

04.09.2012

PLANNING APPLICATION BY WHARFEBANK

For the erection of 248 dwellings
(comprising 27 two bedroom houses, 10 three bedroom houses and 211 one and two bedroom flats), formal and informal recreation amenity space, pedestrian and vehicular access, landscaping and ancillary development

At:-

**Mill Lane
Tadcaster
North Yorkshire**

PLANNING STATEMENT

References:

CTP Ref: SJV/2999/Mill Lane/Planning Statement
Date: September 2012

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1.0 Introduction

1.1 This Statement has been prepared to support the planning application submitted by Wharfe Bank Limited at Mill Lane, Tadcaster for the erection of 248 dwellings (comprising 27 two bedroom houses, 10 three bedroom houses and 211 one and two bedroom flats), formal and informal recreation amenity space, pedestrian and vehicular access, landscaping and ancillary development. The document provides a description of the proposals and their anticipated effects on the surrounding areas.

1.2 It also provides a planning policy justification for the proposal and should be read in conjunction with the submitted application plans and the following supporting information:

- Design and Access Statement prepared by Haines Phillips Architects.
- Flood Risk Assessment prepared by Peter Brett Associates.
- Flood Sequential and Exception Test Assessment prepared by Cunnane Town Planning LLP
- Heritage Statement prepared by David Lewis Architects.
- Ecological Appraisal prepared by Waterman, Energy, Environment and Design.
- Arboricultural Appraisal prepared by Waterman, Energy, Environment and Design.
- Transport Assessment prepared by TTHC.
- Landscape Statement prepared by Cunnane Town Planning LLP.
- Energy Statement Prepared by Peter Brett Associates

1.3 The application is also accompanied by a series of plans prepared by Haines Phillips Architects.

1.4 The application and supporting documentation should be read as a whole, however a brief review of the above documents will be provided as is relevant to the consideration of these proposals.

The Site and Surroundings

- 1.5 The site is located to the north-east of Tadcaster Town Centre and is accessed from Mill Lane, via Commercial Street. The extent of the site is shown on the application plan reference PL011 Rev V, a copy of which is contained at Appendix 1.
- 1.6 The site is situated on an area of land between the eastern bank of the River Wharfe and the rear of residential properties on Wighill Lane to the north, a public footpath leading to the River Wharfe Viaduct to the north-west and the rear of a Sainsburys supermarket to the south.
- 1.7 The site was previously occupied by a Mill that later was used for warehousing. All of the buildings have now been removed leaving the site open in appearance, with the exception of a number of trees on the north-west and south-west boundaries, the Mill Lane access road and a small warehouse built on the foundations of a mill building (known locally as Wise Owl warehouse).
- 1.8 A proportion of the site lies within the north-western edge of the Tadcaster Conservation Area. The remainder of the site is located outside the Conservation Area but entirely within the urban boundary of Tadcaster.

2.0 Relevant Planning History

A number of applications are relevant to the determination of these proposals and are set out below.

Reference 8/74/3K/PA/PHJ

- 2.1 On 22 June 1992, outline planning permission was granted on appeal for the construction of a 1,382 sqm (gross) supermarket, together with car parking and the improvement of the Mill Lane junction with Commercial Street. This proposal has been implemented and a Sainsburys supermarket now occupies the site. Thereafter, this will be referred to as the “Sainsburys Scheme”.

Reference 8/74/3P/PA

- 2.2 On 23 November 1993, planning permission was granted by the Council for the erection of 42 flats and 114 dwellings, construction of an access road, parking areas and ancillary works, and provision of landscaping on 3.3 hectares of land at Mill Lane and Wighill Lane. Conditions attached to this permission were subsequently discharged and the permission implemented by the construction of 10 properties on Wighill Lane. The remainder of the residential element of the development (which includes the entire application site) has yet to be implemented, but remains extant in perpetuity. Hereafter, this will be referred to as the “Mill Lane Scheme”.

Reference 8/74/3AA/PA

- 2.3 On 19 November 1999, planning permission was granted on appeal for the erection of 32 flats and 11 houses, landscaping and ancillary works (including excavation and infill works) on land between Mill Lane and the River Wharfe. The consent has been implemented by construction of foundation ditches and the installation of service pipework. Hereafter, this will be referred to as “The Riverside Scheme”.

- 2.4 This proposal is within the site boundary of the planning permission on the site and effectively allows for the replacement of 42 dwellings under the previous permission with 43 dwellings.

Summary

- 2.5 The application site is currently subject to valid and implementable planning permissions for the development of a total of 157 dwellings of which 10 have already been completed.

3.0 The Proposed Development

3.1 The current application comprises the following elements:

- 248 dwellings
- Small scale hydro-electric station
- affordable dwelling provision
- Car parking spaces provided in a mixture of surface level parking bays and driveways, and
- Underground parking

3.2 The residential component of the scheme provides a mixture of flats and dwelling houses, as set out in the following schedule:

Unit Nos.	2 bed houses	3 bed houses	1 bed flats	2 bed flats
Dwellings	27	10	50	161

3.3 Affordable accommodation within the proposal is arranged in the blocks set out in the Accommodation Schedule throughout the site. In total, the affordable component of the project totals some 41 units for the following composition:

Unit Nos.	2 bed houses	3 bed houses	1 bed flats	2 bed flats
61-90	-	-	-	17
91-114	-	-	5	7
126-130	3	2	-	-
131-135	5	-	-	-
141-142	-	2	-	-
148-152	-	-	-	-
159-190	-	-	-	-
Totals	8	4	5	24

- 3.4 The location of the above blocks is set out on Plan PL011L, a reduced version of which is contained within this document at Appendix 3.
- 3.5 The residential component of the proposals is provided in a mix of different styles. The flatted accommodation is provided within blocks A to F as well as within the reinstated Soke Mill building. On the eastern boundary of the site, and northern extremity, accommodation is provided within a mix of detached, semi-detached and terraced dwelling houses arranged in small courtyards and groups in order to complement development on the adjoining land.
- 3.6 The current application proposals have been designed with particular regard to the relationship with the surrounding development and features, as well as to enhance and reinstate historic features within the Tadcaster Conservation Area.
- 3.7 With a view to providing amenity facilities for new residents, it is proposed to lay out a number of formal and informal amenity open spaces. These are located throughout the site and serve a variety of purposes, from informal outdoor seating areas to formal equipped play areas for children.

