

1. INTRODUCTION

- 1.1 This section contains site specific policies and proposals relevant to Tadcaster which are considered under the following headings:

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Tadcaster Regeneration	8.1 – 8.2
Housing Allocation	8.3 – 8.11
Employment Allocation	8.12 – 8.20
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- 1.2 An index of site specific policies is set out at the beginning of this document.
- 1.3 General policies applicable throughout the whole Plan area are set out in Part One of the Local Plan.
- 1.4 Baseline data referred to generally reflects the situation at the time the Deposit Plan was published (July 1997) unless specially updated through modifications to the Plan or through factual changes consequent to modifications to the proposals map, such as additional recreation space and/or amenity space.

2. LOCATION

- 2.1 Tadcaster is situated in the north-western part of the District approximately 8 miles south-west of York. It is the second largest settlement in the Plan area. The town is situated at a river crossing point.
- 2.2 The A64(T) bypasses the town to the south. The A659 runs north-westwards toward Wetherby and the A162 southwards toward Sherburn in Elmet.

3. FORM AND CHARACTER

- 3.1 Tadcaster dates from Roman times when a Roman camp was established on the banks of the river Wharfe.
- 3.2 The town occupies both banks of the river Wharfe and retains much of its historic heritage. The character of the town derives from the variety of building types, heights, ages, design and materials, combined with the narrow streets and open spaces in close proximity to the river.
- 3.3 For over a century the town has been synonymous with the brewing industry with three breweries dominating the skyline.
- 3.4 The central area was designated a conservation area in 1973. This covers historic streets such as Bridge Street, High Street, Chapel Street, Westgate and Kirkgate, together with

part of the riverside including Castle Hill and the area around the Parish Church of St Mary, which is a Grade II* listed building. Other important buildings within the designated area include the Old Vicarage and the Ark, both Grade II* 15th century buildings; the Angel and White Horse public house, and the 18th century Wharfe Bridge. A number of Georgian limestone buildings add an element of grandeur to the town.

- 3.5 Over the past 30 years, residential and industrial development has extended along the principal routes leading out of the town and this has distorted the original compact form.

4. HOUSING AND POPULATION

- 4.1 The resident population of Tadcaster has grown steadily in recent years, rising from 5,493 in 1981 to 6,159 in 1991.

- 4.2 In 1997 the approximate dwelling stock numbered 2,691 dwellings within Tadcaster East and West Parishes.

- 4.3 From mid 1981 to mid 1997 there were 512 dwellings completed in Tadcaster East and West Parishes.

5. EMPLOYMENT

- 5.1 The three breweries of John Smith's, Bass North and Samuel Smith's employ about 1,050 between them. Other significant employers include Sarah Brownridge (oven meals, flight meals), Lambert Engineering (specialist custom build engineers), and Tadweld Ltd (specialist metal fabrication for the food and drinks industry). The town currently has a low level of unemployment.

- 5.2 The main industrial areas are situated immediately to the west and south of the town centre and on the eastern periphery of the town.

6. SERVICES AND FACILITIES

Shopping and Associated Services

- 6.1 With the wide range of comparison shopping available at the nearby shopping centres of Leeds and York, Tadcaster is primarily a convenience goods shopping centre for people living in the town and for a small rural hinterland. The range of comparison goods shopping is very limited.

- 6.2 The main shopping streets are High Street, Bridge Street, Kirkgate and Westgate.

- 6.3 Local convenience shopping facilities are available in Commercial Street to the east of Wharfe Bridge, together with a 1,400 sq m supermarket in Mill Lane.

Community Facilities

- 6.4 The town provides a wide range of community facilities including a library, police station, fire station, meeting hall, medical centre and health centre.

Education

- 6.5 There are three primary schools in Tadcaster: Tadcaster East County Primary, Tadcaster Riverside County Primary, and Tadcaster St Joseph's Roman Catholic School. Tadcaster East County Primary also provides nursery facilities. Secondary education is provided at Tadcaster Grammar School, which is located to the west of the town.

- 6.6 Pre-school education in the form of playgroups is provided at community level, operating from St Joseph's School, Westfields, Manorfields and Stutton.

Recreation

- 6.7 Indoor sports are catered for at Tadcaster Sports Centre where a wide range of facilities is available. A new swimming pool in Westgate opened in 1994.
- 6.8 Additional sports facilities are available for use by the public at Tadcaster Grammar School.
- 6.9 There is a general shortfall in recreational space provision (amounting to approximately 5.66 hectares), particularly with regard to children's equipped play facilities.

