

**TADCASTER
NEIGHBOURHOOD DEVELOPMENT PLAN
2021-2040**

BASIC CONDITIONS STATEMENT

**PREPARED ON BEHALF OF
TADCASTER TOWN COUNCIL**

MAY 2026

CONTENTS

Section 1 – Legal Requirements

Section 2 – Introduction and Background

Section 3 – Regard to National Planning Policy

Section 4 – General Conformity with the Strategic Policies of the Selby Development Plan

Section 5 – Contribution to Achieving Sustainable Development

Section 6 – Compatibility with EU Obligations and Legislation

Section 7 – Conclusions

Annex

Appendix 1 – Tadcaster NDP 2021-2040 – Sustainability Assessment

Appendix 2 – Tadcaster NDP Screening Report FINAL

1. LEGAL REQUIREMENTS

This Statement has been prepared by Tadcaster Town Council to accompany its submission to the local planning authority, North Yorkshire Council (NYC), of the Tadcaster Neighbourhood Development Plan (“the Neighbourhood Plan”) under Regulation 15 of the Neighbourhood Planning (General) Regulations 2012 (“the Regulations”) and clauses 98 and 99 of the Levelling Up and Regeneration Act 2023.

The Neighbourhood Plan has been prepared by Tadcaster Town Council, the qualifying body, for the Neighbourhood Area covering the parish of Tadcaster, as designated by Selby District Council (SDC) on 29th May 2020.

The policies described in the Neighbourhood Plan relate to the development and use of land in the designated Neighbourhood Area only. The plan period of the Neighbourhood Plan extends until the end of 2040 and it does not contain policies relating to excluded development in accordance with the Regulations.

This Statement addresses each of the five ‘basic conditions’ required by Regulations and explains how the Neighbourhood Plan meets the requirements of paragraph 8 of Schedule 4B to the 1990 Town & Country Planning Act.

The Regulations state that a Neighbourhood Plan will be considered to have met the basic conditions if:

- Having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the Neighbourhood Plan;
- The making of the Neighbourhood Plan contributes to the achievement of sustainable development;
- The making of the Neighbourhood Plan would not result in the development plan for the area of the authority proposing that less housing is provided by means of development taking place in that area than if the neighbourhood plan were not to be made;
- The making of the Neighbourhood Plan is compatible with European Union (EU) and European Convention on Human Right (ECHR) obligations;
- The making of the Neighbourhood Plan does not breach the requirements of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017.¹

The town council is also cognizant of recent legal compliance changes in respect of climate change and nature recovery, namely that:

¹ On 28 December 2018, the Conservation of Habitats and Species and Planning (Various Amendments) (England and Wales) Regulations 2018 came into force. Amongst other things, these Regulations amended the basic condition prescribed in Regulation 32 and Schedule 2 (Habitats) of the Neighbourhood Planning (General) Regulations 2012 (as amended) which stated:

- The making of the neighbourhood plan is not likely to have a significant effect on a European site or a European offshore marine site either alone or in combination with other plans or projects.

- so far as the qualifying body considers appropriate, and having regard to the subject matter of the plan, the plan must be designed to secure that the development and use of land in the neighbourhood area contribute to the mitigation of, and adaptation to, climate change; and
- so far as the qualifying body considers appropriate and having regard to the subject matter of the plan, the plan must be designed to take account of any local nature recovery strategy under section 104 of the Environment Act 2021 that relates to all or part of the neighbourhood plan area.

2. Introduction and Background

Tadcaster Town Council first took the decision to embark on a Neighbourhood Plan project in 2019, establishing an interim working group and, subsequently a steering group.

An application to SDC (the then local planning authority) for the designation of the Neighbourhood Area was made on 19th February 2020. The Neighbourhood Area was approved by the council on 29th May 2020.

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. Based on the early work, an initial 'Policy Intentions Document' was produced during 2021. This set out suggested policy and land use intentions, together with other non-planning community action, which the town council was minded to include in its final draft plan. This document enabled the community to take the opportunity to comment and suggest improvements and additional matters which could be incorporated in the draft plan. The 'Policy Intentions Document' was circulated, in Autumn 2022, to all addresses in the Neighbourhood Area, including households and local businesses, with a request to feedback via an online or hard-copy questionnaire. SDC and other statutory and non-statutory bodies were also consulted. A supporting community drop-in event was also held.

Based on the results of this engagement, a Pre-Submission Draft Neighbourhood Plan was produced during 2022 and early 2023 and a Regulation 14 consultation undertaken over the period June to August 2023.

Responses from this consultation were considered, and some changes made to the policies, evidence and supporting text in the plan as a result.

The plan was submitted to NYC in June 2025 but subsequently withdrawn in May 2026 as a result of concerns raised by NYC regarding the wording of certain policies which, in the council's view, could undermine the progression of a future plan examination. Following detailed discussions with NYC officers, the plan was amended and is now ready to be re-submitted to NYC, for further publicity and independent examination.

