



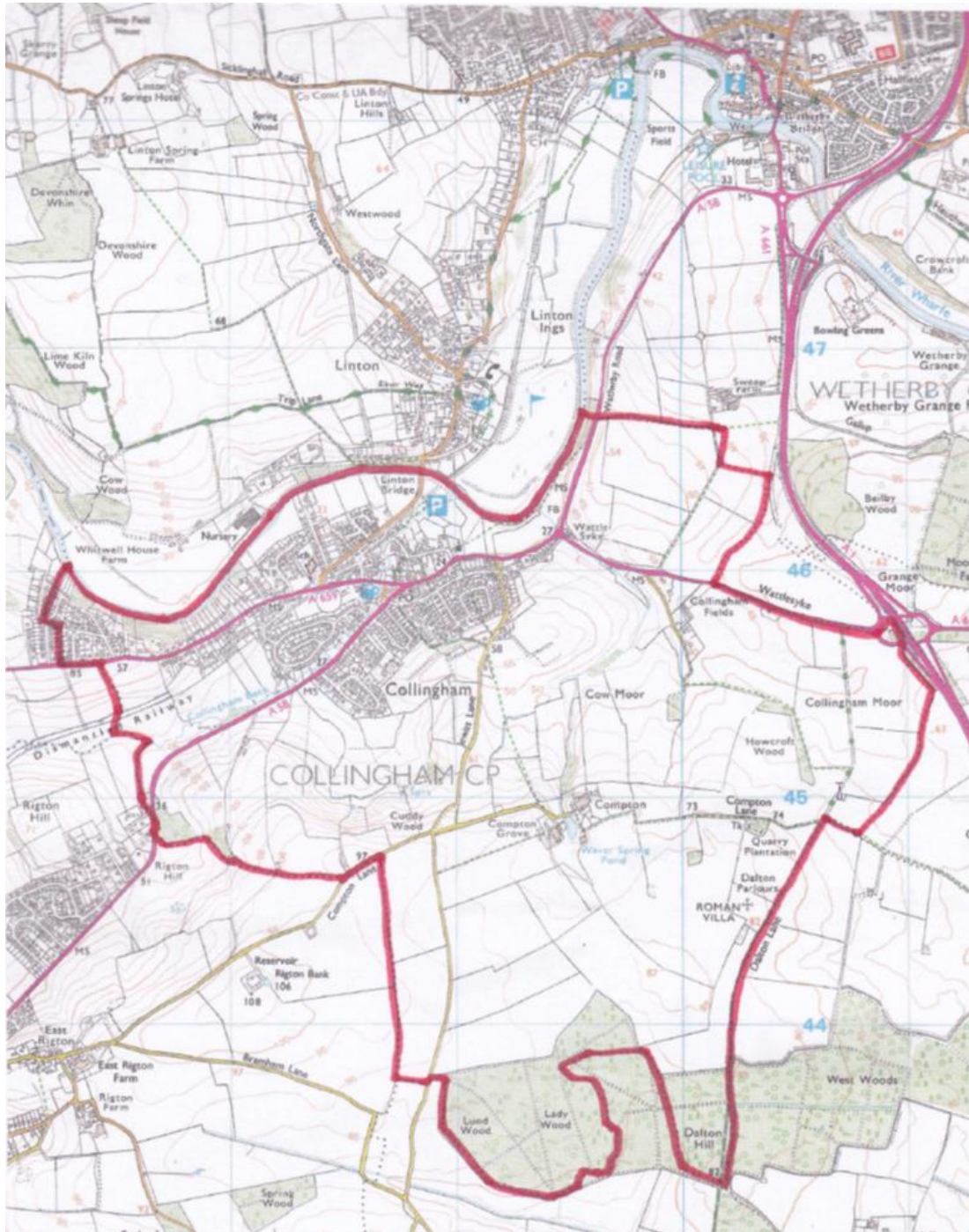
# Collingham Neighbourhood Plan

2015 - 2028



Collingham with Linton Parish Council





*Map 1: Collingham – Area of Neighbourhood Plan*

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

To help with producing the Neighbourhood Plan Collingham with Linton Parish Council has secured a grant from The Community Development Foundation. The Community Development Foundation is a funding vehicle for the Department for Communities and Local Government.

# CONTENTS

1.	Foreword.....	5
2.	Introduction .....	6
3.	Our Vision for Collingham .....	7
4.	Objectives to help deliver our Vision for Collingham .....	8
5.	The Preparation Process.....	9
6.	Structure Of The Plan .....	10
7.	Collingham’s Rural Environment.....	10
8.	Early Development Of Collingham .....	11
9.	Collingham Today .....	13
10.	Planning Policies For Collingham .....	14
11.	A: Protecting the Village Setting .....	15
12.	B: Protecting Local Heritage Assets.....	17
13.	C: Archaeology.....	21
14.	D: Design of Development.....	22
15.	E: Community Involvement .....	26
16.	F: Sustainable Development.....	27
17.	G: Housing Type.....	29
18.	H: Village Facilities and Services .....	32
19.	I. Parking .....	36
20.	J. Green Infrastructure .....	38
21.	K: Footpaths, Cycleways and Bridleways.....	41
22.	L: Highway Safety and Traffic Impact .....	43
23.	M: Footway and Pedestrian Safety .....	45
24.	Community Infrastructure Levy .....	47
25.	Projects for Collingham .....	48
26.	Maps .....	50
27.	Appendix 1: Collingham’s Landscape Setting and Green Space .....	57
28.	Appendix 2. Historical Development of Collingham and Resulting Character Area Assessments ..	66



<b>29.</b>	<b>Appendix 3 Archaeological and Heritage Summary .....</b>	<b>81</b>
<b>30.</b>	<b>Appendix 4: Public Rights of Way .....</b>	<b>85</b>
<b>31.</b>	<b>List of Abbreviations .....</b>	<b>87</b>

# 1. FOREWORD

## Your Neighbourhood Plan

A Neighbourhood Development Plan allows a local community to set out a vision for its area followed by planning policies and projects to help deliver this vision. It is a focus on local rather than strategic issues.

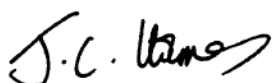
Just over three years ago, Collingham with Linton Parish Council looked at the feasibility of producing a Neighbourhood Plan for the whole Parish. As the two villages within the Parish – Collingham and Linton – are distinctly individual communities, the Parish Council decided that it would be more appropriate to designate two Neighbourhood Areas so that separate Plans could be prepared specifically for each village.

Extensive consultation has resulted in this Plan that encapsulates the Vision we share for Collingham and how any new development in Collingham will contribute to that Vision.

The Parish Council would like to thank all those involved in the preparation of this Document for their enormous effort and commitment in producing it, including Planning Aid England and in particular its Community Planning Consultant Mike Dando, who has guided the Neighbourhood Plan Committee through the intricacies of this process.

The Draft Plan has also required some considerable funding during the preparation process and thanks must also go to the Community Development Foundation for the grant aid provided.

If the Collingham Neighbourhood Plan successfully passes the statutory procedures, it will become part of Leeds City Council's Local Plan and an important document when Planning Applications for Collingham are considered.



Julian Holmes

Chairman

Collingham with Linton Parish Council

## 2. INTRODUCTION

### Enhancing our quality of life and the environment in which we live

- 2.1 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 (2011) introduces a new right for communities to draw up a Neighbourhood Development Plan. Neighbourhood Planning allows communities to come together through a local parish council or neighbourhood forum and say where they think new houses, businesses and shops should go – and what they should look like.
- 2.2 The planning system promotes sustainable development and the residents of Collingham understand the need to accommodate housing growth. However, there is great concern that new development in Collingham could erode the very qualities that make the village special if it is not carefully managed in terms of its scale and design. This next layer of growth for the village must create developments of quality which contribute to the character of the village and which provide local benefit.
- 2.3 This Plan does not identify specific sites for housing development nor set a target for the number of dwellings to be built.
- 2.4 Collingham is part of the Parish of Collingham with Linton. The Local Planning Authority is Leeds City Council (LCC). This Plan is therefore a constituent part of the Leeds Local Plan and the high level, overarching and strategic elements of the Local Plan are contained mostly with the LCC Core Strategy.
- 2.5 The essence of the Neighbourhood Plan is to ensure that everyone, including developers, has a proper understanding of the local context and distinctive character of the village of Collingham. This includes the identification of existing features of importance to enable design proposals to be compatible with their surroundings, to maintain a strong sense of place and to reinforce local identity. The Planning Policies are of particular importance in achieving this aim during the plan period up to 2028.
- 2.6 Provided a Neighbourhood Development Plan or Order has regard to national planning policy and advice and is in general conformity with the strategic planning policies for the wider area adopted by the local authority, along with other legal requirements, local people will be able to vote on it in a Referendum. If the plan is approved by a majority of those who vote, then the local authority will bring it into force and it should ensure that any development respects and enhances the character of the village.

*The committee has attempted to use layman's terms but, given the audience, this has not always been possible. A glossary is included at the rear of the Plan to aid understanding.*

### 3. OUR VISION FOR COLLINGHAM

3.1 People like living in Collingham!

3.2 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 in no particular order of importance is:

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

3.4 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.

3.5 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.

3.6 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.

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

3.8 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.

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

## 4. OBJECTIVES TO HELP DELIVER OUR VISION 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.

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.
2. New housing will include a number of smaller dwellings
3. Good design will enhance the appearance of any new development and contribute to Collingham being a pleasant place to live.
4. New development will be designed to sit sensitively within the existing environment and retain Collingham's history and heritage.
5. Architectural features that add positively to Collingham's village character will be replicated.
6. Development will protect and complement the landscape generally including agricultural land, woodland, wildlife habitats, and in particular the key views into and out of the village.
7. The Parish Council and residents will be involved in the scrutiny of planning proposals and delivery of the Plan.
8. All existing infrastructure, services, and facilities will be protected, enhanced and enjoyed by an increasing number of residents.
9. Open space will be provided with the maximum degree of protection through the Planning system.
10. Deficiencies in the quantity and quality of Green Space will be identified and improvements made.
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.
12. Gateway features commensurate with the village setting will be introduced to mitigate congestion resulting from development in and around Collingham.
13. The speed of traffic will be reduced and enforced.
14. Walking and cycling to the village centre and other facilities will be a safe and pleasant experience.



## 5. THE PREPARATION PROCESS

- 5.1 The designated body with responsibility to produce the Collingham Neighbourhood Plan is Collingham with Linton Parish Council. This Plan relates to the area within the Parish Boundary to the south of the River Wharfe, comprising the village of Collingham and surrounding area.
- 5.2 Collingham has been formally designated as a Neighbourhood Planning Area through the Application made under the Neighbourhood Planning Regulations 2012 (Part 2 section 6) dated 12th March 2013 and approved by Leeds City Council on 15th August 2013. The Plan Area is shown on Map 1, see inside cover.
- 5.3 In line with requirements, a Consultation Statement has been produced alongside the Neighbourhood Plan. This sets out in detail the significant consultation that formed the foundation for this Plan. The Consultation Statement is available together with a Basic Conditions Statement on the Parish Council web site: [www.clpc.info](http://www.clpc.info).

- 5.4 The Plan must be compatible with National Planning Policy, contribute to achieving sustainable development and be in general conformity with the strategic policies of Leeds City Council.
- 5.5 In addition the Neighbourhood Plan must be compatible with the key European Union obligations including human rights requirements. The key EU obligations to consider are:
- Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment (Strategic Environmental Impact Directive).
  - Directive 2011/92/EU on the assessment of the effects of certain public and private projects on the environment (Environmental Impact Assessment Directive)
  - Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora
  - Directive 2009/147/EC on the conservation of wild birds.

## 6. STRUCTURE OF THE PLAN

6.1 After a short community profile describing the setting and development history of Collingham and an outline of the village today, this Plan sets out:

- The Planning Policies, which will form the local policy framework for managing new development and achieving the Vision and Objectives.
- Projects for Collingham – an extensive list of non-planning Community Projects have been drawn up to deliver the Vision and Objectives. To help implement some of the policies these are listed after each relevant Planning Policy and also in priority order in Section 27.
- Funding of Projects through Community Infrastructure Levy and other funding sources.

## 7. COLLINGHAM'S RURAL ENVIRONMENT

7.1 The landscape setting of Collingham is dominated by the Wharfe Valley and the rolling hills rising from the valley sides to the surrounding plateau area. The Wharfe Valley forms the natural divide between Collingham and Linton with the road bridge now the only connection. The river banks are lined with mature and often overhanging deciduous trees, forming a linear green barrier between the river and the houses.



*Photo 7.1 Banks of the River Wharfe*

7.2 Whilst the main village has seen development during the 20th Century, it retains a number of green spaces that contribute to its character and provide opportunities for some informal and formal recreation. In accordance with National Planning Guidance, the community wishes to see the most important of these spaces protected for future generations.

7.3 A detailed description of the Wharfe valley and descriptions of the key green infrastructure to be found in each of the character areas is given in Appendix 1.

7.4 Within the Plan Area, there has been a number of sightings of species which are protected by the Wildlife and Countryside Act 1981 and which have been recorded by West Yorkshire Ecology as follows: otters, voles, bats, Pale St John's Wort and Thistle Broomrape.

7.5 Also within the Plan Area are the following UK Priority Habitats – Deciduous Woodland and Lowland Calcareous Grassland.



*Photo 7.2 Collingham surrounded by Deciduous Woodland and Grassland*



*Photo 7.3 Banks of the River Wharfe*

## 8. EARLY DEVELOPMENT OF COLLINGHAM

- 8.1 Most of the development has taken place on gently sloping land between the flood plain and the steep valley side. Early development including St Oswald's church was to the east of Collingham Beck. Locally quarried Millstone Grit was used as the main building material.
- 8.2 Despite the arrival of the railway in the 1870s, with connections to Leeds, Harrogate and York, and the location of a station (Collingham Bridge) on Linton Road, the original village remained relatively undeveloped and rural in character up to the end of the 19th century.
- 8.3 Significant growth in Collingham began in the second decade of the 20th Century initially along The Avenue, Leeds Road (Crabtree Hill), and Harewood Road beyond the cricket ground. Growth continued throughout the rest of the century, particularly so following the Second World War. For most of the time it took the form of detached houses with good sized gardens along both sides of Harewood Road to the top of the hill, to the east of Leeds Road (Crabtree Green)

and additionally towards the ridge to the south of School Lane (Hollybush Green). The semi-detached council estates of Brookside and Garth End in between were commenced before the Second World War.



*Photo 8.1 Collingham Bridge Station*

- 8.4 The developer of Hollybush Green built Millbeck Green in the 1960s.
- 8.5 The shopping centre (Hastings Court and Elizabeth Court) was developed in the 1960s.

8.6 The railway was closed in the mid-1960s with the station and goods yard being replaced by new housing. Continuing housing demand led to further estates being built, though at higher building densities - Bishopdale (1980s) and Kingfisher (1990s).

8.7 Greater detail of the historical development including a description of the architectural features typical of each period of development is included in Appendix 2.

8.8 Bearing this development pattern in mind, Collingham can be considered to comprise five character areas:

- The village core from Wattle Syke to the Old Mill site and the Sports Ground, including the new 2010 Conservation Area.
- Linton Road and Bishopdale, including The Avenue and Kingfisher.
- Harewood Road, including Langwith Wood Local Nature Area.
- Millbeck Green.
- Crabtree Green to Jewitt Lane including Brookside, The Garths, and Hollybush Green.

8.9 A description of each of these character areas is also given in Appendix 2.

*Map 2: Not used in Final Draft*

## 9. COLLINGHAM TODAY

9.1 Collingham is perceived to be a safe and desirable place in which to live with good access to services and employment via excellent road connections. The surrounding countryside and relatively unspoilt village centre contribute greatly to the rural ambience appreciated by many residents.

9.2 The 2011 census shows that the population has grown to 2,683 and the housing stock is 1,050 homes. The vast majority are within the main village. The remainder are in the hamlet of Compton or on Birdalefield Lane.

9.3 There are two churches and Lady Elizabeth Hastings' Church of England (aided) Primary School. One of the distinguishing features of Collingham is the number of sports clubs and facilities for a community of this size. These include Collingham with Linton Sports Association (cricket, football, squash and racket ball), Collingham Bowls Club and Collingham Tennis Club. Collingham Memorial Hall is well used for regular activities such as dancing, band practice, gentleman's forum, snooker club as well as private functions and exhibitions.

