



Collingham Neighbourhood Plan Summary of the Pre-submission Draft

October 2015

Please read carefully and send in your
comments on the Response Form.

Open days to be held at Collingham
Memorial Hall

Thursday 12th November 6pm to 10pm

and

Saturday 14th November 12.30pm to 4pm

Collingham with Linton Parish Council





The document colour scheme identifies Objectives, Policies and Projects through the use of background colour.

To help with producing the Neighbourhood Plan for Linton the Collingham with Linton Parish Council has secured a grant from The Community Development Foundation. This organisation has been established by the Department for Communities and Rural Affairs to support neighbourhood planning.



This is a Summary of the
Pre-submission draft Collingham Neighbourhood Plan.

What do you think?

The full Pre-submission draft plan is available on the Parish Council website - www.clpc.info, and has been placed at various points around the village, for example in the Memorial Hall and CALSA.

You will also be able to view the full document at the Open Events which are being held at Collingham Memorial Hall on:

Thursday 12th November 6pm to 10pm

and

Saturday 14th November 12.30pm to 4pm

We hope you will be able to drop in and discuss the Plan with the drafting committee.

We would appreciate your supportive and/or constructive comments by December 6th. They are really important and we will assess each and every comment ahead of preparing the Final Plan for Submission in spring/summer 2016.

Collingham with Linton Parish Council

THE VISION FOR COLLINGHAM

4.1 People like living in Collingham!

4.2 Drawing on the Vision presented at the walk in meeting 29th and 30th June 2013 and summarising the results of our public engagement the Vision for Collingham is:

4.3 To ensure that growth and development is controlled and appropriate so that residents continue to enjoy village life.

4.4 By 2028, Collingham will still be a village well separated from its neighbours, with its own unique character and with substantial separation from the surrounding settlements.

4.5 Its special characteristics – the Conservation Area, green spaces, river banks easy access to the surrounding countryside, heritage assets and its 1,000 year old church – will be intact and much improved. These, together with its thriving leisure and sports clubs will continue to sustain a friendly atmosphere in a village where people like to live.

4.6 The village's population is likely to have grown, but only in proportion to the capacity of its infrastructure and services and without detriment to its special character. Development will have been planned and built in accordance with the Village Design Statement, and Neighbourhood Plan Policies. It will fit harmoniously into the existing character of Collingham and be well linked by footpaths, bridleways and cycle-ways. Development will have included a number of smaller dwellings to accommodate young people, families and older people.

4.7 Residents and visitors to Collingham will be able to enjoy circular walks and rides through Collingham and beyond to Linton, East Keswick and Bardsey.

4.8 The centre of the village will be vibrant with a range of shops and meeting points. Car parking will have improved and safety for pedestrians and cyclists will be enhanced by reducing the flow and speed of traffic through the village.

4.9 Future development of Collingham will continue to contribute to a vibrant village and healthy and active community.

THE OBJECTIVES FOR COLLINGHAM

The objectives set out below are designed to balance any development within the village with the residents' wish to retain Collingham's unique character and to provide opportunities to continue to contribute to a vibrant village and a healthy community.

- 5.1 Any new development will still maintain substantial separation from our neighbouring villages and minimise the quantity of land required but will also be in keeping with the density of housing characteristic of the area.
- 5.2 New housing will include a number of smaller dwellings
- 5.3 Good design will enhance the appearance of any new development and contribute to Collingham being a pleasant place.
- 5.4 New development will be designed to sit sensitively within the existing environment and retains Collingham's unique character.
- 5.5 Architectural features that add positively to Collingham's rural ambience will be replicated.
- 5.6 Development will protect and enrich the landscape generally including agricultural land, woodland, wildlife habitats, and particularly the key views into and out of the village.
- 5.7 The Parish Council and residents will be involved in the scrutiny of planning proposals and delivery of the Plan.
- 5.8 All existing infrastructure, services, and facilities, will be protected, enhanced and enjoyed by an increasing number of residents.
- 5.9 Open space will be provided with the maximum degree of protection through the Planning system.
- 5.10 Deficiencies in the quantity and quality of Green Space will be identified and improvements made.
- 5.11 The existing Rights of Way network will be improved by creating new footpaths, bridleways and cycle ways to extend connectivity and improve access to the surrounding rural countryside.
- 5.12 Traffic Management measures commensurate with the village setting will be introduced to mitigate congestion resulting from development in and around Collingham.
- 5.13 The speed of traffic will be reduced.