3. Regard to National Planning Policy

The Neighbourhood Plan has been prepared with regard to national policies as set out in the National Planning Policy Framework (NPPF) of December 2024. It is also mindful of the National Planning Practice Guidance (NPPG), published by the Government as updated February 2024, in respect of preparing Neighbourhood Plans.

Table 1 below, is a summary of how each Neighbourhood Plan policy has regard to the policies of the NPPF. The particular paragraphs referred to in the table are those considered the most relevant to each policy but are not intended to be an exhaustive list of all possible relevant paragraphs.

Table 1: Neighbourhood Plan Policies Regard to NPPF Policies

NDP Policy	NPPF paragraph	Comment on regard to policies
BE1: Tadcaster Conservation Area – Development & Design	210, 214, 215, 219, 220, 132, 133, 134	The setting out of criteria for design and development within the NA’s conservation area is in line with para 210 (what should be taken account of in determining planning applications in terms of heritage assets, local character and distinctiveness); para 214 (re substantial harm to or total loss of significance of a heritage asset); para 215, (re less than substantial harm to a heritage asset); para 219 (re opportunities for sympathetic new development within conservation areas and the setting of heritage assets) and associated para 220; and paras 132, 133 and 134 regarding design guides and codes. Para 132 is particularly pertinent re design policies in stating that “neighbourhood planning groups can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development...through their own plans”.
BE2: Local Heritage Areas	202, 203	The identification of areas of local heritage value within the NA is in line with paras 202 (conserving heritage assets – including sites/buildings of local historic value – in a manner appropriate to their significance); and 203 (the desirability of sustaining and enhancing the significance of heritage assets).
BE3: York Road/Wighill Lane/Oxton Lane Local Heritage Area	202, 203	The setting out of criteria for design and development within the NA’s 2 Local Heritage Areas is in line with paras 202 (conserving heritage assets – including sites/buildings of local historic value – in a manner appropriate to their significance); and 203 (the desirability of sustaining and enhancing the significance of heritage assets).
BE4: The Town Centre Breweries Quarter Local Heritage Area	202, 203	The setting out of criteria for design and development within the NA’s 2 Local Heritage Areas is in line with paras 202 (conserving heritage assets – including sites/buildings of local historic value – in a manner appropriate to their

NDP Policy	NPPF paragraph	Comment on regard to policies
		significance); and 203 (the desirability of sustaining and enhancing the significance of heritage assets).
BE5: Protection & Enhancement of Non-Designated Heritage Assets	216	The taking account of the significance of identified Non-Designated Heritage Assets in the consideration of development proposals is in line with para 216 (weighing the effects of a planning application on a non-designated heritage asset's significance)
BE6: Tadcaster Character Areas – Development & Design	132, 133, 134	The setting out of criteria for design and development within the Neighbourhood Area is in line with paras 132, 133 and 134 regarding design guides and codes. Para 132 is particularly pertinent regarding design policies in stating that “neighbourhood planning groups can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development...through their own plans”.
BE7: Gateways	132, 96	This policy is within the general context of NPPF paragraph 132 (neighbourhood planning groups can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development...through their own plans); and of paragraph 96 (b) (achieving healthy, inclusive and safe places...through high quality public space).
BE8: Development Design & Accessibility	63, 117	In setting out design, development and accessibility criteria, the policy takes account of NPPF paragraphs 63 (re housing for older people (including those who require retirement housing, housing-with-care and care homes) and ...people with disabilities) and 117 b) (development should address the needs of people with disabilities and reduced mobility in relation to all modes of transport).
GNE1: Green & Blue Infrastructure	188, 192	The identification and protection of Green and Blue Infrastructure, together with the promotion of its enhancement and extension, is in line with para 188 (taking a strategic approach to maintaining and enhancing networks of habitats and green infrastructure) and para 192 (identifying/mapping/safeguarding components of local wildlife-rich habitats and wider ecological networks, including wildlife corridors).
GNE2: Magnesian Limestone North Locally Important Landscape Area	187	The intention to protect the character and appearance of the Locally Important Landscape Area against harm from development and to seek landscape restoration/enhancement, together with the identification of the special features and specific character of the area in relation to this intention is in line with para 187 (contributing to and enhancing the natural and local environment by protecting and enhancing valued landscapes).

