

**TADCASTER
NEIGHBOURHOOD DEVELOPMENT PLAN
2021-2040**

CONSULTATION STATEMENT

**PREPARED ON BEHALF OF
TADCASTER TOWN COUNCIL**

PREPARED OCTOBER 2024

UPDATED MAY 2026

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1. Introduction

This Consultation Statement has been prepared to meet the legal obligations of the Neighbourhood Planning Regulations 2012 in respect of the Tadcaster Neighbourhood Development Plan (NDP).

The legal basis of the statement is provided by Section 15(2) of Part 5 of the 2012 Neighbourhood Planning Regulations, which requires that a Consultation Statement should:

- Contain details of the persons and bodies who were consulted about the proposed NDP;
- Explain how they were consulted;
- Summarise the main issues and concerns raised by the persons consulted;
- Describe how those issues and concerns have been considered and, where relevant, addressed in the proposed NDP.

This statement:

- Sets out the aims of the consultation process;
- Summarises the approach to consultation;
- Details the consultees;
- Sets out the consultation stages, the issues and concerns raised at each stage and the way in which they have been addressed.

2. Consultation Aims

Throughout the Neighbourhood Plan consultation process, the aims have been:

- To involve the community so that the plan was informed by, and took account of, the views of local people living, working and carrying out business in the Neighbourhood Area;
- To involve a wide range of statutory and non-statutory bodies in the development of the plan at key stages;
- To consult with landowners whose interests were affected by plan policies and proposals;
- To ensure that consultation took place at critical points in the process where decisions needed to be taken;
- To consult regularly and closely with officers of both the former Selby District Council (SDC) and the new North Yorkshire Council (NYC) to ensure that the plan was developing in line with legal requirements.

3. Background to Neighbourhood Plan Consultation

Tadcaster Town Council first took the decision to embark on a Neighbourhood Plan project in 2019, establishing an interim working group, then a full steering group and associated focus groups shortly thereafter.

An application to SDC for the designation of the Neighbourhood Area was made on 19th February 2020. The Neighbourhood Area was approved by the council in May 2020.

Between 2019 and 2023 (with a hiatus occasioned by the Covid pandemic), extensive community engagement was undertaken, involving questionnaires and community drop-ins, together with consultation with SDC and NYC and a range of statutory and non-statutory bodies. The key engagement stages were:

- 2019 – a community survey via Tadcaster Today plus utilization of both earlier and concurrent community engagement;
- Autumn 2022 – Policy Intentions Document consultation;
- June-August 2023 – Regulation 14 consultation on a Pre-Submission Draft Neighbourhood Plan;

4. Neighbourhood Plan Consultees

Over the five years of the Neighbourhood Plan preparation process, a wide range of people and bodies have been consulted at the various preparation stages. These may be summarized as follows:

- All residents in the Neighbourhood Area;
- All businesses and landowners in the Neighbourhood Area;
- All community and voluntary groups in the Neighbourhood Area;
- Statutory consultees;
- A range of non-statutory consultees, e.g. North Yorkshire Clinical Commissioning Group, Yorkshire Wildlife Trust, Northern Rail.

A full list of statutory and non-statutory consultees can be found at Appendix 1.

5. Consultation Stages and Issues Raised

Early Engagement

Early engagement was predicated on a list of potential key themes for the Neighbourhood Plan generated by the interim working group in mid-2019. This resulted in a community survey carried out via the town council's Tadcaster Today newspaper in the autumn of 2019.

Although the survey response was very limited, its findings were combined with those of a Local Issues Survey, carried out concurrently by local MP Nigel Adams in October. This garnered nearly 600 responses. The two together provided the town council with a solid base on which to begin developing the plan, in the form of a Policy Intentions Document (PID). This work was delayed until 2021 due to the onset of the Covid pandemic.

Details of this early engagement are included as Appendix 2.

Policy Intentions Document Consultation

In Autumn 2022, the PID was circulated to all addresses in the Neighbourhood Area, including households and local businesses, with a request to feedback via an online or hard-copy questionnaire. SDC and other statutory and non-statutory bodies were also consulted. A supporting drop-in event was also held.

Over 150 completed questionnaires and other representations were received (a roughly 5% response rate), indicating clear majority support for the proposed vision, aims and policy intentions, with approval ratings generally between 80% and 92%+.

