

1. INTRODUCTION

- 1.1 This section contains site specific policies and proposals relevant to Carlton. General policies applicable throughout the Plan area are set out in Part One of the Local Plan.
- 1.2 Baseline data referred to generally reflects the situation at the time the Deposit Plan was published (July 1997) unless specifically updated through modifications to the Plan or through factual changes consequent to modifications to the proposals map, such as additional recreation space and/or amenity space.

2. LOCATION

- 2.1 The settlement is located 7 miles due south-east of Selby town. The river Aire runs along the southern edge of the Parish, less than a mile from the village. The A1041(T) Selby to Snaith road forms the village main street.

3. FORM AND CHARACTER

- 3.1 Carlton's traditional form is that of a linear settlement. Over the years it has expanded to the west along the main street. The two parallel roads of High Street and Low Street support a significant amount of the settlement's development.
- 3.2 To the east of High Street, development has been constrained by the grounds of Carlton Towers, a large country house set in parkland. New development has proceeded by infilling and more significant estate development.

4. HOUSING AND POPULATION

- 4.1 At the 1991 Census the Parish population of Carlton was 1,640 persons resident representing a significant increase on the 1981 Census population of 1,540 persons.
- 4.2 In 1997 the approximate dwelling stock numbered 699 dwellings within Carlton Parish.
- 4.3 From mid 1981 to mid 1997 there were 155 dwellings completed in Carlton Parish.

5. EMPLOYMENT

- 5.1 A small number of employment opportunities are available in local services. Drax Power Station is the principal employer in this area.

6. SERVICES AND FACILITIES

Shops and Associated Services

- 6.1 Carlton has a good range of shopping and community facilities including 5 shops (one of which incorporates a post office), three public houses, and a doctor's surgery. A village hall built in the 1950's is centrally located in the village and is well used. There are also three churches situated along the High Street.

Education

- 6.2 There are primary and secondary education facilities at Carlton; Carlton in Snaith County Primary School and The Holy Family Roman Catholic Secondary School which serves a more than local catchment.

Recreation

- 6.3 The village has one equipped play area with a very small kickabout space located at the junction of Low Street and Hinsley Lane. To the south of the settlement is a cricket field used by Carlton Towers Cricket Club. Some informal space is available adjacent to this more formal recreation open space. Allotment plots are located west of High Street and Station Road. In relation to the population size of the settlement there appears to be a deficiency in recreation open space provision particularly regarding formal playing fields.

Public Transport

- 6.4 There are regular bus services to Goole and Selby and less frequent services to York, Doncaster and Pontefract.

Public Utilities

- 6.5 The village is served by public foul and surface water sewers. Foul drainage is pumped to Snaith Sewage Treatment Works together with that of Camblesforth village. The works have spare capacity. Surface water from new developments would be required to provide offsite sewers or soakaways if the ground conditions are suitable.

7. STRATEGY

Constraints

- 7.1 Parkland and curtilage land associated with Carlton Towers together with ponds and woodland to the south of the settlement form significant constraints to future development.

Commitments

- 7.2 As at 31 March 1997 there were planning permissions for an additional 66 dwellings in Carlton Parish, (including 5 conversions). The principal sites are:-

Location	Area (Ha)	Dwellings
Land at Himsworth Farm, Lynwith Lane	0.66	19
Land at Lynwith Farm, Lynwith Lane	0.56	16

Development Strategy

- 7.3 Carlton has a good service base and is reasonably close to employment opportunities. Further growth is possible without detracting from its basic form and character and the village has therefore been selected for continued growth.
- 7.4 Two sites are proposed for residential development providing a combined total of 100 dwellings. Proposals for residential development on brownfield sites within the defined Development Limits, may be acceptable in accordance with POLICY H6.

8. POLICIES AND PROPOSALS

Housing Allocations

(a) Land west of High Street

- 8.1 2.4 hectares of land west of High Street are allocated for residential development which will provide approximately 75 new houses.
- 8.2 The site is situated on the northern fringe of the village and is surrounded by development on three sides. Development of the site would form a logical rounding off and would help relieve traffic problems in the High Street through the provision of a new highway linking High Street with Low Street.
- 8.3 The District Council will expect a high standard of landscaping, in particular to soften the appearance of the development from the northern approach.
- 8.4 An offsite surface water sewer will be required to discharge to Claypit Drain, 250 metres west of the site.
- 8.5 A public foul sewer is available in land adjacent to the site's northern boundary. There are two water supply boreholes in the vicinity and in order to protect the aquifer which underlies the site, the sewerage system should be designed so that no leakage can occur.
- 8.6 Water can be supplied from the existing distribution system and there is spare sewage treatment capacity.
- 8.7 Part of the site near the northern boundary with High Street may need some protection from traffic noise. Although this unlikely to be worse than class "NEC B" referred to in PPG24, a noise assessment will need to be undertaken and any measures required as a result be incorporated into the development design.
- 8.8 In view of the local need for affordable housing as evidenced by the Council's 1999 Housing Needs Survey and the suitable characteristics and location of this site, it is considered realistic to negotiate for a target of 10 affordable units out of the site total of 75 for local people. This is in line with government advice contained in PPG3 (Housing 2000), Circular 6/98 (Planning and Affordable Housing) and in accordance with POLICY H4 (Affordable Housing). The number, mix and type of affordable housing units will be a matter for negotiation between the developer(s) and the Local Planning Authority at the time of a planning application. The exact requirements will depend on local housing market conditions and will take account of any up-to-date information on need.
- 8.9 In addition to satisfying the requirements of relevant planning policies, proposals will be expected to comply with the provisions of an up-to-date development brief. The production of a development brief is considered to be appropriate in order to provide further guidance, to ensure a comprehensive approach to the development of this site, which is in multi-ownership. The brief will also ensure that the development fully integrates with the surrounding uses and the village as a whole.

