space areas where this would increase their value to the local community.

POLICY GNE5: TADCASTER RIVERSIDE PARK

Development of a natural riverside park, on land on the west bank of the River Wharfe, as identified on The Neighbourhood Plan Policies Map, providing for informal recreational activity, including a children's play area, water-based recreation and interpretation of the site's natural and heritage features, would be supported. Any development of the site for open space purposes should take account of the following:-

- a) The desirability of providing new footpaths, bridleways, cycle paths as appropriate, linked into the existing Public Rights of Way network;
- b) The need for an ecological assessment and agreement as to resultant action, prior to the commencement of any works on site;
- c) The need for a heritage assessment to assess proposals against heritage interest and agreement as to resultant action, prior to the commencement of any works on site; and
- d) the satisfaction of flood risk requirements, including sequential testing.

Provision of New Green and Open Space

5.2.17 As already stated, greenspace and parks have registered as topics of concern to Tadcaster residents. As well as supporting protection of these assets, over 84% of Policy Intention Document consultation respondents also supported the intention to support new provision to meet evidenced needs, including playing fields and a skate park. Comments were also received highlighting the particular lack of provision in parts of west Tadcaster.

5.2.18 SDC's Draft Greenspace Audit (September 2021) identifies the following deficiencies and needs within Tadcaster:

- the amount of parks and recreation grounds significantly below the minimum district standard, with the north western tip of the town particularly poorly served;
- limited provision of equipped play areas, with parts of the town west of the river not within an acceptable distance of an area;
- limited allotments west of the river, with the south western edge of town particularly poorly served;
- no natural/semi-natural (i.e. woodland, scrub, grassland) greenspace in the town, with no large area of districtwide importance within 10km.

5.2.19 The audit states that these needs are likely to be exacerbated by the delivery of new dwellings over the Local Plan period and that as well as protecting/maintaining existing greenspace the following actions should be taken:

- improve the quantity of parks, recreation grounds and equipped play areas, taking into account those areas of the town which are less accessible to existing facilities;
- increase the amount of natural/semi-natural greenspace within or on the edge of the town.

5.2.20 In response, Policy GNE5 offers general support for new green/open space provision, including permanent skate park provision, together with specific support for provision in the south-west Tadcaster residential estates, particularly between Leeds Road, Stutton Road and Garnet Lane. South-west Tadcaster is served only by the recreational open space at Woodlands Avenue, in the extreme south of the area on the Neighbourhood Area boundary. The only other greenspace in the area is Butch's Field which is proposed as a housing site (Land North of Hillcrest Court) in

the emerging new Local Plan. NDP proposals for a Riverside Park, on Town Council-owned land, and at Brickyard Pond (see below) will address the town's deficiencies in natural/semi-natural open space.

- 5.2.21 Additionally, Policy GNE6 identifies a specific opportunity for the establishment of a new natural open space resource centred at Brickyard Pond, on the Old Coach Road (Duet Lane), off Wighill Lane. The area in question comprises a pond with surrounding woodland on the site of a former quarry. It is not currently publicly accessible and privately-owned by Yorkshire Water. The area is a former Site of Importance for Nature Conservation (SINC), now deleted from the official list, but still retains local nature conservation interest, details of which are included in Appendix 5.
- 5.2.22 Support for new green/open space provision is in general conformity with SDCS Policy SP12 and SDLP Policies RT2 and RT3, together with the emerging Local Plan as set out in SDCPLP Policy IC4. It also takes account of NPPF paragraphs 92 (aiming to achieve healthy, inclusive and safe places which are safe and accessible – e.g. high quality public space where active and continual use is encouraged – and which enable and support healthy lifestyles – e.g. through sports facilities); 93 (planning positively for use of open space); and para 98 (access to high quality open spaces is important for the health and well-being of communities).

POLICY GNE6: PROVISION OF NEW GREEN AND OPEN SPACE

The provision of new open/green space will be supported, particularly parks, recreation grounds, equipped play areas and a permanent skate park.
Provision in south-west Tadcaster, as identified on the Neighbourhood Plan Policies Map, to meet evidenced need will be supported.

POLICY GNE7: BRICKYARD POND

The provision of new open space at Brickyard Pond, as identified on The Neighbourhood Plan Policies Map, providing for water-based biodiversity/nature conservation with associated sensitively-designed and safe public access, together with angling, would be supported.
Any development of the site for open space purposes should take account of the following:

- a) The desirability of providing new footpaths, bridleways, cycle paths as appropriate, linked into the existing Public Rights of Way network;
- b) The need for an ecological assessment and agreement as to resultant action, prior to the commencement of any works on site.

Trees

- 5.2.23 Nearly 82% of respondents in the 2022 Policy Intentions Document consultation supported the intention to address biodiversity/nature conservation within the Neighbourhood Plan, where it was felt that existing Local Plan policies could be usefully supplemented. Within this, tree and woodland planting emerged as a theme in the more detailed written comments.
- 5.2.24 Consideration of Local Plan policies, both adopted and emerging, shows that they clearly address issues of tree protection and enhancement; specific protection of ancient, veteran and 'Tree Preservation Order' trees; building/tree relationships and replacement/compensatory tree

planting, in general terms. The Town Council fully supports this policy approach, but considers that more could be said in local terms on tree planting and that replacement/compensatory planting in the event of tree loss to development could be more specifically addressed.

- 5.2.25 Inevitably there may be circumstances where removal of existing trees on development sites has to be considered and sanctioned, in which case suitable mitigation measures will need to be agreed. It is felt that mitigation on a three for one tree replacement basis constitutes a reasonable measure in the light of the current and worsening climate and biodiversity crises. The additional concern is that the available space on development sites may not allow for the required three for one on-site replacement, and that as a result the town will suffer progressive environmental degradation through overall tree loss. In order to address this fear, Policy GNE6 provides for replacement replanting on other sites within the Neighbourhood Area or as a last resort a financial contribution to fund such local planting at a later date.
- 5.2.26 As stated above, the community has indicated its support for new tree planting in the area, with a specific emphasis on the role it can play in improving air quality, particularly in relation to the A64 to the south of the town. In response, a further policy is included supporting development which would provide for tree/woodland planting alongside the A64 between the A162 junction and the River Wharfe bridge.
- 5.2.27 This overall approach is in general conformity with adopted Local Plan policies SDCS SP15 (clause Be)) and SP18 (clause 3c)). GNE7 is specifically in line with the approach set out in SDCPLP Policy NE6 (Trees Woodlands Hedgerows). The latter states that proposals will be supported which promote and enhance “the tree coverage of the Selby District in line with extant and most recent strategies relating to trees, woodlands and hedgerows (e.g. White Rose Forest Partnership Scheme). The planting of 2 million trees in the urban areas and along the major transport routes of North and West Yorkshire by March 2025 is a Green Streets target within the partnership action plan. The approach is also in line with NPPF paragraphs 174 (recognising the wider benefits from natural capital, ecosystem services, trees, helping to improve air quality wherever possible) and 179 (securing measurable net biodiversity gains).

POLICY GNE8: DEVELOPMENT AND TREES

New development should conserve trees wherever possible and introduce new tree planting as part of combatting climate change, increasing biodiversity, creating high quality healthy living environments and enhancing the public realm.

Where removal of existing trees is agreed in order to facilitate approved development, suitable tree replacement should be provided on a minimum three for one basis. Such planting will normally be expected to be on site, as part of an overall landscape scheme.

Where such replacement tree planting cannot be achieved, off-site planting will be sought elsewhere within the Neighbourhood Area. Where the lack of suitable opportunity for this exists, an agreed financial contribution will be required for tree planting at a later date, also elsewhere within the Neighbourhood Area. Financial contributions in lieu of actual tree planting will normally be avoided.

Planting design and specification should in all cases meet the current best practice.

POLICY GNE9: A64 TREE PLANTING

Development which provides for new tree/woodland planting along the north side of the A64 between the A162 junction and the River Wharfe bridge will be supported, subject to compliance with other policies in this Neighbourhood Plan or the Local Plan.

River Wharfe Local Renewable Energy Scheme

- 5.2.28 Climate change, not surprisingly, registered as one of the many aspects of the ‘green’/natural environment of concern to Tadcaster people in community surveys over the last few years. In the 2022 Policy Intentions Document consultation, 86% of respondents supported a policy intention regarding support for domestic-level power generation technologies, a micro-hydro scheme on the River Wharfe and adding value where possible to existing national and Local Plan planning policies.
- 5.2.29 A review of national, adopted Local Plan and emerging new Local Plan policies clearly shows that in general policy terms, there is nothing which this Neighbourhood Plan can add to existing climate change provisions. At a local level however and backed by community support, Policy GNE8 below provides a favourable planning context for the development of a renewable energy project in the form of a hydroelectric power scheme on the River Wharfe, utilising Tadcaster Weir. Given the weir’s location within the Tadcaster Conservation Area, the Magnesian Limestone North LILA and in close proximity to the Tadcaster Motte and Bailey Castle Scheduled Ancient Monument, this would necessarily be subject to acceptable environmental and heritage impacts, and to evidenced feasibility. Any scheme should also have cognisance of earlier feasibility work on a scheme involving the weir undertaken sometime in 2011/2012. This detailed work is set out in the planning statement which accompanied the 2012 Wharfebank planning application for housing development at Mill Lane and states that “the Mill Lane site retains the excellent combination of factors that make this location extremely attractive for hydropower. These are - the proximity to an existing weir on the River Wharfe, which has a significant head drop and flow, there is an existing fish pass on the weir and the site is close to local users and grid connections”. The policy is complemented by a non-planning community action to investigate the contemporary feasibility of such a scheme (see below).
- 5.2.30 This type of renewable energy scheme is generally supported by SDCS Policy SP17, subject to acceptable impacts on the environment, local amenity and the local community. Indications are that this general supportive policy context is to be carried forward in the emerging new Local Plan, with SDCPLP Policy SG10 (Low Carbon and Renewable Energy) supporting renewable energy development, including community-led initiatives brought forward through NPs. The scheme takes full account of NPPF paragraphs 152, 155b) and 156.

POLICY GNE10: RIVER WHARFE HYDROELECTRIC POWER SCHEME

The development of a hydroelectric power scheme utilising Tadcaster Weir on the River Wharfe, as shown on The Neighbourhood Plan Policies Map, will be supported, subject to scheme proposals meeting the following criteria:

- a) design and location to protect the environment and local amenity, with particular regard to Policies BE1, BE5, GNE1 and GNE2 of this plan;
- b) a demonstration that the wider environmental, economic and social benefits outweigh any

- harm caused to the environment and local amenity;
- c) impacts on local communities are minimised;
- d) the satisfaction of flood risk requirements, including sequential testing.

Non-Planning Community Actions

5.2.31 In addition to the plan's core green and natural environment planning provisions, the following complementary actions have been identified, to be pursued either locally or via outside agencies. These originate variously from early surveys and consultation and from the work of the steering group. The actions are presented in more detail in the Project Delivery Plan to be found in Section 6:

- a) Develop a Tadcaster Riverside Park, on Town Council owned land, on the west bank of the River Wharfe. To include access for water-based recreation, a children's play area and community involvement in development and future management.
- b) Woodland/tree planting along the north side of the A64 between the A162 junction and the River Wharfe bridge.
- c) Lobby for installation of permanent air quality monitoring stations on Bridge Street, between Kirkgate and Tadcaster Bridge.
- d) Commission a hydroelectric power scheme feasibility study of the River Wharfe at Tadcaster Weir.



5.3 THE TOWN CENTRE

Introduction

5.3.1 This section delivers on the vision's promise to transform the currently down-at-heel, dispirited town centre into a vibrant, visitor-friendly and attractive destination, characterised by renovated, re-occupied buildings, visitor attractions and a new 'café culture' street scene.

5.3.2 It specifically addresses the following plan aims:

- 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;
- Protecting, improving and supporting further provision of community and recreational facilities;
- Ensuring that homes of the right types are built to meet the needs of local people;
- Securing and supporting the growth of appropriate local employment opportunities;
- Improving the town's tourism offer, including supporting the provision of new hotel and other visitor accommodation;
- Improving transport infrastructure and services, alleviating congestion and developing better routes and facilities for cyclists and public rights of way users;
- Securing the regeneration of derelict or vacant sites and buildings in the town;
- Placing a 'green', environmentally-conscious and sustainability ethos at the plan's heart.

Town Centre Regeneration

5.3.3 The revitalisation of Tadcaster High Street and the town centre generally has clearly emerged as one of the top priority issues for the Neighbourhood Plan, a fact fully reflected in this document's 'Tadcaster 2040' statement and in the aims which flow from it. Themes such as the re-use of empty shops (including for housing), pedestrianisation and improved accessibility have been suggested by steering group members as possible strands for a new policy approach to the town centre. The 2022 Policy Intentions Document consultation attracted between 80% and over 92% respondent support for four policy intentions covering empty properties, visitor attractions, recreational enhancement and a new or improved street market. Other themes around design criteria for new development, traffic planning and cycle infrastructure, plus visitor accommodation, also received strong support and are covered in the Built Environment, Traffic, Transport and Travel and Economic Development sections respectively.

5.3.4 It is readily acknowledged by SDC in its Publication Local Plan that a priority in Tadcaster town centre should be the re-occupation of vacant units, "with nearly a third of town centre properties currently vacant and a limited service-based provision, including no high street bank"; a state of affairs that has now persisted for some time. SDC's Pride in Place study reported near universal negativity in the town surrounding the high street, specifically in relation to individual vacant, derelict or neglected buildings, together with a need for more shops. The emerging Local Plan also aspires to a 'pedestrian priority and low traffic area' along Kirkgate and Westgate as part of wider town centre regeneration efforts (see also Traffic, Transport and Travel section). SDC's People and Places initiative, focussing on town centre revitalisation, is already paying dividends with ongoing and planned improvement works at the bus station and Britannia Car Park.



5.3.5 In response to the vision, aims, community views and evidence, Neighbourhood Plan policy will generally support the development of a range of town centre uses to fill empty properties and increase the number and variety of facilities available in the town. This support extends to complementary environmental works, a new proposed Tadcaster Riverside Park and the type of pedestrian scheme envisaged for Kirkgate/Westgate in the emerging Local Plan, while also foregrounding the need for improved town centre access for all.

5.3.6 The overall policy approach is in general conformity with SDCS Policy SP14 (Town Centres and Local Services), SDLP Policies S2 and TAD/5, and in step also with emerging SDCPLP Policies T1 (Tadcaster Town Centre Regeneration Area), EM7 (Town Centres and Retailing) and SG13 (Planning Applications and the Historic Environment Clause E – in specifically supporting the reuse of vacant and ‘at-risk’ buildings). It also takes full account of NPPF paragraph 86, in taking a positive approach to town centre growth, management and adaptation; promoting its long-term vitality and viability; and allowing it to grow and diversify in a way that reflects its distinctive character. It takes particular account of allowing a use mix including housing, “recognising that residential development often plays an important role in ensuring vitality”.

POLICY TC1: TOWN CENTRE REGENERATION

Development which maintains or enhances the health, wellbeing, vitality and viability of Tadcaster Town Centre, as identified on the Neighbourhood Plan Policies Map, will be supported, including:

- a) Protection of existing and provision of expanded or a wider range of retail, service, office, leisure, community, arts, culture, tourism and entertainment facilities;
- b) Proposals for residential use of upper floors;
- c) Proposals for environmental improvements such as new or improved open space, landscaping, street furniture, and for interpretation and information signage suitable for blind and partially sighted users;
- d) A pedestrian priority scheme and low traffic area covering Kirkgate and Westgate;
- e) The creation of a new Tadcaster Riverside Park (ref Policy GNE4).

New development should facilitate improved access for all, including pedestrians, cyclists, disabled users and others with special mobility needs, and by public transport and provide supporting infrastructure such as secure cycle parking/storage facilities.

Non-Planning Community Actions

5.3.7 In addition to the plan's core town centre planning provisions, the following complementary actions have been identified, to be pursued either locally or via outside agencies. These originate variously from early surveys and consultation and from the work of the steering group. The actions are presented in more detail in the Project Delivery Plan to be found in Section 6:

- a) Promote pedestrian priority/low traffic area for Kirkgate/Westgate.
- b) Encourage more shop traders into the town centre.
- c) Support the development of a Brewing Heritage Centre.
- d) Encourage street market development.
- e) Introduce town centre public wi-fi.
- f) Lobby for more/better CCTV.
- g) Promote tourism – including the town's Roman and Medieval heritage, the nearby Battle of Towton site, the introduction of Tadcaster Town Trail Boards, and looking at the feasibility of heritage tours.
- h) Lobby for an Article 4 Direction to remove Permitted Development Rights in respect of change of use away from shop (Use Class E) to any other Class E use within the following defined primary shopping frontages – Commercial Street (north-west side up to Mill Lane; Bridge Street; High Street (up to Chapel Street) and Kirkgate.





5.4 COMMUNITY FACILITIES & SERVICES

Introduction

- 5.4.1 This section delivers on the aspiration to retain valued community facilities and to support new leisure, recreational and youth opportunities.
- 5.4.2 It specifically addresses the following plan aim:
- Protecting, improving and supporting further provision of community and recreational facilities.

Protection and Enhancement of Facilities

- 5.4.3 The people of Tadcaster have indicated that community infrastructure, health, leisure and well-being are key concerns for them which they feel the Neighbourhood Plan should address. In particular, appreciation and pride for the swimming pool and respect for Tadcaster Barn by all ages was reported in SDC's 'Pride in Place' study. A proposed policy to protect and enhance facilities which make-up local community infrastructure was supported by 96% of respondents in the 2022 Policy Intentions Document consultation. Further suggestions were made as to other facilities which should be protected and enhanced, including the Girl Guide and Scout Huts and the TVCSA (Tadcaster Volunteer Cars and Services) base on Westgate and new premises on Kirkgate, which have been added to the policy list.
- 5.4.4 The Policy Intentions Document consultation also revealed concerns regarding the potential loss of primary school facilities within the town, due to falling roll numbers and the slow pace of new housing development needed to attract new families to the area. Proposed Policy CFS2 below specifically recognises and responds to this concern.

- 5.4.5 The protection of community facilities is in conformity with SDCS Policies SP12 (Access to Services, Community Facilities and Infrastructure) and SP14 (Town Centres and Local Services). It is also in conformity with emerging SDCPLP Policy IC2 (Protection of Existing Community Facilities). Neighbourhood Plan policy will add to IC2 by specifying the community facilities within Tadcaster which are deserving of protection. The Town Council has identified a list of facilities which it considers should be retained. These are detailed at Appendix 6, including evidence as to their community use and value. Policy will also set out some more detailed local circumstances which should govern loss or alternative provision.
- 5.4.6 The proposed enhancement of existing community facilities is again in line with Local Plan policy, including emerging SDCPLP Policy IC1 (Infrastructure Delivery), adding value by offering specific support to the enhancement of named local facilities.
- 5.4.7 Both protection and enhancement approaches are fully supported by the NPPF, specifically paragraphs 93 (guarding against the unnecessary loss of valued facilities and services; ensuring that established facilities and services are able to develop and modernize and are retained for the benefit of the community) and 84 (retaining and developing accessible local services and community facilities in rural areas).

POLICY CFS1: PROTECTION AND ENHANCEMENT OF COMMUNITY FACILITIES

Development which would result in the loss of any of the community facilities listed below, as detailed in Appendix 6 and shown on the Neighbourhood Plan Policies Map, will only be supported where:

- a) The facility would be replaced by equivalent or superior provision in a suitable location, as agreed through negotiation between the local planning authority and the developer, or
- b) It can be demonstrated that there is no longer any need for the facility, or
- c) It is financially unviable.

The improvement of these facilities for the benefit of the Tadcaster Neighbourhood Area, will be supported.