4.0 Policy Context

The Development Plan

- 4.1 For the purposes of Section 38 (6) of the Planning and Compulsory Purchase Act 2004, the “Development Plan” comprises the Regional Spatial Strategy for Yorkshire and The Humber (2008) (“RSS”) and certain policies of the Selby District Local Plan (2005) (“the Local Plan”) saved by direction of the Secretary of State. The emerging LDF is not at a sufficiently advanced stage to carry any significant weight in the determination of these proposals. The Regional Spatial Strategy is currently still formally part of the development plan although powers to abolish the document were provided for when Royal Assent was granted to the Localism Bill in November 2011.

Government Guidance

- 4.2 We consider that the National Planning Policy Framework (“NPPF”) is relevant to the current development proposals. The various PPG’s, PSS’s and Circulars etc that have been deleted as a result of the NPPF are no longer relevant to the determination of applications.
- 4.3 The relevant sections from this document are considered, were relevant in the following sections of this statement.

5.0 Planning Policy Assessment

5.1 We will now set out the relevant national, regional and local planning policies and provide an assessment of the application proposal against the criteria contained therein.

5.2 The assessment of the proposal against relevant planning policy has been undertaken with reference to key issues raised by the proposals. These are broadly set out under the following headings:

- (i) Principle of Development and Strategic Importance of Site
- (ii) Design
- (iii) Affordable Housing
- (iv) Flooding
- (v) Renewable Energy
- (vi) Impact on the Character and Appearance of the Tadcaster Conservation Area and surrounding Listed Buildings
- (vii) Landscaping, Amenity and Play
- (viii) Highways and Transportation

5.3 A short conclusion will then summarise the Planning Policy Assessment.

6.0 (i) Principle of Development and Strategic Importance of Site*Government Policy*

- 6.1 The NPPF seeks at its outset to provide a presumption in favour of sustainable development and to locate trip-generating use within sustainable locations.
- 6.2 The document underlines the Government's commitment to maximising the re-use of previously developed land for residential uses in order to promote regeneration objectives. Throughout there is a clear preference for bringing forward previously developed sites in sustainable locations ahead of alternative options to development.
- 6.3 The overarching aim in relation to residential development is to create sustainable living environments for all, enhanced through careful design and detailed attention to layout in order to ensure safe, healthy and attractive environments. There is general encouragement to local authorities to seek creative design solutions to maximise the efficient use of available land assets without compromising the overall quality of the resultant environment.
- 6.4 Local planning authorities should avoid developments which make inefficient use of land and should particularly examine the standards of design of the new development, particularly with regard roads, layout and car parking to avoid profligate use of land. They should seek greater intensity of development in places with good transport accessibility.
- 6.5 Detailed consideration of the hydro-electric component of the scheme is made later in this document, however it is clear from even the briefest reviews of the NPPF (particularly paragraphs 96 to 98) that the harnessing of renewable energy in locations where it is available is a high priority for the Government.

Adopted Development Plan

- 6.6 The site is located within the adopted development limits of Tadcaster, and is noted on the Proposals Map as a “Significant Residential Permission”. Consequently, the historic planning permissions in existence on this site are taken account within the adopted plan strategy. The principle of residential development in this location is consequently accepted and forms part of the adopted development plan.
- 6.7 Policy H1 of the Development Plan states that provision will be made for land to accommodate about 620 dwellings per annum in the period January 2005 to December 2006, and that beyond this time the annual billed rate applicable from the RSS will be applied. The build rate for the District of Selby within the adopted RSS (2008) is 440 dwelling per annum.
- 6.8 Policy H2B of the adopted Plan requires the proposals for residential development will be expected to achieve a minimum net density of 30 dwellings per hectare. The policy also states that higher densities will be required where appropriate particularly within the market towns (such as Tadcaster) and in locations with good access to services and facilities and/or public transport.

Planning Assessment

- 6.9 Development of the site for residential uses represents an implementation of the adopted Local Plan strategy for the District. The pursuit of a higher density scheme for the site reflects government guidance to make an efficient use of brownfield sites.
- 6.10 The application site is “previously developed land” as defined within NPPF , Annex 2. The site also benefits from extant and implementable planning permissions which are capable of being built out at any point in the future. The size and location, adjoining the town centre, including excellent access to the town’s bus station, shopping and other facilities, means that it demonstrates exceptional sustainability credentials for a site within a small market town such as Tadcaster.

- 6.11 The renewable component of the scheme seeks to harness a valuable energy resource in the location at which is presents itself. The design of the turbines is such that they represent the most appropriate method of harnessing this resource.
- 6.12 The principle of a high density residential development in this location is therefore acceptable.

7.0 Design

Government Policy

- 7.1 The design of buildings and their urban context are material considerations in the determination of applications for planning permission. A firm understanding of the context in which development takes place both physically, historically and environmentally is an important prerequisite for achieving good design.
- 7.2 Government policy in the form of paragraphs 56 to 68 of NPPF stresses the importance of design in meeting a wide range of objectives and aims, considering it indivisible from good planning.
- 7.3 The document goes on to state that design policy should avoid unnecessary prescription or detail, and should concentrate on guiding the overall scale, density, massing, height, landscape, layout and access of new development in relation to neighbouring buildings in the local area. Specific architectural styles should not be imposed on a development and authorities should take care not to stifle innovation, originality or initiative through requiring a development to conform to certain development forms or styles. The guidance does, however, make it clear that it is proper for a Council to seek to promote or reinforce local distinctiveness, especially where this is supported by clear plan policies and supplementary planning documents. Implicit within NPPF is the concept of ‘designing out crime’ whereby the opportunity and ability to commit crimes can be reduced through careful consideration of issues such as passive surveillance, lighting and landscaping.

Development Plan Policy

- 7.4 The adopted Local Plan includes Policy ENV1: Control of Development, which requires, amongst other criteria, that in considering proposals, the District Council will take account of:

“1. The effect upon the character of the area or the amenity of adjoining occupiers;

3. *The capacity of local services and infrastructure to serve the proposal, or the arrangements to be made for upgrading, or providing services and infrastructure;*
4. *The standard of layout, design and materials in relation to the site and surroundings and associated landscaping;*
7. *The need to maximise opportunities for energy conservation through design, orientation and construction”.*

- 7.5 The other criteria of this policy are assessed elsewhere within this document.
- 7.6 Policy H6 of the adopted Plan relates to the development of residential proposals. The policy confirms that such proposals will be permitted where it can be demonstrated that they meet the requirements of seven criteria contained within the policy. The criteria relating to design issues are 1, 2, 4, 5 and 7. The remaining criteria are considered elsewhere within this document.
- 7.7 Whilst no single local plan policy deals with the issue of designing out crime, it is implicit that a well-designed scheme will have incorporated the concept through out the iterative design process. Documents such as New Homes guidance provided by the Association of Chief Police Officers have been considered carefully during the schemes development.