CAR/1 Land west of High Street/Station Road, Carlton, as defined on the Inset Proposals Map, is allocated for residential development in Phase 2 of the Plan in accordance with POLICY H2. Proposals must make provision for:

- 1) A linked vehicular access to be taken from Low Street and High Street;**

- 2) **The establishment of a permanent landscaped southern boundary to help overcome potential conflict with the adjoining coal yard;**
- 3) **The incorporation of appropriate landscape treatment at the northern boundary to soften the appearance of the development;**
- 4) **The incorporation of appropriate noise amelioration measures, if necessary, to meet the requirements of an approved noise assessment undertaken at the developer's expense; and**
- 5) **A mix of dwelling types, including a target of 10 affordable units, for both rent and sale, in accordance with POLICY H4.**

(b) Land west of Low Street

- 8.10 2.60 hectares (6.42 acres) of land west of Low Street are allocated for residential development which will provide approximately 25 new houses.
- 8.11 The site is located on the western fringe of the village and comprises a series of paddocks, woodland and uncultivated agricultural land. Mill Carrs Drain defines the western boundary.
- 8.12 Proposals should incorporate appropriate provision for open space and landscaping including enhancing the amenity and wildlife value of the existing Mill Carrs Drain.
- 8.13 Two points of access are required. The primary access will need to be taken from Low Street between Lyndian and Dingle Cottage, and secondary access taken from Hirst Road.
- 8.14 Surface water may discharge into Mill Carrs Drain on the site's western boundary.
- 8.15 No problems are envisaged with water supply distribution and there is spare capacity in terms of sewage treatment. There are two water supply boreholes in the vicinity and in order to protect the underlying aquifer, the sewerage system should be designed so that no leakage can occur.
- 8.16 This area was affected by flooding during the November 2000 event. The site falls within the Environment Agency's indicative flood plain and a Flood Risk Assessment will be required in accordance with PPG25 (Flood Risk, 2000). Consultation with the Environment Agency will determine the type of assessment to be undertaken.
- 8.17 A Strategic Flood Risk Assessment was commissioned by the District Council in 2002. The development of this site must take account of the guidelines in the Assessment report, which will form the basis for Supplementary Planning Guidance.

CAR/2 Land west of Low Street, Carlton, as defined on the Inset Proposals Map, is allocated for residential development in Phase 2 of the Plan in accordance with POLICY H2. Proposals must make provision for:

- 1) **Vehicular access to be taken from Low Street and Hirst Road and include for highway improvement works to Hirst Road;**
- 2) **The establishment of a permanent hedgerow and landscaping screen along Mill Carrs Drain, and the incorporation of interlinked amenity space; and**

3) An appropriate flood risk assessment in accordance with the requirements of PPG25.

Environment:

- 8.18 An area of significant local amenity space has been identified to the south of the car parks attached to the Foresters Arms Public House. This area consists of a small village green which provides open relief to the built-up area of the High Street. This green will be protected in accordance with POLICY ENV29. A smaller area adjacent to the village hall also has local amenity value. Three landmark spaces are identified at St Mary's C of E Church, St Mary's RC Church and The Chapel at the northern entrance to the village, and will be protected in accordance with the above Policy.
- 8.19 Carlton possesses a number of interesting features of architectural and historic interest, including listed buildings and significant townscape. Consideration will be given to the designation of a conservation area.
- 8.20 The lake and woodland to the south of Carlton Towers has been identified by the Yorkshire Wildlife Trust as a site of importance for nature conservation and is shown on the Inset Proposals Map. This site will be protected in accordance with POLICY ENV9.
- 8.21 Park and garden land associated with Carlton Towers is considered to be of local historic and landscape importance. The site is identified on the Inset Proposals Map, and main Proposals Map, and will be protected in accordance with POLICY ENV16.

Recreation

- 8.22 The recreation area adjacent to the village hall, the cricket ground located to the south of the village and the allotments west of High Street/Station Road, as identified on the Inset Proposals Map, will be safeguarded in accordance with POLICY RT1.