NDP Policy	NPPF paragraph	Comment on regard to policies
GNE3: Local Green Space Protection	106, 107, 108, 153-60, 88, 96	The designation of areas of Local Green Space is supported and guided by paras 106 and 107 (see Neighbourhood Plan Appendix 4). It is regulated by paras 108, together with 153-60. It is also in line with para 88 (retaining accessible local services and community facilities such as sports venues and open space in rural areas); and para 96 (c) (enabling and supporting healthy lives.... through provision of green infrastructure, sports facilities, allotments).
GNE4: Green & Open Space Enhancement	96, 98, 103	Local Green Space enhancement is in line with para 96 (aiming to achieve healthy, inclusive and safe places which are safe and accessible – e.g. high quality public space where active and continual use is encouraged – and which enable and support healthy lifestyles – e.g. through green infrastructure, sports facilities, layouts that encourage walking and cycling); para 98 (planning positively for use of open space); and para 103 (access to high quality open spaces is important for the health and well-being of communities).
GNE5: Tadcaster Riverside Park	96, 98, 103	Enhancement of Tadcaster Riverside Park is in line with para 96 (aiming to achieve healthy, inclusive and safe places which are safe and accessible – e.g. high quality public space where active and continual use is encouraged – and which enable and support healthy lifestyles – e.g. through green infrastructure, layouts that encourage walking); para 98 (planning positively for use of open space); and para 103 (access to high quality open spaces is important for the health and well-being of communities).
GNE6: Provision of New Green & Open Space	96, 98, 103, 88	The provision of new open space is in line with paragraphs 96 (aiming to achieve healthy, inclusive and safe places which are safe and accessible – e.g. high quality public space where active and continual use is encouraged – and which enable and support healthy lifestyles – e.g. through sports facilities); 98 (planning positively for use of open space); para 103 (access to high quality open spaces is important for the health and well-being of communities); and para 88 (developing accessible local services and community facilities such as sports venues and open space in rural areas).
GNE7: Brickyard Pond	96, 98, 103, 88, 187, 192	The provision of new open space at Brickyard Pond is in line with paragraphs 96 (aiming to achieve healthy, inclusive and safe places which are safe and accessible – e.g. high quality public space where active and continual use is encouraged – and which enable and support healthy lifestyles; 98 (planning positively for use of open space); para 103 (access

NDP Policy	NPPF paragraph	Comment on regard to policies
		to high quality open spaces is important for the health and well-being of communities); and para 88 (developing open space in rural areas). The policy also has regard to paras 187 and 192 in relation to biodiversity benefits.
GNE8: Land at Sunnyfield	96, 98, 103, 88	The provision of new open space at Land at Sunnyfield is in line with paragraphs 96 (aiming to achieve healthy, inclusive and safe places which are safe and accessible – e.g. high quality public space where active and continual use is encouraged – and which enable and support healthy lifestyles; 98 (planning positively for use of open space); para 103 (access to high quality open spaces is important for the health and well-being of communities); and para 88 (developing open space in rural areas).
GNE9: Development & Trees	187, 192	The policy approach is in line with NPPF paragraphs 187 (recognising the wider benefits from natural capital, ecosystem services, trees, helping to improve air quality wherever possible) and 192 (securing measurable net biodiversity gains).
GNE10: A64 Tree Planting	187, 192	The policy approach is in line with NPPF paragraphs 187 (recognising the wider benefits from natural capital, ecosystem services, trees, helping to improve air quality wherever possible) and 192 (securing measurable net biodiversity gains).
GNE11: River Wharfe Hydroelectric Power Scheme	161, 165	The scheme policy takes full account of NPPF paragraphs 161 (supporting the transition to net zero by 2050; helping to shape places in ways that contribute to radical reductions on greenhouse gas emissions; supporting renewable energy) and 165b) (identifying a suitable area for renewable sources).
TC1: Town Centre Regeneration	90	The policy takes full account of NPPF paragraph 90, in taking a positive approach to town centre growth, management and adaptation; promoting its long-term vitality and viability; and allowing it to grow and diversify in a way that reflects its distinctive character.
CFS1: Protection & Enhancement of Community Facilities	98, 88	Both protection and enhancement approaches are fully supported by paras 98 (guarding against the unnecessary loss of valued facilities and services; ensuring that established facilities and services are able to develop and modernise and are retained for the benefit of the community) and 88 (retaining and developing accessible local services and community facilities in rural areas).
CFS2: Protection & Enhancement of Educational Facilities	98, 88	Both protection and enhancement approaches are fully supported by paras 98 (guarding against the unnecessary loss of valued facilities and services; ensuring that established facilities and services are able to develop and

NDP Policy	NPPF paragraph	Comment on regard to policies
		modernise and are retained for the benefit of the community) and 88 (retaining and developing accessible local services and community facilities in rural areas).
CFS3: Provision of New Community Facilities	96, 98, 88	Support for the provision of new community facilities is in line with paras 96 and 98, with paragraph 98 specifically stating that policies should “plan positively for the provision and use of...community facilities and other local services to enhance the sustainability of communities and residential environments. Policy is also supported by paragraph 88 (enabling the development of accessible local services and community facilities in rural areas).
H1: Land at Mill Lane	202-211, 192, 117	The identification of locally specific development requirements for this potential housing site is in line with; paras 202-211 (re design in relation to local character, distinctiveness and heritage assets); para 192 (enhancing biodiversity); and 117 b) (development should address the needs of people with disabilities and reduced mobility in relation to all modes of transport).
H2: Land North of Station Road	109, 111, 202-211, 187, 98	The identification of locally specific development requirements for this potential housing site is in line with paras 109 b), e) & 111 d) (re promoting sustainable transport, i.e. walking); paras 202-211 (re design in relation to local character, distinctiveness); para 187 (minimizing impacts on biodiversity); and para 98 (planning positively for the provision of community facilities – such as local shops....open space).
H3: New Housing Development on Non-Allocated Sites	11, 109, 111, 202-11, 187, 192, 98	The policy takes account of paragraphs relating to achieving sustainable development (notably para 11); promoting sustainable transport, i.e. walking (paras 109 b), e) & 111 d)); considering transport issues at an early stage (para 109); design in relation to local character, distinctiveness and heritage assets (paras 202-211); minimizing impacts on biodiversity (para 187); enhancing biodiversity (para 192); and planning positively for the provision of community facilities (para 98).
H4: Housing Mix	63	The policy has full regard to para 63 (the size, type and tenure of housing will be planned in order to reflect local demand).
H5: Affordable Housing	64	The policy has full regard to para 64 which sets out the expectation that “where a need for affordable housing is identified”, an affordable housing requirement should be met on-site unless alternative provision can be “robustly justified”.
E1: New Employment Development	85, 86	The policy approach takes due account of para 85 (helping create the conditions in which businesses can invest, expand and adapt; supporting economic growth and productivity) and para