Planning Assessment

- 7.8 In considering this section of the Planning Statement, careful consideration should be given to the submitted Design and Access Statement prepared by the scheme’s architects, Haines Phillips Architects and the Heritage Statement provided by David Lewis Associates.
- 7.9 Of the eight criteria contained under Policy ENV1 the following are of relevance to design issues:
- ***1. The effect upon the character of the area or the amenity of adjoining occupiers;***

- 7.10 The proposal has been carefully designed in order to take account of adjoining occupiers and the character of the surrounding area. As described above, the site partially falls within the Tadcaster Conservation Area and attention to the design and detailing of development visible from within the Conservation Area and affecting views into the Conservation Area, has been had in order to ensure that the character and appearance of this important asset is enhanced and preserved as a result of the proposal.
- 7.11 With regard the adjoining occupiers, plainly the residents of Mill House have been utmost in our considerations when designing the scheme. Key elements of the proposal, such as the Soke Mill, which will have a bearing on the amenity of these occupiers.
- 7.12 The amenity of residents and occupiers of other surrounding properties have been considered and the proposal amended during the course of the design process. For example, views across the site from the east (residents of Heatherdene, Rosemary Row and Wighill Garth) have been assessed in detail and maintained where appropriate.
- 7.13 The topography, height of buildings and existing views from those buildings have been assessed and taken into account during the development of the design on site. Illustrations of the relationship between existing and proposed buildings can be seen in cross sections provided within the application bundle.
- ***4. The standard of layout, design and materials in relation to the site and its surroundings and associated landscaping;***
- 7.14 Detailed consideration of the design evolution, the process that led to the scheme layout, detailed design features, chosen materials etc. are provided for in the Design and Access Statement provided by Haines Philips Architects.
- 7.15 Full details of materials to be used and applied to the proposed buildings are set out within the accompanying architectural plans to the planning application.
- 7.16 Full details of the landscaping and materials intended to be applied to the construction of the proposal are set out on the Landscape Masterplan (drawing reference 10569-1-101)

and associated Landscape Design Rationale document provided by Cunnane Town Planning.

7.17 The landscape design rationale describes in full the analysis and design approach taken with regard the design, provides detail with regard the anticipated materials and finish to be applied to the site, and the materials and detailing that will be incorporated into public and private areas as well as the specific design in relation to planting. We consider the proposal represents a thoughtful and appropriate standard of materials, design and landscaping and therefore complies with this criterion.

- ***5. The potential loss, or adverse effect upon, significant buildings, related spaces, trees, wildlife habitats, archaeological or other features important to the character of the area;***

7.18 The full assessment of the potential impacts of the proposal is provided within the supporting application documentation. The potential for the development to have an adverse effect on significant buildings and related spaces, such as the Listed Viaduct, St Mary's Church and features of the Conservation Area has been fully considered within the Heritage Statement provided by David Lewis Associates. It is clear from a review of this Statement that none of these important assets will be adversely affected as a result of the proposed development, and that indeed the setting and appearance of the Tadcaster Conservation Area will be enhanced as a result.

7.19 It is also worthy of note that previous planning approvals on the site have been subject to requirements to implement a programme of archaeological works to the satisfaction of the local planning authority (A/74/3P/PA-Condition 15 and A/74/3AA/PA-Condition 14). In preparing to implement the extant Mill Lane and Riverside schemes on the site, these conditions have been discharged to the satisfaction of the Council. Such a 'watching brief' condition is again considered to be an appropriate and proportionate method of ensuring any archaeological remains are preserved and/or recorded.

7.20 The potential impact of the proposal in relation to arboricultural issues has been fully assessed by Waterman EED within the Arboricultural Assessment. This Assessment concludes that there are no adverse effects upon these assets, indeed the active

management of existing stock, supplemented by additional planting will result in an improvement to arboricultural assets on the site.

7.21 Similarly, a Phase 1 Ecological survey has been carried out on the site. This survey highlighted limited potential for assets of ecological potential to be present on the site and the need for further surveys. These have been completed and their results confirm that there are limited assets of ecological value present or likely to be present on the site, and that suitable conditions can be attached to any future planning permission which would ensure that no significant adverse effect would be caused to these assets, if present.

7.22 Policy H6 of the adopted Development Plan requires that the proposal:

- ***“1. is of a scale and design appropriate to the form and character of a settlement or immediate locality;”***

7.23 Tadcaster is identified within the adopted Local Plan as a market town and therefore benefiting from a range of services and facilities capable of supporting its current and anticipated population, and that of its rural hinterland. Local Plan Policy provides for the focus of future residential development within the market towns, in order to provide for the needs of the District in the most sustainable fashion.

7.24 Tadcaster’s broad character and historic development is detailed within Heritage Statement provided by David Lewis Associates. It is clear from a review of this document that the settlement has grown steadily over a lengthy period of time into a compact and dense market town. The brewing industry and large associated buildings and structures provide important landmarks throughout the town, and indicate a thriving industrial heritage. The scheme has been designed within this in mind, especially the built form that previously occupied the Mill Lane site.

7.25 The town is one of only three main settlements within the District, each with their own heritage, character and role within the area. Tadcaster performs the role of a rural market town and service centre. The proposal reflects the industrial past of the town, the

scale of historic buildings (both existing and now removed) without overly dominating the surroundings.

7.26 The scale of the proposal, whilst a large addition to the local housing stock within Tadcaster, is considered appropriate both in terms of the planning history of the site and the scale and location of surrounding and adjoining development. The scheme, by virtue of its scale, assists in meeting both the identified regeneration and housing need requirements of the town and surrounding area, and supports the understanding and interpretation of the areas historical context and character.

- ***“2. would provide a satisfactory standard of residential accommodation and amenity;”***

7.27 All of the residential units within the site have been designed to ensure that reasonable levels of residential amenity are achieved for future residents. Issues such as traffic noise, deliveries to the nearby supermarket, overlooking, private open space have all been considered during the course of designing and evolving the proposal. Each individual unit provides for a reasonable level of amenity to be enjoyed by future residents in accordance with current requirements and best practice.

