



Linton Neighbourhood Plan Consultation Statement

Neighbourhood Planning Regulations 2012

(Part 5 s.15)

To: Leeds City Council Planning

By: Collingham with Linton Parish Council

March 2015

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1. INTRODUCTION

1. This Consultation Statement has been prepared to fulfil the legal obligations of the Neighbourhood Planning Regulations 2012. Section 15(2). Part 5 of the Regulations states that a Consultation Statement should contain the following:

- a) *details of the persons and bodies who were consulted about the proposed neighbourhood development plan;*
- b) *how they were consulted;*
- c) *summary of the main issues and concerns raised by the persons consulted*
- d) *explanation of how these issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood development plan.*

2. During the preparation of the Linton Neighbourhood Plan (LNP), a much greater level of consultation has been undertaken than the legislation requires. This is in part due to the structure of the decision-making process in respect of the plan preparation, which is explained in more detail under Section 2.1 below.

3. In September 2013, Community Development Foundation granted Collingham with Linton Parish Council (Parish Council) financial support to produce the LNP, and also agreed to fund technical support through Planning Aid England. Planning Aid England's support, together with the many consultation meetings with Leeds City Council (LCC), has been invaluable.

4. A number of documents are submitted in support of this Statement, which include:

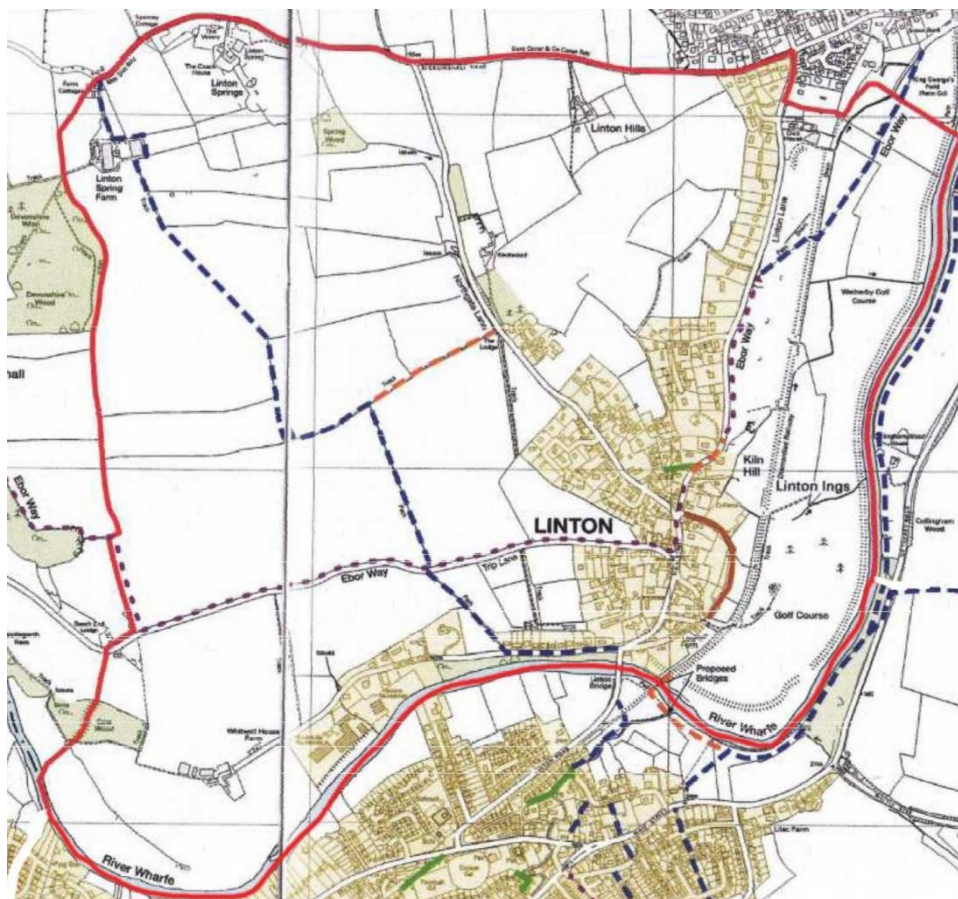
- Appendix A Collingham with Linton Parish Council Letter of Authority
- Appendix B Linton Village Society letter to residents of 25th May 2012
- Appendix C Voting Rights
- Appendix D Communications Strategy – V.2.
- Appendix E Communication, Consultation and Action Log - (Comms Log) V.15
- Appendix F Village Surveys October 2012 - Adults and Under 18's Results
- Appendix G Village Survey June 2013 Results
- Appendix H HY Consulting Linton Highways Assessment. November 2012
- Appendix I Guiding Principles
- Appendix J Project Plan for Reg 14 Consultation
- Appendix K List of Statutory Consultees
- Appendix L Summary of Pre-submission Draft Comments.SG Presentation.
- Appendix M Full Schedule of Pre-submission Draft Comments with Actions.

