



Tadcaster

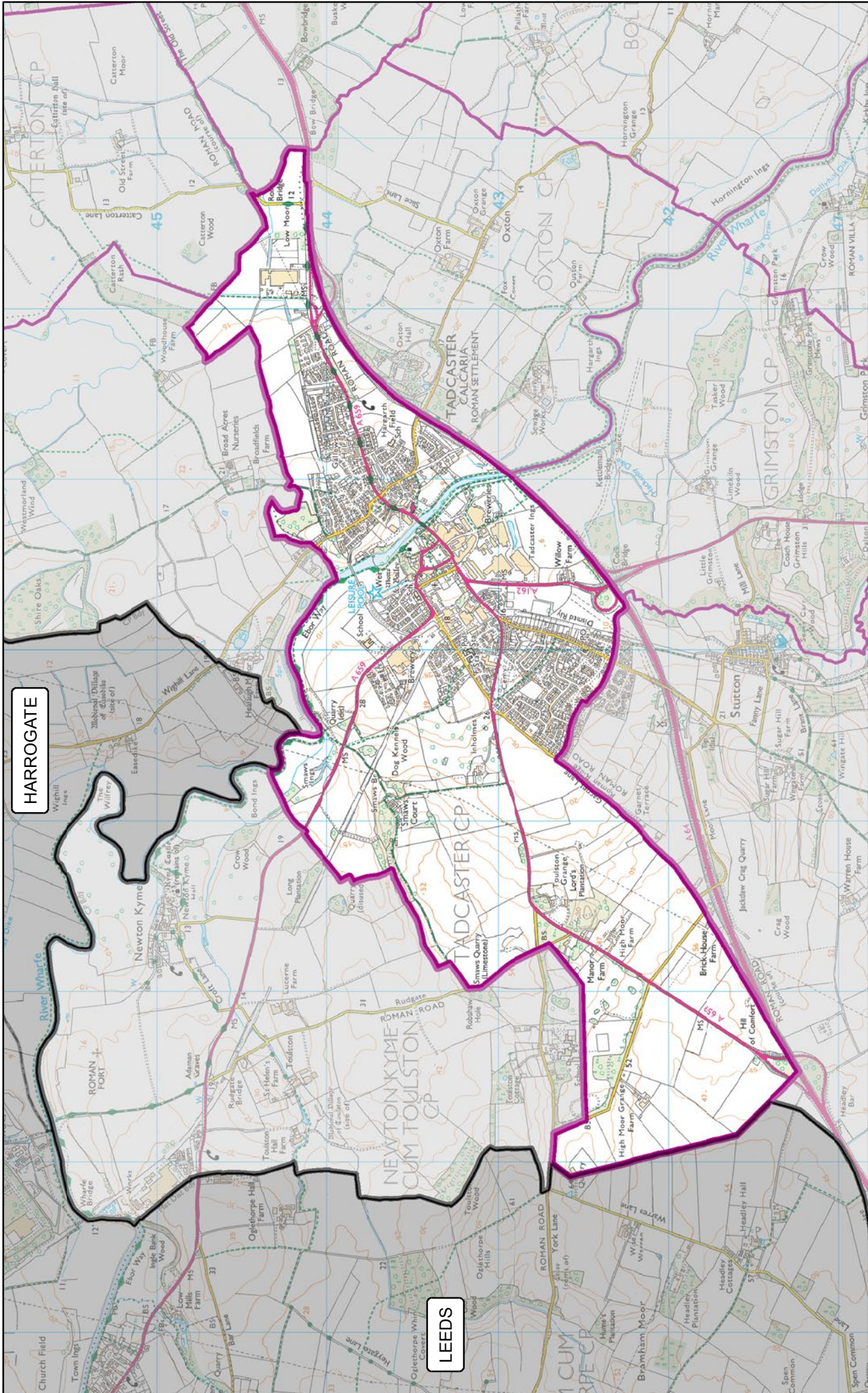
Neighbourhood Development Plan

2021-2040

Our policy intentions for future prosperity

INITIAL CONSULTATION

October 2021



HARROGATE

LEEDS

Tadcaster Neighbourhood Plan Area



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Contents



1. Introduction and background	4
2. Tadcaster 2040	6
3. Policy intentions and non-planning community actions	9
The built environment: heritage, development and design	10
The green and natural environment	13
The town centre	15
Community facilities and services	17
Housing	18
Economic development and retail	20
Traffic, transport and travel	21

1. Introduction and background



What is a Neighbourhood Plan?

