



Linton Neighbourhood Plan

2014 - 2029

Draft for
Pre-submission
Consultation

June 2014

Collingham with Linton Parish Council



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

Maps 5, 6 & 7 have been reduced in size for the purposes of printing this document. Larger versions can be found on the web page www.lintonvillage.org/draft-for-pre-submission-consultation along with this document and all supporting information.

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

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Your Plan for Linton

Just over two years ago, the 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.

This Pre-submission Draft Neighbourhood Plan for Linton is the result of that decision. It has been prepared with a considerable amount of hard work by the Drafting Committee and Steering Group with continual consultation with the residents of Linton. During the Plan preparation, consultation has included an Open Weekend, regular Steering Group meetings and help from focus groups and sub-committees. Two Village Surveys were organised and it is pleasing to note that an exceptionally high proportion of residents responded which has given a very strong evidence base for this Draft Plan.

Many consultations have also taken place with Leeds City Council Planning Department and Planning Aid England, who have guided the Drafting Committee through the intricacies of this process.

The Vision and Objectives, Planning Policies and the Project Priorities List have all been developed through the wide reaching consultation.

The Planning Policies are of particular importance, and aim to manage future development in Linton. If the Linton 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 Linton are considered.

However, it is now very important that during the statutory six weeks consultation period, as many residents and statutory consultees as possible take time to review this document. Comments, or suggestions for amendments, can be made either on the Response Form provided or by email to Jill Bolton, Chairman of the Linton Neighbourhood Plan Steering Group using the email address lintonconsultation@gmail.com.

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, which is apparently the first that has reached the pre-submission consultation stage in the Leeds City Council area.

The Draft Plan has also required some considerable funding during the preparation process, and thanks must also go to the Community Development Foundation and the Linton Village Society for the grant aid provided, and to the Linton Fundraising Committee for raising monies through village social events.



Andy Broadbent
Chairman
Collingham with Linton Parish Council

2. INTRODUCTION

1. This Pre-submission Draft Linton Neighbourhood Plan has been prepared as a consequence of The Localism Act 2011, which is part of the Coalition Government's approach to planning and gives the right to local people to shape future development in their community through Neighbourhood Plans.
2. Local communities can now set out their vision for an area and shape planning policies for the use and development of land. It is about local rather than strategic issues. This Neighbourhood Plan must be compatible with National and European Policies and the strategic elements of Leeds City Council's Local Development Framework (Local Plan).
3. In March 2012 the Government published the National Planning Policy Framework (NPPF) and when introducing it, the Minister for Planning stated that the purpose of planning is to help achieve sustainable development. That development is intended to be change for the better, not only in relation to buildings but also other aspects of the environment.
4. Leeds City Council (LCC) issued for consultation purposes, the publication draft of its Core Strategy in

February 2012. Following amendments from this consultation, it has been examined by an independent Inspector. The Inspector has recommended various modifications, and hearings have taken place in Spring 2014. LCC anticipates that its Core Strategy will be finally approved by the Inspector in Autumn 2014. This is the key part of the Leeds Local Plan



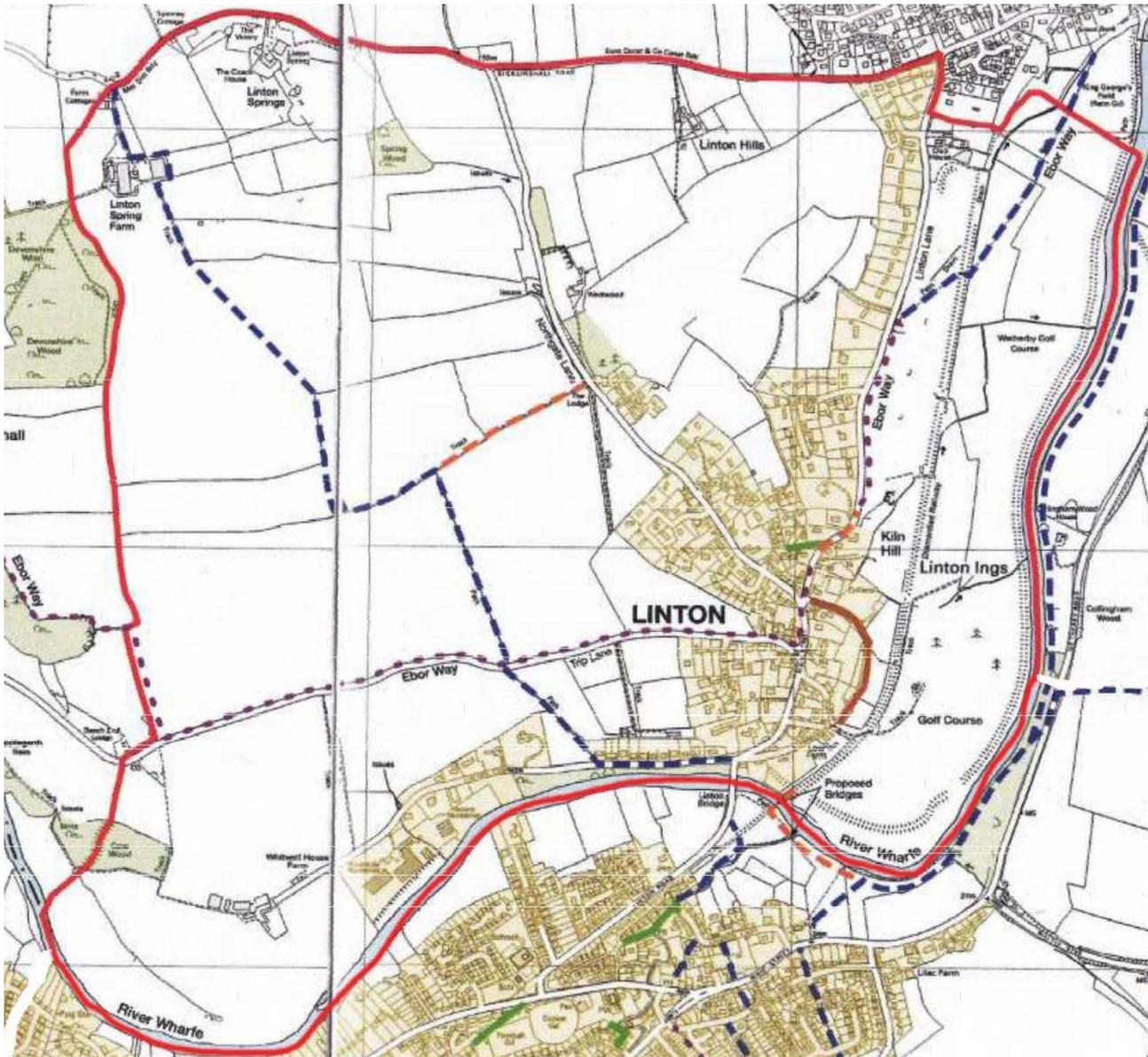
Linton Entrance Sign: Main Street

5. The Core Strategy identified a hierarchy of settlements and directs development sequentially to the different levels in the hierarchy. Linton is not defined in the hierarchy and is recognised to be a "village/rural" settlement.

3. THE PREPARATION PROCESS

6. The designated body with responsibility to produce Neighbourhood Plans is Collingham with Linton Parish Council (Parish Council). As the villages of Collingham and Linton are distinctively individual communities, the Parish Council has agreed that separate Neighbourhood Plans should be prepared for Collingham and Linton. This document therefore

relates to the area within the Parish boundary to the north of the River Wharfe, comprising the village of Linton, Linton Spring and the individual houses and farms which are outside the Linton village boundary but within the Parish boundary (Linton or the Neighbourhood Area). (See Map 1 below.)



Map 1: Linton – Area of Neighbourhood Plan
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7. In addition to the Parish Council, Linton is served by the Linton Village Society (LVS). This organisation was formed by the residents of Linton some 30 years ago with the aim of preserving the environs of Linton.

8. During the early part of 2012, the Parish Council met LVS and provided information concerning Localism, the emerging Local Plan and the possibility of producing a Neighbourhood Plan for Linton. It was agreed that LVS should consult with residents as to whether a separate plan for Linton should be

produced and seek volunteers for the preparation of the Plan.

9. The LVS called a meeting for 17 April 2012 at Linton Memorial Hall and some 120 villagers attended. Representatives from LCC and the Parish Council reported on the relevant issues and it was unanimously agreed that Linton should seek authority from the Parish Council to produce a separate Plan, and that further meetings of volunteers and other interested parties should be held to identify the structure of the relevant committees.

10. On 30th May 2012 the Parish Council conveyed responsibility for producing the Linton Neighbourhood Plan (LNP) by letter stating:

“The Parish Council is very pleased that you have been successful in establishing a drafting committee for the Linton Neighbourhood Plan, comprising Jill Bolton, Julian Holmes, Mike Bates, Patrick Kirk, Roger Limbert, Kenneth Morton, Amanda Pickevance and Irving Weaver. Through this letter the Parish Council instructs you to commence production of the plan on our behalf and conveys full responsibility for all aspects of the plan to the drafting committee, the strategy group and other subgroups you may establish to deliver the plan. Julian Holmes will continue to be the Parish Council's representative on the drafting committee and the Parish Council offers its full support to him and the rest of the volunteers involved in this vitally important project.”

11. At the first formal LNP meeting held on 7 June 2012, the two key committees for preparing the LNP - Steering Group (SG) and Drafting Committee (DC) were formally ratified and the adjacent framework for the production of the Plan was approved.

12. Upon application by the Parish Council and following thorough assessment and advertising, as required by the Regulations, Linton was formally designated as a Neighbourhood Planning Area (see Map 1 for Area Designation) through the Application

made under the Neighbourhood Planning Regulations 2012 (Part 2 section 6) dated 20th April 2012 and approved by Leeds City Council on 25th September 2012.



4. COMMUNITY CONSULTATION

13. The Terms of Reference for preparing the LNP were agreed at the SG Meeting on 5th July 2012 and these confirmed that the DC would undertake all the necessary research and consultation, and present their findings and proposals to the SG on a regular basis for discussion and approval. All residents of Linton are entitled to attend the SG meetings, together with relevant stakeholders. The DC would report to the Parish Council and ensure that the

Parish Council was consulted at all times. This is the procedure that has been followed throughout the production of the LNP.

14. During the Plan preparation, the DC has fully recognised the importance of community engagement and has made every effort to encourage as many residents and stakeholders as possible to attend the SG meetings.

15. Brief highlights are summarised below:

- New dedicated village website established and continuously updated with all LNP information and documents.
- A total of 14 Newsletters hand delivered to all residents and/or emailed to relevant stakeholders.
- A total of 12 SG meetings – up to the completion of this draft.
- An Open Weekend - June 2013



Steering Group Workshop: Sept 2013

16. Apart from the regular Steering Group, three sub-committees were set up as follows:

- July 2012 – Fundraising Committee – to look at raising funds through social events to support the Plan preparation.
- July 2012 – Protection, Improvements and Assets Sub-committee – to research and identify the areas and assets of the community for protection and improvement.
- September 2013: Stammergate Lane Sub-committee – to review footpath access to Collingham and the Main Street/Stammergate Lane pedestrian issues.

17. All the above Sub-committees ensured that a wide cross section of Linton residents were involved in the Plan preparation, and the Fundraising Committee particularly has been very instrumental in bringing residents together and strengthening the community spirit.

18. The following key consultations were also undertaken during the Plan preparation:

- October 2012 – Village Survey, (including one specifically for under 18s) There was a 52% response (150 respondees) with over 1600 comments. (From the Under 18s survey there were 25 forms representing the views of 42 respondees.)
- June 2013 – A second Village Survey on housing options and issues - 56% stated that they would accept a small number of houses to deliver village improvements.

19. The first survey forms the strong evidence base for the Planning Policies, and the second confirms that the majority of residents in Linton are not anti-development.

