

Carlton Village
Neighbourhood
Forum – 129
Property
Development -
18/00370/OT

15 New Road Carlton
Wakefield
WF3 3RE

(07815) 304068
carltonnvforum@gmail.com
www.cvnf.co.uk

March 7, 2018

Tim Hill
Leeds City Council
Planning Services,
Merrion House, 110 Merrion Centre,
Leeds,
LS2 8BB

Dear Sir, Madam:

Carlton VNF have had the chance to review and have the following comments on the proposed development submitted by Miller Homes.

We feel there are quite a few items that have not yet been considered and require further development as the scheme is likely to have a severe impact on the village.

18/00370/OT Land off Main Street, Carlton, WF3 3RW.

The key item for our comments are that the extent of the site is greater than shown in the strategic land allocation strategy and the 78 properties on the land at the rear of the farm is not planned to come forward at this time. NPPF paragraph 85 clearly states this and the application does not take this in to account.

The site is clearly still in operation and tours of the sheds are still happening. These tours and the history of the village are key to the community the scheme needs to take this in to account.

Traffic and Highways

Whilst the traffic and transport assessment for this proposed development show that the road and junctions can operate, we have several concerns that require addressing for the development to be sustainable;

- The total traffic generated is up to 30% increase on the base traffic level in the village. This will have a severe impact on the community. It will change the village if all the development is approved at this time and mitigation of other traffic through the village is not achieved.
- The bus statements are factually incorrect, the bus journey times are regularly 1 hour to Leeds and unless this is

addressed through this development, public transport usage will not improve.

- The general improvements on the local network for pedestrians and other users has not been considered nor have improvements to narrow footways. If they are going to increase walking through the village, then this will need to be addressed.
- Nothing has been assessed on safety and the key morning peak flows coincide with the school using the car park at the social club which will complicate the traffic movements and safety of the junction proposed. This has not been considered in the application.
- The location of the access at the point shown will impact the village to hold Rhubarb Festival which will subsequently impact the viability of the social club and pub as this event is a key financial generator for them.
- The transport assessment shows the village is currently a rat run, which this development will worsen, this needs to be addressed by the development.
- The site will not be able to provide an emergency vehicle access secondary to the main one, which is unsuitable with the scale of the development
- The site will offer no pedestrian permeability as the site has no connection to Pitfield Road for any NMU's.

Impact on local infrastructure

The village already has ongoing problems with quality and maintenance of the highways and the condition of these will only be worsened by the large amount of infrastructure required to deliver this site. Gas, Water, Electric etc. will require significant upgrade from some way outside the local influence of the development. This needs to make sure that the village does not suffer further from the delivery of this.

The drainage and attenuation figures are incorrect, and the scale of the ponds will be much bigger to cater for the scale of the development. The scale of this is that they state the pond will be 1000m³, but our view is they could be up to 5000m³ based on a 27 l/s outfall rate.

The drainage proposal does not appear to clearly understand how the culvert operates upstream and downstream and with flooding happening downstream of the site, we need to be clear of the impact and the benefit of the site on the wider drainage network.

We consider that a full Environmental Impact Assessment would be beneficial for the site as this would show the wider community impacts of the development, which we consider severe at this time. We consider that our schools, doctors, dentists, etc. do not have the capacity to account for this development; we would request a complete study is provided on this matter to allay any concerns on this matter.

Nature conservation

Whilst the watercourse is being opened, the land proposed for opening the watercourse will not be functional for the community as the scale of the watercourse, easements and lack of connection to the wider village will lose the ability to make this work.

Landscape improvements around the boundary of the site do not appear to have been considered on what they will consist of nor how they will be maintained and improved.

Noise

The noise impacts of the site and the increase in traffic will be significant; this has not been considered nor addressed in the submission.

Over development

Whilst we appreciate the site in its entirety is allocated for development in the future, the scale of this application is excessive on a community with circa 300 homes.

We believe that this development coming forward at this time may change the village significantly and the impact of this change on the range of objectives for the Neighborhood Forum and Community has been given no consideration.

The developer needs to understand the impact of the development of this scale on the village and needs to confirm what and how they would mitigate this, were the development ever to be considered acceptable.

Effect on the character of the area

The character of the village will change significantly with this development, the scheme needs to integrate in to the village at its

current scale otherwise the character will likely be changed forever. The developer needs to show how they would mitigate this.

Visual impact

The village is a rural community and there are number of properties that surround these fields and a development of this scale will impact the village significantly.

The scale of the development and the visual impact on the boundaries do not appear to be significant enough to mitigate the effects of the development and require much more work.

Impact on local heritage assets

The site used to be the location of the village cricket pitch, which would have placed a green space in the centre of the village. A development of this scale will remove any opportunity for the village to improve its community connection if a development of this scale were accepted.

The village is based on rhubarb growing heritage and the sheds at the front of the site are still in use for visitors. Removal of this will diminish the historical rhubarb significance in the village, rather than enhance it.

The fields are still being farmed and at this time there is no evidence this should not continue nor is unviable.

Sincerely,

Steven Carmody – CVNF Chairman

Enclosure