

Carlton Village Neighbourhood Forum (CVNF)

Meeting Notes from Community meeting held at Carlton Social Club

March 4, 2018

The meeting was arranged to bring together the village community with local councillors and LCC planning and the Neighbourhood Forum group to discuss the recent planning application made by Miller Homes to build 129 houses on the Strawberry Fields area of the village.

There were 57 attendees including the three local councillors and Forum steering committee and members.

Ian Mackay Planning Dept, Leeds City Council gave an introduction to the Neighbourhood Forums and their role in neighbourhood planning, namely shaping not stopping development. There are currently 35 Forum groups across Leeds. Of note are Clifford and Oulton & Woodlesford who have very good plans already written. CVNF has received designation from LCC and is in the midst of developing the plan for the community after which, it will go to a referendum for the community to vote and accept.

Ian offered the services of a masters student he will have in his dept from the summer, for ½ day per week, to assist with our plan.

Steve Carmody addressed the meeting and spoke about the council's site allocations plans and their current status. LCC had to provide land for 70,000 homes to be built in their area. This has now reduced to around 52,000. The SAP (land across the city designated as available for development) submission draft has not yet been accepted therefore the developers are calling into question the available land supply and have submitted their application. LCC says it has a 4.3 years supply, developers are saying 2.9 years.

The SAP submission for our area of Leeds includes the land opposite the social club designated for 51 houses in total. This means that we are facing the potential of 51 houses and need to be prepared as a community to shape this development. The Miller Homes application includes this land as well as the Strawberry Fields.

The Strawberry Fields is designated 'Protected Area of Search' under the 2015 UDP policy and was not expected to be brought forward for any proposed development until after 2028..

Steve confirmed to the meeting the Miller Homes application is for Outline permission so the Council are only considering the principle of residential development of this site and the means of access. Matters including appearance, landscaping, layout and scale are to be considered at a later date if the application is successful.

Comments are to be submitted to LCC by 30th March 2018.

The application is due to be determined on 9th May 2018

Steve confirmed the grounds upon which objections can be made are as follows:

- Traffic

- Highway safety
- Impact on local infrastructure
- Nature conservation
- Noise
- Over development
- Effect on the character of the area
- Visual impact
- Impact on local heritage assets

The attendees were advised to raise any comments or objections before the 30th March deadline because if the application is refused (as expected) at the first round it would go to appeal when will be no options to raise any objections.

Raise objections as an individual, not as a household.

Verity Britten, founder of the Save the Rhubarb Triangle campaign via facebook, addressed the meeting and confirmed she will include the grounds for objections on the site which has over 400 likes.

The local councillors Stewart Golton, Karen Bruce and David Nagle all spoke and reiterated the grounds for objections. In addition, they reminded us that Carlton is a minor settlement without sufficient infrastructure to cope with this level of development. SG advised that Rothwell had three PAS areas which have now all been developed as housebuilders called forward the land from LCC. He encouraged the community to help direct any development by working with the CVNF.

Steve Carmody then asked the attendees to vote on whether they agreed with the objectives identified by the CVNF as a result of previous polling of the community:

I. Objective 1 - Encourage businesses and local employment

Encourage businesses and local employment in a sensitive manner that does not detract from the scale of the existing village or its character.

RESULTS: ALL YES, NIL DISAGREE

II. Objective 2 - Protect the historic core of Carlton

To ensure that any new development is introduced in a way that both maintains and enhances the built environment of Carlton and conserves it's local rural character, and in so doing improves the quality of life for present residents and the residents of the future.

RESULTS: ALL YES, NIL DISAGREE

III. Objective 3 - Support the provision of new affordable housing

The introduction of good quality homes to meet the needs of all sections of the community in an innovative and sensitive way that is sympathetic to the local environment.

RESULTS: 12 ABSTAIN, 1 DISAGREE, BALANCE YES

IV. Objective 4 - Safeguard existing services

Safeguard existing services and provide new services for the benefit of residents and others. Ensure that local residents have excellent access services, including but not limited to educational and health provision.

RESULTS: ALL YES, NIL DISAGREE

V. Objective 5 - Support and maintain village facilities

Support new, and maintain existing, village facilities for the benefit of residents in a structured manner to promote increased integration and community spirit.

RESULTS: ALL YES, NIL DISAGREE

VI. Objective 6 - Safeguard existing allotments

To ensure that allotment provision exceeds the Core Strategy policy thresholds reflecting the needs of what is essentially a rural community.

RESULTS: ALL YES, NIL DISAGREE

VII. Objective 7 - Designate increase and improve local green spaces

Designate increase and improve Local Green Spaces to protect them for the community and at the same time increase the sense of community, local integration and quality of life for residents. Ensure that open spaces and trees are protected and that local ecology and biodiversity are improved with particular emphasis on hedgerows and treescape.

RESULTS: ALL YES, NIL DISAGREE

VIII. Objective 8 - Protect the green corridor

Protect the green corridor around Carlton to ensure that the village feel of Carlton is retained and that the potential for urban sprawl is obviated, thus not disturbing the valuable village feel of the area.

RESULTS: ALL YES, NIL DISAGREE

IX. Objective 9 - New housing development

Ensure that any new housing development is provided in a manner that does not detract from, and at the same time enhances, the village environment. Such development to be proportional to the scale of the village and the services it is able to provide both from the perspective of facilities and infrastructure.

RESULTS: ALL YES, NIL DISAGREE

X. Objective 10 - Safe access for walkers and cyclists

Ensure that safe access is achieved to allow walkers, cyclists and those interested in the natural attributes of the area to gain maximum benefit from what the local environment has to offer i.e. enabling healthy outdoor activity for all. In so doing promote the value of the surroundings and allow the community to better engage with the beauty of the local area.

RESULTS: ALL YES, NIL DISAGREE

XI. Objective 11 - Public transport

Ensure that public transport continues to be available and that it is sensibly routed in the context of the village layout and that associated facilities are of good quality for the benefit of Carlton residents. Ensure that the safety of residents is fully accounted for.

RESULTS: ALL YES, NIL DISAGREE

XII. Objective 12 - Parking facilities

Improve parking facilities to reflect the needs of the village and ensure that traffic speeds are consistent with the configuration of highways and the local services and facilities in a manner that is safe and demonstrably risk assessed.

RESULTS: ALL YES, NIL DISAGREE

XIII. Objective 13 - Energy plan

Develop a long-term energy action plan for the village that includes actions on both energy efficiency and energy supply projects.

RESULTS: 1 DISAGREE, BALANCE YES

XIV. Objective 14 - Internet access

Support the provision of the latest high speed internet access to provide excellent communications for both householders and local businesses.

RESULTS: 1 DISAGREE, BALANCE YES

There was some debate in the room around objectives 11 and 13.

Additional help was sought from any willing volunteers in the community especially as we are yet to complete the plan.

Donations to cover the cost of hire of the room from the social club were requested. The total received was £46 which paid the £40 charge, the balance of which was donated to the village In Bloom funds.