

WELCOME

We're starting a conversation on the future of Tadcaster. Your views can help inform our plans for Eleven Arches to deliver new public open space and sustainable growth for the town.



Located within a short walk of Tadcaster, the Eleven Arches development will support a flourishing town centre, with more customers to support local businesses and grow the community.

Help shape the future of Tadcaster and get involved in this first conversation on Eleven Arches.

Welcome to our drop-in events, where you can find out more about our vision for the site and let us know your views. We want to know what your hopes and aspirations are for Tadcaster and how we can work together to support the town's growth.

LET US KNOW YOUR VIEWS

Please take a look at the information banners, chat to the team and complete a feedback form to share your views.

ABOUT US

Gladman Developments Ltd is working with the Grimston Park Estate who own the land to bring forward the Eleven Arches development. Gladman is a strategic land promoter based in Cheshire with a track record of bringing forward high-quality, sustainable developments.



HAVE YOUR SAY



ELEVEN
ARCHES
— TADCASTER —

TADCASTER TODAY

Tadcaster is a place full of potential. Once a thriving market town, in recent years businesses and services have suffered as a result of chronic under-delivery of new housing within the town.



Over the last two decades, only 25 homes have been built in Tadcaster, meaning that young people are forced to leave the area to buy houses in surrounding villages or further afield.

It is clear that a lack of growth is having an impact on opportunities when compared to nearby thriving market towns like Boston Spa.

Bringing more people to live in Tadcaster is essential to regenerating the town with increased footfall supporting local businesses and helping the town to flourish.

- Lack of housing choice has meant people are having to move out of Tadcaster
- More demand has increased house prices way above the local and national average
- The number of children and young people living in the town has fallen
- Business opportunities are also being impacted, with the number of jobs based in Tadcaster also falling



9%

Drop in the number of children living in Tadcaster since 2001

Compared to a 5.5% increase in Selby District



10%

Drop in number of young people (16-24) living in Tadcaster since 2001

Compared to an increase of between 10% and 11% locally



3%

Drop in number of working age people living in Tadcaster since 2001

Compared to an increase of 11% nationally and up to 13% in Selby District



56%

Rise in house prices since 2011

Compared to 20% in England and 42% in Selby District



16%

Drop in employees based in Tadcaster since 2010

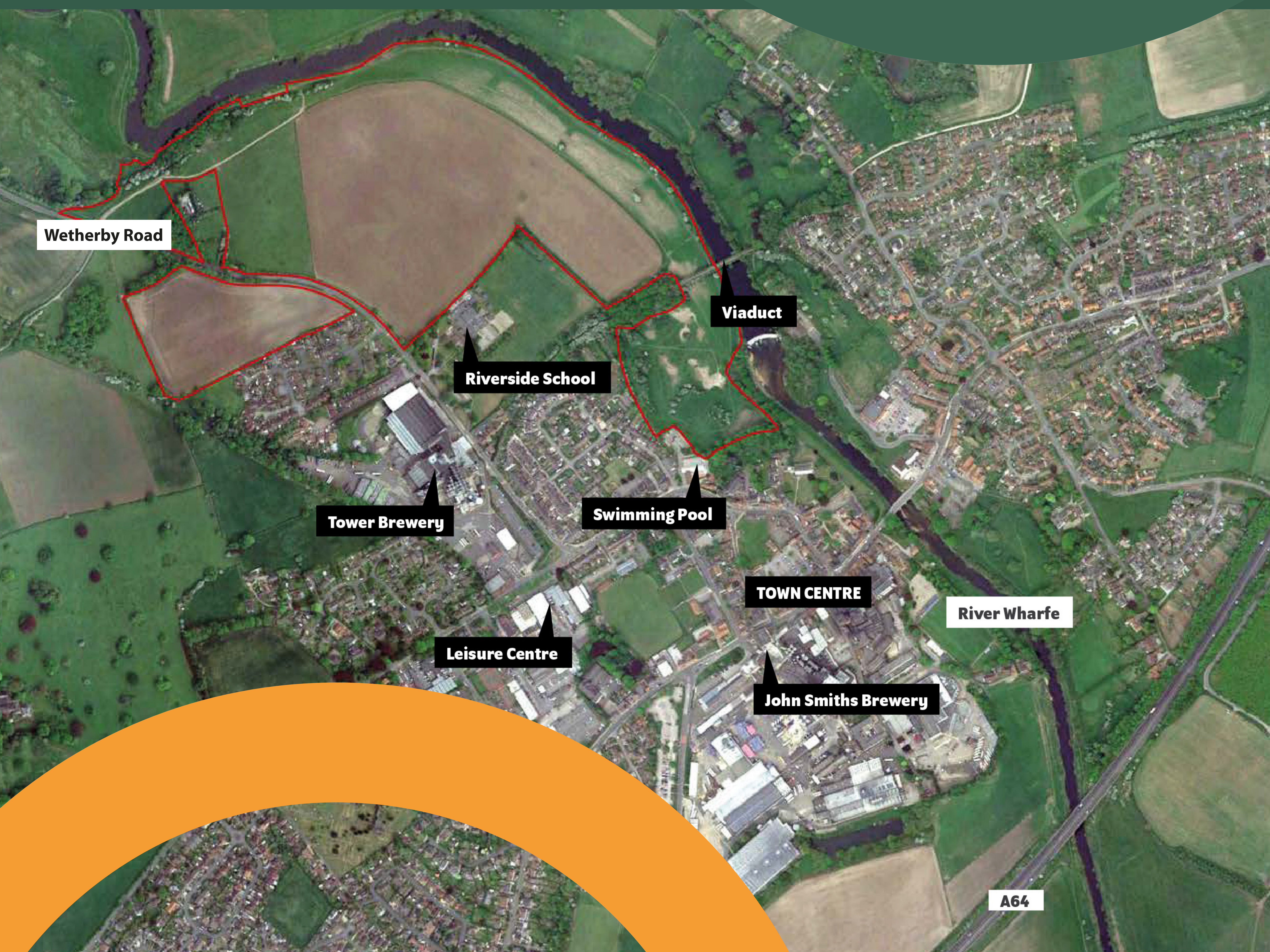
Compared to an increase of between of up to 44% locally (Sherburn-in-Elmet)

