

# **What is Localism?**

- **Instead of local people being told what to do, the Government thinks that local communities should have genuine opportunities to influence the future of the places where they live. The Localism Act introduces a new right for communities to draw up a neighbourhood plan.**

# What is Localism?

- To further strengthen the role of local communities in planning, the Act introduces a new requirement for developers to consult local communities before submitting planning applications for certain developments. This gives local people a chance to comment when there is still genuine scope to make changes to proposals.

# Community Infrastructure Levy

- As well as being able to influence planning decisions, local people should be able to feel the benefits of new development in their neighbourhood. Local authorities are allowed to charge developers a levy when they build new houses, businesses or shops. The money raised must go to support new infrastructure - such as roads and schools.

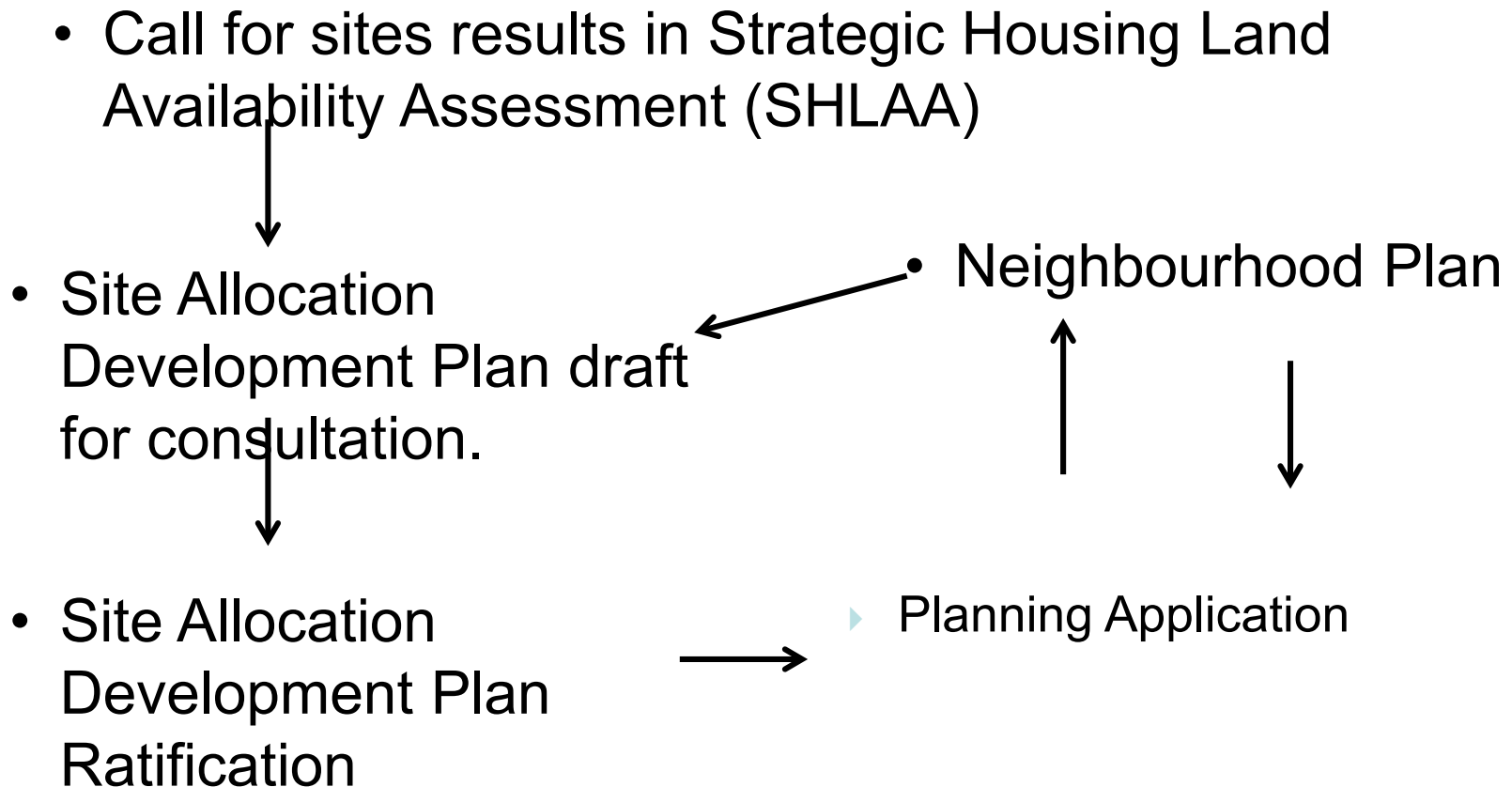
# Community Infrastructure Levy

- Assuming a Neighbourhood Plan is in place then 25% of the Community Infrastructure Levy will come directly to the Parish Council.
- Leeds has proposed a levy £90 per square metre of new build for our area. £18 will come to the Parish Council.
- These sums are to be spent on community projects such as:
  - Improved footpaths.
  - Measures to reduce the speed of traffic.