5. It is not the intention of this Consultation Statement to replicate what is detailed in these Appendices.

2. WHY A SEPARATE PLAN FOR LINTON?

6. Linton village is located in the Collingham with Linton Parish. In early 2012, the Parish Council looked at the feasibility of producing a Neighbourhood Plan for the whole Parish. The Parish Council had produced a Parish Plan (PP) in 2007 and a Village Design Statement (VDS) in 2010, both of which encompassed the whole Parish area. Based on the experience gained from the preparation of these excellent documents and also because Collingham and Linton are two distinctly individual villages, it was felt that producing a separate Neighbourhood Plan for each community would be more appropriate.

7. In addition to the Parish Council, Linton is also served by the Linton Village Society (LVS), which was formed by the residents of Linton some 30 years ago with the aim of preserving the environs of Linton.
8. In the early part of 2012, the Parish Council consulted with LVS regarding the new Localism Act, and the nine sites that had been put forward for Linton through LCC's Strategic Housing Land Availability Assessment (SHLAA), and the possibility of Linton producing a separate Neighbourhood Plan.
9. LVS called a village meeting on 17th April 2012, which was very well supported with over 120 attendees. It was unanimously agreed at the meeting that Linton should seek authority from the Parish Council to produce a separate Plan. The Parish Council duly registered an application with LCC for Linton to be designated as a separate Neighbourhood Planning Area, and following assessment and advertising, as required by the Regulations, Linton was formally designated as a Neighbourhood Planning Area on 25th September 2012. (See Map 1 below.)
10. During May 2012, further village meetings were held by LVS to identify volunteers and to start 'Planning the Plan'.
11. On 30th May 2012, the Parish Council conveyed full responsibility for producing a Linton Neighbourhood Plan (LNP) to the various Linton NP planning committees (See Appendix A).



Map 1: Map of Linton Neighbourhood Area.

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3. STAGE 1: PREPARING FOR THE PLAN

3.1. STRUCTURE OF THE PLAN PREPARATION PROCESS

12. Following the LVS meeting in April 2012 and subsequent open recruitment activities (see LVS letter of 25th May 2012 – Appendix B), two LNP planning groups were set up as follows:

- Drafting Committee (DC) – a small group of eight volunteers who would carry out the research and consultation and present their views and proposals to the Steering Group (SG) on a regular basis for approval. The DC committee members were formally elected at the first SG meeting held on 7th June 2012 as follows:
 - Jill Bolton - Chairman
 - Julian Holmes - Deputy Chairman (also Deputy Chairman of the Parish Council)
 - Mike Bates
 - Patrick Kirk
 - Roger Limbert
 - Amanda Pickavance (later replaced by Angela Martin)
 - Ken Morton
 - Irving Weaver
- Steering Group (SG) – open to all Linton residents and key stakeholders. The SG would be required to approve all proposals, key issues and actions put forward by the DC in relation to the LNP preparation. This process ensured that through the plan preparation, all residents, and key stakeholders, who included owners of land within the boundary who reside outside the boundary, owners of businesses in Linton, those who work in Linton businesses, local councillors and community organisations were consulted on a regular (often monthly) basis through the SG meetings. The voting rights for the SG were approved in July 2012 but subsequently amended in August 2012 (see Appendix C). For continuity, Jill Bolton and Julian Holmes were elected as Chairman and Deputy Chairman respectively of the SG.

13. Terms of Reference for the DC and SG were drawn up and approved by the SG in July 2012.

14. To ensure continual consultation with the Parish Council, it was agreed that a review of the emerging LNP would be presented to the Parish Council at its monthly meetings.

3.2. COMMUNICATIONS STRATEGY

15. An outline Communications Strategy was approved in June 2012 and then revised in September 2013 (Appendix D) which stated that:

16. The aims of the Linton Neighbourhood Plan consultation process were:

- To ensure that the implications of the Localism Act are fully understood;
- To engage with as wide a range of people as possible, using a variety of events and communication techniques;
- To ensure that all the residents and other stakeholders were fully informed on a regular basis from the start of the process;
- To ensure that meetings took place at regular intervals and at critical points in the process where decisions needed to be taken;
- To ensure that results of consultation were fed back to local people and available to read (both by hard copy and via the village website) as soon as possible after the consultation meetings and events; and

- To ensure that the Parish Council and LCC were fully informed and consulted throughout the neighbourhood planning process.