The Government's Localism Act of 2011 empowered communities like Tadcaster to be able to shape their future through Neighbourhood Plans, which will become enshrined in the local council's (Selby and its successor authority's) Development Plan for the next 20 years. The Neighbourhood Plan will be informed by local opinions on a variety of planning matters, such as the town centre, new housing (mix and affordability), design of new buildings, protection and improvement of green spaces, built heritage assets and of community facilities.

Where are we in the process?

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.

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 has been somewhat forestalled by the Covid pandemic.

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, Selby District Council (SDC) approved the parish's application for Neighbourhood Area designation.

Based on the early work, this initial 'Policy Intentions Document' has been produced. This sets out suggested policy and land use intentions which the town council is minded to include in its final draft plan, hopefully to be published for formal consultation in early 2022. This current document enables the community to take the opportunity to comment and suggest improvements and additional matters which can be incorporated in the final draft plan.

What's next?

Following this current consultation, the final draft plan will be prepared, taking on board comments from the community and a wide range of stakeholders and statutory consultees, together with evidence being gathered from research studies currently underway. It will then be published for a formal six week statutory public consultation. After further modification, the 'Final Plan' will then be submitted to Selby District Council for further scrutiny and independent examination to ensure it complies with legal obligations. It will finally be put to a community referendum of the people of the parish, and hopefully come into force sometime in 2023.

2. Tadcaster 2040



Introduction

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. There is no guarantee that this will happen 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 3) 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

- By identifying and conserving the town's built heritage assets;
- By ensuring that all new development is in keeping with existing historical and architectural quality;
- 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;
- By protecting, enhancing and extending a green space network of landscape, wildlife and recreational value throughout the town;
- 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;
- By protecting, improving and supporting further provision of community and recreational facilities;
- By ensuring that homes of the right types are built to meet the needs of local people;
- By securing and supporting the growth of appropriate local employment opportunities;
- By improving the town's tourism offer, including supporting the provision of new hotel and other visitor accommodation;
- By improving transport infrastructure and services, alleviating congestion and developing better routes and facilities for cyclists and public rights of way users;
- By securing the regeneration of derelict or vacant sites and buildings in the town;
- By placing a 'green', environmentally-conscious and sustainability ethos at the plan's heart.

3. Policy intentions and non-planning community actions



Introduction

The Neighbourhood Plan, once ‘made’ (i.e. adopted) will be a statutory planning document with the same status as the Selby Local Plan. As such, planning applications will be judged by reference to it. It is therefore essential that the final plan is written in the form of legally enforceable planning policies and proposals.

For the purposes of this ‘Policy Intentions Document’ however, and for ease of understanding, it is the basic intentions of policies and proposals which are set out here in plain English, together with some background and justification. Final policy wordings, together with full evidence and detail, will be presented in the final draft plan.

The policy and land use intentions are presented in seven sections below, respectively covering:

- The Built Environment: Heritage, Development and Design
- The Green and Natural Environment
- The Town Centre
- Community Facilities and Services
- Housing
- Economic Development
- Traffic, Transport and Travel

Any already identified, potential non-planning community actions are listed at the end of each section.

The built environment: heritage development and design

Tadcaster has a rich built 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, including the ‘designing out’ of crime, and the need to improve the look of the town and its public realm.