# Neighbourhood Planning

- Neighbourhood planning will allow communities, both residents, employees and business, to come together through the Parish Council and say where they think new houses, businesses and shops should go – and what they should look like.
- These plans can be very simple and concise, or go into considerable detail where people want.
- A referendum will decide if the plan is approved. If so then Leeds will bring it into

# Housing Process Simplified



# Strategic Housing Land Availability Assessment (SHLAA)

- Leeds population growth – 850,000 to 1 million
- 70,000 houses required in next 15/16 years
- Leeds CC allocated 5,000 new houses to NE Wards

## Map of Shlaa Sites



# Results of September Consultation

- The SHLAA sites and two other options were displayed for comment at the meeting 22<sup>nd</sup> September 2012.
- 55 comments forms were received.
- Comments have been used to help draw up the current list. A report was produced and circulated.
- These comments were not used by your Ward Councillors in discussions with Leeds Planning Officers.
- Your comments have not influenced the

# Why are we seeking views again?

- We have discounted the sites that were not included in SHLAA.
- 55 comments forms may not be representative.
- Some updated information is included within the comments.
- We promised we would consult when the Site Allocation Plan was made available.
- We need your comments to inform our response to the Site Allocation

# What does Red Amber Green mean?

- The Sites in Collingham have been graded in the Site Allocation Development Plan Red Amber or Green.
- Red – sites which are not considered suitable for allocation of housing.
- Amber – sites which may have potential but there may be issues which need to be resolved or the site may not be in as favoured location as those highlighted green.
- Green – sites which have the greatest potential for allocation of housing.

# Why are we considering red sites?

- This is only a draft plan and will be subject to change.
- The change may move a red site to amber or green.
- Comments need to be obtained in order to influence any changes accordingly.
- Comments are needed for the Neighbourhood Plan.
- If Leeds fail to deliver housing requirements then a review is required after 5 years.
- Developers can put in a planning application for any piece of land at anytime. Comments captured through consultation and included in

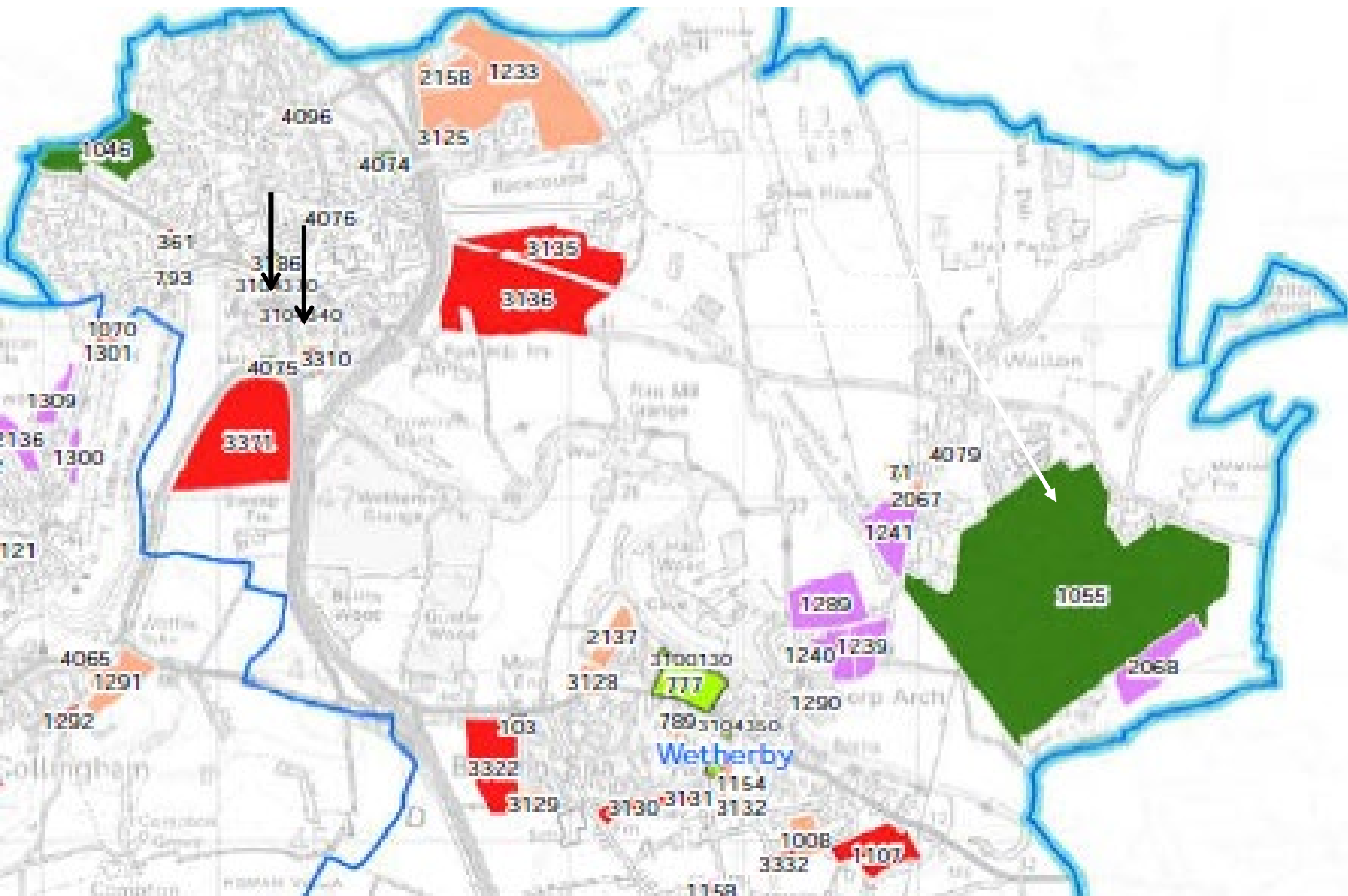
## **Please ignore the Red/Amber/Green Status**