20. During the Plan preparation, the DC contacted all the landowners in Linton or their agents to inform them that a draft LNP was being prepared and that potential housing development sites would be reviewed during that process. Nine sites in Linton had already been identified through Leeds City Council's Strategic Housing Land Availability Assessment (SHLAA), but as a result of this communication, one further site was put forward. A meeting was held with each potential landowner or their agent to discuss their proposals.

21. These sites were assessed by DC and then reviewed by the community at an Open weekend which was held in June 2013. The SG then held a further workshop to analyse the pros and cons for each site.



Open Weekend: June 2013

22. The Community Feedback sections under the Planning Policies of the Plan, which are set out below, summarise the findings of the various consultations.

23. Two versions of the Pre-submission Draft Plan have been prepared – this document which is the full version and an abridged version which summarises the key issues. The main document will be sent to the statutory consultees, and a copy will be available for viewing at the Linton Memorial Hall, The Windmill and other relevant locations such as Wetherby Library and Collingham Memorial Hall. Both versions will also be available for viewing or downloading from the Linton website: www.lintonvillage.org, together with all the supporting documents mentioned in this Draft Plan. The summary version will be hand delivered to all residents of Linton and circulated to various interested parties.

24. Two Open Events will be held in June 2014 during the six weeks statutory consultation period for villagers to drop in, view all the relevant documents and make comments as appropriate. A response form for comments and suggested amendments is available for both the full and summary versions of the Pre-submission Draft Plan.

25. All comments from the six weeks consultation exercise will be analysed and appropriate amendments will be made to the pre-submission draft as required.

26. The draft Final Plan will then be submitted to LCC with all supporting documents and information. LCC will publicise it, make it available for inspection and invite anyone interested to comment on it by a specific date (not less than 6 weeks from it being published). LCC will also notify anyone referred to in

the consultation statement that the plan has been received.

27. Following Regulation 16 publicity, LCC will provide copies of all the required documents to an agreed Independent Examiner who will be appointed to report on how the Plan meets the statutory requirements. Basic conditions for Neighbourhood Plans and orders are:

- They must have appropriate regard to national policy;
- They must contribute to the achievement of sustainable development;
- They must be in general conformity with the strategic policies in the development plan for the local area;
- They must be compatible with EU Obligations, including human rights requirements.

28. Subject to the successful examination, the LNP will then proceed to a local referendum organised by LCC. The Examiner will make recommendations to LCC with regard to any need to extend the referendum outside Linton.

29. If there is a favourable response to the referendum (50% plus in favour), the Linton Neighbourhood Plan will become part of the statutory Local Plan for the area and becomes an important document in deciding planning applications in Linton. This legal standing differentiates this document from existing documents such as the Collingham with Linton Village Design Statement (VDS) and the Linton Conservation Area Appraisal Management Plan (CAAMP), which only have the status of non-statutory planning support documents.

5. LINTON'S RURAL LANDSCAPE

30. The original village sits adjacent to the bridge connecting it to Collingham, with Main Street running north from the bridge and then continuing as Linton Lane to the boundary with Wetherby. To the west and north towards Wood Hall, Linton Springs and

Linton Hills, the land is of the arable plateau landscape type, with open and exposed farmland, scattered hedgerows and a few hedgerow trees and areas of woodland. The area contains two Class 2

Archaeological Sites (150/151) which are ancient crop marks.



View across farmland from Northgate Lane

31. The Wharfe Valley forms the southern boundary of the Linton Neighbourhood Plan Area and is recognised by Leeds Core Strategy Spatial Policy 13 as Strategic Green Infrastructure.

32. The valley contains a Site of Ecological or Geological Importance (SEGI 37) - The River Wharfe. This includes the river banks 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.



River Wharfe with Bridge

33. The river is a natural divide between Collingham and Linton with the road bridge now the only connection. The banks of the River Wharfe are lined

with overhanging deciduous trees which form a green barrier between the river and the houses of Linton Common and Stammerge Lane. Further to the west small copses such as Cow Wood break up the slope of the land as it rises to Wood Hall.

34. Linton Common includes a Site of Special Scientific Interest (SSSI 12). This is an unimproved fragment of the former common and supports a representative sample of limestone grassland, one of only two sites in the county.

35. The open nature of the landscape gives rise to spectacular long views from the plateau, south over the river to Collingham and beyond, west to Cow Wood and Wood Hall, and north over much of newer Linton with attractive houses nestling in the eastward-running wooded slopes. Some of these slopes, together with Linton Lane, benefit from much valued views across the Golf Course. The golf club land known as Linton Ings, is traversed by a disused elevated railway embankment and is bounded to the east by the river.



Mature Trees on Linton Lane

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

37. Core Strategy Policy G1: Enhancing and Extending Green Infrastructure, sets out how all the above is to be protected and improved should any development be proposed and therefore no further specific policy is required by the LNP.



6. EARLY DEVELOPMENT OF LINTON

38. Some knowledge of habitation in the area goes back at least to the Iron Age, and to the Roman villa “Dalton Parlours”. There is evidence of significant Roman activity. In the late 19th century, Linton had 4 farms, a 25 year old school (to become a church 25 years later and now a residence), the Manor House and the Windmill Inn - the latter two date back over 350 years. However, notwithstanding this long history, the population of Linton remained small by comparison with neighbouring villages with just 130 people in the 1920s.



Old Church now a residence

39. In the early years of the 20th Century, Linton remained little more than a hamlet, totally dominated by a varied farming industry with farms and woodlands extending to the boundaries of the parish.



The Windmill Inn with Pear Tree

40. The railway, built in the late 1870s, was a great benefit to the farming industry but had little immediate impact on village growth. Apart from a few outlying houses, the village proper had the size, layout and many of the buildings we today regard as its particularly attractive heart.



Main Street: Cottages

41. The growth of Linton was relatively slow. The architect W. Alban Jones was responsible for the first of the large new houses with large grounds dotted round the original village, taking the historic names of the fields or features associated with them - Gorse Hill (1924) Little Acres (1926), Hard Gap (1929). His style was an extension of the traditional Yorkshire Dales house, using stone under stone slate or pantiles, mullioned windows and other detailed features that related well to the original farm and cottage buildings. He was responsible for most of the new houses and

conversions well into the 1950s, including the Linton Memorial Hall (1947). The present character and unusual unity of the village today is much due to his influence.



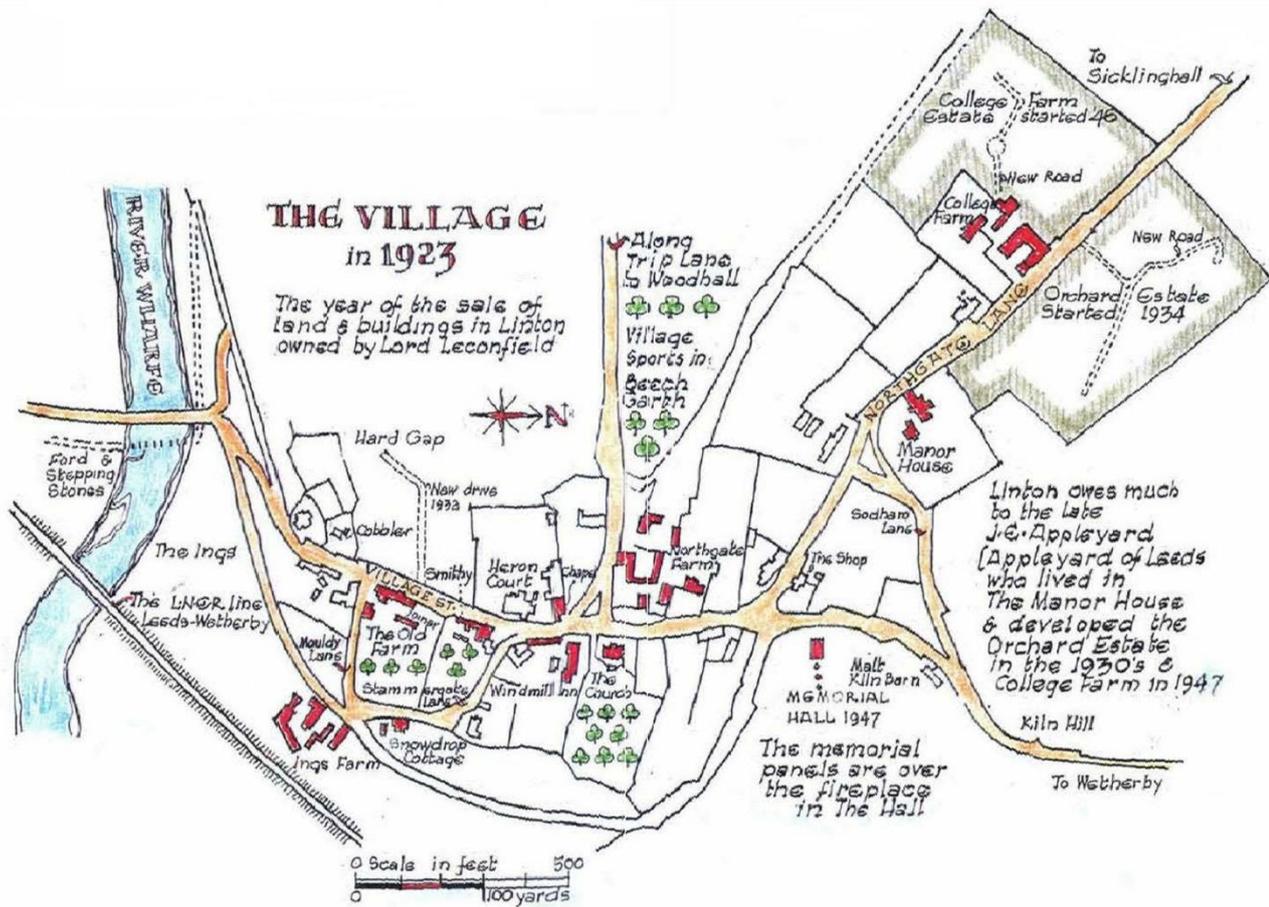
Main Street: The Granary

42. It is interesting to note that the National Town Planning Conference of 1960 chose Linton as an outstanding example of good rural development in England. Subsequent building was of mainly large individual houses radiating along the full length of Linton Lane and a considerable part of Northgate Lane with winding cul-de-sacs branching off amongst the wooded slopes.



Main Street: The Barn

43. The last significant housing developments took place in Northcote Fold, West Garth and Tibgarth during the years 1990-2005. These are small estates, some with substantial houses. Main Street, with the careful treatment of the original cottages, retains virtually the same appearance now as it had in the 1920s and 1930s.



Map 3: Map of Linton c.1923

7. LINTON TODAY

44. The village is perceived to be in a woodland setting although there are no significant woodland areas within or immediately surrounding it. The low density style of development and the large number of mature/specimen trees as boundary features or within gardens are features of the village.

45. The population has increased and there has been an impact from modern farming practices. There has been significant development involving infill, extensions, demolition and rebuilding to larger scale. There has been significant traffic increase but not withstanding all these changes, the village still retains much of its historic character, and since 1981 the pretty original centre of Linton has been a Conservation Area, and this was recently extended in 2010.

46. The majority of the Plan Area is Green Belt and this has served to protect Linton from significant

development. It is likely that the Green Belt boundary will remain little changed through the Plan period and beyond.

47. At December 2013 within the Plan Area there is one extant planning permission for new residential property. This is for the development of a former office building at Linton Spring, Sicklinghall Road, into 4 houses and 4 flats.