5.14 Walking and cycling to the village centre and other facilities will be a safe and pleasant experience.

PLANNING POLICIES FOR COLLINGHAM



Map 2: Collingham 1925



River Wharfe



Collingham from Compton



River Wharfe

11.1 The planning policies set out below have been devised to manage future development in Collingham. The intention is that these policies will be taken into account by planning applicants and decision-makers when an application is submitted and decisions are made as to whether an application is accepted or refused.

11.2 In the full document available on the website, each policy is introduced by a justification and evidence section and followed by a section describing feedback from the community.

11.3 The policies are:

- A - Protecting the Village Setting;
- B - Protecting local heritage assets;
- C - Archaeology;
- D - Design of Development;
- E - Community Involvement;
- F - Sustainable Development;
- G - Housing Type;
- H - Village Facilities, Services and Assets of Community Value;
- I - Parking;
- J - Green Infrastructure;
- K - Local Green Space;
- L - Footpaths, Cycle ways and Bridleways ;
- M - Highway safety and Traffic Impact;
- N - Footway and Pedestrian Safety

11.4 A summary list of community Projects to help deliver the Vision is shown after each Policy where appropriate. These Projects have evolved over the Plan preparation and further details can be found in Section 21, together with a Projects Priority List.

A: PROTECTING THE VILLAGE SETTING

The unique nature of Collingham's landscape setting and historical development is described in the full document sections 8, 9 and 10 with further details provided in Appendices 1, and 2.

Development shall protect the village setting by taking into account that Collingham is part of a community of small rural villages and wishes to retain its unique identity.

Development shall have a positive impact on the rural and landscape character and special features of the village setting. It shall be proportionate in scale and reflect the character of its locality.

Development should be sensitively designed, particularly where highly visible in open landscape as defined by the areas highlighted in blue on map 3, and utilise appropriate planting and screening in order to minimise visual intrusion. Such new landscaping should be appropriate to the habitat and landscape character of its locality. Preservation of undeveloped wooded hillsides and ridgelines is a key consideration.