Public Transport

- 6.10 There are regular bus services to Pontefract, Leeds, Sherburn in Elmet, South Milford and York, as well as a special service to Selby on Mondays (market day). There are also regular services to Boston Spa, Wetherby and Harrogate. The Coastliner Service extends to Malton and east coast resorts in the summer. East-west services are more frequent than south-north services.

Public Utilities

- 6.11 Water supply in the Tadcaster area is the responsibility of Yorkshire Water and is presently distributed from a single main to the south-west of the town. It is acknowledged that there is limited additional capacity, and off-site works will be needed to provide adequate water supply to any development proposals on the York side of the river.
- 6.12 The town has mains drainage which connects into Tadcaster Sewage Treatment Works, which was upgraded in 1993/94. Surface water sewers exist within the town but these may require upgrading in certain locations should development be approved.
- 6.13 Electricity and gas are supplied by Yorkshire Electricity and British Gas North Eastern respectively.

7. STRATEGY

Constraints

- 7.1 The West Yorkshire Green Belt envelops the western edge of the town, whilst land to the south, south-east and east is physically constrained by the A64(T) bypass and the river Wharfe flood plain. There is best and most versatile agricultural land surrounding a large part of the periphery of the town.
- 7.2 The Magnesian Limestone upon which Tadcaster is located is an aquifer of particular economic importance in the Tadcaster area as it supplies water for the brewing industry. It is therefore imperative that the aquifer is protected through planning controls. Draft Groundwater Protection Zones have been drawn in respect of the groundwater abstractions for Samuel Smith Ltd, Bass Brewing (Tadcaster) Ltd and Scottish Courage Brewing Ltd. The issue of aquifer protection will need to be addressed in all future development proposals.

Commitments

- 7.3 As at 31 March 2002 there were planning permissions for an additional 251 dwellings in Tadcaster (including 11 conversions). The principal sites are:

Location	Area (ha)	Dwellings
Mill Lane	3.30	151
Wighill Lane	0.34	11
Council Yard, Oxton	0.45	20

- 7.4 There is outline planning consent for employment development on a total of 4.5 hectares of land (*base date July 1997*). This comprises 1.1 hectares of land at London Road and 3.4 hectares adjacent to the existing employment area at Islington, to the east of the town.

Development Strategy

- 7.5 Tadcaster has limited scope for expansion owing to Green Belt, and physical constraints. The Local Plan therefore continues the strategy adopted in the Rural Areas Local Plan of consolidating the town's role as a service centre rather than providing for major growth, because of the potential impact on the built and natural environs. Major employment development would conflict with established sub-regional policies to regenerate the Leeds economy. Significant additional residential development may also result in increased levels of commuting to Leeds and York and/or stimulate inward migration.
- 7.6 One site at the western edge of the town has been allocated for this purpose.
- 7.7 Land at London Road has been allocated for employment purposes. Policies in the Plan are also intended to assist economic growth through the establishment of new firms, the expansion of existing firms and redevelopment of premises in accordance with POLICY EMP6.
- 7.8 The Plan aims to encourage small-scale retail development and enhancement schemes within the established shopping centre, in order to enhance the viability and vitality of the town centre.

8. POLICIES AND PROPOSALS

Tadcaster Regeneration:

- 8.1 Whilst only limited proposals are put forward for additional growth the District Council considers it important to optimise opportunities to secure increased investment. This is important not only in terms of new housing and employment development, but also in connection with opportunities to improve leisure and social facilities and environmental improvements having regard to the built heritage of Tadcaster, particularly the town centre.

POLICY TAD/1 is deleted

- 8.2 The Council will encourage and facilitate private and public sector investment and action in Tadcaster; the emphasis will be on securing opportunities for economic regeneration, provision of housing, leisure and social facilities, improving the environment and promoting the heritage and attractiveness of the town centre.