THE SITE

The Eleven Arches site is located on land off Wetherby Road and next to the River Wharfe, just a few minutes walk to Tadcaster's centre. It's currently open land, but only the route along the river is accessible to the public.

We've carried out initial surveys and identified areas suitable for delivery of a mix of high-quality new homes and facilities on land not at risk of flooding. The majority of the site is envisaged as a large accessible public park next to the River Wharf that takes in the hillside above the floodplain, currently in agricultural use.

This parkland will form part of a new carefully considered Green Belt boundary, enhance the recreational value of the Green Belt in this area, and help delivery of a logical extension of the town, in turn relieving pressure on other locations in Tadcaster.



HAVE YOUR SAY



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AN INITIAL VISION

We're at an early stage of developing a vision for Eleven Arches. The vision demonstrates our initial ideas of the parts of the site we're looking at for new homes, community facilities and accessible green spaces open to the public.

We would really like to hear your views and ideas on how the Eleven Arches site could help meet local housing need and create new green spaces where people want to spend time.



HAVE YOUR SAY



THE OPPORTUNITY HOUSING CHOICE AND QUALITY

Eleven Arches could deliver up to 500 high quality homes, providing real housing choice for current and future Tadcaster residents at every stage of life.

Eleven Arches will offer a wide range of homes from smaller starter homes to larger family homes, with a mix of tenures with affordable, open market and rental opportunities. There's also a real demand for suitable homes for retired people and elderly residents too – with the number of people over 75 higher in Tadcaster compared to Selby District and the rest of England.



Lambton Park, Durham



Church Fields, Boston Spa

These proposed homes will have sustainability at their heart, with their specification complying with the latest Building Regulations and the Future Homes Standard regarding energy conservation. We will explore further sustainability enhancements to help Selby District move towards carbon neutrality.

High-quality design will ensure the site responds sensitively to Tadcaster's traditional architecture and compliments the town's unique character.

WHAT HOMES DO YOU WANT TO SEE DELIVERED IN TADCASTER?

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THE OPPORTUNITY A NEW RIVERSIDE PUBLIC PARK

Tadcaster’s rural setting is part of what makes it special. We want to create new green, accessible spaces for residents and visitors.

Our early ideas are for two thirds of the site to become a new riverside public park. The extensive green network would include woodland, riverside green spaces, wildlife habitats and parkland.

We want it to be a place where families can spend time and relax, with walking and cycling trails and play areas for all of the community.



Green Infrastructure Proposal



This extensive green space network is within a short walk from the town centre offering enhanced access to the river frontage and leisure opportunities for all.

