

Guiding Principles – Collingham Neighbourhood Plan

The Collingham Neighbourhood Plan gives residents the opportunity to recover, maintain and develop the village and its rural environment in ways that will secure it as attractive, safe and inclusive for residents of all ages, now and in the future.

1. Process

As outlined in the introductory section of the Collingham Neighbourhood Plan this document draws heavily upon The Collingham with Linton Parish Plan (December 2007), The Collingham with Linton Village Design Statement (May 2010); and the Collingham Conservation Area Appraisal and Management Plan (February 2010). Contained within each of these documents are comments, aspirations and action plans all relevant to the Guiding Principles. These documents were produced following extensive public engagement. In September 2004 a comprehensive questionnaire was distributed to every household. 310 replies (28% of households) were received from Collingham residents.

From the replies it was apparent that conservation and traffic issues were overwhelming concerns. Over 90% of respondents were anxious to “preserve the character of the village”, “protect and develop footpaths bridleways and cycle-ways”, “limit residential expansion”, and were concerned about the impact of traffic speed and noise.

An exhibition displaying the results in detail was held in Collingham Memorial Hall over the weekend of June 11th – 12th 2005 and attended by 431 residents, and 162 further questionnaires were completed. The quality and uniformity of all these responses give strong authority to the final Parish Plan and to the Village Design Statement.

A full public display of the Village Design statement with extensive supporting information and illustrations, along with copies of the Parish Plan text, were made available throughout 19th May 2007 in Collingham Memorial Hall. 230 people visited this exhibition. Support for the VDS proposals was uniformly enthusiastic, constructive and generous. The Public confirmed their agreement with the key issues identified above.

The Collingham with Linton Village Design Statement was approved by Leeds City Council on 22nd April 2010 and is a “material planning consideration” in determining Planning Applications and Appeals, and is considered a current document.

The Collingham Neighbourhood Planning committee held a brainstorm session on 10th July 2012 to check that their concerns were still similar to those of the earlier assessment. In broad terms this was confirmed to be correct with additional concerns expressed about in particular flooding.

In September 2012 a further Village Survey was undertaken. This almost unanimously gained support for the Guiding Principles, Assets of Community Value and Areas to be Protected as identified by the Neighbourhood Planning Committee.

The Localism Act, and National Planning Policy Framework March 2012 as supported by the Neighbourhood Planning (England) Regulations 2012 introduced a new planning process with a view to speeding up and simplifying Planning Applications. The Collingham Neighbourhood Plan must conform to these overarching documents and also the Leeds City Council Core Strategy. The Guiding Principles formed

must therefore be drawn from the results of our earlier consultation and these additional documents. Key considerations are:

1. The National Planning Policy Framework defines sustainable development. There are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:
 - an economic role – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;
 - a social role – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and
 - an environmental role – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.
2. The National Planning Policy Framework also states that a Neighbourhood Plan must provide for a level of development at least equal to that described in the Local Development framework i.e. the Leeds City Council Core Strategy.
3. The Leeds City Council Core Strategy records that Outer North East Leeds must identify 4600 housing plots to be delivered by 2028. Furthermore it defines a hierarchy of settlements. Collingham is classified as one of 6 smaller urban settlements in Outer North East Leeds and therefore all things being equal might be expected to take 241 of these plots.
4. A fundamental part of the approach to Neighbourhood Planning and Localism is the cooperation of neighbouring communities to identify and deliver the most sustainable developments. This needs cross boundary discussion on infrastructure for example, development of schools, medical facilities and highways. This will ultimately lead to the most sustainable distribution of housing plots across Outer North East Leeds.

2. The Guiding Principles

The Guiding Principles for the Collingham Neighbourhood Plan will therefore be:

1. To identify, protect, maintain and improve the characteristic village features of Collingham, and ensure Collingham enhances its rural ambience.
2. To protect and develop footpaths, bridleways and cycle-ways throughout Collingham and the neighbouring parishes.
3. To ensure that traffic passing through the village is controlled in order to reduce the risk to pedestrians and cyclists, and to minimise disturbance through noise, vibration and pollution.
4. In conjunction with residents and landowners of Collingham undertake a thorough assessment of the whole Designated Area to identify the most sustainable plots for housing development.
5. Liaise with Outer North East Leeds Parishes and Leeds City Council to establish likely infrastructure developments that will influence and integrate with the sustainability assessment of each of our

proposed sites. Agree which if any of these sites are to be included within the current 15 year period of the Neighbourhood Plan.

6. To promote and encourage local services and voluntary groups to support the community's health, social and cultural well-being of all. To retain a viable and vibrant village centre.

3. Check on Sufficiency of the Guiding Principles

The wishes and principles described in the Parish Plan, Village design Statement and through the Neighbourhood Planning Committee meeting are summarised in the tables below. Each has been allocated a Guiding Principle reference number to verify it is covered to some extent by the Principle.