- The Neighbourhood Plan Committee has not shown the colour status of the sites deliberately.
- We feel to show the colours might influence the comments provided.
- We wish to avoid any suggestion of bias towards any of the sites.
- Comments will be considered with complete impartiality.
- We urge you to consider this carefully

# Thorp Arch Trading Estate

- The Site Allocation Plan is asking for public opinion on proposals to build 1800 houses at Thorp Arch Trading Estate
- This is graded green ie has potential to be allocated for housing.
- Scheme includes a relief road and primary school in recognition of infrastructure concerns.
- Developer has indicated the scheme could be delivered within the 15 year plan

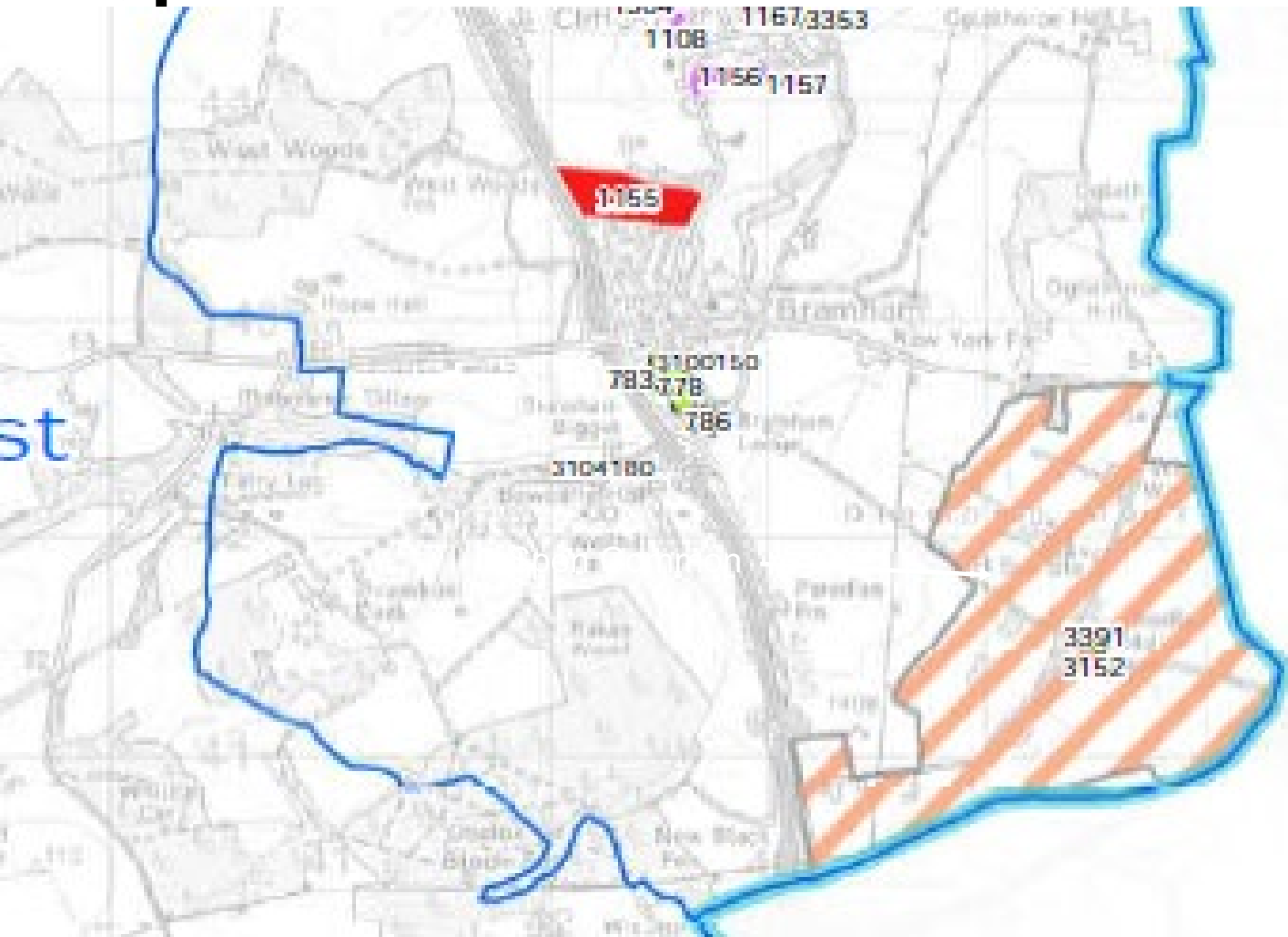
# Thorp Arch Trading Estate



# Spen Common - Bramham

- The Site Allocation Plan is asking for public opinion on proposals to build 3000 houses at Spen Common Bramham.
- The site is owned by Leeds University who have no further use for the site.
- Part of the site is also in The District of Selby.
- The site has not been graded red amber or green but “has potential subject to submission of a feasibility study”



[illegible]

## Comments applicable to all sites in Collingham

- The September consultation concluded that any development permitted must not detract from the character of the village.
- Amenities and open space must be retained, and impact on green fields and green belt must be minimised.
- Development must not encourage the merging of Collingham with its neighbours.
- **Please consider the above along with the other factors in deciding which if any sites might be appropriate**