Linton Memorial Hall

48. One of the key assets of the village is the Linton Memorial Hall, which was built to commemorate the seven men from Linton lost during the 1939-1945 War, and is a charity overseen by Trustees and a Management Committee. Fundraising is a continuous challenge, needed for proper maintenance and improvement of the hall. The Memorial Hall is also

used for wedding receptions, parties and exhibitions. It plays an especially important role in the community, serving as a centre for activities whilst being a reminder of the sacrifices made by former inhabitants who had contributed to village life.

8. STRUCTURE OF THE PLAN

The Linton Neighbourhood Plan sets out:

- The Vision and Objectives for Linton;
- The Planning Policies;
- Community Infrastructure Levy; and
- Projects for Linton.



Northgate Lane and College Farm houses

9. VISION AND OBJECTIVES FOR LINTON

49. The Vision and Objectives are based on the key issues identified by the responses to the Village Survey October 2012 and from discussions at the various SG meetings over the past two years. The various drafts of the Vision and the Objectives have been posted on the village website inviting comments and suggested amendments. They have been summarised and refined and form the basis for the Linton Neighbourhood Plan, and particularly the Planning Policies and Projects.

Vision For Linton

The distinctive character and appearance of Linton shall be preserved and enhanced, with particular reference to the Conservation Area, by ensuring positive management of future developments and avoiding high density housing. A safer and more secure environment will be developed, particularly as regards highways so that Linton continues to be a safe and peaceful rural community. Existing green space will be protected and preserved, and new additional community open space and footpaths will be created not only to improve the quality of life for all people who live and work in Linton but also to enhance the visual appearance of the area. To continue building a stronger community spirit and greater cohesion, local residents will continue to be consulted and involved in delivery of the Projects outlined in the Plan.

Objectives

1. To ensure sensitive development that protects and enriches the landscape and built setting throughout the Neighbourhood Area.
2. To ensure that any multiple housing development is tailored to the future needs of Linton residents.
3. To protect the landscape generally including agricultural land, woodland, wildlife habitats, and particularly the key views into and out of the Conservation Area
4. To protect the valuable green spaces within Linton and to establish new community open space.
5. To seek on-going improvements to highways and develop a safer route for pedestrians from Linton to Wetherby and Collingham.
6. To improve the existing footpath network by creating new footpaths and cycle ways to extend connectivity and improve access to the surrounding rural countryside.
7. To ensure all the 'village assets' are protected, and particularly to ensure the Linton Memorial Hall has a sustainable future by supporting the delivery of the required improvements.
8. To support and strengthen the small number of local businesses and assist those working from home.
9. To involve residents in an ongoing basis in the delivery of the LNP

10. PLANNING POLICIES FOR LINTON

50. People in Linton appreciate the special qualities of Linton and essentially would like to see little change. However, they accept that the village cannot stand still in time and that further housing development will occur over the Plan period. One of the main objectives of this Plan is to ensure that any new housing development respects the character of the village and wider parish.

51. Any development must be sustainable – making 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

52. The Planning Policies set out below have been devised to manage future development in order to achieve the Vision and Objectives for Linton. The intention is that these policies must be taken into account by applicants and decision-makers as a whole, when an application is submitted and decisions are made as to whether an application would be acceptable.

53. The policies are divided into six categories, namely:

- A - Preservation and Enhancement of the Built Environment;
- B - New Housing Development;
- C - Village Facilities, Services and Assets of Community Value;
- D - Footpaths, Cycleways and Bridleways ;
- E - Green Space;
- F - Local Economy.

54. 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 following:

- The National Planning Policy Framework;
- The Parish of Collingham with Linton Village Design Statement;
- The Collingham with Linton Parish Plan;
- The Linton Conservation Area Appraisal and Management Plan (CAAMP);

- Leeds Local Plan/Leeds Development Framework ;
- 2011 Open Space, Sport and recreation Assessment (Open Space Audit); and
- Local information collected through the Neighbourhood Plan communication and consultation process.

55. A summary list of community Projects is shown after each Policy where appropriate. These Projects have evolved over the Plan preparation and further details can be found in Section 18, together with a Projects Priority List.

11. CATEGORY A: PRESERVATION AND ENHANCEMENT OF THE BUILT ENVIRONMENT

Objectives

1. To ensure sensitive development that protects and enriches the landscape and built setting throughout the Neighbourhood Area.
3. To protect the landscape generally including agricultural land, woodland, wildlife habitats, and particularly the key views into and out of the Conservation Area.
9. To involve residents in an ongoing basis in the delivery of the LNP.

11.1. A1: DESIGN AND DEVELOPMENT

Justification and Evidence



Main Street: Towards the bridge

56. The Early Development of Linton and Linton Today sections of this document (Sections 6 & 7) outline the history of Linton and development of its character to date. The general built form is that of converted original stone farm buildings and cottages scattered along Main Street and Northgate Lane, with newer infill houses, predominantly two storey detached and in stone with some render. A key feature of Main Street on its eastern side is that the properties are set on the back of the footpath,

retaining the rural village character. There is a preponderance of solid walls over window openings. Main Street winds through the village from Linton Bridge to Kiln Hill and this gives rise to attractive unfolding views of the street scene in both directions.



Northgate Farm and Telephone Box

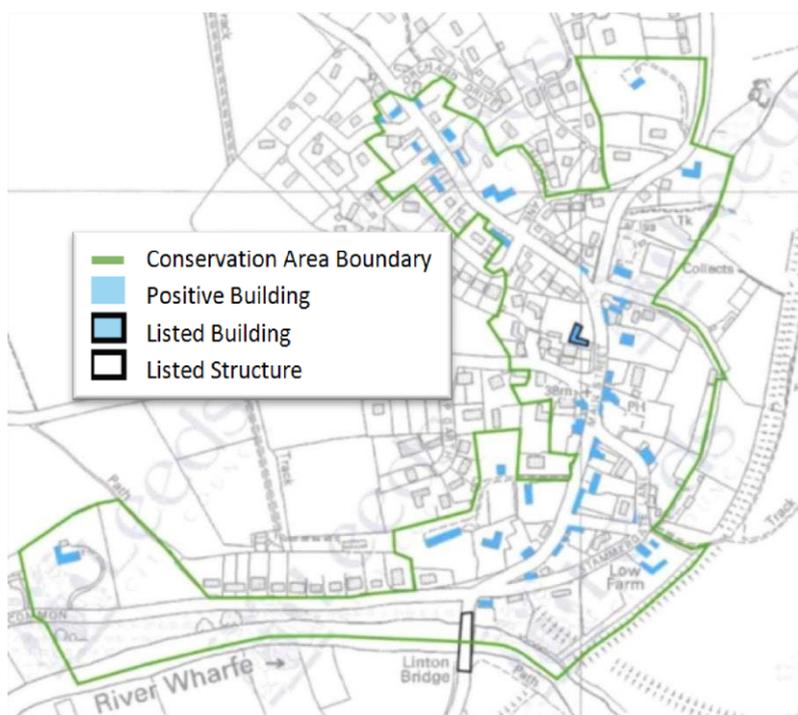
57. Initially 20th century development took the form of individual dwellings in large isolated plots such as Hard Gap and Low Gap. Later, groups of detached houses were built along winding cul-de-sacs. The first of these groups were The Orchards, commenced in the 1930s. The exceptions are two short rows of terrace houses on Northgate Lane, one of which, Northgate Cottages, were originally built by Wetherby Rural District Council in 1947.

58. There is individuality in house styles, but a unity in terms of scale (two storey), and materials (predominantly stone, including garages), walls rather than fences, and/or grass verges fronting highways.

59. The heart of the village is almost exclusively a Conservation Area. LCC approved the CAAMP on the 22nd April 2010 to be used as a material consideration in the determination of planning decisions. This extended the original Conservation Area designated in 1981, and Map 4 below identifies the extent of the revised Conservation Area.



Cottages on Northgate Lane



Map 4: Linton Conservation Area, Positive and Listed Buildings

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Ordnance Survey
LA100019567

60. 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.

61. The CAAMP states that the Linton Conservation Area is of both architectural and historic interest but that it has been adversely affected in the past by inappropriate development adjacent to it and more recently by unsuitable 'infill' developments. The following principal issues were identified:

- Risk of inappropriate development;
- Poor choice of materials used to replace historic features;
- Inappropriate development affecting important views both towards and away from the Conservation Area; and
- Risk of unsympathetic public realm having a detrimental effect.

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

- Retention of mixed styles of architecture but principally two storey;
- Key views towards open countryside not to be compromised;
- Use of regularly coursed millstone grit/sandstone in the construction of boundary walls and buildings;
- Avoidance of high density development by ensuring new build properties have adequate space between each other;
- Retention of the permeability and accessibility of green spaces within and adjacent to the Conservation Area.

63. Only small parts of the Conservation Area are elevated but much of the remainder of the village is located on elevated land running up to the ridge lines. The character of the Conservation Area has influenced and informed the development outside it. Generally, large detached dwellings are set within expansive plots, and the most common building material is stone. Occasionally architectural features similar to those of the Conservation Area have been included in the detailing of the buildings. There are a great number of mature trees and hedgerows.



Northgate Lane

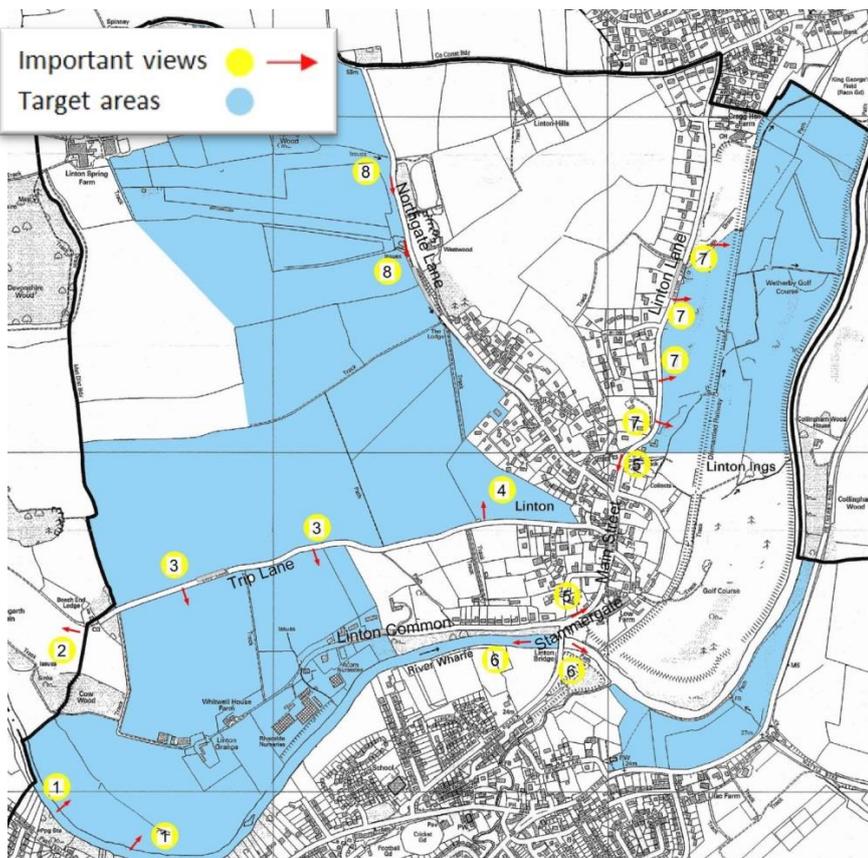


The Ridge – a tree lined private road

64. There has been some development with smaller plots, and there are some boundaries with over-dominant stone walls. Comments made as part of the October 2012 Village Survey suggest that these do not create a pleasing transition between the built environment and the countryside. Careful consideration of this transition in any future development is vital if Linton is to retain its distinctive character and rural setting.

65. The built environment gains much of its character from its rural setting and the many rural

vistas. These have been captured on Map 5 below.