NDP Policy	NPPF paragraph	Comment on regard to policies
		86 (setting criteria for local and inward investment; flexibility to accommodate unanticipated needs).
E2: Land at Roman Road, Low Moor	85	The policy approach takes due account of para 85 (helping create the conditions in which businesses can invest, expand and adapt; supporting economic growth and productivity).
E3: Hotel & Visitor Accommodation	85, 90	The policy approach is in line with para 85 (helping to create the conditions in which businesses can invest, expand and adapt; supporting economic growth; allowing each area to build on its strengths) and para 90 (supporting town centres by taking a positive approach to their growth; promoting their long-term vitality and viability – allowing them to grow and diversify, responding to leisure industry changes; reflecting their distinctive characters).
E4: Stutton Road – Local Shops & Services	98	The policy take account of para 98 (planning positively for the provision and use of community facilities such as local shops, open space, public houses and other local services to enhance the sustainability of communities and residential environments; guard against the unnecessary loss of valued facilities and services; ensure that established shops, facilities and services are able to develop and modernise and are retained for the benefit of the community).
E5: York Road – Local Shops & Services	98	The policy take account of para 98 (planning positively for the provision and use of community facilities such as local shops, open space, public houses and other local services to enhance the sustainability of communities and residential environments; guard against the unnecessary loss of valued facilities and services; ensure that established shops, facilities and services are able to develop and modernise and are retained for the benefit of the community).
TTT1: Improved Walking Cycling & Horse-Riding Provision	96, 105, 110, 111, 117, 109, 164	The encouragement of walking and cycling takes full account of NPPF paras 96, 105, 110, 111 and 117 which promote the fullest possible use of walking and cycling. It is also in line with paras 109 f), 110 and 164 which expect encouragement to be given to solutions which support reductions in greenhouse gas emissions and reduce congestion.
TTT2: Highway Improvement Schemes	111, 110	In seeking to identify and safeguard sites and routes which could be critical in developing infrastructure to widen transport choice, the policy takes account of para 111 (c). The policy is also aimed at reducing town centre congestion and emissions and improving air quality and public health, which is in line with para 110.
TTT3: Town Centre Public Parking	85, 86	The maintenance of existing car parking capacity and the encouragement of additional is in line with para 85 (creating the conditions in which businesses can invest, expand and adapt; allowing each area to build on its strengths); and 86 d) (seeking to address potential barriers to investment such as inadequate infrastructure).

NDP Policy	NPPF paragraph	Comment on regard to policies
TTT4: Riverside Primary School Drop-off/Pick-up Area	135	The encouragement of development providing new off-road car parking/drop-off areas at Riverside Primary School is in line with para 135 a) (ensuring that developments function well...over the lifetime of the development).
LR1: Land at London Road	85, 86, 96, 98, 103, 111, 110	The policy has regard to provisions regarding Neighbourhood Plans and employment development (paras 85, 86), open space (paras 96, 98, 103), infrastructure development (para 111 c)) and traffic congestion/emissions/air quality/public health (para 110).

In conclusion, it can be seen that all of the policies of the Neighbourhood Plan have clear regard to national planning policy as it relates to those policies.

4. General Conformity with the Strategic Policies of the Development Plan

The development plan for Tadcaster comprises the 2013 Selby District Core Strategy (SDCS) and 2005 Selby District Local Plan (SDLP).

The Neighbourhood Plan has been prepared to ensure its general conformity with the above applicable components of the adopted development plan.

Table 2 below sets out how each policy is in general conformity with the development plan. The particular policies referred to in the table are those considered the most relevant to each policy but are not intended to be an exhaustive list of all possible relevant policies.