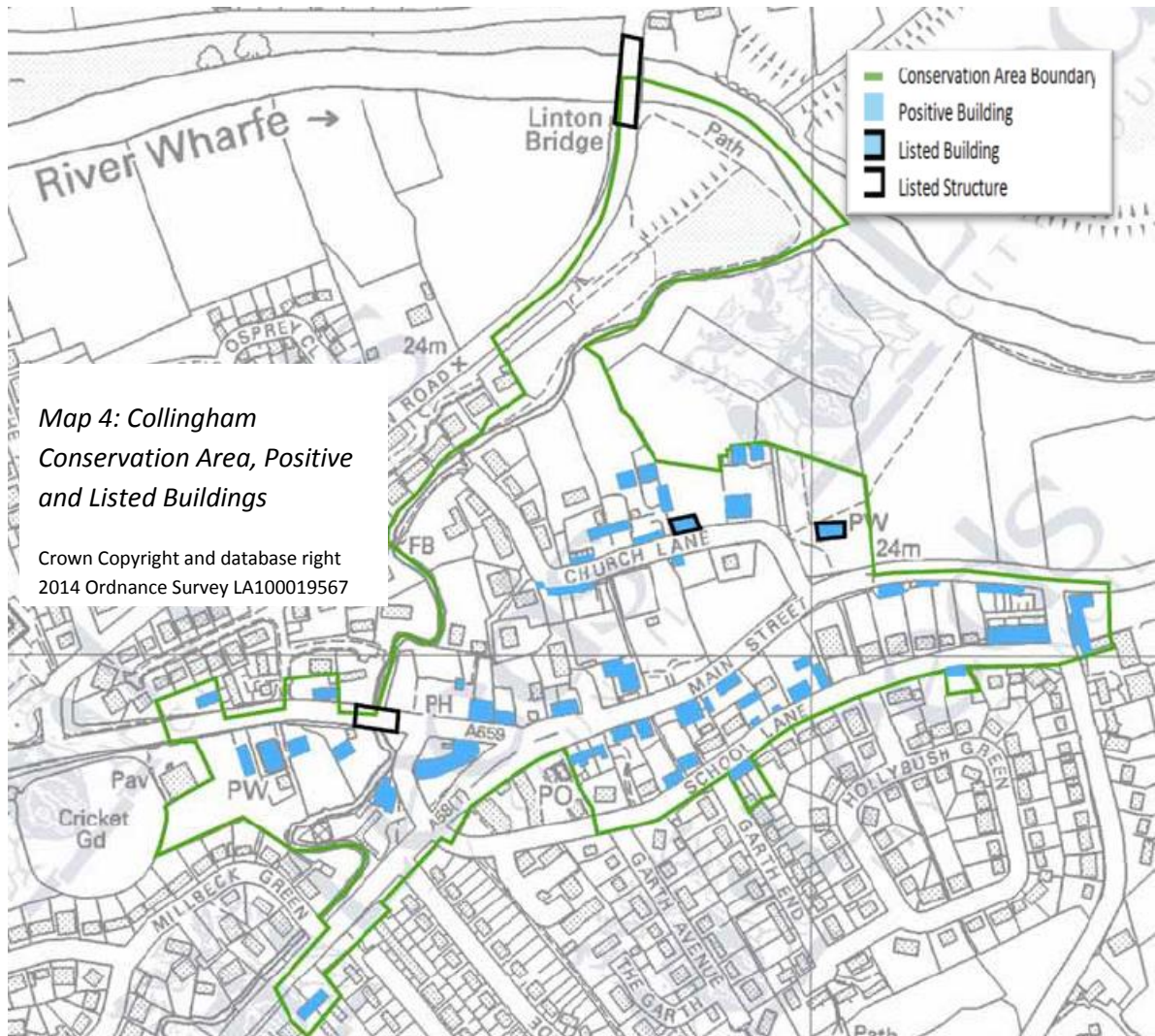
B: PROTECTING LOCAL HERITAGE ASSETS

Where development has the potential to have a negative impact on a local heritage asset a report by an appropriate expert shall be provided describing how the proposal:

- a. Respects and protects its settings, particularly within the Conservation Area.
- b. Retains Positive Buildings (see Map 4) in all but exceptional circumstances, and protects them from unsympathetic development.
- c. Retains mature or important trees. Development that envisages the loss of ancient trees or trees of good arboriculture and/or amenity value will not be permitted unless justified by an acceptable professional tree survey/arboriculture statement. Where removal of such trees can be justified, replacement(s) with trees of similar amenity value and maturity should be provided.
- d. Ensuring that where appropriate archaeological investigations/recording takes place in advance of any proposed development.

PROJECTS

- The general upgrading of the 'street scene' including lighting, signage, street furniture, pedestrian railings and materials more in keeping with the Conservation Area status. "Streets for All" guidance as published by English Heritage shall be used as the basis for the installation of signs and street furniture.
- Provide sympathetic lighting for community safety reasons to ginnels and footpaths.
- A tree management strategy, including a fully updated review of Tree Preservation Orders is required, together with their protection.
- The arrangement of the shopping centre (Hastings and Elizabeth Courts) is unsympathetic to the street pattern and fails to create any 'sense of place'. There is a need to mitigate these failings by screening the service yards to the shops, undertaking tree planting and soft landscaping around the site and replacing the tarmac areas with better quality surface materials including paving where appropriate. Consideration should be given to screening the car park areas.



Rural Landscape



Orchard Garden



School Lane



School Lane



Green Verge Hollybush Green

C: ARCHAEOLOGY

In areas with an opportunity to encounter archaeological remains appropriate investigations/recording shall take place in advance of any proposed development.

D: DESIGN OF DEVELOPMENT

Development proposals shall demonstrate that they:

- a. Recognise and reinforce the distinct local character in relation to height, scale, spacing, layout, orientation, design and materials of buildings. The use of vernacular detailing is encouraged.
- b. Incorporate landscaping to mitigate the visual impact of development and to ensure that proposals merge into the existing village context. Landscape schemes should seek to include native species (where appropriate).
- c. Boundary walls, hedges and fences reflect the distinct local character in relation to materials and design including footways and grass strips in verges.
- d. Include architectural details and features similar to those of the neighbourhood or incorporated in the host building if the development is an extension.

E: COMMUNITY INVOLVEMENT

Planning applications for development of more than one new property shall be accompanied by a Statement of Community Involvement. This statement must include:

- a. An explanation of how the community has been consulted about the proposals;
- b. A demonstration that a range of means has been used to engage with local people;
- c. A record of the views expressed by local people;
- d. An explanation of how the proposals have responded to local people's views;

This shall be demonstrated by a certificate signed by the Parish Council confirming that the community has been comprehensively consulted.



Flooding The Vale 2007

F: SUSTAINABLE DEVELOPMENT

Proposals for sites of more than 0.4 hectares will address any negative impact on Collingham’s services, infrastructure and facilities.

Proposals that increase flood risk in Collingham Beck or The River Wharfe will be refused.

Proposals that impact on good quality agricultural land will be required to assess the impact on the remaining agricultural business and provide appropriate mitigating measures.



Flooding Millbeck Green 2007

G: HOUSING TYPE

Any new housing development of more than one house shall provide a mix of dwelling types to include dwellings with fewer than four bedrooms to suit the changing needs of an ageing demographic profile.