The sensitively designed green spaces will form an extensive network across the site. The proposals also look to enhance biodiversity, opportunities for wildlife and access to nature for improved health and wellbeing. The new homes will be nestled amongst a series of tree lined streets, pocket parks and play spaces.

WHAT WOULD YOU LIKE TO SEE AT THE NEW RIVERSIDE PARK?

THE OPPORTUNITY COMMUNITY FACILITIES



We want to know what community facilities you think are important to include:

A NEW GATEWAY TO TADCASTER

A more attractive gateway to Tadcaster from the north, delivering a feeling of arrival into the town and creating a sense of place.

NEW CYCLING AND WALKING ROUTES

Making access from Eleven Arches to nearby shops and facilities as sustainable as possible. We also want to create a network of routes across the site itself.

A MOBILITY HUB

Including cycle parking, electric vehicle charging points, and new drop-off points for the neighbouring Riverside Primary School, helping ease existing congestion and improve choices for active travel and recreation.

A NEW GROCERY STORE

The potential to provide a new convenience store within the masterplan, such as a Co-op or similar sized store.

Our studies show that there is currently space at existing primary and secondary schools but that existing community facilities, such as the swimming pool, are in need of more visitors and financial support.

WHAT DO YOU THINK OF THE COMMUNITY FACILITIES WE ARE SUGGESTING?

WHY ELEVEN ARCHES?



We think Eleven Arches is a great opportunity to deliver much-needed homes and green spaces to support a thriving Tadcaster town centre. It can:



Deliver a supply of high quality homes in a stunning setting, increasing choice and availability to meet local need.



Create a comprehensive network of easily-accessible green spaces, including a new riverside public park for Tadcaster.



Incorporate new community facilities for existing and new residents, such as a new convenience store and workspaces.



Support Tadcaster's economy, bringing more people into the town to contribute to the local economy.



Create new jobs, apprenticeships, and training opportunities during delivery, with long-term job opportunities once completed.



Bring forward a credible development proposal that helps achieve local aims to ensure Tadcaster is a thriving town for decades to come.



Address the constraints of the Green Belt in a sensible and considered way.

HAVE YOUR SAY



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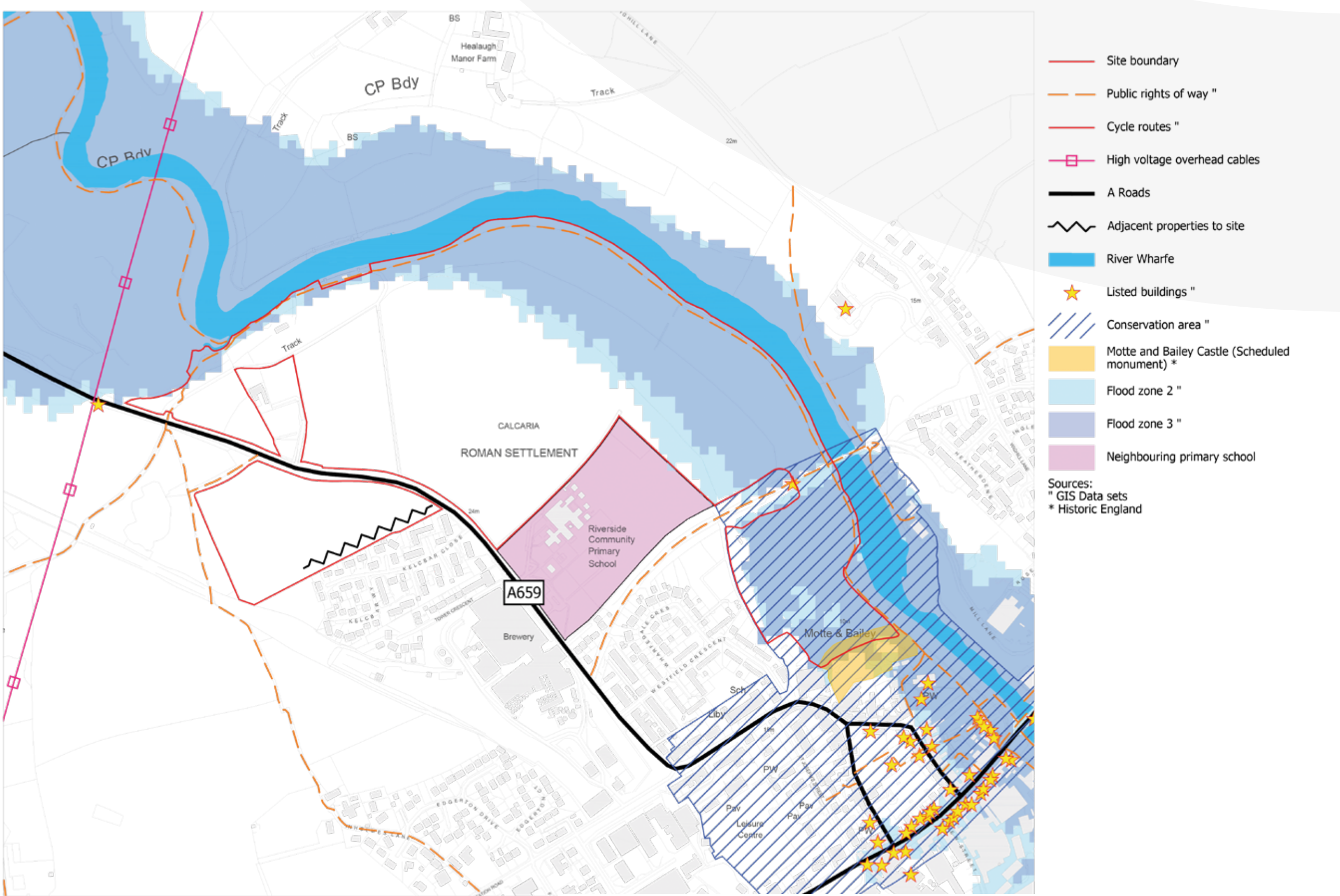
KEY CONSIDERATIONS