Housing Allocation:

Land north of Station Road, Tadcaster

- 8.3 3.48 ha of land north of Station Road, Tadcaster, are allocated for residential development which will provide approximately 105 new dwellings.
- 8.4 The site lies on the western edge of Tadcaster and its development would constitute a logical extension to the existing built-up area.
- 8.5 The County Surveyor advises that access to the site may be taken from Station Road, with a suitable stagger with the existing junction opposite. Proposals should provide for the improvement of the Station Road/Roman Road junction and the relocation of the bus shelter.
- 8.6 A public foul sewer is available in Station Road, although pumping may be required. The public surface water sewer in Station Road may need upgrading at the developer's expense. The site falls within Groundwater Protection Zone III and lies adjacent to Draft Zone II for the Tadcaster water supplies. Given its potentially hydrogeologically sensitive location, all foul and surface water drainage must be connected to a main sewer.
- 8.7 Yorkshire Water advise that in terms of water supply to the site, some addition to the bulk transfer system may be needed.
- 8.8 Following recent improvements to the sewage treatment works, spare capacity is considered available to deal with potential flows from the site.
- 8.9 Development of the site should ensure the retention and enhancement of the existing tree screen along the northern and western boundaries in order to soften the impact of development on the skyline.
- 8.10 The site lies within an area deficient in recreation open space particularly children's play space. Appropriate provision should be incorporated as an integral element in the design of the scheme.
- 8.11 In view of the local need for affordable housing as evidenced by the Council's 1999 Housing Needs Study and the suitable characteristics and location of this site it is considered realistic to negotiate for a target of 25 affordable units out of the site total of 105 for local people. This is in line with government advice contained in PPG3 (Housing 2000), Circular 6/98 (Planning and Affordable Housing) and in accordance with POLICY H4 (Affordable Housing). The number, mix and type of affordable housing units will be a matter for negotiation between the developer(s) and the Local Planning Authority at the time of a planning application. The exact requirements will depend on local housing market conditions and will take account of any up-to-date information on need.

TAD/2 Land north of Station Road, Tadcaster, as defined on the inset proposals map, is allocated for residential development in Phase 2 of the Plan in accordance with POLICY H2. In addition to satisfying the requirements of relevant planning policies, proposals must make provision for:

- 1) Access to be taken from Station Road via a staggered junction with Station Road/Roman Road;**
- 2) The improvement of the existing Roman Road junction;**
- 3) The relocation of the existing bus shelter in Station Road;**

- 4) **The retention and enhancement of the existing tree belt at the northern and western boundaries;**
- 5) **The provision of children's play space as an integral part of the overall layout;**
- 6) **All foul and surface water drainage to be connected to a mains sewer; and**
- 7) **A mix of dwelling types, including a target of 25 affordable units, for both rent and sale, in accordance with POLICY H4.**

Employment Allocation:

*Land at London Road, Tadcaster
Area 9.0 ha (22.2 acres)*

- 8.12 Land at London Road, Tadcaster is allocated for employment purposes. It is envisaged that the site could most appropriately accommodate business uses (B1 class) in a high quality setting. A hotel would be compatible with such an environment.
- 8.13 The site lies on the southern edge of Tadcaster between the A64 bypass and the built-up area of Tadcaster.
- 8.14 Access shall be taken from the A162 with the provision of a ghost island priority junction.
- 8.15 A water mains extension or reinforcement may be required to the existing water supply.
- 8.16 A new sewer will be required in London Road to connect to the existing public foul sewer in Leeds Road. The existing sewage treatment works at Tadcaster will require upgrading.
- 8.17 British Gas and Yorkshire Electricity will need to be consulted at an early stage to determine the details of any potential constraints to developments. A bulk supply gas pipeline traverses the site. Built developments will need to avoid an area of 4.6 m on either side of the course of the line of the pipeline although highway development would be acceptable. Both 33 and 11 kV electricity lines cross the site and works would need to be undertaken to divert the lines to a different location.
- 8.18 Special pollution control measures may be required to protect the aquifer in this location since the site lies within the Draft Groundwater Protection Zone II for groundwater abstraction of Samuel Smiths Ltd and in Draft Source Protection Zone III for the other brewery abstractions in Tadcaster.
- 8.19 A landfill site to the south-east of the site will require investigation in terms of suitability for built development.
- 8.20 In addition to satisfying the requirements of relevant planning policies, proposals will be expected to comply with the provisions of an up-to-date development brief. The production of a development brief is considered to be appropriate in order to ensure that the development of this prominent site is undertaken in a comprehensive manner. The brief will cover the access and layout issues, which are complicated by the presence of overhead electricity lines across part of the site and, in particular, will pay attention to the extensive landscaping requirements, which will be necessary to achieve the policy aims of a high quality business park development.