H: VILLAGE FACILITIES AND SERVICES

Development will not be supported that results in the loss of, or has a significant adverse effect on, the following village facilities and services:



Half Moon

- St Oswald’s Church
- Methodist Chapel
- Memorial Hall
- Scout Hut
- Primary school
- Post Office
- Doctors’ surgery
- Shops and services Hastings and Elizabeth Court
- Nursery School
- Public House, restaurant and bistro
- The football club, the junior football club, the cricket club and the squash and racketball club all affiliated to Collingham and Linton Sports Association (CALSA)
- The Bowling Club
- The Tennis Club

The improvement of these facilities and services for the benefit of the residents of Collingham will be supported.



CALSA

PROJECTS

- Register the important facilities and services as “Assets of Community Value”.
- Major maintenance works at St Oswald’s Church, Collingham Memorial Hall, The Methodist Church, The Scout Hut and CALSA.
- Improve the appearance of Hastings Court and Elizabeth Court.
- Proposals that bring improvements to the provision of preschool services will be supported.

2.1 I. PARKING

The improvement of central parking facilities will be supported.

The loss of parking spaces shall not be acceptable.

Development will seek to provide and improve the safety of walking or cycling into Collingham.

PROJECTS

- Improved parking on Church Lane. Quality permeable paving materials for parking should be provided on Church Lane to prevent erosion of the grass verges.
- Provide additional parking facilities at the Half Moon, available to the general public. Install a crossing point on Harewood Road for access to the shops.

2.2 J. GREEN INFRASTRUCTURE

Where a development is considered to be acceptable within or adjoining areas defined on Maps 5, 6 and 7 development proposals should ensure that:

- a. Green Infrastructure/corridor function of the land is retained and improved;
- b. Where appropriate, the opportunity is taken to extend Green Infrastructure by linking green spaces or by filling gaps in Green Infrastructure corridors. Street trees and green roofs are particularly encouraged;
- c. A landscaping scheme is provided which deals positively with the transition between development and any adjoining open land;
- d. The opportunity is taken to increase appropriate species of woodland cover.

PROJECTS

- In conjunction with land owners every opportunity will be taken to fill the gaps and improve the Green Infrastructure shown on Map 5.





Kingfisher Open Space



Linton Bridge beach



Collingham Footpath

K: LOCAL GREEN SPACE

	Location	Local Significance	Size
Kingfisher open space	Kingfisher housing estate	Public space included in the design of the housing estate. In continuous use since completion of the building works.	0.2 hectares
Linton Bridge beach	Adjacent to the River Wharfe in the vicinity of Linton Bridge	Parish owned land adjoining woodland. Historic site for leisure activities.	0.2 hectares

The following amenity spaces are designated Local Green Space:

- a. Kingfisher open space
- b. Linton Bridge Beach

PROJECTS

- Plan showing green space and access in display board in front of Memorial Hall
- Tree planting and a tree management strategy.

L: FOOTPATHS, CYCLEWAYS AND BRIDLEWAYS

Wherever practicable development shall take all reasonable opportunities to improve footpath and bridleway access by, for example, facilitating new circular walks and new safe alternatives to existing routes in line with the route network shown in map 8. Any improvements will be expected to take advantage of features such as good views, amenity areas and also provide further planting.

Development layouts should take into consideration the possibility of future footpaths and bridleways and access links not directly provided by the developments (links in orange map 8).

PROJECTS:

- Complete Footpath Modification Orders as included in Appendix 4.
- More Country Footpaths and Bridleways to create circular routes, including those identified in Table opposite.

Path No.		Description	Surface	Length in metres
32	Bridleway	Footpath Cycleway to Harewood	Mixed	6,000
33	Footpath	Footpath to East Keswick. From Crabtree Lane past Field House and into Collingham.	Mixed	1,800
34	Footpath	Bridge over Collingham Beck.	Metalled	50
		Wothersome Bridleway No. 1a/b - Connecting track through Young Pickshill Rash.		400

M: HIGHWAY SAFETY AND TRAFFIC IMPACT



Missing Footway School Lane



Crossing Main Street



Narrow Footway Harewood Road

Development shall take reasonable measures to contribute to reducing the speed of traffic in Collingham.

PROJECTS

- The introduction of ‘transition gateways’, with appropriate signage and distinctive changes in surface materials on all approaches to the village. These should be sympathetic and in-keeping with the character of the area where they are sited.
- The A659 and A58 will receive major maintenance including the replacement of existing surfacing with a low noise alternative.

N: FOOTWAY AND PEDESTRIAN SAFETY

Development will seek to provide new crossings on A659 and A58. These should be located relative to existing features such as bus stops. Development will seek to complete footways and provide new surfacing and drop kerbs on routes leading to the village centre and to the Primary school.