9.4 Other services and facilities available in Collingham are listed below:

### Collingham businesses and services 2015

Tesco convenience store; independent car dealer; delicatessen & café; hairdressers; pharmacy; dentist; fish & chip shop; wine merchants; countrystore; dry cleaners; gift shop; beauty salon; travel agency; interior designer; public house; restaurant; rape seed oil producer; bathroom showroom; stoves showroom; three horse livery businesses; various small scale agriculture businesses.

9.5 The layout of Main Street with its flanking parallel roads of School Lane and Church Lane provides a reminder of the village history within its centre.

9.6 The retention of the many historic buildings of varying scale and status emphasises the historic development particularly in the Conservation Area.

9.7 Activity around the village centre adds to the vibrancy of Collingham. Shops, cafes, sports facilities and a public house all sit amongst each other and next to domestic dwellings. This, coupled with the accessibility of the area through many footpaths and footways, establishes Collingham as a location that continues to thrive.

9.8 The Memorial Hall plays an especially important role in the community, serving as a present-day centre for activities whilst being a reminder of the sacrifices made by former inhabitants who also contributed to village life.

9.9 The high level of activity in the village centre is balanced by the surrounding countryside and open green spaces, particularly the Glebe Field and Orchard garden. These elements bring a sense of calmness to the busy centre.

9.10 Historic buildings, street layout, green space, accessibility and activity all work together effectively to make Collingham a place of special interest, whose character and appearance is worthy of both preservation and enhancement.

9.11 Outside the village envelope and current built areas, all of the land within the Neighbourhood Area (apart from one area) was designated Green Belt and Special Landscape Area (N37) in the Leeds City Council's Unitary Development Plan (UDP). The Key Diagram in the Leeds Core Strategy maintains the Green Belt boundary and Policy N37 is retained.



## 10. PLANNING POLICIES FOR COLLINGHAM

10.1 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.

10.2 Any development must be sustainable thereby contributing to environmental, social and economic progress for current and future generations. These three dimensions constitute what is sustainable in planning terms.

**Environmental** – contributing to protecting and enhancing our natural, built and historic environment

**Social** – supporting strong, vibrant and healthy communities

**Economic** – contributing to building a strong, responsive and competitive economy

10.3 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 and Services;

- I - Parking;
- J - Green Infrastructure;
- K - Footpaths, Cycle ways and Bridleways ;
- L - Highway Safety and Traffic Impact;
- M - Footway and Pedestrian Safety

10.4 In order to assist those seeking to apply these Policies, each Policy has supporting text setting out the context in which the relevant Policy has been formulated, the Local Community's views on that subject and the evidence that supports the Policy. All the Policies have been carefully framed, taking account of the context provided by the following Planning Policy documents:

- The National Planning Policy Framework;
- The Parish of Collingham with Linton Village Design Statement;
- The Collingham with Linton Parish Plan;
- The Collingham Conservation Area Appraisal and Management Plan (CAAMP);
- Leeds Local Plan; and
- Local information collected through the Neighbourhood Plan communication and consultation process.

10.5 A summary 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 25, together with a Projects Priority List.

## 11. A: PROTECTING THE VILLAGE SETTING

### Objectives to help deliver our Vision for Collingham

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.
3. Good design will enhance the appearance of any new development and contribute to Collingham being a pleasant place.
4. New development will be designed to sit sensitively within the existing environment and retain Collingham's history and heritage.
6. Development will protect and complement the landscape generally including agricultural land, woodland, wildlife habitats, and particularly the key views into and out of the village.

### Justification and Evidence

11.1 The unique nature of Collingham's landscape setting and historical development is described in sections 7, 8, and 9 with further details provided in Appendices 1, and 2.

11.2 The majority of the rural environment surrounding Collingham is currently designated as Green Belt. The NPPF and LCC CS Spatial Policy 10 describe the retention of Green Belt and set out the circumstances where the Green Belt boundary may be revised. The process for revising the Green Belt boundary is through the Site Allocations Development Plan and it has been indicated that the Green Belt boundary around Collingham will be maintained in the latest version of this document (September 2015 Publication Draft) .

11.3 Collingham's rural environment is also designated as Special Landscape Area. Policy N37 from the Unitary Development Plan 2006 (UDP)

has been saved and remains in force alongside the CS. This provides protection to the character and appearance of the landscape. The features which have led to this designation are set out at Appendix 1.

11.4 The Village Design Statement Map 2 page 11 indicates key views. The Neighbourhood Planning Committee has expanded this map to include additional key views and also to show the target of the views. This is included as Map 3. An early version of this Map was displayed at public meetings in support of the other documentation.

11.5 Appendix 1 provides guidance in respect of the impact on village setting that might arise from planning proposals.

## Feedback from the Community

11.6 Consultation in September 2012 revealed the following opinion about protecting and improving green space:

- Protect wooded hillsides and ridge lines and open country views - 98% agreed
- Protect woodland to the edge of the River Wharfe – 96% agreed

## POLICY A: PROTECTING THE VILLAGE SETTING

Development must respect Collingham's landscape character.

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.

Development should be sensitively designed, particularly where highly visible in open landscape as defined by the areas highlighted in blue on map 3, and should include an appropriate landscape scheme that reflects the prevailing character. Preservation of undeveloped wooded hillsides and ridgelines is a key consideration.



*Photo 11.1 Collingham nestled beneath deciduous woodland and grassland*

## 12. B: PROTECTING LOCAL HERITAGE ASSETS

### Objectives to help deliver the Vision for Collingham

2. New housing will include a number of smaller dwellings.
3. Good design will enhance the appearance of any new development, and contribute to Collingham being a pleasant place.
4. New development will be designed to sit sensitively within the existing environment and will retain Collingham's history and heritage.
5. Architectural features that add positively to Collingham's village character will be replicated.

### Justification and Evidence

12.1 National Policy recognises the country's heritage assets as irreplaceable (Para 126 of NPPF). Chapter 12 of the NPPF sets out a detailed approach to conserving and enhancing the historic environment. This section of the Neighbourhood Plan describes those unique Collingham heritage features to be considered in relation to chapter 12 of the NPPF.

12.2 LCC CS Policy P11 sets out the importance of Conservation of our historic buildings, townscapes and landscapes. Collingham has a Conservation Area Appraisal and Management Plans (CAMMP) and also a Village Design Statement.

12.3 The heart of the village is almost exclusively a Conservation Area. LCC approved the CAAMP on the 22nd February 2010 to be used as a material consideration in the determination of planning applications. Map 4 below identifies the extent of the revised Conservation Area.

12.4 Map 4 also indicates those buildings within the Conservation Area which have been identified as being 'positive', for one or more of the following reasons:

- Landmark buildings;
- Buildings which provide evidence of the village history and development;
- Buildings of architectural merit;
- Buildings with local historical associations;
- Buildings which exemplify local vernacular styles; and
- Groups of buildings which together make a positive contribution to the streetscape.

12.5 The CAAMP states that the Collingham Conservation Area is of both architectural and historic interest due to the special combination of building design and accessibility via footpaths, footways and green spaces. The following principal issues and opportunities were identified:

- Appropriate screening and sympathetic treatment of exposed car parking;
- The impact of heavy traffic on the area;
- Maintenance of public footpaths;
- Protection and enhancement of Green Space;
- Tree Management;
- Sensitive new development in and adjacent to the conservation area;

- Risk of unsympathetic public realm having a detrimental effect;
- Inappropriate infill development;
- Development affecting the setting of the conservation area;
- Protecting surviving historic architectural details and promoting the replacement of inappropriate fixtures and fittings;
- Boundary treatments need to be consistent with existing boundaries.

12.6 The CAAMP also identifies the following key ways to retain character:

- Retention of the mix of building types within the conservation area;
- Dominance of detached architecture retained;
- New build to be normally of two storeys and employing regular fenestration;
- Retain key views towards open countryside;
- Use of regularly coursed millstone grit/sandstone in the construction of boundary walls and buildings;
- New buildings orientated to face the street front;
- Retention of Green Space;
- Retention of the accessibility to green spaces within and adjacent to the conservation area;
- Retention of footpaths and ginnels.

12.7 In terms of the quality of the environment it is not just the nature of the buildings which gives them character but equally the spaces between them, many of which are green, together with important groups of mature trees within the village envelopes. The preservation and enhancement of green spaces and tree cover throughout are therefore a key consideration in tandem with the conservation of the built environment.

12.8 Outside the village envelope, connectivity within the landscape can be enhanced by small woodland and native hedgerow planting.



*Photo 12.1 Main Street from Orchard Garden*



*Photo 12.2 and 12.3 School Lane*







## Feedback from the Community

12.9 The Collingham Neighbourhood Plan Guiding Principle 1 was to identify, protect, maintain and improve the characteristic village features of Collingham, and ensure Collingham enhances its rural ambience. 98% of the respondents to the September 2012 Village Survey agree with this Guiding Principle. The survey also identified that people enjoy proximity to the village centre while retaining a sense of place in the countryside.

12.10 A similar village survey was carried out in 2004 to inform the Parish Plan and Village Design Statement. The results indicate a consistency of opinion throughout this period of time. Highlights include:

- 94% wish to preserve the character of Collingham
- 87% wish to protect and enhance natural and historic assets

12.11 There have been two public consultation events looking at possible housing sites in Collingham, the first in September 2012, and the second in June 2013. One of the conclusions drawn is that any development permitted must not detract from the character of the village.

## PROJECTS

- The Parish Council will encourage development proposals to take full account of heritage assets and their setting.
- 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 a plan to maintain and protect our most valuable trees.
- 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.

## 13. C: ARCHAEOLOGY

### Objectives to help deliver the Vision for Collingham

4. New development will be designed to sit sensitively within the existing environment and retain Collingham's history and heritage.

### Justification and Evidence

13.1 Collingham has possibly been inhabited for nearly 2,000 years and buried evidence of past occupation is likely to survive. Most notable sites within Collingham are:

- Crop marks indicating possibly extensive Iron Age agriculture.
- Roman Villa complex at Dalton Parlours. Excavations have revealed several distinct buildings with a hypocaust heating system. (This is protected by its status as a "Scheduled Ancient Monument")
- An Iron Age settlement at Wattle Syke with subsequent Roman development.

13.2 The Parish Church of St Oswald's may be the site of an Anglo Saxon monastery referenced in Bede's Ecclesiastical History.

13.3 In 2009 LCC requested West Yorkshire Archaeology Advisory Service (WYAAS) to produce an archaeological/historical summary of the Collingham Conservation Area and surrounds. (See Appendix 3) The Plan Area contains two Class 2 Archaeological Sites 150/151) which are ancient crop marks, and over 8000 flints have already been found around Whitwell House Farm, which makes this site of significant regional importance. As part of the Neighbourhood Plan process WYAAS have advised that they would like a policy included to direct potential developers towards the possibility of archaeological remains.

13.4 Development which could disturb archaeological remains may require an appropriate archaeological investigation to ensure an adequate record is produced.

### PROJECTS

- The Parish Council will seek to monitor planning applications and ensure that those impacting on areas where there may be archaeological remains provide for appropriate investigations and recording.

## 14. D: DESIGN OF DEVELOPMENT

### Objectives to help deliver the Vision for Collingham

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.
3. Good design will enhance the appearance of any new development, and contribute to Collingham being a pleasant place.
4. New development will be designed to sit sensitively within the existing environment and will retain Collingham's history and heritage.
5. Architectural features that add positively to Collingham's village character will be replicated.
6. Development will protect and complement the landscape generally including agricultural land, woodland, wildlife habitats, and particularly the key views into and out of the village.

### Justification and Evidence

14.1 Good design is recognised by national policy as comprising a key aspect of sustainable development. It is indivisible from good planning. National Policy requires good design to contribute positively to making places better for people (NPPF para. 56).



Photo 14.1 Regularly coursed millstone

14.2 Taking an overview of the various styles in Collingham, several themes emerge:

- The dominant building material is random or regularly coursed millstone.
- The overwhelming majority of houses built since the beginning of the C20th have forward-facing gables.



Photo 14.2 Forward facing gables



- Most stone-built gables are supported by distinctive stepped corbels.



*Photo 14.3 Stepped corbels*

- Many houses have round-headed or circular windows with radiating bands of stone.



*Photo 14.4 round-headed window and door*

- Roman arches dominate for porches and arches above side entrances. These are usually defined by a band of thin stones.



*Photo 14.5 Porch with Roman Arch*

- 14.3 Most of these features originate in the mid-C20th but do serve to characterise the building style of the village. These distinctive features could be successfully incorporated into any new housing to ensure a continuity of style whilst allowing flexibility in the basic housing design.
- 14.4 Brick housing in the Arts & Crafts style could also be adapted and developed for any future new housing as has been demonstrated by new development on Harewood Road.
- 14.5 To be successful, any future development needs to be mindful of the local character, while addressing sustainability. A particular threat is the tendency for new build to be of suburban form and design, executed in materials of lower quality than the surrounding positive buildings. Equally, poorly designed and detailed 'pastiche' development can be as detrimental to special character as development that shows no regard for its setting.
- 14.6 Core Strategy Policy P10: Design, Policy P11: Conservation and Policy P12: Landscape together describe the key principles of acceptable housing design. The objective would be to create new developments that contribute positively to the setting and character of Collingham. This is as described in the Collingham with Linton Village Design Statement (2010) (VDS) and also within the Collingham Conservation Area Appraisal and Management Plan (CAAMP).



14.7 Leeds Core Strategy Policy H3: Density of Residential Development, describes a requirement to develop at a minimum 30 houses per hectare. Lower density will only be allowed in exceptional circumstances including the character and appearance in Conservation Areas. This density is higher than that typical of Collingham's existing residential areas which generally include well-separated properties with appropriate garden areas. Careful consideration will be required through design to ensure that an appropriate transition between existing properties and any new ones is provided.

14.8 The VDS expands the character area appraisals beyond the village core and includes policies for new development designed generally to protect the existing village environment.

14.9 VDS Map 2 page 11 indicates key views. The Neighbourhood Planning Committee has expanded this map to include additional key views and also to show the target of the views. This is included as Map 3. An earlier version of this map was displayed at public meetings in support of the other documentation.

14.10 Policy 6.5 included in the VDS states:

*"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 the spatial character and to the green infrastructure of the neighbourhood. Any proposal to develop on garden areas will be assessed against the impact the development will have on these characteristics and the impact on both the site itself and the wider locality."*



*Photo 14.6 Garden area and green verges contributing to visual amenity*

14.11 Increased density may be achieved by considering the housing demand or housing mix.

14.12 One of the key distinguishing features of Collingham is that large areas remain free from street lights. This contributes to the night-time character of the village and adds to the rural ambience helping to differentiate Collingham from typical suburban villages.

14.13 Existing street lighting should minimise light pollution and use white light wherever possible and any new lighting should carefully consider residential amenity and be used primarily for safety purposes, particularly for pedestrians.

14.14 Much development in Collingham is likely to be by extension and modernisation of existing properties. These developments have the potential to change the character of the built environment, and, as indicated in both the VDS Village Survey 2004 and October 2012 Village Survey, residents have a wish to minimise the negative impact of this type of development. Often extensions include the creation of dormer windows.

14.15 It is noticeable in Collingham that gabled dormer windows fit with the overall village design in a more sympathetic way than flat-topped dormer windows. Where dormer windows are proposed they should preferably have gable/hipped ends and flat-topped dormers should only be used on extensions where they are sympathetic to the design of the original property.

*Photo 14.7 Gabled dormer windows in the foreground, flat-topped adjacent property*



## Feedback from the Community

14.16 There have been two public consultation events looking at possible housing sites in Collingham - the first in September 2012, and the second in June 2013. The first was timed to provide early input into the Leeds Site Allocation process and the second was to inform a response to the Leeds Site Allocations Options and Issues Report. The conclusion from these consultations is:

- Any development permitted must not detract from the character of the village.

14.17 Both the 2004 and 2012 Village surveys identified that residents want to protect the existing character of Collingham. As described in the Village Design Statement and Conservation

Area Management plan a great deal of this character is provided by the generous proportion of many existing housing plots.