7.28 Residents will enjoy dedicated private outdoor amenity space where possible and, where not possible, free and easy access to areas of shared open space in the form of formal equipped play areas and more informal riverside walks and incidental open space provided in order to improve the setting of buildings, and allow small sitting and recreation areas.

7.29 The proposals have been designed to meet commonly agreed minimum window-to-window separation distances to ensure privacy and adequate daylight and sunlight levels are maintained for future residents.

7.30 Given the steeply sloping nature of the site, a significant amount of further amenity will be afforded to all residents from open views across the River Wharfe valley, town centre and surrounding amenity space. The potential impact of the hydro-electric component of the scheme is fully assessed later in this document, where we conclude that amenity

levels will not be detrimentally affected by the installation. The requirements of this criterion have therefore been fully complied with.

- ***“4. Would not compromise the future of comprehensive development of land.”***

7.31 Taken with the approved schemes currently extant on the site and the operating supermarket, the current proposals constitute a comprehensive redevelopment of the entire Mill Lane site and do not stymie or otherwise prevent the development of other areas of land. We therefore consider that this criterion has been fully complied with.

- ***“5. Would not constitute an unacceptable form of backland or tandem development”;***

7.32 The site is not classed as backland, and tandem development is not proposed. We therefore consider that this criterion has been fully complied with.

- ***“7. Would not be subject to overriding considerations that would render the site unsuitable or the development inappropriate”;***

7.33 Having carried out a full suite of investigative studies on the site, completed both in the past and more recently, we are unaware of any overriding conditions that would render the site unsuitable for residential development. Residential uses in this location has been shown to be entirely appropriate both in relation to previous decisions on the site and currently adopted, and proposed to be carried forward, allocations.

7.34 With regard to the retention of land last used for employment uses, it is clear that previous employment on the Mill area of the site ceased in the 1960's and the last use of the Wise Owl Warehouse was in the 1980's. The site's notation as a residential commitment in the Local Plan recognises the suitability of the site for residential uses. We do not consider that the loss of an employment generating opportunity in this case is a detrimental or overriding consideration against the development of residential uses. We therefore consider that this criterion has been fully complied with.

- 7.35 In addition to the above, the scheme incorporates a wide variety of features from the strategic layout of the road and footpath infrastructure to ensure appropriate levels of permeability and visibility, to the detailed materials and associated landscaping of those routes. The communal spaces provided within the development have been designed to ensure that adequate levels of supervision and surveillance can be achieved without impacting unnecessarily of the privacy and amenity of future residents. Individual dwelling will be provided with the full array of ‘hard’ physical security features such as high specification door furniture, secure communal access arrangements for flatted accommodation and intruder alarms.
- 7.36 In summary, the proposal accords with all of the relevant criteria of both Policies ENV1 and H6 of the currently adopted Local Plan. The proposal also fully complies with guidance and policy contained within NPPF.

8.0 Affordable Housing

Government Policy

8.1 Policies within the NPPF reflect the governments aim of seeking to ensure that opportunities for home ownership are widened, and that for those who cannot afford open market housing, high quality options exist that are capable of meeting their needs. The policy also seeks to improve the affordability of the housing market through the increasing the supply of housing.

8.1.1 The policy requires that Local Planning Authorities should set an overall target for affordable housing needs, broken down in to social rented and intermediate affordable housing. The size and type of affordable housing needs should also be clearly defined along with the circumstance under which affordable housing will be required and the approach that the Authority will take in seeking developer contributions.

Adopted Local Plan

8.2 Policy H4 of the adopted Local Plan relates to the provision of affordable housing on allocated sites, and windfall development sites of 25 dwellings or more. The policy has, however, expired and consequently does not form part of the Development Plan for the area.

Adopted Developer Contributions SPD

8.3 Whilst the adopted Developer Contributions SPD was published in March 2007, it remains the most up-to-date document relating to the provision of affordable housing within Selby District. Whilst this Supplementary Planning Document does not form part of the Development Plan, it is a material consideration which can be afforded weight.

8.4 The SPD states that the Council will base negotiations with regard affordable housing from a series of starting points. In the first instance, the Council will seek 40% of dwellings on the site to be allocated to local affordable needs. Half of these units should be rented and the other half intermediate tenure (discounted for sale, shared ownership,

shared equity and sub-market rent) with types and sizes of house to reflect local needs. These needs are identified as one- and two-bedroom properties. The document, however, goes on to explain that they will seek the provision of affordable dwellings in the form of two and three bedroom properties, in order to arrive at a mixed and balanced community. Preference is expressed in the document that the affordable dwellings are indistinguishable from market dwellings and spread throughout the site.

Planning Assessment

8.5 It is worthy of note that there are currently extant planning permissions across the entire site for a total of 157 open market dwellings free of any requirement for providing affordable housing. Given that these permissions can be implemented at any time, these of course represent my client’s fallback position with regard the site and consequently, the starting point for negotiations with regard affordable housing provision going forward.

8.6 On this basis my client is prepared to provide 40% of the dwellings which will be provided on the site over and above those capable of completion under the implemented planning permissions.

Proposal	248 dwellings
Implemented and extant schemes	147 dwellings
Remainder to which affordable housing policy to be applied	101 dwellings
Affordable housing provision (40% of 101 dwellings)	41 dwellings

8.7 The above dwellings will be distributed around the site in small groups to aid management, and comprised mainly of two to three bedroom properties precisely in accordance with policy contained within the Developer Contributions DPD. The locations of the affordable dwellings are set out within Appendix 3 to this document.

8.8 This addresses not only the need identified locally by the Council’s Housing Department, but also provides for affordable housing provision on the site where, under current extant planning permissions, nil provision would be made. We consider this

meets the policy requirements set out within the Council's Developer Contributions SPD for affordable housing provision.

9.0 Flooding

Government Policy

- 9.1 NPPF provides for a sequential, risk based approach in determining the suitability of land for development. The primary aim of the NPPF in relation to flooding is to guide sensitive development to the lowest flood risk areas. The document classifies different uses with regard their sensitivity to flooding, whether it is suitable for the flood zone in which it is located, and the requirements for an Exception Test to be met in circumstances where, on first examination, this is not the case.
- 9.2 Guidance within NPPF also recognises the potential for schemes to impact upon the flood regime elsewhere and requires that schemes should avoid increasing risk to life and property in other locations. Exceptions to the Sequential Test are provided for within the policy. For this to be passed the scheme must be demonstrably beneficial to wider sustainability, sufficient to outweigh flood risk, and the scheme will be safe for its lifetime taking into account the vulnerability of its users.