Copies of the consultation letter and questionnaire, questionnaire survey results and composite consultation results grid are included as Appendices 3A to 3D.

The responses to the PID consultation were used during 2022 and early 2023 to develop a Pre-Submission Draft Neighbourhood Plan for Tadcaster.

Statutory Regulation 14 Consultation on Pre-Submission Draft Plan

The Pre-Submission Draft Tadcaster Neighbourhood Development Plan was the subject of an extended seven-week statutory Regulation 14 consultation from June to August 2023. The consultation was carried out in accordance with regulations and involved all those identified in the list at Appendix 1.

Documentation comprised the full draft plan, a plan summary and questionnaire available on Survey Monkey and as a hard copy. These were also available online, and on the SDC website, along with all previous documents from the NP process. A copy of the full plan was made available at locations around the area.

This attracted over a hundred separate detailed representations from a range of statutory consultees, organisations and individuals, via Survey Monkey, e-mail and written submissions. This was a broadly comparable response, relative to the PID consultation response. It again showed the board, large majority support for the plan’s policies.

The plan summary and questionnaire, questionnaire results and detailed composite consultation results grid can be found at Appendices 4A to 4D.

All representations were carefully considered and agreed actions in response reflected in the final submission plan.

Post-Submission Consultation

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 to answer those concerns and resubmitted in May 2026.

Summary of Main Issues Raised at Each Stage and How They Were Addressed

Early Engagement

The October 2019 Local Issues Survey indicated the priority issues to be as follows:

ISSUE	NUMBER AGREEING (ROUNDED)	PLACE
Recycling and rubbish collection	275	3
Keeping Council Tax low	280	2
Protecting greenspace and parks	155	5
Litter and streetscene	150	6
Planning and sensitive development	140	7
Support for local shop and business	340	1
Reduce waste and bureaucracy	160	4=
Parking	100	8
Affordable homes	160	4=

The Tadcaster Today Community Survey, albeit from a very limited base, indicated the following:

PRIORITY ISSUES	AGREE	DISAGREE
Conserving our heritage and improving the look of the town	12	0
Preventing flooding	12	0
Traffic and transport	9	2
Public rights of way	8	3
Crime and safety	10	1
Car parking	9	2
New homes	9	2
Green spaces/parks	11	1
Community facilities	11	0
Climate change	12	0
Growing businesses and new employment	12	0

Many of the priority issues identified were taken forward, as appropriate to the Neighbourhood Plan remit, in the resultant Policy Intentions Document.

Policy Intentions Document Consultation

80% to over 92% of consultation respondents agreed with the policy intentions in respect of all topics and policy areas.

The main detailed consultation comments received relating to planning issues were as follows:

- No case for improved junction access to A64 on the one hand vs strong support for it on the other.
- Concerns regarding creation of riverside park
- Need to cover schools, doctors' surgeries and shopping.
- Lack of community facilities in west Tadcaster.
- Need to assess heritage value of Woodlands Avenue area.
- No mention is made of designing for the disabled or elderly nor disabled access.
- Protection of riverside, Quaker Burial Ground, 'Town Green' and primary school playing fields as Local Green Space.
- Creation of a nature reserve close to the town.
- Need to plant more trees to help improve air quality.
- Concerns regarding feasibility/desirability of hydro-electric scheme at Tadcaster Weir, including in relation to Soke/Tadcaster Mill and weir 'heritage assets', and wildlife impacts.
- Recommendation to develop a shop front design policy.
- Need to maintain shops in town centre and prevent change of use to cafes, takeaways etc.

- Concerns re town centre pedestrianisation.
- Need to add TVCSA premises, scout hut and primary schools to list of community facilities to be protected.
- Protection of Tadcaster tennis courts.
- Add tourist information office and arts centre to list of new community facilities required.
- Concerns re support for London Road Community Sports Hub proposal.
- Objections to policy intentions re SDC proposed housing sites, notably the Central Area Car Park, but also Butch's Field, Land North of Station Road and Mill Lane. Plus detailed points concerning development of these and other proposed sites.
- Concerns re loss of town centre car parking, plus detailed comments re stipulations for any replacement parking.
- Need to spread housing risk across multiple sites, with different landowners, in order to ensure delivery.
- Detailed suggestions re content of an employment development policy, i.e. regarding parking, noise, design.
- Objection to support for hotel development at Fircroft/outside town centre.
- Development of Jackdaw Pub area (NB Stutton Road) into a 'community hub', plus detailed concerns re shop parking and speeding.
- Suggestion re footpath link from east end of viaduct to Wighill Lane.