## Comments applicable to all sites in Collingham

- The September consultation concluded that before Collingham can accept any more development, plans must be put in place to develop infrastructure. This includes adequate schooling, roads, drainage, public transport and health care provision.
- **Please consider the above along with the other factors in deciding which if any sites might be appropriate.**

## Comments applicable to all sites in Collingham

- The September consultation concluded that the volume and the speed of traffic is a major concern amongst the residents of Collingham. Before Collingham can accept any more development, plans must be put in place to show how traffic is going to be managed along both the A58 and A659 corridors.
- **Please consider the above along with the other factors in deciding which if any sites might be appropriate.**

# Place making

- Any development must be sympathetic to the historical context and development of the village, comply with the **Parish Plan** and **Village Design Statement** and promote health and well-being and a sense of community.
- A balanced and informed Plan will greatly assist in ensuring that the village retains its uniqueness and continues to be an attractive, vibrant and successful place where people want to live and one that provides opportunities to promote health and well-being and a sense of community.

# Other things in Leeds Consultation

- The site allocation plan will need to identify phasing of housing allocations
  - 0-5 years, 5-10 years, 10+years
- Do you think any sites being considered in this area could be suitable for gypsy and traveller site use?
- Do you consider that any of the sites being considered might be appropriate for elderly housing accommodation?
- Please give your comments on the above.