3.3. COMMUNICATION METHOD

17. The following communication channels were used where appropriate:

- **Meetings:** held on a regular basis (see Appendix E) (A total of 15 SG meetings have been held)
- **Linton village website:** developed and launched on 18th June 2012 directly as a result of the decision to produce a LNP (www.lintonvillage.org). All documents, agendas and minutes of DC and SG meetings, newsletters, etc. in relation to the LNP process have been uploaded to this website to ensure full transparency and openness. This website has been of considerable benefit to the village for communicating other information such as social events.
- **Newsletters:** delivered on a regular basis either by hand to all residents when appropriate or by email. A total of 27 newsletters have been delivered relating to the LNP preparation.
- **Village Notice Board:** minutes of meetings and relevant notices have been published on the village notice board.
- **Email:** every effort was made to gather as many email addresses as possible for residents and key stakeholders during the initial stages of the plan preparation. These electronic addresses were used to send out relevant documents regarding the emerging LNP.
- **Parish Magazine/Local Press:** These publications were used where possible to advertise the more important consultation events such as the walk in events.

3.4. INFORMATION GATHERING

18. The following methods were used to gather information and evidence to prepare a robust plan (see Communications and Actions Log: Appendix E).

Method	Dates	Comments
SG Workshops	June 2012 to February 2015	15 SG Meetings held to review progress of LNP preparation and approve DC proposals. Workshops/breakout sessions included for relevant topics to ensure a wider discussion and individual input.
Focus Groups/sub-committees	June 2012 June 2012 April 2013	PIA (Areas for Protection, Areas for Improvements, and Assets of Community Value) sub-committee: to research these topics. Fundraising sub-committee: to raise monies to underwrite preparation of the Plan. Focus group to research Stammergate Lane/Main Street pedestrian safety issues.
Village Survey	October 2012	Sent to all residents (adult and under 18s.) (Results see Appendix F)
Village Survey	June 2013	Sent to all residents (Results: See Appendix G)
HY Consulting Linton Highways Assessment	November 2012	This was commissioned to carry out an appraisal of the existing highway network in the village, the likely impact of future changes in traffic volumes through housing development and identify what improvements would need to be carried out. (see Appendix H)

Open/Walk in Consultation Event	20 th & 21 st June 2013	Drop in event to view and comment on all potential development sites together with other LNP documents.
Outer North East Forums	June 2012 to December 2014	Meetings held with 9 other local Parish Councils including Collingham. Forums organised by LCC to facilitate consultation regarding emerging NPs with neighbouring parish councils in the Outer North East area of Leeds.
Landowners/developers Consultation Meetings	November 2012 to February 2013	Consultation meetings with all the relevant landowners/developers of the various development sites put forward. 11 such meetings were held.
Linton Businesses Consultation Meetings	January 2013	Consultation meetings held with the various Linton businesses.
LCC Consultation Meetings	July 2012 to December 2014	Regular meetings with LCCP (Ian Mackay) to review progress of the emerging LNP, and progress of LCC's own Local Plan.
Planning Aid England Consultation Meetings	July 2013 to date	Regular meetings with Planning Aid England (Mike Dando) to assist in preparation of the emerging LNP, and in particular the drafting of the planning policies.

3.5. HOW THE MAIN ISSUES WERE IDENTIFIED.

19. Guiding Principles (GPs) for the emerging LNP were drafted early in the plan preparation process through several SG meetings including a breakout session which was organised specifically to review the proposed GPs. These were drawn up to help drive all decisions and content for the LNP. The final draft GPs were included in the Village Survey October 2012, and the results showed almost unanimous support for the GPs (see Appendix I).

20. In order to consult more widely with residents, it was agreed that a village-wide survey should be organised to fully understand residents' views, including what they liked about Linton and what they disliked and what they would like to improve and protect.

21. The DC used the questionnaire and results of the Parish Plan survey as a starting point for drafting the LNP survey.

22. On 9th August 2012, a SG workshop was held to review the draft village survey in detail, which resulted in a number of amendments, including highways related and safety issues and a separate survey for Under 18s. The two revised draft surveys were sent out on 29th August 2012 to all attendees of the SG workshop for their approval, and the first village survey was finally sent to all Linton residents and businesses with a closing date for return of 5th October 2012.

23. There were 150 responses to the village survey from adults and 26 responses from under 18s and from these responses and from discussions at the various SG meetings, it was possible to identify the key issues of concern for residents and key stakeholders, covered by the following main themes:

- Highways Safety and Footpaths/Footways
- Areas to Protect and Improve
- Assets of Community Value
- Education
- Housing Site Allocation
- Housing Type

4. STAGE 2: THE MAIN ISSUES

24. The various issues raised throughout the consultation process are summarised and discussed below, by theme, followed by the actions taken to address each issue in the proposed LNP, where appropriate. As the Plan emerged, it became apparent that some issues (mainly improvements to the village) could not be addressed by drafting a policy, and these were collated as 'projects' and listed initially as Village Improvements. This list was presented to the SG in April 2013 and was subsequently amended and revised during the course of several SG meetings in 2013. The list was finally approved on 25th March 2014 when it was renamed the Projects Priority List (PPL).