- Tadcaster Community Swimming Pool (1)
- Tadcaster Community Library (2)
- Tadcaster Leisure Centre (3)
- Tadcaster Tennis Club (4)
- Stepping Stone, Kirkgate (5)
- Fisher-More Chambers (Tadcaster Volunteer Cars and Services Association - TVCSA), Westgate (6)
- 30 Kirkgate (TVCSA) (7)
- The Ark (8)
- The Barn (9)
- The Boys' Sunday School (10)
- The Old Orchard Scout Headquarters (11)
- Tadcaster Girl Guides Hut (12)
- Kelcbar Community Centre (13)
- Rosemary House Community Centre (14)
- Tadcaster Community Sports Trust at Queens Gardens (15)
- Tadcaster Methodist Church (16)
- Tadcaster Medical Centre (17)

POLICY CFS2: PROTECTION AND ENHANCEMENT OF EDUCATIONAL FACILITIES

Development which would result in the loss of any of the educational facilities listed below, and as shown on the Neighbourhood Plan Policies Map, will only be supported where:

- The facility would be replaced by equivalent or superior provision in a suitable location, as agreed through negotiation between the local planning authority and the developer, or
- It can be demonstrated that there is no longer any need for the facility, and unlikely to be any such need up to the end of the plan period; or
- It is financially unviable.

The improvement of these facilities for the benefit of the Tadcaster Neighbourhood Area, will be supported.

- Riverside Primary School (1)
- St Joseph’s Catholic Primary School (2)
- Tadcaster Primary Academy (3)

Provision of New Community Facilities

5.4.8 As stated above, good community infrastructure is important to the people of Tadcaster. A suggested policy in the Policy Intentions Document, in support of development providing new community facilities, attracted over 85% support in the 2021 consultation on the document. The consultation generated specific ideas for a tourist information office and for a Tadcaster Arts Centre, an idea which is already being worked on by Tadcrafters CIC. It also highlighted the situation regarding the lack of local residential nursing care and the lack of community facilities in the area of west Tadcaster bounded by Leeds Road, Stutton Road and Garnet Lane. In response, the policy below now seeks to address these identified deficiencies.

5.4.9 A policy supporting new community facility provision is in conformity with SDCS Policies SP12 (Access to Services, Community Facilities and Infrastructure) and SP14 (Town Centres and Local Services). It is also in line with SDLP Policies CS1 (Health Care Facilities), CS4 (Community Centres, Places of Worship and Church Halls) and CS6 (Development Contributions to Infrastructure and Community Facilities), together with emerging new Local Plan Policy IC1 (Infrastructure Delivery), adding value by offering specific support to the provision of new named local facilities.



5.4.10 Provision is also in line with NPPF paragraphs 92 and 93, with paragraph 93 specifically stating that policies should “plan positively for the provision and use of...community facilities (such as...meeting places, sports venues, cultural buildings) and other local services to enhance the sustainability of communities and residential environments. Policy is also supported by paragraph 84 (enabling the development of accessible local services and community facilities in rural areas).

POLICY CFS3: PROVISION OF NEW COMMUNITY FACILITIES

Development proposals for the provision of new community facilities within the Neighbourhood Area will be supported, in particular:-

- a) A medical centre or doctors’ surgery
- b) A tourist information office
- c) A Tadcaster Arts Centre
- d) A residential nursing home
- e) Public conveniences with disabled facilities

The provision of new facilities in south-west Tadcaster will be supported.

Non-Planning Community Actions

5.4.11 In addition to the plan’s core community facilities planning provisions, the following complementary actions have been identified, to be pursued either locally or via outside agencies. These originate variously from early surveys and consultation and from the work of the steering group. The actions are presented in more detail in the Project Delivery Plan to be found in Section 6:

- a) Lobby to keep all schools open, as necessary, relative to circumstances.
- b) Strengthen community resilience – in the wake of flooding and the ongoing Covid pandemic.
- c) Establish a food festival in the town.

5.5 HOUSING

Introduction

5.5.1 This section responds to the vision of successfully tackling the town’s historic housing problems, through the construction of much-needed new, small-sized and affordable housing.

5.5.2 It specifically addresses the following plan aims:

- Ensuring that sites for new housing and other uses are developed in the best possible way, relative to their characteristics, surroundings and neighbouring uses;
- Ensuring that homes of the right types are built to meet the needs of local people.

Housing Sites – Design Principles

5.5.3 Various housing-related issues were highlighted by the local community in response to local surveys carried out in late 2019. These included the need for new homes, housing sites and locations.



5.5.4 The SDC Local Plan will ultimately determine the level of housing development and the sites which will accommodate it in the Local Service Centre of Tadcaster. Over the years to 2040 the SDCPLP, consulted on in Autumn 2022, proposes a minimum of 400 new homes in Tadcaster, allocating land for 372 across 6 sites. The Town Council is, at this stage, minded to support, in principle, the development of housing on 5 of the 6 proposed sites, in recognition of its long held view that significant numbers of new homes are needed for the town, the exception being the ‘Fircroft’/Barnado’s site at Wighill Lane, which it prefers to view as a potential hotel site (see Non-Planning Community Actions). It nonetheless assumes, for the purposes of this Pre-Submission NP, that the 6 proposed sites will be confirmed for housing development in the finally adopted SDC Local Plan.

5.5.5 Based on this assumption, the Town Council sees the Neighbourhood Plan as an important opportunity to set out detailed design principles in respect of the way these six sites will be developed, via ‘concept statements cum outline briefs’. These are set out in Policies H1-H6 below. This approach was supported in the 2021 Policy Intentions Document consultation, with over 55% of respondents in favour, as against only some 35% opposed. The policies are informed by a ‘Design and Design Codes’ report commissioned from AECOM consultants, via Locality (see Built Environment section). They are complemented by further policies in the plan’s Built Environment section which address the issues of general housing design/layout.

POLICY H1: CHAPEL STREET/CENTRAL AREA CAR PARK

In the event that the principle of residential development is accepted via a site allocation in the Selby District Council Local Plan, development at Chapel Street/Central Area Car Park, as identified on The Neighbourhood Plan Policies Map, should be laid out and designed in accordance with the following design principles:

- a) Creation of an attractive, safe, distinctive and high density urban neighbourhood that adds vitality to the town centre through additional footfall and the presence of ‘doors on streets’;
- b) Street-scene design to be based on the traditional lower-order streets, lanes and spaces of the town – and of previous development on the site - providing an intimate scale, strong sense of enclosure and robust, attractive and appropriate materials/details, relative to the conservation area context;
- c) Each home to have its own dedicated outdoor space;
- d) Provision of tree planting and other soft landscaping for visual amenity and biodiversity gain purposes;
- e) The scale of the Chapel Street vehicular access to be in keeping with the narrower, more enclosed scale of historic streets within the town centre;
- f) Provision of in-curtilage resident car parking to a maximum standard of 1 space per dwelling, reflective of the town centre location and walkable distance to nearby bus stops and Tadcaster Bus Station;
- g) Provision of above-ground, disabled and parent/carer/child public parking spaces, to be located ideally at the Chapel Street/High Street corner of the site.

POLICY H2: LAND AT MILL LANE

In the event that the principle of residential development is accepted via a site allocation in the Selby District Council Local Plan, development at Land at Mill Lane, as identified on The Neighbourhood Plan Policies Map, should be laid out and designed in accordance with the following design principles:

- a) Delivery of a high quality, urban riverside and river-facing scheme, exemplifying traditional scale and local character, which relates sensitively and imaginatively to the site’s riverside, conservation area and historic mill context;
- b) Dwellings should respect the topography and drainage pattern of the site (towards the river), paying great attention to roovescape and building alignment, with development predominantly parallel to the river, in order to settle and integrate development along the hillside;
- c) Buildings heights of 2–3 storeys with a well-designed roovescape and storey heights that are sympathetic to the riverside/hillside location and adjacent development. Where mixed or commercial uses are incorporated into the ground floor or historic building precedents are used, 3 storeys may be appropriate, subject to justification by detailed design analysis;
- d) Street layout responsive to the site’s topography, in order to make the most of the site area, while achieving required, comfortable street/path gradients for access purposes;
- e) Integration with adjacent development plots, blocks and boundaries so as to provide security, attractive boundaries and make key pedestrian links safe and secure;
- f) Respect for key views towards, away from and within the site as seen from locations that are freely accessible to members of the general public, particularly views from and to Tadcaster Conservation Area.
- g) Provision of secondary vehicle access to the north-east to connect to Wighill Lane, in order to provide alternative access in the event of flooding and to avoid congestion on Mill Lane;
- h) Provision of disabled and parent/carer/child public parking spaces, to be located ideally at the southern end of the site.
- i) Natural landscaping, including tree planting and possible ‘green walls’ on the western river-facing site boundary, in order to enhance biodiversity and visual attractiveness.

POLICY H3: LAND NORTH OF STATION ROAD

In the event that the principle of residential development is accepted via a site allocation in the Selby District Council Local Plan, development at Land North of Station Road, as identified on The Neighbourhood Plan Policies Map, should be laid out and designed in accordance with the following design principles:

- a) Setting of the development, in terms of height and scale, within the mature landscape of the hillside and in the context of the site's key town gateway location;
- b) Buildings heights of 1.5–2 storeys with a varied roofscape and storey heights that are sympathetic to the edge of town/semi-rural transition and subject to justification by detailed design analysis;
- c) Arrangement of dwellings relative to the topography and drainage pattern of the site, allowing space for SuDS and swales, to comprise circa 10% of the gross site area, in the lower south-west corner;
- d) Provision of open space, including a children's play area;
- e) Street layout responsive to site topography and based on traditional hillside lanes, such as Inholmes Lane to the east, with route/path alignments on comfortable gradients where possible;
- f) Orientation of dwellings outward, i.e. front-facing, on Leeds Road/Station Road frontage, in order to create a positive street scene;
- g) Retention and enhancement of existing trees/hedgerows on site boundaries, including reinforcement of Station Road hedgerow;
- h) Retention of green verges along Leeds Road and Station Road, integrating new footpaths where appropriate;
- i) Provision of a local shop and café to serve the day-to-day needs of the new community, ideally located at the main entrance to the site on Station Road.

POLICY H4: LAND OFF HILLCREST COURT (AKA BUTCH'S FIELD)

In the event that the principle of residential development is accepted via a site allocation in the Selby District Council Local Plan, development at Land Off Hillcrest Court (aka Butch's Field), as identified on The Neighbourhood Plan Policies Map, should be laid out and designed in accordance with the following design principles:

- a) Retention of boundary trees;
- b) Provision of the quantity, quality and accessibility of open space relative to the size of the development, ideally on-site or via a financial contribution to be spent on new or improved open space within west Tadcaster.

POLICY H5: LAND TO REAR OF 46 WIGHILL LANE AND FORMER COAL YARD

In the event that the principle of residential development is accepted via a site allocation in the Selby District Council Local Plan, development at Land to rear of 46 Wighill Lane and Former Coal Yard, as identified on The Neighbourhood Plan Policies Map, should be laid out and designed in accordance with the following design principles:

- a) Preservation of the special architectural or historic interest of the 22-28 Wighill Lane Non-Designated Heritage Asset on-site, together with its setting;
- b) Retention of stone walls bordering and within the site.

POLICY H6: FIRCROFT AND FORMER BARNADO'S HOME, WIGHILL LANE

In the event that the principle of residential development is accepted via a site allocation in the Selby District Council Local Plan, development at Fircroft and Former Barnado's Home, Wighill Lane, as identified on The Neighbourhood Plan Policies Map, should be laid out and designed in accordance with the following design principle:

a) Preservation or enhancement of the special architectural or historic interest of the Fircroft Gatehouses Non-Designated Heritage Asset on-site, together with their setting.

New Housing Development on Non-Allocated Sites

- 5.5.6 As stated above, the need for new homes in Tadcaster was raised as an issue in surveys carried out in late 2019 and the Town Council shares the view that significant numbers of new homes need to be provided.
- 5.5.7 The Publication Local Plan proposes a minimum of 400 new homes up to 2040 but allocates land for only 372, the implication being that the additional homes will be generated through development on the proposed London Road Special Policy Area site and by bringing currently empty homes, largely in the town centre, back into use, albeit linked to the successful development of the Chapel Street /Central Area Car Park site. These figures represent a reduction of 75 new homes compared to the Preferred Options Local Plan.
- 5.5.8 The Town Council considers the target figure to be inadequate. This view is borne out by evidence from its recently commissioned Housing Needs Assessment, carried out by AECOM consultants (see Housing Mix section below), which states, variously, that “since 2011, there has been limited residential development in the parish”; that “a total of (only) 30 new dwellings have been completed since the 2011 Census”; and that the town’s population (NB one of the district’s three market/ principal towns) has decreased by 77 people in the same period. Further, no new affordable housing has been delivered in this period, and HNA modelling based on projected Local Plan housing growth, suggests an affordable housing demand well in excess of that likely to be provided via Local Plan allocations.
- 5.5.9 Based on this up-to-date evidence, Policy H7 below provides in principle support for new housing development on non-allocated land within the Neighbourhood Area, provided it clearly meets evidenced housing need, based on up-to-date assessments, and complies with Local Plan and other Neighbourhood Plan policies, notably in relation to the built environment and the green and natural environment.
- 5.5.10 This policy is complemented by further policies in the plan’s Town Centre section which address the issue of derelict and empty houses.
- 5.5.11 This policy approach is considered to be in general conformity with SDCS Policy SP1 (Presumption in Favour of Sustainable Development) and SDCPLP Policy SG1 (Achieving Sustainable Development). It also takes account of NPPF provisions in respect of ‘Achieving Sustainable Development’.

POLICY H7: NEW HOUSING DEVELOPMENT ON NON-ALLOCATED SITES

Subject to compliance with other policies in this Neighbourhood Plan and the Selby District Council Local Plan, proposals for new housing development, to meet clearly evidenced housing need, on non-allocated land will, in principle be supported.

Housing Mix

5.5.12 Early survey work in 2019 indicated the types of houses to be built in Tadcaster as a key community issue. This was carried through in to the 2022 Policy Intentions Document consultation, where some 87% of respondents expressed support for the document's policy intention supporting a housing mix to meet specific local community needs.

5.5.13 In mid-2022, the Town Council commissioned consultants AECOM, via Locality, to carry out a Housing Needs Assessment study, in order to gain an understanding of the housing needs and requirements of local households, so as to inform Neighbourhood Plan housing policies. The study points to the following conclusions for Tadcaster:

- It has a lower proportion of detached dwellings compared to Selby as a whole;
- It has a relatively high proportion of bungalows on offer – more than double the national average and slightly above the Selby level;
- It has an aging population, with a significant projected rise in the over 65s to 2040;
- It retains a robust population of families, but with younger households (under 25s) expected to decline.



5.5.14 It in turn suggests the following policy steers:

- A focus on diversifying the type of housing available locally;
- Mid-sized homes of 2/3 bedroom dwellings as an important component of new housing supply;
- A need for sheltered (age-restricted) housing for market purchase;
- Possible provision of an extra care scheme.

The full study is available in the plan's online evidence base.

5.5.15 In response to this evidence, the Neighbourhood Plan includes a housing policy specifying a required housing mix, in line with above identified local needs.

5.5.16 The inclusion of such a policy is in conformity with the provisions of SDCS Policy SP8 (Housing Mix) and SP9 clause D (Affordable Housing). It is also in line with emerging SDCPLP Policies HG6 (Creating the Right Type of Homes); HG7 clause C (Affordable Homes); and HG11 (Older Persons and Specialist Housing). It also has full regard to NPPF paragraph 62 (the size, type and tenure of housing will be planned in order to reflect local demand).

POLICY H8: HOUSING MIX

Subject to the findings of the most up-to-date housing needs assessment, development of larger housing sites (of 0.5ha or above or 10 or more dwellings) will be expected to provide a diverse mix of market and affordable housing with an emphasis on:

- a) Mid-sized homes of 2/3 bedroom dwellings;
- b) Sheltered housing suitable for older people.

The development of specialist extra care housing will also be supported.

All development of larger housing sites should consider provision for people with special physical, sensory impairment and/or neurodivergent needs, as well as different age and life stage needs.

Affordable Housing

5.5.17 As with housing type, affordable homes was also an important issue for the Tadcaster community in early soundings. This was endorsed in early 2022, with some 83% of respondents to the Policy Intentions document consultation supporting the intention to include an affordable housing policy.

5.5.18 The 2019 SHMA (Strategic Housing Market Assessment), completed for SDC in support of Local Plan preparation, identified a pro-rata need for 8 affordable housing units (NB 5 for affordable rental; 3 for home ownership) per annum or 152 over the Neighbourhood Plan period up to 2040.

5.5.19 AECOM's Housing Needs Assessment (HNA), commissioned by the Town Council, also looked at the issue of affordability and reached the following conclusions for Tadcaster:

- Between 2012 and 2021 no new affordable housing was delivered in the parish;
- Over the same period lower quartile house prices grew at a faster rate than more expensive houses, i.e. putting them further out of reach of lower income buyers;

- Those on average household incomes would struggle to buy any type of home in Tadcaster;
- Lower earning households would struggle to rent privately in Tadcaster;
- There is a lack of private rented accommodation in the parish;
- There is a potential demand of 31 affordable housing units per annum or 582 up to 2040;
- Based on SDC’s 2019 indicative housing requirement of 447 new dwellings for the Neighbourhood Area by 2040 (NB a figure reduced in the SDCPLP), and the current 40% maximum Local Plan affordable housing requirement, there is the potential to deliver 179 affordable homes up to 2040.

5.5.20 Even allowing for the fact that the potential identified demand estimate is likely to represent the upper end of potential affordable housing demand, it is clear that Local Plan policies and allocations are unlikely to deliver anything approaching the parish’s required number of affordable homes.

5.5.21 In response to the HNA’s compelling evidence and conclusions regarding the level of and prospects for affordable housing delivery in Tadcaster, the Neighbourhood Plan includes an affordable housing policy requiring an affordable/general market housing ratio in excess of 40/60% in favour of affordable housing, and the effective ring-fencing of all off-site affordable housing contributions for expenditure within the Neighbourhood Area, including on developments below the specified threshold.

5.5.22 The inclusion of such a policy is considered to be in general conformity with, while representing a justified and well-evidenced variation and amplification of, adopted SDCS Policy SP9, relative to Tadcaster’s current and projected affordable housing stock. It is similarly in line with emerging SDCPLP Policy HG7 (Affordable Housing). It also has full regard to NPPF paragraph 63 which sets out the expectation that “where a need for affordable housing is identified”, an affordable housing requirement should be met on-site unless alternative provision can be “robustly justified”.

POLICY H9: AFFORDABLE HOUSING

Development will seek to achieve on-site provision of affordable housing in excess of 40% of the total new dwellings, on all market housing sites at or above the threshold of 10 dwellings (or sites of 0.5ha) or more, post-developer negotiation at the time of the planning application. Proposals to re-locate all or a part of the affordable housing contribution outside the neighbourhood Area, via a commuted sum, will not be supported. Off-site commuted sum payments made in respect of proposals of less than 10 dwellings/0.5ha should be retained for expenditure on affordable housing within the Neighbourhood Area.

Non-Planning Community Actions

5.5.23 In addition to the plan’s core housing planning provisions, the following complementary actions have been identified, to be pursued either locally or via outside agencies. These originate variously from early surveys and consultation and from the work of the steering group. The actions are presented in more detail in the Project Delivery Plan to be found in Section 6:

- a) Estate regeneration could be considered on some older and poorer quality housing estates (particularly fronting main routes) but even the less characteristic homes have settled and

are now better blended with mature landscape. This would be a longer-term consideration but is likely undesirable to residents and developers;

b) Affordable Housing – investigate scope for Community Development Order(s), the identification of exception sites and a community land trust option for boosting affordable housing supply.

5.6 ECONOMIC DEVELOPMENT

Introduction

5.6.1 This section helps to deliver on the aspirations to maintain Tadcaster as a trading centre, to grow environmentally-conscious ‘green’ industry, to strengthen its retail offer and to enhance visitor accommodation – in short to deliver a more sustainable, self-sufficient and more resilient community.

5.6.2 It specifically addresses the following plan aims:

- Protecting, improving and supporting further provision of community and recreational facilities;
- Securing and supporting the growth of appropriate local employment opportunities;
- Improving the town’s tourism offer, including supporting the provision of new hotel and other visitor accommodation;
- Placing a ‘green’, environmentally-conscious and sustainability ethos at the plan’s heart.

The Issues

5.6.3 Tadcaster has traditionally been and aspires to remain a self-sufficient market town. Tadcaster’s roots are as an agricultural market town servicing its rural catchment and as an important brewing centre. With the decline in manufacturing across the UK, particularly from the 1980s, there is a fear that traditional employment land in the town will become steadily eroded, local employment opportunities will decline and many more residents will commute into the major urban centres of Leeds and York, leaving Tadcaster as merely a dormitory/commuter town. This is a concern heightened by an already planned housing growth out of step with new employment provision.