A significant part of Tadcaster town centre, including part of the riverside with its historic bridge and viaduct, already enjoy conservation area status via the designation of the Tadcaster Conservation Area, originally in 1973 and its extension in 2004. This affords it statutory protection against adverse development. During the first half of 2021, SDC has prepared and consulted on a non-statutory Conservation Area Appraisal (CAA), due to be finalised by the end of the year. This will contain a number of detailed guidelines to steer new development within the conservation area. The Neighbourhood Plan will look to reflect this up-to-date guidance in a conservation area policy, in order to strengthen safeguards.

It is considered by the town council that the current conservation area designation may however exclude adjacent areas which, it is felt, may also be worthy of the same protection. Conservation area extensions to cover these areas could possibly be pursued as appropriate by the council under the Neighbourhood Plan umbrella, but in the meantime the plan will look to put in place ‘Local Heritage Area’ policies to provide at least interim protection for any such areas.

Tadcaster is also rich in terms of its individual heritage buildings and structures, many of which (over 50, including The Ark, The Old Vicarage and St Mary’s Church) have been ‘Listed’ by Historic England and are as such already protected. The Tadcaster Motte and Bailey Castle has in addition been identified as a

Scheduled Monument. Other ‘character’ buildings however, such as The Barn and The Riley Smith Hall, remain relatively unprotected against unsympathetic development. The Neighbourhood Plan intends to introduce policy in order to protect what makes them important and to encourage appropriate enhancement.

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 all parts of the parish and encouraging public realm improvements. The town council has commissioned work on ‘Design and Design Codes’ which will help to inform detailed policies on development and design throughout the town. This is scheduled for completion by the end of 2021.

Policy Intention BE1: Tadcaster Conservation Area – Development & Design

Policy will require the design of all development, within and adjacent to the parish’s conservation area, to respect its distinctive architectural, historic and landscape features and integrity, relative to its documented character, and will set out clear layout and design criteria to this effect. Policy will also identify buildings and land in need of enhancement.

Policy Intention BE2: Local Heritage Areas – Development & Design

Policy will identify and define on a ‘Neighbourhood Plan Map’, a Local Heritage Area or Areas, adjacent to the conservation area, and require the design of all development within those Local Heritage Areas to respect their documented characteristics in line with clear layout and design criteria to this effect.

Policy Intention BE3: Protection and Enhancement of non-designated Heritage Areas

Policy will identify, protect and support the sympathetic enhancement of, Non-Designated Local Heritage Assets to be shown on a ‘Neighbourhood Plan Map’, including:

- The Barn
- The Riley Smith Hall

Policy Intention BE4: Tadcaster Character Areas – Development and Design in non-designated Heritage Areas

Policy will require the design of all development to respect the distinctive architectural, historic and landscape features and integrity of the areas of Tadcaster in which they are to take place, relative to their documented character, and will set out clear layout and design criteria to this effect. These criteria will cover general aspects of housing layout/design, the designing out of crime and development in edge of town/countryside areas.

Policy Intention BE5: Public realm improvements

Policy will encourage appropriate forms of development which maintain the historic character of and provide for improvements to the public realm and visual appearance of the town, in particular the retention of attractive and historic street furniture, signage, walling and paving.

Policy Intention BE6: Town gateways

Policy will identify the key gateways to the town and support development which enhances the built and green environment at these locations

Non-Planning Community Actions

Promotional Tadcaster signage at identified town gateways.



The green and natural environment

Many aspects of the 'green'/natural environment have registered as topics of concern in recent community surveys. These cover 'green infrastructure', protecting greenspace and parks, flooding/flood prevention, pollution, climate change, together with countryside management and recycling/rubbish collection.

In response to this outpouring of concern, the town council's intention is to look at including a variety of planning policies in the Neighbourhood Plan, addressing 'green and blue infrastructure' (i.e. the network of green areas and watercourses/bodies which thread through the parish); green space protection, enhancement and creation; wildlife and the natural world; the protection of water and air quality; and local dimensions of the climate emergency. It will also, via its non-planning community provisions, identify any actions that can be taken in respect of local countryside management and problems regarding recycling and refuse collection.

