



Tadcaster Town Council

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Open Monday to Thursday 9.30am to 12.30pm

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**The Planning Policy Team
Selby District Council
Civic Centre
Doncaster Road
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Dear Planning Policy Team

SELBY DISTRICT LOCAL PLAN – PREFERRED OPTIONS CONSULTATION ON THE SELBY DISTRICT

Introduction:

Overall, the Local Plan is welcomed by Tadcaster Town Council as a step in the right direction to develop Tadcaster into a sustainable, welcoming town with increased footfall, thriving businesses and an active population across all ages. As one of the three designated Service Centres in the Selby area, it is vital that Tadcaster's economy is a sustainable one, enabling the town to fulfil its Service Centre remit to the northern parishes.

The Council have noted, and referred to, the Strategic Priorities detailed in the Selby District Council Corporate Plan which are published under the four headings of Live, Enjoy, Grow and Great Value.

The Council feels it important to flag up from the start that, while many of the Local Plan proposals are just what the town needs, it was noted with some concern that there is no mention in the Plan of Employment Development without which long term sustainability will struggle, and would like to emphasise that, in order for Tadcaster to fulfil its Service Centre remit to surrounding villages, it is essential that local transport facilities – including town centre parking – are given a high priority.

It is also important to flag up that what all residents of Tadcaster – and visitors – find distressing are the derelict buildings all around the town. Whatever is finally decided on in terms of development, it is the firmly held view of the Council that refurbishments of *all* derelict properties must be completed *before* other changes are made; and that there be a strictly defined time line for progress and legally agreed protections on all sides.

That being said, there are many positives in the proposals and the Town Council looks forward to being part of future discussions with Selby District Council and SSOB to refine the ideas already in the plan to the benefit of all. Many of the suggestions are promising and we can support most of them, but with some caveats and queries which are detailed below.

TADC-H

Development of housing on Chapel Street/Central area car park.

The Council recognise that the development of the car park is seen by some as a pre-requisite to an overall plan to improve the whole town and are not opposed to it in principle. The car park is very well-used at the moment and is a vital support to the shops; its loss is likely to provoke a strong,

probably negative, reaction from across the town. Replacement parking, of a quality, capacity and position adequate to replace (and ideally improve on) the spaces that will be lost is essential.

Caveats to proposal to build 43 houses in this space:

The Council feels that 43 houses are too many. They would be very tightly packed and with minimal outside space which is not what most people want these days. Tadcaster needs long-staying families and they need gardens.

The parking for this development is inadequate. The Local Plan suggests homeowners, families and visitors would all park in Robin Hood's Yard but, if this happened, much of the available parking there would be taken up by those residents and leave a very reduced number of spaces for town centre shoppers.

Each house needs to have – *at least* – one dedicated parking space plus a separate section for visitors.

The density of 43 houses on that space is too much. Although, the Council has not yet seen the plans (but would welcome the opportunity) it was thought that reducing that number by half would make the properties more attractive, would allow for outdoor space and relevant parking with electric charging points.

What consideration is being given to residents of Chapel Street who currently park on the central car park?

Further, the Council recommends that the large piece of grass close to the war memorial (known as The Green) be considered as part of the overall plan. This area is currently unused and would be a wonderful bonus to the town if converted to a public park (to add value to the pedestrianised Kirkgate). And, part of it could help with the need for more town centre parking.

However, as part of an overall improvement plan for the town the Council do not categorically oppose developing the central car park space.

TADC-N. Robin Hood's Yard.

The Council welcomes plans to develop Robin Hood's Yard into a parking area. Its position right beside the High Street means it is the one area currently available that would offer easy access to the shops; thus, it should be designed to accommodate shoppers and visitors before residential parking.

It is not clear from the Plan how many car parking spaces it would provide? And would there be legal safeguards to ensure that these parking spaces cannot be removed from the town in the future?

Further, concerns about access and egress provision were raised? In another part of the Plan it is proposed to pedestrianise Kirkgate (which is a brilliant idea!) it is unclear how both these ambitions can work together? It is sincerely hoped that a scheme can be devised to enable this to happen as both proposals could significantly add to the vitality of the town centre.

TADC-1. Land at Mill Lane.

The housing development here is much welcomed, particularly as there is an emphasis on creating a design in keeping with the heritage of the town. The inclusion of green spaces and the enhancement of the bridleway are further plus points. However, we would draw attention to the increased traffic that would be using Mill Lane, and that continued easy access to the supermarket is important. Further parking here is also welcome; however, these spaces cannot be seen as a replacement for the central car park – they are across the river from, and sufficiently far from, the High Street shops to be less attractive to shoppers. Those businesses urgently need increased footfall which requires parking close by.

TADC-AD. Fircroft and Former Barnardo's Home, Wighill Lane.

The Council view development of this site as a good thing. The refurbishment of the existing buildings will be a positive addition to the town.

However, Tadcaster badly needs a high quality, modern hotel for business and tourism and the Council suggests that a refurbished Fircroft would be ideal. We put this idea forward – Tadcaster Fircroft Hotel - in the hope that it will be seriously considered.

TADC-L Rear of 46 Wighill Lane and former coal yard.

This proposed refurbishment is welcome. The Council queries the high number of homes proposed – 17 suggests very high density – but as detailed plans have not been studied it is too early to take a view. But certainly the refurbishment is much needed.

TADC-AE Butchers Field

Again, new housing is a good thing. However, this site is surrounded by existing dwellings and account must be taken of how this development (which again seems very dense) would affect them; and of course the access issues may present a challenge.

TADC-J. Land at Station Road

Again, residential development is welcome. However, this land could equally be used for employment development. Or a mix of residential and job creation. We are thinking of a small business or industrial complex (with easy access to the Leeds Road) and/or another supermarket. Plus housing.

TADC-M. Land at London Road

Sports Park and Community Hub. This sounds like an asset to the town and is welcomed.

However, it is a large area and we raise the question of whether a part of it (nearer to the A64) might be considered for employment development. In order to be sustainable in the long term Tadcaster needs jobs as well as housing and community facilities – which are hugely welcome!

Further, enhanced parking is welcome but being located this far out of the town centre it would be no substitute for town centre spaces.

One suggestion is that the big car park owned by Tadcaster Albion be brought into the mix. It is in an ideal position to support the High Street. Without knowing more of the plans for the Sports and Community Hub it is hard to present concrete ideas, but the Council suggests that some amalgamation of the Football Club with the new Hub could release that vital parking space to support Tadcaster centre and thus the town overall.

CONCLUSION:

The Town Council is very pleased that discussions have opened between all interested parties about how to build on Tadcaster's many existing assets, and to lay groundwork for a thriving, sustainable future.

Central to this is the refurbishment of ALL the derelict properties and their return to use as either residential or commercial uses. This must be done first.

That being said, our two main priorities are,

1. that account be taken of the need for long term, sustainable employment provision.
2. and that the commercial centre of the town (including a pedestrianised Kirkgate) is supported with easy access for shoppers, diners and other visitors - which means parking provision.

In conclusion, Tadcaster Town Council is committed to preserving the history and heritage of Tadcaster while moving seamlessly into a carbon-neutral 21st century future of local employment and commerce, tourism and leisure which will support all the northern parishes.

In order to achieve this, we hope and expect that note will continue to be taken of the Strategic Priorities in Selby's Council Plan.

Yours sincerely

For and on behalf of the Tadcaster Town Council

J L Crowther

Clerk