4.1. HIGHWAYS SAFETY AND FOOTPATHS/FOOTWAYS

25. Highways safety and lack of footpath and footway connectivity are major concerns for people in Linton. Comments from both adults and under 18s to the Village Survey (October 2012) covered such issues as:

- Impact of further development on narrow lanes;
- Poor and discontinuous footways (and not wide enough for scooters/child's bikes);
- Speeding traffic on narrow lanes;
- Support for a 20mph speed limit in village centre;
- Restriction of HGV access;
- The introduction of 'gateway' features for traffic calming;
- Provision of circular walks;
- Extension of existing footpaths; and
- Clearer signage for footpaths including the Ebor Way.

26. There was major concern that the inadequate and narrow roads of the village could not cope with the existing high volume of traffic and poor footway safety, and very strong support for improving and extending existing footpaths through the village.

Action Taken

27. The following action was taken to gather further information on the above:

- An independent highways assessment was commissioned in November 2012;
- Consultation with LCC Highways on the independent highways assessment (January 2013);
- Focus Group to review Stammergeat Lane/Main Street pedestrian issue (Comms Log Item 139 Appendix E);
- Consultation with Linton Lane residents re proposed Linton Lane footpath (Comms Log Item 186 Appendix E);
- Outline drawings prepared by HY Consulting for the proposed footpath up Kiln Hill to connect to Linton Lane footpath to Wetherby; and
- Consultation meeting with Wetherby Golf Club re footpath proposals.

28. From the above, it became evident that when drafting the planning policies, highway safety improvements needed to be taken into account in any future developments. To encourage a healthier lifestyle and further access to the countryside, circular walks and additional footpaths were required and a policy should therefore be included in the LNP.

29. The inability to walk safely from the village centre to Wetherby was of particular concern to residents, as currently there is no safe footpath up Kiln Hill connecting to the footpath on Linton Lane. This has been agreed as

the No. 1 priority on the Projects List, and the proposal put forward by HY Consulting includes not only a connecting footpath from Main Street to Linton Lane, but also a gateway feature on Linton Lane to aid traffic calming.

4.2. AREAS TO PROTECT AND IMPROVE

30. From the PIA sub-committee report and workshop, (Comms Log Nos 19/26/31/43: Appendix E), it was possible to identify the main assets that the village would like to protect and areas for improvement. These were supported by the results of the subsequent Village Survey October 2012 and included the following:

- Areas to Protect
 - Local Character and conservation area in particular
 - Wooded hillsides and ridge lines
 - Various views in and out of the village
 - Village greens and trees
 - All listed buildings
- Areas to Improve
 - Village entry signage
 - Management of trees and grass verges
 - Provision of further facilities for children in the village and at the Memorial Hall
 - Visual improvements such as bulb planting, improved notice boards
 - Provision of village map
 - Additional outdoor play areas

Action Taken

31. The following action was taken to gather further information:

- Consultation meetings with LCC (July 2012 to December 2014);
- Consultation meetings with LCC Conservation Officer (Comms Log No 211: Appendix E); and
- Consultation meetings with Linton Memorial Hall and Linton Tennis Club.

32. The preservation of Linton's local character and conservation area was considered a very high priority, and there were some concerns that the excellent Conservation Area Appraisal Management Plan had no statutory powers. A meeting with LCC's Conservation Officer was arranged, from which it was felt that policies should be drawn up to give the village greater protection not only to the Conservation Area but to the whole village, which could also cover protection of ridge lines, trees etc.

33. The lack of amenity green space within the village was a concern, and policies to protect the existing green spaces needed be drafted, together with a policy to encourage the provision of additional open space for any future development.

34. One of the key ideas put forward was the possible addition of further community amenity space within the heart of the village owned by the Trustees of Linton Memorial Hall and Linton Tennis Club. This was identified as a high priority in the PPL as currently Linton has little green open space. Outline drawings of the proposed new additional amenity space were presented at the SG meeting on 25th March 2014 and approved.

35. It was also felt that the footpath signage could be greatly improved, particularly with the Ebor Way running through the village, together with a map outlining the various footpaths, green spaces and historical sites. These have been included in the PPL.

4.3. ASSETS OF COMMUNITY VALUE

36. As in 5.2, the PIA sub-committee and SG workshop also identified the various assets that the village would like to protect, which help to make Linton a pleasant place in which to live.

37. One of the key village assets is the Linton Memorial Hall. In the Village Survey October 2012 results, there were over 60 comments in relation to the hall regarding upgrading the facilities of the hall and additional village events.

Action Taken

38. Consultation was held with the Trustees of the Hall and over the past two years and with some fundraising by the village, certain renovations have been carried out to improve the facilities available. Additional village social events have also been held at the Hall during the LNP preparation, which has helped build a much stronger community spirit. Villagers see this as one of the key benefits of preparing the LNP.

39. Also a policy to give greater protection to the key village assets such as the Linton Memorial Hall and Wetherby Golf Club would need to be drafted, and action taken to register a full list of assets of community value with LCC (PPL No.6).