PROJECTS

- The condition of footways will be surveyed and a programme of maintenance agreed with Leeds City Council.
- Pedestrian crossings adjacent to Tesco at Harewood Road (A659)
- Guard rails are installed on Linton Lane where ginnels emerge from Beck Lane.

PROJECTS FOR COLLINGHAM

27.1 The Projects Priority List has evolved from reviewing the comments put forward by residents in the Village Survey September 2012 and also from recommendations contained in the Parish Plan, VDS, and CAAMP.

27.2 It is intended that this Projects Priorities List should be used by the Parish Council when allocating any CIL that may be available from housing development in Linton or Collingham.

27.3 Please consider the priorities presented and provide any comments on the Response Form.

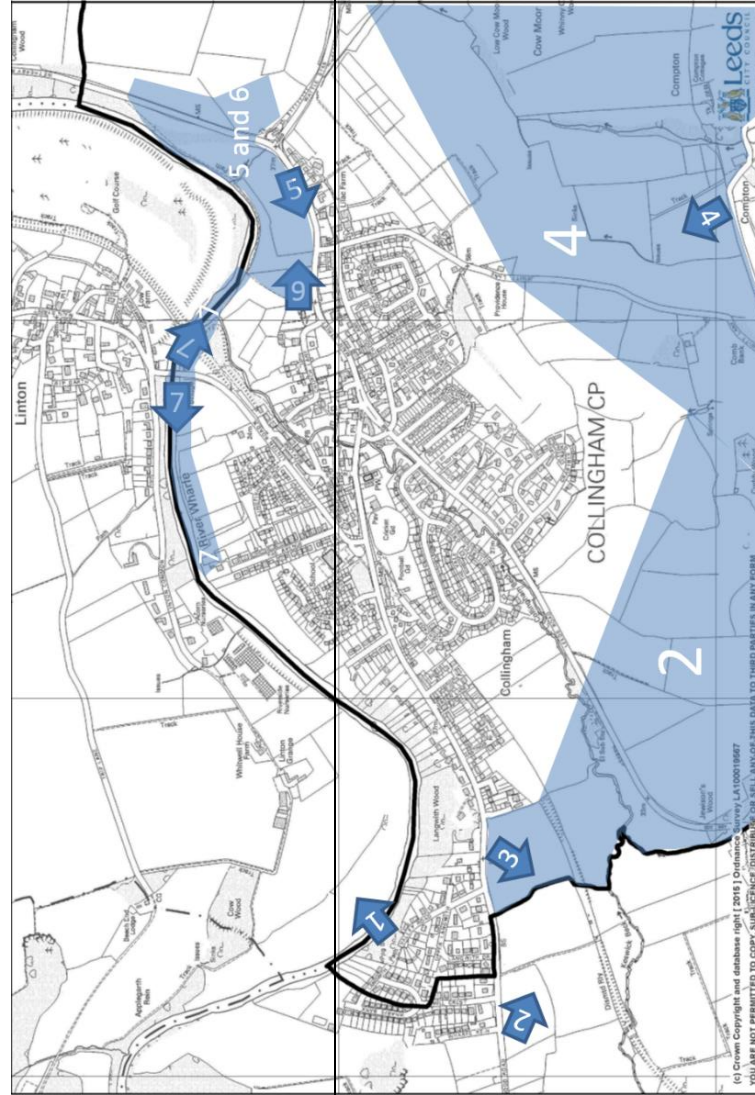
No.	Projects Priority List
High Priority	
1.	Connect Collingham Beck to the flood basin adjacent to Linton Lane.
2.	Provide sympathetic lighting for community safety reasons to ginnels and footpaths.
3.	A tree management strategy is required to include fully updated review of Tree Preservation Orders together with ongoing tree protection.
4.	Register the facilities and services in Table 4 as "Assets of Community Value".
5.	Populate the Collingham web site with information about local facilities and services.
6.	Improved parking on Church Lane. Quality permeable paving materials for parking should be provided on Church Lane to prevent erosion of the grass verges.
7.	Provide additional parking facilities at the Half Moon available to the general public. Install a crossing point for access to the shops.
8.	Plan showing Green space and access in the display board in front of Collingham Memorial Hall.
9.	Bridge over Collingham Beck 50m, (to allow access to Church Fields from car park).
10.	Pedestrian crossings adjacent to Tesco at Harewood Road (A659).
11.	Guard rails are installed on Linton Lane where ginnels emerge from Beck Lane.

