



Linton Neighbourhood Plan 2014 to 2029

COLLINGHAM WITH LINTON
PARISH COUNCIL



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

To help with producing the Neighbourhood Plan for Linton the Collingham with Linton Parish Council 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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Our Plan for Linton

Linton is a lovely place in which to live and work, and has a long history dating back beyond Roman times. The Conservation area, which is the heart of the village, has a special character and appearance, which has changed little since the 1920s. The village is surrounded by beautiful countryside, which is mainly farmland and designated Green Belt, and it is considered a sought after residential location.

In early 2012, following the Localism Act, the residents of Linton decided that they would like to have their say in protecting and improving the village and asked the Collingham with Linton Parish Council for authority to prepare a separate Neighbourhood Plan specifically for Linton. This was approved by the Parish Council in May of that year.

Since then, a great deal of consultation and research has been carried out through village meetings and surveys, workshops, open events and focus groups. Our plan not only sets out the vision and objectives of the community, which will ensure Linton is protected and enhanced for the enjoyment of future generations, but it also reflects the importance of retaining our heritage and sense of place.

It contains such policies, projects and objectives as design of developments, improving highways safety, housing type, protection of village facilities, services and open green spaces, supporting local businesses as well as making sure that Linton residents will have a voice in future planning decisions in the future.

There has been considerable encouragement and support from Leeds City Council Planning during the Plan preparation, together with invaluable advice and support from Planning Aid England, which has undoubtedly helped to underpin the integrity of this Plan.

I would like to thank everyone who attended the numerous Steering Group meetings during the Plan preparation, without whose help, input and support, this Plan could not have been finalised.

The village owes a huge debt of gratitude to the Drafting Committee, who have given up an enormous amount of their personal time over the past two and a half years in drafting this document. Thanks goes specifically to the following Drafting Committee members: Julian Holmes, Deputy Chairman and Parish Council representative; Mike Bates, Roger Limbert, Patrick Kirk, Angela Martin, Ken Morton, and Irving Weaver. We have been extremely fortunate to have such a high level of skill, knowledge and expertise to assist us in producing this Plan.

It has been a long journey to get to this stage, but there are already some very obvious benefits to our village from this process. We now have a very active fundraising and social committee who have greatly extended the village social activities, which has helped develop a much stronger community spirit.

Jill Bolton
Chairman
Linton Neighbourhood Plan Steering Group

2. INTRODUCTION

1. This Linton Neighbourhood Plan (LNP) has been prepared as a consequence of The Localism Act 2011, which is part of the 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, with due consideration to the basic conditions set out within legislation, take appropriate account of national planning policy and advice and the strategic policies of Leeds City Council's Local Development Framework (Local Plan).

3. One of the basic conditions that will be tested by the independent examiner is whether the making of the Neighbourhood Plan is compatible with European Union and European Convention Human Rights obligations.

4. 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.

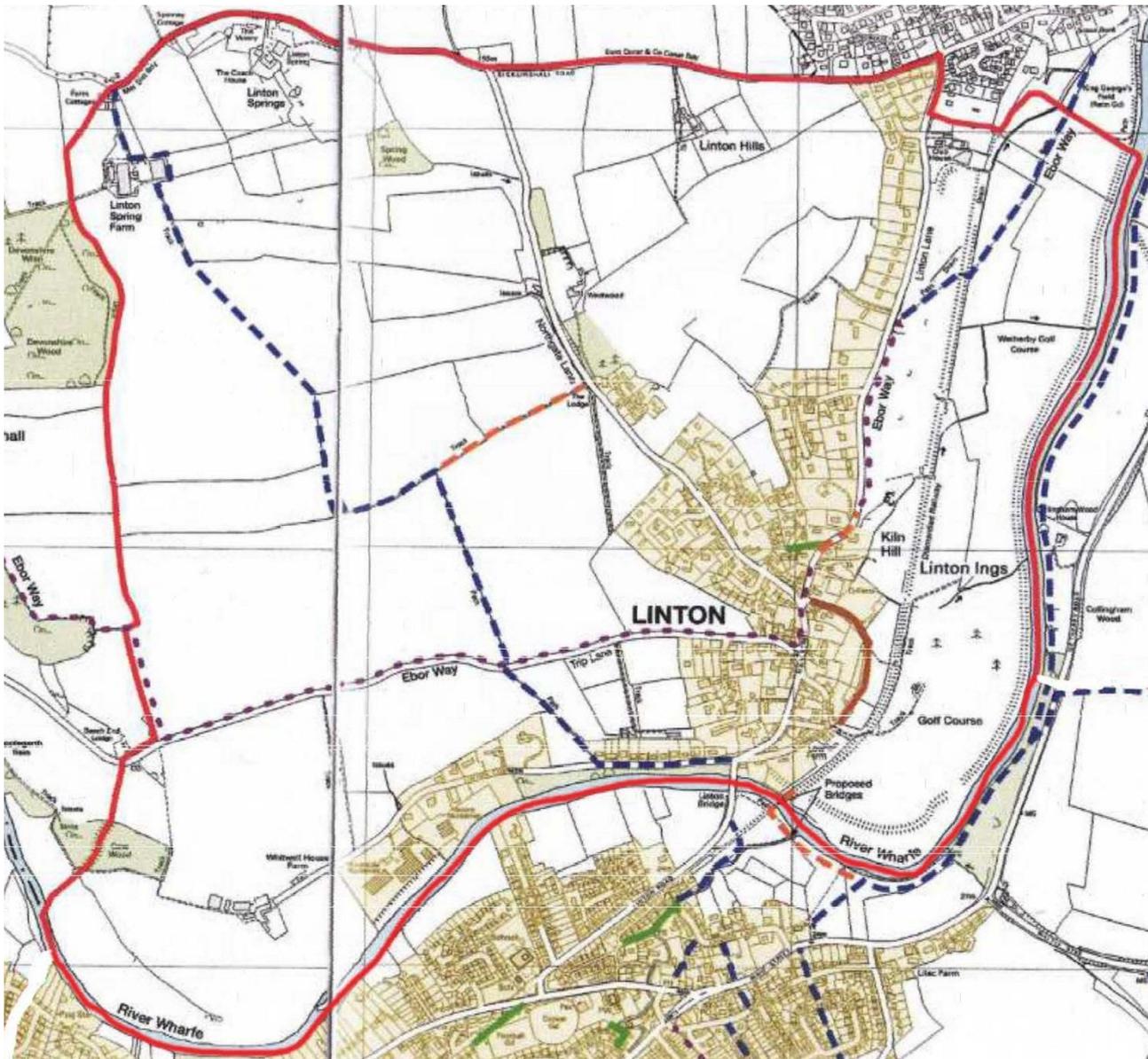


Linton Common

3. THE PREPARATION PROCESS

5. 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 Springs and the individual houses and farms which are outside the Linton village boundary but within the Parish boundary (Linton or the Plan Area). (See Map 1)



Map 1: Linton – Area of Neighbourhood Plan
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6. 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 above for Area Designation) through the Application made under the Neighbourhood Planning Regulations 2012 (Part 2 section 6) dated 20th April 2012 and approved by LCC on 25th September 2012.

4. COMMUNITY CONSULTATION

7. In line with requirements, a Consultation Statement was submitted to Leeds City Council (LCC) by the Parish Council. This sets out in detail the significant consultation that formed the foundation

for this Neighbourhood Plan. The Consultation Statement is available, together with a Basic Conditions Statement, on www.lintonvillage.org.

5. STRUCTURE OF THE PLAN

8. After a brief history of Linton and an outline of the village today, this Plan sets out:

- The Vision and Objectives for Linton for the next fifteen years;
- The Planning Policies, which will form the local policy framework for managing new development and achieving the Vision and Objectives;
- Projects for Linton – an extensive list of Projects have been drawn up to deliver the Vision and Objectives and these are listed after each relevant Planning Policy and also in priority order in Section 18;

- Funding of Projects through Community Infrastructure Levy and other funding sources.



House on Trip Lane

6. LINTON'S RURAL LANDSCAPE

9. 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.



View across farmland from Northgate Lane

10. The Wharfe Valley forms the southern boundary of the Plan Area and is recognised by Leeds Core Strategy Spatial Policy 13 as Strategic Green Infrastructure. It forms part of a wider strategic network across the Metropolitan District of Leeds.

11. Sites of Ecological or Geological Importance (SEGI) are areas identified by the local authority as being important for their flora, fauna, geological or physiological features. They are of countywide importance. The River Wharfe is designated SEGI – 37. The river supports diverse faunal communities, including protected species and regionally rare species. It is the least polluted and most natural major river in the county and is the most ecological important major riverine habitat in West Yorkshire.



River Wharfe with Bridge

12. 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.

13. Sites of Special Scientific Interest (SSSI) are first-tier sites for conservation. They are areas also identified by Natural England as being of interest by reason of their flora, fauna, geological or physiological features. They are therefore also of national importance and have statutory protection. Linton Common (SSSI 12) is an unimproved fragment of the former common and supports a representative sample of limestone grassland, one of only two sites in the county.

14. 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 Wharfe and is also a flood plain for the river.

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

16. Also within the Plan Area and immediately adjacent to the built area are the following UK Priority Habitats – Deciduous Woodland; Floodplain Grazing; Lowland Calcareous Grassland.



Mature Trees on Linton Lane

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

18. 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.