Table 2: Conformity of Neighbourhood Plan Policies with Development Plan

NDP Policy	Development Plan Policy	Comment on Conformity
BE1: Tadcaster Conservation Area – Development & Design	SDCS-SP18 SDLP-ENV25, ENV31	The policy approach adds local detail to and complements the approach of the 3 development plan policies, based on the Tadcaster Conservation Area Appraisal, in particular SP18 clauses 1 and 2, by seeking to safeguard/enhance the historic environment and conserving historic assets.
BE2: Local Heritage Areas	SDCS-SP18	Policy conforms with and adds to SP18 by specifying the area-based historic assets of local significance to which policy will apply.
BE3: York Road/Wighill Lane/Oxton Lane Local Heritage Area	SDCS-SP18	Policy conforms with and adds to SP18 by specifying in detail how development in one of the area-based historic assets of local significance should safeguard, conserve and enhance what makes the area so special.
BE4: The Town Centre Breweries Quarter Local Heritage Area	SDCS-SP18	Policy conforms with and adds to SP18 by specifying in detail how development in one of the area-based historic assets of local significance should safeguard, conserve and enhance what makes the area so special.
BE5: Protection & Enhancement of Non-Designated Heritage Assets	SDCS-SP18 SDLP-ENV28	Policy conforms with SP18 (clauses 1 and 2) and ENV28 and adds to them by specifying the individual local assets to which policy will apply.
BE6: Tadcaster Character Areas – Development & Design	SDCS-SP19	The policy approach is in general conformity with SP19 (Design Quality), in particular its 2 nd paragraph which states that “where appropriate schemes should take account of design codes and Neighbourhood Plans to inform good design).

NDP Policy	Development Plan Policy	Comment on Conformity
BE7: Gateways	SDCS-SP19	The policy approach is in conformity with SP19 (Design Quality) by supporting design which has regard to local character, identity and context of its surroundings.
BE8: Development Design & Accessibility	SDCS-SP9, SP14 SDLP-ENV1, VP4	The policy approach is in general conformity with the 4 specified policies, by supporting development which is accessible to all users/easy to get to/move through (SP19); by seeking to ensure new developments facilitate improved accessibility for all users, including those with special mobility needs (SP14); by taking into account “the needs of disabled and other inconvenienced persons” (ENV1); and by providing car parking spaces for motorists with disabilities (VP4).
GNE1: Green & Blue Infrastructure	SDCS-SP18 SDLP-ENV12, ENV13	The policy is in conformity with SP18 which states that “wherever possible a strategic approach will be taken to increasing connectivity to the District’s Green Infrastructure, including improving the network of linked open spaces and green corridors and promoting opportunities to increase its multi-functionality”. It also builds in part on ENV 12 and 13 by seeking to protect river/stream corridors.
GNE2: Magnesian Limestone North Locally Important Landscape Area	SDCS-SP18 SDLP-ENV15	The policy is in conformity with SP18 by seeking to safeguard and enhance an area of acknowledged importance and protecting/enhancing a locally distinctive landscape. It also conforms to both the generality and specifics of ENV15.
GNE3: Local Green Space Protection	SDCS-SP18 SDLP-RT1	The policy conforms with SP18 by specifically identifying and protecting open spaces through a development plan document, and by generally seeking to safeguard/conserves/enhance wildlife and the historic and natural environment through its many site designations.
GNE4: Green & Open Space Enhancement	SDCS-SP18	The policy conforms with SP18 by specifically seeking to enhance open spaces through a development plan document.
GNE5: Tadcaster Riverside Park	SDCS-SP18	The policy conforms with SP18 by specifically seeking to identify, protect and enhance a key open space through a development plan document, taking full account of ecological and heritage interests.
GNE6: Provision of New Green & Open Space	SDCS-SP12 SDLP-RT2, RT3	The policy is in general conformity with SP12 by supporting the creation of new green infrastructure; with RT2, which provides for new open space in residential areas; and with RT3 which permits proposals for new sport and recreational development.

NDP Policy	Development Plan Policy	Comment on Conformity
GNE7: Brickyard Pond	SDCS-SP12 SDLP-RT2, RT3	The policy is general conformity with SP12 by supporting the creation of new green infrastructure; with RT2, which provides for new open space in residential areas; and with RT3 which permits proposals for new sport and recreational development.
GNE8: Land at Sunnyfield	SDCS-SP12 SDLP-RT1, RT2, RT3	The policy is general conformity with SP12 by supporting the creation of new green infrastructure; with RT2, which provides for new open space in residential areas; and with RT3 which permits proposals for new sport and recreational development. The site is specifically identified as Recreation Open Space under Policy RT1.
GNE9: Development & Trees	SDCS-SP15, SP18	The policy is in general conformity with SP15 (clause Be) by including new trees in landscaping schemes; and with SP18 (clause 3c) by designing in wildlife and retaining the natural interest of a site.
GNE10: A64 Tree Planting	SDCS-SP15, SP18	The policy is in general conformity with SP15 (clause Be) by including new trees in landscaping schemes; and with SP18 (clause 3c) by designing in wildlife within development.
GNE11: River Wharfe Hydroelectric Power Scheme	SDCS-SP17	The policy is in general conformity with SP17 which supports renewable and low carbon energy generation and the role of Neighbourhood Plans in taking them forward.
TC1: Town Centre Regeneration	SDCS-SP14	The policy is in general conformity with SP14, which promotes the regeneration of Tadcaster Town Centre and emphasizes the role of a high quality, safe environment and environmental improvements, together with improved accessibility for all users.
CFS1: Protection & Enhancement of Community Facilities	SDCS-SP12, SP14	The policy is in general conformity with SP12, by seeking to maintain access to services and community facilities; and with SP14, by supporting local services and resisting their loss.
CFS2: Protection & Enhancement of Educational Facilities	SDCS-SP12, SP14	The policy is in general conformity with SP12, by seeking to maintain access to services and community facilities; and with SP14, by supporting local services and resisting their loss.
CFS3: Provision of New Community Facilities	SDCS-SP12, SP14 SDLP-CS1, CS4, CS6	The policy is in general conformity with SP12, by supporting provision of community facilities through new development; and with SP14, by promoting the establishment of new facilities. The policy is also in conformity with CS1, which permits proposals for the development of additional health facilities; with CS4, which permits proposals for community centres, places

