### WELCOME

Eleven Arches is a rare opportunity to deliver the mix of homes Tadcaster so badly needs alongside a new riverside park. In turn, it would support Tadcaster's future as a thriving market town with a flourishing centre.



Last year hundreds of people got involved in the first Eleven Arches conversation, telling us about their hopes and aspirations for Tadcaster.

Your feedback has helped to shape the plans and we're back to show you how the proposals have evolved and continue the conversation.

#### LET US KNOW YOUR VIEWS

Please take a look at our information banners, have a chat with the team and complete a feedback form to share your views on the detailed plans.



HAVE YOUR SAY

#### 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.





# 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



Drop in the number of children living in Tadcaster since 2001

Compared to a 5.5% increase in Selby District Drop in number of young people (16-24) living in Tadcaster since 2001

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



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



Rise in house prices since 2011

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

# 56%

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 Wharfe 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.

 Wetnerby Road

 Vetnerby Road



#### HAVE YOUR SAY





### YOU SAID WE SHOULD

"CAREFULLY CONSIDER THE AMOUNT OF HOMES AND THE DENSITY OF THE SITE."

To make sure we can include green corridors and more open space throughout the site, we've made some key changes including removing an area being considered for retail use and reducing the number of homes from up to 500 to up to 450. "PROVIDE A MIX OF HOMES THAT MEETS TADCASTER'S NEED."

We're planning for a diverse mix of homes that directly responds to local needs – including 3 and 4-bed family homes and specialist older persons' accommodation, which will allow elderly residents to downsize and free up existing properties.



#### "INCLUDE AFFORDABLE HOMES IN THE PLAN."

There have only been 2 affordable homes built in Tadcaster since 2011, something that needs to change to meet demand. We're planning for 40% (up to 180 homes) to be classed as affordable - more than the draft local plan requirement and in line with the aspirations of the draft neighbourhood plan.

### "CONSIDER HOW THE COMMUNITY WILL LOOK AND KEY VIEWS THROUGHOUT THE SITE."

### "PROVIDE NEW GREEN SPACES WITH IMPROVED ACCESS."

We're allocating over two thirds of the site to a new riverside park! Our plans include increased landscaping, rewilding, orchards, footpaths and cycleways to make the green spaces more accessible for all abilities; and places where people can interact with nature – all with a commitment to an overall increase in biodiversity.

"ENCOURAGE MORE FAMILIES

We've laid out the streets so that they preserve key views toward the town and out into the surrounding countryside. We support work being undertaken locally on a design code for Tadcaster as part of the Neighbourhood Plan, which will help inform building material choices further down the line.

### "MAKE SURE POTENTIAL FOR FLOODING IS CONSIDERED."

No built development will be on the parts of the site that can flood. We also intend to provide improvements to the flood plain, increasing the local resilience to flooding. We'll do so by including new areas to store water on site, it'll then be released back into the river once water levels decrease, ensuring there is no impact downstream.

### TO MOVE TO TADCASTER."

As well as family-sized homes, we've included new children's play areas in the design, ensuring it's a safe and welcoming place for all ages. It responds to the council identifying shortage of play areas to the west of the river.

### "CONSIDER ACCESS AND TRAFFIC MOVEMENTS."

We're proposing T-junctions to enter each parcel of land (either side of Wetherby Road), as well as traffic calming measures for motorists travelling into Tadcaster. We're also planning a new, dedicated drop-off point for Riverside Primary School including a footpath link, helping address the numbers of cars parked on the main road at drop-off and pick-up times.

# THE VISION

We're proposing a mix of new homes for people at different stages of their life and community facilities surrounded by accessible parkland open to everyone.

Our masterplan has been designed to respond to local housing need, improve the quality and accessibility of green spaces, and deliver considered growth for Tadcaster.





# HOUSING CHOICE AND QUALITY

It's planned to deliver up to 450 high-quality, energy-efficient homes. We're proposing a mix that responds directly to community feedback and local need. It will deliver real choice compared to the current limited housing options on offer.



#### We've included in the masterplan:

- A mix of starter homes and larger 3-4 bedroom family homes for families to put down roots in Tadcaster.
- For 40% to be classed as affordable. There's been only 2 affordable homes delivered in Tadcaster since 2011 meaning many have struggled to get housing locally.
- Specialist older peoples' accommodation, allowing locals to downsize and to plan their later years in the town.



We've carefully considered the layout of the area planned for homes, incorporating planting to create green corridors that also serve to secure key views of local landmarks – such as the brewery tower – through the site.

The design will be of high architectural quality, drawing on existing use of stone and brick currently present in Tadcaster to knit the site into the town's identity. Green and characterful streets will feature views out toward the surrounding parkland and the town.