Map 2: Tree Preservation Orders (shown in dark green).

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7. EARLY DEVELOPMENT OF LINTON

19. In 2009 LCC requested West Yorkshire Archaeology Advisory Service to produce an archaeological/historical summary of the Linton Conservation Area and surrounds. (See Appendix 1) The Plan Area contains two Class 2 Archaeological Sites 150/151) which are ancient crop marks, and over 8000 flints have already been found around Whitwell House Farm, which makes this site of significant regional importance.

20. There is considerable evidence of Iron Age/Roman settlement surrounding Linton, but

archaeological evidence to support occupation during the Anglo-Saxon period is sparse. The village is referred to in the Domesday Survey of 1086 and the place name is Old English, which means 'flax farm'. 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

21. 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.

22. 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

23. 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) (see Map 3 below) . 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.



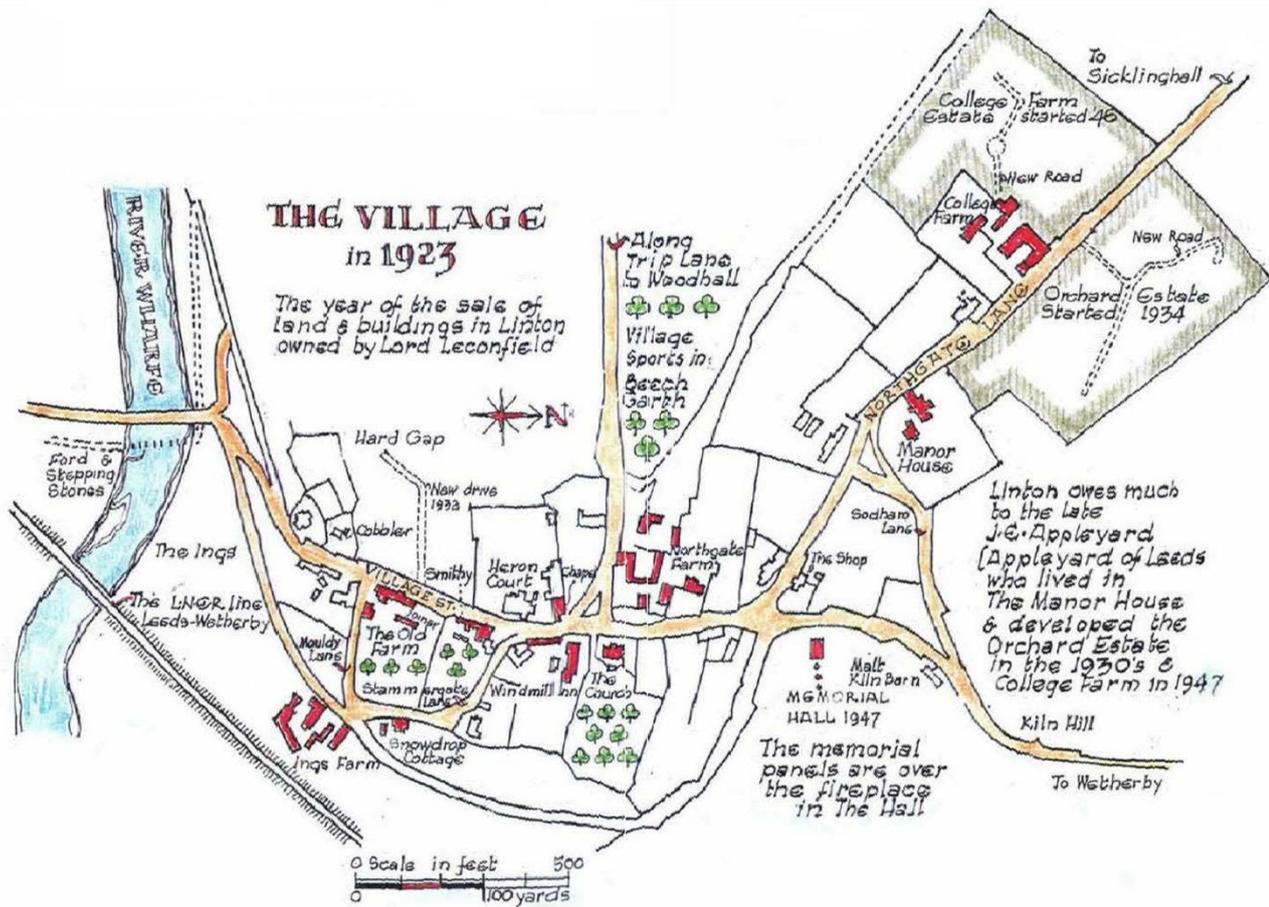
Sketch of Gorse Hill.1924

24. 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

25. 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

8. LINTON TODAY

26. 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.

27. 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. Notwithstanding 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.

28. Highways issues and safety are of high importance to the villagers and it was decided to commission an independent Highways Assessment in October 2012 during the plan preparation. This report highlighted a number of shortcomings in the local road and footpath networks.



Vehicles on a narrow section of Main Street

29. The principal highway problems were identified as:

- Main Street - generally narrow and with poor visibility just north of the river bridge. This causes particular problems with HGVs and buses which often need to reverse.
- 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 short cut. 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 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, i.e. narrow width, blind bends and lack of pavements.
- 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.



Main Street: The Granary

30. The majority of the Plan Area is Green Belt and this has served to protect Linton from significant development. It is expected that the Green Belt boundary will remain little changed through the Plan period and beyond but this will depend upon the LCC Site Allocation Plan and the Green Belt review.

31. At December 2013 within the Plan Area there was one extant planning permission for new residential property, which related to the development of a former office building at Linton Springs, Sicklinghall Road, into 4 houses and 4 flats.

32. 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 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.

9. VISION AND OBJECTIVES FOR LINTON

33. Guiding Principles (GPs) for the emerging Plan were developed early in the plan preparation process through a SG workshop session and were drawn up to drive all decisions and content for the LNP. The final draft GPs were included in the Village Survey of October 2012 and were almost unanimously supported. Draft Vision and Objectives evolved from these GPs and were posted on the village website inviting comment and suggested amendments. After further refinement, an overarching Vision Statement was agreed and underpinned by detailed Objectives. These form the basis for this Plan and in particular 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 with appropriate density and tailored to the future needs of Linton residents. 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 be consulted and involved in monitoring this Plan and delivering the Projects.

Objectives

1. To ensure carefully and sensitively designed development that protects and enriches the landscape and built setting throughout the Plan Area.
2. To ensure that any multiple housing development is tailored to the future needs of Linton residents particularly with regard to satisfying the demand for “downsizing”.
3. To protect the environment generally including agricultural land, woodland, wildlife habitats, the historic environment 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 public rights of way network by creating new footpaths and bridleways 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 promote local businesses, agriculture and other land based rural businesses, and assist those working from home.
9. To support residents in an ongoing basis in the delivery and monitoring of the Plan.

10. PLANNING POLICIES FOR LINTON

34. 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.

35. 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.

36. 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.

37. 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 - Footways and Public Rights of Way;

E - Green Space; and

F - Local Economy.

38. 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 (NPPF);
- The Parish of Collingham with Linton Village Design Statement (VDS);
- The Collingham with Linton Parish Plan (PP);
- The Linton Conservation Area Appraisal and Management Plan (CAAMP);
- Leeds Local Plan/Leeds Development Framework (Local Plan) ;
- 2011 Open Space, Sport and recreation Assessment (Open Space Audit); and
- Local information collected through the Neighbourhood Plan communication and consultation process.

39. 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 carefully and sensitively designed development that protects and enriches the landscape and built setting throughout the Plan Area.
3. To protect the environment generally, including agricultural land, woodland, wildlife habitats, the historic environment and particularly the key views into and out of the Conservation Area.
9. To support residents in an ongoing basis in the delivery and monitoring of the LNP.

11.1. A1: DESIGN OF DEVELOPMENT

Justification and Evidence



Main Street: Towards the bridge

40. The Early Development of Linton and Linton Today sections of this document (Sections 7 & 8) 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 footway, 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.



House on Main Street

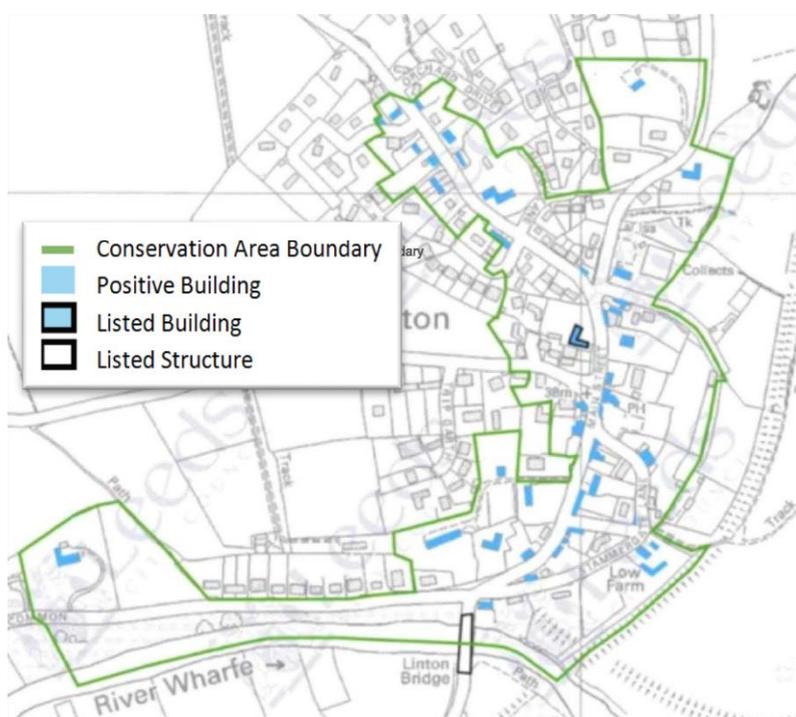
41. Initially 20th century development took the form of individual dwellings in large isolated plots such as Hard Gap and Low Gap. Later, groups of detached houses were built along winding cul-de-sacs. The first of these groups were The Orchards, commenced in the 1930s. The exceptions are two short rows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

42. 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.