New Employment Development

5.6.4 As stated above, in initial community soundings the Tadcaster community highlighted growth/new employment as key issues for the Neighbourhood Plan to tackle. Some 83% of respondents to the Policy Intentions Document consultation subsequently backed a policy intention in support of new employment development in the town. Detailed comments regarding noise and local traffic impacts, acceptable design and on-site parking were also made.

5.6.5 Existing planning policy as set out in SDLP Plan Policy EMP6 (Employment Development within Development Limits and Established Employment Areas) permits new economic development within defined development limits, provided that criteria regarding its nature and scale, the



future comprehensive development of the land in question and no harm to acknowledged nature conservation, open space, recreation or amenity interests are satisfied.

- 5.6.6 SDCPLP Policy EM3 (Economic Development) indicates a continuation of this general approach, offering support for new economic development on land not allocated for such development within settlements, subject to satisfactory scale, type, design and infrastructure impacts including highways, and as long as no harm is caused to local amenity, landscape, ecology, historic environment or other environmental and cultural heritage assets.
- 5.6.7 The Town Council is fully supportive of the existing policy approach, but considers that the Neighbourhood Plan can add local flesh to existing policy bones, reflective of local people's detailed concerns regarding the delivery of any such development. Additionally, the plan specifically identifies land at Low Moor (3.32ha at Roman Road), immediately adjacent to/east of the York Road employment site, as representing an opportunity for future employment development. This site was previously identified in the SDLP as a 'Significant Employment Permission', but seemingly never implemented.
- 5.6.8 The Neighbourhood Plan's policy approach takes due account of NPPF paragraphs 81 (helping create the conditions in which businesses can invest, expand and adapt; supporting economic growth and productivity) and 82 (setting criteria for local and inward investment; flexibility to accommodate unanticipated needs).

POLICY E1: NEW EMPLOYMENT DEVELOPMENT

Employment development, including change of use, on land not allocated for employment development, will be supported within the existing settlement of Tadcaster where all the following criteria can be met:

- a) Avoidance of severe adverse impacts on the local highway network and local road safety;
- b) Easy access to/from the local highway network, avoiding routes through Tadcaster town centre;
- c) Easy access to/from footpath/cycle routes; bus stops; and local facilities;
- d) On-site provision of parking as part of the development, at a level which does not add to any existing local parking problems in the immediate vicinity of the development site;
- e) Avoidance of adverse effects on neighbour amenities and environment through noise, light pollution or odour;
- f) Design sympathetic to its location and in accordance with the design policies of this plan as set out in Policies BE1, BE2, BE3, BE4, BE6, BE7, BE8, GNE1, GNE2 and GNE8.

POLICY E2: LAND AT ROMAN ROAD, LOW MOOR

Employment development of land at Roman Road, Low Moor, as identified on the Neighbourhood Plan Policies Map, will be supported.

Visitor Accommodation

- 5.6.9 Tadcaster is currently severely lacking in terms of visitor accommodation, offering only the town centre's Shann House Hotel, limited bed and breakfast options at The Jackdaw Public House, the Travelodge just outside the Neighbourhood Area on the A64 to the east and a small handful of Airbnb properties. The community offered over 80% support for hotel/visitor accommodation development within the town in response to the 2021 Policy Intentions Document consultation.
- 5.6.10 The Local Plan offers a supportive policy context for visitor accommodation development, with the SDCS supporting promoting opportunities for leisure uses (Policy SP13 – Scale and Distribution of Economic Growth) and the SDLP permitting proposals for serviced or non-serviced tourist accommodation, subject to the meeting of specified criteria (Policy RT11 – Tourist Accommodation). Indications are that this approach will be both continued and extended in the emerging Local Plan (ref SDCPLP Policy EM6 – Holiday Accommodation).
- 5.6.11 In line with this plan's vision and aims regarding tourism promotion and the attraction of visitors, the Town Council is keen to set out clear policy support for visitor accommodation development, together with the local considerations which any development must have regard to in order to be acceptable.
- 5.6.12 The proposed policy approach is in line with NPPF paragraphs 81 (helping to create the conditions in which businesses can invest, expand and adapt; supporting economic growth; allowing each area to build on its strengths) and 86 (supporting town centres by taking a positive approach to their growth; promoting their long-term vitality and viability – allowing them to grow and diversify, responding to leisure industry changes; reflecting their distinctive characters).



POLICY E3: HOTEL AND VISITOR ACCOMMODATION DEVELOPMENT

Hotel or visitor accommodation development will be supported in the plan area. Any such development should be located within the town centre, then edge of centre locations. Only if suitable sites are not available should out of centre sites be considered. Development should be of a size relative to the size of the existing settlement and should have regard to the following:

- a) Provision of adequate in-curtilage, off-street parking;
- b) Avoidance of adverse impacts on any existing local parking issues;
- c) Safe access from the highway network and avoidance of increased local traffic congestion;
- d) It should not have an unacceptable adverse impact on residential amenity, including noise and light intrusion;
- e) Where applicable, the development shall be laid out and designed taking into account the design policies of this plan as set out in Policies BE1, BE2, BE3, BE4, BE6, BE7, BE8, GNE1, GNE2 and GNE8.

Local Shops and Services

5.6.13 The Town Council has identified the need to support local shopping areas at Stutton Road and York Road. This initiative was backed by 92% of respondents to the 2021 Policy Intentions Document Consultation, with a number offering detailed comments and suggestions regarding the Stutton Road area.

5.6.14 The Stutton Road local shopping/service area extends along the west side of Stutton Road from The Jackdaw Public House to the southern end of the six-unit shopping parade. It includes a post office, convenience store, specialist cake maker/decorator, hair and beauty salon and fish and chip shop, as well as the forementioned pub. One of the units has already been converted to residential use. There is also lay-by style roadside parking, a hard landscaped area in front of the parade and a vacant/under-used grassed area between the parade and the pub. Consultation comments highlighted car parking problems and the potential of the empty site adjacent to the pub. Problems of speeding along Stutton Road and the need for controls were also referenced.

- 5.6.15 The York Road local shopping/service area extends along the west side of York Road, from the butcher's shop to the Simply Devine Hat Shop, also comprising a taxi firm, Scruffy Upholstery, Taylor's PC Services and The Broken Bridge Pub. Historically, it also included a grocery shop and adjacent post office, near the hat shop, and The Travelling Man public house opposite The Broken Bridge.
- 5.6.16 SDCS Policy SP14 (Town Centres and Local Services) supports local shops and services, by resisting the loss of existing facilities and promoting new facilities to serve the day-to-day needs of existing communities. SDLP Policy S3 (Local Shops) similarly resists loss of facilities and permits new local shops and commercial premises such as financial and professional services, public houses, cafes, restaurants and takeaways, subject to the meeting of a number of criteria covering local function or demonstrable need (including tourism-related), scale, highway safety, traffic flow, parking, servicing, pedestrian/cycle access and residential amenity. SDCPLP Policy EM8, in the emerging Local Plan, continues this general supportive approach but lacks the detailed criteria-based approach to development of the adopted but out-going Local Plan.
- 5.6.17 The Town Council is keen that the Neighbourhood Plan responds to the concerns and opportunities identified by the local community at Stutton Road and provides equally for the longevity and appropriate expansion of the York Road shopping area. Policies E4 and E5 below are tailored to address their individual issues.
- 5.6.18 The proposed policies take account of NPPF paragraph 93 (planning positively for the provision and use of community facilities such as local shops, open space, public houses and other local services to enhance the sustainability of communities and residential environments; guard against the unnecessary loss of valued facilities and services; ensure that established shops, facilities and services are able to develop and modernise and are retained for the benefit of the community).

POLICY E4: STUTTON ROAD – LOCAL SHOPS AND SERVICES

Within the Stutton Road Local Shopping and Service Area, as identified on The Neighbourhood Plan Policies Map, development resulting in the loss of existing shopping and service facilities will not be supported.

Development proposals for shops (including public houses), services, community facilities, car parking and open space, to serve the day-to-day needs of the existing community will be supported, subject to the following:

- a) The proposal would not create conditions prejudicial to highway safety or the free flow of traffic;
- b) Satisfactory parking, including for those with special mobility needs, and servicing could be achieved;
- c) The proposal is accessible and safe for pedestrians and cyclists; and
- d) The proposal would not have a significant adverse effect on residential amenity or the character and appearance of the area, having particular regard to the design policies of this plan as set out in Policies BE6 and GNE8.

Development proposals for visitor accommodation would also be supported, subject to compliance with Policy E3 of this plan.

POLICY E5: YORK ROAD – LOCAL SHOPS AND SERVICES

Within the York Road Local Shopping and Service Area, as identified on The Neighbourhood Plan Policies Map, development resulting in the loss of existing shopping and service facilities will not be supported.

Development proposals for shops, services and ancillary car parking to serve the day-to-day needs of the existing community will be supported, subject to the following:

- a) The proposal would not create conditions prejudicial to highway safety or the free flow of traffic;
- b) Satisfactory parking, including for those with special mobility needs, and servicing could be achieved;
- c) The proposal is accessible and safe for pedestrians and cyclists; and
- d) The proposal would not have a significant adverse effect on residential amenity or the character and appearance of the area, having particular regard to the design policies of this plan as set out in Policies BE3, BE6 and GNE8.

Non-Planning Community Actions

5.6.19 In addition to the plan's core economic development planning provisions, the following complementary actions have been identified, to be pursued either locally or via outside agencies. These originate variously from early surveys and consultation and from the work of the steering group. The actions are presented in more detail in the Project Delivery Plan to be found in Section 6:

- a) Lobby for hotel development at Fircroft and the former Barnado's Home, Wighill Lane, in the event that proposed housing development does not come to fruition.



5.7 TRAFFIC, TRANSPORT & TRAVEL

Introduction

- 5.7.1 This section responds to the vision of much improved connectivity, with better road links to and from the A64; better town centre traffic routing and flow; and more and updated car parking facilities.
- 5.7.2 It specifically addresses the following plan aims:
- Improving transport infrastructure and services, alleviating congestion and developing better routes and facilities for cyclists and public rights of way users;
 - Placing a ‘green’, environmentally-conscious and sustainability ethos at the plan’s heart.

Walking, Cycling and Horse-riding Provision

- 5.7.3 Initial community soundings indicated that public rights of way and cycle paths are both priority concerns for the local Tadcaster community. A proposed policy to improve walking, cycling and horse-riding provision was subsequently supported by 92% of respondents in the Policy Intentions Document consultation of early 2022, with ideas for new routes put forward.
- 5.7.4 The definitive Rights of Way map held by North Yorkshire County Council shows the current network of footpaths and bridleways in the Neighbourhood Area. The network is considered to be strong, with The Ebor Way running through the town centre a particular feature. Some gaps in the network do however exist and particular paths would benefit from improvement or better maintenance, all of which this plan will seek to address. The area is also quite well-served by National Cycle Routes, although both Routes 665 and 66 reach ‘dead ends’ within the town. There is an aspiration to see both routes continued on through the town towards other ‘loose ends’ at Newton Kyme and Bramham in order to help complete sections of the routes.
- 5.7.5 The NDP is strongly supported in this approach by a raft of Local Plan policies, including SDCS Policies SP12 (Access to Services, Community Facilities and Infrastructure – which embraces cycleways); SP14 (Town Centres and Local Services), which ensures new developments facilitate improved accessibility to town centre users, including cyclists and pedestrians; and SP15 (Sustainable Development and Climate Change), which states that schemes should “make provision for cycle lane and cycling facilities (and) safe pedestrian routes”. In addition, SDLP Policies T7 (Provision for Cyclists) and T8 (Public Rights of Way) provide a strong context for both the generality and detail of the NDP’s policy approach. The emerging Local Plan indicates that its preferred approach is a continuation of this supportive context (ref Preferred Approaches IC1, IC6, IC7).
- 5.7.6 In April 2020, North Yorkshire County Council (NYCC), in partnership with SDC, prepared a Local Cycle Walking Infrastructure Plan (LCWIP) for Selby District identifying key cycle and walking improvements in Tadcaster, to enable the county council to bid for Government funding and/or secure funding contributions from developers. In terms of cycle routes, the LCWIP broadly concurs with and supports NDP conclusions and proposals regarding east-west and northern route improvements. Regarding key walking routes, a number of ‘secondary walking routes’ (including the Tadcaster Viaduct Route highlighted in NDP consultation), ‘link footways’ and

‘indicative routes’ are identified. NP support for what are considered to be priority routes is provided in Policy TTT1 and the plan’s non-planning community actions.

- 5.7.7 NYCC’s Rights of Way Improvement Plan (RWIP) provides a strategic focus for improvements, maintenance and the coordination of innumerable interest groups, user groups and stakeholders, including landowners. Regarding Tadcaster, it identifies three priorities, including the development of a northern cycle route. It also aspires to strengthened links with the Town Council to extend route promotion to cyclists and horse riders. These priorities are reflected in Policy TTT1 and non-planning community actions. The RWIP is included in the plan’s online evidence base.
- 5.7.8 The encouragement of walking and cycling takes full account of NPPF paragraphs 92, 100, 104, 106 and 112 which promote the fullest possible use of walking and cycling. It is also in line with paras 104 (d), 105 and 154 which expect encouragement to be given to solutions which support reductions in greenhouse gas emissions and reduce congestion.

POLICY TTT1: IMPROVED WALKING, CYCLING AND HORSE-RIDING PROVISION

Development directly affecting the Tadcaster public rights of way and cycleway network, as shown on The Neighbourhood Plan Policies Map, must be compatible with it and contribute to it.

Development likely to significantly increase pedestrian footfall, cycle or equestrian usage within the network, should contribute to the improvement of the rights of way and cycle route network in their immediate vicinity and provide connections to the network.

The improvement of the rights of way and cycleway network, including the provision of associated infrastructure such as cycle parking/storage, will be supported, in particular the following, as shown on The Neighbourhood Plan Policies Map:

- a) Provision of a footpath from the eastern end of Tadcaster Viaduct to Wighill Lane (1);
- b) Provision of a new section of National Cycle Route 665 from Tadcaster Bar (A64/A659) to the Neighbourhood Area boundary east of Bond Ings (2);
- c) Provision of a new section of National Cycle Route 66 from York Road/Oxton Lane to Toulston Lane (3).

Where improvement of the network results in users sharing a route, the design must ensure the safety of all users.

Highway Improvements

- 5.7.9 Initial community soundings indicated traffic and pollution to be priority concerns for Tadcaster residents. In the follow-on Policy Intentions Document consultation of early 2022, some 79% of respondents supported a policy intention regarding specified highway improvements, designed to address local concerns.
- 5.7.10 Resident concerns centre on the amount of traffic, and resultant air pollution, caused by general traffic having to enter the town centre in order to gain access to or egress from the A64, due to the limited on/off functionality of the A64 junctions which serve the town, for example commercial traffic generated by the York Road industrial estate. There are particular congestion issues with brewery wagons in the town centre for the same reasons. The Town Council, with strong community backing, aspires to address these issues via policy support for



the comprehensive improvement of the A64/A162 junction, in order to create a ‘clover leaf’ junction with full access/egress in all directions. In doing so, the Town Council acknowledges that some of the land which would be required in order to implement such improvements lie outside the Neighbourhood Area and that this plan’s policy support can only extend to land within the Neighbourhood Area. These improvements would be complemented by pedestrian priority/low traffic areas at Kirkgate and Westgate, as proposed in the emerging Local Plan, in order to remove the vast majority of vehicular traffic from a core area of the town centre.

5.7.11 Improvement of the A64/A162 junction was most recently contemplated by NYCC in 2013, although it had been considered before. The conclusion on this occasion was not to progress a bid to the North Yorkshire Local Transport Body. More recently – 2021 – the SDC Preferred Options Local Plan identified as a preferred approach the allocation of Land at London Road for a new Tadcaster Sports Park and Community Hub (Site TADC-M), including a requirement to “ensure design and layout allows for land required for future A162/A64 junction improvements”. Although this requirement is not now part of the subsequent SDCPLP Policy T3 (London Road Special Policy Area), due apparently to the move from a specific allocation at Preferred Options stage to a Special Policy Area approach at Publication stage, along with the fact that there is no junction improvement scheme programmed by the Highways Authorities, it still clearly indicates that such improvement is very much part of SDC’s thinking.

5.7.12 Regarding pedestrian priority/a low traffic area at Kirkgate/Westgate, the emerging Local Plan sets out this ambition as part of maximising the regeneration effects and improving the Tadcaster town centre experience for users. This also includes associated amendments to vehicle routes and junctions elsewhere in the town centre, notably St Joseph’s Street, to facilitate a revised vehicle circulation pattern. The NDP aspiration is fully in line with the emerging Local Plan.

- 5.7.13 The NDP additionally proposes policy support for cycleway and footpath/pavement improvements along Leeds Road, between Garnett Lane and Toulston Lane. These would work in tandem with the new cycle route provisions (National Cycle Route 66) set out in Policy TTT1.
- 5.7.14 Aside from the specific supportive context detailed above, the proposed policy approach is also in general conformity with SDCS Policy SP14 and SDLP Policies T7 and CS6. It is also in line with emerging SDCPLP Policies IC1, IC6, IC7 and T1.
- 5.7.15 In seeking to identify and safeguard sites and routes which could be critical in developing infrastructure to widen transport choice, Policy TTT2 takes account of NPPF paragraph 106 (c). The policy is also aimed at reducing town centre congestion and emissions and improving air quality and public health, which is in line with paragraph 105.

POLICY TTT2: HIGHWAY IMPROVEMENT SCHEMES

The following schemes, shown indicatively on the Neighbourhood Plan Policies Map, present opportunities for highway improvements in order to relieve congestion through Tadcaster and improve air quality. Development which would prevent the provision of such improvements will not be supported:

- a) A64/A162 London Road Junction – comprehensive junction improvements (1);
- b) Leeds Road - Toulston Lane to Garnett Lane – cycleway to provide a new section of National Cycle Route 66 plus footpath widening/improvements (2);
- c) Tadcaster Bar (A64/A659) to the Neighbourhood Area boundary east of Bond Ings – cycleway to provide a new section of National Cycle Route 665 (3);
- d) Kirkgate – pedestrian priority scheme and low traffic area covering Kirkgate and Westgate (4).

Car Parking

- 5.7.16 Initial community soundings indicated that car parking is a priority concern for Tadcaster people. This was clearly backed up in the Policy Intentions Document (PID) consultation with over 73% of respondents supporting a policy intention to protect existing town centre car parking capacity and provide for more spaces. Some 90% also supported electric vehicle charging points in all new development involving car parking provision, together with the setting of minimum provision standards. This topic attracted the highest volume of detailed comments during the consultation.
- 5.7.17 The context to the above community response is important here. SDC, in both its Preferred Options Local Plan (consulted on in 2021) and its subsequent Publication Local Plan, put forward a proposed housing allocation for the town’s Central Area Car Park, together with replacement car parking, currently in the form of an underground car park beneath the proposed Town Green immediately to the north. The public’s opposition to the loss of the Central Area Car Park, together with doubts as to the adequacy and location (i.e ‘non-town centre’) of the then suggested replacements, was made clear in the PID consultation. There are now serious local doubts and concerns as to the feasibility of the proposed underground car park. Some suggestions have been advanced as to other possible replacement sites.
- 5.7.18 As the NDP must be in general conformity with strategic elements of the Local Plan (NB although only at Publication stage, the Local Plan is likely to be adopted before the NDP is made) and the

Central Area Car Park proposal is clearly key to SDC's development strategy for Tadcaster town centre, the Town Council has chosen to accept the Publication proposals as a context for the NDP's car parking approach. As such, Policy TTT3 supports the provision of the replacement underground car park proposed by SDC, together with additional provision at Manor Fields, the swimming pool car park and Mill Lane, the latter as originally proposed by SDC in the Preferred Options Local Plan. In recognition of local concerns, it also seeks to protect existing town centre car parking capacity on four named sites, including Central Car Park, in order to ensure that there will be adequate compensatory car parking provision if and when housing development takes place.