14.18 The possibility of increasing the area of street lighting created a diverse response. The Steering Group does not think the response is sufficiently supportive to include any proposals for new street lighting but it may, however, be appropriate to include some community lighting to improve safety and security.

14.19 Appendix 2 includes detailed character area assessments and shall be used as a reference in determining the sufficiency of design proposals in accordance with this Neighbourhood Plan. Map 10 shows the extent of each Housing Characteristic Area.

## POLICY D: DESIGN OF DEVELOPMENT

Development proposals shall demonstrate that they:

- 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.
- 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).
- Reflect the distinct local character in relation to materials and designs used for boundary walls, fences, hedges and also footways and grass strips in verges.
- Include architectural details and features similar to those of the neighbourhood or incorporated in the host building if the development is an extension.

## 15. E: COMMUNITY INVOLVEMENT

### Objectives to help deliver the Vision for Collingham

7. The Parish Council and residents will be involved in the scrutiny of planning proposals and delivery of the Plan.

### Justification and Evidence

15.1 The Parish Council seeks to encourage community involvement in the planning process. This has regard to national policy which is explicit in its aspiration of “allowing people and communities back into planning” (Ministerial Introduction to NPPF).

15.2 Throughout the preparation of the Plan, the Local Community has been consulted and advised on progress of the Plan and other significant planning issues. This has encouraged a wider community engagement and it is vitally important that, in the future, residents continue to be

involved in ensuring the Plan delivery and commenting on the sufficiency of proposals made. Planning applications will come forward and the Community will be consulted on an on-going basis.

15.3 The Parish Council has often been approached by residents expressing concern with regard to planning applications, decisions and enforcement. The Parish Council believes early liaison would lead to more transparency resulting in more appropriate design and a better place to live.

### PROJECTS

- The Parish Council will seek to encourage applications for development of more than one dwelling, or other larger proposals, to incorporate a local statement of community involvement. This should explain how the community has been consulted; show that a range of means of engagement have been used; record the views expressed; and explain how these views have been taken into account. Prospective developers will be encouraged to submit their statements to the Parish Council.

## 16. F: SUSTAINABLE DEVELOPMENT

### Objectives to help deliver the Vision for Collingham

6. Development will protect and complement the landscape generally including agricultural land, woodland, wildlife habitats and particularly the key views into and out of the village.
8. All existing infrastructure, services, and facilities, will be protected, enhanced and enjoyed by an increasing number of residents.

### Justification and Evidence

16.1 The services currently available in Collingham are described in section 9 “Collingham Today”. Collingham’s ability to sustainably accommodate any significant additional housing will depend on the impact on these services, infrastructure, and facilities.

16.2 The main concerns of residents are the safety and environmental impact of traffic on the two “A” roads that run through Collingham (see Map 9) and the risk of flooding. Other concerns may vary over the Plan Period and currently centre on a shortage of places available at the Primary School, the doctor’s surgery being at capacity and difficult access around the community for the elderly and those with disabilities.

16.3 Collingham has been developed immediately adjacent to the River Wharfe flood plain and Collingham Beck runs through the heart of the village. Collingham Beck has been classified as a main river by the Environment Agency and flooding has caused a great deal of damage as recently as 2007. As a result a Flood Committee was established and has worked extremely hard since 2007 to try to provide a degree of flood protection to the properties most at risk on Millbeck Green. The works have consisted of walls and bunds built in private gardens and have been funded by individuals and The Environment

Agency. There is a genuine concern that any developments upstream in Collingham itself and upstream of Collingham in communities such as Bardsey, Scarcroft and Thorner will increase runoff into Collingham Beck and exacerbate the flooding problem. It is acknowledged that sustainable development that utilises the principles of the NPPF will, in so doing, prevent an increase in flood risk elsewhere.



*Photo 16.1 Flood The Close (Millbeck Green) 2007*

16.4 A further flood event happened 26<sup>th</sup> December 2015. Fourteen properties on The Avenue were flooded together with a number of other properties around the village. The Flood Group is again mobilised to produce a report and identify improvements.

16.5 Map 6 shows the Environment Agency flood risk zones for Collingham.



Photo 16.2 Flood The Avenue 2015

16.6 Within the Neighbourhood Area working farms still exist with extensive good quality agricultural land. The preservation of these agricultural businesses is considered to be important.

16.7 Paragraphs 17 and 19 of NPPF recognise that land used for Sustainable Urban Drainage Systems (SUDS) can perform several functions. Should any development take place it is hoped that SUDS will help increase biodiversity to achieve net gains for nature.

## Feedback from the Community

16.8 There have been two public consultation events looking at possible housing sites in Collingham - the first in September 2012, and the second in June 2013. The first was timed to provide early input into the Leeds Site Allocation process and the second was to inform a response to the Leeds Site Allocations Options and Issues Report. The conclusions from these consultations are:

- 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. Improvements should be provided in advance of any housing

development and not retrospectively after development has been allowed to begin.

- 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.
- The risk of flooding is a massively emotive subject in Collingham.
- Pedestrian access and the frequent need to cross busy roads is a concern throughout the village.

## POLICY F: SUSTAINABLE DEVELOPMENT

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

### PROJECTS

- Ensure annual inspection of Collingham Beck and River Wharfe and associated flood protection assets and ensure any maintenance work is carried out.



## 17. G: HOUSING TYPE

### Objectives to help deliver the Vision for Collingham

1. New housing will include a number of smaller dwellings.

### Justification and Evidence

17.1 Core Strategy Policy H4 – Housing Mix requires developments to address needs measured over the longer term taking into account the nature of the development and character of the location.

17.2 Within Collingham there is already a greater concentration of elderly people than the Leeds and national average. The population of Collingham is described by the census information included in Table 1.

17.3 This indicates the population is becoming older, and the proportion over 75 at 12.8% is already higher than that in Wetherby (10.6%) and much higher than that across Leeds (7.0%). Currently 20.7% of residents in Collingham are between the ages of 60 and 75. Assuming residents choose to remain in Collingham then the proportion of over 75 is very likely to be even greater at the end of the Plan period.

17.4 Conversely, the proportion of people of 'family building' age (25 – 44) is almost half the city average, and there has been a significant reduction in this demographic over ten years.

17.5 Over the Plan period it is estimated that there will be a 16% increase in households over 65; a 30% increase in over 75s, a 70% increase in over 85s (see CS paragraph 5.2.39).

17.6 The logical conclusion from these statistics is that there will be a demand for suitable housing for an ageing population and for those that wish to move, this demand is likely to be for smaller dwellings.

17.7 This conclusion is shared by Leeds Strategic Housing Market Assessment (SHMA) Update (GVA and Edge Analytics, May 2011). The SHMA analysis suggests that Leeds is likely to see a continued growth in single person and couple households, with a relatively small rise in family households. The analysis also points to a rising demand for smaller properties based on the projected increase in couple and single person households. In total, it is estimated that 55% of demand for new stock will be for two-bedroom properties.

17.8 Table 2 shows the housing stock in the Parish compared with the housing stock across Leeds. This shows a relative deficit in the number of smaller properties. Due to the characteristics of the area it is not reasonable to expect the deficit to be removed completely, but this does show the type of housing which is likely to be required.

17.9 The Parish Council considers that proposals should therefore include smaller housing designed to the latest accessible housing standards and that consideration should be given towards the provision of level access flats, bungalows and sheltered housing schemes.

17.10 Section 7 of the Village Survey Report concludes:

- There is a demand for 2-bedroom property and a surplus of 4-bedroom property
- There is a demand for sheltered housing or similar
- The housing stock owned by respondents is very similar to that described in Table 3 above. The number living in detached houses is 62.5%
- The number of people indicating a desire to down-size in the next 15 years is 31% compared with 17% who indicated they would prefer a larger property.

### POLICY G: HOUSING TYPE

Developments of more than two dwellings should provide a mix of housing types and sizes to reflect the changing needs of an ageing demographic profile and the corresponding need for the provision of more smaller dwellings.

**Table 1. Changes in Population**

Age Range,	2001 cohorts	2011 cohorts	Difference 2001-2011
<b>0-4</b>	146	125	-21
<b>5-9</b>	169	171	2
<b>10-14</b>	176	187	11
<b>15-19</b>	143	149	6
<b>20-24</b>	71	89	18
<b>25-29</b>	81	65	-16
<b>30-34</b>	134	85	-49
<b>35-39</b>	185	139	-46
<b>40-44</b>	183	210	27
<b>45-49</b>	170	228	58
<b>50-54</b>	226	177	-49
<b>55-59</b>	209	179	-30
<b>60-64</b>	203	221	18
<b>65-69</b>	171	190	19
<b>70-74</b>	139	144	5
<b>75 and over</b>	264	324	60
<b>Total</b>	2670	2683	13

**Table 2: Housing Stock**

	Collingham with Linton		Leeds	
<b>No Bedrooms</b>	0	0.0%	736	0.2%
<b>1 Bedroom</b>	23	1.8%	39752	12.4%
<b>2 Bedrooms</b>	195	15.7%	97037	30.3%
<b>3 Bedrooms</b>	393	31.6%	125874	39.3%
<b>4 Bedrooms</b>	406	32.6%	42990	13.4%
<b>5 or More Bedrooms</b>	228	18.3%	14207	4.4%



*Photo 18.1 Hastings Court*



*Photo 18.2 Collingham Memorial Hall*



*Photo 18.3 Half Moon Public House*



*Photo 18.4 CALSA*

## 18. H: VILLAGE FACILITIES AND SERVICES

### Objectives to help deliver the Vision for Collingham

7. All existing infrastructure, services, and facilities will be protected, enhanced and enjoyed by an increasing number of residents.

### Justification and Evidence

18.1 Chapter 8 of the NPPF, Promoting Healthy Communities, requires plans to guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs (NPPF para 70). This Policy sets out which facilities and services in Collingham should be safeguarded in this manner.

18.2 Although the village setting and the built environment are instrumental in preserving the rural character of Collingham, it is the quality of available services and facilities within the village that helps to make Collingham a strong, vibrant and healthy community.

18.3 General Practice services are provided in Collingham at Church View Surgery, School Lane. The population is ageing and these services are already running at capacity. (Letter to that effect received)

18.4 Other public services, for example Police and waste collection, are provided at a district level via Wetherby and Leeds. These services are generally considered to be acceptable.

18.5 Collingham's Memorial Hall was built to commemorate the men from Collingham lost during the 1939-1945 War and is a charity overseen by Trustees and a Management Committee. Fundraising needed for proper

maintenance and improvement is a continuous challenge.

18.6 The Memorial Hall is used for many regular activities such as dancing, band practice, gentleman's forum and snooker as well as private functions and exhibitions. It plays an especially important role in the community, serving as a present-day centre for activities whilst being a reminder of the sacrifices made by former inhabitants who also contributed to village life.

18.7 Across the village is a number of other places where residents and clubs meet. These include St Oswald's Church, the Methodist Church, and the Scout Hut. The Methodist Church Hall is used by many clubs and societies and it could be argued that this has become its primary function. Supporting these organisations to deliver the necessary maintenance works should be a priority in the Neighbourhood Development Plan.

18.8 The largest sports club in Collingham is CALSA. This brings together a number of sports clubs including football, cricket and squash. The facilities are close to the village centre and are available to social members. The Parish Council owns the facilities and works closely with the CALSA management committee to identify and support improvements where possible.

18.9 Other sports clubs include a tennis club, a bowling club alongside the Collingham Memorial

Hall and a badminton club within the Memorial Hall.

18.10 Lady Elizabeth Hastings' Church of England (aided) Primary School is at the heart of the community. The school is located at the junction of Harewood Road and Linton Road and provides primary school education for 210 children from Collingham, Linton and beyond.

18.11 The school is currently full and oversubscribed annually. Opportunities for extending the school are limited due to the restricted site. Collingham children have frequently been unable to obtain a place. This lack of opportunity for primary school education represents a major hindrance to the sustainable development of Collingham.

18.12 With regard to the provision of education, Collingham falls into the Primary Planning area for

Wetherby and Collingham. There is currently capacity in the schools in this planning area to accommodate local demand. Children's Services expects that demand from the area will be considered as part of the planning for Wetherby and Collingham and factored into any changes to the number of school places needed across that area into the future.

18.13 The Localism Act, paragraphs 87 to 109, describes Land of Community value. It is land that in the opinion of the Local Authority furthers the social well-being or social interest of the local community. Social interest includes cultural, recreational and sporting interest. The facilities and services that contribute to the village character, identified by the residents of Collingham, are included in Table 4 below.

## Feedback from the Community

18.14 In the September 2012 village survey there was almost unanimous support for the list of items identified by the Steering Group for protection. There were 53 comments made which have been discussed by the Steering Group. It was agreed that both churches should be added to the list of items to be protected.

18.15 The September 2012 survey also identified the following:

- 41% commented that they liked amenities/facilities (shops, pub, clubs/societies, surgery, church, and playground). This was the third ranked response.
- 68% of respondents confirmed family members take part in clubs, societies or leisure facilities in Collingham.

18.16 The trustees, management committees and club officials have also been consulted.

18.17 The September 2012 survey identified the following:

- 20% of the respondents indicated that they had experienced problems obtaining a school place.
- Comments indicate that there is a general perception that Collingham primary school is oversubscribed and there are insufficient places for the number of local children.
- At 27% the number of respondents indicating that preschool/ nursery facilities are insufficient is even higher.

18.18 A separate report has been prepared to consider the provision of preschool services in Collingham. The conclusions reached include:



- There is clearly an issue for the existing providers of pre-school care in terms of facilities. Collingham pre-school has limited places due to the lack of facilities.
- Consideration for out-of-hours pre-school provision and holiday provision should be made. If the current organisational structure is not amenable to additional hours, consideration should be given to the advantages and disadvantages of an alternative provider in the village.
- Consideration should be given to providing care for children in the village under the age of two years.
- There appears to be little information regarding pre-school provision in a central

and easily accessible place. It would be helpful if all information regarding village resources and facilities was held in a central place, e.g. website, notice board etc. This appears to be an issue, particularly for new residents in the village.

Some of the above also applies to school age children.

18.19 Throughout the Neighbourhood Planning process the businesses have been given the opportunity to engage and advise how Collingham might be improved to support the viability and vitality of each business. Very few comments have been provided and it can only be assumed that the centre of the village is generally therefore fit for purpose from a commercial perspective.

## POLICY H: VILLAGE FACILITIES AND SERVICES

Development that results in the loss of or has a significant adverse effect on the following village facilities and services will not be supported unless it can be demonstrated, further to a period of at least six months active marketing, that the existing use is no longer viable:

- St Oswald's Church
- Methodist Chapel
- Memorial Hall
- Scout and Guide Headquarters
- Primary school
- Post Office
- Doctors' surgery
- Shops and services Hastings and Elizabeth Court

- 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 Glebe Field
- Orchard Gardens

- Nursery School

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

18.20 CALSA, The Bowling Club and The Tennis Club are included in the above list in recognition of the valuable service these clubs provide for the residents of Collingham. Their playing fields are also included and are also

protected through their designation as Green Space for outdoor sports provision. The Glebe Field and Orchard Garden are designated Green Space in the emerging site allocations plan.

## PROJECTS

- Register the facilities and services included in Table 3 as “Assets of Community Value”.
- Major maintenance and developmental works at St Oswald’s Church, Collingham Memorial Hall, The Methodist Church, The Scout Hut and CALSA. Maintenance of buildings is highlighted as a concern with insufficient funds available to carry out major works. The Methodist Church, for example, has advised of the need to spend £30,000 on roof repairs.
- Improve the appearance of Hastings Court and Elizabeth Court.
- Proposals that bring improvements to the provision of preschool services will be supported.
- There was an incredibly diverse response to the question “What other leisure facilities, clubs or societies would you like to see in the village?” The most common answer was a gym. Many of the clubs suggested already exist, demonstrating a need to improve communication about the clubs and societies. A lack of a Collingham specific website to advertise events is highlighted as a concern. This has been rectified to some extent by the newly established Parish Council website [www.clpc.info](http://www.clpc.info).