43. 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 applications. 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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44. 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.

45. 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 (i.e. footway materials, highway/street signage etc.)

46. 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.

47. In addition to the CAAMP, the VDS fully describes the village character and is used as an important source material for the Linton Village Character Assessment attached as Appendix 2.

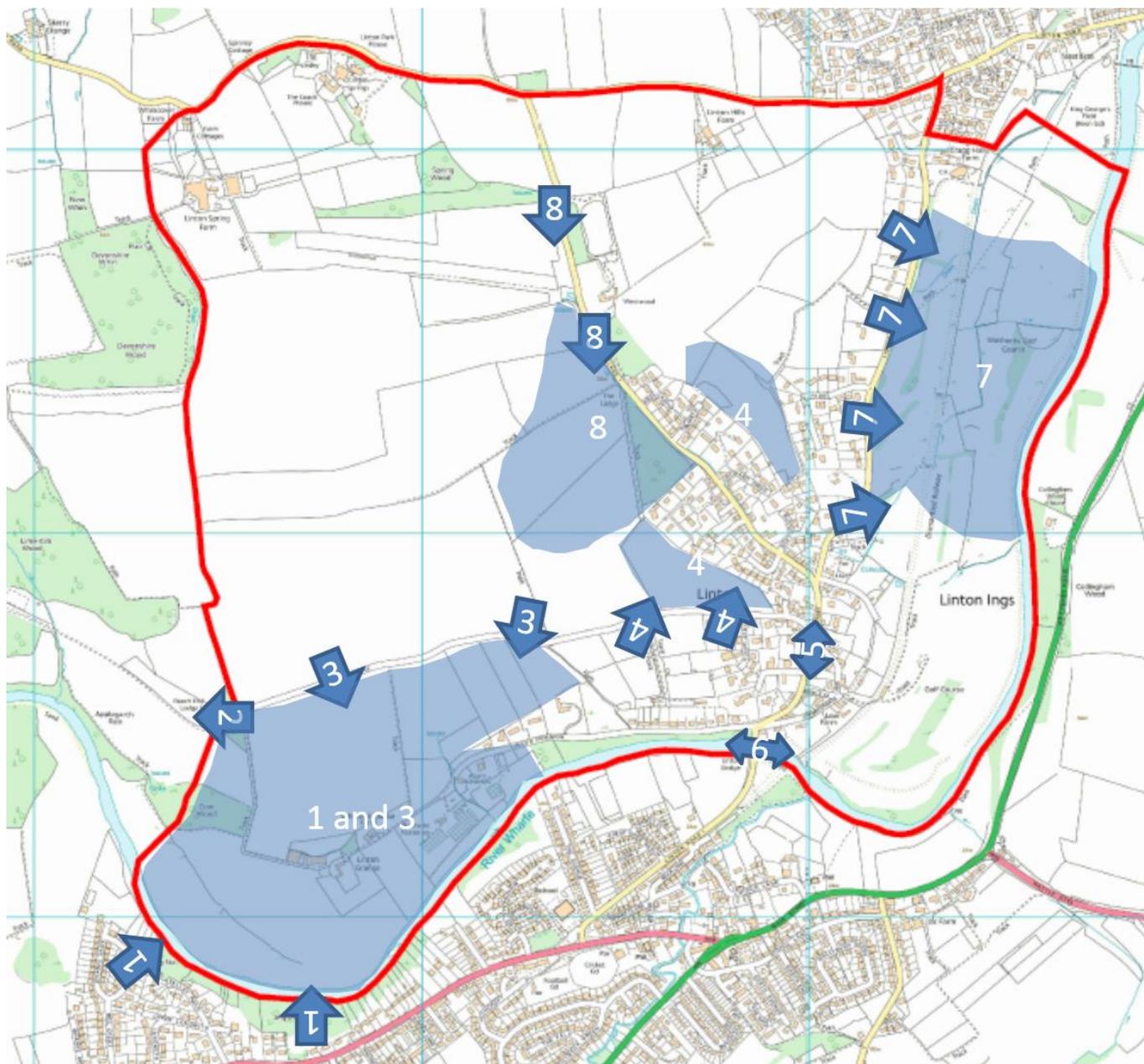
48. Only small parts of the Conservation Area are elevated but much of the remainder of the village is located on elevated land running up to the ridge lines. The character of the Conservation Area has influenced and informed the development outside it. Generally, large detached dwellings are set within 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.

49. 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.

50. 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.

51. The Leeds Core Strategy Policy H3 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. Spatial character is more important than density. It may be appropriate for a small number of smaller dwellings to be located on an existing individual plot. This would increase the density locally. By maintaining appropriate separation from the plot boundaries and by sensitive boundary treatment the spatial character can be maintained.



Map 5: Key Views and Vistas of Linton

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Ref. 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	Beautiful view from Beech End Lodge.	Wharfe valley (but note outside of Linton)
3	View south from Trip Lane.	Whitwell House Farm and beyond to Collingham. (Area in Linton included in 1)
4	View north from Trip Lane towards Northgate Lane.	The fields north of Trip Lane and the fields/trees to the ridge line across and above Northgate Lane.
5	View north and south along Main Street.	The Conservation Area.
6	Upstream and downstream from Linton Bridge.	River banks and woodland areas.
7	Linton Lane across the Golf Course.	Trees and open space.
8	View south from Northgate Lane	Green approach to village and view of rising open fields.

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



Northgate Lane



The Ridge – a tree lined private road

53. 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

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

55. 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

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

11.2. POLICY A1: DESIGN OF DEVELOPMENT

Where possible and appropriate, development proposals should demonstrate that they:

- a. Recognise and reinforce the distinct local character (as set out within the Character Assessment at Appendix 2) in relation to height, scale, spacing, layout, orientation, design and materials of buildings. The use of vernacular detailing is encouraged.
- b. Protect natural assets and enhance the natural environment and bio-diversity.
- c. Consider the visual impact of proposals on key views and vistas of the local landscape (as shown on Map 5) and minimise adverse impacts on these views. Preservation of undeveloped wooded hillsides and ridgelines is a key material consideration.
- d. Incorporate landscaping to mitigate the visual impact of development and to ensure that proposals are in keeping with the existing village context. Landscape schemes should seek to include native species (where appropriate).
- e. Seek to retain trees of good arboricultural or amenity value, or if their removal is demonstrated to be necessary, replace them in an appropriate location with trees of no less arboricultural or amenity value.
- f. Ensure new boundary treatments reflect the distinct local character in relation to materials and design. Footways to be included and incorporate grass strips in verges.



View from College Farm Lane



Northgate Lane



The Ridge: a private road

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 screen 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; and
- Additional bulb planting and wildflower planting.

11.4. A2: COMMUNITY INVOLVEMENT

Justification and Evidence

57. Over the years, there has been an erosion of the surrounding Green Belt in Linton with dwellings being built along Linton Common and Linton Lane (connecting the village on the west side of Linton Lane to Wetherby). In the 1980's the land between Tib Garth and Westwood was changed from Green Belt to residential, with the result that an estate-type development was built with high boundary walls, which was not in keeping with the rural nature of Northgate Lane.

58. A major concern is that because Linton sits in an undulating landscape, the extent and shape of the village Conservation Area and the surrounding topography ensures that, almost invariably, any development has a visual impact worthy of local consideration and comment.(see Map 4).

59. CAAMP states that 'A particular threat is the tendency for new build to be of suburban form and design, executed in material of lower quality than the surrounding positive buildings' and also that 'It is important that development around the Conservation Area does not spoil its setting. Views towards and away from a conservation area can be detrimentally affected by inappropriate placed structures, or groups of structures, at key locations around the conservation area.



Linton Common

60. As a result of the above, in 1983 the residents of Linton formed the LVS to protect the character and environment of the village. Extracts from a LVS newsletter dated January 1984 state....'It is sometimes

the case that householders learn of developments, which might affect them, only at a very late stage....' and from a newsletter dated November 1983 ...'Only those householders who reside in the immediate proximity of the site have been informed officially...'. This can still be the case today.

61. The LVS is still strongly supported by the village, and as explained in Section 3 The Plan Preparation, was fundamental in starting the LNP process and preparation. The community therefore has been very involved in planning applications, highways issues, safety improvements etc. for over 30 years.

62. However, the village would like to see a more structured and formal approach to community involvement in planning application for developments of more than one property.