NDP Policy	Development Plan Policy	Comment on Conformity
		of worship and church halls; and with CS6, which expects developers to provide or contribute to the provision of community facility needs directly related to a development.
H1: Land at Mill Lane	SDCS-SP1 SDLP- identified as significant residential permission	The policy is in conformity with SP1 which sets out a presumption in favour of sustainable development and proposals in accord with the Local Plan and Neighbourhood Plan policies (subject to material considerations). It is also in line with the site-specific provisions of the SDLP.
H2: Land North of Station Road	SDLP-H2	The policy reflects the site-specific provisions of H2 in the SDLP.
H3: New Housing Development on Non-Allocated Sites	SDCS-SP1	The policy is in conformity with SP1 which sets out a presumption in favour of sustainable development and proposals in accord with the Local Plan and Neighbourhood Plan policies (subject to material considerations).
H4: Housing Mix	SDCS-SP8, SP9	The policy is in conformity with SP8 provisions on housing mix and with SP9 (clause D) regarding tenure split and type of housing being based on the council's latest evidence on local need.
H5: Affordable Housing	SDCS-SP9	The policy is in general conformity with SP9, but varies from clause B in line with the most up-to-date evidence on % provision produced by NYC and communicated to the town council in its objections to the Pre-Submission Neighbourhood Plan.
E1: New Employment Development	SDLP-EMP6	The policy is in general conformity with EMP6, which permits new economic development within defined development limits, provided that criteria regarding its nature and scale, the future comprehensive development of the land in question and no harm to acknowledged nature conservation, open space, recreation or amenity interests are satisfied.
E2: Land at Roman Road, Low Moor	SDLP-EMP6, identified as significant employment permission	The policy is in general conformity with EMP6, which permits new economic development within defined development limits, provided that criteria regarding its nature and scale, the future comprehensive development of the land in question and no harm to acknowledged nature conservation, open space, recreation or amenity interests are satisfied. It also reflects the site-specific provisions of EMP6 in the SDLP.

NDP Policy	Development Plan Policy	Comment on Conformity
E3: Hotel & Visitor Accommodation	SDCS-SP13 SDLP-RT11	The policy is in general conformity with SP13, which supports promoting opportunities for leisure uses, and with RT11, which permits proposals for serviced or non-serviced tourist accommodation, subject to the meeting of specified criteria.
E4: Stutton Road – Local Shops & Services	SDCS-SP14 SDLP-S3	The policy is in conformity with SP14, which supports local shops and services, by resisting the loss of existing facilities and promoting new facilities to serve the day-to-day needs of existing communities; and with S3, which similarly resists loss of facilities and permits new local shops and commercial premises such as financial and professional services, public houses, cafes, restaurants and takeaways, subject to specified criteria. The policy adds local detail to these policies by defining a specific area to which policy relates.
E5: York Road – Local Shops & Services	SDCS-SP14 SDLP-S3	The policy is in conformity with SP14, which supports local shops and services, by resisting the loss of existing facilities and promoting new facilities to serve the day-to-day needs of existing communities; and with S3, which similarly resists loss of facilities and permits new local shops and commercial premises such as financial and professional services, public houses, cafes, restaurants and takeaways, subject to specified criteria. The policy adds local detail to these policies by defining a specific area to which policy relates.
TTT1: Improved Walking Cycling & Horse-Riding Provision	SDCS-SP12, SP14, SP15 SDLP-T7, T8	The policy is in conformity with: SP12 (which embraces cycleways); SP14 (which ensures new developments facilitate improved accessibility to town centre users, including cyclists and pedestrians; and SP15 (which states that schemes “should make provision for cycle lanes and cycling facilities (and) safe pedestrian routes). In addition, both T7 and T8 provide a strong context for both the generality and detail of the policy.
TTT2: Highway Improvement Schemes	SDCS-SP14 SDLP-T7, CS6	The policy is in general conformity with SP14 by contributing to the regeneration of Tadcaster town centre, seeking to bring about a safer centre, together with improvement of its environment, and facilitating improved cycle and pedestrian accessibility. It is also in general conformity with T7 (by encouraging the development of a quality cycle route network, having regard to safer cycle routes to schools); and with CS6 (by linking development to infrastructure provision).