**Table 3: Facilities and Services to be registered as “Assets of Community Value”**

Facilities and services to be registered as “Assets of Community Value”	
St Oswald’s Church	Doctor's surgery
Methodist Chapel	Shops and services Hastings and Elizabeth Court
Memorial Hall	Nursery School
Scout Hut	Public House
Glebe Fields and Orchard Garden	CALSA
Children’s Play Ground	Bowling Club - Protected Playing Pitch
Primary school	Tennis Club
Post Office	

## 19. I: PARKING

### Objectives to help deliver the Vision for Collingham

8. All existing infrastructure, services, and facilities, will be protected, enhanced and enjoyed by an increasing number of residents.

### Justification and Evidence

19.1 In the village lack of parking and inconsiderate parking are problems perceived by the majority of businesses and service providers in Collingham. This also impacts significantly on the quality of the environment.

19.2 The main problem from a resident's perspective is the lack of parking and the difficulty this causes in travelling along School Lane in particular. A comment from the doctors was that parking on School Lane near the shops can make access to the doctors difficult and exiting the doctors' car park dangerous.

19.3 Since the opening of Tesco at the former Old Star Inn site there have also been numerous complaints about dangerous manoeuvres by delivery drivers and shoppers entering and exiting the car park. Tesco stated they have problems with entrance and exits with parking bays and the one way system is not always observed.

19.4 Road markings have been improved since the parking survey was done and a pedestrian crossing point between Tesco and Hastings Court across the A58 has also been installed to help improve access to this store. Sufficiency of these measures will need to be monitored through the Plan Period and consideration be given to more significant changes should dangers persist.

19.5 The only significant option for additional parking near the village centre is the open space

between the car park at the Half Moon public house and Collingham Beck. The Proprietor of the Half Moon Public House may consider an agreement to use the pub car parking for non-patrons. This however would require further investigation.



*Photo 19.1 Land at Half Moon possibly suitable for parking*

19.6 Further from the village centre there may be an opportunity to improve parking on Church Lane, adjacent to the Tennis Club. There is ample parking for general needs in this location but parking is on soft verges. These have become eroded and unsightly. A permeable surface treatment such as 'grasscrete' may be an appropriate solution to this problem.

19.7 A more sustainable parallel option is to encourage the use of public transport, cycling and walking.

## Feedback from the Community

19.8 A questionnaire was sent to all providers of parking in the village. In summary, all businesses, apart from Tesco (who expressed no concern), were concerned about parking in the village to varying degrees. There was a range of perceptions about how considerately people park near their business. The Half Moon Pub thought people were very inconsiderate when parking in their pub car park, as the car park is heavily used by non-patrons of the pub. The Church however thought people were very considerate when parking outside the Church.

19.9 Many of the shops at Elizabeth and Hastings Court thought marked parking bays may help with inconsiderate parking, and there was a general concern that their parking spaces were from time to time taken up by people not using the shops but who travelled to Leeds or various other places and left their cars parked for the day.

19.10 Collingham Primary School's busiest times are in the mornings and afternoons when parents are dropping off and picking up children. The school has an agreement with CALSA whereby parents are allowed to use the CALSA car park during drop

off and pick up times. This is not used to its full extent. The School wants more Police presence outside the School to mitigate bad parking.

19.11 Another comment was that vehicles tend to straddle verges and kerbs causing damage and inconvenience to pedestrians and drivers alike. There is a similar example in the vicinity of the Primary School during dropping off and pick up times. This has a negative visual impact on the street scene and could be dangerous.

19.12 The trustees, management committees and officials of our local clubs and societies have been consulted. A lack of parking is reiterated as a problem and also lack of Collingham specific website to advertise events.

19.13 The September 2012 survey identified the following:

- Comments on parking were equally balanced between controlling, parking with yellow lines etc., providing additional parking and the opposite - letting people walk.

## POLICY I - PARKING

The improvement of central parking facilities will be supported.

The loss of public parking spaces will be resisted.

## 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.

## 20. J: GREEN INFRASTRUCTURE

### Objectives to help deliver the Vision for Collingham

6. Development will protect and enrich the landscape generally including agricultural land, woodland, wildlife habitats and, in particular, the key views into and out of the village.
9. Open space will be provided with the maximum degree of protection through the Planning system.
10. Deficiencies in the quantity and quality of Green Space will be identified and improvements made.

### Justification and Evidence

20.1 Green Infrastructure is the network of multi-functional green spaces, both urban and rural, which includes protected sites, woodlands, hedgerows nature reserves, river corridors, public parks and amenity areas, together with green links. It supports the natural, recreational and ecological processes that are integral to the health and quality of life of sustainable communities. A key function of Green Infrastructure is to help maintain and enhance the character and distinctiveness of local communities and the wider setting of places.

20.2 Strategic Green Infrastructure is that which has strategic importance across the district due to its size and significance to the city. Strategic Green Infrastructure can include natural and managed green areas in both urban and rural settings. It also includes the strategic connections between green areas for the benefit of people and wildlife. The Wharfe Valley forms the northern boundary of the Collingham Plan Area and is recognised by Leeds Core Strategy Spatial Policy 13 as Strategic Green Infrastructure.

20.3 The Green Infrastructure of Collingham is described in Appendix 1 and is included in Map 5 below.

20.4 The Leeds Landscape Assessment (1994) also contains management strategies identified to protect the landscape. These include:

- Any new development should reinforce the existing pattern of small rural villages whilst preserving their character and individual identities.
- Conserve and enhance the wooded continuity of the river valleys and enhance their value as landscape, wildlife and recreation corridors.
- Conserve and enhance tree cover in the valleys and on the valley slopes through regeneration and replanting of hedgerow trees.
- Seek to control field amalgamation and hedgerow loss, particularly along the ridge tops. Restoring hedges where these have been lost or are in poor condition.

20.5 Much of the landscape has been cultivated leaving small patches of unimproved grasslands and ancient woodlands which are rich in flora and provide good insect habitat. Collingham falls within Natural Area 23 Southern Magnesian Limestone.

20.6 Both the River Wharfe and Collingham Beck have had an impact on the historic growth of Collingham. Both are important natural features



that run through the heart of the village. The mature trees on the banks are important for the natural appearance of the area and footpaths adjacent to the banks allow these areas with their pleasing views and abundance of wildlife to be accessed and enjoyed by residents.

20.7 Collingham has many green verges and has retained a high proportion of green boundaries.

20.8 The Local Plan (Core Strategy Policy G3) stipulates minimum requirements for access to various types of Green Space based upon the population of a community. There are around 1,050 houses in the village of Collingham including the properties of Wharfe Rein, Wharfe Bank and Hillcrest that are outside the Plan Area in the Parish of East Keswick. The population of Collingham is 2,683 as recorded in the 2011 census, including 570 aged 16 and under. The

amount of green space required to achieve these standards is tabulated in Appendix 1.

20.9 Analysis indicates Collingham has a deficit in parks and gardens and a small deficit in outdoor sports provision and allotments.



*Photo 20.1 Green Space incorporated into the design of Kingfisher Estate*

## Feedback from the Community

20.10 In the September 2012 village survey there was almost unanimous support for the list of items identified by the Steering Group for protection. There were 53 comments made which have been discussed by the Steering Group. It was agreed that our sports and playing fields should be added to the list of items to protect.

20.11 The two most popular things people like about Collingham are its village character and rural setting. Guiding Principles 1 and 2 are to protect and enhance the village character and rural setting and these were almost unanimously supported in the Village Survey.

20.12 Consultation in September 2012 revealed the following opinion about protecting and improving green space:

- Protect wooded hillsides and ridge lines and open country views -98% agreed
- Protect designated "green space" land such as Glebe Field and prominent grass verges – 98% agreed
- Protect woodland to the edge of the River Wharfe – 96% agreed
- Protect mature & specimen trees throughout the designated area – 96% agreed
- Plant new trees to supplement ageing originals – 93% agreed.
- Provide a village map showing areas of local interest – 80% agreed
- More recreational facilities for children – 68% agreed

## POLICY J – GREEN INFRASTRUCTURE

The retention, improvement and/or linking of areas of green infrastructure, identified on Map 5, will be supported. The provision of street trees and increased provision of locally appropriate species of woodland is encouraged.

### PROJECTS

- In conjunction with landowners, every opportunity will be taken to fill the gaps and improve the Green Infrastructure shown on Map 5 including “green links” across roads. Native species should be used to help improve biodiversity.
- Plan showing green space and access in display board in front of Memorial Hall.
- Tree planting and a tree management strategy



*Photos 20.2 Collingham Beach in 2014, Linton Road wood is to the left*

## 21. K: FOOTPATHS, CYCLEWAYS AND BRIDLEWAYS

### Objective to help deliver the Vision for Collingham

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.

### Justification and Evidence

21.1 Paragraph 75, of the NPPF recognises the importance of public rights of way in contributing to the achievement of sustainable development. This Policy provides the local context to aid the interpretation of NPPF paragraph 75, and how this should be applied in Collingham.

21.2 Most residential areas are within close proximity to countryside and, whilst access through farmland needs to be controlled, the provision of a co-ordinated and improved footpath network through the surrounding countryside is a key issue.

21.3 There are 14 designated footpaths and 3 designated bridleways in Collingham totalling

6,628m and 1,835m of routes respectively. Many of the footpaths are within the core of Collingham Village. Outside the core, public footpaths and bridleways are more limited and a lack of circular routes often necessitates a return via local roads.

21.4 The routes identified on the Definitive Map are included as Appendix 4 and shown on Map 8.

21.5 In addition to these is a number of permissive paths that create essential links between various parts of the village. The Parish Council would like these to be safeguarded through a modification order process.

21.6 The 150-mile “West Yorkshire Cycle Route” includes a section through Collingham.

### Feedback from the Community

21.7 Consultation in September 2012 revealed the following opinion about improving footpaths, cycle ways and bridleways:

- Bridleways and footpath extensions to create more circular routes and links to neighbouring communities – 92% agreed

Following the Village Design statement, a Footpath Action Group has been established. This Group has contributed to the Leeds Public Rights of Way Improvement Plan and is fully supportive of the proposals included in the Neighbourhood Plan.



## POLICY K: FOOTPATHS, CYCLEWAYS AND BRIDLEWAYS

The protection, improvement and expansion of the public rights of way network will be supported.

### PROJECTS:

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

**Table 4. Possible new Public Rights of Way**

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
5		Wothersome Bridleway No. 1a/b - Connecting track through Young Pickshill Rash.		400



*Photo 21.1 Typical Footpath in the centre of Collingham*

## 22. L: HIGHWAY SAFETY AND TRAFFIC IMPACT

### Objectives to help deliver the Vision for Collingham

12. Traffic Management measures commensurate with the village setting will be introduced to mitigate congestion resulting from development in and around Collingham.
13. The speed of traffic will be reduced and enforced.
14. Walking and cycling to the village centre and other facilities will be a safe and pleasant experience.

### Justification and Evidence

22.1 The greatest negative impact on the village character comes from traffic and the poor quality of the roadside footway network. This is also recognised as a highway safety issue.

22.2 As can be seen on Map 9, Collingham is an unusual village being bisected by two 'A' class roads (A58 and A659) which form a junction in the centre of the village. The A58 links Wetherby and the A1 to the centre of Leeds and has a heavy vehicle restriction from the village centre to the A6120 Leeds Outer Ring Road. The A659 follows the Wharfe Valley from Tadcaster in the east to Otley where it joins the A65 trans-Pennine route.

22.3 In September 2014, Leeds City Council commissioned traffic counts and speed detection on Harewood Road. This comprised 3 sets of loops in the highway. We have seen the results of this survey work and conclude:

- Traffic volumes appear to have increased by 30% since 2008.
- The average speed is greater than 30mph
- Around 10% of vehicles are travelling above 40mph
- There is a number of vehicles travelling at 60mph or over, even in front of the school.

22.4 Traffic growth through the 15 - year Plan Period is likely. Along the A58 corridor traffic will be generated by additional housing in Outer North East Leeds generally. The greatest growth in traffic may be on A659. This may include additional journeys to Leeds/Bradford International Airport and additional journeys due to significant growth in Outer North West Leeds and in Ilkley beyond. It appears probable that several thousand new homes will be built in Wharfedale over the Plan Period. These additional journeys will include HGVs supplying local services. (Source Bradford Strategic Housing Land Availability Assessment).

22.5 The volume of queuing traffic at the junctions of A659 and A58 at Wattle Syke and also in the centre of the village is very likely to increase. Both these junctions are recognised by Leeds Transport Development Services as operating at or beyond their design capacity.

22.6 The speed of traffic including HGVs is a great concern. The Parish Council raises this issue almost monthly with the Police. Enforcement seems to have negligible impact.

22.7 Physical measures to encourage safer driving may be the only solution.



22.8 Map 9 includes possible locations for Gateway Features. The objective of these features is to slow traffic down on the approach to Collingham and allow traffic to flow freely on leaving Collingham.

22.9 One of the consequences of traffic is noise. At 10m from the A58 kerb the background noise has been measured at 72dB, and this reduces at approximately 6dB per doubling of distance.

### Feedback from the Community

22.10 The September 2012 survey identified the following:

- 65% commented that they disliked traffic (volume and speeding) in Collingham. This was by far the highest response to the question about what did people dislike.
- 22% said the highest priority for development in Collingham should be traffic improvements, a bypass, crossing points, quieter road surfaces etc.
- There was strong support for junction improvements at Wattle Syke.
- Measures to control the speed and volume of traffic, in particular HGVs, were the most common suggestion via additional comments.

22.11 Ward Councillor Robinson has become proactive in seeking an HGV ban on A659 Harewood Road from Collingham through to Arthington. This has gained public support through publicity and also an online petition. Many residents of Collingham have supported this petition.

22.12 During the preparation of this Plan, the Parish Council has received a number of complaints about speeding vehicles and dangerous overtaking. This has prompted the Parish Council to seek highway improvements on Harewood Road by changes to line markings and additional centre islands.

### 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.
- 20mph zones adjacent to the school and selected residential areas.
- Increase restrictions on Heavy Goods Vehicles through Collingham.

## 23. M: FOOTWAY AND PEDESTRIAN SAFETY

### Objective to help deliver the Vision for Collingham

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

### Justification and Evidence

23.1 The highways have occasionally intermittent footways typical of village communities that have developed piecemeal. Examples of sub-standard or missing footways include at the bridge over Collingham Beck on A659; from A58 at Piccolino's restaurant to Wattle Syke; on parts of School Lane and all of Jewitt Lane. These gaps in the footways have the potential to make walking hazardous.



*Photo 23.1 School Lane intermittent footway*

23.2 The condition of many of the footways is poor. There are numerous locations where dropped crossings are required. Both these facts impact significantly on residents with small children in push chairs, those with a disability or generally those becoming less steady on their feet. As the population of Collingham is forecast to age, this will become an increasing problem over the period of the Plan.

23.3 Crossing of the "A" roads in particular can be a difficulty. There is a controlled pedestrian

crossing on Main Street near the shops and the Memorial Hall. New crossings have been installed to allow access to and from the Old Star island site occupied by Tesco. A pedestrian island is located on the A659 near CALSA and a controlled pedestrian crossing in front of the school. Consideration towards the provision of additional island crossing points should be given, possibly at locations close to bus stops.



*Photo 23.2 Pelican Crossing on Main Street*

23.4 Enhanced traffic management and street design measures to improve pedestrian safety and the appearance of street furniture, both along the A58 and A659, are therefore a local priority. This is particularly the case in the centre in the Conservation Area and along Harewood Road. The Parish Council considers that such measures, if introduced, should follow the principles set out in the government's 'Manual for Streets' (2007) and English Heritage's publication 'Streets for All' (2005).

## Feedback from the Community

23.5 The September 2012 survey identified the following:

- There was strong support for improvements to pedestrian safety - speed warning signs etc., an additional pedestrian crossing on A58 and Junction Improvements at Wattle Syke.
- There was support for a proposal to reduce the width of Harewood Road to accommodate a cycle lane.
- Road and footway maintenance is inadequate. The Village Survey identified highway and footway maintenance as the service with the greatest opportunity for improvement.



*Photo 23.3 Narrow Footway Harewood Road*

## PROJECTS

- the Parish Council will seek to work with third parties to provide new crossings on the A659 and the A58 and complete footways and provide new surfacing and drop kerbs on routes leading to the village centre and primary school
- 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.
- Zebra crossing of A58 near St Oswald's church.