4.4. EDUCATION

40. Most of the children of Linton of primary age attend state schools (95%). The nearest primary school for Linton is Lady Elizabeth Hastings Church of England Primary School in Collingham, which is in walking distance from the heart of the village. However, this school is often over-subscribed and residents are concerned that with further development in either Collingham or Linton, this will be more of a problem.

Action Taken

41. Consultation with LCC's Department for Education indicated that other primary schools in the area, such as in Wetherby, would be able to satisfy the demand for places not available in Collingham.

4.5. HOUSING SITE ALLOCATION

42. In the LCC SHLAA 2012 nine sites were put forward for Linton, which was of considerable concern to residents of such a small village (270 dwellings). Notwithstanding this, the DC put an advertisement in the Wetherby News to encourage landowners/developers to come forward with any proposals for additional sites within Linton. One further possible (non SHLAA) site was put forward as a potential location for housing development.

43. In September 2012, the villagers were put under considerable pressure by LCC to present their initial thoughts on these ten sites and mark each site Green, Amber or Red, despite the fact that no formal site assessment had been carried out by the DC and presented to the SG for approval. A Preliminary Site Assessment response was drafted by the DC and approved by the SG on 27th September 2012 with the caveat that the village may change their view on this initial rating in the future.

Actions Taken

44. During the plan preparation, the following action has been taken to understand fully the issues regarding the various sites put forward:

- Consultation meetings with landowners, developers and/or their agents to understand fully their proposals.

- Continual consultation through Outer North East Forum with neighbouring Parish Councils regarding their emerging NPs and housing needs.
- Meetings with LCC to review their Site Allocations, Issues and Options Plan, June 2013
- Presentation to the SG in May 2013 by DC of own site assessment with criteria and ranking.
- Second Village Survey in June 2013. This asked residents if the village should continue to prepare a LNP and how many houses would they be prepared to accept to deliver some improvements to the village. 118 residents responded, with a majority of 71 (60%) in favour of some housing development, as follows:
 - 114 (97%) in favour of continuing to prepare a LNP;
 - 59 (50%) prepared to accept 1-10 houses being developed;
 - 12 (10%) prepared to accept 11-20 houses being developed; and
 - 47 (40%) not in favour of any development.
- Open Consultation Weekend held in June 2013 to review the information regarding seven sites (6 SHLAA and one non SHLAA). 2 sites at Linton Springs were not included as planning permission had already been granted, and a third site had been withdrawn (SHLAA 1301 Wetherby Golf Clubhouse and car park). All residents and key stakeholders were invited to attend the two-day event, and to review the DC's initial site assessment for each site and all other relevant Plan preparation documents (such as the independent highways assessment). The DC had summarised the key Pros and Cons for each site, including the advantages put forward by the landowners and developers for their particular site. All landowners, developers and/or their agents were invited to this open event so that they had an opportunity to answer specific questions from residents.
- Each attendee was asked to review the DC's assessment and make any additional comments for each site on the form provided. Various DC members were in attendance during the two-day event and all attendees were asked to sign in on arrival indicating where they lived. In general, people took considerable time to review all the documents and most commented on all ten sites. Some attendees, however, only commented on one site near to their home.
- Attendees: Total 94 - 77 residents; 7 non residents; 5 developers/landowners; 5 councillors
- SG Workshop held on 3rd July 2013 to review Open Weekend comments for the seven sites displayed. The key issues raised in the comment forms and confirmed by the SG can be summarized under the following themes:
 - All sites, except for The Ridge site, were Green Belt;
 - Concern regarding impact of development on key village junctions;
 - Concern about pedestrian safety with discontinuous footpaths;
 - Site is prime agricultural land; and
 - Impact on ridgelines and extending village envelope.

45. There was support at this meeting to look at investigating the possibility of changing the Ridge site back to Green Belt.

46. On the basis of this information and with approval from the SG on 3rd July, a letter was sent to LCC commenting on the LCC Site Allocation Plan Issues and Options strongly endorsing the LCC's position that all Linton SHLAA sites are 'sieved out' and not recommended for development.

47. As the Ridge was a PAS site, a draft policy would need to be drawn up to protect the Ridge from development until the LCC had carried out a Green Belt review and the Local Plan Site Allocation Plan was in place. However, it was accepted that some development would take place in Linton, and this was likely to be small-scale or windfall, and therefore this would need to be covered in the planning policies.

48. It was also felt that if small-scale development was to take place, then this should be in the built area.

49. Because of the high level of community involvement in the assessment of the proposed sites put forward for Linton, and also in the preparation of the Plan itself, it was felt that a policy should be drafted to ensure continuity of community involvement in future planning applications for development.