Reference No.	Description	Target to be protected
1	From west of Collingham towards Linton. View of River Wharfe Flood Plain and up to Linton Hills.	Cow Wood trees on Trip Lane, fields around Whitwell House Farm and Riverside Nursery.
2	View from Beech End Lodge.	Wharfe valley
3	View south from Trip Lane.	Whitwell House Farm and beyond to Collingham.
4	View north from Trip Lane towards Northgate Lane.	Across Northgate Lane to The Ridge.
5	View north and south along Main Street.	Retain character of Conservation Area.
6	Upstream and downstream from Linton Bridge.	Retain woodland to edge of river. Minimise development on river frontage.
7	Linton Lane across the Golf Course.	Retain trees and open space.
8	View south from Northgate Lane	Retain green approach and entrance to village.

Map 5: Key Views and Vistas of Linton
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66. The Leeds Core Strategy Policy H2 describes density requirements for new housing. It recognises that settlements outside the hierarchy, and Linton is such a settlement, contribute little to the overall housing numbers and that the area of land to be used for any housing development will be small. No specific density criteria are therefore deemed necessary for future developments in Linton. It is more important that any development reflects the existing spatial characteristics of the area.

67. Mature trees are central to the character of the whole built up area, with many dwellings set in the landscape rather than dominating it.



Entrance to Linton on Northgate Lane



Linton Common

68. Significant groups of trees are to be found at the entrance to the village on Northgate Lane, and on both sides of the river bridge. An important 'specimen' tree occupies the corner site at the junction of Northgate Lane and Main Street. The eastern side of Linton Lane is bordered by trees and hedgerows with the golf course and river valley beyond, providing an open, semi - rural setting.



Northgate Lane and Main Street Junction

Feedback from the Community

69. In the Village Survey October 2012, 99% of respondents agreed that the distinctive character, amenities and environmental assets of the village should be maintained and protected.

70. This Survey also asked residents what should be protected in the built environment:

- The Conservation Area in general with particular reference to Main Street and views to & from it – 100% agreed;
- Buildings listed as being of architectural and historic value throughout the village – 98% agreed;
- The grass verges along Northgate Lane, Main Street and other areas in the village – 98% agreed;

- Other older traditionally designed buildings not listed but identified as important in the Linton Conservation Area document – 97% agreed.
- Mature/specimen trees throughout the village – 94% agreed;
- 93% wished to protect and enhance natural and historic assets;
- Linton as a 'dark village' without street lighting – 79% agreed;
- 97% were concerned about the impact of traffic on the village character

71. In 2004, a Parish wide village survey was carried out for the purposes of preparing the Collingham with Linton Parish Plan and VDS. The results indicate a consistency of opinion from 2004 through to today.

11.2. POLICY A1: DESIGN AND DEVELOPMENT

New development must preserve and enhance the village of Linton by:

- Recognising and contributing to the distinct rural feel of Linton.
- Respecting the local character, historic and natural assets of the surrounding area, in particular the Conservation Area, and taking every opportunity, through design and materials, to reinforce local distinctiveness and a strong sense of place.
- Ensuring that developments outside the Conservation Area do not adversely affect the character and appearance of the Conservation Area.
- Maintaining space and proportion of building plots.
- Ensuring that new structures do not dominate the streetscape.

- Respecting local landscape quality ensuring that views and vistas are maintained. The visual impact should be considered both from local impact and from longer distance views. The preservation of undeveloped wooded hillsides and ridgelines and open country views, is a key material consideration in respect of any future development. Development which adversely impacts on the views indicated on Map 5 will not be permitted.
- Incorporating landscaping to mitigate the impact of development. Planting programmes for new development should incorporate native arboreal species local to the area.
- Prohibiting the removal of any trees that have a significant amenity value, without the support of an arboriculture report by a reputable company.
- Using regularly coursed millstone grit/sandstone as the dominant construction material for new buildings and boundary walls.
- Maintaining the consistent two-storey eaves height found throughout the Conservation Area.
- Continuing to use rural and vernacular detailing on new build structures to ensure that the rural and historic character is retained.
- Accommodating footways and also grass strips in verges.
- Providing pitched roofs and regularly spaced windows that do not dominate the street scene.
- Minimising the use of street furniture and signage to preserve rural character
- Not installing street lights.

11.3. PROJECTS TO HELP DELIVER OUR VISION:

- Create an overall tree management/planting strategy;
- Assess requirement for additional Tree Preservation Orders/registration of hedgerows;
- Plant screening in those areas which have a negative impact on the rural character of Linton;
- Improve verges and paths using sympathetic materials;
- Tidy and maintain road signs and other furniture consistent with the local character;
- Additional bulb planting.



View from College Farm Lane



Northgate Lane



The Ridge: a private road

11.4. A2: DESIGN OF EXTENSIONS

Justification and Evidence

72. Much development in Linton 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.

11.5. POLICY A2: DESIGN OF EXTENSIONS

In addition to the requirements of Policy A1 the following shall apply to the design of extensions:

- Extensions, including garages, should not cause the property to dominate its neighbourhood and street scene, and space will be retained between buildings and the street similar to the space between neighbouring properties.
- Extensions will be in materials to complement the existing or neighbouring houses.
- Original character features should be retained and replicated in the extension.
- Dormer windows shall be avoided on front elevations. They should be set back from the eaves, side/party walls and set down from ridgelines.
- Door architraves, window styles and frames should closely reflect the style of the original building.

11.6. A3: COMMUNITY INVOLVEMENT

Justification and Evidence

73. Throughout the preparation of the LNP, the SG has been consulted on every aspect of the Plan preparation. This has encouraged a stronger community spirit and it is vitally important that in the

future residents continue to be involved in ensuring the Plan delivery. Over the Plan period, planning applications will come forward and the community should therefore be consulted on an on-going basis.

11.7. POLICY A3: COMMUNITY INVOLVEMENT

To involve residents in an on-going basis in the process of decision-making for planning applications for new dwellings. Any planning application must be accompanied by a Statement of Community Involvement. This statement must include:

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

- An agreed programme for on-going consultation.

Any subsequent application will only be supported if it is clear the feedback from the community has been taken into account as far as practicable.

12. CATEGORY B: NEW HOUSING DEVELOPMENT

Objectives:

1. To ensure sensitive development that protects and enriches the landscape and built setting throughout the Neighbourhood Area.
2. To ensure that any multiple housing development is tailored to the future needs of Linton residents.
3. To protect the landscape generally including agricultural land, woodland, wildlife habitats, and particularly the key views into and out of the Conservation Area.
4. To seek on-going improvements to highways and develop a safer route for pedestrians from Linton to Wetherby and Collingham.

12.1. B1: SMALL SCALE DEVELOPMENT

Justification and Evidence

74. There are currently 270 dwellings in Linton. The vast majority are within the main village. The remainder are in Linton Springs, Linton Hills and Whitwell House farms.

75. Outside the village envelope and current built areas, all of the land within the Neighbourhood Area (apart from one area) was designated Green Belt (Special Landscape Area) in the Leeds City Council's Unitary Development Plan (UDP). The Key Diagram in the Leeds Core Strategy maintains the Green Belt boundary and also shows the whole of Linton as Strategic Green Infrastructure.

76. The NPPF paragraph 89 prevents general development in the Green Belt.

77. The LCC Core Strategy Spatial Policy 10 sets out the process for a Green Belt review which will be

necessary to achieve the appropriate number of housing sites throughout Leeds. The Green Belt review will be focused on locations within the settlement hierarchy and other settlements will be considered only where they possess a range of local services and facilities, similar to higher order settlements and where development might be a more sustainable option. Linton does not possess the range of services and therefore it can be concluded that the Green Belt within Linton will be maintained throughout the Plan period.

78. Within the Neighbourhood Area working farms still exist with extensive agricultural land in full use. The protection of this agricultural land is seen as vitally important and any proposal for housing development on such land should be refused.



View down Northgate Lane

79. Linton’s highways are of limited capacity with many roads having single car width sections and poor geometry junctions. Changes to these road sections/junctions cannot be achieved without significant adverse effect on the distinctive village character in the Conservation Area.

80. It can therefore be concluded that opportunities for housing development in Linton are severely restricted.

81. The LCC Core Strategy includes Spatial Policy 6 - The Housing Requirements and Allocation of Housing Land and Spatial Policy 7 - Distribution of Housing

Land and Allocations, which states that taken together, these policies indicate a requirement for a very small number of houses to be located in “other rural” settlements in Outer North East Leeds. These “other rural” settlements include Linton.

82. LCC maintains a database of potential sites for housing. This is the Strategic Housing Land Availability Assessment (SHLAA). In the 2012 SHLAA nine sites had been identified for Linton. SHLAA 787 Linton Springs already has planning permission for development, and SHLAA 1070 Cragg Hall Farm has already been developed. SHLAA 1301 is the site of Wetherby Golf Club House and car park and this has subsequently been removed from the process.

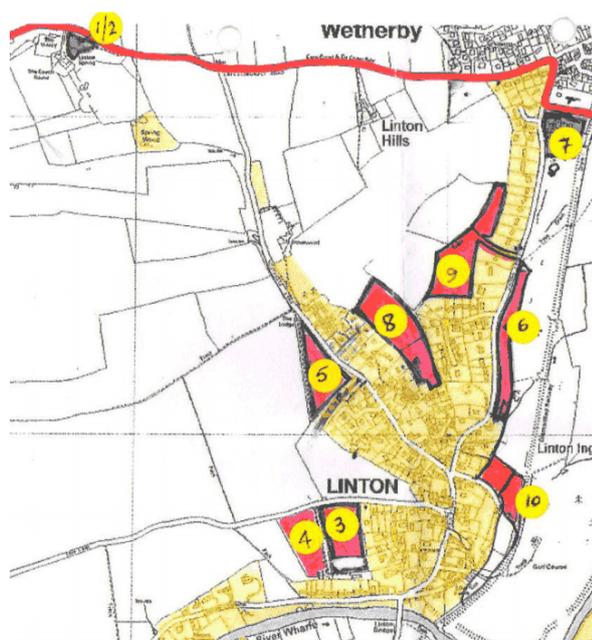


Sheep at Linton Hills Farm

Linton Ref.	SHLAA Ref.	Description
3	1121	Trip Lane
5	1252	Northgate Lane
6	1300	Land to the east of Linton Lane (Golf course)
9	1309	Land to the west of Linton Lane
8	2136	The Ridge
4	3448	Trip Lane
10	N/A	Green Lane
1/2	787	Linton Springs
7	1301	Wetherby Golf Club

A map to illustrate the SHLAA sites and additional Green Lane site.

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83. In the Leeds City Council Site Allocations, Issues and Options Plan, June 2013 (SAP), LCC, as a first stage in their overall assessment process, treated these “other rural” settlements equally and in almost all cases the SHLAA sites have been sieved out including those remaining in Linton. The SAP states that when planning applications come forward for sites outside the settlement hierarchy, they will be compared from a sustainability and spatial objective perspective with those alternatives within the settlement hierarchy.

84. The LNP strongly endorses this approach.

85. Apart from the nine SHLAA sites, one further site was put forward for consideration during the Plan preparation as a potential location for housing development, which was not in the SHLAA. This is the Green Lane site adjacent to the Linton Memorial Hall.

Feedback from the Community

86. Notwithstanding the fact that Linton is not considered to be a sustainable location for significant development the DC undertook a thorough evaluation of all the possible sites. After consulting with the various landowners the pros and cons for each site were presented at an Open Weekend in June 2013. The results of the various comments for each of these sites were then analysed and discussed at a SG Meeting.



