

Carleton: Key points from feedback

Question 1. Housing: Which Sites?

- The most preferred sites appear to be CA012 and CA014
- CA001 and CA006 also appear to be preferred, but to a lesser extent

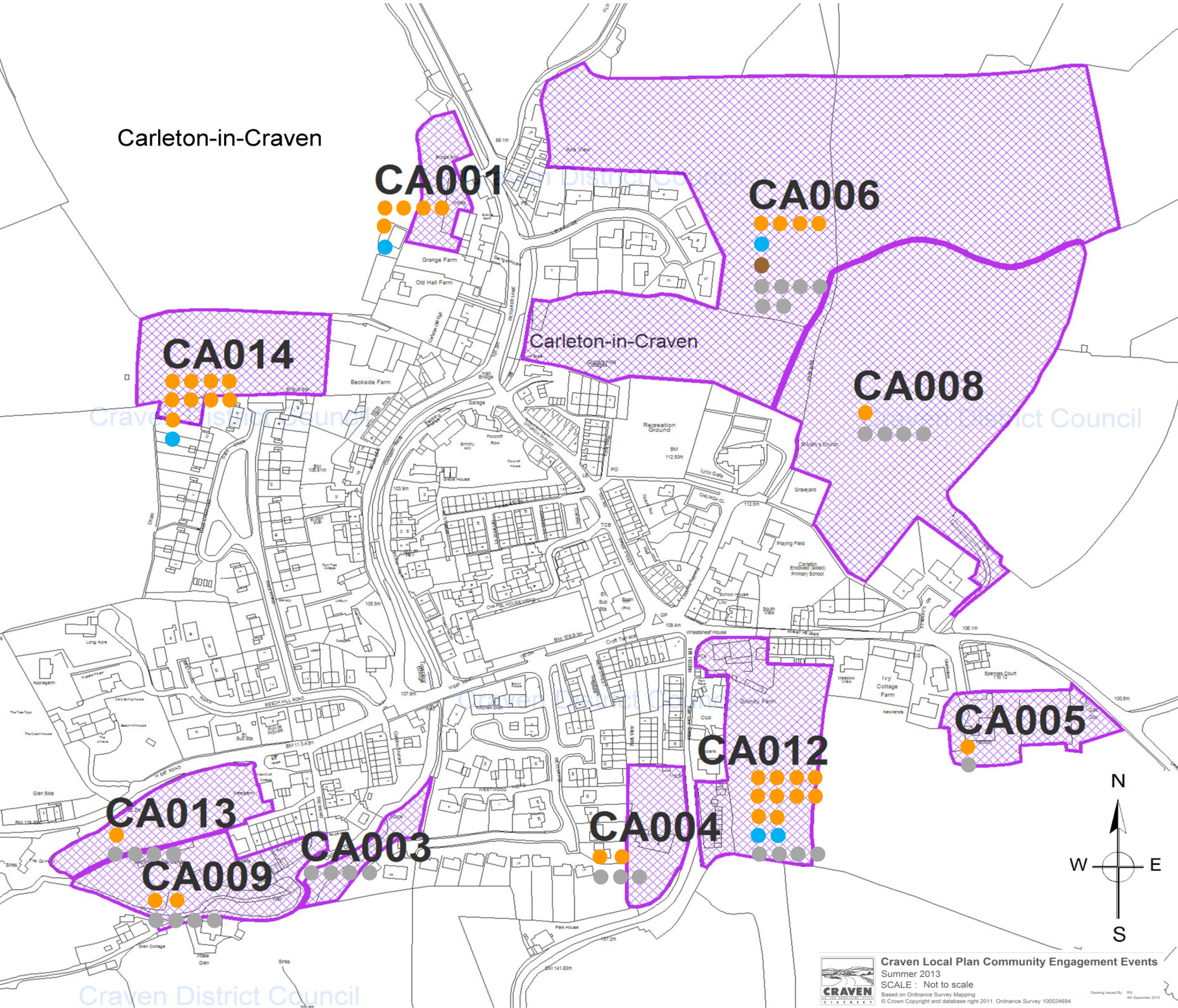
Question 2. Employment Land: Which Sites?

