

# SUPPORTING TADCASTER'S GROWTH

## THE STORY SO FAR

Last year, hundreds of people got involved in the first Eleven Arches conversation, telling us about their hopes and aspirations for Tadcaster. We set out our initial plan for up to 500 homes and green spaces at land off Wetherby Road, a short walk from the town centre.

We were thrilled with the responses, with people clearly passionate about how to grow Tadcaster in a sustainable way. This took place against the backdrop of major housing shortages in Tadcaster, with only 25 homes and 2 affordable homes built since 2011. It's meant young people are leaving the area to get on the housing ladder and local services have suffered as a result of stunted growth.

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.

## OUR LATEST IDEAS

We've since taken on board your comments as we've worked up a more detailed plan for Eleven Arches. We're now launching a second consultation on our vision, before we submit plans to North Yorkshire Council later this year.

ELEVEN  
ARCHES  
— TADCASTER —

### This newsletter includes...

More detail on the vision

Details of our upcoming consultation events!

How to register for updates

A tear-off questionnaire to complete

Scan to have your  
say online



# SUSTAINABLE GROWTH FOR TADCASTER

We've taken your comments into account as we've developed a more detailed vision for Eleven Arches. More information on the proposed masterplan is online and will be available at our upcoming consultation events (see back page).

## 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.

### "INCLUDE AFFORDABLE HOMES IN THE PLAN"

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

### "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, helping address the numbers of cars parked on the main road at drop-off and pick-up times.

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

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.

### "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.

### "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.

### "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.

### "ENCOURAGE MORE FAMILIES TO MOVE TO TADCASTER"

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





- Site boundary
- Public rights of way
- Proposed development area
- Proposed specialist older persons accommodation
- Proposed mobility hub
- Proposed private drives
- Proposed school drop off
- Proposed infrastructure
- Proposed attenuation
- Formal open space
- Public open space
- Retained and enhanced trees and hedgerows

## JOIN THE CONVERSATION!

Thank you to everyone that got involved in our first community conversation. There are lots of ways you can contact us and share your views as part of this next stage of consultation.

## COME TO OUR DROP-IN SESSIONS

Our team will be back in town for two consultation drop-in sessions. Visit us at:

The Boy's Sunday School, St Mary's Church, Kirkgate,  
Tadcaster, LS24 9BL

**Friday 8th September 2023, 3pm-7pm**

**Saturday 9th September 2023, 10am-2pm**

## COMPLETE OUR QUESTIONNAIRE

Either fill in and send back the tear-off questionnaire or complete it online. You can also fill out a copy at our drop-in events.

## CONTACT US

- Follow us on Facebook or Instagram @11ArchesTad  
- Email [info@elevenarchestadcaster.com](mailto: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 needed

Just remember to get your comments in by Friday 22nd September 2023 when this second stage of consultation closes.

## ABOUT US

Gladman 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 sustainable developments.



# HAVE YOUR SAY

Please complete this questionnaire and put in the enclosed Freepost envelope. Then just pop it in the post – there is no need for a stamp.

Need more space? You can write to us using the contact details on the back of the leaflet or fill the questionnaire in online.

All responses must be submitted by Friday 22nd September 2023.

1. Do you agree that Eleven Arches is a sustainable way to deliver new homes for Tadcaster?

Yes ☐      Maybe ☐      No ☐

Expand on your answer:

.....

.....

.....

.....

.....

2. Do you agree with the planned housing mix, including family homes, specialist older persons’ accommodation, and 40% being affordable?

Yes ☐      Maybe ☐      No ☐

Expand on your answer:

.....

.....

.....

.....

.....

3. Do you support delivery of more accessible green areas, including the riverside park, footpath and cycle links, and children’s play areas?

Yes ☐      Maybe ☐      No ☐

Expand on your answer:

.....

.....

.....

.....

.....

4. What do you think about the proposed drop-off point to support Riverside School?

.....

.....

.....

.....

5. Please use this space for any additional comments.

.....

.....

.....

.....

ABOUT YOU

Name .....

Address .....

Email .....

Phone .....

Age Under 20 ☐      20 – 35 ☐      36 – 50 ☐      51 – 65 ☐      65 -79 ☐      80+ ☐

This information is optional but will help us to analyse the information you have provided more effectively and enable us to keep you updated on the project in the future.

Would you like to be kept updated about the project? Yes ☐      No ☐

If so, please state how: Email ☐      Post ☐

Providing your contact details allows Font Communications Ltd, on behalf of Gladman, to assess the reach of the community consultation and log responses. Should you select to be kept informed, your email address and postal address will allow Font Communications to keep you updated on plans for Tadcaster only. Copies of the feedback received may be made available, in due course, to Selby District Council and North Yorkshire Council. We will, however, request that your personal details are not placed on the public record. Your personal details will be held securely by Font Communications Ltd and Gladman in compliance with the UK General Data Protection Regulation (UK GDPR).



WWW.ELEVENARCHESTADCASTER.COM

INFO@ELEVENARCHESTADCASTER.COM