TAD/3 Land at London Road, Tadcaster, as defined on the inset proposals map, is allocated for employment development, in accordance with POLICY EMP2. proposals must make provision for:

- 1) Access to be taken from the A162 by means of a ghost island priority junction;
- 2) Provision of a new sewerage connection to Leeds Road;
- 3) Additional sewage treatment capacity;
- 4) Reinforcement of the existing water supply main at developer's expense, if required;
- 5) Incorporation of special pollution control measures to safeguard the underlying aquifer;
- 6) Appropriate building restrictions on land to the south-east of the site which forms a landfill site;
- 7) The incorporation of footpaths and safe cycle tracks;
- 8) Substantial landscaping measures both within and outside the site; and
- 9) A high quality business development in terms of form, design and landscaping.

TOWN CENTRE

- 8.21 Tadcaster town centre provides a limited range of shopping and commercial facilities for people living in the town and a small rural catchment. However, the quality of the retail offer has recently been enhanced by the development of a supermarket at Mill Lane. Whilst the centre is relatively easily accessible to a large number of people, including those reliant on public transport as well as car borne visitors, there is still leakage of expenditure to adjoining centres such as York and Leeds. The centre currently benefits from adequate free car parking.
- 8.22 The District Council is committed to strengthening the vitality and viability of the town centre and reducing shop vacancy rates. The following policies, in conjunction with general policies in the Plan, are intended to maintain and enhance the physical fabric of the town centre, and to promote environmental enhancement measures and limited retail development.

Environmental Improvements

- 8.23 The town centre is relatively compact and falls largely within Tadcaster Conservation Area. It includes a number of non-retailing uses such as small commercial offices and residential properties. Although containing a wealth of historic buildings, the centre has lost some of its traditional focus. Planning permission was granted in 1994 for the provision of a 'town green', landscaped car park and a market, both surfaced in natural materials on land bounded by High Street, Chapel Street, Kirkgate and Westgate, which would provide an attractive focal point for the town centre. One of the main objectives of the scheme is to draw together all the various elements in this part of the town into a unified whole, thus strengthening the character, infrastructure and attractiveness of the town (see Town Centre Inset Proposals Map). In particular, the 'town green' forms an

appropriate setting for the listed Old Vicarage, Shann House Hotel and the former Sunday School. The 'town green' will also provide links for the town centre through to the green area of the churchyard and riverside.

- 8.24 The following policy is intended to support further initiatives for environmental enhancements and improvements within the existing conservation area boundary.

TAD/4 Within the Tadcaster Conservation Area the District Council will seek, in cooperation with landowners, to introduce a comprehensive scheme of environmental improvements by:

- 1) Encouraging the bringing into use of backland and underused areas and buildings;**
- 2) Ensuring new development respects the scale, layout, design, height and materials of surrounding development and makes a positive contribution to the character of the area;**
- 3) Encouraging coordinated schemes for landscaping, paving and street furniture;**
- 4) Promoting repairs to historic buildings and structures;**
- 5) Resisting proposals which would result in the loss of historic passageways and frontages;**
- 6) Supporting proposals that exploit opportunities to establish links to riverside areas and existing shopping streets; and**
- 7) Encouraging refurbishment and redevelopment schemes on sites within the central area.**

Shopping and Commercial Uses

- 8.25 Recent studies have established that there is a very limited scope for any additional retail floorspace in the town. Nevertheless, there is a need to improve the quality and range of shopping provision. Shop units tend to be small due to the historic character of the town. Whilst the town cannot compete with higher order centres nearby, it may, on a modest scale, improve the retail offer through the introduction of additional modern shop units coupled with environmental improvements.
- 8.26 Historically, the retail core of the town extended from Wharfe Bridge to Chapel Street, but the centre of gravity of the town has moved eastwards since the opening of the supermarket at Mill Lane. The central area now includes this new supermarket and the frontages up to the Wharfe Bridge. This is shown on Proposals Map Inset No 60.
- 8.27 Whilst maintaining the historic fabric of the centre will be a major consideration when assessing any new retail proposals within or close to the existing centre, the District Council will seek to improve the attractiveness of the existing shopping centre by encouraging new shopping developments of an appropriate scale, combined with environmental improvements. It is envisaged that opportunities may come forward through the refurbishment and/or extension of existing shops, the redevelopment of existing premises or development of vacant sites. Appropriately designed retail development, including mixed commercial, retail and residential schemes will help make the centre more attractive to investors, shoppers and visitors.