No.	Projects Priority List
Medium Priority	

Projects Priority List	
12.	The general upgrading of the 'street scene' , including lighting, signage, street furniture, pedestrian railings and materials more in keeping with the Conservation Area status.
13.	Major maintenance works at St Oswald's Church.
14.	Major maintenance works at Collingham Memorial Hall.
15.	Major maintenance works at The Methodist Church.
16.	Major maintenance works The Scout Hut.
17.	Major maintenance works at CALSA.
18.	Improve the appearance of Hastings Court and Elizabeth Court.
19.	Footpath cycleway to Harewood, 6,000m
20.	Footpath link to East Keswick 1,800m
21.	The introduction of 'transition gateways', with appropriate signage and distinctive changes in surface materials on entering all approaches to the village. These should be sympathetic and in keeping with the character of the area where they are sited.
22.	The A659 and A58 will receive major maintenance including the replacement of existing surfacing with a lower noise alternative.
Low Priority	
23.	Improve and expand Collingham's sports and leisure facilities.
24.	Connecting track Young Pickshill Rash 400m
25.	Additional preschool facilities
On Going	
26.	The condition of footways will be surveyed and a programme of maintenance agreed with Leeds City Council.
27.	In conjunction with landowners, every opportunity will be taken to fill the gaps and improve the Green Infrastructure shown on Map 5.
28.	Complete Footpath Modification Orders as included in Appendix 4.

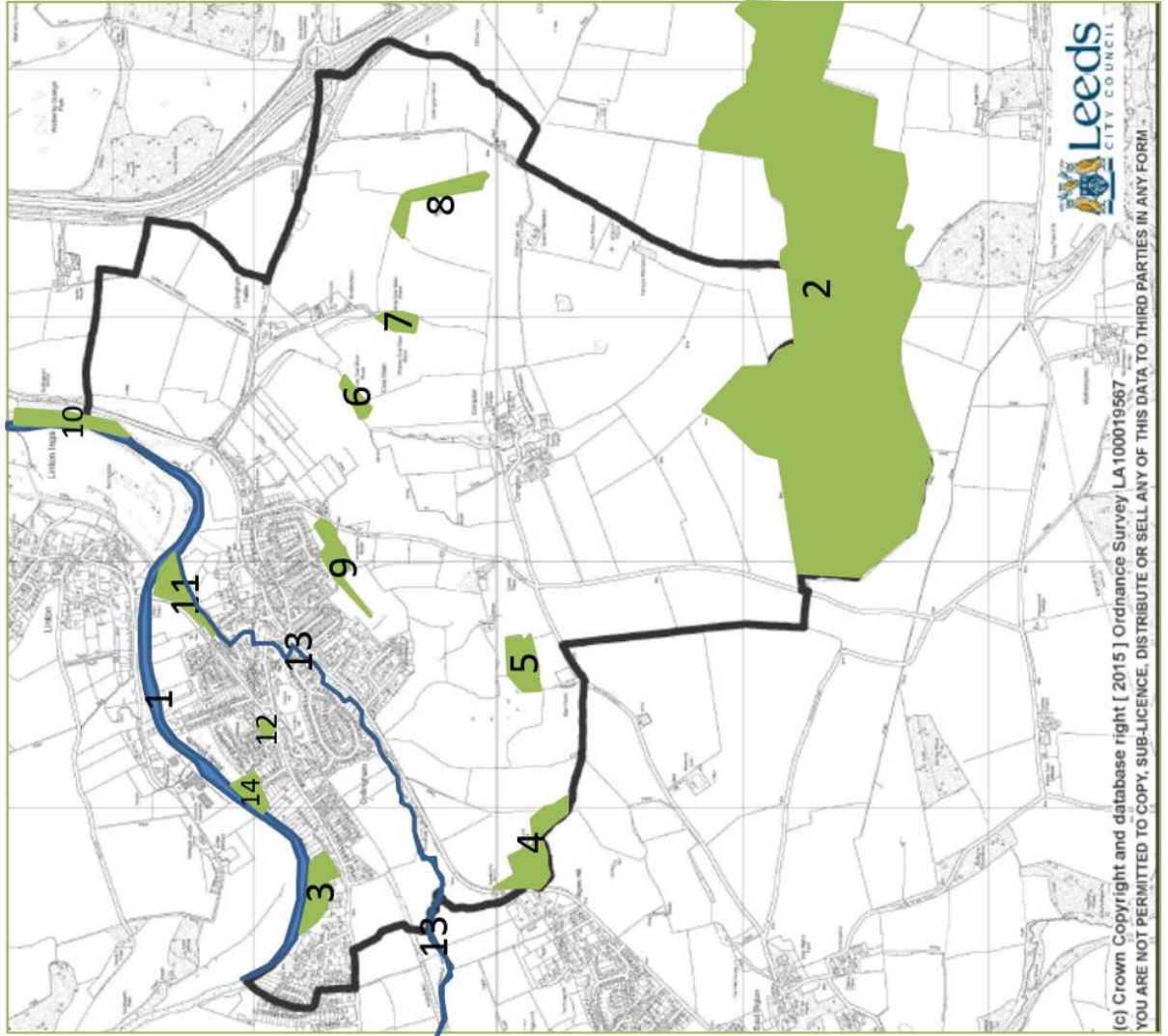
27.4 The above projects will be funded through LCC and Parish Council Community Infrastructure Levy, grants and other local funding.