- 5.7.19 Increasingly mindful of the climate crisis agenda, and with strong community backing, this plan also provides for electric vehicle charging infrastructure as part of all new development involving car parking provision and sets minimum standards for different types of development. Although SDC has produced a Low Carbon Strategy 2021-2030 which references new development, EV chargers and ongoing Local Plan work, it does not yet go as far as setting out provision standards. As such, Policy TTT4 is informed by the 2014 West Yorkshire Low Emissions Strategy: Air Quality and Emissions Technical Planning Guidance, produced by the West Yorkshire Combined Authority. Given that Tadcaster is in close proximity to the West Yorkshire boundary, it is felt that the West Yorkshire guidance is not inappropriate to the Neighbourhood Area. The policy approach is considered to be compatible with SDC's Low Carbon Strategy approach.
- 5.7.20 The NDP's policy approach is in conformity with SDCS Policies SP14 (effectively managing off-street parking to strengthen the role and performance of Tadcaster Town Centre), and SP15, which states that schemes should facilitate advances in travel technology such as Electric Vehicle charging points. It is also in line with SDLP Policy VP2 (Retention of Off-Street Car Parking). SDCPLP policies in respect of Sustainable Transport, Highway Safety and Parking (IC6) and maintaining and Tadcaster Town Centre Regeneration (T1) indicate that NDP policy is also in general conformity with the emerging Local Plan.
- 5.7.21 The maintenance of existing car parking capacity and the encouragement of additional is in line with NPPF paragraphs 80 (creating the conditions in which businesses can invest, expand and adapt; allowing each area to build on its strengths); and (seeking to address potential barriers to investment such as inadequate infrastructure). Policy charging infrastructure requirements are in line with paragraphs 107 and 112 (e) (in specifically promoting charging infrastructure for electric vehicles; and 174 (e) (in seeking to prevent unacceptable levels of air pollution in relation to any development and helping to improve air quality wherever possible).

POLICY TTT3: TOWN CENTRE PUBLIC PARKING

Any development at existing town centre car parking areas, as listed below and shown on The Neighbourhood Plan Policies Map, should not result in the loss of car parking capacity. Where development is permitted and losses incurred, provision of compensatory car parking of equal or greater capacity will be required within or on the periphery of Tadcaster Town Centre, as defined on The Neighbourhood Plan Policies Map:

- Central Area Car Park (1)
- Robin Hood Yard (2)
- Britannia Car Park (3)
- Tadcaster Albion AFC Car Park (4)

Development which would provide for additional town centre car parking capacity at any of the above-named sites and at the following locations, as shown on The Neighbourhood Plan Policies Map, will be supported:

- Town Green (1)
- Land at Mill Lane (2)
- London Road (3)
- Manor Fields (4)
- Tadcaster Community Swimming Pool/Castle Hill (5)

Any such development will be required to provide:

- a) Sufficient disabled and parent/carer/child parking spaces, optimally located near to town centre access points;
- b) In the case of an underground car park at Town Green, robust evidence regarding the feasibility of the proposal, particularly in respect of flood risk protection.

POLICY TTT4: ELECTRIC VEHICLE CHARGING INFRASTRUCTURE

All proposals for new development which include provision of parking spaces will be required to meet the following minimum standard of provision of electric vehicle charging points, or any subsequently introduced national or local authority standard:

- a) Residential: 1 charging point per parking space and 1 charging point per 10 visitor spaces.
- b) Office/Retail/Industrial/Education: charging points for 10% of parking spaces ensuring that electricity infrastructure is sufficient to enable further points to be added at a later stage.
- c) Petrol Filling Stations: provision of fast charge facilities.

The type of charge point provided, in terms of power/speed, should be appropriate to the parking location (i.e. residential, retail etc.), the length of parking stay typical of that location, and in line with the most up-to-date minimum industry standards.

Non-Planning Community Actions

5.7.22 In addition to the plan's core traffic, transport and travel planning provisions, the following complementary actions have been identified, to be pursued either locally or via outside agencies. These originate variously from early surveys and consultation and from the work of the steering group. The actions are presented in more detail in the Project Delivery Plan to be found in Section 6:

- a) Encourage installation of cycle racks at large employment sites and sporting/recreational venues.
- b) Encourage extension of National Cycle Network into the town.
- c) Engage positively with the Slow Ways walking project and other 'active travel' projects.
- d) Encourage viaduct-Wighill Lane public footpath.
- e) Cycle/walking route promotion.
- f) Lobby for 20mph zones on Stutton Road (Leeds Road to Woodlands Avenue) and Station Road (Wetherby Road to Westgate).
- g) Lobby for illuminated 30mph signs, allied to speed cameras, on all main roads into Tadcaster, i.e. A659 Leeds Road/York Road/Wetherby Road; A162 London Road; Stutton Road; Wighill Lane; and Oxtan Lane.
- h) Public car parking – liaise with Tadcaster Albion FC re use of car park as a public car park on non-match days.

5.8 LAND AT LONDON ROAD

Introduction

- 5.8.1 This section speaks to a number of the plan's key aspirations for the town, namely increased housing stock, a growth in 'green' industry, improved road links to/from the A64, increased/updated parking provision and new recreational opportunities.
- 5.8.2 It specifically addresses the following plan aims:
- Protecting, enhancing and extending a green space network of landscape, wildlife and recreational value throughout the town;
 - Protecting, improving and supporting further provision of community and recreational facilities;
 - Ensuring that homes of the right types are built to meet the needs of local people;
 - Securing and supporting the growth of appropriate local employment opportunities;
 - Improving transport infrastructure and services, alleviating congestion and developing better routes and facilities for cyclists and public rights of way users.

Land at London Road

- 5.8.3 The emerging SDCPLP identifies a Special Policy Area (Policy T3) at London Road. This offers support for a mix of uses including multi-functional green space, commercial, retail, parking or residential where they help to deliver the regeneration of the town centre as a whole. The previous Preferred Options incarnation of the new Local Plan identified the site as a preferred allocation for a new Tadcaster Sports Park and Community Hub. The adopted Local Plan identifies the northern third as 'Recreation Open Space' and the southern two thirds for 'Employment Development'. All bar the southernmost corner of the sites identified fall within the Neighbourhood Area.
- 5.8.4 The Town Council has been broadly supportive of all of the alternative plans put forward by SDC for the 'Land at London Road' site and this remains the case regarding the most recent emerging proposals. The priority, however, as viewed by the council, is for a combination of housing, employment, open space and public parking uses, in order to address Tadcaster's identified needs in respect of housing/affordable housing, new employment land, public car parking (to help compensate for the loss of the Central Car Park) and accessible open space in an area of open space deprivation within the town. These priorities are reflected in policy LR1 below. The council also considers that a key requirement of any development, should be allowance for and a contribution towards the improvement of the A162/A64 junction to create a full 'clover leaf' junction with full A162/A64 access/egress (NB it is acknowledged that some of the land required to implement such improvements fall outside the Neighbourhood Area). Such a requirement formed part of the Preferred Option Local Plan proposal, indicating both SDC's aspirations in this respect and the feasibility of such a requirement (see also Highway Improvements in the 'Traffic, Transport and Travel' section).
- 5.8.5 This policy approach is considered to be in general conformity with SDLP Policies RT1 and TAD/3, and particularly with emerging SDCPLP Policy T3. It also has regard to NPPF provisions regarding Neighbourhood Plans and new housing (paragraphs 13, 28, 29), employment development (paragraphs 81, 82), open space (paragraphs 92, 93, 98), infrastructure development (paragraph 106 c) and traffic congestion/emissions/air quality/public health (paragraph 105).

POLICY LR1: LAND AT LONDON ROAD

Development of Land at London Road, as identified on The Neighbourhood Plan Policies Map, will be required to:

- a) Deliver a minimum of 100 new dwellings;
- b) Deliver a minimum of 9ha of new employment land in the southern part of the site, to allow easy access to the A64;
- c) Deliver public car parking at the northern end of the site, in order to provide parking easily accessible to the town centre, including disabled and parent/carer/child spaces located in closest possible proximity to town centre access points;
- d) Provide new public open space for use by both new and existing west Tadcaster residents;
- e) Ensure design and layout allows for land required for future A162/A64 junction improvements.

6. Monitoring, Review, Implementation



Monitoring, Review and Strategic Delivery

- 6.1 The Tadcaster Neighbourhood Development Plan (NDP) will be delivered and implemented over the plan period 2021-2040. It seeks to provide the focus for change within the parish/ Neighbourhood Area, but is not a rigid 'blue-print', rather a framework for change. The plan will be subject to annual monitoring by the Town Council and to periodic review, again by the council, certainly at the end of the plan period, but earlier if circumstances require.
- 6.2 The core planning policies of the NDP will be delivered through their application by the planning officers and members of SDC (and NYC, its successor authority), as the determining body for those applications (or by the Secretary of State in the case of appeals) and by the actions of developers, in accordance with planning permissions granted by SDC/NYC and associated planning conditions. Section 106 Agreements will work to mitigate site development impacts in line with NDP policies where required.
- 6.3 In addition, Community Infrastructure Levy (CIL), collected by the planning authorities as a 'tax' on development, will help to pay for any infrastructure needed as a result of growth within the parish, including green space and highways improvements. This will be particularly the case in respect of new housing development. CIL is a relatively new levy on development introduced by Government in 2008 and implemented in Selby by SDC in January 2016.

Community Infrastructure Levy in the Parish

- 6.4 Alongside the SDC/NYC role in relation to CIL, the Town Council is also a potential beneficiary of the levy, currently receiving 15% of all CIL income on eligible developments within the parish to spend on local projects related to new development, rising to 25% once the Neighbourhood Development Plan is made.
- 6.5 This plan identifies potential areas where levy monies could be used to benefit Tadcaster and address the wishes of the community. The 'Project Delivery Plan' table below provides more detail on these areas.

Community Actions and Approaches

- 6.6 Section 5 of this plan identifies a large number and wide range of themed non-planning actions and approaches wished for and supported by the community. It should be noted that the community actions and approaches do not form part of the statutory Development Plan.
- 6.7 These actions and approaches will be delivered in a variety of pro-active ways, by a range of agencies and organisations, including SDC/NYC, local voluntary/community groups, as well as the Town Council, and via Lottery and other grant funding.
- 6.8 A number of buildings are identified in the plan (5.4 Policy CFS1) as community facilities to be protected against development or change of use, due to the importance they have for the daily lives and activities of members of the community. These are key 'Assets of Community Value', capable of being registered as such, along with other qualifying assets, with SDC/NYC, under the terms of the 2011 Localism Act. Such registration requires the registering body, which could be the Town Council, to be notified of any intention to change the use of or to sell the asset and grants them the opportunity to put together a proposal to purchase it in order to preserve its current use.

Project Delivery Plan

6.9 The table below pulls together all of the identified community actions and approaches from Section 5 of the plan and lists them in terms of theme, title, brief description and possible lead/partner organisations. It also distinguishes between lobbying/influencing/investigative' actions as opposed to direct actions involving funding/expenditure – lobbying etc. actions are shown in bold.

THEME	TITLE	DESCRIPTION	POSSIBLE LEAD/ PARTNER
BE-Built Environment	Conservation Area	Lobby re implementation of Article 4 Directions	TTC/NYC/HE
BE-Built Environment	Conservation Area	Lobby re preparation of Highways-related guidance	TTC/NYCC/NYC/HE
BE-Built Environment	Conservation Area	Lobby re preparation of climate adaptation guidance	TTC/NYC/HE
BE-Built Environment	Heritage Assets	Compile list of assets needing repair and approach owners re action to address	TTC
BE-Built Environment	Non-Designated Heritage Assets (NDHA)	Lobby re creation of local authority 'Local List' of NDHA	TTC
BE-Built Environment	Signage	Undertake a town-wide signage review	TTC/consultants
BE-Built Environment	Signage	Install promo Tadcaster signage at town gateways	TTC
GE-Green & Natural Environment	Green Space Enhancement	Develop Tadcaster Riverside Park. Improve designated Local Green Spaces	TTC/NYC/EA
GE-Green & Natural Environment	Trees	Woodland/tree planting along A64	TTC/NYCC/NYC/ National Highways
GE-Green & Natural Environment	River Wharfe Hydroelectric Power Scheme	Commission feasibility study	TTC/EA/NYC
GE-Green & Natural Environment	Air Quality	Lobby re introduction of monitoring stations	TTC
TC-Town Centre	Pedestrian Priority/Low Traffic Area Scheme	Promote scheme for Kirkgate/Westgate	TTC
TC-Town Centre	Retail	Encourage more shop traders into town centre	TTC

TC-Town Centre	Brewing Heritage Centre	Support centre development	TTC
TC-Town Centre	Street Market	Support market development	TTC
TC-Town Centre	Public wi-fi	Introduce into town centre	TTC
TC-Town Centre	CCTV	Lobby for more/better CCTV	TTC
TC-Town Centre	Tourism Promotion	Promote heritage; introduce town trail boards; investigate heritage tours	TTC/NYC/THS
TC-Town Centre	Retail	Lobby for Article 4 Direction re PD rights within Use Class E	TTC
CFS-Community Facilities & Services	Community Resilience	Strengthen resilience post flooding/Covid	TTC
CFS-Community Facilities & Services	New Festivals = food, arts etc	Establish festival	TTC
H-Housing	Estate Regeneration	Promote regeneration initiatives on estate sites.	TTC/NYC
H-Housing	Affordable Housing	Investigate Community Development Orders, exception sites and community land trust options	TTC
E-Economic Development	Hotel Development	Fircroft/Former Barnado's Home – lobby for hotel development	TTC
TTT – Traffic Transport & Travel	Walking/Cycling	Encourage cycle racks at large employment/ sporting sites	TTC/Breweries/Sustrans
TTT – Traffic Transport & Travel	Walking/Cycling	Encourage National Cycle Route extensions	TTC/Sustrans
TTT – Traffic Transport & Travel	Walking/Cycling	Engage with Slow Ways walking project/active travel projects	TTC
TTT – Traffic Transport & Travel	Walking/Cycling	Encourage viaduct-Wighill Lane public footpath	TTC
TTT – Traffic Transport & Travel	Walking/Cycling	Route promotion	TTC
TTT – Traffic Transport & Travel	Highway Improvements	Lobby for Stutton Rd & Station Rd 20mph zones	TTC
TTT – Traffic Transport & Travel	Highway Improvements	Lobby for illuminated 30mph signs & speed cameras on all main roads into town	TTC
TTT – Traffic Transport & Travel	Town Centre Parking	Liaise with TAFC re non-match day public parking	TTC

KEY TO TABLE ABBREVIATIONS

EA – Environment Agency

HE – Historic England

NYC- North Yorkshire Council

NYCC – North Yorkshire County Council

THS – Tadcaster Historical Society

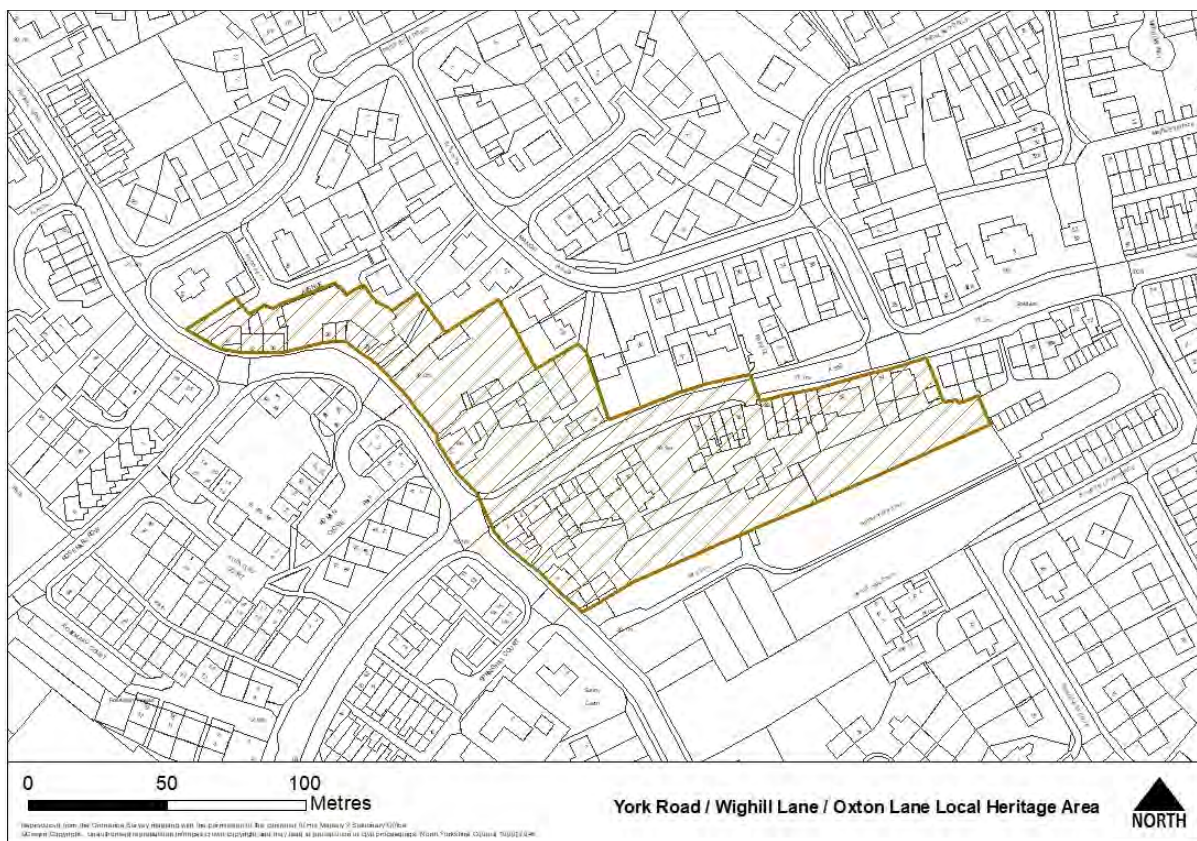
TTC – Tadcaster Town Council

Appendices



APPENDIX 1: LOCAL HERITAGE AREAS

1. YORK ROAD/WIGHILL LANE/OXTON LANE



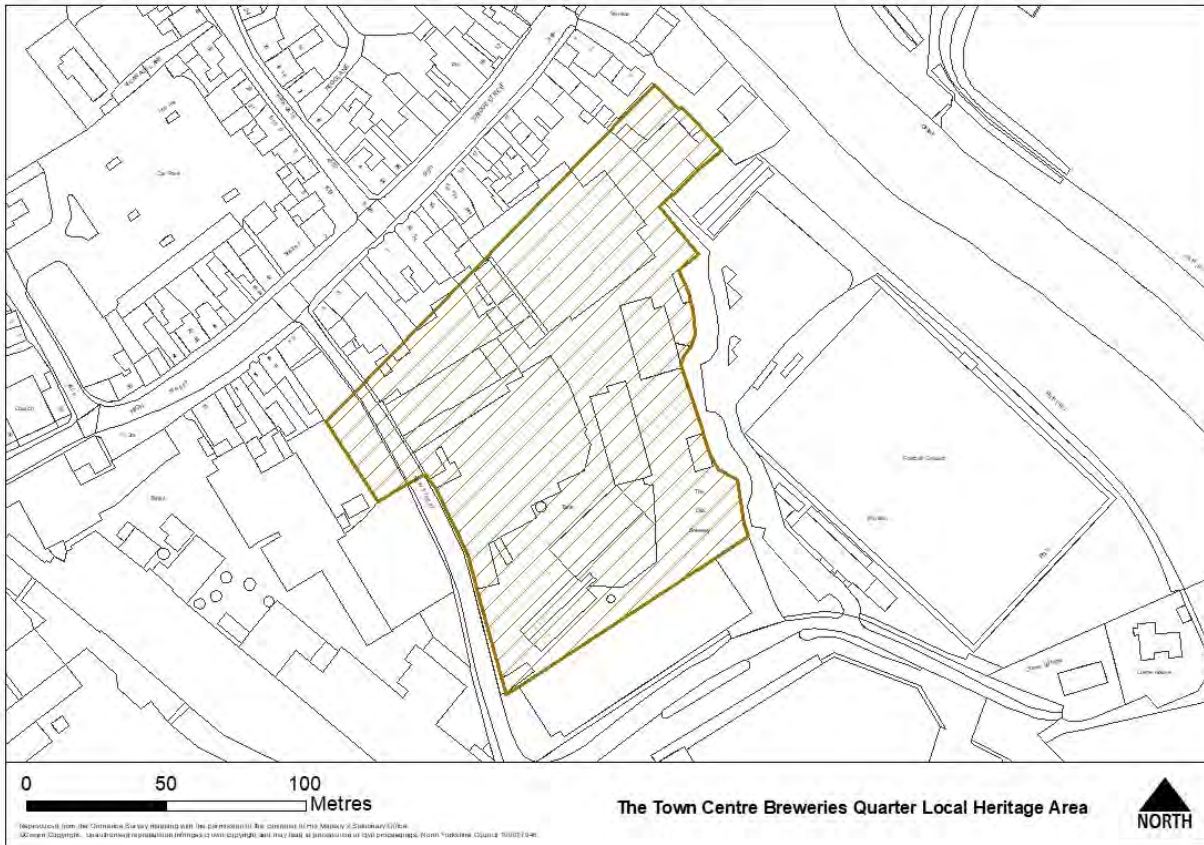
- A1.1 The York Road/Wighill Lane/Oxtton Lane Local Heritage Area (LHA) extends east along the south side of York Road from the Wighill Lane/Oxtton Lane crossroads to No. 56 York Road, opposite Parklands Drive, also including the stone/brick terrace on the north side near the crossroads and the stone wall extending east to No. 19 York Road. It also takes in the east side of Wighill Lane as far as No. 38-42 (opposite Rosemary Row junction), and a short stretch of the east side of Oxtton Lane, up to and including No. 7.
- A1.2 This area extends up the hillside rising from the river and town centre, branching out along three historic routes from the York Road/Oxtton Lane/Wighill Lane crossroads, which is the key historic core and focus of this part of Tadcaster. The area displays the historic linear/radial route settlement pattern, retaining a mixed character of Georgian cottages and more dense, 'urban' Victorian terraces, punctuated with some later C20th infill development.
- A1.3 The York Road spine generally comprises alternating terraces of Georgian/mid-C19th and later cottages/houses of local limestone and pinkish brown/orange-brown/brown brick with pantile rooves. To the east of No. 18 York Road (an early post office owned by John Hartley), the former associated stables and yard set back from the road is a positive character feature (NB recorded as early as the 1844 Tithe Awards) as are the two detached and imposing red brick Victorian 'villas' at the eastern edge of the area. The terrace on the north side of the road is early C19th. Properties are generally built to pavement edge with mid-height stone walls in gaps. Small

amenity greenspaces at the crossroads and at the Parklands Drive junction provide occasional green interludes to the largely urban scene. An early C20th brick-built terrace (Nos 40-48) is included with potential for future enhancement.

