

Notes from Warley Community Association (WCA) Open Meeting held on the 14th August 2017

Venue: Maypole Inn, Warley, meeting commenced 7 00pm.

Main topic on the Agenda: Calderdale Local plan as affects Warley Town area

Apologies: Cllr James Baker

A welcome was given to all in attendance (75 recorded names) by the WCA Chair Mrs Eliana Bailey. Details of the Warley Town Walk on Sunday the 20th August were given to the meeting and how to take part this was before Cllr Ashley Evans was introduced to outline details of what the Local Plan was about and how it might affect the Warley Town area.

Ashley is a member of the Local Planning Committee and has had involvement in local discussions to do with proposals published by Calderdale Council.

Ashley outlined what had happened so far under the public consultation process. He confirmed the latest stage of the local plan was now live on the Council's website and that following intervention by the Liberal Warley Ward councillors the public consultation period had been extended from six weeks to eight weeks. The Consultation commencement date started ten days prior to the WCA Open meeting and was now due to end 27th September 2017.

The purpose of the consultation is for the public to have a say on the local plan that will shape development in Calderdale up until 2032. A major aspect of the plan is the allocation of land for new housing development. The Government has mandated the Council to find around 15,000 new housing sites.

The easiest way and most direct access to details of the local plan can be found by going on to the Calderdale Council website:-

Go to the Planning page > Local Plan Initial Draft > Consultation Portal – scroll down to ‘Read & Comment on Document’, click on arrow. This takes you to Introduction etc then: Go to 9.3 scroll down to LP Site Ref e.g. LP0417: Then click on ‘Site Assessment’ (blue lettering) and you will get the map and full report on that particular site.

Three sites have been identified in the Warley Township area, they are:-

- A Warley Town Cricket site - mention of a possible 38 houses.**
- B Windle Royd Lane above Warley St John's Church – mention of a possible 118 houses.**
- C Burnley Road back of Jet garage to bottom of Whitty Lane – number of houses not mentioned.**

It was confirmed by Ashley, that the woodland area opposite The Wells on Stock lane had now been taken out of the site identified off Windle Royd lane.

In the open discussion that subsequently took place the following points were raised from the floor:-

- 1 There is a current lease held by the Cricket Club from the owner of The Grange which looks on to the cricket field. It was stated by the previous owner of the cricket field, landowner of some 39

years, that he had not agreed in his time to the availability of the cricket field land for development. The current occupant of The Grange and present owner of the cricket field land also informed the meeting that he had no current intention of making the land available for development. The Chair of the Cricket Club informed the meeting that there was a current lease to the Cricket Club and the club were not seeking to relinquish the lease. Ashley agreed to convey this information to the Planning department of the Council to see how it came to appear on the Council website as potential development. (**See Ashley's subsequent email communication with Richard Seaman from the Planning department**)

2 Local Conservation areas can be used for development where identified under a local plan. A figure of 2% of greenbelt land from Calderdale could be made available under the local plan.

3 Concern was expressed of serious problems on land off Windle Royd Lane to do with water drainage. There has been recent flooding towards the bottom of Windle Royd Lane at Cote Hill due to the excessive build up of water in the fields and the inadequate means for water to drain away. There was also concern expressed at there being need to take some septic tanks on the site in to account in the decision making.

4 There will be a local plan implemented by the Government for the Calderdale area and unless the Council can come up with sufficient identified areas to satisfy the number of houses required after going through the due consultation stages, the Government could do it for us!

5 In the Council's first stage of identifying possible sites, it has allowed for 3000 more houses to be built than the number required in order to allow some manoeuvrability in arriving at a final proposed plan.

6 Concern expressed to do with how the infrastructure for the area may be affected by the possible proposed housing developments eg: school places, more traffic in what is already recognised as a traffic problem area, etc. etc.

7 With regard to the type of housing that might be developed, Ashley confirmed rental housing may be included.

8 In answer to a question about golf club land at Norton Tower, it was confirmed that there had been some land identified at the lower end of the course but there was uncertainty about whether or not the golf club were in support of relinquishing the site.

The meeting concluded with Ashley reminding those attending the meeting how they could make their comments known to the Council, by referring to specific identified sites not being appropriate for development or all sites and giving reasons why. **He emphasised that to take no action would leave open the possibility of the Government imposing a local plan rather than one which broadly had the support of Calderdale residents.**

Those in attendance were thanked for coming to the meeting and particular thanks was expressed to Ashley for his assistance at the meeting.

Where e mail contact details had been provided or attendee addresses, the WCA secretary agreed to forward on notes from the meeting.