Map 3 Views and Vistas to be Protected.



Reference No.	Description	Target to be protected
1	From north of Collingham towards Linton. View of River Wharfe Flood Plain and up to Linton Hills.	Cow Wood ,trees on Trip Lane, fields around Whitwell House Farm and Riverside Nursery. Protected by the Linton Neighbourhood Plan
2	Beautiful view from Harewood Road looking south towards Compton.	Fields and woodland sloping south to Collingham Beck and then across the other side of the valley to Jewitt Lane.
3	Spectacular view south from Harewood Road towards Rington Hill and beyond to East Keswick.	Fields within Collingham Plan Area that facilitate this view.
4	View north from Compton Lane towards Collingham.	The fields in the foreground north of Compton Lane and Compton Lane (Track) to Howcroft Wood, Birdalefield Lane, Jewitt Lane and the extended view over Collingham.
5	View towards Leeds along Main Street on the entrance of the village.	Entrance to the Conservation Area including St Oswalds church and fields in the foreground between the road and the river..
6	View towards Wetherby along Main Street on the exit of the village	St Oswalds church in the foreground and fields beyond, including the steeply rising bank behind the cottages on Wattle Syke.
7	Upstream and downstream from Linton Bridge.	Trees and open space.

Map 5: Green Infrastructure

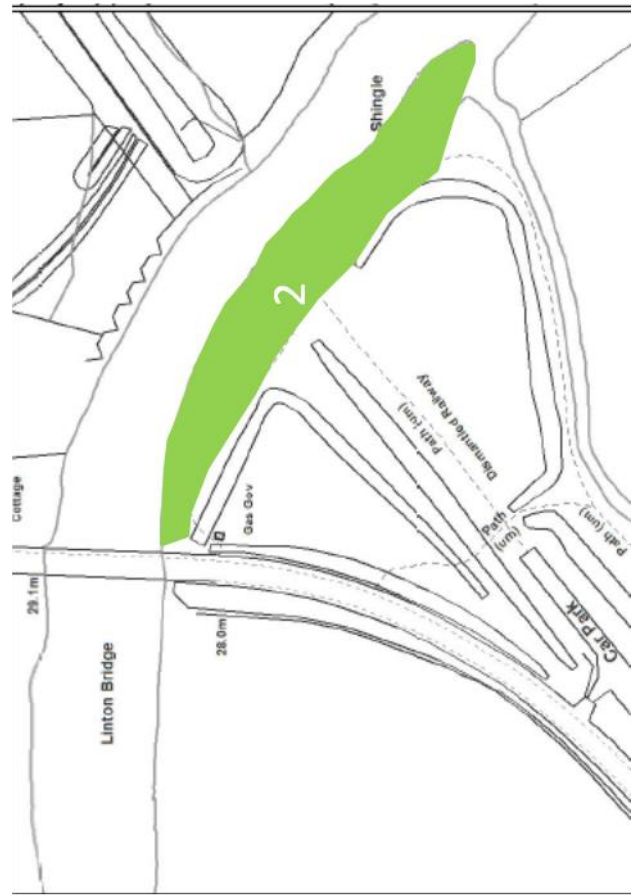


Reference,	Type
1	The River Wharfe Site of Ecological or Geological Importance (SEGI 37)
2	Lund Wood and West Wood (SEGI 31)
3	Langwith Wood Leeds Nature Area 69.
4	Jewison Wood
5	Cuddy Wood
6	Low Cow Moor Wood
7	Whinny Cow Moor Wood
8	Howcroft Wood
9	Goss Wood.
10	Collingham Wood
11	Linton Road Wood.
12	Bishopdale Copse
13	Collingham Beck
14	Fields at the end of Lower Langwith

