

Jayne Darley

From: Brian Percival
Sent: 08 December 2014 15:46
To: LDF
Subject: LDF consultation

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- > Thank you for requesting comment on prospective location of houses.
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- > To my mind it is essential that for Tadcaster to have any future, and at present the town centre is showing few signs of having no future, then there has to be a huge commitment to expanding the housing stock in and around the town of Tadcaster so that it can feed into the town centre and with people of enterprise to nourish this town.
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- > Some six years ago whilst I was a district councillor I undertook an exercise that involved Steve Martin and other officers and we determined that there was a big potential for the construction of housing on Sutton Road and the Windmill estate. The density of housing in this area is very low and there are considerable tracts of land at the corners of housing blocks where new housing can be built and with the selective remodelling or demolition of some housing then larger tracts of land will be opened up.
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- > It is also gone through my mind that an approach should be made to Heineken for them to consider development of their land to the west of the London Road, moving the cricket field and other sports facilities closer towards the bypass and then opening up that land.
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- > Other than compulsory purchase the provision of larger areas of land is highly unlikely, but I certainly would support the investigation of bringing forward the considerable areas of land upon which planning consent has been granted in the past.
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- > There has been talk in the media that housing developers are not building houses to satisfy demand. From time to time I have meetings with national bodies including the large building developers and there is talk that the impositions of commuted sums and contributions to affordable houses is unacceptably high and that there has to be a change in attitude. I have previously written to your council that on developments of under nine that are now attracting severe financial penalties that windfall sites will not be developed in the district to the same numbers as in the past, I again urge you to reconsider that policy.
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- > The future of Tadcaster centre is dependent upon their being reasons for people to come to the town, for retail and commercial reasons. But which comes first, reasons to come to the town or housing that provides customers to commerce and retail. I believe that an integrated transport policy is required to encourage those who live in the villages to come to Tadcaster provided that Tadcaster has reasons to come to its town centre other than to be an access for free parking for those who then commute into Leeds and York and take their spending power with them without spending in the town.
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- > Brian Percival
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