NDP Policy	Development Plan Policy	Comment on Conformity
TTT3: Town Centre Public Parking	SDCS-SP14 SDLP-VP2	The policy is in general conformity with SP14 (by seeking to effectively manage off-street parking to strengthen the role and performance of Tadcaster town centre); and with VP2 (which states that “proposals which would result in the loss of off-street car parking spaces as defined on the proposals map will not be permitted unless alternative provision, for at least the same number of spaces, can be made at an appropriate location”).
TTT4: Riverside Primary School Drop-off/Pick-up Area	SDCS-SP14	The policy is in general conformity with SP14 (by seeking to effectively manage off-street parking to strengthen the role and performance of Tadcaster town centre. Wetherby Road is a key route into the town centre and the school is in an edge of centre location. School traffic at school opening and closing times significantly impedes town centre access.
LR1: Land at London Road	SDLP-RT1, TAD/3	The policy is in conformity with RT1 (under which part of the London Road site is identified as ‘Recreation Open Space’) and TAD/C (under which the southern two-thirds of the site is identified for ‘Employment development’).

In conclusion, it can be seen that all of the policies of the Neighbourhood Plan are clearly in general conformity with the strategic policies of the development plan as they relate to its policies.

5. Contribution to Achieving Sustainable Development

Although a formal sustainability appraisal is not a requirement for a Neighbourhood Plan, an informal sustainability assessment has been undertaken (April 2025, updated May 2026 – see Appendix 1) in order to take account of the need for the Neighbourhood Plan to contribute to the achievement of sustainable development.

The policies of the Neighbourhood Plan are derived directly from the vision statement and aims of the plan which have sustainability at their heart. The sustainability assessment assesses each of the plan's 38 policies against twelve benchmark criteria derived from the plan's aims and covering the three dimensions of sustainability, namely environmental, social and economic. The assessment 'scores' the impact of each policy against the criteria, on a scale from 'significant positive impact' through 'some positive or negative impact' or 'no overall impact/non-applicability' to 'significant negative impact'. It also records uncertainty as to impact.

Table 3 below, reproduced from the sustainability assessment, summarises:

- The impact/contribution of policies as a whole in relation to the twelve individual benchmark criteria;
- The impact/contribution of individual policies on sustainability/benchmark criteria as a whole.

It shows that there will be positive impacts overall, in terms of policies and benchmark criteria collectively.

The overriding conclusion is that the policies of the Neighbourhood Plan will make Tadcaster a more sustainable area.

Table 3: Assessment of Sustainability of Neighbourhood Plan Policies

NEIGHBOURHOOD PLAN POLICY NUMBERS																		
BENCHMARK CRITERION	BE1	BE2	BE3	BE4	BE5	BE6	BE7	BE8	GNE1	GNE2	GNE3	GNE4	GNE5	GNE6	GNE7	GNE8	SUMMARY IMPACT 1	
Biodiversity	0	0	0	0	0	+	+	0	+	++	++	0	+	+	++	0	-	
Landscape	+	+	+	+	0	+	+	0	+	++	++	0	+	+	+	0	-	
Heritage	++	++	++	++	++	0	0	0	0	0	++	0	0	0	0	0	-	
Natural Resources	0	0	0	0	0	0	0	0	0	0	0	0	0	0	+	0	-	
Movement	0	+	0	+	0	0	0	+	+	0	0	0	++	+	++	0	-	
Open Spaces	0	0	0	0	0	0	0	+	+	0	++	++	++	++	++	++	-	
Community	-?	0	0	0	+/-?	0	0	+	0	0	0	0	0	+	+	0	-	
Housing Provision	0	0	0	0	0	0	0	+	0	0	0	0	0	0	0	0	-	
Safety /Security	0	0	0	0	0	0	0	+	0	0	0	0	0	+	+	+	-	
Social Inclusion	0	0	0	0	0	0	0	++	+	0	+	0	+	+	+	+	-	
Businesses	-?	-?	-?	-?	+/-?	0	0	-?	0	0	+/-?	0	+	+	+	+	-	
Jobs/Training	-?	-?	-?	-?	+/-?	0	0	0	0	0	0	0	+	+	+	+	-	
SUMMARY IMPACT 2	+ve	+ve	+ve	+ve	+ve	+ve	+ve	+ve	+ve	+ve	+ve	+ve	+ve	+ve	+ve	+ve	-	
NEIGHBOURHOOD PLAN POLICY NUMBERS																		
BENCHMARK CRITERION	GNE9	GNE10	GNE11	TC1	CFS1	CFS2	CFS3		H1	H2				H3	H4	H5	E1	SUMMARY IMPACT 1
Biodiversity	+	+	0	+	0	0	0		+	+				+	0	0	0	-
Landscape	++	+	0	+	0	0	0		+	+				0	0	0	0	-
Heritage	+	0	0	+	+/-?	0	0		+	0				0	0	0	0	-
Natural Resources	++	+	+	+	0	0	0		0	+				+/-?	0	0	-?	-
Movement	0	0	0	+	0	0	0		+	+				+/-?	0	0	0	-
Open Spaces	0	0	0	+	0	0	0		0	+				+	0	0	0	-
Community	0	0	0	+	++	++	++		0	+				+	0	0	0	-
Housing Provision	0	0	0	+	0	0	0		0	0				++	++	++	0	-
Safety /Security	0	0	0	+	0	0	0		+	0				0	+	0	-?	-
Social Inclusion	0	0	0	+	++	+	++		+	+				+	+	+	0	-
Businesses	0	0	+	+	-?	0	+		0	0				+	0	0	+	-
Jobs/Training	0	0	+	+	0	0	+		0	0				+	0	0	+	-
SUMMARY IMPACT 2	+ve	+ve	+ve	+ve	+ve	+ve	+ve		+ve	+ve				+ve	+ve	+ve	+ve	-