4.6. HOUSING TYPE

50. Over 72% of responders lived in 4 or 5 bedroom houses with only 22 responders living in 2 or 3 bedroom dwellings. Over the plan period it is estimated that there will be a 30% increase in households over 75s, so not surprisingly a high number of residents indicated that they were possibly or likely to sell their homes during the plan period. 58% gave 'downsizing' as the reason for selling. 48% indicated that they would possibly or likely wish to move to smaller accommodation in Linton. There is therefore a strong indication that there will be an increased demand within the village to provide smaller houses for residents to 'downsize' to smaller homes and there was a concern regarding the availability of houses to 'downsize' if residents wished to stay within the village.

51. From the under 18's comments, one third thought they would not be able to stay in Linton as property prices were too high and would leave to find more affordable accommodation. However, it was difficult to see how this could be addressed with the exceptionally high cost of land in Linton.

Action Taken

- Review Office of National Statistics (2012) Census 2011; and
- Consultation Meetings with LCC .

52. To ensure that any new development considered the ageing demographic profile of Linton, a policy would need to be drafted to ensure this was taken into account.

4.7. LOCAL BUSINESS

53. Although Linton has very few businesses, the Village Survey 2012 was sent out to those identified and consultation meetings were held. Only one business, Wetherby Golf Club, put forward any comment and indicated that they wished to work closely with the village,

54. There was however some concern shown by residents of Linton Common regarding the high level of HGVs using this private road to access Riverside Nurseries during the growing season. It was felt that every effort should be made to ensure that all Linton businesses continued to remain viable as they provided employment within the village, and in some cases (eg Wetherby Golf Club, The Windmill Inn), social and recreational facilities, but that any detrimental impact on the village through expansion plans should be controlled.

Action Taken

55. Several meetings were held with Wetherby Golf Club regarding the proposed footpath through the golf course along the railway embankment, and also to fully understand all the issues that the Golf Club face as a business.

56. It was therefore felt necessary that a policy should be drafted to support and encourage Linton businesses, but at the same time protect the village from any increase in noise or traffic through business change or expansion. To assist businesses (and future residents), a policy should be drafted to encourage improved internet connectivity.

4.8. DELIVERY COMMITTEE

57. Residents felt it was important that a Delivery Committee should be identified within the village, who would work closely with the Parish Council and other relevant bodies to implement and monitor the Plan.

Action Taken

58. As the LVS was instrumental in the decision to prepare a separate LNP, and already has a mandate to protect the environs of Linton, it was agreed after consultation with the LVS that the Society would take on the role of Delivery Committee for the LNP.

5. STAGE 3: DRAFTING THE VISION, OBJECTIVES AND PLANNING POLICIES

59. The DC analysed the findings of the Stage 2 consultation to formulate the vision and objectives for the LNP. The first drafts of the Vision and Objectives were sent by email to residents and posted on the website for comments. During a SG meeting held on 10th December 2013, a breakout session was arranged specifically to review and comment on the draft Vision and Objectives. Two comments were received regarding the protection of key views and the provision of a cycle link through the village. Both comments were taken into account and added to the final Objectives. Following consultation with LCC and Planning Aid England during early 2014, an overarching Vision statement was developed underpinned by detailed Objectives.

60. Alongside the drafting of the Vision and Objectives, and drawing on all the information gathered over the past 18 months, the DC presented the first draft planning policies to the SG for comment during the breakout session at the meeting on 10th December 2013. These draft policies evolved quite quickly over the next few months with the assistance of Mike Dando of Planning Aid England, and through consultation with Ian Mackay of LCC.

61. On 25th March 2014, the SG gave the DC authority to continue with the final preparation of the Pre-submission Draft LNP and to arrange the statutory consultation timetable and events.

62. During April and May 2014, further consultation was undertaken with Ian Mackay of LCC, and specifically with the Conservation Officer, and with Planning Aid England, and the final version of the Pre-submission Draft LNP was finalised by mid-May 2014.

63. On 16th May, a final consultation meeting was held with the Parish Council to review the proposed Pre-submission Draft LNP, and after recommending an amendment to the CIL section, the Parish Council gave approval for the DC to arrange the Regulation 14 Pre-submission Draft LNP consultation.

64. The Pre-submission Draft Planning Policies now included the following categories as follows:

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

65. At the end of each policy category, a section was included for the agreed Projects which related specifically to that category. A section at the end of Pre-submission Draft gave the full list of all the Projects by priority.

6. STAGE 4: PRE-SUBMISSION DRAFT LNP

66. A simple project plan was drawn up to manage the Regulation 14 consultation (See Appendix J) and it was agreed that the Pre-submission Draft LNP consultation would take place between 10th June 2014 and 17th August 2014.

67. Towards the end of July, because the school summer holidays had started and it became apparent that LCC would not be able to submit their detailed response to the Pre-submission Draft Plan until after 17th August, it was agreed that the consultation period would be extended by three weeks to Sunday 17th August. This enabled LCC to submit their detailed response and also elicited further comments from residents and other statutory consultees.