The Pre-Submission Neighbourhood Plan addressed the majority of the above through policies TTT2, GNE5, CFS1, CFS2, TC1, BE8, GNE3, GNE7, GNE8, GNE9, GNE10, BE5, CFS3, H1-H6, TTT3, H7, E1, E3, E4 and TTT1 (NB some policy references differ from those in final submission version plan), together with various non-planning community actions.

More detailed explanations should be noted in the following cases:

- Policy TTT2 – evidence and community support were considered to outweigh objections raised to the A64 junction improvement.
- Policy GNE5 – community support was high and considered to outweigh the objection raised. The policy was also caveated to answer heritage and ecological concerns.
- Policy GNE3 – the 3 candidate sites suggested were assessed, with the Quaker Burial Ground and all primary school playing fields added to the policy list. Town Green was deemed not to meet criteria.
- GNE10 – the policy was caveated in order to take account of heritage and ecological concerns. Additionally the highlighted heritage sites were assessed and included in the policy list for BE5.
- H1-H6 – where the principle of development was not yet confirmed, policies were caveated such that they would only come into effect if that principle was to be confirmed. It was made clear that the NP was not proposing housing sites, but

merely reacting to then SDC's emerging Local Plan proposals.

The issues not addressed and the reasons for not doing so are as follows:

- Woodlands Heritage Area – considered as a Local Heritage Area but deemed not to meet criteria.
- Town Centre Pedestrianisation – considered to be desirable by the town council and an SDC/emerging Local Plan proposal in any case.
- London Road Community Sports Hub – the NP support was removed due to the proposal's removal from the emerging Local Plan. Policy LR1 was amended to reflect then current Local Plan policy.

All the many other issues raised and the response to them are detailed in the composite results grid at Appendix 3D.

Statutory Regulation 14 Consultation

The main consultation comments related to the following:

- Policy BE1 – concerns re detailed wording of policy clauses.
- Policy BE2 - need to assess heritage value of Woodlands Avenue area.
- Policy BE5 – add former police station to policy list.
- Policy BE6 – concerns re inclusion/detailed wording of certain policy clauses.
- Policy BE8 – concerns re policy wording/need for policy per se.
- Policy GNE2 – concerns re detailed wording of policy clauses.
- Policy GNE3 – need to strengthen evidence base/justifications underpinning sites identified for Local Green Space protection.
- Policy GNE3 – sites at Oxton Lane and Queen's Gardens should be assessed as LGS candidates.
- Policy GNE3 – 'disused railway and field Kelcbar' LGS incorrectly shown on Policies Map.
- Policy GNE10 – comments re amendments to policy clauses.
- Add new recreation open space policy in respect of land 'adjacent to York Road in the Auster Bank area' as identified in the adopted Selby District Local Plan.
- Policy TC1 – concerns re detailed wording of policy clauses.
- Policy CFS1 – concerns re detailed wording of policies.
- Concerns re parked cars/road safety outside Riverside Primary School at school start/close times.
- Policy CFS3 – questioning of policy highlighting need in south-west Tadcaster; also of policy's clarity re where new facilities should be located.
- Policies H1-H4 – concerns re detailed wording of policy clauses.
- Policy H7 – concerns re policy wording.
- Policy H8 – concerns/suggestions re policy wording.

- Policy H9 – concerns re policy wording and content, in light of up-to-date evidence and NPPF.
- Policy E1 – suggestion re policy amendment.
- Policy E3 – suggestions re policy rewording.
- Policy E4 – suggestions re policy amendment.
- Policy E5 – suggestion re policy wording.
- Policy TTT2 – suggestions re expanding policy to include improvements to all A64 junctions.
- Policy TTT3 – conflict between proposed parking and proposed LGS at Manor Fields highlighted.
- Policy TTT4 – policy duplicates Building Regulations and should be deleted.
- Policy LR1 – policy should not be framed relative to emerging Local Plan without evidence.

Changes were made in accordance with many of the above comments to address the concerns/suggestions made.