- A1.4 Nos. 18 and 16 York Road – respectively a Georgian townhouse and attached cottage – are both grade II listed, the latter for group value, both forming the end of an attractive terrace extending from the crossroads.
- A1.5 No. 56 York Road has an 1856 date stone on its ‘eastern wing’ which features limestone quoins and window surrounds/bars. The ‘western wing’ also features stone window surrounds/bar, including a coat of arms stone, set above the street-facing first floor window, together with an attractive chimney. Stone quoins are also evident in the side elevation to the rear. The building appears to be two separately built villas joined by a side extension at a later date. It includes two 1 metre plus stone gate piers at the garden entrance. The building is also flanked to the east by two further, 2 metre plus, stone gate piers to what appears to be a former cobbled driveway. This was the town’s first police station.
- A1.6 No. 54 features a central, forward, two storey projection, with ornate fascia board decoration at roof level and a stepped, front door entrance with fanlight and stone doorcase with hood. The high rear garden wall to the west is of brick with stone copings and piers with capstones. In 1861 this was the residence of Thomas Ireland, General Practitioner. He was probably its first occupant.
- A1.7 The short stretch of Oxton Lane, along its east side, features an extension of the brick-built York Road terrace, including attractive and unusual bays to the corner property to both storeys. A short stone-built terrace with red pantiles provides an end point to the area.
- A1.8 The Wighill Lane axis features simple vernacular working buildings and cottages of either brick or stone flush to the pavement edge. Mid-height stone walls are characteristic along the property boundary/lane edge in gaps. The Royal Oak Public House (corner Wighill Lane/York Road), the brick-built terrace of Nos. 22-28 Wighill Lane, together with the stone barn within the former brickyard site, are all identified as non-designated heritage assets within this plan.
- A1.9 Key Elements:
- Historic linear/radial route settlement pattern;
 - Mixed Georgian and Victorian cottage and townhouse development;
 - Characteristic use of local limestone, brick of various colours and pantile materials;
 - Positive character buildings/features, including 2 listed buildings and 3 non-designated heritage assets.

BASIS OF DESIGNATION: HISTORIC DEVELOPMENT; ARCHITECTURAL QUALITY & BUILT FORM; LOCAL DISTINCTIVENESS

2. THE TOWN CENTRE BREWERIES QUARTER



A1.10 The Town Centre Breweries Quarter LHA covers an area south of Bridge Street/High Street, bounded generally by New Street to the west, Centre Lane to the south, Tadcaster Albion FC land to the east and Tadcaster Conservation Area to the north, excluding the more modern brewery buildings.

A1.11 The area includes a mix of original C19th (some altered) and more modern brewery buildings associated with the Samuel Smith Brewery. It also includes the historic routes of Centre Lane (part) and New Street (formerly Rishworth Street), as identified in the Tadcaster Conservation Area Appraisal (TCAA). This area is part of Tadcaster's historic core and reflective of its brewing past which is synonymous with the town's history for approaching 700 years.

A1.12 The Old Brewery (now Samuel Smith's Old Brewery) was, according to the brewery, established as the Backhouse & Hartley Brewery in 1758, ref:- (https://en.wikipedia.org/wiki/Samuel_Smith_Old_Brewery - cite_note-protz-1).

A1.13 It is both the oldest brewery in Yorkshire and the only surviving independent brewery in Tadcaster.

A1.14 In 1728 this was the site of Thomas Beaumont's brewery in what was then called Rishworth Street. 1758 is the date that Ann Beaumont employed Stephen Hartley as manager. He bought it in 1787 when Ann retired. Jane Hartley sold the brewery to David Backhouse and John Hartley in 1845. They took on John Smith in 1847 who took it over in 1852. By 1883 John Smith's was

at a new site and the derelict empty brewery passed to Samuel Smith, a nephew. The present brewery building is relatively new, being more recent than John Smiths.

A1.15 The smallest of the three modern-day Tadcaster breweries, Samuel Smith's is one of the few remaining British breweries to employ the traditional Yorkshire Square system, a method of fermentation developed in the 19th century to cleanse beer of yeast. Most modern squares are made of stainless steel but Smith's prefers Welsh slate, which they feel helps keep natural carbonation entrained in the beer, imparting a creamier texture. Brewing water for ales and stouts is still drawn from the original 85 ft (26 m) well, sunk when the site was established in 1758, and the yeast used in the fermentation process is of a strain that has been used continuously since approximately 1900—one of the oldest unchanged strains in the country.

A1.16 The area features 4 brewery buildings identified in the conservation area appraisal as landmarks contributing to 'defined character' – ref map and photo below.



A1.17 The TCAA also indicates 7 historical boundaries extending into the area from the conservation area to the north, several of which are still extant, i.e. not built over by modern development. These are based on those present on the first edition OS map circa 1849.

A1.18 Key Elements:-

- Historical brewery associations.
- Positive character buildings/features, including 4 non-designated heritage assets.
- Local stone.
- Historic routes and boundaries.

BASIS OF DESIGNATION: SETTING; HISTORIC DEVELOPMENT; LIVED EXPERIENCE; ARCHITECTURAL QUALITY & BUILT FORM; LOCAL DISTINCTIVENESS

APPENDIX 2: NON-DESIGNATED HERITAGE ASSETS

Feature Name	Location	Description	Why is the feature of interest or significance? What evidence exists to support the proposed selection?
TADCASTER WEST			
Inholmes	Leeds Road	Large stone-built country house in extensive parkland setting, including courtyard development	The 1844 Tithe Map shows Inholmes as a “House Barn and Stable” owned and occupied by Thomas Shann. It does not appear on the 1611 estate map or Jeffreys 1775 map. Around 1870, ownership passed from the Shanns to Colonel Fairfax. In 1886 it passed to the Riley Smith family. Inholmes is a large, sprawling country house, with period features, set in over 34 acres of mature grass parkland, with an associated courtyard/annex development, formerly the Peace Centre. It includes an attractive walled garden. It is currently undergoing major renovation of the buildings and surrounding land by the new owners. BASIS FOR DESIGNATION: AGE; HISTORICAL ASSOCIATION
Inholmes Lodge	Leeds Road	Single-storey stone-built gate house	Attractive stone-built, 2-bedroom lodge house built between 1861 and 1871 and originally housing the gardener for Inholmes. BASIS FOR DESIGNATION: AESTHETIC INTEREST
The Beacon	Garnet Lane	A gas-powered beacon at the top of a wooden post.	This was installed for the Queen’s Golden Jubilee in 2002 BASIS FOR DESIGNATION: RARITY, HISTORICAL ASSOCIATION, LANDMARK STATUS, SOCIAL AND COMMUNAL VALUE
Tadcaster Cemetery including Gatehouse and Mortuary Chapels	South side of Leeds Road, opp. Popple Well Spring	Victorian cemetery with stone-built gatehouse /lodge, stone entrance gate piers, low stone wall and railings, plus chapels built of stone and tiled in slate.	Tadcaster Cemetery was opened in 1877. Prior to this, most burials were undertaken in St Mary’s Churchyard. With the opening of the cemetery, the only burials that took place in the churchyard were those in existing family graves. The last burial there was in 1934. The land was purchased from Lord Londesborough in 1873 for use as a cemetery. At the time it was the subject of a local dispute as to whether too much land had been purchased. The arguments raged for some time, including disputes as to which door of the church the notices had been posted, and whether having burials across the road from the Workhouse would constitute punishment for the inmates. Tadcaster Cemetery provides burials for all denominations. However, one of the Mortuary Chapels was assigned as Church of England and the other as Nonconformist. BASIS FOR DESIGNATION: AESTHETIC INTEREST; GROUP VALUE; HISTORICAL ASSOCIATION, SOCIAL AND COMMUNAL VALUE
Manor House	North side of Leeds Road at the junction with London Road	A stone two-storey building	The 1611 estate map shows a significant building on this site. The 1841 Census shows this as the property as “Manor House”. The origin of the current building is uncertain. Possible association with The Barn to the east. BASIS FOR DESIGNATION: AGE; RARITY; AESTHETIC INTEREST; GROUP VALUE

Feature Name	Location	Description	Why is the feature of interest or significance? What evidence exists to support the proposed selection?
The Barn	Western corner of St Joseph's Street and Leeds Road	Barn – either late C18th or possibly late C15th.	<p>Manor Farm was in place at the time of the Tithe Awards (1845) but there is little information as regards its early history. The 1611 estate map does show buildings between the Manor House and St Joseph's Street which could be linked to the present buildings. There was a further building between the present building and St Joseph's Street as recently as the 1960s. The recently updated Tadcaster Conservation Area Appraisal describes it as a “restored late C18th barn” but it could possibly be late C15th. The building known as Manor Farm, is at the junction of St Joseph's Street and Leeds Road and is the last remnant of the farm. The barn has been renovated and is now used as a youth centre and meeting place.</p> <p>BASIS FOR DESIGNATION: AGE; RARITY; AESTHETIC INTEREST; GROUP VALUE; SOCIAL AND COMMUNAL VALUE</p>
The Fox and Hounds	North side of Leeds Road at A162 junction. Formerly Lady Pitts	Stone built two-storey building.	<p>This pub name makes its first appearance in the Trade Directories in 1861 when the occupier was John Hoggett, but an 1837 Directory lists John Hoggett as the proprietor of a beer-house and as a shopkeeper. It seems quite likely therefore that the Fox and Hounds began its life as a beer-house, created under the Beer House Act of 1830. In 1873 it was owned by the Lord of the Manor and sold to John Smith. Management of the pub remained in the Hoggett family until 1898.</p> <p>BASIS FOR DESIGNATION: AGE; AESTHETIC INTEREST; SOCIAL AND COMMUNAL VALUE</p>
The Howden Arms	High Street at junction with St Joseph's Street	Stone built two-storey building.	<p>This pub is named after the early 19th century owner of Grimston Park, Lord Howden. He was an interesting character who served with the Duke of Wellington, the defeater of Napoleon. Lord Howden's son, the second Lord Howden, married a Russian Princess, a very colourful and dissolute lady, and built the magnificent Grimston Park for her as a wedding present. He sold the property in 1850 to Lord Londesborough who acquired much of the property in Tadcaster and became Lord of the Manor; he in turn sold the Howden Arms in 1873 to John Smith. It was one of the premises set up as a 'beer house' under the Beer House Act 1830, and as such does not get a mention by name in the Trade Directories until 1887. In the 1870s it seems to have been known as the Cardigan Arms, possibly after the 7th Earl of Cardigan who led the charge of the Light Brigade against enemy guns at Balaclava in 1854 during the Crimean war.</p> <p>BASIS FOR DESIGNATION: AGE; HISTORICAL ASSOCIATION; SOCIAL AND COMMUNAL VALUE</p>

Feature Name	Location	Description	Why is the feature of interest or significance? What evidence exists to support the proposed selection?
21 High Street	South side of High St adjoining John Smith's Tadcaster Brewery entrance		<p>This probably started life as a Wine and Spirit shop under the management of Robert Goldthorp, mentioned in the 1822 Trade Directory, with a room (dram shop) for sampling the merchandise. By 1877 it was referred to as 'wine and spirits vaults' and was managed by Thomas Swales. It remained with the Swales family until at least 1936.</p> <p>In 1883 it became the Queen Hotel after being remodelled as part of the rebuilding of John Smith's Brewery. It closed a hundred years later, in the 1980s and was then used by retired brewery workers as a social club. It reopened as a public house in 2007.</p> <p>BASIS FOR DESIGNATION: AGE; SOCIAL AND COMMUNAL VALUE</p>
2 High Street	South-west corner of High St and Kirkgate		<p>The building was erected in the 1920s by the Midland Bank. It later became the HSBC Bank and closed around 2012. It is now a Costa coffee shop.</p> <p>The cobbles outside are of recent origin.</p> <p>BASIS FOR DESIGNATION: AESTHETIC INTEREST; LANDMARK STATUS; SOCIAL AND COMMUNAL VALUE</p>
Edgerton Lodge	North side of Station Road opposite the Fire Station	Brick-built building dating from 1834.	<p>The Reverend Benjamin Maddock was the Vicar of Tadcaster from 1830 to 1869, but in 1834 decided that the current building was "unfit for use as a Vicarage" (NB this is the listed Vicarage between Kirkgate and Chapel Street which dates back to the 13th Century). He proceeded to build himself a house in what is now Station Road. This he called Egerton Lodge (rather than Edgerton Lodge as it is now called).</p> <p>Benjamin Maddocks died in 1871 and Egerton Lodge, being his own property, was sold. It became the property of Thomas Bickers, a solicitor.</p> <p>By 1895 it had become the home of Francis Colley who built the maltings on the north side of Station Road beside the railway. Egerton Lodge remained the home of the Colley family until the late 1960s. Some of the surrounding land was sold, the maltings demolished and the Egerton estate built there. Egerton Lodge became a Homeless Hostel and was divided into separate flats by Selby District Council.</p> <p>BASIS FOR DESIGNATION: AGE; HISTORICAL ASSOCIATION</p>
Commer House	South side of Station Road between Wetherby Road and St Joseph's Street	Brick built two-storey building	<p>This was purpose built as the Council Offices for Tadcaster Rural District Council. The building included offices and a Council Chamber on the first floor. It was built in 1936 and extended in 1965. The 1974 local government re-organisation moved the administrative centre of the new local authority to Selby. It is now renamed Commer House and provides offices for various businesses.</p> <p>BASIS FOR DESIGNATION: HISTORICAL ASSOCIATION</p>

Feature Name	Location	Description	Why is the feature of interest or significance? What evidence exists to support the proposed selection?
St Joseph's Catholic Primary School, formerly Board School	North side of Station Road, opp. St Joseph's St junction	Single-storey brick and stone building, plus detached house set back to the west	<p>In 1870 an Act of Parliament created locally elected school boards to build elementary schools for children aged 5-13. The idea was to bring elementary education within the reach of all people. An Education Board was set up in Tadcaster in 1875 and the school in Station Road was opened on 14th January, 1878 as the "Board School".</p> <p>The building was designed by E Birchall of Leeds. The cream-coloured bricks used came from Laisterdyke, Bradford and the stone from Bramham Moor Quarries.</p> <p>There were separate entrances for boys, girls and infants with "Boys", "Girls" and "Infants" engraved above the doors. Some of these remain today. The house attached at the west end of the school and the detached house and garden next door were occupied by caretaker and headmaster/mistress until during the 1960s.</p> <p>The school was enlarged in 1893 and further enlarged in 1901. The 1893 extension doubled the building in size, with all of the work being carried out at the back of the building. The Girls' Sunday School in Westgate was used as classrooms during this extension. The 1901 extension added two classrooms at the east end of the building.</p> <p>During the Second World War, air raid shelters were built on the front of the school. It is not clear when they were built but the School Log Book refers to air raid practices where the children went to Tower Brewery for shelter. In later years, the shelters were used for storage and growing hyacinths! They have now been demolished.</p> <p>In 1967, the school moved to new premises when the Riverside School was opened on Wetherby Road.</p> <p>BASIS FOR DESIGNATION: RARITY; AESTHETIC INTEREST; GROUP VALUE; HISTORICAL ASSOCIATION; SOCIAL AND COMMUNAL VALUE</p>
27 Westgate	South side Westgate at the junction with St Joseph's Street	Brick-built two-storey building.	<p>Described in Tadcaster Conservation Area Appraisal as "a fine example of a late C19th residential property", retaining "some interesting architectural detail", the building is notable for its carvings. It was the house of Frank Thorman, an architect with Bromet and Thorman. He had involvement with the church rebuilding and designed some of the carvings.</p> <p>St. Joseph's School, which had been adjacent to St. Joseph's Church, took over the Boys and Girls sections of the school, and the Library moved into the Infants' section in 1981. Prior to this the library had been accommodated next to the Church in Kirkgate House in part of the building now used by Bromets solicitors.</p> <p>BASIS FOR DESIGNATION: AESTHETIC INTEREST; HISTORICAL ASSOCIATION</p>

Feature Name	Location	Description	Why is the feature of interest or significance? What evidence exists to support the proposed selection?
Tadcaster Community Swimming Pool	North side of Westgate, East of Westfield Crescent junction		This was built in 1995 on the site of a former garage. The façade uses the car showroom of the garage. With its barn-like front (of local stone) to its more modern interior, the facility is both striking and functional, and has won architectural awards. BASIS FOR DESIGNATION: AESTHETIC INTEREST; LANDMARK STATUS; SOCIAL AND COMMUNAL VALUE
30/30A Westgate	North side Westgate, between Riley Smith Hall and swimming pool	Stone-built two and half/three-storey building	With 30A, Castle Hill Farm. There was a significant building close to this site on the 1611 map. It had a number of well-known occupants including the Addinells and the brewer Benjamin Braime. BASIS FOR DESIGNATION: AGE; RARITY; AESTHETIC INTEREST; HISTORICAL ASSOCIATION; LANDMARK STATUS
The Riley Smith Hall	North side of Westgate, west of junction with Chapel Street.	Brick building with stone facing.	The plans for the hall were completed in May 1923. It was originally intended to be called the Victory Hall and to serve as a theatre and ballroom. The Riley-Smith Hall, Tadcaster, was built in 1924 by William Riley-Smith, Managing Director of John Smith's Brewery. However during construction the name was changed to the Riley-Smith Hall. It was opened on 16th January 1925. It is now owned by a charitable trust. BASIS FOR DESIGNATION: AESTHETIC INTEREST; HISTORICAL ASSOCIATION; LANDMARK STATUS; SOCIAL AND COMMUNAL VALUE
22-26 Westgate	North side of Westgate, adjacent to the Riley Smith Hall	C19th cottages	Described in Tadcaster Conservation Area Appraisal as "non-designated C19th cottages", These three cottages have been derelict for a long time. BASIS FOR DESIGNATION: AGE; GROUP VALUE
Old Post Office	Westgate opposite the Riley Smith Hall	Brick and stone-built three-storey building.	This was probably the sixth site of the Post Office in Tadcaster. It was built in 1910, replacing the previous Post Office in High Street. It combined the roles of Post Office, mail sorting office and telephone exchange. The telephone exchange was manual, replacing the first exchange in Bridge Street. An automatic telephone exchange was built in the early 1920s in Westfield. When this was replaced by a larger exchange on the Station site, the sorting office facilities moved to the Westfield exchange building around 1972. The Post Office closed in 2016. BASIS FOR DESIGNATION: AESTHETIC INTEREST, HISTORICAL ASSOCIATION