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

64. Throughout the preparation of the LNP, there has been strong support for the emerging Plan. 15 SG meetings were held, which were all well attended, to ensure the village and stakeholders have 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 the Plan delivery and monitoring. Over the Plan period, planning applications will come forward and the community should therefore be consulted on an on-going basis. It is therefore considered extremely important that any potential developer meets with the local community to confirm that his interpretation of the Policies is correct.

11.5. POLICY A2: COMMUNITY INVOLVEMENT

Planning applications for development of more than one new property shall be accompanied by a Statement of Community Involvement. This statement must include:

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

12. CATEGORY B: NEW HOUSING DEVELOPMENT

Objectives:

1. To ensure carefully and sensitively designed development that protects and enriches the landscape and built setting throughout the Plan Area.
2. To ensure that any multiple housing development is tailored to the future needs of Linton residents particularly with regard to satisfying the demand for “downsizing”.
3. To protect the environment generally including agricultural land, woodland, wildlife habitats, the historic environment, and particularly the key views into and out of the Conservation Area.
5. 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

65. 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.

66. Outside the village envelope and current built areas, all of the land within the Neighbourhood Area (apart from one area) is designated Green Belt and forms part of a Special Landscape Area in the LCC’s Unitary Development Plan (UDP). The Key Diagram in the LCC’s Core Strategy maintains the Green Belt boundary and also shows the whole of Linton as being within the network of Strategic Green Infrastructure.

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

68. 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 is likely that the Green Belt within Linton will be maintained throughout the Plan period.

69. 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.



Northgate Lane and College Farm houses

70. 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.

71. It can therefore be concluded that opportunities for housing development in Linton are significantly constrained.

72. 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.

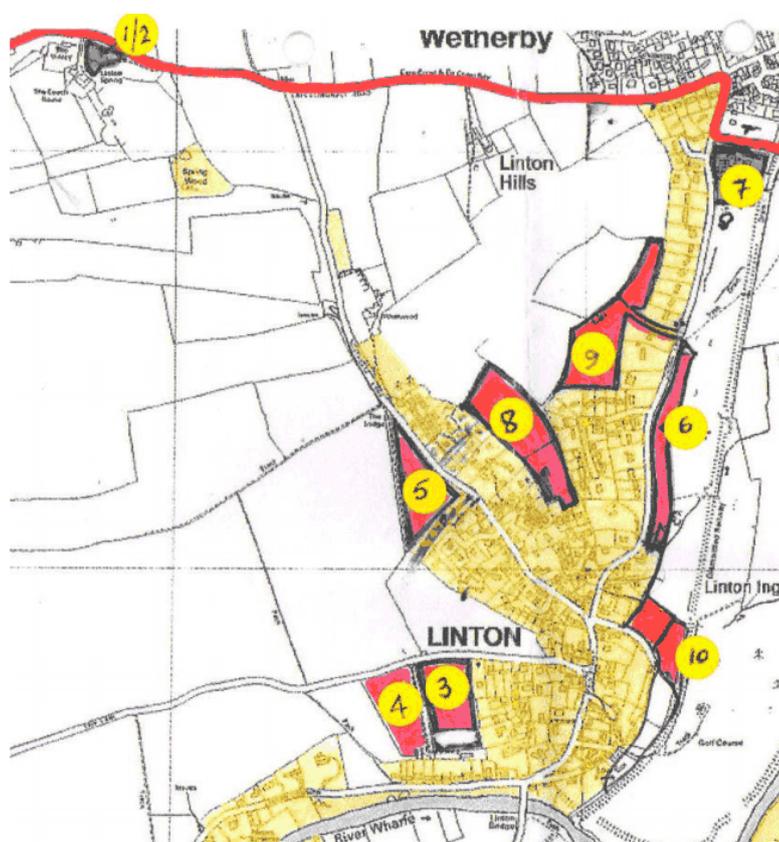
73. LCC maintains a database of potential sites for housing. This is the Strategic Housing Land Availability Assessment (SHLAA). In the 2012 SHLAA ten sites had

been identified for Linton, one of which (SHLAA 1070 Craggs Hall Farm) had already been developed. SHLAA sites 787 Linton Springs already had planning permission for development, while SHLAA 70 Linton Springs did not require any land allocation. SHLAA 1301 is the site of Wetherby Golf Club House and car park and this site has subsequently been removed from the process. The DC assessed the remaining six SHLAA sites during the plan preparation for possible housing development.



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	70/787	Linton Springs
7	1301	Wetherby Golf Club



Map 6: The SHLAA sites and additional Green Lane site.
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74. In the LCC's Site Allocations, Issues and Options Report, June 2013 (SA Issues and Options Report), 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 SA Issues and Options Report 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.

75. This process has been continued by LCC during the development of the Site Allocations and recommendations on this basis were made to the Leeds Development Panel on 13th January 2015 via a detailed report. The Panel has endorsed this approach.

76. The LNP also strongly endorses this approach.

77. In addition to the SHLAA sites a further site had been brought forward as a part of the Neighbourhood Planning process. This is the Green Lane site adjacent to Linton Memorial Hall.

78. It is important to consider housing needs. The Office of National Statistics (2012) Census 2011 (ONS 2011) sub-national population projections forecast a population growth of 71,000 people for LCC's area up to 2028, which equates to a growth rate of 9.0%.

79. Growth in population in Linton will be greatly influenced by the unusual demographics and the size of the existing housing stock. Using figures taken from ONS 2012 for the Parish, 22.7% of residents are over 65 compared with 13.8% across Leeds, and 83% of the housing stock is 3 bedrooms or more compared with

the average across Leeds of 57%. The elderly population living in houses with three or more bedrooms is therefore much greater than the average across Leeds. This gives a significant opportunity for elderly households to be replaced by families over the Plan period.

80. There are also likely to be significant opportunities for redevelopment of the larger plots that become available, which will provide additional windfall sites. The viability of this is made possible by the high market value characteristic of Linton. Garden areas are recognised as making an important contribution to the character and appearance of an area, providing visual amenity benefits for local residents, contributing to both the spatial character and the green infrastructure of the neighbourhood. LNP Policy A1 is prescriptive about the design of developments and in particular about retaining the local spatial character, and this will be rigorously applied to any windfall proposals in order to provide a positive impact on both the site itself and the wider locality.

81. These facts virtually guarantee that the population will grow by at least the required 9% over the Plan period without the need to consider developing into the countryside.

82. Development of existing plots may create 3 or 4 new dwellings at a time. It is also important to be mindful that the PAS site (SHLAA 2136 The Ridge), or other sites currently designated Green Belt, may be allocated for housing. Development of any such sites should be small scale (limited to 10 houses or less) in line with the response to the Village Survey June 2013 and in accord with the spatial characteristics of Linton.

Feedback from the Community

83. 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. During late 2012 and early 2013, a number of meetings took place with all the relevant landowners and/or their agents. One agent and some landowners attended various SG meetings during the Plan preparation, and were invited to attend the Open Weekend in June 2013 when the pros and cons for each site were available for viewing. The results of the various comments for each of these sites were then analysed and discussed at the SG Meeting in July 2013.



Site assessment by Drafting Committee Members

84. 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	Major 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	PAS site. Elevated site on ridgeline with a risk of visual impact; vehicular access is steep. Traffic issues are the same as SHLAA 1252. Distance to bus stop outside Core Strategy threshold.
3448	Trip Lane	Major highways issues due to the difficult junction of Trip Lane with Main Street and discontinuous footpath to Linton centre.
N/A	Green Lane	Access would need the permission of the Trustees of both the Linton Memorial House and Linton Tennis Club. After consultation the current Trustees of the LMH did not support the development proposals. The site is partly Zone 2 flood plain.

85. 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.

86. This is underpinned by the results of the Village Survey June 2013; 60% of responders 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 responders who do not wish to see any houses irrespective of delivering improvements is	40%
	The number of responders prepared to accept 1 to 10 houses to deliver village improvements is	50%
	The number of responders prepared to accept 11 to 20 houses to deliver village improvements is	10%

87. The following key points are abstracted from the Village Survey 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

Developments of less than ten dwellings will be allowed within the built-up part of Linton, outside the Green Belt, subject to respecting and where possible, enhancing local character and maintaining residential amenity.

12.3. B2: ACCESS TO FACILITIES

Justification and Evidence

88. A key element of accommodating an increased population whilst minimising traffic growth is to ensure that new development is located in accessible locations that provide a real choice of sustainable transport alternatives. In accordance with Proposal 12 of the Local Transport Plan, LCC has defined the minimum accessibility standards that a new development will need to meet. The standards are set to ensure that all new development, including sites in

rural areas and smaller settlements, occurs in sustainable locations, which are accessible to a range of key destinations.

89. LCC's Core Strategy Policies H2 and T2 and Core Strategy Appendix 3 Table 2 describe the Standards. The Standards require a 15 minute service frequency for public transport and are the standards for

developments of 5 or more dwellings. The principle behind these standards is supported by the LNP

90. Linton however has a very infrequent bus service with just one bus per hour and it is likely that

new developments will be fewer than 5 dwellings. Taking both these facts into account, and ensuring that any future development is sustainable, a specific Linton Planning Policy is required. Developments of 5 or more dwellings will comply with Core Strategy T2.

12.4. POLICY B2: ACCESS TO FACILITIES

New development of less than 10 dwellings should be located within 5 minutes' walk / 400 metres of a bus stop.