As we bring forward the plans, we will be carrying out detailed assessments to ensure we deliver Eleven Arches in an appropriate and sustainable way, responding to the site's assets and opportunities. These will include work on:



FLOODING

We know how important this is to Tadcaster. We're not planning development on land that could flood and are incorporating a comprehensive drainage measures into the community. Our work will demonstrate how surface water will be carefully managed on site to improve existing issues.



Opportunities & Constraints Plan



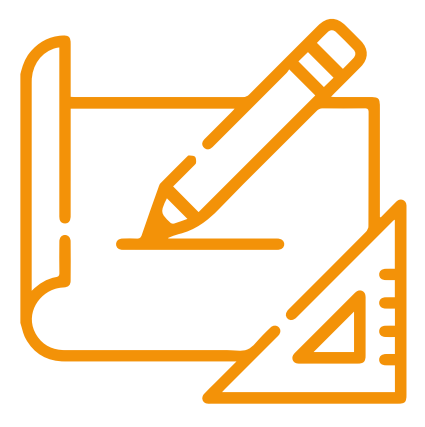
TRANSPORT

Road access to the site will be from Wetherby Road. This work will look at vehicular flows and how to provide links to public transport options. We'll also map out how Eleven Arches can be connected by footpaths and cycleways to the surrounding areas and how a new mobility hub could help increase connectivity with high quality facilities and movement routes.



ECOLOGY

It is essential that nature is central to Eleven Arches. We will look at the plant and wildlife species currently prevalent locally and deliver increased biodiversity as part of the development. We will also ensure that the new homes and their settings will be carefully considered, be of high-quality, and respond to the natural surroundings.



DESIGN

Eleven Arches is a fantastic opportunity to deliver new, high-quality homes in Tadcaster that respond to the town's unique character. We will ensure, as part of the evolving design, that layout and style complement the town centre.

HAVE YOUR SAY



WHAT HAPPENS NEXT?

INDICATIVE TIMESCALES

NOV – DEC 2022:

- Continue the conversation with the community and interest groups
- Carry out detailed studies and masterplan work



EARLY 2023:

- Hold a further stage of consultation, with more detailed plans
- Share our progress on design and detailed studies



SPRING 2023:

- Complete and submit an outline planning application



EARLY 2024 TO 2025:

- We anticipate the outline planning application could be considered by September next year, paving the way for delivery from early 2024 onwards



SHARE YOUR IDEAS

Please let us know what you think about the proposal and what things we should be considering. You can complete a feedback form here today (or take it home and return to us via Freepost) or you can fill in the form online. The consultation closes on 30th November 2022 so please get your comments to us by then.

GET IN TOUCH

Follow us on social media:



@11ArchesTad



@11ArchesTad



Eleven Arches Tadcaster

Email

info@elevenarchestadcaster.com

Call our information line

0800 689 1095

(Monday – Friday, 9:00am to 5:30pm)

Write to us at:

Freepost HAVE YOUR SAY

(no stamp or further information needed)

THANK YOU FOR ATTENDING