Site assessment by Drafting Committee Members

87. Taking all the information and comments into account, it was felt that none of the sites that were put forward were suitable for development; the principal reason being their allocation as Green Belt. The other reasons are tabulated below:

SHLAA reference number	Name of site	Summary of Main Reasons
1121	Trip Lane	Insurmountable highways issues due to the difficult junction of Trip Lane with Main Street and discontinuous footpath.
1252	Northgate Lane	Northgate Lane is narrow with a substandard junction at Main Street and discontinuous footpath to Linton centre
1300	Land to the east of Linton Lane (Wetherby Golf course)	Development would impact on one of the key views to be protected.
1309	Land to the west of Linton Lane	Difficult highway access. Site is prime arable land.
2136	The Ridge	See section B2
3448	Trip Lane	Insurmountable highways issues due to the difficult junction of Trip Lane with Main Street and discontinuous footpath to Linton centre.

SHLAA reference number	Name of site	Summary of Main Reasons
N/A	Green Lane	Access would need the permission of the trustees to the Linton Memorial Hall, and civil engineering works. The trustees have ruled this out due to insurmountable concerns over the impact on the Memorial Hall. The site is partly Zone 2 flood plain.

88. However despite the above, residents of Linton are not essentially anti-development. In addition, residents realise that Linton cannot stand still and that there will be additional housing over the course of time. It is possible that more suitable sites for development could come forward, and these may be favourably considered by LCC or Planning Inspector. They are aware that development could also bring

some benefits to the community through the delivery of the improvements described in the Projects for Linton section.

89. This is underpinned by the results of the Village Survey June 2013; 60% of respondees are in favour of a small amount of development in Linton if this brings benefits to the local community.

Village Survey June 2013	The number of respondents who do not wish to see any houses irrespective of delivering improvements is	40%
	The number of respondents prepared to accept 1 to 10 houses to deliver village improvements is	50%
	The number of respondents prepared to accept 11 to 20 houses to deliver village improvements is	10%

90. The following key points are abstracted from the Village Surveys held in October 2012:

Source	Comment	
Village Survey October 2012	The Conservation Area should be protected.	100% agreed
	Wooded hillsides, ridgelines and open country view should be protected	99% agreed
	Green Belt land should be protected	99% agreed
	The strip of land along the eastern side of Linton Lane from Kiln Hill to the Golf Club should be protected	78% agreed
	Traffic has an impact on village character.	97% agreed
	Residents would prefer development where it would be possible to walk to Wetherby.	58% support
	Residents would prefer development where it would be possible to walk to Collingham.	57% support

12.2. POLICY B1: SMALL SCALE DEVELOPMENT

Development will be supported where it is small-scale and does not extend the village into the surrounding countryside.

12.3. B2: PROTECTED AREA OF SEARCH SITE (THE RIDGE)

Justification and Evidence

91. The one significant area of land in Linton not in the Green Belt (known as The Ridge site) was designated as a Protected Area of Search (PAS) in the Leeds UDP. This means the land has been identified for possible future development. The land is SHLAA site 2136 and similarly to other sites in Linton has been “sieved out” in the SAP for the Plan June 2013 as described in B1 (Justification and Evidence) above.

92. In addition, site specific problems make The Ridge unsuitable for development. These include:

- The site occupies a prominent ridgeline and extends beyond the village built area.
- If developed it would impact upon open countryside views and would be an unacceptable extension into the countryside.
- There is opportunity to return this land to agricultural use and possibly also to Green Belt.
- Vehicular access is via Tibgarth, off Northgate Lane. This access is very steep and would

require significant excavation works which would impact on the natural ridge line. This is part of a key view to be protected, and it is likely the excavation works would extend beyond the existing built area. The completed access would remain steep and could have highway safety concerns.

- Northgate Lane is unsuitable for extra traffic flow having unsafe junctions and single car with sections to the East and the West. The footpath is discontinuous.
- The distance to the nearest bus stop and services is significantly greater than the accessibility thresholds included in Leeds Core Strategy, and it seems inevitable that the vast majority of journeys created would be by car.
- The site fulfils the requirements for Green Belt status as set out in the NPPF and the Local Plan (CS10).

Feedback from the Community

93. Feedback from the Open Weekend in June 2013 confirmed the residents of Linton do not think this site is suitable for development for the reasons outlined

above. The subsequent SG meeting confirmed this opinion and agreed to investigate returning the whole of the site to Green Belt.

12.4. POLICY B2: PAS SITE (THE RIDGE)

SHLAA 2136, The Ridge, Linton will continue to be protected from development until its longer term allocation has been determined via the Local Plan Sites Allocation Plan, following a comprehensive Green Belt review, housing needs and sites assessments.

12.5. PROJECTS TO HELP DELIVER OUR VISION

Investigate returning all or part of The Ridge to Green Belt and agricultural use.

12.6. B3: ACCESS TO FACILITIES

Justification and Evidence

94. The Leeds Core Strategy Policy T2 recognises new development should be in accessible locations, and Core Strategy Appendix 2 Table 2 describes the Standards. The Standards require a 15 minute service frequency for public transport which is not available in

Linton, and are the standards for developments of 5 or more dwellings. The principle behind these standards is supported by the Linton Neighbourhood Plan.

12.7. POLICY B3: ACCESS TO FACILITIES

New development should be located within 5 minutes' walk / 400 metres of a bus stop, and will encourage opportunities to walk safely to local facilities such as Linton Memorial Hall and to services available in Collingham and Wetherby.

12.8. B4: DEVELOPMENT CRITERIA – HIGHWAYS

Justification and Evidence

95. The Linton highway network is shown on Map 6. The principal access road runs North/South through the village centre connecting the A661 (Wetherby/Harrogate road) just west of Wetherby Centre with the A659 at Collingham. This road can be busy at times and is used as a "cut through" avoiding Wetherby town centre. The principal access roads are known as Main Street and Linton Lane.



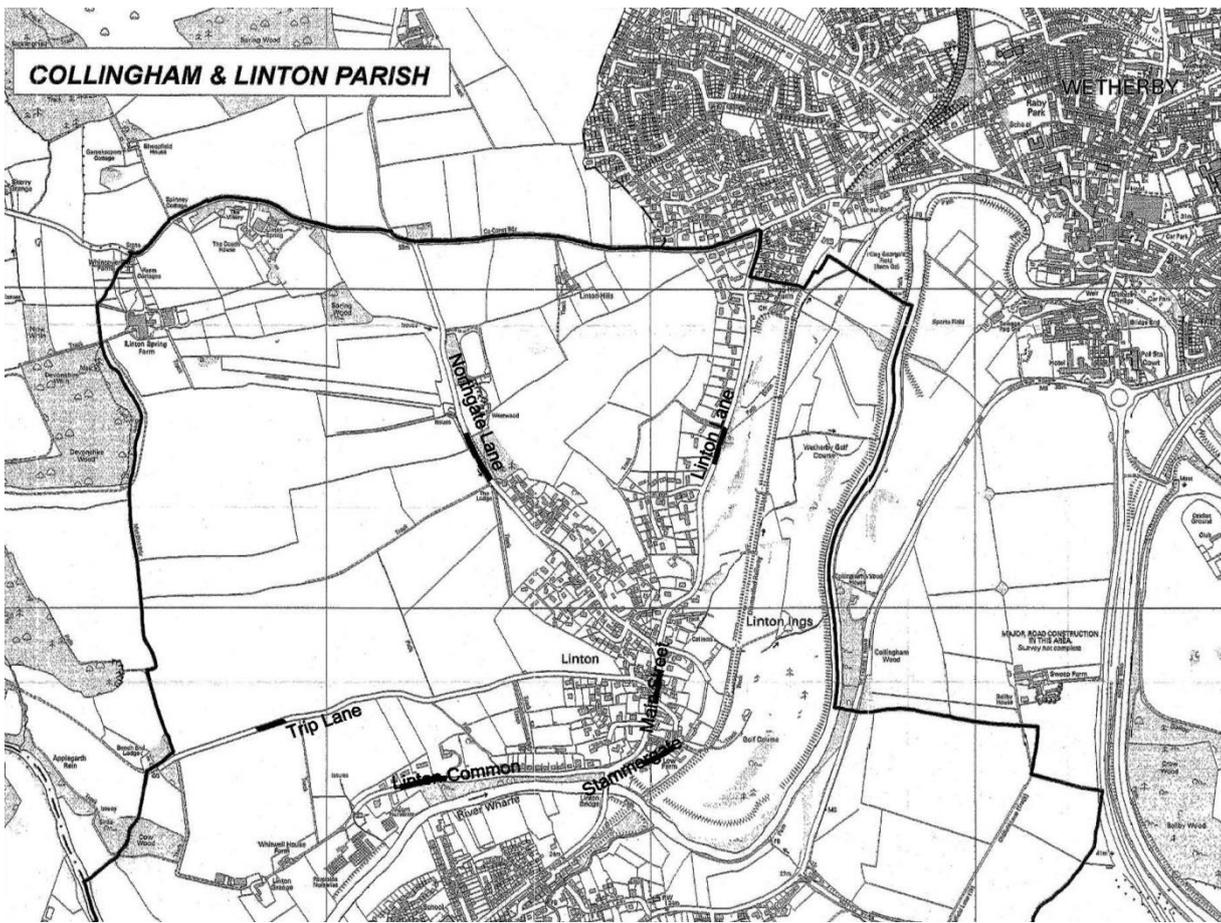
Main Street

96. There is only one other through road (Northgate Lane) which connects to the nearby village of Sicklinghall. This road is rural in character with narrow sections.



Damage at the Trip Lane triangle

97. From the Village Survey October 2012, it became very clear that highway issues and safety were of high importance to the villagers. Comments from the survey covered such items as speeding traffic on narrow lanes, poor footpaths, constant damage to grass verges and parking of construction vehicles. These comments were also mirrored in the VDS.



Map 6: Linton Highways
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98. It was therefore decided by the SG that in support of the preparation of the Neighbourhood Plan an independent Highway Assessment should be commissioned in October 2012. This report highlighted a number of shortcomings in the local road and footpath networks. The principal highway problems were identified as:

- Main Street - generally narrow with a blind bend just north of the river bridge. This causes particular problems with HGVs and buses which often need to reverse.



Congestion on Main Street



Vehicles on a narrow section of Main Street

- Trip Lane/Main Street junction - the triangular green space at this point, which is an important feature of the village centre, does create difficult turning manoeuvres for large vehicles and also has poor sight lines.



Narrow entrance to Trip Lane

- Northgate Lane/Main Street junction – which has poor junction geometry. Northgate lane is the only other through road in the village but it is rural in character with very narrow single car width in places with passing points.
- The use of Linton Lane and Main Street as a “rat run”. This problem is principally caused by

vehicles avoiding Wetherby town centre, which can become significantly congested, especially at peak times of the day. Any increase in this "rat run" activity would be a particularly bad problem on Main Street in the heart of the Conservation Area because of its unsafe configuration as highlighted in the Highway Assessment, ie narrow width, blind bends and lack of pavements. Large scale developments proposed to the north of Wetherby and in Collingham are likely to result in increases in traffic volumes at peak times well beyond the 10% discernible threshold.

- Excessive speed - because of all the above, which result in a number of traffic incidents and "near misses", most of which are never formally reported, there is significant support for a 20mph speed limit zone through the village centre.

Feedback from the Community

99. In the Village Survey October 2012, 97% of respondees indicated that they were concerned about the impact of traffic on the village.

100. The village is served by one bus route (Wetherby/Leeds) and also has a number of school buses at appropriate times.

12.9. POLICY B4: DEVELOPMENT CRITERIA – HIGHWAYS

No development will be permitted that increases turning traffic at the Trip Lane/Main Street junction which is sub-standard and cannot be improved without serious detriment to the Conservation Area.

Development which increases turning traffic at the Northgate Lane/Main Street junction will only be permitted if improvements are made to the sub-standard geometry of this junction. These improvements must be sympathetic to the character of the Conservation Area.