6.1. WHO WAS CONSULTED?

68. It was agreed that two documents would be produced – the main document containing the full text supporting the draft planning policies and projects, and a summary version outlining the draft policies and projects. These were sent to the following (full explanation under 6.2 below):

- Residents;
- Businesses;
- Key statutory consultees (such as LCC, Wetherby Parish Council); and
- Other relevant statutory consultees (Appendix K).

6.2. HOW WERE PEOPLE CONSULTED?

69. The following action was taken:

- The main and summary documents were uploaded to the village website for viewing or downloading, together with full maps and a comment form.
- The summary document was hand delivered to all residents of Linton, together with a covering letter from the Parish Council, a comment form and a reply envelope.
- The main document was posted to key statutory consultees, such as LCC, together with a covering letter, comment form and reply envelope.
- Other relevant statutory consultees were sent a letter by email with a link to view the main and summary documents on the village website (see Appendix J).
- A hard copy of the main document was also placed in certain local facilities, such as Wetherby Library, the Windmill, Collingham and Linton Sports Association, Linton Memorial Hall, Collingham Memorial Hall.
- Wetherby News and Parish magazine were issued with a press release regarding the Draft Plan.
- A banner was placed in front of the Linton Memorial Hall advertising the Open Consultation Events and the closing date for comments.
- Two Open Consultation Events were held on Saturday, 14th June from 10am to 4pm and Thursday, 26th June from 6 to 9 pm.
- Two reminder notices were sent out during this consultation period – one by door drop and email; and the final reminder by email only. Both notices were posted on the website.

6.3. THE OUTCOME OF THE CONSULTATION

70. A total of 122 response forms were received, with 519 individual comments on specific issues. All comments were collated on the Full Schedule of Pre-submission Draft Comments with Actions. (See Appendix M). These comments are summarized as follows:

- 307 (59%) comments supportive of Pre-submission Draft LNP;
- 54 (10%) comments not supportive of specific elements; and
- 158 (30%) comments suggesting edits/clarification.

71. A consultation meeting was held in September 2014 with LCC and Planning Aid England to discuss the LCC response in detail. All LCC comments were included in the schedule attached as Appendix M

72. The DC spent some considerable time reviewing all the comments, analysed the key issues, and presented their recommendations regarding action relating to these comments to the SG on the 15th October 2014. (See Appendix L.) This presentation also includes an overview of the process from Pre-submission Draft consultation to Final Draft LNP submission to LCC.

73. These recommendations can be summarized as follows:

- 416 Comments accepted (some required no action);
- 91 Comments rejected (19 from LCC as comments superseded by final detailed response); and
- 12 Further consultation or research required.

74. Further consultation meetings were held with LCC in December 2015 and in February 2015 to discuss their comments on the Pre-submission Draft, together with meetings with Planning Aid England regarding the proposed amendments to the Draft Plan.

75. As a result of these consultation meetings, and the Pre-submission Draft comments, a number of amendments were made to the Plan.

76. Some textual changes were made to the early sections of the Plan from the comments from Natural England and the West Yorkshire Archaeological Society and an additional Appendix (Appendix 1) added to cover information supplied by the latter.

77. The Guiding Principles (GPs) had played an important role in the Plan preparation, and a short explanation of this needed to be included, and there were some suggestions for minor amendments to the Vision and some of the Objectives, which have all been implemented.

78. Under Category A: preservation and Enhancement of the Built Environment further explanation was required on density, and it was felt that Policies A1 and A2 relating to Design and Development needed to be more tightly written without changing the essence of the Policies. This was carried out with Planning Aid England's assistance. An additional item was added to Policy A1 regarding archaeological investigation at the suggestion of the West Yorkshire Archaeological Society.

79. There was considerable discussion over many meetings regarding Policy A3 – Community Involvement. Some amendment was made in the light of comments by Planning Aid England and LCC, and after a further consultation meeting with LCC in February 2015, further Justification and Evidence was added to support this Policy.

80. A great deal of discussion was held on all the policies in Category B: New Housing Development, which resulted in Policy B1 – Small Scale Development - being amended and further Justification and Evidence added to support this Policy.

81. Policy B2 – Protected Area of Search Site (The Ridge) - required a slight amendment to the Policy, and the Justification and Evidence updated. Two of the landowners of this site have challenged the inclusion of this Section and Policy in the Plan stating that it does not conform with LCC's approved Core Strategy. There also appears to be some confusion on the part of these landowners that the Project – 'Investigate returning all or part of The Ridge to Green Belt' is a Policy and did not conform with the Core Strategy. These comments were rejected by the SG.

82. The Justification and Evidence for Policy B3 – Access to Facilities - also needed to be strengthened with some additional text and a slight amendment made to the Policy to differentiate it from the LCC's Core Strategy T2.

83. Policy B4 – Development Criteria – Highways and Policy B5 – Housing Type - both required further editing for clarity, with further supporting text.