Development Plan Policy

- 9.3 The adopted Development Plan for the area contains Policy ENV5: Development and Flood Risk. This policy however expired in February 2008 and no longer forms part of the Development Plan for the purposes of determining planning applications.

Planning Assessment

- 9.4 As previously documented, the site benefits from a number of planning permissions that remain extant for the construction of residential dwellings. The Riverside Scheme included proposals for the re-grading of the embankment in order to meet the Environment Agency's requirements for flood protection.
- 9.5 The Environment Agency currently has revised flood protection requirements however, which seek higher levels of protection than that provided by the extant scheme. Consequently, and following pre-application consultation, it is clear that the

Environment Agency would prefer a higher level of protection to be afforded to development on this site than that provided by the works associated with the Riverside Scheme.

- 9.6 The flood protection measures proposed in association with this planning permission are fully set out within the Flood Risk Assessment provided by Peter Brett Associates. Briefly, the measures proposed include the location of the majority of residential development in areas of lowest flood risk, along with the elevation of development floor levels above the flood level. In addition, flood compensation measures will be provided to ensure that there is no detrimental impact resulting from the proposals. The scheme will also incorporate continuous safe access for all dwellings and a scheme of service water management.
- 9.7 As the proposed residential development is classified as “more vulnerable” development and is partially located in Flood Zone 3A, development on the site must be assessed against both a Sequential Test and the Exception Test set out within NPPF.
- 9.8 The testing of the proposed scheme against these requirements is fully set out in the accompanying Flood Sequential and Exception Assessment provided by Cunnane Town Planning. This study concludes that, after a thorough assessment of alternative sites that are available, suitable and viable for residential development within and adjoining Tadcaster, this site represents the only available, viable and suitable site capable of development. With regard to the Exception Test, it is clear that the site provides a number of wider sustainability benefits to both the local the community and surrounding area that outweighs the flood risk, informed by the Strategic Flood Risk Assessment. This takes into account previous development of the site and extant planning permissions.
- 9.9 In light of the above, there is no planning reason related to flood risk in the application of the Sequential and Exception Tests for opposing the proposed development.

10.0 Renewable Energy

Government Policy

- 10.1 The Government's planning policy with regard renewable energy development is contained within the NPPF chapter titles 'Meeting the challenge of climate change, flooding and coastal change'. The policy references the objective and provision of the Climate Change Act 2008, and the Government's aim of putting the UK on a path to cut its carbon dioxide emissions by some 60% by 2050 in order to create and maintain reliable and competitive energy supplies for the country. The increased development of renewable energy resources is consequently vital to facilitating delivery of the Government's commitment on both climate change and renewable energy.
- 10.2 The document also makes it clear that the wider environmental and economic benefits of all proposals for renewable energy projects are material considerations to which significant weight should be attached in determining planning applications. The NPPF also provides that local planning authorities should approve planning permission if the proposals impacts are (or can be made to be) acceptable unless other material considerations indicate otherwise (as distinct from policy conflicts).
- 10.3 Specifically, with relation to small scale/decentralised renewable energy developments, the document encourages local planning authorities and developers to incorporate renewable energy projects into all new developments. The document is explicit in stating that local planning authorities should promote such sources of energy generation.

The Adopted Local Plan

- 10.4 The adopted Local Plan contains Policy ENV6: Renewable Energy which provides a positive presumption in favour of renewable energy developments provided that they meet five specific criteria. These criteria are set out below:
- 1) The scheme will not have a significant adverse effect on the immediate and wider landscape;

- 2) The scheme is located in close proximity to the electric grid or user buildings in order to keep new power lines to a minimum;
- 3) The proposal would not give rise to nuisance by virtue of noise, vehicular movements, emissions and electro-magnetic interference;
- 4) The proposal would achieve a high standard of design, materials and landscaping; and
- 5) Adequate measures are incorporated to safeguard local amenity and highway safety during construction.

Planning Assessment

- 10.5 The harnessing of power from the River Wharfe at this site has historical precedent. Ingleby's Mill previously housed water wheels and associated gearing in the basement which was used to power activities within the mill building. Investigations by our own architects have revealed that a number of structures and features associated with these water wheels are still in place and located within the basement of the current Wise Owl warehouse.
- 10.6 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.
- 10.7 Three options were examined for the location of the hydropower installation: on the existing weir, under the mill building or adjacent to the mill building on the river side. The option of locating the hydropower below the building is the favoured option as it offers the best combination of reducing visual intrusion has lower installation costs and avoids the issues arising if the turbines are located on the weir as a 'run of the river' installation.

- 10.8 Various options were examined for the optimum turbine technology for use at the site. Overall the favoured solution in terms of impact on fish, capital cost and debris screening requirements is the use of Archimedes Screw turbines.
- 10.9 An initial feasibility assessment using the 'flow duration curve' for the River Wharfe at Tadcaster suggest that the site can generate a peak output of 270kW and overall an output of approximately 1,075 MWh/year. The design head drop across the weir is approximately 2.6m and the design flow 18m³/s.
- 10.10 The most efficient layout for the site, based on the geometry and maximizing the output is for two 3.7m diameter screws housed in adjacent troughs below the building. To minimise the flood risk to the gearboxes and generators the drive from the screw shafts will be taken up to a higher level secure plant room constructed within the building with critical equipment positioned above the 1 in 100 year flood level. Automatically operated penstock sluices will be used to control the flow into the turbines.
- 10.11 The inlet and outlet channels will be kept as short as possible to minimise the length of the depleted reach just below the existing weir. To prevent gross floating debris entering the inlet channel a floating debris boom will be installed at the entrance of the inlet channel off the River Wharfe. This will deflect gross trash down over the existing weir. To prevent smaller debris from entering the turbines and causing damage to the blades a rakeable trash screen will be installed within the inlet channel located below the building and hidden from view.
- 10.12 There will be a 'Hands off Flow' (HOF) of 2.58m³/s that has been agreed with the Environment Agency. The HOF will pass through the existing fish pass and over the existing weir at all times and not through the turbines. If flow in the River Wharfe falls to or below this value the turbine penstocks will automatically close. When flows in the main channel rise above the HOF the penstocks will open and any extra flow will start to flow through the turbines and generate electricity.
- 10.13 The turbines will also be shut off during extreme flood conditions when the flows may exceed the design capacity of the system. There will be no impact on flood risk in the surrounding area as the flood capacity of the existing weir will remain unchanged.