Feature Name	Location	Description	Why is the feature of interest or significance? What evidence exists to support the proposed selection?
Tadcaster War Memorial	Junction of Chapel St/Westgate		<p>The War Memorial stands at a place referred to in one census as “The Cross”. It is possible that at some time it was the site of the market.</p> <p>The memorial was dedicated on 30th July 1921. The memorial was funded by Sir Edward Brooksbank of Healaugh Manor who lost two sons in the Great War.</p> <p>It is a slender twenty feet high Celtic cross of Portland stone on an octagonal plinth with the names of those who died in both World Wars inscribed on inset metal plinths – 107 names from the first war and 32 from the second.</p> <p>BASIS FOR DESIGNATION: HISTORICAL ASSOCIATION; LANDMARK STATUS; SOCIAL AND COMMUNAL VALUE</p>
The Falcon Inn	East side of Chapel Street, adjacent to the Central Area Car Park		<p>It existed in 1822, but either at that date or later it had green tiles on the front like some other buildings in High Street. This appeared to be a “trademark” of John Smith pubs. It was “modernised” in 1968.</p> <p>Described in the Tadcaster Conservation Area Appraisal as “landmark Falcon Inn....the only historic building to survive in the (Central Car Park) area”.</p> <p>BASIS FOR DESIGNATION: AGE; HISTORICAL ASSOCIATION; LANDMARK STATUS; SOCIAL AND COMMUNAL VALUE</p>
4-6 Westgate	North side of Westgate close to the junction with Kirkgate	Mid-19th century stone-built terrace, likely former almshouses	<p>A terrace of three houses, built in 1850 for Benjamin Blaydes Thompson, a prominent solicitor in the town. Benjamin Blaydes Thompson lived in the large house to the left of the stone terrace and possibly built these houses as alms houses.</p> <p>BASIS FOR DESIGNATION: AGE; AESTHETIC INTEREST; GROUP VALUE; HISTORICAL ASSOCIATION</p>
2 Westgate	North side of Westgate close to the junction with Kirkgate	Early C20th century brick-built former pub	<p>Formerly the Calcaria public house, the only one in the town owned by Bass Charrington. It was known as the Old Fleece until 1987, but originally the pub was in a yard at the back. The earliest pub dates back to before 1818. The brick structure is modern, probably built in the 1930s. It is interesting in that the brick size is not standard even though it post-dates the brick tax. It is currently occupied by Everything Good Goes.</p> <p>BASIS FOR DESIGNATION: HISTORICAL ASSOCIATION; SOCIAL AND COMMUNAL VALUE</p>
The Boy's Sunday School	Church Yard opposite/west of St Mary's Church	Stone-built building	<p>The Boys' Sunday School was built in the 1870s, at about the time the church was being rebuilt, through the generosity of the Shann family. This is now used as a meeting room for the town.</p> <p>BASIS FOR DESIGNATION: GROUP VALUE; HISTORICAL ASSOCIATION; SOCIAL AND COMMUNAL VALUE</p>

Feature Name	Location	Description	Why is the feature of interest or significance? What evidence exists to support the proposed selection?
The Old Grammar School	Church Yard	18th century stone-built former grammar school	<p>The stone residential building on Church Yard, close to St Mary's Church, was once Tadcaster Grammar School. It was founded by Archbishop Oglethorpe in 1557. The earliest site of the Grammar School is believed to have been to the north of the church. The present buildings to the west of the church date from the 18th century rebuilding of the school.</p> <p>In 1906 the school moved from this building to the corner of High Street and London Road (now the open space outside John Smith's offices) before moving to Toulston in 1959. The old Grammar School building then became the Police Station.</p> <p>In 1967 the Police Station moved to its current location in Station Road, and the building then became the Adult Education Centre.</p> <p>The building has now been split into several private dwellings. The hill at the back of the brick buildings further down Church Yard is Castle Hill, part of which was cut away to form the school playground. There were also four almshouses which backed on to Castle Hill.</p> <p>BASIS FOR DESIGNATION: AGE; RARITY, AESTHETIC INTEREST; HISTORICAL ASSOCIATION</p>
St Mary's Churchyard	Between Kirkgate/Westgate and Wharfe Bank Terrace		<p>Includes the original half acre medieval churchyard together with an 1828 extension. In 1854, the roadway past the Boys' Sunday School was separated from the churchyard and the churchyard fenced in with cast iron railings. The railings were removed during the war and replaced in 2005 by Samuel Smith's Brewery. The churchyard was closed for burials in 1876, except for existing family graves.</p> <p>Few of the older gravestones have survived because of the tendency of local limestone to weather badly. Notable survivors include an 1804 stone near the church porch for local weaver Thomas Wood and several stones to Methodist ministers who served in Tadcaster, including a table tomb near the Kirkgate entrance to the Revd Joseph Entwistle. The last burial was that of Ellis Bywater in 1934.</p> <p>BASIS FOR DESIGNATION: AGE; AESTHETIC INTEREST; HISTORICAL ASSOCIATION; SOCIAL AND COMMUNAL VALUE</p>
Horse Mounting Stones at The Ark	Vicarage Lane, North of The Ark, off Kirkgate	Horse mounting stones	<p>The stone has steps cut in it to provide an easy means of mounting a horse. They were probably a common sight in earlier days but only two are now on show in Tadcaster, the other being at the Bay Horse public house.</p> <p>BASIS FOR DESIGNATION: AGE; RARITY; HISTORICAL ASSOCIATION</p>

Feature Name	Location	Description	Why is the feature of interest or significance? What evidence exists to support the proposed selection?
16-18 Kirkgate Lord Somerset's House	East side of Kirkgate	Stone-built two-storey building	This large stone building was originally the occasional abode of the Duke of Somerset (about 1700). The Duke had inherited the manors of Tadcaster from the Percy family through marriage. The building served many purposes and was a pair of shops before the building was restored in 1988. The Duke of Somerset had an "interesting" reputation. When he went out, he had the locals cleared from view. One of his daughters lost her inheritance because she fell asleep in his presence. BASIS FOR DESIGNATION: AGE; AESTHETIC INTEREST; HISTORICAL ASSOCIATION
NatWest Building	32 Bridge Street at the junction with Kirkgate	Four-storey building, stone faced in part.	This was built in the second part of the 19th Century as a department store belonging to George Beaumont. It later became Becketts Bank in the early 20th Century, before becoming the Westminster Bank and the NatWest Bank. BASIS FOR DESIGNATION: AESTHETIC INTEREST; HISTORICAL ASSOCIATION; LANDMARK STATUS
42-58 St Joseph's Street	East side of St Joseph's Street, south of the junction with Station Road	Late C19th brick-built terrace	Identified in Tadcaster Conservation Area Appraisal as late C19th terrace with character and appearance that should be respected in any future development. They did not exist in 1849 and the 1893 map shows only some of them. They are on the site of the Town Ditch. BASIS FOR DESIGNATION: AESTHETIC INTEREST, GROUP VALUE; ARCHAEOLOGICAL INTEREST
St Joseph's Catholic Church	West side of St Joseph's Street south of the Station Road junction	C19th church	In 1868 the Vavasour family gave land in Tadcaster - an 1849 OS map shows only open land - for the Church of St Joseph's with associated school and presbytery. The Church, funded, it would seem by a public subscription which raised £1500, was built in a 14th Century Gothic style from, it is said, a design by the Gothic Revival architect, George Goldie, who also designed St Wilfrid's the unofficial Catholic cathedral of York. St Joseph's had a very distinctive timber barrel roof and statue of St. Joseph holding the infant Christ which still stands above the main door in the west gable. A memorial stained-glass window dedicated to Canon Philip Vavasour is second left on the altar - the window represents St Philip Neri, patron of the Secular Clergy. Originally it had a bell-tower but now the bell stands apart from the church. Bulmer's Directory of 1890 has this somewhat inaccurate entry about St Joseph's, The Roman Catholic Chapel of St. Joseph, situated in West Tadcaster, is a red brick building relieved with stone dressings round the windows and doorways. It was erected in 1865, at a cost of £1,100, by the late Rev. Canon Vavasour. The interior is plain and consists

Feature Name	Location	Description	Why is the feature of interest or significance? What evidence exists to support the proposed selection?
Former Workhouse,	East side of St Joseph's Street	Large two-storey stone building	<p>of nave with centre aisle leading up to the altar. There are open benches on each side, affording accommodation for 300. The ceiling is open timbered and boarded, and the windows are Gothic, filled with small square panes of plain glass. The church which was built with stone from the same source as that used for York Minster was opened officially on August 31st 1869 by Cardinal Manning, Archbishop of Westminster.</p> <p>BASIS FOR DESIGNATION: AESTHETIC INTEREST; SOCIAL AND COMMUNAL VALUE</p>
Former Workhouse,	East side of St Joseph's Street	Large two-storey stone building	<p>The building is built above the ditch that was built to surround the town in Anglo-Saxon times. Edmund Bogg in his book Lower Wharfedale states that it once served as a prison and the cells were in the cellar which was within the ditch.</p> <p>Far Back Lane, later Back Lane and now St Joseph's Street was on the outside of this ancient defensive ditch. At some stage this building became the Workhouse. Workhouses can be traced back to the fourteenth century. The New Poor Law of 1834 set up a system whereby relief would only be available in workhouses. It attempted to deter those not completely destitute by making the conditions of the workhouse unattractive. It is likely that this building became the Workhouse following this act. It is certain that it was a Workhouse in 1865 as there was a major scandal relating to the treatment of those accommodated there. The matron, Mrs. Levers, was accused of habitual drunkenness, of ill-treating and abusing certain inmates, exceeding the punishments laid down by the Poor Law Board and not entering all the punishments in the punishment book. It led to the closure of the Workhouse and the construction of a new Workhouse at Union Corner (the junction of Station Road and Leeds Road.</p> <p>BASIS FOR DESIGNATION: AGE; RARITY; AESTHETIC INTEREST; ARCHAEOLOGICAL INTEREST; HISTORICAL ASSOCIATION; LANDMARK STATUS</p>
Tadcaster Weir	Adjacent to the Wise Owl Warehouse	Early 19th century weir	<p>There has been a weir at Tadcaster from early times. The estate map of 1611 shows what appears to be a weir in about the same position as today. This was constructed of timber and required regular repair and replacement. The present weir was built in 1807 by the Earl of Egremont. At first there were complaints from Newton Kyme upstream, because of the absence of a salmon ladder. The mistake was rectified with the building of the salmon ladder on the east side of the weir. The weir is close to the upper limit of the tidal stretch of the Wharfe and at one time the river was navigable to this point.</p> <p>BASIS FOR DESIGNATION: AGE; RARITY; AESTHETIC INTEREST; ARCHAEOLOGICAL INTEREST; HISTORICAL ASSOCIATION; LANDMARK STATUS</p>

Feature Name	Location	Description	Why is the feature of interest or significance? What evidence exists to support the proposed selection?
Applegarth	Land north of the motte and bailey and west of the river.		<p>One of Tadcaster's greatest mysteries is to be found in the field alongside the river just north of the motte and bailey. The field has a number of "bumps", one of which was mistakenly labelled as "Castle Hill" on the 1849 Ordnance Survey map. Whilst a geophysical survey has been carried out on the site, this provided no clues as to their origin.</p> <p>Possibilities include:</p> <p>Pre-Roman – The mounds could be pre-Roman earthworks such as tumuli or barrows.</p> <p>Anglo-Saxon – The town ditch dug in the 6th or 7th Century runs between one mound and the Norman bailey and may be linked to the ditch. There is just a chance that these could be the equivalent of the Sutton Hoo burial site.</p> <p>Medieval – The least exciting option is that it is the remains of medieval (or later) gravel extraction.</p> <p>The 1611 estate map does not show anything in the area it calls Applegarth, but it does not show any height information, so Castle Hill does not appear.</p> <p>The earliest depiction is on the 1849 Ordnance Survey map. There are no records of gravel in this immediate area but there is a history of gravel extraction within a mile of the site.</p> <p>BASIS FOR DESIGNATION: AGE; RARITY; GROUP VALUE; ARCHAEOLOGICAL INTEREST; HISTORICAL ASSOCIATION (possible)</p>
Healaugh Hall bridge remains	West bank of River Wharfe	Bridge abutments	<p>Built in 1794, the bridge provided a route from the former Healaugh Hall (NB outside the Neighbourhood Area) to Wetherby Road. It collapsed during construction but was finally completed. It was designed by Benjamin Brooksbank, owner of the hall.</p> <p>It is unknown how long it lasted but was shown on the 1849 OS Map, but had disappeared by the time of the 1892 Map. There is no trace of the bridge on the east side of the river but the abutments on the west bank survive,</p> <p>BASIS FOR DESIGNATION: AGE; RARITY; HISTORICAL ASSOCIATION</p>
Samuel Smith Brewery Buildings	East side New Street		<p>4 buildings identified in Tadcaster Conservation Area Appraisal, including references to "two late C19th Samuel Smith Brewery buildings" and "landmarks currently outside the conservation area". These buildings are shown on the late 19th century map (1899?) and are still standing today, hence their importance. They are part of the original late 19th century brewery and may well be earlier.</p>

Feature Name	Location	Description	Why is the feature of interest or significance? What evidence exists to support the proposed selection?
The Jackdaw Pub	West side Stutton Road, between Stutton Road shop and junction with Calcaria Road	Mid-1960s stone-built pub with interesting/historical internal features	<p>The dates of the present structures are uncertain as they undergone several rebuilds. Whether any part of the current buildings are the shells left to Samuel by William Smith when he moved to John Smith's present site would need careful research.</p> <p>BASIS FOR DESIGNATION: AESTHETIC INTEREST; GROUP VALUE; HISTORICAL ASSOCIATION; LANDMARK STATUS; SOCIAL AND COMMUNAL VALUE</p>
TADCASTER EAST			
The Britannia,	South side of Commercial St./ adjacent to the river bridge	Stone-built building – much altered/ extended	<p>At the time of the Tithe Awards in 1844, it was owned by George Wyndham, Lord of the Manor and occupied by Joseph Wright. It was described as consisting of House, Yard and Garden.</p> <p>In 1854, John Dyson was recorded as having a Beerhouse and as being a coal dealer of Bridge End, East Tadcaster. In 1855 he advertised as running vessels to Hull daily subject to tide. By 1861 John Dyson was running an inn which now had the name The Britannia which was also the name of his boat. The Britannia was a 90 ton keel boat which took the first cargo of John Smith's beer to Hull en route for Amsterdam, where a gold medal was awarded in 1895.</p> <p>At the sale of the Londesborough Estate in 1873, as Lot 163 it was described as "The Britannia Hotel, Wharfs, Cottage, Coal Depot, Stables, Gig House, Outbuildings and Garden". It was occupied by Ann Dyson, John Dyson's wife, and was sold to John Smith, the Brewery owner for £900.</p> <p>The Britannia continued to be operated by the Dyson family until 1895.</p> <p>The Britannia remained in use as a public house until the flood of Christmas 2015.</p> <p>BASIS FOR DESIGNATION: AGE; AESTHETIC INTEREST; HISTORICAL ASSOCIATION; LANDMARK STATUS</p>

Feature Name	Location	Description	Why is the feature of interest or significance? What evidence exists to support the proposed selection?
Bay Horse,	West side of Commercial St./ north side of Mill Lane junction	Late C18th brick and tiled building with later re-built stone portion & horse mounting block	<p>The Earl of Egremont's 1797 survey of his estate recorded the Smiths Arms (as it then was) as a 'Brick and tiled house with Blacksmith's Shop used also as a public house called Smiths Arms ... occupier Thomas Blakey'. By 1822, it had been renamed as the Bay Horse by which time, the Landlord was William Houseman. It was to remain in the Houseman family for 60 years.</p> <p>At some time, the building has been rebuilt in stone in place of the brick referred to in 1797.</p> <p>In 1882, a building linked to the Bay Horse in what is now the open area outside the pub in Mill Lane was demolished. This was once a chapel associated with the St Mary's Church, providing a place of worship when the bridge could not be crossed. It became a registered place of worship for the Quakers in 1694. It later became the Blacksmith's Shop.</p> <p>A stone horse mounting block is visible outside the public house at the old road level.</p> <p>BASIS FOR DESIGNATION: AGE; RARITY; AESTHETIC INTEREST; HISTORICAL ASSOCIATION; LANDMARK STATUS; SOCIAL AND COMMUNAL VALUE</p>
Mill House	Extreme northern end of Mill Lane	Two-storey brick-built house.	<p>This was constructed in 1798 by Richard Allenby to replace an earlier structure close by as the home for the occupier of the mill.</p> <p>The house was owned by the Lord of the Manor until its sale by Lord Londesborough in 1873. It was occupied by the Allenbys, John Rishworth and the Inglebys who were in turn the millers at the mill. In the early 1900s it became the home of the Page family who owned the other mill in Mill Lane.</p> <p>BASIS FOR DESIGNATION: AGE; RARITY; AESTHETIC INTEREST; HISTORICAL ASSOCIATION</p>

Feature Name	Location	Description	Why is the feature of interest or significance? What evidence exists to support the proposed selection?
Ingleby's Mill Remains at Wise Owl Warehouse	Beneath Wise Owl Warehouse at northern end of Mill Lane between lane and river	Mill remains associated in particular with former water wheels, including waterways beneath the mill.	<p>The Wise Owl Warehouse is a modern structure built above the remains of the water mill.</p> <p>There was a mill on or close to the site recorded in the Domesday Book. The 1611 estate map shows a water mill at the site, with an undershot water wheel associated with the “Wharfe Flu”, a predecessor of the current weir. The mill was owned by the Lord of the Manor and ground corn from the surrounding area.</p> <p>The mill was advertised for rent in 1773 and Thomas Allenby took on the mill. Around this time a windmill was in use to supplement the water mill.</p> <p>A sketch made about 1790 shows the mill having two water wheels. Around 1855 Lord Londesborough bought the mill.</p> <p>In 1861 there was a major fire which destroyed the mill. It was rebuilt on the existing foundations. A steam engine was provided to supplement the water power. In 1873 Lord Londesborough sold his estate including the mill. The sale documents detail the contents of the mill in great detail. The mill was taken over by John Ingleby.</p> <p>The mill was one of the first adapted as a roller mill. In 1885 a large grain store was built adjacent to the mill which linked to the branch railway line that had been constructed over the viaduct.</p> <p>Around 1900, the mill ceased milling but was converted to an electrical power station providing power for the town. The mill continued to have a role in the power supply up to the 1950s, converting power from the National Grid to d.c. for properties in the main street.</p> <p>The mill was demolished in the early 1960s.</p> <p>The site of the riverside water wheel can still be seen in the marks on the wall. It is understood that some of the equipment associated with the water wheels remains under the present warehouse.</p> <p>BASIS FOR DESIGNATION: AGE; RARITY; ARCHAEOLOGICAL INTEREST; HISTORICAL ASSOCIATION</p>
Arden Lea, 9 Spring- hill Court	West side of Oxton Lane close to Commercial Street	Stone built two- storey building with castellations.	<p>Arden Lea is a distinctive, castellated building which has a clear view down Bridge Street from its position in East Tadcaster. It was probably built between 1880 and 1890 and was initially called Tower Hill. Noted by Pevsner (“Buildings of England: Yorkshire West Riding”, 1967) as “a castellated house with higher castellated box-windows facing the river.”</p> <p>BASIS FOR DESIGNATION: AESTHETIC INTEREST</p>