NEIGHBOURHOOD PLAN POLICY NUMBERS																	
BENCHMARK CRITERION	E2	E3	E4	E5	TTT1	TTT2	TTT3	TTT4	LR1								SUMMARY IMPACT 1
Biodiversity	0	0	0	0	0	0	0	0	0								+ve
Landscape	0	0	0	0	0	0	0	0	0								+ve
Heritage	0	0	0	0	+/-?	+/-?	0	0	0								+ve
Natural Resources	-?	-?	0	0	+	+	-?	0	-								+ve
Movement	0	0	+	+	+	++	0	+	0								+ve
Open Spaces	0	0	+	+	+	+	0	0	++								+ve
Community	0	0	++	++	0	0	0	0	+								+ve
Housing Provision	0	0	0	0	0	0	0	0	0								+ve
Safety /Security	-?	-?	+	+	+	+	0	+	0								+ve
Social Inclusion	0	0	+	+	+	+	0	0	+								+ve
Businesses	+	+	+	+	+?	+?	+	0	+								+ve
Jobs/Training	+	+	+	+	+?	+?	+	0	+								+ve
SUMMARY IMPACT 2	+ve	+ve	+ve	+ve	+ve	+ve	+ve	+ve	+ve								+ve
																	+ve

significant positive impact = ++/some positive benefit = +/no overall impact or not applicable = 0/some negative impact = -/significant negative effects = --/uncertain as to benefits/effects/impact = ?

6. Compatibility with EU Obligations and Legislation

Human Rights

The Neighbourhood Plan has regard to the fundamental rights and freedoms guaranteed under the European Convention on Human Rights and complies with the Human Rights Act. In preparing the plan, the town council has consistently taken steps to ensure that the views of all sections of the community including hard to reach groups have been canvassed and taken into account. This approach to consultation is summarised in Section 3 of the plan itself and fully detailed in the Consultation Statement. In particular, the following steps may be highlighted.

At every consultation stage, every individual address in the Neighbourhood Area has been directly engaged via a letter box posting and all community/voluntary groups with community facilities in the area and external to the area were individually consulted at all stages. This included all churches and local groups such as Tadcaster Volunteer Car and Services (TVCSA) (servicing older people), Stepping Stone (covering free help and information on matters such as health/wellbeing, benefits, debt, age/youth related matters, domestic violence and substance dependency) and local community centres (again, with an older people emphasis). Community First Yorkshire and Disability Action Yorkshire were also specifically consulted. All local primary schools and Tadcaster Grammar School were also consulted at all stages. The Barn's regular engagement with the town's young people has also fed into the plan preparation process, as have the consultations with young people carried out on behalf of the former Selby District Council through its Pride of Place and People and Places commissions.

Face-to-face drop-in events were held at each consultation stage. More generally, 'face to face' conversation and discussion was encouraged through steering group and town council meetings.

Habitats and Species Regulations/Strategic Environmental Assessment

Screening of Draft Pre-Submission Neighbourhood Plan

A Strategic Environmental Assessment and Habitats Regulations Assessment Screening Report of the Pre-Submission was undertaken by North Yorkshire Council, on behalf of Tadcaster Town Council, in June 2023.

The report concluded that in light of the assessments undertaken, a Strategic Environmental Assessment and a Habitats Regulations Assessment are not required for the plan. There has been no

material change in policy content in the Submission Plan. The full screening report is included as Appendix 2.

7. CONCLUSIONS

This Tadcaster Neighbourhood Development Plan Basic Conditions Statement addresses each of the 'basic conditions' required by the Regulations and demonstrates that the Tadcaster Neighbourhood Development Plan meets the requirements of paragraph 8 of Schedule 4B to the 1990 Town and Country Planning Act.

In line with the Regulations, this Basic Conditions Statement explains how the Tadcaster Neighbourhood Development Plan:-

- Has regard to national policies and advice contained in guidance issued by the Secretary of State;
- Would not result in less housing provision than that proposed in the development plan;
- Contributes to the achievement of sustainable development;
- Does not breach and is otherwise compatible with EU obligations.

It is also considered that, having regard to the subject matter of the plan, the plan does have sufficient regard to the mitigation of and adaptation to climate change and takes account of the spirit of the North Yorkshire and York Local Nature Recovery Strategy, published in February 2026.

It is therefore respectfully suggested that the Neighbourhood Plan complies with Paragraph 8(1) (a) of Schedule 4B of the Act and subject to Examination can proceed to a Referendum.