- 10.14 The provision of an agreed HOF will ensure that the environmental, flow and geomorphological conditions in the existing weir pool will remain unchanged and therefore the habitat will not be significantly affected.
- 10.15 As the HOF will largely pass through the fish pass in preference to the main weir or the turbines, this facility will still be attractive to migrating fish. Fish will be discouraged from entering the outlet channel by a coarse screen at the downstream end.
- 10.16 A new eel pass will be incorporated into the design of the facility, either within the turbine channel or on the existing weir/fish pass. This is subject to further negotiation with the EA.
- 10.17 The proposal to reinstate the harnessing of hydropower within the Soke Mill proposals with the installation of two modern hydroelectric turbines provides a unique opportunity to showcase the installation of modern renewable energy equipment into prominent, visually-sensitive and historic location. The proposal will also enable the residential uses prepared within this application to benefit from the electricity produced, reflecting the aim of NPPF in demonstrating a social, environmental and economic benefit. This will offset the carbon emissions from the development whilst allowing a greater flexibility in the scheme design and removing the need to install other more obtrusive site based energy generating technologies such as solar photovoltaics on the roofs and/or an on site biomass boiler.
- 10.18 The criteria relating to Policy ENV6 are considered in detail below:
- *The scheme will not have a significant adverse effect on the immediate and wider landscape;*
- 10.19 The hydroelectric component of the proposals will be contained entirely within the basement level of the Soke Mill building and will not be visible from either the immediate or wider landscape. The associated mill races into and out of the mill will be reinstated along their original routes and will have no significant adverse effect on the immediate or wider landscape in this area. Indeed reinstatement in this manner is likely to assist in the understanding and interpretation of the historic landscape in this area.

The use of Archimedes Screw type turbines is widely acknowledged to have a very low potential impact on river eco-systems when compared with alternative methods of hydro-electricity generation. The slow turning screw turbine simply transports fish and other river fauna down the drop in height with no ‘trapping points’ or pressure discontinuities. The potential for ecological impacts resulting from the turbine has been fully examined in the accompanying Ecological Assessment prepared by Waterman EED, and no detrimental impacts have been found to result. We consequently consider that the requirements of this criterion have been fully met.

- *The scheme is located in close proximity to the electricity grid or user buildings in order to keep new power lines to a minimum;*

10.20 The scheme is located close to the centre of Tadcaster and will be capable of connecting to the grid in a variety of different locations. In addition, new residential buildings on the site will be able to utilise electricity generated by the scheme via local connections. Consequently, it is not anticipated that the proposal will generate a requirement for any new overhead power lines. We consider, therefore, that the requirements of this criterion have been met.

- *The proposal would not give rise to nuisance by virtue of noise, vehicular movements, emissions and electro-magnetic interference;*

10.21 The turbine units proposed to be installed are included within Appendix 4 of this document. The manufacturers’ specifications provide detailed, technical information with regard noise, vibration and other potential sources of nuisance.

10.22 To minimise noise and vibration transmission from the turbines and ancillary equipment to the flats above in the mill building, the turbine bearings and moving equipment mountings will be isolated with vibration absorbing bearings and the plant room will be soundproofed.

10.23 Once installed, the proposal will generate only very limited amounts of noise, and (as can be seen from the specification) will operate well within an acceptable range. Given the background level of noise generated by water flowing over the nearby weir, we are satisfied that this will not result in an unsatisfactory level of amenity or cause nuisance. The proposal is highly unlikely to generate significant levels of vehicle movement or

emissions during the course of its normal operation. Maintenance of the equipment will be carried out regularly but is unlikely to generate regular traffic movements above approximately one to two visits a week by a transit van-sized vehicle. The turbines will need to be accessed once every 50+ years and the gearbox and generator will need to be accessed every 10-15 years. There will be no emissions of significance generated by this component of the proposal.

10.24 Electro-magnetic interference can be caused by any generating equipment, however this effect will be small-scale and limited to a level that will not detrimentally affect nearby neighbouring residents, electrical equipment and/or transmissions in the area.

10.25 We consider, therefore, that the requirements of this criterion have been fully met.

- *The proposal will achieve a high standard of design, materials and landscaping;*

10.26 The proposals for hydroelectric generating equipment being installed in the basement of Soke Mill have been designed to be incorporated within the proposed structure on this site. The detail and historical precedent for such a building on this site is well documented within the Heritage Statement, Design and Access Statement and elsewhere within this Planning Statement. Great effort has been expended in achieving the highest possible standard of design and the incorporation of local materials within the scheme in order to ensure that a valuable asset is created for this prominent location. The incorporation of the turbines within the building is seen as a potential exemplar of design and incorporation of renewable energy technologies in to sensitive locations.

10.27 We therefore consider that the requirements of this criterion have been fully met.

- *Adequate measures are incorporated to safeguard local amenity and highway safety during construction;*

10.28 The installation of hydroelectric generating equipment within this location poses a number of unique challenges and will require careful consideration of specific construction requirements in order to ensure that adequate levels of local amenity and highway safety are maintained during the construction process. The majority of

equipment can be brought to site and installed with the use of normal LGV and HGV vehicles, and installed without requirement for a significant specialist equipment or construction techniques. However, the screws themselves are large single items and will be imported from the manufacturer in Germany. Specific arrangements will therefore have to be made in order to ensure that vehicles of a suitable size and capacity are able to access the site and deliver these items for installation.

10.29 We consequently consider that the proposal fully meets this criterion and consequently all of the criteria set out within Policy ENV6 of the Local Plan.

10.30 In summary, the proposal seeks to install a small but significant hydroelectric system, comprising two turbines, gearbox and generator within the basement of a carefully designed and detailed building for which there is historic precedent. Government policy within NPPF encourages the development of such schemes generally and in isolation, but particularly as part of a wider development scheme. The relevant Local Plan policy has been shown to be fully complied with and the aims and objectives of both the Government and Council in this regard actively met and exceeded.

11.0 Impact on the Character and Appearance of the Tadcaster Conservation Area and Surrounding Listed Buildings

Government Advice

- 11.1 NPPF provides the Government's policy on conservation of the historic environment at Chapter 12: Conserving and enhancing the historic environment. The Government's overall objectives are to deliver sustainable development with regard the historic environment, to conserve England's heritage in an appropriate manner and to contribute to our knowledge and understanding of our past through the capturing and making public of information in relation to heritage assets.