- 8.28 In order to retain the compactness of the centre, it is proposed to concentrate new shopping developments within the existing central area. Concentrating retail and other appropriate uses such as banks, public houses, certain office uses and restaurants in the centre is convenient for both shoppers and retailers and will help maintain and strengthen the role of the town centre. It will also help prevent the outward sprawl of shops into residential areas, with the potentially detrimental effects of loss of privacy, traffic generation and noise.
- 8.29 The extent of the shopping and commercial centre is defined on the Inset Proposals Map. Outside this area, proposals for retail development will be considered in relation to POLICY S1 and POLICY S2.

TAD/5 Proposals for the establishment or extension of retail uses (Class A1*) and commercial uses such as financial and professional services, public houses, cafes, restaurants and takeaways (Class A2* and A3*) within the defined shopping and commercial centre of Tadcaster, will be permitted provided:

- 1) **The proposal is of a scale and character appropriate to Tadcaster;**
- 2) **The proposal will preserve or enhance the character and appearance of the conservation area and will not adversely affect the setting of any listed building;**
- 3) **Satisfactory parking and servicing arrangements can be achieved;**
- 4) **The traffic generated can be satisfactorily accommodated on the local highway network;**
- 5) **The proposal will not have a significant adverse effect on residential amenity or the character and appearance of the area; and**
- 6) **The proposal will meet the provisions of POLICY H5 with regard to the retention of residential accommodation.**

* Town and Country Planning (Use Classes) Order 1987.

Office Uses

- 8.30 Within the central area there are a number of professional office uses such as solicitors and accountants not normally associated with retail frontages. The mix of uses does not appear to have any detrimental effect on the viability of the centre, probably because of its compact form. A diversity of employment opportunities and range of services is also desirable. County Structure Plan POLICY I12 facilitates the expansion of business uses in and adjacent to town centres, where this would increase the use of vacant, underused or derelict premises, or would significantly improve the scale and range of local job opportunities.
- 8.31 Whilst it is not expected that there will be significant additional demand for business uses in Tadcaster owing to the proximity of much larger commercial centres such as Leeds and York, it is appropriate to ensure that future proposals do not threaten the vitality and viability of the town centre. Proposals for small-scale office development, conversions and reuse of vacant floorspace will be supported provided this does not entail the loss of residential accommodation or create concentrations of non-retail uses in the main shopping streets, and an increase in walking distances between shops.

TAD/6 **Proposals for business uses (Class B1*) involving development on previously undeveloped or redundant land, redevelopment of land or premises, or the conversion or change of use of buildings, within or adjacent to the defined shopping and commercial centre of Tadcaster, will be permitted, provided the proposal:**

- 1) Is of a scale and design appropriate to the locality;**
- 2) Will not create an undesirable concentration of non-shopping frontage or otherwise have a significant adverse effect on the character, viability or vitality of the town centre;**
- 3) Will not create conditions prejudicial to highway safety or which would have a significant adverse effect on local amenity;**
- 4) Will achieve satisfactory parking and servicing arrangements; and**
- 5) Will not result in the loss of residential accommodation in accordance with POLICY H5.**

* Town and Country Planning (Use Classes) Order 1987.

Housing in the Town Centre

8.32 Emphasis on the retention and provision of housing within or adjacent to the town centre is desirable in order to help provide a satisfactory balance of land uses and contribute towards the vitality of the centre.

8.33 Tadcaster town centre contains a variety of residential accommodation at both ground floor and upper floor level which will generally be safeguarded in accordance with POLICY H5. The centre also contains a number of vacant sites and underused properties which detract from the environmental quality of the area. The provision of residential accommodation in such circumstances would help revitalise parts of the centre as well as helping to increase the dwelling stock, particularly for the benefit of small households in need of affordable or rented accommodation.

8.34 There is also scope to provide additional residential accommodation as part of mixed development schemes, for example through the development of backland and/or redevelopment of inappropriate uses within or adjacent to the town centre. A major contribution to the achievement of this objective can be seen in the scheme for providing 157 housing units in an attractive riverside setting off Mill Lane adjacent to the new supermarket on a derelict edge of town centre site. The District Council will in particular encourage the residential use of upper floors through the 'Living Over the Shop' (LOTS) project. This is a national scheme established in 1989 in order to secure the cost effective residential use of upper floors in town centres.

