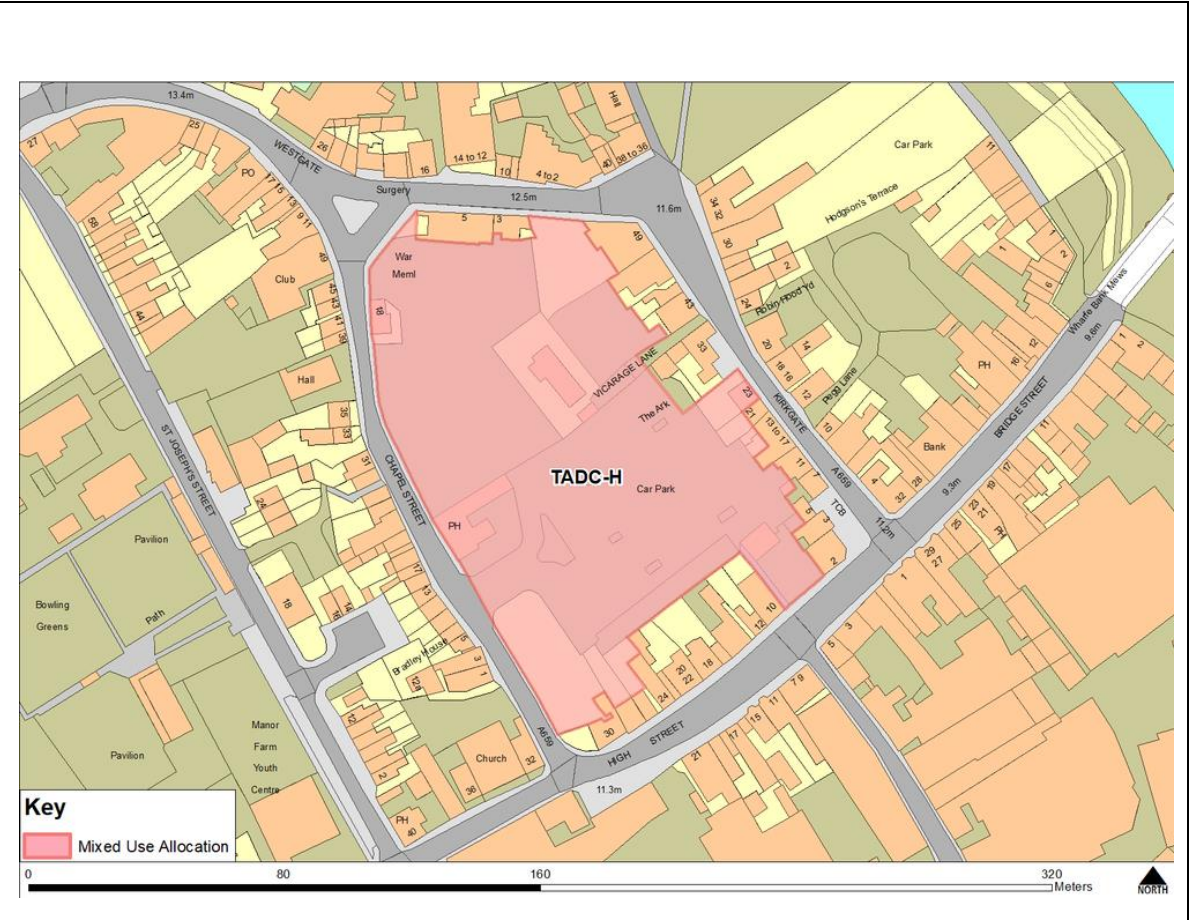


# Appendix 1 – Publication Local Plan (2022) Site Allocation Extract

## TADC-H

Location: Chapel Street/Central Area Car Park.

Total Site Area: 1.25 hectares



This site is allocated for a mix of uses, primarily residential development with associated underground car parking and a new town green (for the recreational needs of the occupiers of the housing scheme and wider public access) and ground floor retail/commercial in those part of the site fronting Kirkgate and High Street.

Indicative dwelling capacity 43 dwellings.