Local Plan

- 11.2 The adopted Local Plan contains Policies ENV22, ENV25 and ENV26. Policies ENV22 and ENV26 have not been 'saved' and therefore do not formally form part of the development plan. However Policy ENV25: Control of Development in Conservation Areas remains. This policy provides that if development affects the Conservation Area, it will be permitted provided that the proposals preserve or enhance the character or appearance of the Conservation Area and it meets the requirements of four criteria. These criteria are set out and considered in the text below.

Planning Assessment

- 11.3 The Conservation Area boundary runs along the western side of Mill Lane, incorporates the current Wise Owl warehouse and Mill House and continues to the north where it meets the Viaduct embankment. Consequently, the vast majority of the proposed development as a result of this application is located outside the Conservation Area. Those components within the Conservation Area are the Soke Mill building, the Riverside walk and a number of seating areas along the banks of the Wharfe.
- 11.4 Whilst the vast majority of built development is located outside the Conservation Area, these buildings will have an effect on its setting. Accordingly, the four requirements set out within Policy ENV25 have been considered in detail below and assist in considering the acceptability of the current development proposals.

- *The scale, form, position, design and materials of new buildings should be appropriate to the historic context*

11.5 A detailed assessment of the proposals is contained within the Heritage Statement provided by David Lewis Associates. This Statement concludes that the proposal has been developed with a full and proper appreciation of the historic context within which it is proposed. This conclusion is based on a review of the scale, form, position, design and materials of the proposal and how these reflect but do not imitate the surroundings. The Assessment also considers that the buildings present on the site do not contribute in to the significance of the Conservation Area. Its demolition will not damage the character and appearance of the Conservation Area, indeed its replacement with the Soke Mill will be an enhancement.

11.6 We therefore conclude that the detailed requirements of this criterion have been fully met.

- *Features of Townscape Importance, including open spaces, trees, verges, hedging and paving should be retained*

11.7 Whilst the site is currently broadly open in appearance, the site is not designated or can be lawfully used as open space. It is worthy of note also that permission has already been granted for built development across the entire site and that this principle of development across the whole site represents the base line from which this criterion should be assessed.

11.8 The incorporation of a riverside walk and retention of a number of areas of open spaces are considered to be a positive benefit in favour of development of the site. The Landscape Masterplan illustrates both the hard and soft landscaping treatments on the site including the retention and use of existing trees, grassed areas and planting. We consider that implementation of these schemes will result in a high quality development. It is also worthy of note that the proposal seeks to develop a more formal network of

pedestrian access, footpaths and routes through the site in order to ensure permeability and enhance safe public access to these assets for their enjoyment.

11.9 We therefore consider that the requirements of this criterion have been met.

- *Should not adversely affect the setting of the area or significant views into or out of the area*

11.10 We consider that the current condition and appearance of the site detracts from the setting of, and views out of the Conservation Area. In contrast, developing this under-used, brownfield site with a high quality and well thought out residential development, and providing a variety of formal and informal public spaces as well as increased safe access to the site, will enhance the views both into and out of the Conservation Area. The proposal's design and layout ensures that not only is the scheme of the highest possible quality for future residents, but that high quality public areas are provided in order that surrounding residents and interest groups are able to enjoy the resultant development. A full review of the proposal's potential effect on the setting of the Conservation Area is provided in the Heritage Assessment that accompanies this application.

11.11 We therefore consider that the full requirements of this criterion have been met.

- *The proposed use, external site works and boundary treatment should be compatible with the character and appearance of the area*

11.12 It is clear that the principle of developing the site for residential purposes has been found to be acceptable and compatible with the character and appearance of the Conservation Area. These proposals are seen as an enhancement on that base line of extant planning permissions for residential uses across the site, and incorporates features such as enhanced pedestrian permeability and access, open public space provision as well as formal and informal equipment for play and enjoyment by the local community.

11.13 New boundary treatments will be provided to a high standard as indicated within the Landscape Masterplan, Landscape Design Rationale, Design and Access Statement and

architects' drawings. If required, the detailed consideration of these treatments can be carried out at a later date through imposition of a planning condition on any future grant of planning permission.

- 11.14 For the reasons set out above, we consider that the proposal will comply with all the criteria of Policy ENV25 of the adopted Local Plan and the requirements, aims and objectives of NPPF. We consider that the proposals represent an enhancement of the Tadcaster Conservation Area both above the existing situation on the site and the base line position of residential planning permissions that have been partially implemented.

12.0 Landscaping and Amenity

12.1 The landscaping issues arising from the proposed development have been addressed in the Landscape Masterplan and the Landscape Design Rationale provided by Cunnane Town Planning. Consequently, the conclusions in relation to planning policy are provided here.

National Policy

12.2 National policy in relation to the provision of landscaping and amenity is set out through out the NPPF, however most prominently with Chapter 11: Conserving and enhancing the natural environment. The Both documents seek the incorporation of well-designed and considered landscaping proposals and integrated amenity provision as important components of any scheme. Specifically with regard to promoting healthy communities through development the NPPF advises that the a well designed scheme will provide, or enable access to community and green space and open amenity space and recreational space (including play space) as well as private outdoor space such as residential gardens, patios and balconies.

Local Plan

12.3 Policy ENV20: Strategic Landscaping of the Local Plan recognises that there is inadequate landscaping generally within the District, and requires that, where it is necessary, large scale development will be required to incorporate substantial elements of strategic landscaping as part of the scheme. Policy ENV21: Landscaping Requirements provides that, where appropriate, proposals should incorporate landscaping within the development as an integral element of the layout and design. Applicants should consider retention of existing trees and hedgerows and planting of native, locally occurring species. In addition, the policy provides that the Council may make use of TPOs, planning conditions and seek a legal agreement to ensure the protection and future maintenance and/or replacement of existing trees, hedgerows and proposed new planting.

- 12.4 Criterion 6 of Policy H6 states that development will be permitted provided that the proposal will not result in the loss of open space or areas important for nature conservation, recreation or local amenity that are intrinsically important to the character of the area.