## 24. COMMUNITY INFRASTRUCTURE LEVY

24.1 The Community Infrastructure Levy (CIL) is a non-negotiable charge on new buildings in £s per square metre. A building becomes liable on the granting of planning permission and the CIL is paid when building commences on site. CIL is paid to the Local Authority (LCC). In addition, the Local Authority passes a “meaningful proportion” of the CIL to the Parish Council. When the Neighbourhood Plan is adopted this proportion is 25%.

24.2 This will apply to all new housing. There is also a levy charge associated with many other types of development - for example, agricultural buildings and business premises at £5 per square metre.

24.3 The Local Authority is required to spend this levy by funding the provision, improvement, replacement, operation or maintenance of infrastructure to support the development of its area. The same also applies to the Parish Council who can, in addition spend the levy on anything else that is concerned with addressing the demands that any development places on an area.

24.4 LCC has produced a “Regulation 123” list that sets out the type of infrastructure projects that it intends will be wholly or partly funded by CIL. This includes transport schemes; public rights of way; flood protection schemes; primary and secondary education; green infrastructure; community sport facilities; public realm improvements and public health improvements. In order to ensure that individual developments are not charged for the same infrastructure items through both S106s and the CIL, a S106 contribution cannot then be made towards an infrastructure item already on the List. The City Council has to spend its CIL income on items on the Reg123 List, but Parish Councils have no requirement to do so.

24.5 Whilst the Neighbourhood Plan is primarily a document relating to land-use within Collingham, the community has identified a number of projects which will require co-operation, assistance and funding from outside stakeholders.

24.6 Multiple housing development in and around Collingham will no doubt increase pressure on highways inside the village and its surroundings and also increase demands for local facilities such as schooling; healthcare; public utilities; policing; waste services and leisure, most of which are currently provided outside Collingham. These are the types of projects LCC may fund through CIL

24.7 To ensure the Vision for Collingham is achieved and development is integrated sustainably into the village over the next 15 years, it is essential that the projects outlined below are supported. Many of the projects have little cost and it is anticipated that some will be achieved by local fund raising. It is envisaged that the Projects will also be funded from grants obtained from, for example, Lottery Funding, Caird Peckfield Community Fund and Sports Aid England.

24.8 Some of the projects, however, are more suitable for delivery by the Parish Council and some by LCC. It is envisaged that the Parish Council will use its “meaningful proportion” and LCC may use CIL and other funding sources accordingly.

24.9 The Parish Council will receive “meaningful proportion” payments from LCC and will then need to resolve how these payments are distributed among projects in support of Linton and projects in support of Collingham. Much will depend on the timing of planning applications in both communities. It is the responsibility of the Parish Council to make sure decisions made are fair and transparent, and are informed by appropriate community engagement.

## 25. PROJECTS FOR COLLINGHAM

25.1 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. The projects listed within each priority section are in no particular order.

25.2 The projects will be funded through:

- Parish Council precept monies
- LCC and Parish Council CIL;
- Grants and;
- Local Funding

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

No. Projects Priority List	
<b>Medium Priority</b>	
11.	The general upgrading of the ‘street scene’ , including lighting, signage, street furniture, pedestrian railings and materials more in keeping with the Conservation Area status.



No. Projects Priority List	
12.	Major maintenance and development works at St Oswald's Church.
13.	Major maintenance and development works at Collingham Memorial Hall.
14.	Major maintenance and development works at The Methodist Church.
15.	Major maintenance and development works The Scout Hut.
16.	Major maintenance and development works at CALSA.
17.	Improve the appearance of Hastings Court and Elizabeth Court.
18.	Footpath cycleway to Harewood, 6,000m
19.	Footpath link to East Keswick 1,800m
20.	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. See map 9.
21.	The A659 and A58 will receive major maintenance including the replacement of existing surfacing with a lower noise alternative.
22.	20mph zones adjacent to the school and selected residential areas.
23.	Increase restrictions on Heavy Goods Vehicles through Collingham.
24.	Zebra crossing of A58 near St Oswald's church.
<b>Low Priority</b>	
25.	Improve and expand Collingham's sports and leisure facilities.
26.	Connecting track Young Pickshill Rash 400m.
27.	Additional preschool facilities.
<b>Ongoing</b>	
28.	The condition of footways will be surveyed and a programme of maintenance agreed with LCC.
29.	In conjunction with landowners, every opportunity will be taken to fill the gaps and improve the Green Infrastructure shown on Map 5.
30.	Complete Footpath Modification Orders as included in Appendix 4.
31.	Ensure annual inspection of Collingham Beck and River Wharfe and associated flood protection assets and ensure any maintenance work is carried out.

## 26. MAPS

Map 1 - Area of Neighbourhood plan – in the text

Map 2 - Historic Map of Collingham – not used

Map 3 – Open Space.

Map 4- Conservation Area - in the text

Map 5 - Strategic Green Infrastructure

Map 6 – 2016 Environment Agency Flood Risk

Map 7 - Designated Green Space – in Appendix 1

Map 8 - Public Rights of Way

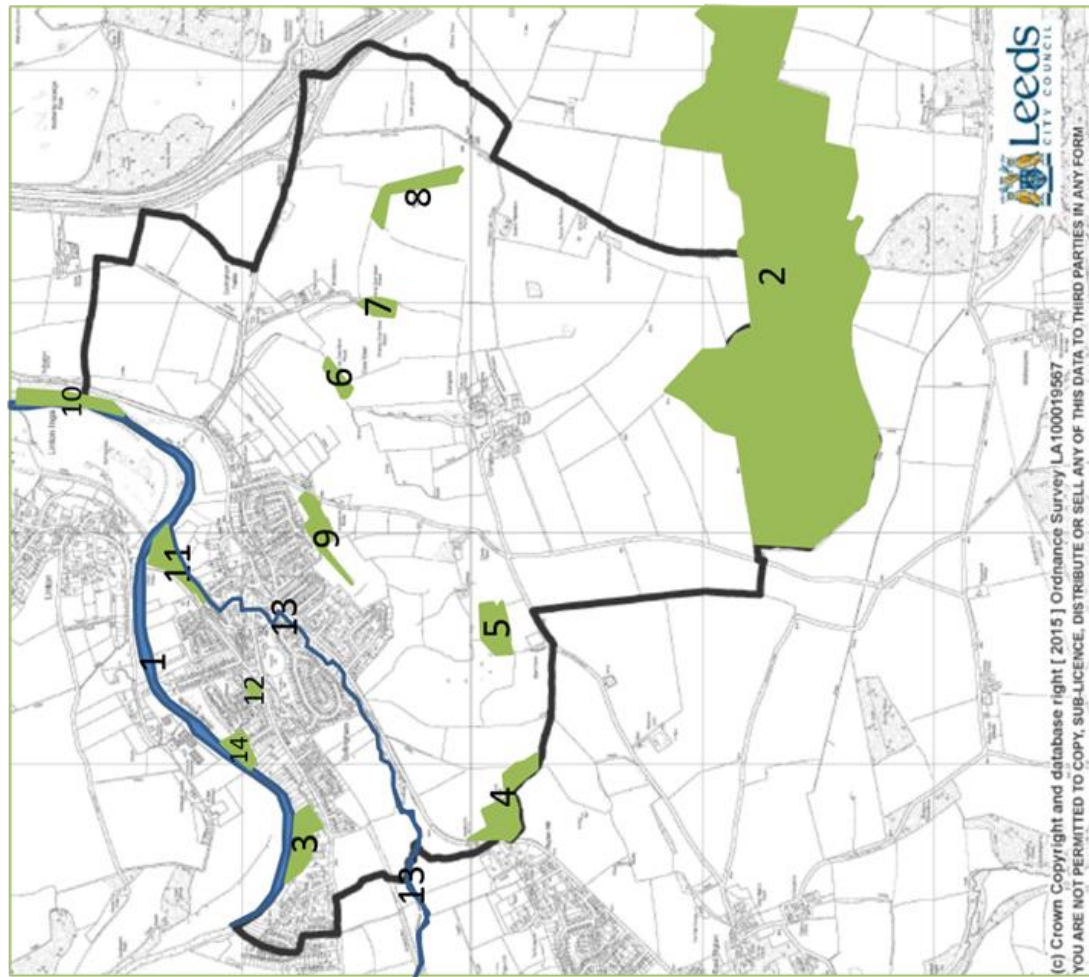
Map 9 – Names of Main Roads

Map 10 - Housing Characteristic Areas

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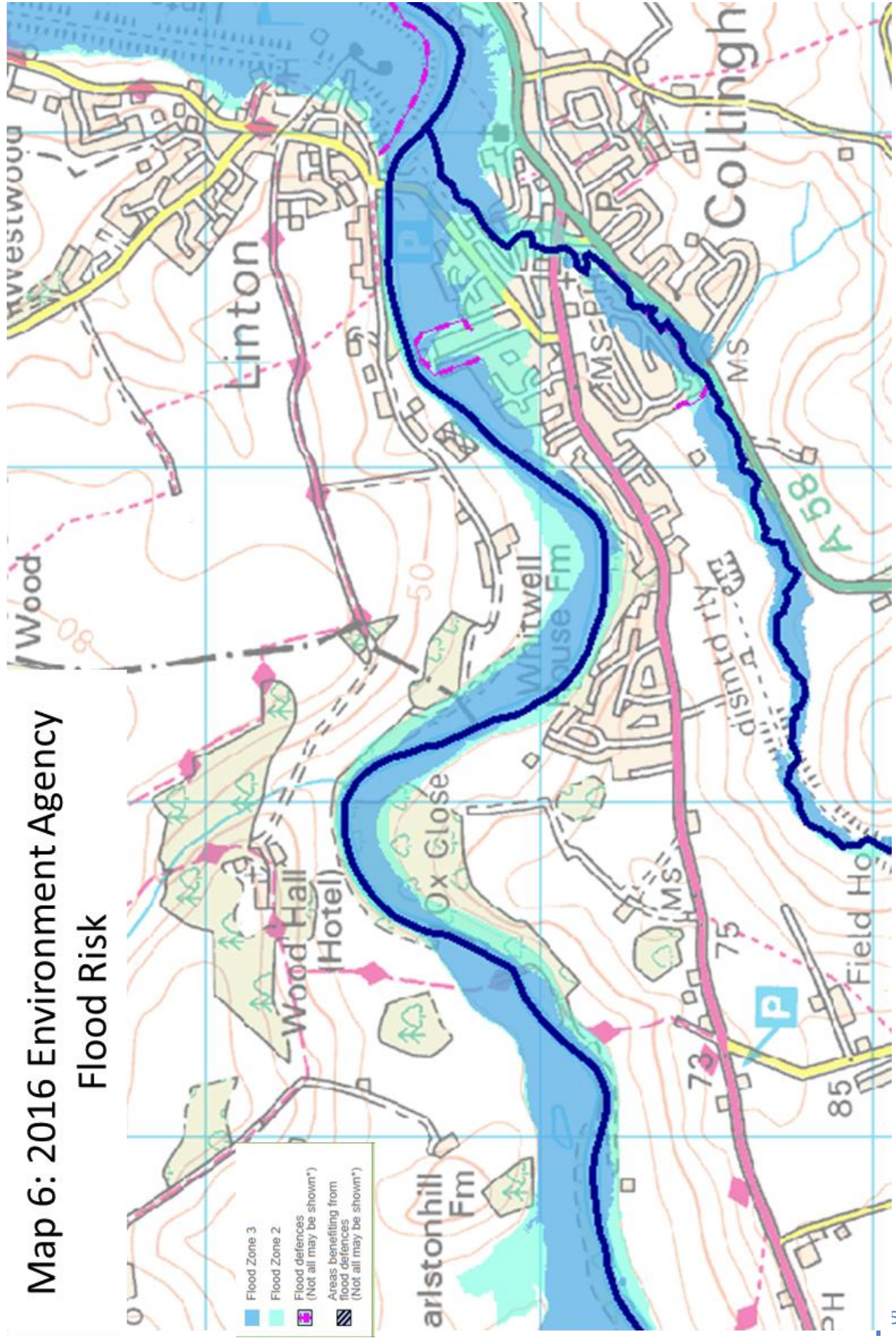
Map 5: Green Infrastructure

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: 2016 Environment Agency  
Flood Risk



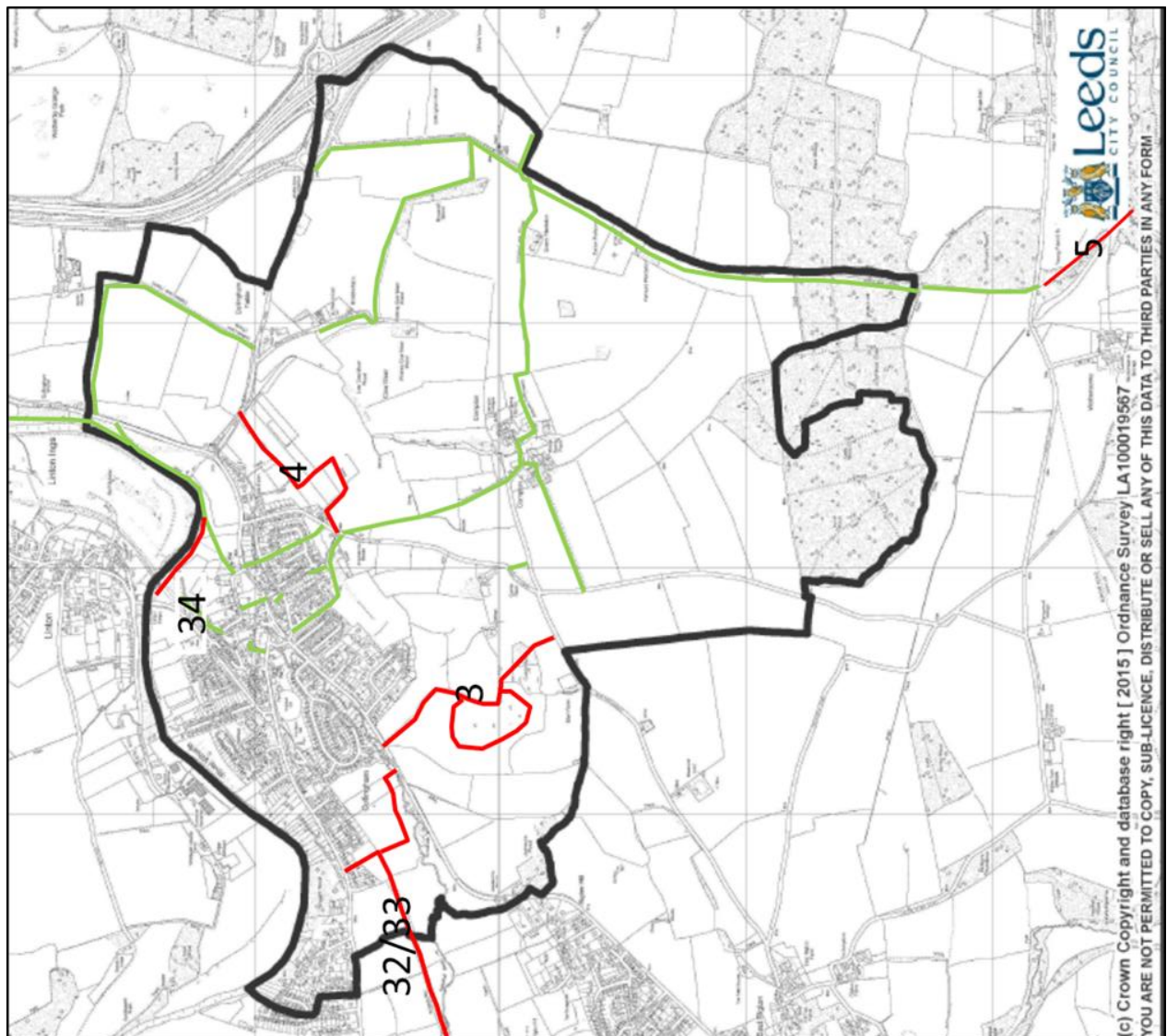


## Map 8 Public Rights of Way

Reference No.	Description of possible additional route.
34	Link from Linton Road car park over new footbridge across Collingham Beck to join with existing riverside footpath.
32/33	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 possible future development proposals.
4	Link from Jewitt Lane to Wattle Syke. Opportunity in the event of possible future development proposals.
5	New link at Pickshill Rash, Wothersome. Outside the Plan Area, but Bramham Estates own the land together with much in the south of the Plan Area.