Feature Name	Location	Description	Why is the feature of interest or significance? What evidence exists to support the proposed selection?
Quaker Burial Ground	West side Ouston La opp. Grange Rd junction		<p>The Quakers, or Society of Friends, were a non-conformist group who came to prominence during Cromwell's Protectorate. A Quaker meeting had existed in Tadcaster since 1654, and its burial ground in Oxtan Lane near to the Grange, was established in 1659.</p> <p>One of the foremost Quaker families in the town was the Siddall family who, at this date owned the Grange.</p> <p>The Society declined slowly after this, but did not disappear in Tadcaster until the end of the 18th century. The last recorded burial was in 1792.</p> <p>There appear to have been 99 burials and 14 possible burials on the site, from Tadcaster and the surrounding district. The first was of Grace Siddall.</p> <p>A plaque at the site records the gift of the burial ground to the town.</p> <p>BASIS FOR DESIGNATION: AGE; RARITY; ARCHAEOLOGICAL INTEREST; HISTORICAL ASSOCIATION; SOCIAL AND COMMUNAL VALUE</p>
The Grange	West side of Ouston Lane. South of Oxtan Lane junction	Large stone-built property of varying heights and periods in extensive grounds with stone wall and gate posts.	<p>Around 1189 AD, Matilda, Countess of Warwick gave St Mary's Church with all its lands and income to Sawley Abbey in Lancashire. The monks constructed a Grange from which to administer the church and its estates. This was built on land south of the bridge on the east side of the river. The 1611 estate map shows a building labelled The Grange very close to the site of the building now known as The Grange.</p> <p>The date of the present building is unknown, but a building of similar outline was shown on the 1844 Tithe Map.</p> <p>BASIS FOR DESIGNATION: AGE; RARITY; AESTHETIC INTEREST; HISTORICAL ASSOCIATION; LANDMARK STATUS</p>
The Broken Bridge	North side of York Road, almost opposite Sandfield Terrace	Brick-built two-storey building.	<p>"The Angel", the first pub on this site was between the present pub and the main road. In 1861 it became "The Drivers" and in 1881, the "Leeds Arms". The present building was built in 1933 at the rear of the pub before the old pub was demolished. It was known as the Leeds Arms until 2016, when it became "The Broken Bridge" which referred to the partial collapse of the river bridge in 2015.</p> <p>BASIS FOR DESIGNATION: AESTHETIC INTEREST; LANDMARK STATUS; SOCIAL AND COMMUNAL VALUE</p>

Feature Name	Location	Description	Why is the feature of interest or significance? What evidence exists to support the proposed selection?
Turnpike House,	South side of A659 York Road, Islington.		<p>The Tadcaster and Hob Moor Turnpike was established in 1745. At the time, the newly-appointed surveyor was instructed that he “shall and may erect, or cause to be erected a gate or gates, Turnpike or Turnpikes, and Toll-house or Toll houses, be placed nearer the town of Tadcaster.” This house is the site of the turnpike gate. The Turnpike ceased to charge tolls in 1872. The weighing scales with a capacity of 12 tons at this site was sold at auction for £21.</p> <p>BASIS FOR DESIGNATION: AGE; RARITY; AESTHETIC INTEREST; HISTORICAL ASSOCIATION</p>
Slip Inn Farm	Islington on the south side of York Road, west of slip road from A64	17th or 18th century stone building.	<p>When the Tadcaster and Hob Moor Turnpike was constructed in 1745, the newly-appointed surveyor was instructed that he “shall and may erect, or cause to be erected a gate or gates, Turnpike or Turnpikes, and Toll-house or Toll houses, be placed nearer the town of Tadcaster than the house or Inn, called Slip Inn, now kept by Thomas Middlethorpe, Innholder.” This confirms its use as a public house at some stage in its existence.</p> <p>There is no reference to the inn in any Trade Directories from 1822.</p> <p>As a farm it became noted as a stud farm for race horses.</p> <p>BASIS FOR DESIGNATION: AGE; AESTHETIC INTEREST; GROUP VALUE; LANDMARK STATUS</p>
The Royal Oak,	East side of Wighill Lane at the junction with York Road	Brick-built two-storey building	<p>The ‘Royal Oak’ is usually attributed to the oak tree in which Charles II hid after the battle of Worcester, but it is believed that this pub was named after the ship HMS Royal Oak — perhaps one of its landlords, or a member of the family, served on the ship.</p> <p>The pub was in existence when the first Trade Directory of 1822 was published and was, at that date, in the occupation of John Gaines. From 1851 it was run by the Freer family for over fifty years.</p> <p>BASIS FOR DESIGNATION: AGE; AESTHETIC INTEREST; LANDMARK STATUS; SOCIAL AND COMMUNAL VALUE</p>
22-28 Wighill Lane	East side of road, opposite/north of Roman Close junction	Brick-built cottages.	<p>The history of these cottages is uncertain, but they appear to have been in situ at the time of the tithe awards map of 1844. At that time they seem to have been part of a farm.</p> <p>It appears from the brickwork that Numbers 22 and 24 are later than 26 and 28. Number 28 is particularly interesting in that the downstairs door and window seem to be a later addition within a brick arch which probably gave access from the road to the land behind for large loads.</p> <p>BASIS FOR DESIGNATION: AGE; RARITY; AESTHETIC INTEREST; GROUP VALUE</p>

Feature Name	Location	Description	Why is the feature of interest or significance? What evidence exists to support the proposed selection?
The Old Coach Road/Duet Lane	From Wighill La. junction (N of Wighill La/Hudson Way junction) east to parish boundary	Historic routeway	<p>The road known as “The Old Coach Road” is an unsurfaced road running from Wighill Lane to a point close to Healaugh Church (NB outside Neighbourhood Area). Whether or not it ever was a coach road is an interesting question.</p> <p>The Roman road from Tadcaster to York approximated the present route of the main road, going to the north at Islington, rejoining at Streethouses and going south through Colton and Copmanthorpe. The OS map shows the route of the Roman road. The present route was formalised by the Tadcaster and Hob Moor Turnpike in 1745.</p> <p>Tom Bradley’s, The Old Coaching Days in Yorkshire written in 1889 makes no reference to a route other than the present route. Neither Bogg nor Speight mention “the Old Coach Road” in their histories.</p> <p>It is not shown on the old maps of Jeffrey (1767), Warburton (1720), Ogilby 1675, Blome (1673) or Blaeu (1648). It is shown on the Francis White map of 1785 but the name attached to part of it is “Duet Lane”.</p> <p>It seems very unlikely that it ever saw significant coach traffic.</p> <p>BASIS FOR DESIGNATION: AGE; RARITY; ARCHAEOLOGICAL INTEREST (possible); HISTORICAL ASSOCIATION</p>
Brickyard Farm	East side Wighill Lane, north corner of junction with Duet Lane	Unusual brick-built former farmhouse	<p>The building predates the Tithe Map. The southern part of the building is the oldest part and has small bricks using Flemish Bond. It has been extended to the north at a later date with larger bricks using a variation of English Bond. Doorways and windows have been blocked at various dates.</p> <p>BASIS FOR DESIGNATION: AGE; RARITY; AESTHETIC VALUE; LANDMARK STATUS</p>
Fircroft Gatehouses	West side Wighill Lane, flanking entrance to Fircroft House, near parish boundary	Pair of ‘neo/mock’ Tudor gatehouses at southern estate entrance	<p>Present on the 1906 map of the town, and appearing to match the listed Fircroft House, built between 1893 and 1906 (believed to be 1894). The gatehouses are clearly in the same style – stone-built ground floor, half-timbered 1st storey – as Fircroft Lodge, further north on the west side of Wighill Lane (NB outside the Neighbourhood Area), which sits at the northern end of the former driveway through the Fircroft Estate. Includes low, capped stone wall with pillars.</p> <p>BASIS FOR DESIGNATION: RARITY; AESTHETIC VALUE; GROUP VALUE; DESIGNED LANDSCAPE; LANDMARK STATUS</p>

APPENDIX 3: GREEN AND BLUE INFRASTRUCTURE

WHARFE – REGIONAL CORRIDOR (R17)

A3.1 The regionally significant Wharfe corridor starts in the heart of the Yorkshire Dales National Park and runs to the north of Leeds, through Tadcaster, joining the Ouse corridor to the south of York. The whole of the corridor is rich in terms of cultural heritage, wildlife and recreational assets. The corridor demonstrates much agricultural use – developing from low intensity grazing in the north of the corridor to more intensive arable to the south. The valley provides a landscape setting for the towns and villages along its length including Tadcaster.

A3.2 Within Tadcaster, the relatively narrow corridor follows the River Wharfe from north-west to south-east and in broad terms is bounded by the A659 and A162 roads to the west and Wigton Lane/Oxton Lane to the east.

A3.3 Function Indicators:

Open Space: Tadcaster Town Council-owned land on the west bank, north of Tadcaster Bridge. Grimston Parkland. Riparian footpaths intermittently along both river banks.

Biodiversity: Tadcaster Mere SSSI. Multiple BAP habitats including Rivers, Deciduous Woodland,

Lowland Meadow, Floodplain Grazing Marsh, Reedbed and Lowland Calcareous Grassland. Areas of ancient woodland. Various UKBAP species such as otter, brown trout, salmon and european eel. These all require installation of fish passes or removal of weirs to enhance the watercourse. Leeds City Council, for example, is encouraging fish passes on weirs for this purpose.

Landscape: The Wharfe corridor is characterised by floodplain pasture and wooded incline with medium sensitivity to change. Views across and along the river valley.

Products from the land: Agricultural land throughout the corridor.

Flood risk: Many areas along the corridor prone to flooding – including Tadcaster. By controlling run off in catchment, the severity of flooding could be reduced. Potential for wetland creation/restoration to retain flood water and reduce flooding down the catchment.

Climate Change: Several areas of woodland which could be managed for fuel and/or carbon sequestration in several locations along the corridor. Opportunities to link green and grey infrastructure with potential hydro power on weirs along the corridor.

Accessibility: National Cycle Network Route 66. Ebor Way. West Yorkshire Cycle Route. Network of other footpaths and bridleways.

Recreation: Tadcaster Albion FC football ground and associated pitches at Tadcaster Ings. Promoted access routes. Fishing along the river banks.

Cultural: Tadcaster Motte & Bailey Castle SM. Tadcaster Conservation Area. Listed Tadcaster

Viaduct and Tadcaster Bridge, together with Non-Designated Heritage Assets identified in this plan.

Tourism: Tadcaster Breweries. Tadcaster's Roman and Medieval heritage.

Economic Growth: Proximity to markets of Leeds, its principal town of Wetherby and Tadcaster offer opportunities for farm diversification e.g. conversion of farm buildings to domestic and business premises and energy crops.

LIMESTONE RIDGE – SUB-REGIONAL CORRIDOR (S19)

A3.4 The Limestone Ridge is a sub-regional corridor which runs from south of Doncaster to Wetherby following two escarpments of Lower Magnesian Limestone. The whole corridor is linked by this underlying geology which has created a strong north-south corridor of linked similar habitats and there are numerous ecological and geological sites within the corridor. Most of the corridor is rural and is characterised by large blocks of woodland and rolling farmland bounded by hedges and distinctive limestone buildings. As well as protecting and enhancing the existing limestone habitats, investment in green infrastructure in this area is likely to be focussed around landscape/habitat restoration, improvements in access provision and enhancement of historic landscapes.

A3.5 Within Tadcaster, the corridor covers the majority of the parish west of the A659/A162 boundary with the Wharfe Corridor, excluding only a small area of countryside west of High Moor Grange.

A3.6 Function Indicators:-

Biodiversity: Smaws Wood and Lords Quarry SINC. Limestone/calcareous BAP sites.

Landscape: Limestone Ridge corridor has a character of large blocks of woodland and farmland and distinctive limestone buildings.

Products from the land: Agricultural land throughout the corridor.

Climate Change: Corridor contains areas of woodland that could be managed for fuel and/or carbon sequestration. Corridor contains similar habitats which will provide a north-south network which will help biodiversity respond to climate change.

Accessibility: West Yorkshire Cycle Path. Network of footpaths throughout the corridor.

Recreation: Manor Fields, Magnet Sports Ground, Tadcaster Tennis Club, Tadcaster Town Bowling Club, The Barn MUGA and small play areas.

Cultural: Tadcaster Conservation Area. Numerous listed buildings and potential Non-Designated Heritage Assets identified in this plan. Wider corridor contains the Site of the Battle of Towton (NB outside parish boundary).

Tourism: Tadcaster's Roman and Medieval heritage. Battle of Towton.

APPENDIX 4: LOCAL GREEN SPACE ASSESSMENTS

1.Name / Location	2.Size (Ha)	3.Adjacent to existing properties?	4.Local in character	5.Landscape value (H/M/L)	6.Historical value (H/M/L)	7.Recreational value (H/M/L)	8.Wildlife value (H/M/L)
1 Parklands park	0.9	Y	Y	L	L	H	L
2 Woodlands play area	0.1	Y	Y	M	L	H	L
3 Grange Play Area	0.1	Y	Y	L	L	H	L
4 Manor Fields	1.3	Y	Y	M	H	H	L
5 Rosemary Row	0.1	Y	Y	M	L	H	L
6 Wharfside West bank	1.8	Y	Y	H	H	H	H
7 Quaker Burial Ground	0.1	Y	Y	M	H	M	M
8 Riverside Primary School playing fields	3.0	N	Y	M	L	H	L
9 Tadcaster Academy playing fields	0.9	N	Y	M	L	H	L
10 St Marys Churchyard	0.3	Y	Y	H	H	L	M
11 Tadcaster cemetery	2.6	Y	Y	M	H	L	M
12 Tadcaster Bowling Club greens	0.3	Y	Y	L	L	H	L
13 Stutton Road Allotments	0.3	Y	Y	M	L	H	M
14 Westfield Allotments	0.6	Y	Y	M	L	H	M
15 Viaduct walk	0.4	Y/N	Y	H	H	H	H
16 Sandfield Terrace Allotments	0.7	Y	Y	M	L	H	M
17 Ouston Lane Allotments	1.0	Y	Y	M	L	H	M
18 Field Drive Allotments	0.8	Y	Y	M	L	H	M
19 Field Drive Copse	0.1	Y	Y	M	L	L	H
20 Disused railway and field Kelbar	0.4	Y	Y	M	L	H	H
21 Tower Crescent Open Space	0.1	Y	Y	M	L	M	L
22 St Josephs School Playing Fields	0.2	Y	Y	L	M	H	L
23 Glenn Goodman corner	0.1	Y	Y	M	H	L	L

APPENDIX 5: BRICKYARD POND – HABITAT DESCRIPTION

SINC Survey Report

Site code SE44-13

WA00004500000BT

Site Name Brickyard Pond, Tadcaster - 08/09/2020

Site Information

Site Area 2.692 hectares

Survey Date 08/09/2020

Designation Deleted SINC

Location Information

Grid Reference SE487441 District Selby

Natural Area Southern Magnesian Limestone

Description and Evaluation

Habitat/Area (Ha) Woodland: broadleaved plantation; Swamp; Standing water: eutrophic

NVC S5, W6

Site Description

Situated on the outskirts of Tadcaster, this site comprises:

- a block of secondary woodland of recent origin adjoining the lane to the south and extending as a tree belt around the boundaries of the site and including rows of mature hybrid poplars on the northern and north-eastern boundary;
- a silty 'moat' separating the woodland from the wetland;
- a Reed Sweet-grass *Glyceria maxima* swamp with patchy willow scrub within the moat, and
- a shallow, silty pond within the swamp.

The woodland is dominated by Sycamore *Acer pseudoplatanus* with some Ash *Fraxinus excelsior*, Alder *Alnus glutinosa*, Hawthorn *Crataegus monogyna* and Elder *Sambucus nigra*. Ivy *Hedera helix* is abundant in the field layer and herb species are typical of secondary woodland of relatively recent origin, e.g. Wood Avens *Geum urbanum*, Hedge Woundwort *Stachys sylvatica*, Herb Robert *Geranium robertianum*, Cow Parsley *Anthriscus sylvestris* and Wild Arum *Arum maculatum*. Although the site was surveyed at the end of summer, there was no indication that the woodland flora is particularly distinctive or noteworthy.

The swamp is dominated by Reed Sweet-grass with occasional patches of Greater Reedmace *Typha latifolia*. A few other wetland species such as Tufted Forget-me-not *Myosotis laxa* and False Fox Sedge *Carex otrubae* occur in small amounts but the flora is not diverse. The whole wetland can be characterised as National Vegetation Classification (NVC) S5 *Glyceria maxima* swamp; there is no indication of the M22 fen-meadow community that was originally identified at this site. Willow scrub

comprises White Willow *Salix alba*, Crack Willow *S. fragilis*, Purple Willow *S. purpurea* and Osier *S. viminalis*.

The pond does not appear to contain any submerged or floating vegetation. The aquatic invertebrate community appears to be limited with non-biting midge larvae (Chironomidae) and the non-native amphipod *Crangonyx pseudogracilis* amongst the most abundant taxa. A single specimen of the uncommon great diving beetle *Dytiscus circumflexus* was recorded. Birds present included 9 Teal, 5 Grey Herons, Moorhen and Mallard. Five Common Buzzards were soaring overhead and woodland birds included Nuthatch, Robin and Chiffchaff.

Surveyor Management Recommendations: None

Evaluation Panel decision: De-designate. Site no longer qualifies. Fe3 2/10, Sw1 6/10, Gr2(n) 1/12

APPENDIX 6: COMMUNITY FACILITIES

THE BARN

Services/facilities building offers to the community

Mums and toddlers groups, adult education classes, youth groups, parent/carer support groups, out of school education, meeting rooms, keep fit, outdoor exercise/play space, coffee mornings, niche groups e.g. Neurodivergent parent/carers. LGBTQIA+ youth group, SEND Youth Group, youth cafes, dance classes, baby bank, school uniform exchange, crafting groups, Men's Shed, bee keeping.

Different groups and/or individuals using services/facility

- The Bridge Project - Christian faith-based youth and community support charity
- Little Helping Hands - baby bank
- TEMPT - events management group
- WEA - adult education
- U3A - retirees self-help community education and social activity
- Clubbercise keep fit
- Capoeira class
- Tango class
- PRISM LGBTQ+ youth group
- FriYay youth clubs
- Skatebarn
- Spectrum SEND youth group
- Neurodivergent Carers
- Tadcrafters
- Tadgrafters
- Tadcaster Twinning Association
- Moo Music mums and toddlers
- Jigsaw Play
- Holiday Club

Estimate of the numbers of groups and/or individuals that use services/facilities in any given week
15 groups weekly, 200+ users weekly.

Estimate of how many days in any given week services/facilities are used
7 days week 9-5 + evening activities on 3 evenings.

CALCARIA HOUSE COMMUNITY CENTRE

The layout of the centre is as follows:

1 small kitchen, containing

1 food prep sink 1 general sink worktops cupboards plumbed in water boiler 1 fridge freezer, 2 microwaves, (1 not very reliable).

1 ladies toilet with 2 wc's, 1 wash hand basin

1 gents toilet with 1 wc, 1 urinal, 1 wash hand basin

1 toilet for the use of people with disabilities

1 wc, 1 wash hand basin housed in the large communal room
1 locked office for the use of SDC staff
1 large communal room which has 1 locked committee cupboard, other unlocked cupboards all used by the centre committee.
1 small communal room which houses gas boiler and hot water tank
1 laundry room with 1 communal washing machine and 1 broken tumble dryer.
1 large entrance hall.

Calcaria House Committee organise the following weekly events:

- Monday afternoon bingo
- Wednesday morning slimming walking and exercise group
- Wednesday afternoon bingo
- Every Wednesday Evening except the first Wed in month Line Dancing
- Friday afternoon bingo

The committee organise additional activities during the year which include pie and pea socials, film show socials, fish and chips teas, afternoon teas and occasional fund-raising events (recently 1 for Tadcaster old folks treat).

Other fund-raising events have been for Yorkshire Air Ambulance, Children in Need, Mind and many others, however all these were pre-Covid19.

We are also working to find warm places for all our vulnerable people to access during this winter.

The numbers attending regular committee-run events range between 20 and 35, some people attend all activities some less often.

Calcaria House is also used by private users and at this time the regular ones are:

- Tuesday morning Hortons Drop in cafe
- The 1st Wednesday evening every month The Woman's Institute.

THE BOYS' SUNDAY SCHOOL

The Boys' Sunday School (variously known as The Old Boys' Sunday School or The Old Sunday School) is a building which is owned and managed by a charity entitled Tadcaster Sunday School Charity (Reg No 519472). Until a few years ago, the charity also owned the Girls' Sunday School located at 5 Westgate but that building was sold in its entirety and the capital has been reinvested in upgrading and maintenance of the Boys' Sunday School building. The charity is governed by a Trust Deed dated 3rd December 1986 which stipulates a hierarchy of uses to which the property may be put, all of which are subject to approval of the Trustees.