Final decisions regarding policy inclusion and/or content (e.g. on biodiversity/nature conservation and flood prevention) will however hinge on a more detailed consideration of existing SDC planning policies, as it is not the role of a Neighbourhood Plan to duplicate existing planning policy, and also on further technical studies, including SDC's forthcoming green spaces/strategy work to be consulted on later this year. With regard to air pollution, North Yorkshire County Council's Local Transport Plan for 2016 onwards (LTP4) has already indicated that NO₂ levels in Tadcaster are approaching maximum, thereby flagging up the possibility of a future Air Quality Management Area (AQMA) designation should the situation not improve.

Policy Intention GNE1: Green and blue infrastructure

Policy will identify and protect a green and blue infrastructure network of open spaces across Tadcaster, while also supporting its enhancement and extension.

Policy Intention GNE2: Local Green Space protection

Policy will identify and protect locally important green areas as Local Green Spaces, to be shown on a 'Neighbourhood Plan Map', from development and change of use which would adversely affect their value to the local community, including:-

- Parklands Children's Play Area
- Woodlands Avenue
- Grange Play Area

Policy Intention GNE3: Green Space enhancement

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

Policy Intention GNE4: Provision of new Green Space

Policy will support the provision of new green space to meet evidenced green space deficiencies in the parish, in particular playing fields and a skate park.

Policy Intention GNE5: Biodiversity/Nature Conservation

Policy will fill gaps in and add local value to existing national planning and Local Plan policy provisions if considered necessary.

Policy Intention GNE6: Protection of water quality

Policy will control development in areas adjacent to sensitive water bodies, such as rivers, streams, and ponds, and in relation to groundwater resources such as aquifers, in order to safeguard local water quality.

Policy Intention GNE7: The management of air quality through development

Policy will support low emission measures in new development, with stronger requirements in relation to major development, to try to ensure that the overall impact of proposals on air quality is mitigated.

Policy Intention GNE8: Flood prevention

Policy will fill gaps in and add local value to existing national planning and Local Plan policy provisions if considered necessary.

Policy Intention GNE9: Climate change

Policy will support the integration of domestic-level power generation technologies, such as solar and ground heat, in new development and the installation of a micro-hydro scheme at the River Wharfe weir.

Policy will also fill gaps in and add local value to existing national planning and Local Plan policy provisions if considered necessary.

Non-Planning Community Actions

Countryside management – address areas in need of management.

Recycling & rubbish collection – address identified problems.

Litter – address identified problems.

The town centre

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. Other themes around design criteria for new development, traffic planning and cycle infrastructure, plus visitor accommodation are covered in the Built Environment, Traffic and Economic Development sections respectively.



Research and strategy work already underway, commissioned by SDC, relating to the 'Town Centre Revitalisation Project', the 'Places and Movement Strategy' (jointly with North Yorkshire County Council – NYCC) and the SDC Cultural Framework will all report later this year during the preparation of the Neighbourhood Plan and are expected to provide evidence and support for the above identified themes and policy strands. The town council may itself commission further technical studies into aspects of the town centre in order to complement current work, as deemed necessary. Evidence already exists, as stated by SDC in its Preferred Options Local Plan (NB consulted on early in 2021), that nearly a third of town centre properties are currently vacant, a state of affairs that has now persisted for some time.

In response to the vision, aims, suggestions and evidence so far put forward, the Neighbourhood Plan will look to include policies addressing empty town centre properties, encouragement of new visitor attractions and the enhancement of the town's recreational and leisure experience.

Policy Intention TC1: Empty properties

Policy will support proposals which brings empty town centre properties back into productive use, including for residential development on both ground and upper floors.

Policy Intention TC2: Visitor attractions

Policy will support development which promotes culture and the arts in Tadcaster town centre.

Policy Intention TC3: Recreational enhancement

Policy will support development proposals for recreational enhancement within the town centre, including:-

- restaurant, café and refreshment facilities
- public conveniences
- new open spaces and pedestrianised areas
- landscaping
- new pedestrian and cycling provision, including supporting infrastructure, such as street furniture and cycle parking

Policy Intention TC4: Street market

Policy will support the creation of a new street market and/or the enhancement of the existing market.