12.10. PROJECTS TO HELP DELIVER OUR VISION:

- Introduce 20mph zone in Main Street;
- Extend 30mph zone on Northgate Lane;
- Create gateway features on Linton Lane and Northgate Lane;
- Control HGV access through Linton; and
- Improve highway drainage.

12.11. B5: HOUSING TYPE

Justification and Evidence

101. The LCC 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. Within Linton there is already a greater concentration of elderly people than the Leeds and national averages. Over the Plan period it is estimated that there will be a 16% increase in households over 65, 30% increase in over 75s and 70% increase in over 85s.

102. The logical conclusion from these statistics is that there will be a demand for suitable housing for an aging population.

103. The most up-to-date figures recording the population of Linton appear in the 2011 census results. The previous census was in 2001. The figures below disclose the population of Linton, broken down into age groups from each of these two censuses. These figures show significant population changes between the two censuses, when analysed by age, as follows:

	2001	2011	Change	Summary
Under 18s	171	145	-15%	Net fall of 15% in under 18s
18 to 59	374	320	-14%	Net 29% fall in under 60s
60 and over	136	196	+44%	Over 44% increase in over 60s

Feedback from the Community

104. The following key points are abstracted from the Village Survey 2013:

- The number of respondents living in detached 4 or 5 bedroom houses is 72%
- The number of respondents aged over 55 is 50%
- The number of people indicating a desire to down-size in the next 15 years is 73 out of 105 who indicated a possibility of moving house in the next 15 years.

12.12. POLICY B5: HOUSING TYPE

Any proposed new housing development will seek to provide a mix of dwelling types to suit the changing needs of an ageing demographic profile population and provide suitable dwellings for downsizing.

13. CATEGORY C: VILLAGE FACILITIES, SERVICES AND ASSETS OF COMMUNITY VALUE

Objective:

7. To ensure all the 'village assets' are protected, and particularly to ensure the Linton Memorial Hall has a sustainable future by supporting the delivery of the required improvements.

Justification and Evidence

105. Linton is seen as very attractive place to live, but with few services. Many residents take advantage of the services available in Collingham, including two churches, Collingham and Linton Sports Association, Post Office, doctors, dentists, a pharmacy and various small retail shops.

106. In addition, an even wider number of services are available in Wetherby, which is classed as a major urban settlement. Examples of services available in Wetherby include, banking, supermarkets, estate agents and there are significant employment opportunities.

107. Most of the children of Linton of primary age attend state schools (95%) according to the Village Survey October 2013. The most convenient primary school for Linton is Lady Elizabeth Hastings Church of England Primary School, Collingham, which is in walking distance from the heart of the village. That school is often over-subscribed for new entrants but Leeds City Council's Department for Education states that Wetherby and other local primary schools can satisfy demand for places not available in Collingham.

108. Less than half of the children of Linton of secondary age attend state schools (41%) according to the residents' survey. The nearest state school is in Wetherby and that school plus other local secondary schools can currently satisfy all demand for places.

109. Although the village setting and the built environment are instrumental in preserving the rural character of Linton, it is the available community facilities that help to make Linton a pleasant place to live. The 'Assets of Community Value' which contribute to the rural village character identified by the residents of Linton are listed in the next table.

110. The Linton Memorial Hall was built over 60 years ago and the building is now in need of some renovation and modernisation. It is the main facility in the village and to ensure it has a sustainable future and attracts future lettings, the Management Committee have identified a number of improvements that need to be carried out, such as upgrading the toilets and enlarging the kitchen facilities. Although the Parish Council supports the Linton Memorial Hall for specific repairs and projects where possible, with rising energy costs, it will be a challenge for the Management Committee to find funds for the major projects.

111. Land of Community Value is described in The Localism Act paragraphs 87 to 109. 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.

Feedback from the Community

112. In the Village Survey of 2012, the following Assets of Community Value, Facilities and Services were strongly supported by the villagers, and the white post and rail fencing on Main Street was subsequently added to the list.



Assets of Community Value	% supporting
The Windmill Inn	100%
*The bus shelter adjoining Windmill Inn	93%
*The telephone box in Main Street	79%
The Linton Memorial Hall	99%
Wetherby Golf Club	89%
Linton Tennis Club	95%
*The Montessori Nursery School	88%
Riverside Garden Centre/Nursery	78%
*Country footpaths and bye-ways	99%
*Village Green at the junction of Trip Lane and Main Street	99%
*The Village Green and pump at Muddy Lane	99%
*The Common Land north of Linton Bridge – daffodil bank	98%
*Northgate Farm and Linton Bridge – listed structures	97%
*White post and rail fencing on Main Street	

Note: In the context of a NP Planning Policy, only those “Assets of Community Value” subject to planning system control can be protected by a Neighbourhood Planning Policy. Those with an asterisk in the table cannot be protected through planning policy, but can be registered as “Assets of Community Value”.

113. The Linton Memorial Hall is a key village asset both from a visual and facility point of view. In the Village Survey October 2012, a considerable number of comments were made indicating that residents would like to see the Memorial Hall renovated and updated and be used even more extensively by all age groups for community functions.

13.1. POLICY C1: VILLAGE FACILITIES, SERVICES AND ASSETS OF COMMUNITY VALUE

No development will be allowed that is harmful to the following village facilities and services. Any measure to improve these facilities and services for the benefit of the residents of Linton will be supported:

- Linton Memorial Hall;
- The Windmill Inn;
- Wetherby Golf Club;
- Linton Tennis Club;
- The Montessori Nursery School; and
- Riverside Garden Centre / Nursery.

13.2. PROJECTS TO HELP DELIVER OUR VISION:

- Register “Assets of Community Value”
- Maintain and improve the Linton Memorial Hall.

14. CATEGORY D: FOOTPATHS, CYCLEWAYS AND BRIDLEWAYS

Objective

5. To seek on-going improvements to highways and develop a safer route for pedestrians from Linton to Wetherby and Collingham.
6. To improve the existing footpath network by creating new footpaths and cycle ways to extend connectivity and improve access to the surrounding rural countryside.

14.1. D1: FOOTPATHS, CYCLEWAYS AND BRIDLEWAYS

Justification and Evidence

114. The village has many narrow lanes and footpaths that are critical to maintaining the rural nature of the village. Because of the narrow lanes, the verges are subject to constant over-running. Damage caused was highlighted as a concern in the Village Survey 2012 and also in the VDS.



Vehicle damage to grass verges

115. For most people living in Linton the car has become the principal mode of transport, even for some of the shortest journeys. It is very important that better footpaths and public rights of ways connecting to Wetherby and to Collingham are developed to encourage less use of cars and promote better health and well-being.

116. The principal footpath problems are as follows:

- The footpath along Linton Lane is intermittent;
- There is no footpath at all on Kiln Hill which connects Main Street to Linton Lane;

- There is no footpath on Main Street from the bottom of Kiln Hill to the Linton Memorial Hall car park;
- The footpath which is on the east side of Main Street is extremely narrow in parts and unsafe for buggies/pushchairs;



Kiln Hill

- There is no footpath at all from the river bridge to beyond the blind bend on Main Street; and
- Stammergate Lane is a private road designated as a by-way which provides a safe alternative route for pedestrians between the river bridge and the Windmill Inn but would benefit from some surface improvement to facilitate use by them.

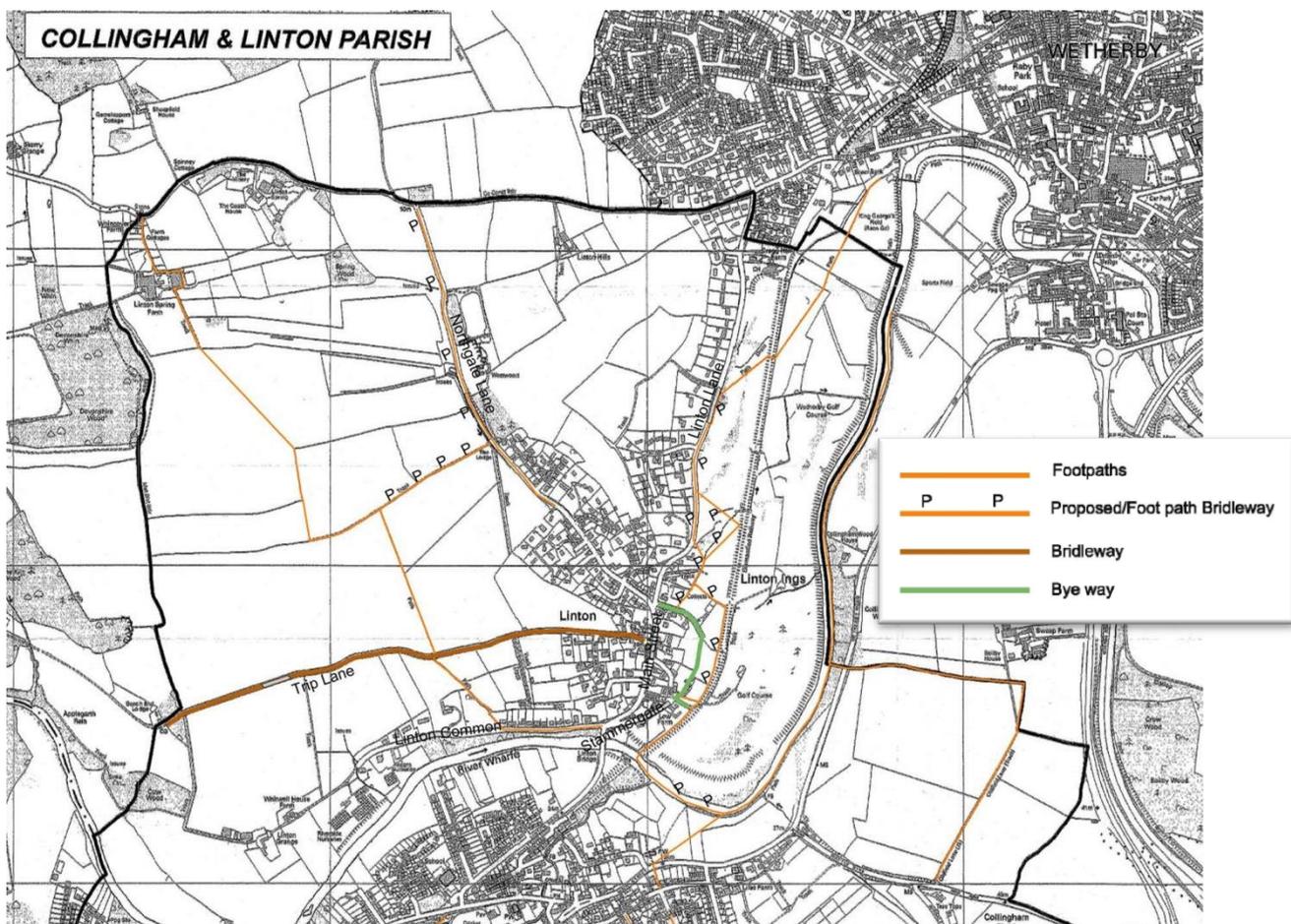


Main Street: Narrow road without pavement

117. To enable a greater appreciation of the landscape features and interaction with the wildlife, access to the countryside is achieved via a network of public and footpaths, however, a lack of circular routes often necessitates a return via local roads.

118. The key routes shown on Map 7 below are as follows:

- Main Street which forms part of the Sustrans National Cycle Network (Route 66);
- Trip Lane is part of Ebora Way, the long distance footpath along the Wharfe Valley, which continues up Main Street and Linton Lane and then towards Wetherby across the golf course;
- There are two 'green' lanes, one from Stammerge Lane to Linton Memorial Hall and Sodom Lane from Kiln Hill to Muddy Lane;
- Linton Common is an unmade private road; and
- The public footpath from Linton Common, alongside the site of the SSSI, to Trip Lane then connecting with the public footpath to Linton Spring Farm.