8.35 In appropriate cases, a flexible approach will be taken toward the application of parking standards (see POLICY VP1) and other requirements.

TAD/7 **Proposals for the provision of residential accommodation within the defined shopping and commercial centre of Tadcaster will be permitted provided:**

- 1) A satisfactory housing environment would be achieved;**

- 2) **The proposal would not have a significant adverse effect on the retail character and vitality of the street frontage;**
- 3) **The proposal would not create conditions prejudicial to highway safety or which would have a significant adverse effect on local amenity; and**
- 4) **The proposal will preserve or enhance the character and appearance of the conservation area and will not adversely affect the setting of any listed building.**

In appropriate cases a flexible attitude will be adopted in relation to parking provision and other requirements.

Townscape

- 8.36 The central part of Tadcaster includes many listed buildings and falls within a conservation area. There is a wide variety of building types, heights, ages, design and materials. The scale of the central area is domestic rather than grand, in spite of the existence of several large and imposing buildings, which themselves are dominated by the industrial buildings of the breweries on the south side of High Street and Bridge Street. The domestic scale and character of the town centre requires that new development avoids large buildings or groups of buildings and reflects existing designs and materials.
- 8.37 The domestic scale is further emphasised by the narrow streets, two of which retain the medieval 'gate' suffix, the restricted footpath widths and tight building lines, all of which contribute to the sense of enclosure and safety. Additional interest is generated by footpaths and alleyways which provide cross town links, as well as creating visual surprise by continually changing glimpses of distant parts of the town centre. These features should be extended into any redevelopment or development scheme.
- 8.38 The town's most important amenity assets are perhaps the river Wharfe and its river bank, and the open space of Castle Hill. These features are close to the heart of the town and call for increased accessibility by maintaining and/or providing appropriate pedestrian walkways, particularly in association with any town centre development proposals.
- 8.39 Opportunities may arise for redevelopment of existing premises or infilling on previously undeveloped sites, or within 'gaps' in town centre street frontages. It is particularly important that proposals should respect the scale, design and character of the central area. It is equally important to discourage proposals which would "open up" existing frontages, destroying the continuity of the street scene.
- 8.40 The following policy combines and amends policies that were incorporated in the adopted Rural Areas Local Plan (1990), which are intended to safeguard and enhance the townscape quality of the central area.

TAD/8 Development proposals which would create significant breaks in existing frontages, or which would result in the loss of historic passageways, will not be permitted unless the proposal would result in a significant environmental or highway gain or achieve a wider community benefit. Proposals should be of a scale, design and appearance appropriate to the existing character of the area, and where appropriate will be expected to include pedestrian links with existing shopping streets and the river bank.

Traffic Management

- 8.41 Tadcaster town centre is affected by three main types of traffic; shoppers' traffic, through traffic and locally generated industrial traffic, principally from the breweries. The appropriate management of traffic using Tadcaster for its services is essential if the town centre is to prosper. Equally important is the provision of an attractive environment for shoppers. Both depend to a large extent upon the removal of non-essential traffic, and particularly heavy vehicles from the shopping centre.
- 8.42 Whilst the A64(T) bypass has been responsible for a significant reduction in town centre congestion, the level of traffic using the A659 route from the A1 to York remains significant. Eastbound traffic travels along Kirkgate whilst on its return journey it uses either Chapel Street or St Joseph's Street.
- 8.43 Following full public consultation and agreement between the District and County Councils, a comprehensive traffic management strategy has been adopted for Tadcaster Town Centre. This strategy involves the creation of a pedestrian priority area in Kirkgate, and the use of Chapel Street and St Josephs Street for one-way traffic operations in southbound and northbound directions respectively, which will require junction improvements on both streets.

Car Parking

- 8.44 The District Council currently maintains two free car parks within Tadcaster, providing a combined total of 247 spaces, namely:-

<i>Location</i>	<i>Spaces</i>
Britannia	94
Central	153

- 8.45 The car parks are well used leaving little spare capacity. In fact, on Market day (Thursday) the capacity of the Central car park is reduced to 108 spaces.
- 8.46 Any significant proposals for the development or redevelopment of land within the town centre are likely to increase the demand on existing car parks. Adequate car parking is important to ensure the continued vitality and viability of the town centre. The existing car parks are defined on the Inset Proposals Map and will be safeguarded in accordance with POLICY VP2. The need for additional or alternative off-street parking will be kept under review. It is important that adequate parking is maintained within the town centre for shoppers and others needing short-term parking.