Planning Assessment

- 12.5 Currently the site provides little structured landscaping, and is generally laid to rough grasses, shrubs and self-seeded trees and vegetation. Maintenance of landscaping features of this area is generally limited to that required to ensure the safety of members of the public in relation to falling trees, and providing an easily maintainable landscape. Existing trees on site are limited in number and generally of poor individual quality. The value of individual and groups of trees is, however, fully assessed in the Arboricultural Report prepared by Waterman EED in relation to this site.
- 12.6 The existing amenity uses on the site are limited to informal walking, fishing and use of the river bank. We understand that incidences of anti-social behaviour including graffiti, vandalism and antisocial behaviour have also been recorded in and around some areas of the application site.
- 12.7 The Landscape Masterplan retains the maximum number of trees possible on the site, and seeks to enhance their effect and appearance by supplementing the new areas of tree and shrub planting. The Riverside walk is intended to provide an opportunity to enjoy this important landscaped area and enable a valuable semi-formal public amenity space on one of the main pedestrian routes through the site.
- 12.8 The proposal would not result in the loss of open space of nature conservation, recreation or local amenity value and neither would it result in the loss of assets which are intrinsically important to the character of the area. Consequently, we conclude that the proposal fully accords with Policy H6 of the adopted Local Plan.
- 12.9 Indeed we consider that the hard and soft landscaping scheme set out within the Landscape Masterplan positively enhances this area of the Conservation Area, and provides a valuable amenity asset to both the future residents and the local population.

- 12.10 Private amenity space is provided for each of the proposed dwellings in the form of private rear gardens. Flatted accommodation proposed on the site will have ready access to shared amenity spaces as well as those designated for public open space. Consequently, we consider that the proposed development will provide sufficient levels of formal and informal amenity space for residents, and that public open space will provide a much enhanced facility for the residents within the surrounding area.
- 12.11 Consequently we consider that the proposals meet the full requirements of national policy and policies ENV20, Policy ENV21 and criterion H6 of the Local Plan.

13.0 Highways and Transportation

13.1 The highways and transportation issues arising from this scheme have been fully addressed in the Transport Assessment provided by TTHC. Consequently, we have only noted here the conclusions in relation to planning policy.

Government Policy

13.2 The NPPF provides the Government's strategic policy with regard to transportation at Chapter 4: Promoting sustainable Development. In the context of residential development, the document needs to be read in conjunction with the relevant extracts of the NPPF at Chapter 6. The document recognises that land use planning has a key role in delivering the Government's integrated transport strategy and that the proper use of planning control can help to reduce the need to travel, the length of journeys and make it safer and easier for people to access jobs, shopping, leisure facilities and services.

13.3 The policy document provides for three main issues during the assessment of proposals that may generate significant numbers of movements should take account of. These are:

- *the opportunities for sustainable transport modes have been taken up depending on the nature and location of the site, to reduce the need for major transport infrastructure;*
- *safe and suitable access to the site can be achieved for all people; and*
- *improvements can be undertaken within the transport network that cost effectively limit the significant impacts of the development. Development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe.*

13.4 At paragraph 39, the document provides for local authorities to set their own parking standards, and advises that they should take into account a number of factors. These are closely linked to the overall theme of sustainability, and driving down the need to travel and providing for sustainable modes.

13.5 As it applies to the consideration of residential schemes the NPPF requires a design-led approach to proposed development and, in relation to parking, requires that the provision of parking spaces should ensure that it is well integrated with high quality public realm and with streets that are pedestrian, cycle and vehicle friendly.

Local Plan Policy

13.6 Policy VP1 of the adopted Local Plan states that the District Council will support the provision of parking spaces/facilities in new developments up to the maximum car standards set out within Appendix 4. Appendix 4 provides a copy of Parking Standards for new development provided by North Yorkshire County Council. For residential uses, the document provides the following maximum limits for development within the market towns:

House Type	Cycle Parking	Non-Operational Requirement for Parking	Non-Operational Requirement for Visitors
Dwelling (3 bed)	No specific provision	2 spaces	1 designated casual visitor parking space per 5 dwellings for shared access roads or estate roads with a carriageway width of less than 5.5 metres. These must be contiguous with the highway and must not be conveyed to an individual dwelling
Dwelling (2 bed)	No specific provision	1 space	Nil
Dwelling (1 bed)	No specific provision	1 space – for estates with more than 50 dwellings, an average of 1.5 spaces per dwelling should be provided	Nil

13.7 The supporting text to Policy VP1: Vehicle Parking states that in certain circumstances, e.g. within town centres, it may not be feasible or desirable to provide full on-street parking.

Planning Assessment

- 13.8 The proposals incorporate 100% of parking provision for both residential development in separate dwellings and that provided within the flatted accommodation. There is also ample provision for visitor space within the development.
- 13.9 In light of the accessible town centre location in which the site is located, the excellent access to local services and the availability of a public transport hub in close proximity to the site, we consider that the proposed level of parking provision is acceptable and accords with the policy set out both within the NPPF and Local Development Plan Policy.
- 13.10 The Transport Assessment also considers the likely impact of the development on the surrounding road network. The document concludes that the proposal would not have a detrimental impact on the capacity of the immediate road junctions or cause harm to traffic flows or highway safety on the surrounding road network.
- 13.11 For these reasons, we consider that the proposal is acceptable in both parking and transportation terms and meets the requirements of aims of all relevant policies.

14.0 Conclusions

- 14.1 The site benefits from a lengthy history of being identified and receiving approval for residential development schemes, a number of which have been implemented and remain extant in perpetuity. The principle of residential development in this location has been firmly established and accepted.
- 14.2 The site is subject to a series of constraints including flooding, the Tadcaster Conservation Area and topography, as well as surrounding sensitive uses and the desire to harness hydropower from the adjoining River Wharfe. These constraints have been considered and dealt with sensitively in designing and arriving at a well considered and detailed solution to the challenges of developing a complex brownfield open site such as this.
- 14.3 We consider that the proposal makes the very best use of a valuable brownfield site, close to the centre of Tadcaster whilst providing an appropriate overall design solution. We consider that this scheme would not give rise to additional flood risk, would not be harmful to the character and appearance of the Tadcaster Conservation Area and provides a very valuable opportunity to harness the unique renewable energy resource within this area of Tadcaster. The proposal also provides a creative and highly appropriate solution to landscaping as well as much needed affordable housing provision for this area of Selby.
- 14.4 For these reasons and having regard to all supporting information submitted alongside the application, we commend the proposal to the Council. We are, of course, happy to meet or discuss any issue with the Council or any statutory consultees as appropriate.