Map 6: Local Green Space



Reference	Description
1	Kingfisher Open Space
2	Linton Bridge Beach



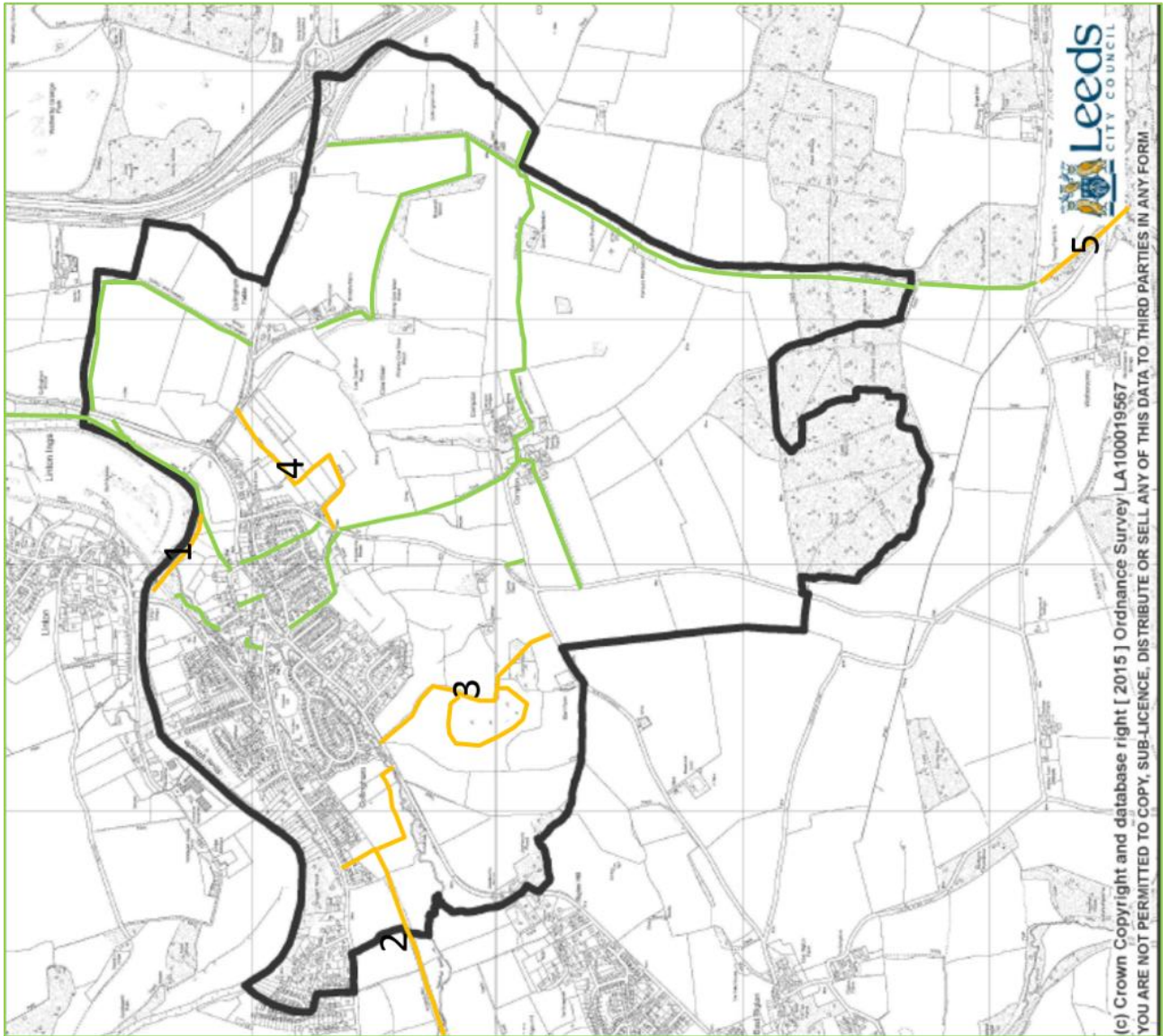
Map 8 Public Rights of Way

Reference No.	Description of possible additional route.
1	Link from Linton Road car park over new footbridge across Collingham Beck to join with existing riverside footpath.
2	Footpath to allow safe access to East Keswick and Bardsey utilising old railway. On going connections to Manston along the railway and to Harewood along route parallel to Harewood Avenue.
3	Link from Leeds Road to Compton Lane proposed by owner of the land in support of development proposals.
4	Link from Jewitt Lane to Wattle Syke.
5	New link at Pickshill Rash, Wothersome.

Existing Route



Proposed Route



Collingham Neighbourhood Plan Pre-submission Draft



Important Dates for your diary:

Open Events: Thursday 12th November 6pm to 10pm

Saturday 14th November 12.30pm to 4pm

Closing Date for Comments Sunday 6th December.

Please visit www.clpc.info to view the full Collingham
Neighbourhood Plan Pre-submission draft.