12.5. B3: HOUSING TYPE

Justification and Evidence

91. The LCC's 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.

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

93. 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:

94. Reflecting local demographic, the Village Survey October 2012 identified a need for houses with less than four bedrooms to meet the demand for downsizing. This type of dwelling would also be appropriate for young people who currently find it difficult to find suitable accommodation in Linton. Therefore development should provide a mix of housing including smaller dwellings.

	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

95. The following key points are abstracted from the Village Survey 2012:

- The number of responders living in detached 4 or 5 bedroom houses is 72%
- The number of responders aged over 55 is 50%

- The number of people indicating a desire to downsize in the next 15 years is 73 out of 105 who indicated a possibility of moving house in the next 15 years.

12.6. POLICY B3: HOUSING TYPE

Any new housing development of more than one house must provide a mix of dwelling types to include dwellings with less than four bedrooms to suit the changing needs of an ageing demographic profile.

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

96. Linton is seen as a 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.

97. 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.

98. With regard to the provision of education, the settlement of Linton falls into the Primary Planning area for Wetherby and Collingham. There is currently capacity in the schools in this planning area to accommodate local demand. Children's Services expects that demand from the Linton area will be considered as part of the planning for Wetherby and Collingham and factored into any changes to the number of school places needed across that area into the future.

99. 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. This school is often over-subscribed and may be more so with the likelihood of housing development within Collingham.

100. 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.

101. 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 village facilities and services, which contribute to the rural village character identified by the residents of Linton, are listed in the next table.

102. 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.

Feedback from the Community

103. In the Village Survey of 2012, the following village 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.



White railings on Main Street

Village Facilities and Services	% 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%
Country footpaths and bye-ways	99%
Village Green Triangle at the junction of Trip Lane and Main Street	99%
Northgate Lane Green with Pump	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 (added after the survey)	



Northgate Farm and Telephone Box



Memorial Hall

104. 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 AND SERVICES

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

- a. Linton Memorial Hall;
- b. The Windmill Inn;
- c. Wetherby Golf Club;
- d. Linton Tennis Club; and
- e. The Montessori Nursery School.

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

13.2. PROJECTS TO HELP DELIVER OUR VISION:

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

14. CATEGORY D: FOOTWAYS AND PUBLIC RIGHTS OF WAY

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 bridleways to extend connectivity and improve access to the surrounding rural countryside.

14.1. D1: FOOTWAYS AND PUBLIC RIGHTS OF WAY

Justification and Evidence

105. Footways form part of the adopted road network maintained by LCC's Highways department, Public Footpaths, Bridleways and Byways are Public Rights of Way maintained by the LCC Public Rights of Way team. The former are recorded on the Highways Street Register whereas the latter are recorded on the Definitive Map of Public Rights of Way.

106. The village has many narrow lanes and footways 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

107. 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 footways 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.

108. The principal footway problems are as follows:

- The footway along Linton Lane is intermittent;
- There is no footway at all on Kiln Hill which connects Main Street to Linton Lane;
- There is no footway on Main Street from the bottom of Kiln Hill to the Memorial Hall car park.
- The footway which is on the east side of Main Street is extremely narrow in parts and unsafe for buggies/pushchairs; and
- There is no footway at all from the river bridge to beyond the blind bend on Main Street.



Kiln Hill

109. 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 a practicable solution to cater

satisfactorily for pedestrians and vehicles along Main Street is not possible. The conclusion is that pedestrians should be encouraged by signage to use an alternative route along Stammergate Lane.

110. Stammergate Lane is a Public Byway, and is a traditional "green lane". It is very important to the character and appearance of the natural environment of Linton. The lane also provides opportunities for views towards fields and mature trees to the east of the village. This helps to further establish Linton as a village with a rural character. It would therefore not be appropriate for it to be fully tarmacked. From time to time the surface needs maintenance to make it suitable for pedestrians, and also for wheel chair users and buggies. Materials used need to be sympathetic to the environment to ensure that Stammergate Lane remains a tranquil location with no encouragement for through vehicular traffic.

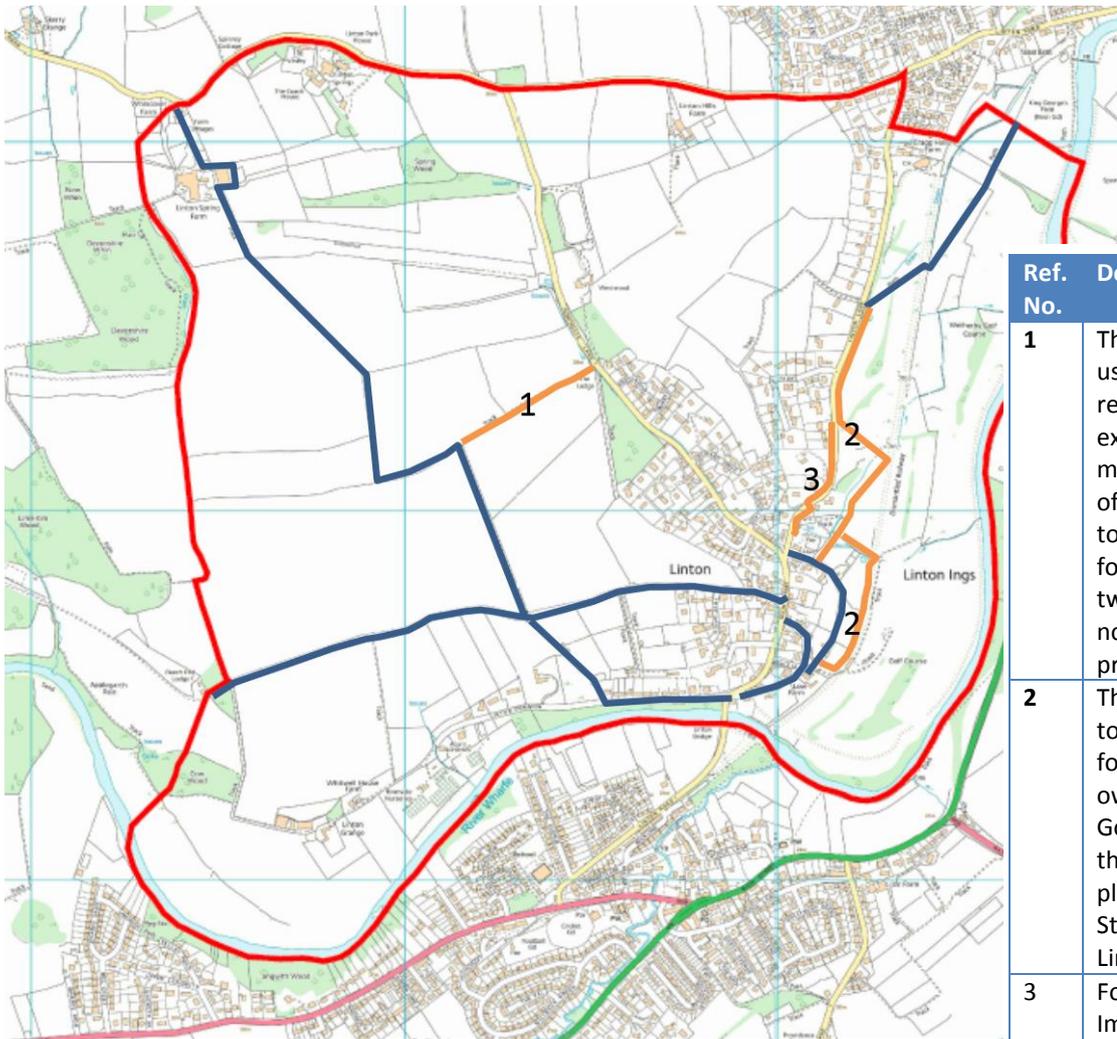
111. To enable a greater appreciation of the landscape features and interaction with the wildlife, access to the countryside is achieved via a network of public and footpaths. However, a lack of circular routes often necessitates a return via local roads.



Main Street: Narrow road without pavement

112. The key existing routes shown on in blue on Map 7 are as follows:

- The signed National Cycle Route 66 links Mirfield to York and includes a section along Main Street and Linton Lane. This is also part of the 150 mile "West Yorkshire Cycle Route".
- Trip Lane is part of Ebor 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 Stammergate Lane to Linton Memorial Hall and Sodom Lane from Kiln Hill to Muddy Lane;
- Linton Common is a private road with a tarmac footpath;
- The public footpath from Linton Common, alongside the site of the SSSI, to Trip Lane then connecting with the public footpath to Linton Springs Farm.



Ref. No.	Description
1	There is wide spread use of this link and residents have expressed a wish to make this a public right of way. A possibility is to create a permissive footpath. Currently the two land owners are not supportive of this proposal.
2	There is an opportunity to create a rural footpath on land owned by Wetherby Golf Club, remote from the course to create a pleasant link from Stammergate Lane to Linton Lane.
3	Footway Improvements at Kiln Hill.

Map 7: Existing (coloured blue) and Proposed (coloured orange) Footpaths/Bridleways
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113. Map 7 also shows in orange, two additional aspirational routes, which would offer circular routes within the Plan Area and greater access to the countryside. These are:

- A footpath from Northgate Lane to Footpath 18 (Linton Common to Trip Lane), and hence to Linton Springs Farm or Trip Lane.
- A bridleway or footpath to the west of Northgate Lane as far as Sicklinghall Road, to provide access to a bridleway which in turn links to Stockeld Park.