**Site Requirements**  
In addition to satisfying the requirements of relevant planning policies, development proposals on this site will be required to:

1. Provide a minimum of 20% affordable dwellings on site.
2. Provide and bring into use, prior to the housing development commencing; sufficient and suitable replacement public parking through the provision of a new underground car park beneath the new town green (to meet national and local parking standards including electric vehicle charging points and disabled parking bays) or suitable, like-for-like alternative sites as agreed with the Local Planning Authority to meet Local Highways Authority requirements and to meet the need for about 227 spaces. The public parking to be retained in perpetuity and available free or at reasonable cost.
3. Provide suitable dedicated residents' car parking within the new underground car park or suitable, like-for-like alternative locations as agreed with the Local Planning Authority and sufficient on-site, above ground disabled and parent/carer/child parking spaces within the design and layout of the housing scheme for residents' use to meet Local Highways Authority standards.
4. Provide safe vehicle access to Chapel Street and within the site layout for emergency and service vehicles including refuse and recycling vehicles and delivery vehicles.
5. Provide S106 financial contributions for additional primary and secondary school places to meet demand arising in the District as a result of the development at Riverside Primary, Tadcaster Grammar, or other schools serving the development.
6. Retain and enhance the historic pedestrian 'ginnels' to High Street and Kirkgate from the site.
7. Retain the existing Public Right of Way on the new town green and provide pedestrian links from the residential scheme to the adjacent town green and to the Public Right of Way along Vicar Lane.
8. Ensure that the design and layout reflect the requirements of a new Design Code developed with the community and agreed with the Local Planning Authority, to ensure an exemplar heritage-led scheme of the highest design quality including to protect the residential amenity of future residents and surrounding occupiers, in particular to prevent over-looking and to provide suitable, usable outdoor space for the health and well-being of residents.
9. Ensure that those elements which contribute to the significance of the designated historic assets are not harmed and be informed by a Heritage Impact Assessment which looks to preserve or enhance the character of the Listed Buildings on and around the site, and preserve or enhance Tadcaster Conservation Area.
10. Address the potential for the existence of archaeological remains due to its location within the core of the Roman and medieval settlement beneath the housing scheme and the town green.

11. The design and layout of the scheme to maintain access to the rear of existing adjacent properties on High Street and Kirkgate and to allow collection of refuse bins and recycling from the rear.
12. Provide sufficient information to demonstrate that the risks to groundwater in this Source Protection Zone 2 location can be managed and, in accordance with the Council's Level 2 Strategic Flood Risk Assessment, undertake a Flood Risk Assessment and incorporate mitigating features if necessary, in particular for the area of the housing scheme which falls within Flood Zone 3 and for the underground car park site.
13. Address potential contamination.

### **Supporting Information**

- a. The majority of the site comprises a Council-owned public car park accessed from Chapel Street, with a public house in the western corner, a small green infill plot off the High Street in the east and a vacant plot of land at the site entrance. The car park serves mainly shoppers and visitors using the services and facilities in the town centre. The periphery of the site provides rear servicing and parking for businesses on High Street and Kirkgate.
- b. This is a brownfield site within Development Limits in the centre of the town and due to its location provides an opportunity for an enhancement of this site through the redevelopment for a high-density residential scheme.
- c. The site is located within the historic core of the town and falls within the Conservation Area and is surrounded by Listed Buildings of which two are Grade II\* (The Old Vicarage and The Ark). Any proposals will therefore need to be heritage led in order to ensure there are no harmful impacts on the significance of the Listed Buildings. A Heritage Impact Assessment will need to be undertaken for this site.
- d. The proposal provides an opportunity to redevelop the existing car park for a high density residential scheme, which will reinstate the historic residential land use on this site and attract new residents to the town centre. Given its central location it is considered acceptable for car parking provision for its residents (other than disabled / reduced mobility parking) to be provided off-site within a new underground car park beneath a new town green adjacent to the site. The town green will provide for residents' recreational needs and will also be accessible to the wider public.
- e. The car park is owned by the District Council and will only be considered acceptable for disposal if alternative like-for-like public car parking is provided elsewhere in the town centre. Legal agreements will need to be in place to ensure the delivery of the redevelopment of the Central Area Car Park for housing, residents' off-site parking and

replacement public car parking to meet identified needs in the town centre.