In relation to Policy BE2 – the Woodlands Avenue area was assessed as a candidate Local Heritage Area, but deemed not to meet criteria. In recognition of its character however it was decided to reflect this within the provisions of Policy BE6.

In relation to Policy BE8 – the policy was retained due to the strength of feeling of the local community and town council.

In relation to Policy GNE3 – the evidence base document was expanded to create a comprehensive Appendix 4, including full assessments of all Local Green Spaces and an introduction explaining methodology for selection. Following assessment, Queen’s Gardens was added to the policy list, but Oxton Lane was not as it was felt not to meet criteria.

In relation to the suggestion for ‘land adjacent to York Road in the Auster Bank area’, a new policy – GNE8: Land at Sunnyfield – was added to the plan.

In relation to concerns expressed re parked cars/road safety outside Riverside Primary School at school start/close times, a new policy – TTT4: Riverside Primary School Drop-off/Pick-up Area – was added to the plan.

In relation to Policy CFS3 – it was felt that previously expressed community views, plus evidence re lack of facilities was sufficient justification to highlight need in south-west Tadcaster. Policy wording was also amended to make it clear which new facilities were appropriate to this area and which to the town centre.

In relation to Policy TTT3 – Manor Fields was removed as an identified location for new parking.

In relation to Policy TTT4 – the policy on electric vehicle charging was deleted.

In relation to Policy LR1 – the policy was reframed in order to reflect adopted Development Plan policies on employment land and recreational open space, and to be consistent with NP LGS, community facilities protection, public car parking and highway improvement policies.

All other issues raised and the response to them are detailed in the composite results grid at Appendix 4D.

Post Submission Consultation

The concerns raised by NYC officers related primarily to proposed site-specific Policies H1-H6. These policies related to sites previously identified for allocation in the since abandoned Selby Local Plan, the concern being that they constituted allocations, which the Qualifying Body was adamant they did not.

Following detailed discussions between town council representatives and NYC officers, amendments to the plan were agreed, as a result of which 4 of the site-specific housing policies were deleted, the wording of 2 others amended and the wording of other housing (original Policy H7/new Policy H3) and traffic, transport and travel (TTT1 and TTT3) policies also amended, in part to reflect elements of the deleted housing policies.

6. Conclusion – Reflection on Consultation Process and Outcomes

The Process

In general terms, it is the town council's view that the overall consultation process, over a period of some five years, has provided ample and appropriate opportunity for local community and wider stakeholder engagement, involving two non-statutory consultation stages (early engagement surveys and Policy Intentions Document consultation) plus engagement via early working groups, leading up to the final statutory Regulation 14 consultation. This has been supplemented throughout by the opportunity to attend regular and frequent NP Steering Group meetings and full town council meetings where the NP has been a regular agenda item, albeit severely curtailed during the period of the pandemic.

What has been gratifying over the plan preparation period – in pure numerical terms - is the maintenance of public interest, at the relatively high Policy Intentions Document level, through to Regulation 14 stage.

The presence of some controversial planning issues of particular concern to the local community (e.g. the emerging Local Plan's housing proposal for the Central Area Car Park and latterly the 11 Arches housing proposal on Green Belt land in the Wharfe Valley) clearly generated significant comment and concern, even though they were not put forward by the NP itself. What seems to be clear from both Policy Intentions Document and Regulation 14 stage consultations is the general high-level support for just about all NP policies and other provisions. What is also noticeable is the healthy response from statutory consultees and other stakeholders at the Policy Intentions Document stage.

What could perhaps have been done better over the preparation process was the specific targeting of older and younger people's interests within the community, in order to better establish their specific needs. That said, it is fair to say that older people's interests are clearly identified in the plan's housing policies. Older population, disabled and young people's interests were also felt to be relatively well-catered for already.

The Outcomes

As a result of the consultation process, the town council is satisfied that Neighbourhood Plan policies:

- reflect key community concerns as expressed at initial issues, focus group and informal consultation stages.
- respond positively/reasonably to objections and comments received at the Regulation 14 consultation stage, where considered to be appropriate and feasible.

Additionally, Neighbourhood Plan 'community actions' take on board many of the community's non-planning concerns, as expressed via consultations and as filtered by the town council in the light of up-to-date circumstances and knowledge.