It's planned for the building heights to vary between 2 and 3 storey, with the density of homes higher towards Wetherby Road, gradually decreasing toward the edge with green spaces.

# A NEW RIVERSIDE PUBLIC PARK

We want the new riverside park to be a stunning and accessible space where everyone can spend time. Over 24 hectares (around two thirds of the site) will be dedicated to improved community spaces to help people of all ages connect with nature.



We're planning many features for new and existing residents including:



A COMMUNITY ORCHARD

The expansive parkland will provide spots to meet, play, exercise and relax. Accessed easily by new footpaths and cycleways, it will include a wider variety of planting types and new habitats, with appropriate street furniture, seating and play spaces to encourage social interaction. A new orchard will be a space where neighbours can come together to support a shared project. Featuring native fruit trees and informal footpaths, the orchard will provide habitats for species and pollinators, whilst being a place locals can spend time.



There will be a mix of formal play areas with equipment and informal play spaces for all abilities. Located throughout the community, they'll feature seating, secure bike parking and recycling bins.



#### A NEW WETLAND

Linked to our flood prevention measures, our masterplan features a new year-round wetland. Planned to be accessed by raised boardwalks, it'll be an interesting and relaxing spot to visit, as well as an ecologically rich habitat.

We've undertaken detailed assessments of the site and are not proposing any development in location which would disrupt wildlife. We are delivering new havens for plant and wildlife species, planting new hedgerows, grasslands and woodlands which will increase the overall biodiversity of the site.

The Castle Hill area of the site will be enhanced through management to increase the species richness of the grassland.

# TRANSPORT AND ACCESS

The Eleven Arches site is sustainably located, with just a short walk to nearby schools, shops, local facilities and services.



It is a fantastic opportunity to encourage sustainable travel choices, whether that's making the most of the existing bus routes past the site, walking into town via existing and planned footpaths, or encouraging cycling, with new cycle ways and secure bike storage.

Alongside the two junctions proposed to create access to the site, we've considered our approach to transport and access and taken on board your feedback. Our proposals include:



A new drop-off point linked by a footpath to the grounds of the neighbouring primary school. This will tackle congestion locals said they experience during drop-off and pick-up times.



**Creating a new, attractive gateway** for Tadcaster alongside traffic calming measures on Wetherby Road, helping to create a slower approach to the town and the primary school.