# **It is not just about housing**

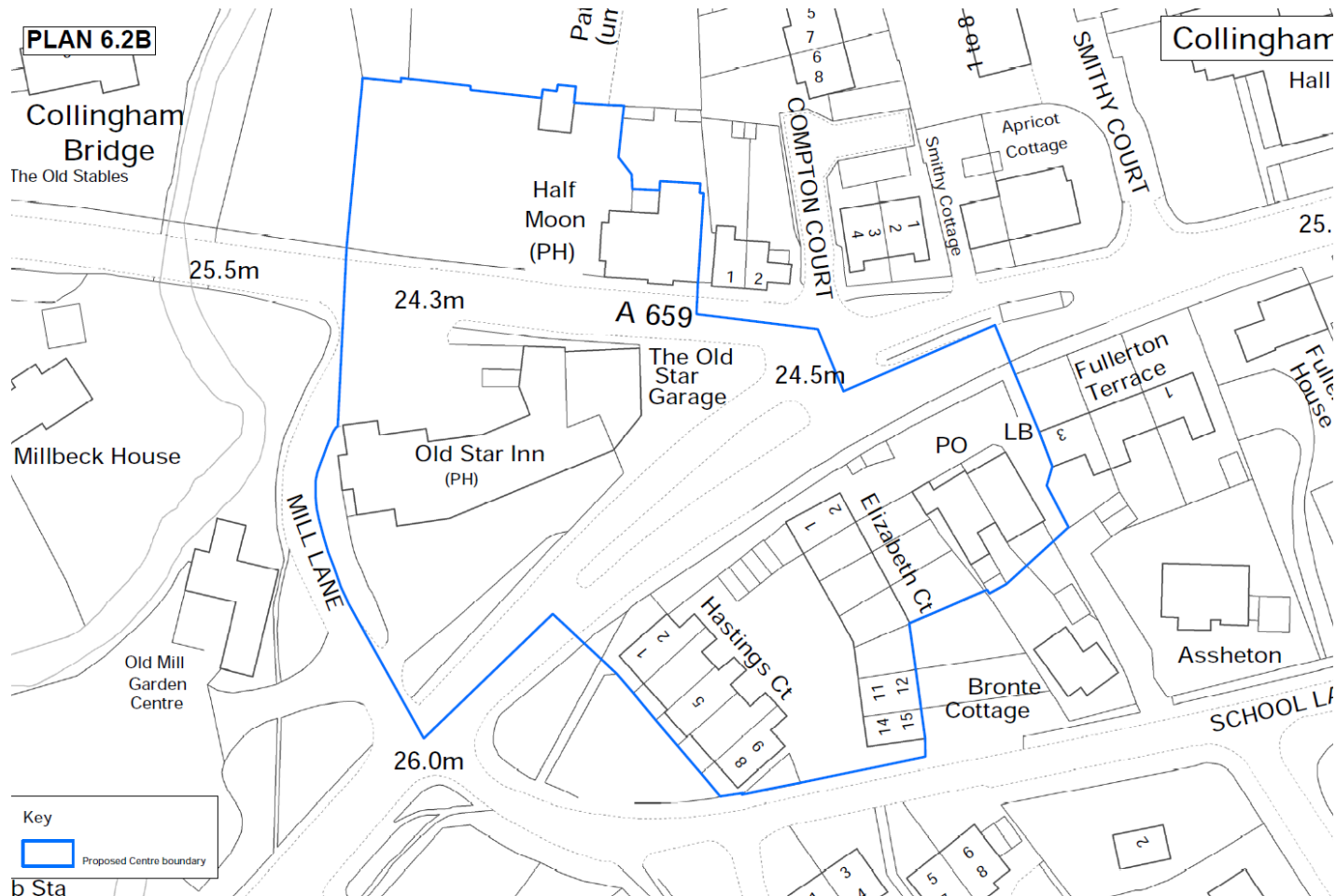
- Other things being considered are:
  - Retail Issues and Options.
  - Employment Issues and Options.
  - Greenspace Issues and Options

# Retail in Collingham

- Collingham has been identified as a Lower Order Local Centre. Is this correct? Barwick and Scholes for example are not given the same identification.
- Are access arrangements and parking sufficient for a retail centre?
- Is it appropriate to have a retail classification within the Conservation Area?
- How does this impact on our Vision to remain a village?
- Are there consequences direct or subliminal on the number of housing plots likely to be



# Collingham – Boundary for Retail



# Green Space

- There is a deficiency in Amenity Green Space.
- There is a deficiency in Allotments.
- Is access to Parks and Gardens acceptable?
- Is access to outdoor sports facilities acceptable?

# **Remember please give us your comments using the forms provided.**

- Also why not provide your comments directly to Leeds by visiting:

[www.leeds.gov.uk/siteallocations](http://www.leeds.gov.uk/siteallocations)

- Remember you will need the SHLAA reference number to comment.

**We really do want you to  
complete a comment form!  
Please give us your opinion.  
Thank you.**

# What happens next?

- We will assess the forms and produce a report.
- The report will feed into our response to the Leeds Site Allocation Development Plan.
- We will seek to discuss the report with Planning Officers in order that it is fully understood.
- We will up date through the Notice Board, Parish Magazine, website and facebook.