Existing Definitive Route

Proposed Route



**Map 9: Names of Main Roads**

The map displays the main roads in the area, including A58, A659, and the River Wharfe. Key locations marked include Linton, Collingham, and Harewood. The map also shows the Leeds City Council logo and a copyright notice for 2015.

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**Map 10: Housing Characteristic Areas**

The map displays the Collingham Village Core, which is divided into several housing characteristic areas. The areas are color-coded: yellow for 'Linton Road and Bishopdale', red for 'Collingham Village Core', green for 'Millbeck Green, Crabtree Green to Jewitt Lane', and grey for 'Collingham/CP'. The map also shows surrounding areas like Linton, Compton, and Cow Moor. A thick black line outlines the main village area. The map includes various labels for roads, fields, and other features.

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## 27. APPENDIX 1: COLLINGHAM'S LANDSCAPE SETTING AND GREEN SPACE

27.1 Much of Outer North East Leeds is designated as a Special Landscape Area. The basis of the designation is the Leeds Landscape Assessment (1994) which also contains management strategies identified to protect the landscape. These include:

- Any new development should reinforce the existing pattern of small rural villages, whilst preserving their character and individual identities

27.2 In relation to Collingham the features which have led to this designation are described by reference to Wharfe Valley Southern slopes and Collingham/East Keswick/Bardsey/Scarcroft/Thorner/Shadwell. The text is tabulated below:

Area	Description	Positive factors	Negative factors
Wharfe Valley southern slopes	This part of the SLA occupies the southern escarpment slopes of the Wharfe Valley and the valley floor extending to the River, extending from Pool-in-Wharfedale in the west to Collingham in the east. It is characterised by steep north-facing escarpment slopes with scattered woodlands descending to the flat but well-treed arable land south of the river. There are fine long distance views across the valley from many lanes and other viewpoints on the crest of the escarpment.	Strong structure and visual unity, interesting topography, high scenic quality, attractive groups of buildings, landmarks, natural or semi-natural woods, trees, hedgerows.	None
Collingham/East Keswick/Bardsey/Scarcroft/Thorner/Shadwell	This part of the SLA is typified by a series of ridges and valleys running eastwards into the Scarcroft/Bardsey/East Keswick becks which in turn feed into a tributary of the Wharfe. The series of rolling ridges allow attractive middle- and long-distance views along the valleys and northeast out of the Leeds area. The scattered villages are located mainly on	Strong structure and visual unity, interesting topography, high scenic quality, attractive groups of	None

	the higher ground though Thorner, Bardsey and Collingham descend into the valley bottoms. The field structure is largely intact, and small woodlands are located on the steeper valley sides. The southern part of the area includes several golf courses, some of which complement and enhance the local landscape character and some of which include inappropriate planting. Towards the west there are only small hamlets and farms, and the landscape is more open in character.	buildings, natural or semi-natural woods, trees, hedgerows, water bodies.	
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27.3 Additional detail has been included in the Village Design Statement with reference the five characteristic areas:

- The Wharfe Valley
- The village core from Wattle Syke to the Old Mill site and the Sports Ground, including the Conservation Area.
- Linton Road and Bishopdale, including The Avenue and Kingfisher.
- Harewood Road, including Langwith Wood Local Nature Area.
- Crabtree Green to Jewitt Lane including Brookside, The Garths, and Hollybush Green.

### **The Wharfe Valley**

27.4 The Wharfe Valley contains sites of Ecological or Geological Importance (SEGI 37) - The River Wharfe and a Leeds Nature Area (LNA 69) - Langwith Wood. The former includes the riverbanks and is the most natural and least polluted of all the major rivers in West Yorkshire (SEGI Review 2002). It supports a wide range of aquatic and emergent species, some rare regionally and even nationally. The latter is a typical example of mixed deciduous woodland on the Magnesian Limestone with plants including the Green Hellebore.

27.5 Where the Collingham Beck meets the River Wharfe on its southern bank, there is an attractive shingle 'beach' near the site of the original ford.

27.6 The approach to Collingham from the north-east along the A58 from Wetherby provides broad views over the river towards Linton. Between the road and the river near the village the mixed woodland of Collingham Wood occupies the land. The fields between Collingham Wood and the Church are used for cultivation or grazing.

27.7 The landscape character is classified as 'river floodplain' (WHF8) in the Leeds Landscape Assessment. It needs to be managed so as to retain all natural washlands, water meadows and floodplain areas and avoid all inappropriate development in flood risk areas. Equally important from a landscape point of view, is the need to retain the traditional grassland along the valley bottom and to enhance the wooded cover of the valley slopes as wildlife corridors.



- 27.8 To the south and east of Collingham is open farmland, predominantly pasture, with the land rising to the south. This gives extensive views over the surrounding area and beyond, for example, to the White Horse of Kilburn which can be seen from Compton Lane. The field boundaries for the most part are hedgerows, with a variety of species, indicating that they are of considerable age. In many instances isolated hedgerow trees add variety to the landscape. There are several small copses, providing additional interest. The area is designated a Special Landscape Area in the Leeds UDP (Appendix 26 - area 8).
- 27.9 South and east of the farm and hamlet of Compton there is a large area of undulating land which lies mostly on the Magnesian Limestone Belt. It consists of large arable fields with boundary hedgerows of mixed species interspersed with hedgerow trees and includes the site of the Roman Villa at Dalton Parlours, a Class 1 Scheduled Ancient Monument (No.19) which is now on the English Heritage 'at risk' register. The villa has been dated from AD200-370 and, being located close to the main north/south Roman Road, was probably occupied by a legionnaire's family. It was built on the site of an earlier Iron Age settlement.
- 27.10 In this area, the landscape is broken up by small copses of deciduous trees, with the southern boundary dominated by the larger mixed woodland block of Lady Wood which is part of the larger Wothersome Woods Site of Ecological /Geological Interest (*SEGI 31*). The latter is the most extensive area of woodland on the Magnesian Limestone in the county. It is the site of three regionally rare orchid species and the home to a herd of roe deer.
- 27.11 From the west side of Compton, flanked with hedgerows of hawthorn and elder, there are views to the north, across arable fields towards Woodhall and the arable plateau farmland of Linton Hills beyond. The views emphasize the village's rural setting.
- 27.12 The area falls into two categories in the Leeds Landscape Assessment – small- scale farmland on the Millstone Grit Plateau (*MGP5*) between Collingham and Compton and wooded farmland on the Eastern Limestone Belt (*ELB5*) to the parish boundary. Both areas need to be managed to retain and enhance the landscape by controlling field amalgamations and hedgerow loss, particularly along the ridge tops, and by restoring hedges where they have been lost or are in poor condition.

**The village core from Wattle Syke to the Old Mill site and the Sports Ground, including the Conservation Area.**

- 27.13 The open space 'heart' of the original village is the 'Glebe Field', together with the Orchard Garden (protected green space), between Church Lane and Main Street, with some very fine trees and low stone walls. Adjoining the fields are tennis courts and a bowling green (protected playing pitch) and the Memorial Hall originally built in 1920.
- 27.14 The other main area of open space within the village core adjoins Harewood Road and contains both a cricket ground and a football pitch (Protected Playing Pitches) with pavilions.
- 27.15 There is also a small, but significant, green space with mature trees at the junction of Beck Lane and Station Lane.

27.16 An important group of mature trees is located on the south side of Main Street opposite the attractive bus shelter.

27.17 Collingham Beck flows through the area from the west passing close to the northern side of the A58, through the Old Mill site with its attractive green spaces on its banks, flows under the listed structure of Collingham Bridge on Harewood Road finally skirting the end of Church Lane on its way to join the River Wharfe near Linton Bridge. It is liable to flash flooding as evidenced in 2007 and 2015.

27.18 Two pedestrian links run between Main Street and School Lane, while there are also footpaths linking Church Lane with Main Street and Harewood Road.

27.19 A most attractive footpath in the village core runs from Station Lane to the 'beach' on the River Wharfe. It follows the Collingham Beck and includes two small footbridges.

#### **Linton Road and Bishopdale, including The Avenue and Kingfisher.**

27.20 There are open fields between the Kingfisher development and the River Wharfe which are in the Green Belt and afford attractive views from Linton Road and Linton Bridge. Within the development is an area of public green space with seats and trees.

27.21 In front of the Bishopdale development on the Harewood Road is a wooded area of open space which is a protected green space. This area has received very little maintenance over the years and is becoming badly overgrown.

27.22 The school playing fields are Protected Playing Pitches.

#### **Harewood Road, including Langwith Wood Local Nature Area.**

27.23 There are fine and extensive southerly views over open fields to Rigton Hill from Harewood Road opposite Langwith Drive, and variously across the Wharfe Valley to Woodhall and Linton Hills. The view south is recognised as a Key View in the Village Design Statement Map 2.

27.24 Langwith Wood is protected by a tree preservation order.

#### **Crabtree Green to Jewitt Lane including Brookside, The Garths, and Hollybush Green.**

27.25 There is a much valued and attractive copse of trees known as Goss Woods on the skyline to the south between Garth Avenue and Jewitt Lane (protected by a Tree Preservation Order).

27.26 There is a prominent row of trees on the west side of Jewitt Lane from 'Hill Top' down to the start of the residential area.

27.27 A single specimen tree is located where School Lane narrows near the stone cottages

27.28 There are footpath links from School Lane to the hills behind through Hollybush Green, Garth End and Garth Avenue which connect along the ridge line to Hill Top on Jewitt Lane.

27.29 In addition there is the bridleway off Mill Lane between Brookside and Garth Avenue.

27.30 Many of the trees and some of the areas of woodland are protected by Tree Preservation Orders. These are shown on Map 2 below:

27.31 The table below describes the Green Infrastructure available in Collingham:

Reference, see map	Type	Description	Approximate Size, and accessibility
<b>1</b>	The River Wharfe Site of Ecological or Geological Importance (SEGI 37)	The banks of the River Wharfe, the most natural and least polluted of all major rivers in West Yorkshire, support a wide range of aquatic and emergent species some of which are rare regionally and even nationally.	4 km in length. Entirely privately owned.
<b>2</b>	Lund Wood and West Wood (SEGI 31)	To the south of the Parish and across the boundary with Wothersome. Most extensive area of woodland on the Magnesian Limestone Plateau in West Yorkshire. 3 regionally important orchids and roe deer.	50 hectares within Collingham. Partial access via bridleway.
<b>3</b>	Langwith Wood Leeds Nature Area 69.	Mixed deciduous woodland on the Magnesian Limestone with plants including the Green Helebore. Protected by Tree Preservation Order.	5 hectares. Privately owned with partial public access
<b>4</b>	Woodland	Jewison Wood, on the boundary with Bardsey. Very important physical barrier.	5 hectares. Privately owned no access.
<b>5</b>	Woodland	Cuddy Wood	10 hectares. Privately owned no access, but owner has indicated he may provide access in the future.
<b>6</b>	Woodland	Low Cow Moor Wood	1 hectare
<b>7</b>	Woodland	Whinny Cow Moor Wood	2 hectares
<b>8</b>	Woodland	Howcroft Wood. Protected by Tree Preservation Order.	4 hectares

Reference, see map	Type	Description	Approximate Size, and accessibility
<b>9</b>	Woodland	Goss Wood. Protected by Tree Preservation Order.	1 hectare – good access by bridleway
<b>10</b>	Woodland	Collingham Wood. Protected by Tree Preservation Order.	5 hectares – good access by footpath
<b>11</b>	Woodland	Linton Road Wood. Trees are protected as this wood is included in the Conservation Area.	2 hectares – good access by footpaths.
<b>12</b>	Woodland	Bishopdale Copse	0.25 hectares
<b>13</b>	Collingham Beck	Significant green corridor. The beck is bordered by mature broadleaf trees and provides suitable habitat for white-clawed crayfish, kingfishers, otters and various species of bats. Partly protected by Tree Preservation Order.	Approx 1.5km in length.
<b>14</b>	Leeds Road South	Mature broadleaf trees and hedgerows forming field boundary. Protected by Tree Preservation Order.	
<b>15</b>	Hedgerows	Important hedgerows are present along lanes and field boundaries. Many private gardens include hedges as boundary treatment.	In excess of 100 km excluding private gardens.
<b>16</b>	Natural Green Space	Collingham is surrounded by natural green space.	There are 6 footpaths that provide access across some of the Green Space.

27.32 There are around 1,050 houses in the village of Collingham including the properties of Wharfe Rein, Wharfe Bank and Hillcrest that are in the Parish of East Keswick. The population of Collingham is 2,683 as recorded in the 2011 census, including 570 aged 16 and under. This

implies the following quantity of green space is required to meet standards in Policy G3 of the Leeds Core Strategy:

Type	Quantity Required	Accessibility
Parks and Gardens	2.68 hectares	720 metres
Amenity Green space	1.21 hectares	480 metres
Outdoor sports provision	3.21 hectares (excludes education provision)	Tennis court 720m, bowling greens and grass playing pitches 3.2km, athletic tracks, synthetic pitches 6.4km
Children and Young People's equipped play facilities	1 facility  Note this has changed – population to be under 16s only	720 metres
Allotments	0.64 hectares	960 metres
Natural green space	5.37 hectares	720m and 2km from site of 20 hectares.

27.33 The table below describes the Green space available in Collingham:

Reference, see map	Type	Description	Approximate Size, and accessibility
17	Parks and Gardens	The Glebe Field and Orchard Garden	0.6 hectares
18	Amenity Space	Kingfisher open space	0.2 hectares
19	Amenity Space	Public Park adjacent to CALSA	0.4 hectares
20	Amenity Space	Linton Bridge, beach area.	0.2 hectares
21	Outdoor sports provision	Collingham and Linton Sports Association	Centre of village, approx. 2.5 hectares
22	Outdoor sports provision	Collingham Tennis Club	Centre of village, 0.2 hectares

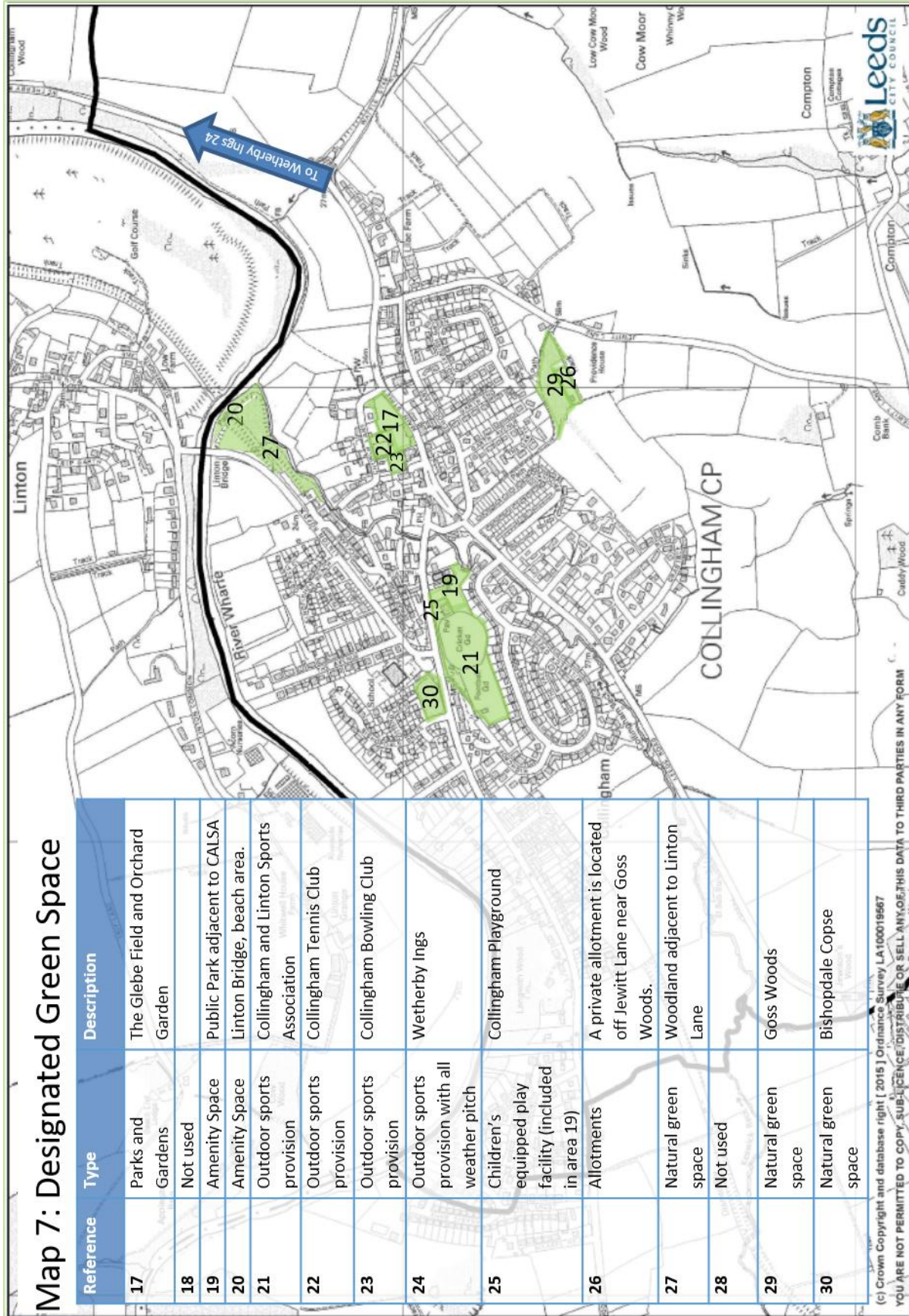


23	Outdoor sports provision	Collingham Bowling Club	Centre of village, 0.2 hectares
24	Outdoor sports provision  With all weather pitch	Wetherby Ings	3.5km by road from centre of village
25	Children's equipped play facility	Collingham Playground	Centre of village
26	Allotments	A private allotment is located off Jewitt Lane near Goss Woods.	But note some properties have large gardens suitable for the same use as allotments
27	Natural green space	Woodland adjacent to Linton Lane	2.1 hectares
28	Natural green space	Collingham Wood	5 hectares
29	Natural green space	Goss Woods	1 hectare

27.34 Comparison of the above tables indicates Collingham has a deficit in parks and gardens, amenity green space and children's and young people's equipped play facilities. This was not identified as a priority for improvement through the Village Surveys possibly as many properties have the benefit of large private gardens.