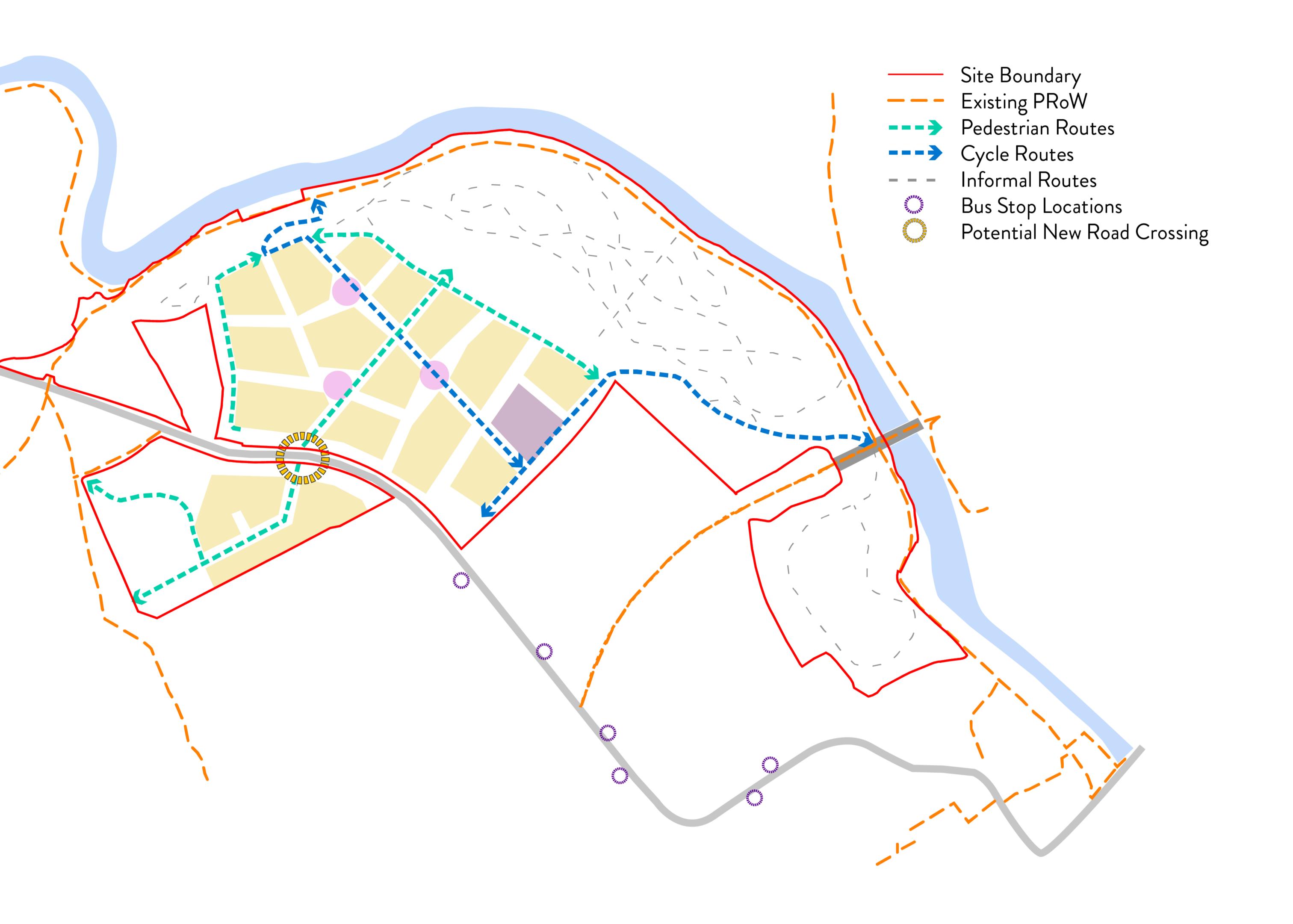


A new mobility hub featuring parking, electric vehicle charging points, cycle and e-bike storage, and safe delivery drop-off lockers, all of which would be next to a bus stop.



**Extensive new walking and cycling routes** throughout the developed areas and parkland, complementing the existing

#### public rights of way which will be protected and improved.



# WATER MANAGEMENT

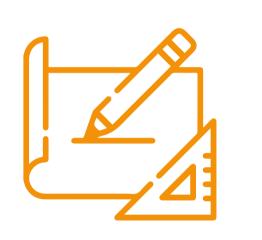
Some people asked us about how water would be managed and if the site floods. Parts of site are located within flood zones and act as a floodplain when the river's water levels rise. We're not proposing any buildings in these zones, with homes planned well away from the highest possible water levels.



We're taking a thorough approach to improve how water is managed on site. Included in our masterplan is:



A generous area dedicated to **Sustainable Drainage Systems** (or SuDS) – large, natural-looking areas that collect and store water to prevent flooding. This means movement of water on site will be much more controlled and we've identified an area where it can be safely released into the River Wharfe when levels are low enough to do so.



In addition, we've also included **measures to further improve the town's flood resilience**. We've included extra capacity for the parkland area to capture more water than it currently does when levels rise. This will help further relieve pressure downstream in the town centre and complement wider work to deliver a flood alleviation scheme for Tadcaster.

Not only does our planned approach help better manage water on site, it creates an opportunity to increase the quality of nature habitats on site, with new wetlands helping attract species and a point of interest for visitors.

# WHY ELEVEN ARCHES?



We think Eleven Arches is a fantastic opportunity to deliver much-needed homes and green space to support a thriving Tadcaster town centre in the

#### future. It can:



Deliver a supply of high-quality, sustainable homes in a stunning setting.



Create housing choice and respond to the local need, with 40% affordable, family homes and elderly peoples' accommodation.



Deliver a comprehensive network of easily accessible green spaces, including a new riverside park, wetland and community orchard.



Create new facilities that will benefit new and existing residents, from a drop-off point for the nearby school, to new play areas, a mobility hub, and traffic calming measures identified as a local priority.





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



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



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



Address the constraints of the Green Belt in a sensible way and reverse the declining economic productivity of the town.



# NEXT STEPS



#### SHARE YOUR IDEAS

#### WHAT HAPPENS THEN?

Let us know what you think about the proposal and any final considerations that you think we should take on board.

You can complete a feedback form here to today (or take it home to return via Freepost).

All comments should be received by Friday 22nd September 2023.

### GET IN TOUCH

#### Follow us on social media:



Eleven Arches Tadcaster

### AUTUMN 2023

Finalise and submit a planning application to North Yorkshire Council for consideration



#### **SPRING 2024**:

• We anticipate the application could be considered by next spring

#### Email info@elevenarchestadcaster.com

Call our information line **0800 689 1095** (Monday – Friday, 9am to 5:30pm)

Write to us at: Freepost HAVE YOUR SAY (no stamp or further information needed)

#### THANK YOU FOR ATTENDING

### 2025/26:

 If approved, we envisage delivery could begin from 2025 onwards

