

Collingham Neighbourhood Plan

COMMUNITY FACILITIES & AMENITIES



The Background

The Vision for Collingham taken forward in this plan makes it clear that local services and facilities are an important part of ensuring a good standard of ‘quality of life’ for new and existing residents. The community has identified a number of facilities, buildings and spaces that contribute to this which ensure that local wellbeing is addressed. The planning system has a responsibility towards health and wellbeing. Protection and enhancement of such facilities as set out within this policy help to address this responsibility.

The Evidence

Collingham is a settlement with a significant number of facilities and services, all of which have been identified by the community as being important and for which some degree of protection from redevelopment or change of use is sought. As a result, the residents would like the existing facilities and amenities protected and enhanced as a result of development.

The residents recognise the green and open spaces in residential areas are important for people’s healthy, happy lives and for community development. The plan seeks to protect and improve green and open spaces in Collingham which can also enhance biodiversity and the Blue and Green Infrastructure.

There has been an accumulating deficit in green and open space provision in Collingham as recognised by NSDC and highlighted by the local community and they feel this the deficit should be reduced where possible in new developments.

It has been noted in the Residents Survey that that the fields in the centre of the village noted as Main Open Areas in the NSDC A&DM DPD ,Dale Field and Collingham Football Club, along with the play parks are of significant value to the local community and provide a valuable biodiversity and community resource in the heart of the village and should be designated as Local Green Spaces.



The DRAFT Policies

POLICY CF1 - IDENTIFIED ASSETS

SUMMARY POINTS

- Development that result in the improvement of community facilities will be supported subject to their compliance with other development plan policies.
- Development that results in the loss of the following types of community facility will be resisted unless it can be shown that they are poorly used, not viable or adequate provision is made elsewhere:
 - (a) Doctors, dentists and other healthcare facilities;
 - (b) Sports and leisure facilities (including indoor and outdoor provision);
 - (c) Community centres, halls and archival rooms;
 - (d) Places of worship and associated halls and spaces;
 - (e) Allotments
 - (f) Library;
 - (g) Post Office, and;
 - (h) Public Houses.

POLICY CF2 - LOCAL GREEN & OPEN SPACES

SUMMARY POINTS

- Unless it can be shown to be unreasonable to do so, green and open spaces should be provided on new development sites to the area requirements identified in the NSDC Developer Contributions and Planning Obligations Supplementary Planning Document.
- The loss of existing green and open spaces to development, including amenity space such as allotments, sports fields and play areas, and the Main Open Areas as defined by the NSDC A&DM DPD will not be supported, unless it can be demonstrated that it is no longer required but, if unavoidable, must be replaced by an equal area of at least similar quality situated conveniently in the Parish.

Do you agree or disagree with the Policies? Have your say!

COLLINGHAM
Parish Council

Collingham Neighbourhood Plan

HOUSING & EMPLOYMENT



The Background

This policy seeks to set out the appropriate mix of housing (whether affordable or otherwise) to meet the need identified through consultation findings and the AECOM Housing Needs Assessment (2023) and through consultation with the wider community within Collingham.

The Neighbourhood Plan seeks to encourage the provision of Affordable Homes for young people and families and reflects the need for smaller homes to diversify the housing mix within the settlement. It reflects the need to encourage young people and young families to move to and stay in Collingham. This will support local businesses, schools and other facilities. Smaller units may encourage downsizing which will free up family accommodation.

The policy also seeks to encourage the development of new business and employment to ensure that Collingham is a sustainable place to live and work. The village has a number of small industrial spaces within the village along with retail, office and leisure spaces. There are no further allocated sites at present for commercial development in the NSDC A&DM DPD within or adjacent to the village.



The Evidence

The Residents Survey and the Housing Needs Assessment commissioned on behalf of the Parish strongly agreed there should be more provision of smaller homes for young people, the elderly and accommodation for the disabled.

The residents strongly agreed that the historic nature and character of Collingham should be protected and reinforced by new development reflecting densities appropriate to both the settlement as a whole and the location and type of housing to be provided.

Further evidence for this policies comes from the demography study carried out by consultants AECOM within the HNA along with consultation responses from the community and other interested parties. The study shows that Collingham’s population has a greater than average proportion of older people and there is a trend toward s smaller households.

The DRAFT Policies

POLICY HE1 - HOUSING TYPE & DENSITY

SUMMARY POINTS

- Developments that contribute to the achievement of the balance of new housing identified in Table HE1, column 3, will be supported, subject to their compliance with the Collingham Design Guide/Codes.
- Developments that are not consistent with the achievement of that balance will only be supported if it is demonstrated that the development will provide other benefits that outweigh the desirability of achieving the identified balance.

Dwelling Type	Current Mix (2021)	Desired Mix (2036)
1 Bedroom	3.9%	6%
2 Bedroom	28.9%	30%
3 Bedroom	39.5%	44.25%
4 Bedroom	20.4%	14.25%
5 Bedroom +	7.2%	5.5%

Table HE1 – Housing Mix

- Where the mix set out in Table HE1 cannot be delivered for viability reasons, applicants must set this out using an open book viability assessment as part of the planning application which is to be agreed with the Local Planning Authority. In these cases, applications should reflect these mixes as closely as possible.
- Developments which provide bungalow and other types of accommodation for elderly and disabled people as part of the above provision will be strongly supported.
- Self build developments will be supported.
- Permitted development rights on smaller homes in new developments will be removed to limit the impact of extensions in the future to maintain the housing balance that the local community would like.
- Rural exception sites will be supported that provide Affordable Housing to meet identified local needs.
- Isolated homes in the open countryside will not be supported, unless they meet criteria laid out in the NPPF.
- All new dwellings must provide not less than the Nationally Described Space Standards.



Do you agree or disagree with the Policies? Have your say!