## Map 7: Designated Green Space

Reference	Type	Description
17	Parks and Gardens	The Glebe Field and Orchard Garden
18	Not used	
19	Amenity Space	Public Park adjacent to CALSA
20	Amenity Space	Linton Bridge, beach area.
21	Outdoor sports provision	Collingham and Linton Sports Association
22	Outdoor sports provision	Collingham Tennis Club
23	Outdoor sports provision	Collingham Bowling Club
24	Outdoor sports provision with all weather pitch	Wetherby Ings
25	Children's equipped play facility (included in area 19)	Collingham Playground
26	Allotments	A private allotment is located off Jewett Lane near Goss Woods.
27	Natural green space	Woodland adjacent to Linton Lane
28	Not used	
29	Natural green space	Goss Woods
30	Natural green space	Bishopdale Copse



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## 28. APPENDIX 2. HISTORICAL DEVELOPMENT OF COLLINGHAM AND RESULTING CHARACTER AREA ASSESSMENTS

28.1 Development in Collingham can, for the most part, be roughly divided into six periods:

1. Pre 1875
2. 1876 - 1920
3. 1921 - 1945
4. 1946 – 1975
5. 1976 – 2000
6. 2000 –

### 1. Pre 1875

28.2 This group comprises the ‘original’ Village of Collingham and consists mostly of stone cottages of various ages which, in many cases, have been extensively but sympathetically modernised and extended. Most still retain their original characteristics, in particular, a plain footprint and facade with small, regular piercings. Roofing materials vary but are mostly stone slate with occasional clay or concrete tiles.

28.3 The houses are detached, semi-detached or in small terraces – eg. Elmwood Terrace, Rider’s Place. Most are situated in the centre of the Village – Main Street, Back Lane (now School Lane), Church Lane and Wattle Syke.





## 2. 1876-1920

28.4 This is the time when the first wave of new development started in the Village. The coming of the railway encouraged the building of a more suburban style of housing. It was now possible to commute easily into Leeds and many people took advantage of Collingham's desirability as a place to live. Thus the village saw a movement of population from the suburbs of Leeds. Several houses were also built to house railway personnel, including the Railway Cottages at the end of Station Lane and Wharfedale Terrace, on Linton Road, opposite the Station.

28.5 The majority of houses built in this period are of brick construction – or a combination of brick and render. They are mostly situated in close proximity to the Station – Linton Road, The Avenue, Lower Langwith, South View, Green Lane and Harewood Road, thus extending the Village along the A659.

28.6 Although mostly being built in brick, many of the houses from this period are attractive and well-built. Several of them are in the Arts and Crafts Style which is characterized by interesting details (particularly in the rooflines), turrets, tall chimneys, non-uniform windows (i.e. various shapes and sizes within the same house) and small-paned glazing, (particularly in the upper sections of the windows). Arts and Crafts Houses are often in the 'Tudorbethan' style (i.e. with historical detail, such as half-timbering and stone mullions). The finest examples of these are found on The Avenue, Lower Langwith, Upper Langwith, Leeds Road and Crabtree Hill. Most roofs are of red tile construction.





### 3. 1921 – 1945

28.7 During this period, development continued until halted by the Second World War. The style of building moved from the Edwardian (e.g. Compton Terrace on School Lane) to the more 'Suburban Modernist' style of the 1930s (e.g. Old Brookside, Garth End, houses on Linton Road). Houses were mostly brick built and rendered.





#### 4. 1946 – 1975

28.8 This is the period when Collingham saw its largest growth. Building started immediately after the War, initially in Garth Avenue, which displays a wide range of styles but with the majority of houses built in stone. These houses were mostly built by Peter Charnock, who also built many of the houses in Crabtree Green during the 1950s.

28.9 The largest developments of this period were Hollybush Green and Jewitt Lane in the late 1950s/early 1960s and Millbeck Green in the 1960s both built by E. Fish & Son (Builders) Ltd who later went on to develop the paddocks around Beck House on Church Lane and the land previously occupied by part of the Coal Yard on Station Lane.

28.10 The style of these houses has come to characterize the 'Collingham Style' i.e. houses built in reclaimed stone with asymmetrical forward-facing gables with stepped corbels, occasional round-headed or circular windows and Roman arches to porches and side entrances.





28.11 Many of the doorways in Millbeck Green have Palladian Porches with a pediment. These sit rather uneasily with the asymmetrical style of the houses.

## 5. 1976 – 2000

28.12 During this period most of the development in Collingham took place in the new Estates of Bishopdale, adjoining Lower Langwith and the Kingfishers on Linton Road. This possibly reflects the re-siting of the Primary School in the 1960s to its present position at the junction of Linton Road and Harewood Road, as both estates are very near the School.

28.13 Some affordable housing was built on the newly constructed Beck Lane. Built of brick, with unbalanced window piercings and an unbroken roof-line, it is rather dreary in appearance and far less attractive than the older affordable housing in New Brookside.



28.14 The Bishopdale development comprises houses built in both brick and stone in the style typical of the 1980s - dark stained woodwork, small windows and occasional gabled oriel windows. Designs vary from house to house thus providing interesting vistas. Sympathetic tree planting adds to the overall impression.





28.15 The Kingfisher development is typical of many estates built in the 1990s with the houses being relatively close together and brick built. It sits rather uneasily in the Village environment.

## 6. 2000 –

28.16 Development in this century has been in small pockets and with varied construction and little consistency of style. Several large houses have been constructed along the North side of Harewood Road, mostly in an austere Palladian 'Country House' Style, although one does display signs of Arts & Crafts Influence.



28.17 There has also been development on the South side of Harewood Road and at the top of Jewitt Lane, both in styles typical of the period.

28.18 One successful development, in terms of consistency, is the terrace constructed on the site of the old Langwith Garage. This is brick built but with a distinct Arts & Crafts influence and thus fits in well with several of the nearby houses of the same style.



28.19 Many houses have been extended, mostly in keeping with their original style thus retaining some consistency.

#### **Resulting Character Area Assessments**

28.20 This historical development has resulted in Collingham comprising of five character areas:

- The village core from Wattle Syke to the Old Mill site and the Sports Ground, including the new 2010 Conservation Area.
- Linton Road and Bishopdale, including The Avenue and Kingfisher.
- Harewood Road, including Langwith Wood Local Nature Area.
- Millbeck Green.
- Crabtree Green to Jewitt Lane including Brookside, The Garths, and Hollybush Green.

28.21 A description of each of these character areas is provided below:

#### **The village core from Wattle Syke to the Old Mill site and the Sports Ground, including the Conservation Area.**

28.22 There are around 187 dwellings in this character area which covers approximately 15 Hectares (excluding retail area and Green Space). This equates to a density around 12 dwellings per Hectare.

28.23 The heart of Collingham Village was designated a Conservation Area on 22nd February 2010, and the Collingham Conservation Area Appraisal and Management Plan has been a material consideration in the determination of planning applications since that date.

28.24 The general built form is one of historic stone properties, well grouped along Main Street and Church Lane, but more scattered along Harewood Road and School Lane (originally Back Lane). There is a mixed grain of architecture within the conservation area. Historic cottages and

terrace rows stand side by side with large ornate structures. This mixed grain emphasizes the piecemeal development which took place during the historic development of the village.

28.25 The Collingham Conservation Area Appraisal and Management Plan records the following key characteristics:

- Regularly coursed millstone/ sandstone the predominant material for buildings/boundary walls.
- Regularly spaced fenestration on all buildings.
- Traditional roofing materials with chimney stack and pots.
- Traditional stone and/or mature hedgerow boundary treatments.
- Very little street clutter.
- Mature trees interspersed with properties.
- Open green spaces including grass verges.
- Permeability through the conservation area via footpaths and green spaces.
- Main Street itself has some particularly attractive 18th/19th century stone dwellings facing the Glebe Field and Memorial Hall which give a sense of enclosure to the open space despite the main road between.

28.26 Church Lane has remained less developed with many original stone properties including the old vicarage, so it still retains a predominantly rural village character particularly with the Parish Church of St. Oswald at one end.

28.27 A variety of infill developments took place between Main Street and School Lane, predominantly in stone but with a terrace of brick Edwardian houses at the Jewitt Lane end.

28.28 Two parades of stone-faced shops with flats over them were built at the other end of School Lane but at right angles to it with a service yard in between. These 1960s developments are not in keeping with the predominantly stone built character of the village core and this is not enhanced by a tendency for business owners to provide excessive signing. In 2013 Tesco took over occupancy of part of the Old Star public house. Conservation Officers worked closely with the Parish Council and Tesco to reach a level of signage that was considered appropriate to the Conservation Area.

28.29 An area of potential character is around the Old Star Inn and the site of the Old Mill, although it is somewhat blighted by the traffic on the A58 (Leeds Road) and A659 (Harewood Road).

28.30 The area previously occupied by the railway line, station and goods yard has, by contrast, been largely in-filled by new stone dwellings, mostly detached but some terraced.

28.31 Wattle Syke was an isolated stone built hamlet until the Second World War but is now connected to the village by a row of predominantly detached houses to the old Barleycorn Pub (now Piccolino's Restaurant) and Lilac Farm on Jewitt Lane along the south side of Wetherby Road.



- 28.32 The Parish Church of St. Oswald dominates the view over the fields when approaching Collingham from Wetherby and Wattle Syke. The church contains many historic artefacts including Anglo-Saxon and Early Norman crosses and is a grade 2\* listed building dating from the medieval period but restored in the 19th century. The Parish Church is as a result of 19<sup>th</sup> and 20<sup>th</sup> century development to the west, set unusually on the edge of the village with open fields beyond and fine mature trees in the churchyard. The fields afford attractive views to the south of the village and north along the river valley.
- 28.33 The Church, together with a number of key buildings along Church Lane, including the Old Vicarage, Dower House and Manor House Barn (also a listed building dating from the 16th century) and other stone cottages including Elmwood Terrace, form the 'heart' of the old rural village.

#### **Linton Road and Bishopdale, including The Avenue and Kingfisher.**

- 28.34 There are around 164 dwellings in this character area which covers approximately 13 Hectares. This equates to a density around 12.5 dwellings per Hectare.
- 28.35 The first developments in association with the coming of the railway were a row of brick houses (Wharfedale Terrace) on Linton Road and larger Edwardian detached houses on The Avenue with a mixture of stone, brick and render with rosemary tiles and pantiles.
- 28.36 'Towerhurst' on the corner is a particularly good example of the Arts and Crafts style with a turret as its name implies.
- 28.37 This pattern of mixed styles continued with subsequent developments, initially along the Avenue and later with Bishopdale Drive in the 1980s and Kingfisher Reach in the 1990s. Both Bishopdale and Kingfisher consist largely of detached houses but in relatively small plots with open fronts and, while the former is a mixture of brick and stone, the latter is all brick. Brick pavers are used on some sections of road in Kingfisher.
- 28.38 Between Bishopdale and The Avenue there is The Lady Elizabeth Hastings' C of E Primary School built in the 1960s to replace the old building on School Lane. The building may need a great deal of modernising in the future to ensure it can provide facilities appropriate for the 21st century. There also needs to be consideration of the possible expansion the school in the future.
- 28.39 A more pressing concern for this location is the need to identify additional parking. During school pick up times many parents wish to park close to the school. Available parking does not meet the demand and hence side streets in the vicinity of the school are used. These include Bishopdale Drive, Linton Lane and The Avenue. Not only does this cause inconvenience to local residents but raises safety concerns due to the severe restriction on road width resulting from the parked vehicles.
- 28.40 Opposite the junction with Bishopdale Drive, in front of Langwith Mews on Harewood Road, is a milestone which is a 'listed structure'.

#### **Harewood Road, including Langwith Wood Local Nature Area.**

- 28.41 There are around 238 dwellings in this character area which covers approximately 22 Hectares (excluding Green Space). This equates to a density around 10.7 dwellings per Hectare.

- 28.42 The area westwards along Harewood Road from Bishopdale and the playing fields to the Parish boundary is one of a mixture of house types - detached, semi-detached and terraced, and materials of stone, brick and render.
- 28.43 South View and Green Lane were the first properties to be built at the end of the 19th century and subsequent developments have been a combination of properties fronting Harewood Road and side developments along cul-de-sac leading off the main road.
- 28.44 Beyond Bluecoat Court, development has only taken place on the northern side of the road running down to the River Wharfe. Part of this area (Hillcrest, Wharfe Bank, and Wharfe Rein) is actually outside the Parish boundary. The part within the Parish is predominantly large individually designed properties built from a mixture of stone, brick and render.

#### **Millbeck Green.**

- 28.45 There are around 120 dwellings in this character area which covers approximately 11 Hectares. This equates to a density around 10.9 dwellings per Hectare.
- 28.46 Millbeck Green lies between Leeds Road bordered by the Collingham Beck and the playing fields on Harewood Road and presents a unified style of detached housing. The estate was the second built in the 1960s by E Fish and Son (Builders) who had previously built the Hollybush Green estate with which it shares similarities in style.
- 28.47 It consists of detached houses with some bungalows e.g. on Highcroft and The Close. All are consistently built in stone with low stone walls fronting the road giving an attractive and coherent open appearance while defining private space. There is an 'Arts and Crafts' influence with gables and steep pitched roofs.
- 28.48 Some recent alterations and extensions have significantly detracted from this coherence.
- 28.49 The Collingham Beck and its banks form an effective screen to and from the Leeds Road which is lined with mature trees all the way to the Old Mill site.
- 28.50 There is a prominent group of trees, mostly silver birch at the junction with Highcroft.
- 28.51 The whole estate is served by a single vehicular entrance off the Leeds Road.
- 28.52 There are two pedestrian links to Harewood Road and the playing fields - one from the end of Highcroft and one near the entrance off Leeds Road by the Beck. Both of these are widely used and would benefit from sympathetic lighting for community safety reasons.