Tadcaster Sunday School Users:-

- Mondays – Tadcaster Men's Forum (am); Yoga (eve)
- Tuesdays - Little Fishes' (nursery age children + carers) - term time only (am); church bereavement support group – monthly (pm)
- Wednesdays – Move It or Lose It – adult exercise (am); Slimming World (pm/eve)
- Thursdays – Slimming World (am); Selby Council Adult Support Group (pm)
- Fridays – Seedlings (nursery age children & carers) (am); Move It or Lose It – adult exercise (am); U3A dance group – monthly (pm)

Saturdays or Sundays (usually afternoon) are frequently booked for children's parties (perhaps one every 3-4 weeks on average).

Other (ad hoc) users:-

- Tadcaster Theatre Company - for rehearsals in the weeks leading up to their performances
- Tadcaster Bellringers meetings/teas (2-3 times a year)
- Occasional funeral wakes (2-3 times a year)
- Occasional Christening parties (1-2 times a year)

OLD ORCHARD SCOUT HEADQUARTERS

The building is scout-owned.

Services/facilities building offers to the community:-

Large Scout Group which offers in person weekly meetings for children aged 4-18 from the local community.

Different groups and/or individuals using services/facility:

The following groups on a weekly term time only basis:

- Monday - 1 x Scout Troop
- Tuesday – 1 x Cub Pack
- Wednesday – 1 x Cub Pack
- Thursday – 1 x Beaver Colony & 1 x Explorer Unit
- Friday – 1 x Squirrel Drey, 1 x Beaver Colony & 1 x Scout Troop

Estimate of the numbers of groups and/or individuals that use services/facilities in any given week:-

Approximately 190 young people & 25 adult volunteers.

Estimate of how many days in any given week your services/facilities are used:

5 days a week - evenings only & term time only. Occasionally it is used at weekends for sleepovers/training - but all in relation to Scouting.

TADCASTER METHODIST CHURCH

Regular activities at Tadcaster Methodist Church as follows:

- Tuesday (weekly) 10am-11.30am Coffee Shop
- Tuesday (1st & 3rd) 9.30-10am Prayer Group
- Wednesday (1st) 2-4pm Knit and Natter
- Thursday (2nd) 12 noon Community Soup Lunch
- Sunday (weekly) 10.15am Morning Worship

On 26/27 November 2022, a Christmas Event with a Christmas Tree Festival was held.

In addition to the list of regular activities, the following local/community groups use various rooms in the church premises:

- Wednesday (weekly) 7.30pm - 9pm - The Bridge Project - Pizza and Prayer
- Thursday (monthly) 7.30pm - 9pm - Tadcaster Historical Society
- Saturdays (weekly) 9am - 12noon - Ruby Dance Studios

Church Meetings - quarterly/half yearly: Pastoral, Social and Outreach, Finance and Property, Church Council, Various Social events

One Off bookings:

- The Bridge Project AGM Meetings
- Tadcaster Methodist Circuit and District - Training courses, Special Services, Circuit Support Meetings, Local Preachers' Meetings, Lay worker Community events
- Stepping Stone - Training and AGM Meetings
- NHS - Group Coaching Sessions
- Tadcaster Churches Together - quarterly meetings

In addition, Brownies, family parties and birthday parties have been held during the year.

TADCASTER COMMUNITY SWIMMING POOL

Services/facilities building offers to the community

Tadcaster Swimming Pool is a registered charity that provides a swimming, fitness and leisure facility for the whole community. On site there are x2 wimming Popol, a 16 station fitness suite and a small social area with a hot drinks machine and vending machine.

A varied programme of activities is offered, which includes public wimming, swimming lessons, club hire, pool parties, aqua lasses, rehabilitation classes. First Aid, lifeguard and swimming teacher training are also available. All services are in person on site.

Different groups and/or individuals using services/facility

The pool caters for 4000 attendances per week, which is made up of the following groups, clubs and users:- Public Swimming, Swimming Lessons, School Swimming Lessons, Tadcaster and York Sport Swim Squad, Lower Wharfe Canoe Club, Evolve Endurance Triathlon Club, T3 Triathlon Club, Disability Groups, Stingrays Swim Club, Pool Parties, Public Swimming and Training, Aquafit, Lifeguard Training, Swimming Teacher Training, First Aid training, Rehabilitation Sessions.

Estimate of the numbers of groups and/or individuals that use services/facilities in any given week

On average we cater for 4000 attendances per week

Estimate of how many days in any given week services/facilities are used

Open seven days per week, from 6am – 10pm weekdays and 7am – 8pm on weekends.

KELCBAR COMMUNITY CENTRE

Pre Covid this was a thriving community provision well-attended despite the difficulty of access. Below sets out the programme offered at that time:-

A typical monthly programme consists of:-

Mondays 2.00 – 4.00

- Activities and refreshments.
- A rolling league of Skittles, Putting, Dominoes and Quiz, with an occasional film show

Tuesdays 2.00 – 4.00

Community Café,

- Informal help and advice on accessing the internet,
- Also quizzes, talks and activities
- ART with Sue, Last Tuesday each month, informal fun with Art and crafts.

Wednesdays 7.00 – 9.00

- Bingo

Fridays 10.30 - 12.00

- Chatterbox café and raffle
- Quizzes to test your metal
- End of month lunch or meal out

Other Annual Events

- Strawberry Fair (fundraising)
- Annual Birthday Party
- Christmas Party with entertainment
- Theatre Trip
- Day Outings by coach or car
- Gardening meetings
- Lunches in the centre and local venues

The Centre is open from 9.00 – 4.00 Monday to Friday

There is a wide selection of games and jigsaws available for a quiet hour's contemplation. Also a small library of fiction and non-fiction books The Laundry is available for those miserable wet days for a small charge.

It is very much hoped to return to much of the same provision soon but very much depends on attracting new people onto the committee due to a number of deaths, placements into care homes or health issues depleting the capacity of the current committee.

As things stand, the current programme is:

- Wednesday 12.00 – 3.00 Dementia Friendly Social afternoon open to anyone. There are up to 10 people attending depending on hospital appointments or health issues. The provision offers light lunch (soup) and refreshments throughout the afternoon, followed by dominoes or other board game

activities, jigsaw puzzles or reading the memory books. The last hour is a quiz, skittles, golf putting, musical bingo or many other fully inclusive activities. Community projects such as silk painting of buildings around Tadcaster as well as art projects have been involved. The project provides transport via the Tadcaster Volunteer Car Service as the centre is difficult to access without a car.

- Fridays 10.30 – 12.00 is a coffee morning with about 6 – 12 people attending. Members run this with provision of transport for those further afield wishing to attend.

The centre is also currently included in the warm space project for Tadcaster.

On the 2nd Monday of the month the U3A run the very well attended quiz group from the centre for about 15-20 people.

There is a facebook page to keep followers up to date with activities and news.

The launderette facility is a well-used resource attended by the local community.

The gardens and general appearance of the centre is maintained by members, with a Defibulator box, part funded by the centre.

A trustee and trainer for Tadcaster Stepping Stone also provides information and assistance as an outreach service during the group meetings as required.

TADCASTER TENNIS CLUB – PAVILION & COURTS

Services/facilities offered to the community

The clubhouse for the tennis club provides basic kitchen facilities, toilets, storage and changing areas for our members. During the summer we use it for committee meetings, hosting various members and non-members tennis events, in house club tennis competitions and hosting other clubs for our mixed and men's doubles teams.

Different groups and/or individuals using services/facility

It is primarily tennis club members (as we are members-only club) but during the year we will host:

- Social tennis
- Junior coaching
- Adult coaching
- Committee meetings
- Tennis events
- Competition tennis

Estimate of the numbers of groups and/or individuals that use services/facilities in any given week

Over 100 members (adult, family, senior, student, and junior) that all use the club at different times.

Estimate of how many days in any given week your services/facilities are used

During the summer the courts will be used every day/night, during the winter the courts are used less due to dark night and weather, mainly on a weekend or during the day.

The club is actively looking at options to provide lighting for the courts to open up use all year round, however to do this it will need support/grants. There are 3 courts, but the aspiration is to add lighting to just the top 2 courts.

STEPPING STONE

Stepping Stone is a registered charity, a sign-posting agency run by volunteers providing information and assistance to Tadcaster and the surrounding areas. Operating from premises in Kirkgate, opposite the Ark, it has been serving the community for over 20 years.

It currently has eleven volunteer staff and is open Tuesday and Thursday from 9.30 am to 12.30 pm. Volunteers work in pairs and do not see any clients without a 'buddy' present. It is able to help with many problems and provide a listening ear to clients with issues great or small. It works alongside other agencies to help clients to help themselves, a stepping stone to resolving issues, hence the name.

It can assist with interpreting letters that a client does not understand, form-filling and applying for things on line. (Many clients do not have internet access or are not internet savvy.) It can make phone calls on behalf of clients and liaise with agencies to ensure the client gets the best results. It also offers a CV writing service and assistance with job applications. It displays job vacancies in the window and encourages local businesses to advertise job vacancies with it.

Most of its clients are personal callers but it does deal with email and telephone enquiries too. Client numbers are very varied, one shift can be busy with two or three callers, the next no one calls in. It is very satisfying to know that Stepping Stone has been open so many years and in that time has assisted several hundred people.

TADCASTER COMMUNITY LIBRARY

The library is open to the public 6 days a week for a total of 22 hours - on Monday, Tuesday and Wednesday from 13:00 to 18:00 and then Thursday and Friday from 09:00 to 13:00 and Saturday from 10:00 to 12:00. This information is all available on the NYCC website.

It hosts 3 regular groups who meet on the premises, a story time group for pre-school children on Thursdays at 10:30, a monthly book group on Friday mornings and a fortnightly Knitting group on Saturday afternoons.

There is a door counter for counting visitors and this gives us a very rough estimate of around 220 visits per week.

The library has also participated in the warm spaces bid led by the TCVSA and is offering free hot drinks through the winter months to anyone who would like one.

FISHER-MORE CHAMBERS, 12-14 WESTGATE & 30 KIRKGATE (TADCASTER VOLUNTEER CARS AND SERVICES ASSOCIATION)

From its Fisher-More Chambers base, TVCSA provides community transport (over 4,000 journeys each year), warm spaces (including meeting rooms and community café), a charity shop providing affordable goods and advisory services.

The services are used by on average 500 people per week. All these are our own clients. It does not generally host other groups in its current facilities.

It is currently expanding into a new property where it will develop a community food programme and the number of people using its services will continue to grow.

Its services are available 5/6 days per week.

ROSEMARY HOUSE COMMUNITY CENTRE

Services/facilities building offers to the community

The centre offers bingo and coffee mornings. It also hosts seasonal events such as Macmillan, Easter and Christmas events. It offers warmth, food and chat with any of its attendees and points them in the right direction if they require help. Staff are often the first people that notice when one of them is ill or worried and on occasions a member of the committee has contacted the council/doctors for help for them if they have no relatives.

The centre is also used by other organisations for meetings and adult teaching but this is booked through Selby Council.

None of the workers are trained counsellors but have the telephone numbers of relevant agencies to pass to attendees.

The centre is also the 'East Side Flood Centre' and on the 2 occasions of flooding since 2015 has opened up and coordinated with the town flood arrangements. Offering warmth and food and contacting agencies to come and visit anyone seeking refuge in the centre.

Different groups and/or individuals using services/facility

- Regular coffee mornings are Thursday and Saturday 10-12.
- Bingo Monday 7-9pm
- Breakfast club with Sharon Masterman Wednesday mornings.

Estimate of the numbers of groups and/or individuals that use services/facilities in any given week/
estimate of how many days in any given week your services/facilities are used

Regular coffee mornings are Thursday and Saturday 10-12 – approx.. 25 regular attendees

Bingo Monday 7-9pm – approx.. 20 regular attendees

Breakfast club Wednesday mornings - usually 5-10 attendees although this may rise in the colder weather.

There is a committee that coordinates fundraising and events through which £0000's of pounds have been donated to charities and paid for events for the community and also provided a defib on the external wall of the centre.

The committee helped with with a grant have carried out a partial refurbishment of the centre - cushions, carpet cleaning, painting and blinds. Refurb of the kitchen and toilets by the council is awaited and have launderette reinstallation requested.

TADCASTER GIRL GUIDES HUT

The hut hosts sessions for Rainbows, Brownies and Guides weekly during school term time, Monday to Thursday evenings one session per evening (there are 2 groups of Brownies). There are also meetings for the Tadcaster Trefoil Guild once a month on a Thursday evening.

There are currently approximately 100 girls in 4 user groups and approximately 15 Trefoil Guild members.

The building is owned by the brewery and cannot be sub-let to other groups.

TADCASTER MEDICAL CENTRE

Services/facilities building offers to the community

- GP Surgery: one to one, face to face and telephone.
- Range of clinics/services as follows:-
 - Antenatal clinics – Tuesday (am) and Friday (am);
 - Minor surgery;
 - PCN Health and Wellbeing Coaching and Group Health Coaching sessions;
 - Specialist annual Asthma, COPD, Diabetes and heart disease review clinics;
- Nurses/health care staff also offer cervical smear tests, childhood immunisations, foreign travel advice, blood pressure checks, NHS Health Checks.
- Range of non NHS services available on a charging basis.

How many different groups and/or individuals using services/facility

- Practice list is 9,000 patients.

Estimate of the numbers of groups and/or individuals that use services/facilities in any given week

-Approximately 1,500 -2,000 patients per week

Estimate of how many days in any given week your services/facilities are used

- 5 full days, Monday – Friday and Saturday morning.

THE ARK

What services/facilities your building offers to the community

The Ark is Tadcaster Town Council office and the Council provides the following services to the community: -

- In person, online and telephone advice
- The Council holds Council, and Committee meetings.
- A weekly Environment Agency Drop in Session (Temporary)

The Council is responsible for the following facilities:

- The Cemetery and the two Chapel buildings
- The War Memorial
- Some public land:
 - The Viaduct, the Viaduct Walk and part of the embankment
 - Some of the land along western bank of the river (from the bridge to the weir, and
- 'The Park' area by Tadcaster Albion Football Club
- The Ark, 33 Kirkgate (the Council offices), including contents
- Land off Rosemary Row
- Allotments at Stutton Road and Middlemiss
- The footpath between Willow Rise and Garnet Lane
- 55 Footway Lights, 4 Bus Shelters, 31 Public Seats, and 20 Litter/Dog Bins
- 7 Town Trail Panels and 3 public noticeboards
- Civic Regalia: the chains of office for the Mayor, Mayor's Consort, Deputy Mayor, and Deputy Mayor's Consort.

How many different groups and/or individuals use the services/facility:

- Council meetings open to the public approximately X2 monthly.
- The office is open to the public Monday – Thursday 9.30 – 12.30
- The Environment Agency hold a public weekly drop-in session.
- Tadcaster Treat hold meetings approximately X3 per year

Estimate of the numbers of groups and/or individuals that use your services/facilities in any given week:

- Council meetings X2 monthly are attended by maximum of 12 Councillors and approximately 5 - 10 members of the public.
- The office is open part time to the public and numbers vary per day ranging from 0 – 10 approximately
- The Environment Agency hold a weekly drop in session X 5 EA Officers and approx. 5 members of the public.

Estimate of how many days in any given week your services/facilities are used:

- The office is open Monday – Thursday 9.30 – 12.30
- Council Meetings are held open to the public X2 monthly
- The Environment Agency X1 morning per week (Temporarily for 1 year approximately)

TADCASTER LEISURE CENTRE

The centre offers a range of facilities, including sports hall, gym and studios.

It runs countless exercise classes designed to suit a variety of ages, abilities, and conditions, ranging from low to high-impact workouts, including classes that benefit mental health. It also offers badminton. Typical daily/weekly timetables of classes can be viewed at the centre's website:

Tadcaster Leisure Centre /Inspiring Healthy Lifestyles

The centre is open daily, from either 7am or 9am, till late evening Monday to Friday, 4pm on Saturdays and 2pm on Sundays.

TADCASTER COMMUNITY SPORTS TRUST

The trust describes itself as “promoting amateur sport and providing facilities for the benefit of the community”.

It runs a range of sports clubs:

- football, junior football – 200+ members with matches Saturday/Sunday and training throughout the week.
- cricket – 3 senior teams and junior opportunities up to U15 level.
- hockey – 2 ladies and 1 men's team. Actively developing a junior section.
- bowls – 8 teams in 6 leagues.
- running – 150 members.
- tennis – 3 league teams, social sessions, coaching.
- cycling.

It runs a range of events:- quizzes, cycle rides, children's Christmas party and hosts the annual Tadfest.

The Sports Bar within the clubhouse is open 7 days/week – from noon Friday/weekends; from 4pm on other days.

The venue is available for hire for children's, birthday and other parties/celebrations, for business / corporate events and community meetings, e.g. used by St Mary's Church groups.

APPENDIX 7: GLOSSARY OF TERMS & ABBREVIATIONS

Affordable Housing

Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices.

Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.

Social rented housing is owned by local authorities and private registered providers (as defined in Section 80 of the Housing and Regeneration Act 2008), for which guideline target rents are determined through the national rent regime. It may also be owned by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Homes and Communities Agency.

Affordable rented housing is let by local authorities or private registered providers of social housing to households who are eligible for social rented housing. Affordable rent is subject to rent controls that require a rent of no more than 80% of the local market rent (including service charges, where applicable).

Intermediate housing is homes for sale and rent provided at a cost above social rent, but below market levels subject to the criteria in the affordable housing definition above. These can include shared equity (shared ownership and equity loans), other low cost homes for sale and intermediate rent, but not affordable rented housing.

Homes that do not meet the above definition of affordable housing, such as 'low cost market' housing, may not be considered as affordable housing for planning purposes.

Community Infrastructure Levy (CIL)

A levy allowing local authorities to raise funds from owners or developers of land undertaking new building projects in their area. This is charged on a per square metre basis on certain forms of development.

Conservation Area (CA)

A conservation area is an area deemed to be of special architectural or historic interest, the character or appearance of which it is desirable to preserve and enhance.

Listed Building

A listed building is a building, object or structure that has been judged to be of national importance in terms of architectural or historic interest.

Local Plan

Each local planning authority across England is expected to prepare a plan setting out a strategy for the future development of the local area. The document, which usually includes policies to manage development and proposals for development is prepared by the local planning authority in consultation with the community.

Neighbourhood Plan (NP)

A plan prepared by a parish council or neighbourhood forum for a particular neighbourhood area.

National Planning Policy Framework (NPPF)

The National Planning Policy Framework was revised on 20 July 2021 and sets out the government's planning policies for England and how these are expected to be applied. This revised Framework replaces the previous National Planning Policy Framework published in March 2012, revised in July 2018 and updated in February 2019.

National Planning Practice Guidance (NPPG)

The NPPG is a live web-based resource which brings together planning guidance on various topics into one place. It was published in November 2016 and last updated in June 2021.

Non-Designated Heritage Asset (NDHA)

A building or structure identified and assessed (using Historic England Local Listing Guidelines) as having local architectural and/or historic value, with the potential for 'local listing' by the local authority or even statutory listing by Historic England.

Public Realm

Public realm is the space around, between and within buildings that are publicly accessible. It comprises the streets, squares, parks, green spaces and other outdoor places that require no key to access them and are available, without charge for everyone to use.

Public Rights of Way (PROW)

The most widely known right to cross private land is known as a 'right of way'. If this is a right granted to everyone then it is a 'public right of way'.

Section 106 (S106) Agreement

Planning obligations under section 106 of the Town and Country Planning Act 1990 (as amended), commonly known as S106 agreements, are a mechanism which make a development proposal acceptable in planning terms, that would not otherwise be acceptable. They are focused on site specific mitigation of the impact of development. S106 agreements are often referred to as 'developer contributions' along with highway contributions and the Community Infrastructure Levy.

Site of Special Scientific Interest (SSSI)

Sites designed by Natural England under the Wildlife and Countryside Act 1981

Supplementary Planning Guidance (SPG)

Supplementary Planning Guidance supplies supplementary information in respect of the policies in a current or emerging Local Plan or national policy. It is a means of setting out more detailed thematic or site specific guidance on how these policies will be applied in particular circumstances or areas.



Photos courtesy of David Bowgett and Tadcaster Historical Society