Non-Planning Community Actions

Promote tourism – including looking at the feasibility of heritage, brewery tours.

Encourage street market.

Promote pedestrianisation of Kirkgate/Westgate.

Introduce Tadcaster Town Trail Boards.

Introduce town centre public wi-fi

Community facilities and services

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. Some specific suggestions have already been put forward, by members of the Neighbourhood Plan Steering Group, both as to existing facilities which should be protected and new facilities which need to be provided. The Neighbourhood Plan is therefore looking to put in place policies both to protect existing facilities and to welcome the provision of new.

In particular, the town council has indicated its broad support for SDC's proposals to create a new 'Sports Park and Community Hub' at the Tadcaster Magnets Sports and Social Club on London Road, as put forward in its Preferred Options Local Plan.

Policy Intention CFS1: Protection and enhancement of community facilities

Policy will resist the loss of specified community services and facilities to be listed in the final plan, including:-

- Tadcaster Community Swimming Pool
- Tadcaster Community Library
- All churches offering facilities to the community
- Tadcaster Leisure Centre
- The Ark
- The Barn
- The Boys Sunday School
- Kelcbar Community Centre
- Rosemary House Community Centre
- Calcaria House Community Centre

Policy Intention CFS2: Provision of new community facilities

Policy will support development which provides for the improvement of existing or provision of new community services and facilities, including:-

- A Tadcaster Sports Park and Community Hub at London Road

Non-Planning Community Actions

Strengthen community resilience – in the wake of flooding and the ongoing Covid pandemic.
Establish a food festival in the town.



Housing

Various housing-related issues have been highlighted by the local community in response to local surveys carried out in late 2019. These include 'new homes', housing sites and locations, housing types and design, affordable homes, and the repair and re-occupation of derelict/empty houses in the parish. In order to further understand the local housing market and issues in Tadcaster, the town council is considering commissioning its own 'Housing Needs Assessment' in order to complement district-wide housing needs work already undertaken by SDC. Already commissioned work on 'Design and Design Codes' (see Built Environment section) will help to inform detailed policies on new housing sites/locations.



The SDC Preferred Options Local Plan, consulted on earlier this year, proposes 6 new housing site allocations as well as confirming 3 further sites previously identified and with currently unimplemented planning permissions, namely at 'Land at Mill Lane', 26 Bridge Street and 'Land off Fairfield Road'. The town council is, at this stage, minded to support, in principle, the development of housing on 5 of the 6 newly proposed sites, in recognition of its long held view that new homes are needed for the town, the exception being the 'Fircroft'/Barnado's site at Wighill Lane, which it sees as a potential hotel site (see E3 below).

In response to the issues so far identified, the Neighbourhood Plan is likely to include housing policies addressing housing mix and affordable housing, together with detailed 'development brief type' policies for new housing sites likely to be allocated in the town by SDC through its Local Plan – irrespective of whether the town council ultimately supports the development of those sites. These policies will seek to ensure that local concerns are reflected in the way that housing schemes are actually designed and delivered on the ground. The plan's Built Environment and Town Centre sections respectively address the issues of general housing design/layout and empty properties.

Policy Intention H1: Housing mix

Policy would require that the mix of new houses built satisfies the specific needs of the local community, based on evidence of that need in an up-to-date local housing needs assessment.

Policy Intention H2: Affordable housing

Policy will fill gaps in and add local value to existing national planning and Local Plan policy provisions, in respect of the proportion of affordable homes on development sites and their integration into such sites, if considered necessary.