84. The list of facilities and services under Policy C1 in Category C - Village Facilities, Services and Assets of Community Value - were reviewed and it was felt that only those facilities and services that offered social and/or recreational facilities should be listed for protection. The comments from residents of Linton Common regarding the impact of the HGV traffic to Riverside Nurseries on the narrow private road was taken into account with respect of Policy C1 and therefore it was decided that Riverside Nurseries should be deleted from the list. Further amendments were made to the Policy C1 actual text.

85. Incorrect terminology had been used throughout Category D - Footways and Public Rights of Way - regarding footpaths/footways and this was corrected. A number of comments had been received regarding the description of Stammerge Lane, particularly as regards surface maintenance, and amendments have been made to take these comments into account.

86. One of the High Priority Projects is to look to provide circular walks and additional footpath and bridleway links where possible. A consultation meeting was therefore undertaken with the landowners of Linton Springs Farm within the Plan Area regarding the footpaths that were proposed over their land. A further landowner was contacted on this issue, but no meeting could be arranged, as he was not prepared to discuss the issue. As a result of this, the proposed footpath running parallel to Northgate Lane was deleted from the proposals. However, it was decided that the proposed footpath from Northgate Lane to Footpath 18 (Linton Common to Trip Lane) should remain in as a Project as this would give a really important circular route.

87. A number of amendments needed to be made to the Justification and Evidence of Category E - Green Space - particularly relating to Policy E1 – Local Green Space. This was in the light of comments from Linton Tennis Club and consultation with LCC and Planning Aid England. Further support text has been added to the criteria table for the Local Green Spaces that have been identified for protection. In addition, a further Local Green Space – The Daffodil Bank and Old Road – has been added to the list for protection. Policy E1 has been rewritten to ensure clarity.

88. There were a number of comments in favour of supporting the creation of additional community amenity space in the heart of the village next to Linton Tennis Club and Linton Memorial Hall. However, there were also concerns expressed by the Trustees of the Tennis Club regarding this Project. A number of consultation meetings were therefore arranged with both the Trustees of Linton Tennis Club and Linton Memorial Hall (who own the land), and agreement was reached that this Project could be progressed over the coming months. Further investigative work however will need to be carried out to produce a detailed plan with costings.

Category F: Local Economy

89. Under Category F: Local economy, Policy F1 was slightly amended to ensure that any future business expansion does not have a detrimental effect on the village, and Policy F2 amended to reflect the village now has superfast broadband.

90. There were a number of comments from residents asking for deletion of any information in support of new development. These were rejected, as the LNP is intended to provide criteria against which present and future planning applications will be judged. Also the Village Survey 2013 results supported a small amount of development if benefits are delivered to the village.

91. A number of comments indicated that the LNP was invalid, as no housing sites had been identified and that it was premature as it predated the Core Strategy. These comments were rejected as NPs do not have to allocate land for development, and the Final Draft LNP has been prepared after LCC's Core Strategy has been approved.

92. LCC was concerned that there was a timing risk if the LNP was submitted before the LCC Site Allocation Plan (SAP) was approved (which is not likely to be until 2016/7). After consulting with Planning Aid England, it was felt Linton Neighbourhood Plan – Consultation Statement - March 2015

that there was nothing in the proposed LNP that could be affected by the eventual SAP. The Policy B2 – PAS Site (The Ridge) - had been drafted as an interim policy to give protection to this site until the SAP was ratified.

93. Two landowners have stated that they believe that the process has not been transparent, open and democratic. However, full consultation has been carried out and regular SG meetings have been held throughout the Plan preparation, together with various Open Events and workshops. Minutes of all meetings are available on the village website. These comments were rejected by the SG. They have also stated that the DC had a pre-determined policy as regards their site (The Ridge). This comment was also rejected by the SG.

94. Some comments indicated that they would like to see control of hedges and trees in private ownership, and also maintenance of derelict buildings. This was deemed unenforceable through the LNP

95. Map 5 was incorrect and needed revision. It was also felt that the footpath and proposed Additional Amenity Space maps needed improvement and a new map included for Appendix 3 Green Space Available in Linton.

96. A full schedule of all the comments received and the action taken as regards the Draft Plan is attached as Appendix M.

97. On 24th February 2015, the SG gave approval for the DC to proceed with the final minor amendments to the Final Draft LNP. This Plan was then approved by the Parish Council at their meeting on 3rd March 2015 for submission to LCC for Regulation 16 consultation and subsequent independent examination.

7. CONCLUSION

The residents of Linton under the auspices of the Parish Council have produced this Plan. Monitoring the Plan and implementing the agreed village improvements will be the joint responsibility of Parish Council and the Linton Delivery Committee (see Section 5.8 above). The preparation of this Plan has greatly extended the village social activities and has produced a much stronger community spirit, and it is therefore important to ensure that there is continuous communication with the village regarding the Plan implementation.

98. This Consultation Statement and supporting appendixes are considered to comply with Section 15(2) of the Neighbourhood Planning (General) Regulations 2012.