Map 7: Existing and Proposed Footpaths/Bridleways

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Feedback from the Community

119. The Village Survey October 2012 revealed the extent of support for green space and public rights of way:

- Improvement of highway and footpath safety to provide a safer and more secure environment (97%);
- Improve maintenance of existing footpaths – 97% agreed;
- The protection and clear definition of the Ebor Way footpath where it passes through the village – 92% agreed;



Footpath from Trip Lane to Linton Common



Green Lane

- Country footpath extensions to create circular walks e.g. Trip Lane to Northgate Lane – 88% agreed;
- Improvements to the community notice board at Linton Memorial Hall to include a village footpath map – 83% agreed;
- A footpath extension along Northgate Lane towards Sicklinghall – 75% agreed;

- The footpath along Sodom Lane (from Muddy Lane to Kiln Hill) to be formalised as a public right of way – 67% agreed.



Sodom Lane from Kiln Hill

120. The survey comments demonstrate an overwhelming agreement that the footways throughout the village should be improved. The comments recognise that traffic and poor footpaths have a great impact not only on safety but also on the environment and character of Linton.

121. The Highways Assessment recognised pedestrian access along Main Street towards Collingham as a significant hazard. A focus group was established to consider this specific problem and concluded that practicable alternatives to satisfactorily cater for pedestrians and vehicles along this route did not exist. The conclusion is that pedestrians should be encouraged to use Stammerge Lane by signage and maintenance of the surface of Stammerge Lane.



Stammerge Lane

14.2. POLICY D1: FOOTPATHS, CYCLEWAYS AND BRIDLEWAYS

Any proposed development will take all reasonable opportunities to improve footpath and bridleway access, by, for example, facilitating new circular walks and new safer alternatives to existing routes. Proposed routes (see Map 7 above) will be expected to take advantage of features such as good views, amenity areas and also provide further planting as part of the proposals.

The layout should take into consideration the possibility of future footpaths and bridleways and access links not directly provided by the developments.

14.3. PROJECTS TO HELP DELIVER OUR VISION:

- Provide footpath at Kiln Hill to connect with Linton Lane footpath to Wetherby;
- Improve surface of Stammergate Lane;
- Seek opportunities for new footpath and bridleway links (see map 7);
- Improve signs for country walks;
- Provide map of routes on a new Community Noticeboard;
- Maintenance of footpaths generally;
- Sodom Lane to be formally recognised as a footpath.



Signpost and Memorial Hall



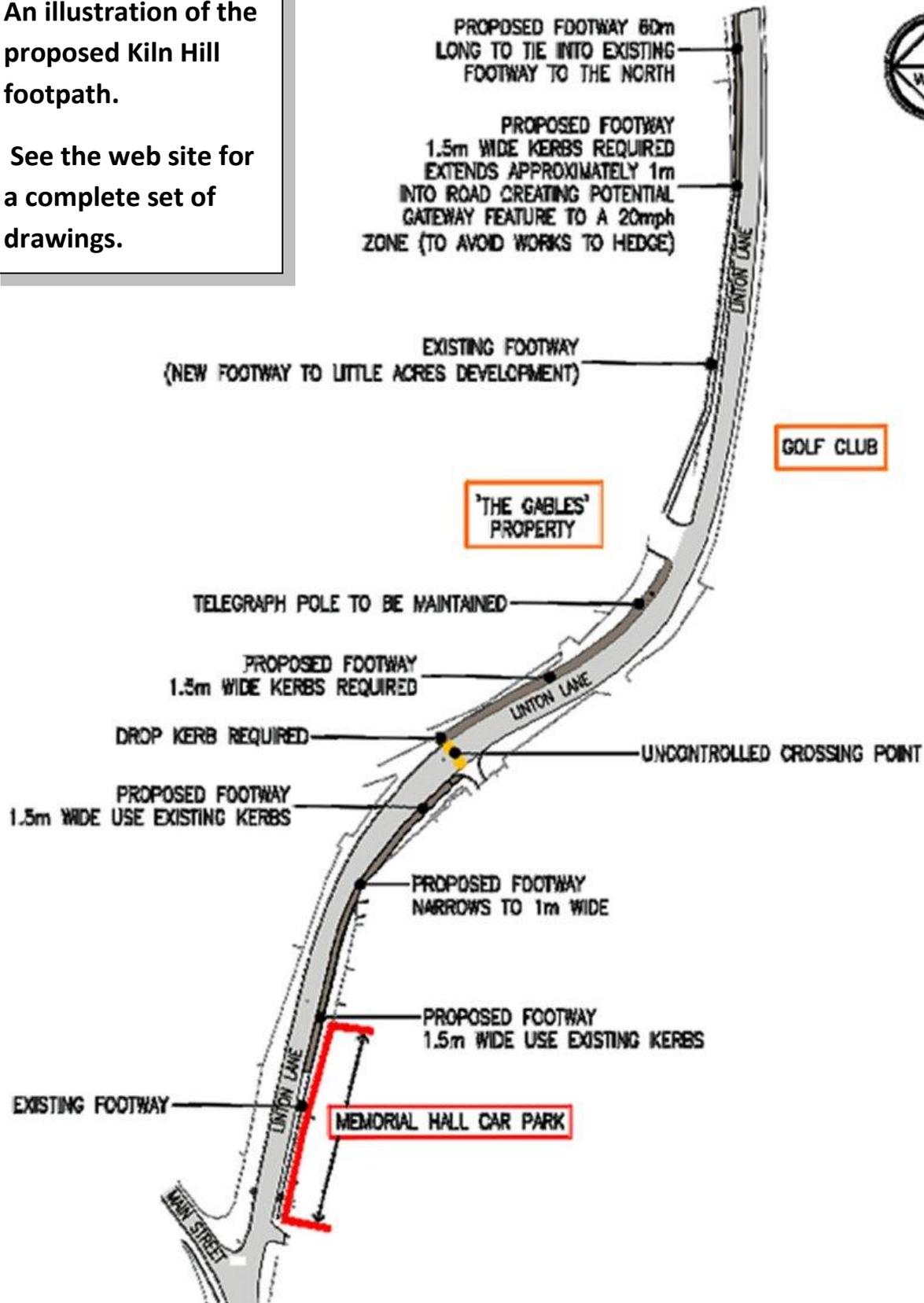
Entrance to College Farm Lane



Stammergate Lane

An illustration of the proposed Kiln Hill footpath.

See the web site for a complete set of drawings.



THIS DRAWING SHOWS THE PRELIMINARY DESIGN ONLY AND IS SUBJECT TO DETAILED DESIGN, TOPOGRAPHICAL SURVEY INFORMATION AND LOCAL AUTHORITY APPROVAL

15. CATEGORY E: GREEN SPACE

Objective

4. To protect the valuable green spaces within Linton and to establish new community open spaces.

15.1. E1: LOCAL GREEN SPACE

Justification and Evidence

122. Whilst Linton has seen development during the last century, it has retained a number of small green spaces that in the past provided areas for village activities or events. These contribute to the character of the village today but provide limited opportunity for informal recreation, and in accordance with national planning guidance, the community wishes to see the most important of these spaces protected for future generations (see the Table on Page 38).

123. The tennis courts and land surrounding Linton Memorial Hall are already Protected Green Space.

(N1 Protected Green Space in the UDP and SAP, June 2013 – proposed Outdoors Sports Provision Plan 6.5B). There is a small area of land adjacent to the Linton Tennis Club and Linton Memorial Hall, which is owned partly by the Trustees of the Memorial Hall and partly by the Trustees of Tennis Club, which has been identified as possible additional amenity spaces, which could in future be used for village events and recreation and is shown on Map 8 below. This is listed as a high priority in the Project Priorities List (see Section 18) To facilitate this project, the area of land should be designated Local Green Space.



Map 8 Proposed additional amenity space

124. The two village greens (the green triangle opposite the Windmill and the small area of green space with village pump at the junction of Muddy Lane and Northgate Lane) are not currently protected. Both meet the requirements described in NPPF

paragraph 77, and are therefore suitable to be designated as Local Green Space.

125. In 2011 LCC completed an Open Space, Sport and Recreation Assessment (Open Space Audit). This

audit recognised Wetherby Golf Club as green space. The Core Strategy does not include standards for accessibility and provision of golf courses and therefore there is no assessment of surpluses or deficiencies. This is clearly an important recreational

facility and also brings environmental benefits, and should therefore be provided with the same importance and protection as the other items of green space within Linton.



Proposed additional Open Space adjacent to tennis courts

126. Local Green Space

	Location	Local Significance	Size
Land identified for additional Open Space project.	North of the Tennis Club and Linton Memorial Hall car park in the heart of the village.	Owned by Trustees of the Linton Memorial Hall and Trustees of Linton Tennis Club in excess of 50 years. Vital to Open Space project	Less than an acre
Village Green Triangle on Trip Lane	Heart of village, junction of Main Street and Trip Lane	Iconic centre of the village. Historic centre for various recreational activities.	Very small
Village Green Triangle with Village Pump	Close to village centre at the junction of Muddy Lane (formerly Sodom Lane) and Northgate Lane	Historic junction now the site of the village pump (redundant well)	Very small



The Village Pump



Bench on Trip Lane Triangle

Feedback from the Community

127. The Village Survey October 2012 revealed the following opinion about protecting Community Open Space:

- The 'Village Greens' at Main Street/Trip Lane and Northgate Lane/Muddy Lane junctions – 99% agreed;

- The Village Pump on the green at Muddy Lane – 98% agreed.

128. The Survey also revealed the following opinion about improving green space and public rights of way:

- Provision of a Children's Play Area or Adventure Area – 63% agreed.

15.2. POLICY E1: LOCAL GREEN SPACE

The land owned by the Trustees of Linton Memorial Hall and the Trustees of Linton Tennis Club and north of the existing protected Green Space should be designated as Local Green Space.

The village green triangle at the junction of Main street and Trip Lane, and the village green triangle at the junction of Muddy lane and Northgate Lane should be designated as Local Green Space.



Junction of Trip Lane and Main Street



Junction of Northgate Lane and Muddy Lane

15.3. E2: ADDITIONAL OPEN SPACE

Justification and Evidence

129. 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. The population of Linton is 661 (adult population 516), as recorded in the 2011

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

130. Analysis indicates that Linton has a deficit in access to children's play facilities and also access to amenity green space.

15.4. POLICY E2: ADDITIONAL OPEN SPACE

Development that assists in provision of additional children’s facilities and/or amenity green space to meet the standards of Policy G3 in the Leeds Core Strategy will be supported subject to normal town planning considerations.

15.5. PROJECTS TO HELP DELIVER OUR VISION:

Provide additional amenity space in Linton (see Map 8).

16. CATEGORY F: LOCAL ECONOMY

Objective:

8. To support and strengthen local business activity

16.1. F1: LOCAL BUSINESS SUPPORT

Justification and Evidence

131. Linton is almost exclusively a residential community with just a few local services/businesses within the Neighbourhood Area boundary. The vast majority of service providers (Health Centres, schools, etc.) and businesses (shops, office, petrol stations, etc.) are located close by in either Wetherby (the majority) or Collingham.

132. The lack of development opportunity and the tightly drawn Green Belt militate against the possibility of new commercial development.

133. The aim of the LNP, therefore, is to maintain and strengthen the present local economy and the businesses active in it. These are: The Windmill Inn, Riverside Garden Centre/ Nursery, Montessori Nursery School and Wetherby Golf Club.

134. In addition, as part of the consultation process, the proprietors of all the businesses (including Wood Hall Hotel as the only access to this business is through the village) were met separately and their views/aspirations noted.

