### Preliminary Core Strategy Assessment

#### Development Strategy
- **Regional Spatial Strategy (RSS) - Proposed Changes (September 2007)**
  The RSS supports limited development in Local Service Centres with a focus on meeting local needs for affordable housing and economic diversification.

- **Draft Core Strategy - Preferred Options (Working Draft September 2007)**
  Tadcaster is identified as a Local Service Centre with scope for the following forms of development:
  - Housing - 100% affordable housing schemes (on both PDL and greenfield sites) and redevelopment of PDL for mixed (market and affordable) housing inside development limits. Planned housing allocations will be brought forward through an allocations DPD if necessary to satisfy the spatial distribution of housing identified in the Core Strategy.
  - Employment - continued use and intensification/reevaluation of existing employment sites, with emphasis on high value knowledge based activities.

- **Local Plan (February 2005)**
  The development strategy consolidates the town's role as a service centre rather than providing for major growth. One residual allocation and one employment allocation. Proposals for redevelopment of PDL and residential conversions supported in principle.

#### Flood Risk
- The majority of the land within Tadcaster's Development Limit falls within Flood Zone 1 (low risk of flooding). However, there is a significant area of land (approximately 11% of the total area) at medium and high risk from flooding toward the centre of the Development Limits boundary alongside the River Wharfe. In addition, there is historical evidence of flooding.

### Key Consultees
- Environment Agency Dales Area
- Yorkshire Water Services Ltd
- North Wharfe Internal Drainage Board

### Table:

<table>
<thead>
<tr>
<th>Area (ha)</th>
<th>Size of Settlement</th>
<th>FZ2b FFP</th>
<th>FZ2a 100yr</th>
<th>Area in Zone 2</th>
</tr>
</thead>
<tbody>
<tr>
<td>209.6</td>
<td></td>
<td>N/A</td>
<td>17.7</td>
<td>5.3</td>
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<tr>
<td>% of Area</td>
<td></td>
<td>N/A</td>
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<td>2.5</td>
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