- The question of employment land has generated a few comments and preferences, but not a great deal
- Preferences have been expressed for sites CA012, CA014, CA001 and CA006 (the latter for possible shale gas exploration)

Other Information

- A number of suggestions have been made for how some sites could be developed, including the layout of sites and the type, size, tenure and design of homes
- Some people may support a higher housing figure for the village
- CA012 and CA014 have been suggested for possible mixed development of houses and office/business premises
- Several residents operate businesses or work from home. There may be opportunities for living and working together (for self-employed, small businesses, homeworkers) rather than for a business estate. Business activity may be restricted by having homes nearby.
- People are aware of the archaeological interest in site CA006

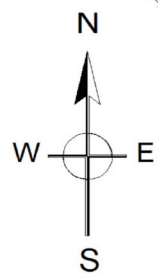
Carleton-in-Craven



Coloured Dots: On the settlement maps, a coloured dot represents a preference expressed or a comment made by an individual with respect to a site. An orange dot indicates a preferred site for housing. A blue dot indicates a preferred site for employment. A brown dot indicates an objection to development of a site. A grey dot indicates a point of information regarding a site, which may be an issue, a query, a suggestion or an idea.

Carleton

- Housing
- Employment
- Objection
- Information



Settlement Event Feedback Report: Carleton



The questions below were presented at settlement drop-in events along with background information. The questions and information were discussed with those attending—on a one-to-one basis and around a Discussion Table—and feedback was recorded on Post-It notes. Attendees also posted general comments on a Post-It Wall. All responses and comments have been collated and transcribed below.

Event Venue: Village Hall, Carleton

Date & Time: Wednesday 10th July 2013, 3pm—8:30pm

Number of attendees: 42

Question 1. Housing: Which Sites?

Introduction: Hundreds of sites have been suggested to us for inclusion in the local plan as housing development sites and our Strategic Housing Land Availability Assessment (SHLAA) looks into the pros and cons of each one. Only some of the sites will actually be needed to meet our housing requirements and we therefore need to choose the best ones from those available. Our SHLAA contains a lot of useful information, but we also need to know if people have any preferences for particular sites, and why.

Bearing in mind the number of new homes we might need to plan for in this location, which site or sites look preferable to you, and why?

| Site | Comment |
|--------------------------------------|---|
| CA012 | Reasonable site for housing. |
| CA006 | Development would lead to the merger with Skipton. This would be bad. |
| CA014 | A logical site. Good vehicular access and visibility and in an affordable part of the village. |
| CA001 | Not important to village economy. A suitable site (partly brownfield). |
| CA001 | Looks a good site—not much visual impact on village, plus traffic can drive straight out without needing to touch centre. |
| CA014 | Not too much visual impact. Query traffic through existing estate. |
| CA008 | Not popular. Used by villagers for events and dog walking. |
| CA001 | A potential tidy extension to the village but would be a shame if the village were to lose more employment. |
| CA003, CA004, CA009, CA012 and CA013 | Surface water run-off problems coming off nearby hills. Dam at CA009. |
| CA004 | Traffic safety issue re steep road coming into village. |
| CA005 | Conversion permission on west of site leaves site unable to accommodate more than a few dwellings. |

| Site | Comment |
|-------------------------------|--|
| CA012 and CA014 | Potentially good sites. Need at least one of these sites because other suitable sites are small. |
| CA008 | Potentially suitable but need to address relationship to church and vehicular access. |
| CA014 | A good site re relationship with existing housing area and vehicle access. |
| CA006 | A bad site re Aire Valley floodplain / uncertainty re flood zone change in relation to the Skipton South development. |
| CA006 and CA008 | Would be a shame to loose the aspect of the church. |
| CA006 | Site of medieval village. Northern part of the site floodable. |
| CA006 (south) | This is the site of the deserted medieval village of Carleton. Earthworks on tops is clear as is perimeter trench. |
| CA006 (southwest part) | A good location for elderly housing. |
| CA006 | Infill development. |
| CA006 | Suitable part is west of the footpath avoiding turning the well used walk into a walk through a housing area. Avoid southern part which is of archaeological importance. |
| CA006 | Best site for larger development. |
| CA012 | Well above flooding, partly brownfield, narrow road access problems. |
| CA004 | Topographically difficult. |
| Carleton sites | Preferable to use a few smaller sites such as CA014 and CA012, rather than a single large site, such as CA006 and CA008. Seems to fit in better and feels more natural and sensible. |
| CA012 | Access difficulties to overcome but potentially a suitable housing site. |
| CA009, CA012, CA013 | Modern terraced housing would suit CA009, CA012 and CA013. Southern part of 013 and northern part of 009 may make a better site. |
| CA003, CA009 and CA013 | Access impractical re beck / dam single bridge and v. steep topography. |
| CA003, CA009 and CA013 | Topography and locality geography means impractical to create safe access via CA013 trees and topography re access via CA003. |
| CA009, CA012 and CA014 | Most preferable. Better opportunities for access in better proportion to the village and relate better to the shape of the village. |
| CA014 | A good site for affordable housing re existing (built area). |
| CA001, CA004, CA012 and CA014 | Would seem to have advantages in terms of size / scale, location, access and relationship to existing village. |
| Carleton sites | Preferable to use a few smaller sites, like those to the south and west, rather than a single large site like those to the north and east. |