114. A further new aspirational route is shown on the above Map which would offer an alternative and safer access to Wetherby. This is a footpath(s) from Green Lane to Linton Lane adjacent to the old railway

embankment, which facilitates access from Linton Bridge to Wetherby without the need to walk on Main Street or cross Linton Lane, together with a new footbridge/cycleway over the River Wharfe.

115. It is fully recognised that creating new public footpaths across privately owned land is dependent on the co-operation and agreement of the landowner, and that full consultation will be need to be undertaken with relevant landowners before these aspirational routes can be achieved. Although LCC have indicated in principle that they support proposals for new footpaths, in order to deliver these aspirations, it may be necessary to supplement the LCC available budgets with alternative funds (see Projects for Linton Section 18 and CIL Section 17).

Feedback from the Community

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

- Improvement of highway and footway safety to provide a safer and more secure environment (97%);
- Improve maintenance of existing footways – 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

117. 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.



Stammerge Lane

118. During the Plan preparation, it became apparent that one of the key highway safety hazards in the village was the lack of a footway up Kiln Hill connecting the village with Wetherby. An aerial perspective for a proposed footway along Linton Lane can be seen on Page 40 and has been approved by the SG.

14.2. POLICY D1: FOOTPATHS, CYCLEWAYS AND BRIDLEWAYS

The improvement of footpath and bridleway access and the facilitating of new circular walks and routes will be supported.

14.3. PROJECTS TO HELP DELIVER OUR VISION:

- Provide footway at Kiln Hill to connect with Linton Lane footpath to Wetherby (See aerial perspective below);
- Make sensitive improvements to the surface of Stammergate Lane;
- Seek opportunities for new footpath and bridleway links (see map 7);
- Improve signage for country walks;
- Provide a display board showing map of footpath/bridleway routes;
- Maintenance of footpaths and footways generally; and
- Sodom Lane to be formally recognised as a footpath.



Signpost and Memorial Hall



Entrance to College Farm Lane



Stammergate Lane



Linton Lane proposed new footway – aerial perspective

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

119. 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

120. These green areas which are not currently protected are listed in the Table on page 29 and are described below:

- The village green triangle on Trip Lane opposite the Windmill and the small area of green space with village pump on Northgate Lane.

These green areas are important not only in adding variation to the appearance of the area by providing open space in what is predominantly a developed area but also have historical significance.

- The tennis courts and land surrounding Linton Memorial Hall.

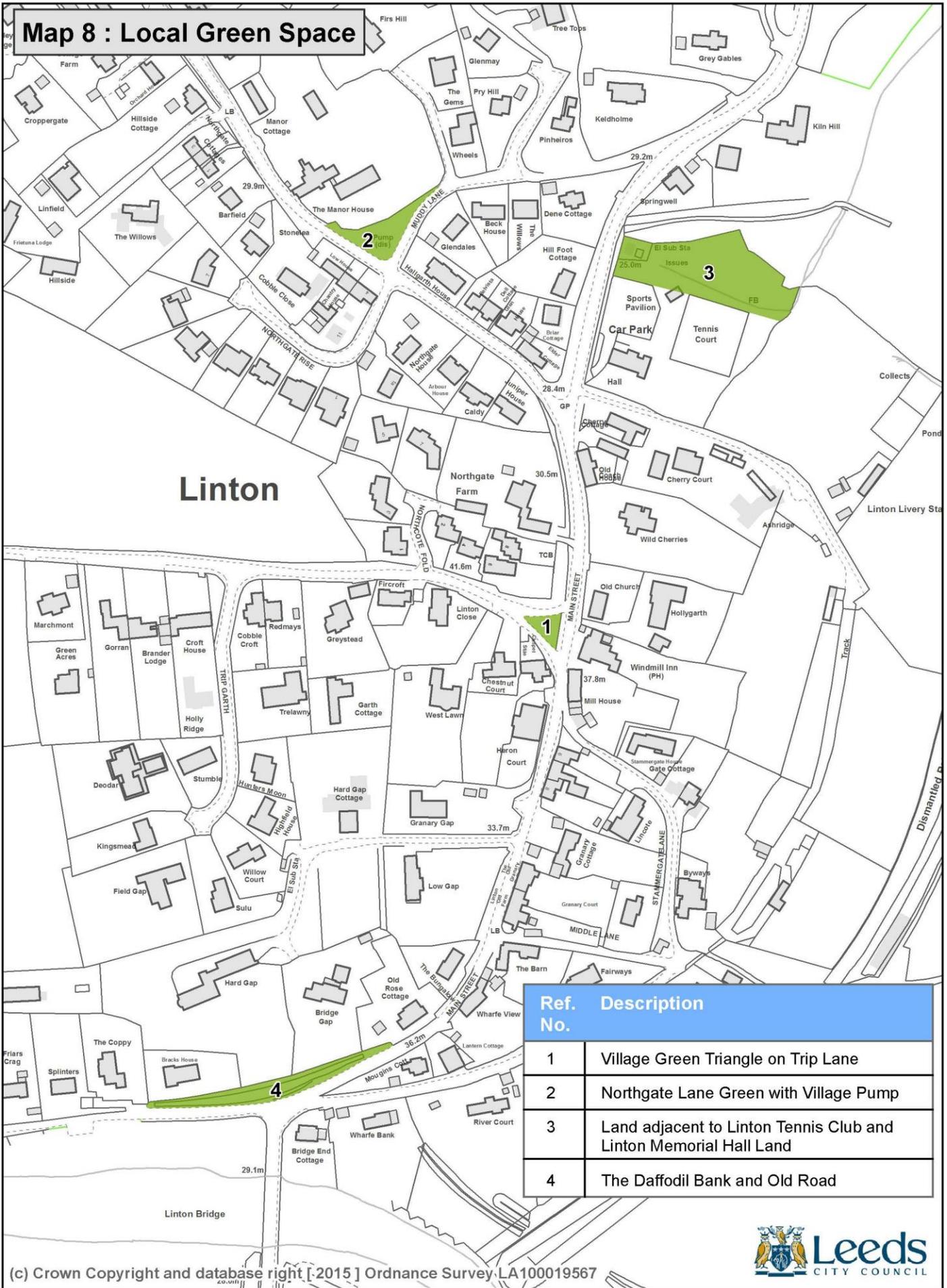
This land is already Protected Green Space. (N1 Protected Green Space in the UDP and SA Issues and Options Plan, June 2013 – proposed Outdoors Sports Provision Plan 6.5B), and is shown on Map 8 below. There is an area of land (approximately 2500m²) adjacent to the Linton Tennis Club and Linton Memorial Hall, which has been identified as suitable for improvement to create additional amenity space,

which could be used for village events and recreation. This land is owned partly by the Trustees of Linton Memorial Hall and partly by the Trustees of Linton Tennis Club. It is located in the centre of the village, offers views across River Wharfe valley and can provide an exceptionally tranquil amenity space. The clearance of this site to provide additional recreational space is listed as a high priority in the Project Priorities List (see Section 18). Consultation has taken place with both the Trustees of Linton Memorial Hall and Linton Tennis Club who have agreed in outline to this proposal. A committee has now been formed to prepare a detailed scheme, which will then require formal approval by the two sets of Trustees. The Parish Council has also agreed in principle to fund the maintenance costs for its upkeep.

- The Daffodil Bank.

At the entrance to the village as you cross Linton Bridge, there is an open green bank, which is today known as 'The Daffodil Bank'. Along the top of this bank, there are the remains of an interesting historic old road, which is now not in use. This old road formed part of Main Street, and ran down to the ford, which crossed the River Wharfe. This would have been the main thoroughfare from the village to Collingham. This old road can be seen running across the top of the bank in a later photograph (Page 44). The ford and the line of the old road are shown on Map 3. This old road and The Daffodil Bank are currently unprotected.

Map 8 : Local Green Space



Ref. No.	Description
1	Village Green Triangle on Trip Lane
2	Northgate Lane Green with Village Pump
3	Land adjacent to Linton Tennis Club and Linton Memorial Hall Land
4	The Daffodil Bank and Old Road

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121. The NPPF paragraph 77 states that Local Green Space should be

- In good proximity of the community
- Have local historical significance, and
- Not be too large in size.

How each of Linton’s Local Green Spaces meet these criteria is described in the Table below (see also photos following the table).

	Location	Local Significance	Size
Village Green Triangle on Trip Lane	Heart of village, Junction of Main Street and Trip Lane opposite the Windmill Inn	Historic centre of Linton which has been used by the villagers since the early 20 th century for their various village events. The local hunt would meet here next to Northgate Farm and the school children used this area as their outdoor play area when a village school existed next to The Windmill Inn. Staddlestone bases have been added around the perimeter of the Village Green Triangle and it is considered to be the iconic centre of the village.	Small area of approximately 410m ²
Northgate Lane Green with Village Pump	Close to village centre at the junction of Muddy Lane (formerly Sodom Lane) and Northgate Lane	This is a small area of local green space, which adds considerably to the rural environment of Northgate Lane. It is also the site of the historic village pump (redundant well).	Small area of approximately 500m ²
Land adjacent to Linton Tennis Club and Linton Memorial Hall Land	Close to the centre of the village off Main Street adjacent to Linton Tennis Club and Linton Memorial Hall	This land was donated to the Trustees of Linton Tennis Club and Linton Memorial Hall many years ago, and is currently not used. It is a particularly pleasing green space in the heart of the village next to two main recreational facilities – Tennis Club and Hall. This additional amenity space once cleared, would offer a tranquil space for families with views across the valley to the River Wharfe. Northgate Beck runs along the south side of this land.	Small area of approximately 2500m ²

	Location	Local Significance	Size
The Daffodil Bank and Old Road	Just inside boundary of Linton at the entrance on the north side of Linton Bridge	A historic old road that was originally part of Main Street and ran down to the ford across the River Wharfe. This would have been the main thoroughfare for vehicles when crossing the river. The bank has been planted with daffodils over recent years and makes a pleasing entrance to the village when crossing Linton Bridge. The bank is now known locally as The Daffodil Bank.	Small area of approximately 780m ²



Proposed additional Open Space adjacent to tennis courts



The Village Pump



Bench on Trip Lane Triangle



Historic Old Road along top of Daffodil Bank

Feedback from the Community

122. 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.