#### **Crabtree Green to Jewitt Lane including Brookside, The Garths, and Hollybush Green.**

- 28.53 There are around 268 dwellings in this character area which covers approximately 22 Hectares. This equates to a density around 11.9 dwellings per Hectare.
- 28.54 This characteristic area consists of a wide range of house types in a series of 'estates' leading to, and rising from, Leeds Road and School Lane in a series of often looped cul-de-sacs with the backdrop of wooded hills behind.
- 28.55 Starting with Crabtree Green in the south, there are large detached houses in relatively spacious plots, predominantly in stone and constructed post Second World War. Crabtree Hill was however, commenced earlier and presents a mixture of brick, render and stone materials.
- 28.56 Two 19th century stone houses on Leeds Road, The Dene and Beechwood mark the start of the Conservation Area.

28.57 Next is Brookside which consists of a regular pattern of semi-detached houses in brick or render which was commenced in the 1930s.

28.58 This is followed by Garth Avenue, off School Lane, which has predominantly detached houses started pre-war and completed after the Second World War. Although it has a mix of stone and render, it presents a unified character due to the grass verges and low front garden walls leading up to a tree clad hill top.

28.59 Next is Garth End which, like Brookside, is built in brick and commenced in the 1930s, consisting of smaller semi-detached houses and some maisonettes at the end under the hill top built in the 1960s.

28.60 At the entrance to Garth End on School Lane is an old malt house and a row of old stone cottages previously known as Rider's Place.

28.61 The next development is Hollybush Green, the first development by E Fish and Son (Builders) in the 1950s. The whole development has an overall coherence of character with strong 'Arts and Crafts' influences. The houses, with some bungalows, have integral garages and are constructed with reclaimed stone, often with rough wooden planks on their gables, steep pitched roofs and low stone walls to the front gardens.

28.62 Finally there is Jewitt Lane. It is the only road leading up the hill that is not a cul-de-sac. It features stone detached houses built after the Second World War set well back from the lane with a wide grass verge on the west side.

28.63 Taking an overview of the various styles in Collingham, several themes emerge:

- The dominant building material is random or regularly coursed millstone grit.



- The overwhelming majority of houses built since the beginning of the C20th have forward-facing gables.





- Most stone built gables are supported by distinctive stepped stone slate corbels.



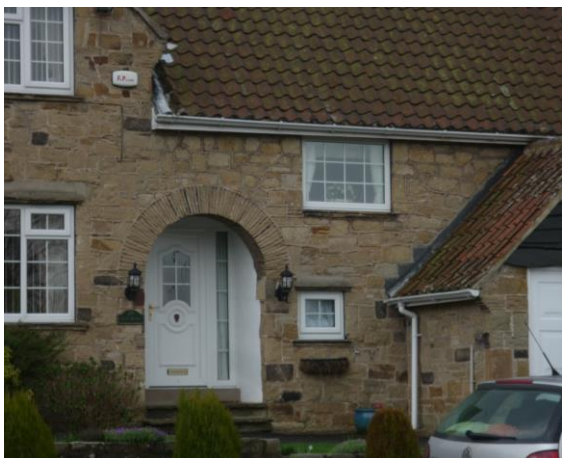
- Many houses have round-headed, or circular windows with radiating bands of stone.







- Roman arches dominate for porches and arches above side entrances. These are usually defined by a band of stone slates.



28.64 Most of these features originate in the mid-C20th but do serve to characterise the building style of the Village.

28.65 These distinctive features could be successfully incorporated into any new housing to ensure a continuity of style, whilst allowing flexibility in the basic housing design.

28.66 Brick housing in the Arts & Crafts style could also be adapted and developed for any future new housing, as has been demonstrated by the new development on Harewood Road.

28.67 Where dormer windows are proposed they should preferably have gable/hipped ends and flat-topped dormers should only be used on extensions where they are sympathetic to the design of the original property.



## 29. APPENDIX 3 ARCHAEOLOGICAL AND HERITAGE SUMMARY

- 29.1 Although there have been no archaeological remains from the prehistoric period found within the Conservation Area (CA) to date, there is evidence to indicate that the area around Collingham was occupied by humans from the prehistoric period onwards. To the west of the CA, just north of a bend in the River Wharfe around Whitwell House Farm, there is one of only three known lowland flint scatter sites within West Yorkshire. Over 8,000 flints (including waste material) have been found at the site in total during field-walking exercises. The assemblage appears to represent a number of chronological periods, and includes Mesolithic (10,000 BC – 4,000 BC), Neolithic (4,000BC – 2,200 BC) and Bronze Age (2,200 BC – 800 BC) flints. Upper Palaeolithic (40,000 BC – 10,000 BC) material has very tentatively been identified from the assemblage also. Given the large size of the assemblage, this site has potential to yield more artefacts and possibly period features preserved below ground. The flint assemblage makes this site of significant regional importance, and, if there were intact below ground features, the site could potentially be of national significance. Crop-marks of an enclosure and ditch are visible on aerial photographs in the vicinity of this flint scatter site. It is thought that these crop marks date to the Iron Age or Roman period, which further highlights the longevity of human occupation on this site.
- 29.2 Another flint scatter, including blades, flakes and cores, has been found to the south of the CA during field-walking. The significant number of blades within this assemblage is suggestive of a Neolithic date (c4000BC – 2200BC), although it could also potentially date to the Bronze Age (c2200BC to 800BC). Other material recovered at the same site includes two pieces of slag (of unknown date), medieval (AD 1200 – 1550) pottery and three pieces of tentatively-dated Iron Age (800 BC – AD 43) pottery.
- 29.3 To the east of the CA are two areas where crop marks of ditched enclosures, pits and ditched track-ways are visible on aerial photographs. These areas are likely to have been associated settlements dating to the prehistoric period. Further to the east at Wattle Syke, is the site of an Iron Age/Romano British (say c.400 BC – AD 600) conjoined enclosure and field system which can also be seen as crop marks on aerial photographs. This site has been recently partly excavated and has produced important material (including a large number of human remains). The site appears to have originated in the later Iron Age and to have continued into the post Roman period. This is an important site in West Yorkshire. Further prehistoric and Iron Age/Roman settlement remains surround Collingham on all sides visible as crop marks on aerial photographs. A Roman copper alloy coin probably dating to the 4th century has also been found near to settlement remains to the north.
- 29.4 Although there is significant evidence for Iron Age/Roman settlement surrounding Collingham, Collingham itself is not mentioned in the Domesday Survey of 1086 under this name (although it has been suggested that Collingham was listed under the different name ‘Contone’



in Domesday). However, Collingham is an Old English place name (Old English was the language used by the Anglo-Saxons) and means 'homestead of Cola's folk' and was presumably named sometime between the 7th and 11th centuries. As Collingham is within the area thought to have been part of the post Roman British kingdom of Elmet, it is not likely to have been named prior to the 7th century, when Elmet was invaded and conquered by the Anglo-Saxon kingdom of Northumbria.

29.5 St Oswald's Church at Collingham has Anglo-Saxon origins. The church is thought to have an Anglo-Saxon structure that was enlarged in the medieval period and then restored in the 19th century. The St Oswald dedication is also indicative of a pre-Conquest origin. Seven Anglo-Saxon cross fragments that are thought to date from the late 9th century to the early 10th century have been found within the church. These cross fragments indicate that a Christian settlement existed here at least two centuries before the Norman Conquest. It was formerly thought that the runic inscription on one of these cross shafts referred to St Oswin, the king of Northumbria from 642-650, and may have originally been St Oswin's gravestone. This would have given the cross fragment and possibly the church foundations 7th century origins. However, it is now not certain what is actually inscribed on the cross. Two 12th century and one 14th century cross slab grave cover fragments have also been found within the structure of the church.

29.6 Collingham has also been described as a possible early monastic site. In Bede's 8th-century "Ecclesiastical History of the English People", Bede describes a monastery that was set up in 'In-Getlingum', at the site of St Oswin's death, for prayers for the souls of St Oswin and his murderer Oswiu, King of Bernicia. This monastery has tentatively been identified as existing either at Gilling in North Yorkshire or in Collingham.

29.7 Further evidence for a settlement at Collingham in the early medieval period is indicated by the presence of three cast copper alloy objects found to the south of the CA: a pin dating from 700-900, a central piece of an equal-armed Viking brooch dating from 900-1066, and a stirrup mount dating from 900-1066. A medieval cast copper alloy brooch dating from 1006-1485 has also been found to the south of the CA.

29.8 The first documentary reference to Collingham is in the Pipe Rolls of 1166, where the place name has been used as a personal name or surname. The original focus for medieval settlement at Collingham is likely to have been around where the church now stands and along Church Lane to the west. An area of open grassland to the west of the church was subject to an archaeological evaluation in 1995. The evaluation revealed the presence of important medieval deposits; including a sequence of medieval tenements, building remains, floor levels and evidence of a hearth. A large amount of associated pottery dating to the 13th or possibly the 12th century was also found. One of the medieval property boundaries was found to intersect a large ditch in one of the trenches. If this ditch was found to pre-date the medieval boundaries then it is likely to be related to the church. A further shard of medieval gritty ware was recovered during an archaeological watching brief that was carried out on Main Street in 2002.

- 29.9 As the areas to the west and east of the church have remained open spaces since at least the 1st edition OS map of 1846-7 (6" to 1 mile series), they must be regarded as having a high potential for the survival of Anglo-Saxon or medieval remains. It is one of very few village core areas left in the region with such high potential due to its being left relatively undisturbed by more recent development. The field to the west of the church is called 'Glebe' and the reason for the lack of development here may be due to this piece of land once being glebe-land, meaning it belonged to the church and was assigned to support the local priest.
- 29.10 To the west, east and south of the CA, medieval ridge and furrow is visible as earthworks and crop marks on aerial photographs. This medieval ridge and furrow is interspersed with areas of post-medieval ridge and furrow visible as earthworks on aerial photographs.
- 29.11 There are not many Listed Buildings within the CA considering it contains the historic core of the village; however, Manor House Barn, on Church Lane is listed and dates back to the mid-16th century. It is a timber-framed building, later encased in stone, and is thought to have originally had a thatched roof. It also contains an original unusual feature within the internal timber-framing. The bridge over Collingham Beck, which was built c.1790, is also listed.
- 29.12 Collingham Mill, which is situated on Leeds Road towards the southwest of the CA, is marked on Jeffreys' map of 1775 and the 1st edition OS map of 1846-7. It is thought that this mill may have replaced an earlier, possibly medieval mill. The mill has since been converted into a component of the garden centre that stood on the site until recently and the mill pond has vanished with part of it being covered by the car park. The building that survives on the site has the appearance of a late 18th-early 19th century structure that has been altered during the 20th century. Part of the complex still retains a number of internal features that are highly diagnostic of its use as a water-powered corn mill. Other industry within Collingham includes limestone and sandstone quarries, some of which are marked on the 1st edition OS map of 1846-7.
- 29.13 In 1705 Collingham was inherited by Lady Elizabeth Hastings. She became a benefactor to the parish church, founded the local school and set up trusts and charities for the benefit of the village. These local charities became major landowners and are still in existence today.
- 29.14 The areas of below ground archaeological sensitivity within the current CA include the churchyard, open areas of land along Main Street on either side and the area of the mill and its former millpond.
- 29.15 None of the sites (Sites 1251, 1291, 1292, 1293, 1294 & 2135) has known archaeological remains within them that would automatically preclude the possibility of development.
- 29.16 However, the area around Collingham was intensively occupied in the late Iron Age & Roman period (evidenced by extensive crop marks of ditched field systems, track ways, enclosures etc.) These are so widespread that we would recommend that any of the sites around Collingham proposed for development should first be evaluated archaeologically (typically a geophysical



survey allied to archaeological trial trenching) prior to the determination of any planning application.

29.17 Traces of crop marks are visible on aerial photographs in site 1293, whilst an extensive area of archaeologically-significant crop marks can be seen on photographs to the immediate south & east of site 1291 and they appear as though they may extend into the area of 1291.

29.18 (The absence of crop marks from a photograph is not proof of absence as crop marks only appear at certain times of the year, on certain crops in certain weather conditions, and on certain geologies and soils.)

29.19 Para. 128 of the National Planning Policy Framework (March 2012) states “Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.”

29.20 A desk-based assessment would not be necessary as WYAAS have assessed the areas and hold the results of the English Heritage National Mapping Project which examined and plotted the aerial photographs. These show the archaeological potential of all proposed sites to contain late prehistoric/ Roman remains.

29.21 Depending upon the results of the archaeological evaluation, there may be a requirement for further archaeological work over parts of the site (an excavation typically) or the developer may decide that parts of the site of greatest archaeological sensitivity should remain undisturbed.

29.22 WYAAS would be able to supply the would-be developer with detailed specifications of work for the evaluation / any subsequent excavation and can also provide lists of archaeological contractors who operate in this region and who would be able to provide a quotation against a WYAAS specification. You may wish to signpost developers to WYAAS in your Neighbourhood Plan if they are interested in developing any of your indicated sites.

Provided by Nichola Manning, 2009 and Ian Sanderson 2014

West Yorkshire Archaeology Advisory Service

## 30. APPENDIX 4: PUBLIC RIGHTS OF WAY

Path No.		Description	Surface	Length m
1	Footpath	Half Moon Inn to Church Lane	Flagged and Earth	145
2	Footpath	Church Lane to Linton Road	Metalled	274
3	Footpath	Wetherby Road footpath, commencing at Church, to river then Wetherby Road	Grass	805
4	Footpath	Church Lane to Main Street	Metalled	97
5	Footpath	Main street to School Lane	Metalled	64
6	Footpath	Garth End to path 8	Grass	64
7	Footpath	Main Street to School lane then Jewitt Lane Kitty Garth	Grass	242
8	Bridleway	Top of Hill Road, School Lane to Jewitt Lane near Collingham Cottage	Green lane	499
9	Footpath	Compton Path, Jewitt Lane to Compton Lane	Metalled and Grass	950
10	Bridleway	Comb bank, Jewitt Lane to Compton Lane	Green lane	97
11	Footpath	Compton Farm to Wetherby-Wothersome Road	Arable	564
12	Bridleway	Non-definitive bridleway between Moor Lane and Wattle Syke.	Metalled	Approx. 50m
13	Bridleway	Dalton Lane, commencing at southern end of Moor Lane county road to boundary with Wothersome, then to Thorner Road	Green Lane	1,239
14	Footpath	Compton Lane, Compton to Moor Lane and then to Clifford boundary	Green lane and footpath	1,287
15	Footpath	Howcroft, Moor Lane to Biredalefield Lane then to adopted road south of council depot.	Arable	1,174

20	Footpath	Garth Avenue, School Lane to path 8	Earth	225
22	Footpath	Oldfield Lane, Wattlesyke to Sweep Farm and then Wetherby Road	Earth	643
25	Footpath	Collingham Path 3 to Wetherby Path 32, east/south bank of River Wharfe (Jenni Townsend Way)	Natural	184

A number of other locally important paths are widely used by the public and in due course are likely to be included on the Definitive Map through a Modification Order process. These include:

Path No.		Description	Surface	Length
26	Footpath	Highcroft to Harewood Road	Metalled	110
27	Footpath	Bridge Paddock to Church Lane	Metalled	50
28	Footpath	Millbeck Green to Sports Ground	Metalled	50

## 31. LIST OF ABBREVIATIONS

<b>CAAMP</b>	Collingham Conservation Area Appraisal Management Plan
<b>CIL</b>	Community Infrastructure Levy
<b>CA</b>	Conservation Area
<b>LCC</b>	Leeds City Council
<b>CNP</b>	Collingham Neighbourhood Plan
<b>PAS</b>	Protected Area of Search
<b>Parish Council</b>	Collingham with Linton Parish Council
<b>SAP</b>	The LCC Site Allocations, Issues and Options Plan, June 2013
<b>SEGI</b>	Site of Ecological or Geological Importance
<b>SSSI</b>	Site of Special Scientific Interest
<b>SHLAA</b>	Strategic Housing Land Availability Assessment
<b>UDP</b>	LCC Unitary Development Plan
<b>VDS</b>	The Parish of Collingham with Linton Village Design Statement
<b>WYAAS</b>	West Yorkshire Archaeological Advisory Service



# Collingham Neighbourhood Plan

## Draft



June 2016