Other Comments

| Housing | Employment | General |
|--|---|---------|
| <p>Within the overall number there should be a high proportion of affordable housing (50%) plus a mix of type and size of market housing.</p> | <p>Several residents operate businesses or work from home at the moment.</p> | |
| <p>There is a local need for affordable housing for those in small terrace houses to move into; and to allow people to move into the village.</p> | <p>May be opportunities for living and working together for self-employed, small businesses and homeworkers, rather than a “business estate”.</p> | |
| <p>Access / egress—roads in Carleton very narrow—limited visibility splay potential. Development would require ample parking—self contained—real concern within village.</p> | <p>Too bigger restrictions on businesses to provide self contained business units within housing sites..</p> | |
| <p>Main village sewer pipe capacity queried in relation to an additional 30 houses.</p> | | |
| <p>A need for houses that are slightly larger than existing terraces—still 3 bedrooms but larger. The mill has given Carleton 1 / 2 bed homes incl in its developed surroundings.</p> | | |
| <p>Support local shops and facilities by (a) building some houses and (b) having a policy to protect them from change of use.</p> | | |
| <p>Trees need to be planted within the development, especially to soften the edges . Modern terraced housing would be more in character and a better use of land. Large estates and standard designs are characterless and soulless.</p> | | |
| <p>Build houses as significant number of people on waiting list—affordable housing required as demand is high.</p> | | |
| <p>Affordable housing and executive should be mixed in together.</p> | | |

Other Comments

| Housing | Employment | General |
|--|------------|---------|
| <p>Need for smaller housing ie 1 and 2 bedroom properties—starter homes. Build large number of homes.</p> | | |
| <p>Elderly housing doesn't work in estates of larger houses. Think better about separate elderly housing sites and segregate from family housing.</p> | | |
| <p>Need strict enforcement and control over conditions like affordable housing and housing mix—avoiding big houses not catering for village needs.</p> | | |
| <p>Would prefer to see a more significant development over a shorter number of years. Go for a self-contained sizeable site rather than spreading development around. Create a unique feel to the development.</p> | | |
| <p>Need 'Almshouses' or other single storey small housing for people living on their own. This would free up 3 bedroom terraces for families.</p> | | |
| <p>Prefer to see a higher amount of housing on condition that it is linked to infrastructure improvements including road improvements to Skipton, flood defences and recreation / village social facilities</p> | | |
| <p>The distribution / spread within the Plan Area is about right. Number (160) a little on the low side. The list of settlements is about right.</p> | | |
| <p>Phase our sites in 3—5 year periods. Want a balanced delivery if we are to meet the housing needs of the plan area.</p> | | |

Other Comments

Housing

Employment

General

Carleton figure of 30 over 15 years is not a lot. Suggest more when seeing the figure for Skipton. This is important to support village facilities.

Other Feedback (Summarised)

CA006: Archaeology.

CA008: Cemetery extension.

It is important to consider affordability in village locations, especially in Carleton where the suggested average building rate is only 2 homes per year.

The accessibility of new housing for people with disabilities (mobility, visual etc.) is an important point. People with disabilities may prefer to live in small communities, which can provide fantastic support, rather than large towns. This needs to be reflected in the available housing stock. Some sites (particularly CA003, which is quite a slope) may be less suitable for manual wheelchair users and any older/less able assistants.