123. The Survey also revealed the following opinion about improving facilities for children:

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

15.2. POLICY E1: LOCAL GREEN SPACE

The following sites as identified on Map 8 are designated as Local Green Space, where new development is ruled out other than in very special circumstances:

- a. Village Green Triangle on Trip Lane;
- b. Northgate Lane green with Village Pump;
- c. Land adjacent to the Linton Tennis Club and Linton Memorial Hall; and
- d. The Daffodil Bank and Old Road.

15.3. PROJECT TO HELP DELIVER OUR VISION:

Create additional community amenity space in the heart of the village possibly with seating areas (see Map 8).

16. CATEGORY F: LOCAL ECONOMY

Objective:

8. To support and promote local businesses, agriculture and other land based rural businesses, and assist those working from home

16.1. F1: BROADBAND/CONNECTIVITY

Justification and Evidence

124. The LNP supports the expansion of high quality infrastructure such as high speed broadband and other communications networks which is essential for sustainable economic growth and is important in enhancing the viability of local businesses and local community facilities and services, and also encouraging individuals to work from home.

125. During the Plan preparation, superfast broadband has become available to large parts of the village following the installation of fibre optic cable and kerb side equipment.



The Windmill Inn

16.2. POLICY F1: BROADBAND/CONNECTIVITY

The development of broadband and communications technology will be supported.

16.3. PROJECT TO HELP DELIVER OUR VISION:

Improve Linton website for local Linton businesses.

17. COMMUNITY INFRASTRUCTURE LEVY

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

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

128. 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. In order to ensure that individual developments are not charged for the same infrastructure items through both S106s and the CIL, a S106 contribution cannot then be made towards an infrastructure item already on the List. The City Council has to spend its CIL income on items on the Reg123 List, but Parish Councils have no requirement to do so.

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

130. Multiple housing development in and around Linton will no doubt increase pressure on highways inside the village and its surroundings, and also increase demands for local facilities such as schooling,

healthcare, public utilities, policing, waste services and leisure, most of which are currently provided outside Linton. These are the types of projects LCC may fund through the CIL.

131. 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.

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

133. 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.

134. 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

135. 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.

136. In September 2013, the SG approved the initial Village Improvements Priorities List, 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.

137. 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
High Priority	
1.	Construct the missing footway sections and improvement to existing footway from north of Kiln Hill to the Linton Memorial Hall and a continuation of the footway along Linton Lane to give improved pedestrian access to Wetherby. This may include a gateway feature.
2.	Examine returning all or part of The Ridge to Green Belt and agricultural use.
3.	Create a 20mph speed limit zone through village centre from the 'gateway feature' on Linton Lane to the Wharfe Bridge.
4.	Create additional community amenity space next to Linton Tennis Club and Linton Memorial Hall in the heart of the village possibly with seating areas (see Map 8).
5.	Make improvements to poorly surfaced sections of Stammergate Lane to allow pedestrians safe access to Collingham avoiding the use of Main Street, which has sections of no pavement.
6.	<p>Ensure that the following Assets of Community Value are appropriately registered on the 'List of Assets of Community Value' maintained by LCC:</p> <ul style="list-style-type: none"> ▪ Bus shelter adjoining the Windmill Inn; ▪ The telephone box in Main Street; ▪ The village pump; ▪ Northgate Farm and Linton Bridge, and ▪ White post and rail fencing on Main Street junctions with Stammergate and Northgate Lane.

Medium Priority

7.	Extend the 30mph speed limit on Northgate Lane to beginning of built up area.
8.	Create gateway features to Northgate Lane and south entrance to Main Street through discreet signage to encourage traffic calming.
9.	Liaise with the Linton Memorial Hall Trustees and Management Committee to facilitate improvements to and upgrade of Memorial Hall
10.	Create new public footpath link from Trip Lane to Northgate Lane
11.	Introduce improved country walk/footpath signage including Ebor Way
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;
13.	Introduce additional country footpaths and bridleways to create circular routes, including a footpath extension from Northgate Lane towards Stockeld Park. (Map7)
14.	Create an overall tree management/planting strategy, and assess requirement for additional Tree Preservation Orders and registration of any important hedgerows.
15.	Upgrade and improve the Linton village website and provide a facility for web links for local village businesses.
16.	Improve existing broadband speed and connectivity throughout the village area.
17.	Obtain formal recognition of Sodom Lane as a public footpath
18.	Undertake screen planting in front of the stone retaining walls of the more recent developments to ameliorate their negative impact on the rural character of Linton, for example on Northgate Lane between the junction of Westgarth and Tibgarth. Similar planting should take place in front of Wetherby Golf Club car park boundary wall.
19.	Create new public right of way on or close to the old railway embankment coupled with new footbridge/cycleway over River Wharfe
20.	Undertake bulb or wildflower planting in suitable public space areas
21.	Ensure control of HGV access
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.
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.
24.	Ensure maintenance of footpaths, bus shelter and telephone kiosk generally
25.	Improve highway drainage including maintenance of Northgate Lane beck

The above projects will be funded through:

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

19. DELIVERY COMMITTEE

138. Consideration has been given as to how this 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.

139. 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: LINTON CONSERVATION AREA – ARCHAEOLOGICAL / HISTORICAL SUMMARY

1. Although there have been no archaeological remains dating to the prehistoric period found within the Conservation Area (CA) as of yet, there is evidence to suggest that the area around Linton was occupied by humans from the prehistoric period onwards. To the southwest of Linton, just north of a bend in the River Wharfe around Whitwell House Farm, there is one of only three known lowland flint scatter sites within West Yorkshire. Over 8000 flints (including waste material) have been found at the site in total during field walking exercises. The assemblage appears to represent a number of chronological periods, and includes Mesolithic (10,000 BC – 4,000 BC), Neolithic (4,000BC – 2,200 BC) and Bronze Age (2,200 BC – 800 BC) flints. Upper Palaeolithic (40,000 BC – 10,000 BC) material has very tentatively been identified from the assemblage also. Given the large size of the assemblage, this site has potential to yield more artefacts and possibly period features preserved below-ground. The flint assemblage makes this site of significant regional importance, and if there were intact below-ground features, the site could potentially be of national significance.

2. In the landscape surrounding Linton there is a significant amount of cropmarks visible on aerial photographs, which represent prehistoric, Iron Age (800 BC – AD 43) and Roman (AD 43 – AD 410) remains of ditched enclosures and field systems. A number of Roman artefacts have also been discovered in the area. To the west of the CA, five copper alloy Roman coins have been discovered. To the north of the CA, an extended burial with several pieces of Roman pottery dating to the 4th century AD were found in 1933, just to the southeast of an extensive area of Iron Age/Roman cropmarks. It is also thought that a further five Roman coins were found in the vicinity of this burial site in the late 1920s or early 1930s.

3. Although there is significant evidence for Iron Age/Roman settlement surrounding Linton, archaeological evidence for occupation during the

Anglo-Saxon period (early 5th century – 1066) is sparse. However, there is certainly evidence for an Anglo-Saxon presence in the area, particularly in Collingham just over the River Wharfe. Linton is also mentioned in the Domesday Survey of 1086. The place name is Old English (the language spoken by the Anglo-Saxons) and means ‘flax farm’; flax being a plant cultivated for its seed and fibres, which can be woven into linen fabric. At the time of the Domesday Survey, Linton was valued more highly for tax purposes than Wetherby

4. In a survey of possessions of Northumberland and Westmorland in 1569, a Robert Pearson paid for the use of two acres of land and an ancient chapel in Linton. This chapel may have been an early foundation of the Percy family, which would make it Norman in date (1066-1200). This chapel is no longer extant; however, on the 1st edition OS map of 1846-7 (6" to 1 mile series) and subsequent OS editions up to the 1960s, a ‘site of chapel’ is marked in an area called Chapel Garth in Linton. Chapel Garth is no longer marked on the modern OS maps, although it is recognised in the local house names such as ‘Chapel Stile’, ‘Garth Cottage’ and ‘Linton Church House’. The area around this early chapel site appears to have been the nucleus of early settlement at Linton, with further linear development occurring along Main Street, as shown on Jeffreys’ map of 1775 and the 1st edition OS map of 1846-7.

5. To the west of the CA, further along Trip Lane, there are cropmarks of what is thought to be a medieval windmill mound visible on aerial photographs, comprising of a central cross and part of the circuit of the penannular ditch. The mill is not marked on Jeffreys’ map of 1775 or the 1st edition OS map of 1846-7. There is a mill mentioned in Linton in Domesday, however this will be a reference to a water mill (location unknown) as windmills are thought to be introduced into England in the 12th-century. There is also medieval and postmedieval

ridge and furrow visible as cropmarks on aerial photographs around Linton.