Source	Section	Description	Guiding Principle
Parish Plan	3	Preservation of rural character and sanctity of green belt	1
	3	Serious traffic problems	3
	3	Footpath cycle-ways	2
	4A	Firm retention everywhere of the existing tightly drawn green belt	1 but no longer fully enforceable
	4B	Concern over the effect of traffic is strong and clear with issues being speed, noise and weight of vehicles, the safety of pedestrians, cyclists and animals and the adequacy of maintenance of pavements. There's a requirement for wide-ranging improvements including gateway features and speed detection. Parking and lack of public transport are seen as significant.	3
	4B	There is concern over footpaths, cycle-ways and bridleways. Footpaths are only moderately well provided for, horse riders are less well served and there are no dedicated cycle-ways	2
	4C	The community generally feels services are being provided adequately. This should be maintained.	6
	4C	Villagers saw the desirability of more activities for older people to facilitate mixing and socialising	6
	5A	To preserve, maintain and enhance the character of the village and its rural identity.	1
	5A	To ensure the retention of the green belt.	1
	5A	To minimise developments which destroy the character of the village including new buildings or extensions which are out of scale or character with their neighbouring properties.	1
	5A	To ensure that planning decisions are fully implemented and not eroded over time.	1
	5B	Additional traffic will increase noise, pollution and damage to buildings and to the rural and harmonious character of the village. It will also increase the safety risk to particularly children and the elderly.	1 and 3
	5C	To increase social inclusion and active participation	6

	5C	To provide opportunities for community involvement in decision making, including young people.	6
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Source	Section	Description	Guiding Principle
Village Design Statement	2.8	Maintain active heart in the village whilst preserving rural identity.	1 and 6
	2.8	Preserve and enhance the character of attractive village centres	1
	2.8	Provide more non-motorised access to the surrounding countryside and riverside areas by way of dedicated footpaths, bridleways and cycle-ways.	2
	2.8	Ensure that more effective speed and weight limits are implemented on traffic to protect vulnerable pedestrians and minimise noise pollution	3
	2.8	Increase pedestrian safety for all residents but particularly for children and older people.	3
	2.8	Avoid development in the village which could adversely impact on the rural environment and existing character.	1
	5.64	Extensions to houses need to be strictly controlled to ensure that there is no loss of space between houses. Extensions that would result in the closure of such space giving rise to "terracing" effect should not be permitted.	1
	5.64	The characteristic low boundary walls around front gardens in some of the streets should be retained to ensure coherence of the attractive open frontage.	1
	6.1	The preservation of undeveloped ridgelines is a key material consideration in respect of any future development proposals	1
	6.5	As part of recognising the local distinctive characters any new infill development should respect the existing pattern and density of surrounding development. In particular garden areas are recognised as making an important contribution to the character and appearance of an area providing visual amenity benefits for local residents, contributing to both spatial character and to the green infrastructure of the neighbourhood.	1
	7.3	Most residential areas are within close proximity to countryside and the provision of a coordinated and improved footpath network through the surrounding countryside is a key issue.	2
	7.1	There is a need to retain the night-time character as a "Dark Parish". All existing street lighting should minimise light pollution and use white light wherever possible, and any new lighting should consider residential amenity, and be used primarily for safety purposes, particularly for pedestrians.	1

Source	Description	Guiding Principle
Neighbourhood Planning Meeting 10th July 2012	Better local police visibility	3
	Minimise traffic through put	3
	Invest in road improvements	3
	Cycle paths to be included adjacent to new roads and links to existing routes.	3
	Slow down traffic in the village	3
	To maintain or improve public transport links to Leeds, Harrogate, Wetherby and York.	3
	Parking issues	3
	Keep Collingham a village	1
	Village to remain dark - all agreed	1
	Retain and refresh village identity	1
	Build in keeping with village look/feel	1
	Restriction on aspect of solar panels and satellite dishes	1
	New housing should have boundary walls and or low hedges not fences.	1
	Flooding - ensure proposals have a positive impact on flood protection.	1
	Retain flood plains	1
	Keep space between villages	1
	Identify and protect important trees and ensure developments include a tree landscaping plan.	1
	Maintain woodland areas.	1
	Maintain green space.	1
	Retain and improve assets which encourage community participation.	6
	Produce a welcome pack for new residents.	6
	Improve bus services	6
	Improve broadband	6
	Enhance local retail facilities	6
	Help small businesses	6
	Provide allotments	6
	Investment in school, maintain and develop facilities	6
	Housing to be planned with linked footpaths to village and tree lined roads with grass verges.	2
	Retain a pub.	6
	Retain Post Office	6
	Ensure integrated approach with our neighbouring parishes	5
	Ensure compliance with the emerging Leeds Core Strategy	4 and 5
	Facilitate Sustainable Development	4 and 5

The Neighbourhood Plan therefore concludes that the Guiding Principles are appropriate to capture the community's wishes and also to fulfil Collingham's responsibility to identify opportunities for sustainable development.

In September 2012 a further Village Survey was undertaken. This almost unanimously gained support for the Guiding Principles, Assets of Community Value and Areas to be Protected as identified by the Neighbourhood Planning Committee.

Consultation through Facebook and website

4. Vision for Collingham 2028

Over the period to 2028 new development in Collingham will have contributed to a healthy and active community. New development will have been planned and built in accordance with the Village Design Statement. It will fit harmoniously into the existing character of Collingham and will be well linked by footpaths, bridleways and cycle-ways.

The developments will be of a mixed housing type providing accommodation for young people, families and older people.

Collingham centre will be vibrant with a range of shops and meeting points. Car parking will have improved and many local people will be reassured that it is safe to walk or cycle to the centre. Congestion will be a thing of the past and vehicles will no longer be travelling through the built up area at more than 30mph.

Regularly both residents and visitors to Collingham will be enjoying circular walks and rides through Collingham and beyond to Linton, East Keswick and Bardsey.

Village life will be enjoyed by all and celebrated at well attended public functions.