135. The Village Survey in October 2012 revealed the following:

Business	% agreeing this is an Asset
The Windmill Inn	100
The Golf Club	78
Riverside Garden Centre/Nursery	79
Montessori Nursery School	56

136. All of the businesses included in the survey are regarded as Assets of Community Value.



View over Wetherby Golf Course

16.2. POLICY F1: LOCAL BUSINESS SUPPORT

Development proposals which provide support and encouragement to local businesses and ensure viability is maintained and strengthened will be supported in principle subject to normal town planning considerations and other policy requirements of the Linton Neighbourhood Plan.

16.3. PROJECTS TO HELP DELIVER THE VISION

Improve Linton website for local Linton businesses.



The Windmill Inn

16.4. F2: BROADBAND/CONNECTIVITY

Justification and Evidence

137. Some residents in Linton already work from home (11.6% of residents in employment according to the 2011 Census), and this may increase in the future. Broadband internet connections are slow in Linton. High-speed broadband will bring with it a range of new opportunities, such as better remote and home working and access to more on-line applications and services. It is considered that the provision of fibre optic connections is the most robust and future-proof method of connectivity delivery. This should be the aim for all developments.

Feedback from the Community

138. The Village Survey in October 2012 identified that generally residents were dissatisfied with broadband speed available. Only 34% thought this was good or excellent.

16.5. POLICY F2: BROADBAND/CONNECTIVITY

New developments should demonstrate how they will contribute and be compatible with internet connectivity. This should be by way of a 'connectivity statement' to accompany planning applications and include plans showing suitable ducting provision.

16.6. PROJECTS TO HELP DELIVER THE VISION:

Improve existing broadband speed and connectivity throughout Linton.

17. COMMUNITY INFRASTRUCTURE LEVY

139. 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 (Leeds City Council). In addition a “meaningful proportion” of the CIL is passed by the Local Authority to the Parish Council. If there is a Neighbourhood Plan adopted this proportion is 25%.

140. Both the Local Authority and Parish Council are required to spend this levy by funding the provision, improvement, replacement, operation or maintenance of infrastructure, or anything else that is concerned with addressing the demands that any development places on an area.

141. 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 sports facilities, public realm improvements and public health improvements.

142. Whilst the LNP is primarily a document relating to land-use within Linton, the community have identified a number of projects, which will require co-operation, assistance and funding from outside stakeholders.

143. Multiple housing development in Linton will no doubt increase pressure on highways inside the village and its surrounds, and also demands for local facilities such as schooling, healthcare, public utilities, policing, waste services and leisure, most of which are currently provided outside Linton. These are the types of projects LCC will be expected to fund through the CIL.

144. To ensure the Vision for Linton is achieved and development is integrated sustainably into the village over the next 15 years, it is essential that the projects outlined in the Projects Priority List 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.

145. 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 will use CIL funds accordingly.

146. The Parish Council will receive “meaningful proportion” payments from LCC and will then need to resolve how these payments are distributed between 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. The Community Infrastructure Regulations require the Parish Council to report annually on how monies have been spent. This serves to provide appropriate checks and balances when spending this new source of revenue.

147. It will be important that the Linton Delivery Committee (see below) consult and closely co-operate with the Parish Council on the delivery of the LNP over the Plan period.

18. PROJECTS FOR LINTON

148. The Projects Priority List has evolved from reviewing the comments put forward by residents in the Village Survey October 2012 and at the various SG meetings, and also from recommendations contained in the Parish Plan, VDS, CAAMP, and the Highway Assessment.

149. In September 2013, the initial Village Improvements Priorities List was approved by the SG, and after further consultation, this was amended and the various improvements were prioritised, and the final version was approved in March 2014 as the Projects Priorities List.

150. It is intended that this Projects Priorities List should be used by the Parish Council and the Linton Delivery Committee (See Section 19) when allocating any CIL that may be available from housing development in Linton or Collingham. It will be important that the Linton Delivery Committee consults and closely co-operates with the Parish Council on the delivery of these Projects over the Plan period.

No.	Projects Priority List	Policy No.
High Priority		
1.	Construct the missing footpath sections and improvement to existing footpath from north of Kiln Hill to the Linton Memorial Hall and a continuation of the footpath along Linton Lane to give improved pedestrian access to Wetherby. This may include a gateway feature.	D1
2.	Investigate returning all or part of The Ridge to Green Belt and agricultural use.	B2
3.	Create a 20mph speed limit zone through village centre from the 'gateway feature' on Linton Lane to the Wharfe Bridge.	B4
4.	Create additional community amenity space in the heart of the village possibly with seating areas (see Map 8).	E2
5.	Make improvements to poorly surfaced sections of Stammerge Lane to allow pedestrians safe access to Collingham avoiding the use of Main Street, which has sections of no pavement.	D1
6.	Ensure that the following Assets of Community Value are appropriately registered on the 'List of Assets of Community Value' maintained by LCC: <ul style="list-style-type: none"> ▪ Linton Memorial Hall; ▪ The Windmill Inn; ▪ Wetherby Golf Club; ▪ Linton Tennis Club; ▪ Montessori Nursery School; ▪ Riverside Garden Centre/Nursery; ▪ Bus shelter adjoining the Windmill Inn; ▪ The telephone box in Main Street; ▪ The village pump; and ▪ White post and rail fencing on Main Street junctions with Stammerge and Northgate Lane. 	C1

No.	Projects Priority List	Policy No.
Medium Priority		
7.	Extend the 30mph speed limit on Northgate Lane to beginning of built up area.	B4
8.	Create gateway features to Northgate Lane and south entrance to Main Street through discreet signage to encourage traffic calming.	B4
9.	Liaise with the Linton Memorial Hall Trustees and Management Committee to facilitate improvements to and upgrade of Memorial Hall	C1
10.	Create new public footpath link from Trip Lane to Northgate Lane	D1
11.	Introduce improved country walk/footpath signage including Ebor Way	D1
12.	Produce a display board showing green space, footpaths, bridleways and other important features to be provided in the vicinity of the Linton Memorial Hall;	D1
13.	Introduce additional country footpaths and bridleways to create circular routes, including a footpath extension from Northgate Lane towards Stockeld Park. (Map7)	D1
14.	Create an overall tree management/planting strategy, and assess requirement for additional Tree Preservation Orders and registration of any important hedgerows.	A1
15.	Upgrade and improve the Linton village website and provide a facility for web links for local village businesses.	F1
16.	Improve existing broadband speed and connectivity throughout the village area.	F2
Low Priority		
17.	Obtain formal recognition of Sodom Lane as a public footpath	D1
18.	Undertake planting of suitable screening in front of the stone retaining walls of the more recent developments to ameliorate their negative impact on the rural character of Linton. Similar planting should take place in front of Wetherby Golf Club car park boundary wall..	A1
19.	Create new public right of way on or close to the old railway embankment coupled with new footbridge/cycleway over River Wharfe	D1
20.	Undertake bulb planting in suitable public space areas	A1
Ongoing		
21.	Ensure control of HGV access	B4
22.	Achieve continual improvements to verges and paths in the built are and ensure use of materials that are sympathetic to the rural setting and, where applicable, conservation area status.	A1
23.	Ensure all signage, road markings and street furniture are consistent, uniform and necessary. Consideration to be given to redesigning and replacing elements of the public realm with items more appropriate to the setting.	A1
24.	Ensure maintenance of footpaths, bus shelter and telephone kiosk generally	D1
25.	Improve highway drainage including maintenance of Northgate Lane beck	B4

The above projects will be funded through:

- LCC and Parish Council Community Infrastructure Levy;
- Grants;
- Linton Village Fundraising.

19. DELIVERY COMMITTEE

151. Consideration has been given as to how the Linton Neighbourhood Plan should be monitored once adopted, and how the various agreed village improvements can be delivered. It has therefore been agreed that a Linton Delivery Committee should be formed once the Plan is in place to act on behalf of the residents of Linton and to work in very close co-operation with the Parish Council, LCC and other relevant stakeholders. This Linton Delivery

Committee would consult with the Parish Council on the allocation of any CIL.

152. After detailed consultation with the LVS, which was instrumental in the inception of the LNP preparation, it has been agreed that the LVS would act as the Linton Delivery Committee once the Plan was adopted. This would potentially require a change to the LVS constitution

20. APPENDIX 1: GREEN SPACE AVAILABLE IN LINTON



Linton Common



Trip Lane

The table below describes the Green space available in Linton:

Reference, see map	Type	Description	Approximate Size, and accessibility
1	Linton Common SSSI. Site of Special Scientific Interest 12	An unimproved fragment of the former common supporting a representative sample of limestone grassland, one of only two sites in the county.	0.75 hectares. Private. Footpath 16 runs immediately alongside
2	The River Wharfe Site of Ecological or Geological Importance (SEGI 37)	River banks, the most natural and least polluted of all major rivers in West Yorkshire, supporting a wide range of aquatic and emergent species, some rare regionally and even nationally.	4 km in length. Entirely privately owned.
3	Woodland	Cow Wood	1.5 hectares. Private
4	Woodland	Beech End Lodge	0.5 hectares. Private
5	Woodland	Spring Wood – protected by Tree Preservation Order.	1.5 hectares. Private

Reference, see map	Type	Description	Approximate Size, and accessibility
6	Woodland	Westwood	10 hectares. Private including house.
7	Woodland	Linton Common Wood–protected by Tree Preservation Order.	5 hectares. Private, multiple owners.
8	Belt of trees	Trip Lane	800m
9	Hedgerows	Important hedgerows are present along lanes and field boundaries. The majority of private gardens include hedges as boundary treatment.	In excess of 10km excluding private gardens.
10	Amenity Space	Village Pump and Green, junction of Muddy Lane and Northgate Lane	Less than 0.1 hectares
22	Amenity Space	Triangle at the junction of Main Street and Trip Lane.	Less than 0.1 hectares
12	Amenity Space	Linton Bridge, beach area, immediately adjoining Linton	6 hectares
13	Private sports club	Wetherby Golf Club	Within Linton
14	Private sports club	Linton Tennis Club	At the heart of Linton
15	Private sports club with cricket and football pitch	Collingham and Linton Sports Association	1 km from heart of Linton
16	Private bowling green	Collingham Bowling Club	1km from heart of Linton
17	Sports facilities including all weather playing pitch.	Wetherby Ings	3.5km by road from heart of Linton
18	Children’s play facility	Collingham Playground	More than 720m from all properties in Linton, but less than 1km from heart of Linton
19	Children’s play facility.	King George’s Playground	Some properties within 720m, but the heart of Linton 1.2km distant.
20	Allotments	There are no allotments in the vicinity	But note many properties have large gardens suitable for the same use as allotments
21	Natural Green Space	Linton is surrounded by natural green space	There are 3 footpaths and one bridleway that provide access across the Green Space.

21. LIST OF ABBREVIATIONS

CAAMP	Linton Conservation Area Appraisal Management Plan
CIL	Community Infrastructure Levy
DC	Drafting Committee
LCC	Leeds City Council
LNP	Linton Neighbourhood Plan
Linton	That part of the Parish of Collingham with Linton north of the River Wharfe
LVS	Linton Village Society
Neighbourhood Area	That part of the Parish of Collingham with Linton north of the River Wharfe
PAS	Protected Area of Search
Parish Council	Collingham with Linton Parish Council
SAP	The LCC Site Allocations, Issues and Options Plan, June 2013
SEGI	Site of Ecological or Geological Importance
SG	Steering Group
SSSI	Site of Special Scientific Interest
SHLAA	Strategic Housing Land Availability Assessment
UDP	LCC Unitary Development Plan
VDS	The Parish of Collingham with Linton Village Design Statement

Linton Neighbourhood Plan Pre-submission Draft



Important Dates for your diary:

Open Events: Saturday, 14th June from 10am to 4pm

Thursday, 26th June from 6pm to 9pm

Closing Dates for Comments: Sunday 27th July 2014

Please visit www.lintonvillage.org to view the full Linton Neighbourhood Plan Pre-submission Draft.

Hard copies are available on request.