Policy Intention H3-8: Housing sites – development requirements and aspirations

Policy will set out concept statements and/or outline development briefs for the following 'likely-to-be allocated' housing sites (and any other housing sites 'likely to be allocated'), in order to make clear the key site constraints and requirements that would need to be satisfied for the successful development of housing on such sites, should they be confirmed as allocated housing sites:-

- Land north of Hillcrest Court aka Butcher's Field
- Land north of Station Road
- Central Area Car Park
- Mill Lane
- Land to rear of 46 Wighill Lane and Former Coal Yard
- Fircroft and Former Barnado's Home, Wighill Lane

Economic development and retail

In initial community soundings, the community highlighted growth/new employment and business parks/industrial estates as key issues for the Neighbourhood Plan to tackle. In addition, steering group members have suggested specific sites potentially suitable for hotel/visitor accommodation and the need to support local shopping areas at Stutton Road and York Road. SDC, in its Preferred Options Local, has also put forward two possible locations to be safeguarded in their current employment use, namely the employment areas at Station Road and York Road.

The Neighbourhood Plan will look to put in place policies covering additional employment site protection, support for new employment development, support for new hotel development or other visitor accommodation and support for local shopping areas.

Policy Intention E1: Protection of existing employment sites

Policy may safeguard defined employment areas in industrial/commercial use, in addition to Station Road and York Road.

Policy Intention E2: New employment development

Policy will support the growth of employment on both existing and new employment sites as a key factor in ensuring the prosperity of the Tadcaster community, including the development of windfall sites. All new employment sites would need to be appropriate within and respectful of their surrounding environment.

Policy Intention E3: Hotel development/visitor accommodation

Policy will support the development of new hotel or other visitor accommodation, in particular at 'Fircroft' and Former Barnado's Home, Wighill Lane.

All such development would need to be appropriate within and respectful of its surrounding environment.

Policy Intention E4: Stutton Road & York Road – local shops and services

Policy will define local shopping/service areas at Stutton Road and York Road, resist the loss of existing and the provision of new facilities within the defined areas, and support development which enhances their functions.

Traffic, transport and travel

Initial community soundings have indicated that public rights of way, cycle paths, traffic and car parking are all priority concerns for the local Tadcaster community. Some specific suggestions have already been put forward, by the steering group, regarding desirable highway improvement schemes to relieve traffic problems, possible new car parking sites, a potential new footpath/cycle route and the need for electric vehicle charging points in parking areas.

SDC, in its Preferred Options Local Plan, recently consulted on, has also put forward four possible locations for replacement car parking, linked to proposed housing development at the Central Area Car Park, which the town council supports in principle. SDC has also indicated its intention to prepare a Local Cycle Walking Infrastructure Plan for Tadcaster, work on which is expected to inform this plan's policies and community actions.

Accordingly, the Neighbourhood Plan will seek to put in place policies covering improved walking/cycling/horse-riding provision, highway improvement schemes, public car parking and electric vehicle charging infrastructure.

Policy Intention TTT1: Improved walking, cycling and horse riding provision

Policy will seek to protect, improve and extend the town's walking, cycling and horse-riding route network, and associated infrastructure, to be identified on a 'Neighbourhood Plan Map'.

Policy Intention TTT2: Highway improvement schemes

Policy will support development which would bring about or contribute to the following highway improvements:-

- A64/A162 London Road Junction - Creation of Leeds/A1 bound access
- A64Leeds Road-Toulston Lane to Garnett Lane – Cycleway and footpath widening and improvements
- Kirkgate/Westgate – pedestrianisation of all/in part

Policy will not support development which would prevent the delivery of such improvements.

Policy Intention TTT3: Town centre public parking

Policy will protect existing public car parking capacity in the town centre. Areas to be identified on a 'Neighbourhood Plan Map'. Policy will also support development which would result in increased public car parking capacity, including at:-

- Robin Hood Yard
- Land at Mill Lane
- Commercial Street
- London Road

Policy Intention TTT4: Electric vehicle charging infrastructure

Policy will require and set minimum standards for the installation of electric vehicle charging points in all development which involves new car parking provision.

Non-Planning Community Actions

Public car parking - use of TAFC car park as public car park on non-match days.
Encourage installation of cycle racks at large employment sites and sporting/recreational venues.
Encourage extension of National Cycle Network into the town.
Engage positively with the Slow Ways walking project and other 'active travel' projects.
Public Rights of Way (PRoW) and pavement cleansing and maintenance.