ENVIRONMENT:

Conservation Area

- 8.47 The Council will seek environmental improvements within the conservation area in accordance with POLICY TAD/4. Proposals for development within the designated conservation area will be assessed against POLICIES ENV25 and ENV26 to ensure the town's unique character is maintained.

Castle Hill Scheduled Monument

- 8.48 The Castle Hill "motte and bailey" castle, as defined on the Inset Proposals Map, is a Scheduled Monument. Its future preservation will be secured through POLICY ENV27.

Local Amenity Space

- 8.49 In Tadcaster, the area known as “The Park” between the river and Tadcaster Albion football ground has been identified as having particular visual importance and local amenity value. The Park includes a path and a magnificent avenue of lime trees, planted in the 1920’s.
- 8.50 An area of land in the centre of town, on the site of the old Regal Cinema, has recently been landscaped to form a new ‘town green’ providing an attractive setting for the Old Vicarage and aiding rejuvenation of this area. It is considered appropriate to identify this land as local amenity space.
- 8.51 Other areas of local amenity importance include a small woodland to the rear of properties fronting Windmill Rise, an area of land between Oxton Lane and Ouston Lane, land at Wharfe Bank Terrace both sides of Tadcaster Bridge and the cemetery south of Leeds Road.
- 8.52 All of these areas are defined on the Inset Proposals Map and will be protected in accordance with POLICY ENV29.

Nature Conservation

- 8.53 Tadcaster Mere to the south-east of the town, between Tadcaster and the village of Oxton, is a designated Site of Special Scientific Interest (SSSI). The site is defined on the Inset Proposals Map and will be protected in accordance with POLICY ENV8.
- 8.54 There are several Sites of Importance for Nature Conservation in Tadcaster Parish which will be protected in accordance with POLICY ENV9. Sites defined on the Inset Proposals Map are as follows:

Castle Hill – 2.75 ha (6.80 acres) of semi-improved neutral grassland adjacent to and on the western banks of the river Wharfe.

Brickyard Pond – 2.25 ha (5.56 acres) of former brickyard ponds, now filled in and comprising a botanically diverse neutral grassland, situated to the rear of Wighill Lane on the northern edge of town.

Willow Carr – 12.36 ha (30.54 acres) – a stream site habitat comprising marsh, willow carr, and deciduous woodland situated adjacent and to the south-east of the A64(T)/A163 junction.

Locally Important Landscape Area

- 8.55 Tadcaster is situated at the edge of an attractive area of undulating countryside associated with the belt of limestone extending through the western part of the Plan area. The landscape quality of the area is acknowledged in the Plan through the designation of a Locally Important Landscape Area within which additional controls are proposed to ensure that a high quality of development is achieved (POLICY ENV15). The boundary of the Locally Important Landscape Area corresponds with the defined Development Limits of Tadcaster and follows the course of the river Wharfe to the north and south of the town. To the north of the town and east of the Wharfe, the landowner has embarked upon a programme of landscaping works which includes new woodland planting and the restoration of historic hedgerow patterns. As this landscaping matures further consideration will be given to this area as part of a future review of Locally important Landscape Areas.

The Wharfe Valley

- 8.56 The river Wharfe, which flows through Tadcaster, makes a special contribution to the character of the town, enhancing its setting and creating a green corridor. The amenity value of the river bank has been acknowledged in the Plan through the designation of Local Amenity Space (POLICY ENV29). Outside the defined Development Limits, the river valley falls within the designated Locally Important Landscape Area, to the north of the town. The river is subject to seasonal flooding to the south of the town, and has an extensive washland.
- 8.57 In addition to its landscape and amenity value the river provides opportunities for quiet, outdoor relaxation such as angling, walking and canoeing. It is not subject to pressure for moorings or boating because at this point the river is non-navigable. Priority will be given to safeguarding existing uses and improving access. There may be scope for the provision of small-scale recreational facilities associated with the quiet enjoyment of the river corridor, which will be considered in relation to POLICY RT5.

Recreation

- 8.58 There are a number of areas of recreation open space in Tadcaster which are defined on the Inset Proposals Map. These areas will be protected in accordance with POLICY RT1.