6. Towards the north of the CA is a Listed Building named Northgate Farmhouse. This house has mid 16th century origins, and incorporates rare and important remains of an open timber-framed hall. Its situation in the heart of the village within a garden of 17th century topiary box-hedges suggests that this house may have been of some status originally. A road bridge towards the south of the CA is also Listed and has early-mid 19th century origins.

7. Areas of below ground archaeological sensitivity within the CA include the grounds of Northgate Farmhouse as well as the believed site of the old chapel west of Main Street, south of Trip Lane. Development in these areas may require archaeological evaluation if it were above a certain scale.

Nichola Manning, 2009

West Yorkshire Archaeology Advisory Service

21. APPENDIX 2: LINTON VILLAGE CHARACTER ASSESSMENT

1. The 2010 Collingham with Linton Village Design Statement (VDS) has been used to inform a great deal of the Linton Neighbourhood Plan, and in particular forms the basis for this Character Assessment. The VDS was drafted by a committee of mostly volunteers resident in Collingham or Linton and was produced between 2007 and 2010. A great deal of public engagement was undertaken and the content of the VDS remains almost entirely current today.

2. The following character area descriptions identify the distinctive features to be respected in all

new developments to ensure that proposed developments are compliant with LNP Policy A1.

3. The VDS recognises that Linton is comprised of three character areas:

- The heart of the village, extending from the river bridge, up Main Street and Northgate Lane and including Stammergate Lane;
- Linton lane from Kiln Hill to Wetherby; and
- Linton Common, including the Site of Special Scientific Interest.

21.1. LINTON VILLAGE HEART (INCLUDING THE CONSERVATION AREA)

Built Form

4. Section 6 of LNP describes the early development of Linton which occurred almost entirely in the heart of the village.

5. There are around 178 dwellings in this character area which covers approximately 26 Hectares. This equates to a density around 7 dwellings per Hectare.

6. 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.

7. 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. (See photo Page 8).

8. 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. (See photo Page 8).

9. Initially 20th century development took the form of individual dwellings in large isolated plots such as Hard Gap and Low Gap.

10. Later, groups of detached houses were built along winding cul-de-sacs. The first of these groups were The Orchards commenced in the 1930s.

11. The exceptions are two short rows of terrace houses on Northgate Lane, one of which, Northgate Cottages, was originally built by Wetherby RDC in 1947.

12. In addition, the recent developments of Westgarth and Tibgarth further out along Northgate Lane are more suburban in style.

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

Landscape

14. There are two small triangular “village greens” – one opposite “The Windmill” and the other, with the village pump, at the junction of Muddy Lane and Northgate Lane. (See photos on Page 40.)

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

16. Significant groups of trees are to be found on Northgate Lane by Ladywood and on both sides of the river bridge.

17. An important “specimen” tree occupies the corner site between Northgate Lane and Linton Lane. (See upper photograph on the front cover.)

18. The tennis courts at Linton Memorial Hall are Protected Playing Pitches.

19. Many properties enjoy uninterrupted views of the countryside which helps to maintain the rural village ambience.

Circulation

20. Apart from relatively short sections of Main Street and Northgate Lane, there are no footways alongside the roads and the grass verges help to preserve a ‘rural’ character.

21. A section of Northgate Lane from Orchard Drive to the Manor House has a small stream running alongside it which adds to its character.

22. Main Street forms part of the Sustrans National Cycle Network (Route 66) although re-using the former railway line through the golf course could be an attractive alternative route.

23. Trip Lane is part of Ebor Way, the long distance footpath/bridleway along the Wharfe Valley, which continues up Main Street and Linton Lane and then towards Wetherby across the golf course.

24. There are two “green” lanes, one from Stammerge Lane to the Village Hall and Sodom Lane

from Kiln Mill to Muddy Lane. (See photo on Page 34.)

Key Features

25. There is the Windmill Public House and the Memorial Hall along Main Street which, together with the “green triangle” at Trip Lane and attractive bus shelter, contribute to the sense of a “heart” to the village, although there have been no shops since 1975 and the church (previously a school) has been converted into a dwelling. (See photos on Pages 8 & 40.)

26. Northgate Farmhouse on Main Street is a listed building dating from the mid 16th century

27. The two sections of white post and rail fencing on Main Street are attractive features which particularly contribute to the rural village character. (See photo Page 29).

28. The Old Farm and The Granary are other important buildings of character on Main Street, originally converted by Alban Jones.

29. The views from Trip Lane to the north reveal the attractive built form of the village on the valley sides leaving the ridge lines mostly clear of development.

30. The Manor House, dating back to 1650, but extensively altered since then, together with the other “green triangle” with the pump, gives a clear focus to Northgate Lane.

31. There are very attractive views of the wooded banks of the River Wharfe in both directions from Linton Bridge which is a listed structure built in the late 1870s. (See Photo Page 5)

21.2. LINTON LANE

Built Form

32. With the exception of the cul-de-sac known as The Ridge, the whole of this character area is a linear development of large detached properties fronting approximately 1km of the west side of Linton Lane from Kiln Hill to Sicklinghall Road. Density of housing is not therefore a useful measure, but it is the size of plots and the space between individual houses that dominates the character of this area.

33. Most of the earlier dwellings were set well back from the road which is bounded by a wide grass verge so reducing their impact on the semi-rural character of Linton Lane. (See Photo Page 6)

34. However, more recent dwellings have been built closer to the lane, some with dominant boundary walls and this has detracted from the semi-rural character, particularly bearing in mind that 11 of the dwellings fall within the Green Belt separating Linton from Wetherby.

35. The Ridge cul-de-sacs development close to Kiln Hill is more extensive but again comprises predominantly stone detached houses.

36. There is a listed outbuilding, dating from the 18th century, in the grounds of Wood Grove on Linton Lane near the junction with The Ridge.

37. Similar to the Heart of the Village, there is individuality in house styles but a unity in terms of scale (two storey) and materials (predominantly stone, including garages), pitched roofs, walls rather than fences, and/or grass verges fronting highways.

Landscape

38. Many properties enjoy views across the eastern side of Linton Lane which is bordered by trees and hedgerows with the golf course and river valley beyond, providing an open, semi-rural setting.

39. The Ridge has a tree-lined access road and a prominent row of mature trees along the boundary of Wood Grove.

Circulation

40. There are no footways to much of the length of Linton Lane but informal tracks have been formed on some sections of grass verge.

41. Ebor Way follows Linton Lane from the heart of the village until, half way along, it branches off across the golf course to Wetherby.

42. The whole length of Linton Lane is also a part of the Sustrans National Cycle Network Route 66.

21.3. LINTON COMMON

Built Form

43. Similar to Linton Lane, this is an elongated group of mostly detached houses predominantly on the north side of Linton Common. Density of housing is not an important characteristic but space between the individual properties dominates the character of the area.

44. The first house to be built on the Common was Gorse Hill in 1924. It was the first new house in Linton

to be designed by Alban Jones, in the Arts and Crafts style and is now included in the Conservation Area. (See sketch Page 8)

45. Subsequent detached houses were built in various styles and materials, predominantly on the north side of the Common.

46. The steeply sloping ground has led to a number of properties being built over three storeys to the front and two to the rear.

Landscape

47. The whole area lies within the Green Belt and was a Special Landscape Area in the Leeds UDP.
48. Many properties enjoy a view across an extensive copse of mature forest trees on the north bank of the River Wharfe, particularly westwards from Linton Bridge, on the remains of the original Common and now included in the Conservation Area. This contributes to a characteristic semi-rural setting.



Linton Common

49. Another remnant of the Common between “Applegarth” and “Gorse Hill” is the site of the SSSI.

Circulation

50. Linton Common is an unmade private road, and public footpath.
51. There is a public footpath from Linton Common, alongside the site of the SSSI, to Trip Lane then connecting with the path to Linton Springs.



Trip Lane

22. LIST OF ABBREVIATIONS

CAAMP	Linton Conservation Area Appraisal Management Plan
CIL	Community Infrastructure Levy
DC	Drafting Committee
GPs	Guiding Principles
LCC	Leeds City Council
LNP	Linton Neighbourhood Plan
Local Plan	Leeds City Council's Local Development Framework
Linton	That part of the Parish of Collingham with Linton north of the River Wharfe
LVS	Linton Village Society
ONS (2012)	Office of National Statistics (2012) Census 2011
NPPF	National Planning Policy Framework
PAS	Protected Area of Search
Parish Council	Collingham with Linton Parish Council
PP	The Collingham with Linton Parish Plan
SA Issues and Options Report	The LCC Site Allocations, Issues and Options Report, June 2013
SEGI	Site of Ecological or Geological Importance
SG	Steering Group
SSSI	Site of Special Scientific Interest
SHLAA	Strategic Housing Land Availability Assessment
The Plan Area	The Linton Neighbourhood Plan area within the boundary of the Parish of Collingham with Linton
UDP	LCC Unitary Development Plan
VDS	The Parish of Collingham with Linton Village Design Statement

Linton Neighbourhood Plan



Please visit www.lintonvillage.org to view the Linton Neighbourhood Plan and supporting documents.