



CORBRIDGE VILLAGE PLAN 2006

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THE CORBRIDGE VILLAGE PLAN WAS ADOPTED BY CORBRIDGE PARISH COUNCIL IN MARCH 2006

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ACKNOWLEDGEMENTS

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Photography, text preparation, layout design and preparation for printing by Working Group members.

Final preparation and printing by Ian Robinson at Jack Robinson & Son, Corbridge.

The statistics on Page 7 are taken from responses to the Village Questionnaire in early 2005.

MAPS

The map on Page 2 is printed under licence.

Other Conservation Area maps are held by Corbridge Parish Council.

Large scale maps relating to the 2006 Parking Revisions are held by Corbridge Parish Council.



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It gives me great pleasure to write this forward to the Corbridge Village Plan which was adopted on behalf of the Community by Corbridge Parish Council in March 2006.

It has taken just over two years to reach the final stage of the preparation of the plan. We began the process with a very well attended public meeting of residents just over two years ago when the reasons and purposes of a village plan were explained. At this meeting we asked for volunteers to join five working groups to look at various aspects of our community, (a) Planning (b) Design (c) Recreation and Leisure and (d) Highways. (e) Amenities The Highways Group was overshadowed by the new plans and proposals for parking as the consultations were taking place at the same time but their input and comments I am sure were taken in with all the views at the time of the consultation. Therefore NCC has kindly prepared the Highways report in this document.

The groups each under a leader helped prepare the questionnaire under their headings before it was agreed to send them out by Royal Mail to every household in the Parish with a given time to return freepost. We had 412 responses and the main data in this report is based on the detail from the returned questionnaire.

Following the return of the data each group met regularly to take the proposals forward for the preparation of the final plan. After carefully considering all the information each group prepared a report of their findings and research and an Open Day was held in January 2006 where we staged an exhibition and information day. This was very well attended by around 350 residents and visitors when a lot of very good comments were made and have been taken into account in preparing the final report.

The Village Plan is an advisory document produced by the Village Plan Working Group and the Parish Council which is hoped will be used fully as a consultation document when our local authority determines planning applications and others make comment during the consultation process over the coming years. Also it will help with funding applications for proposed recreation schemes and proposals for our young people who are our future generation and any schemes or plans to benefit all of our community.

My personal thanks to all the group leaders and the group members for all the hard work and input; it has taken a long time but well worth the time and efforts. Also thanks to all members of the Parish Council for all their support. Our thanks to DEFRA, (formerly the Countryside Agency), for their grant towards the production of the village plan.

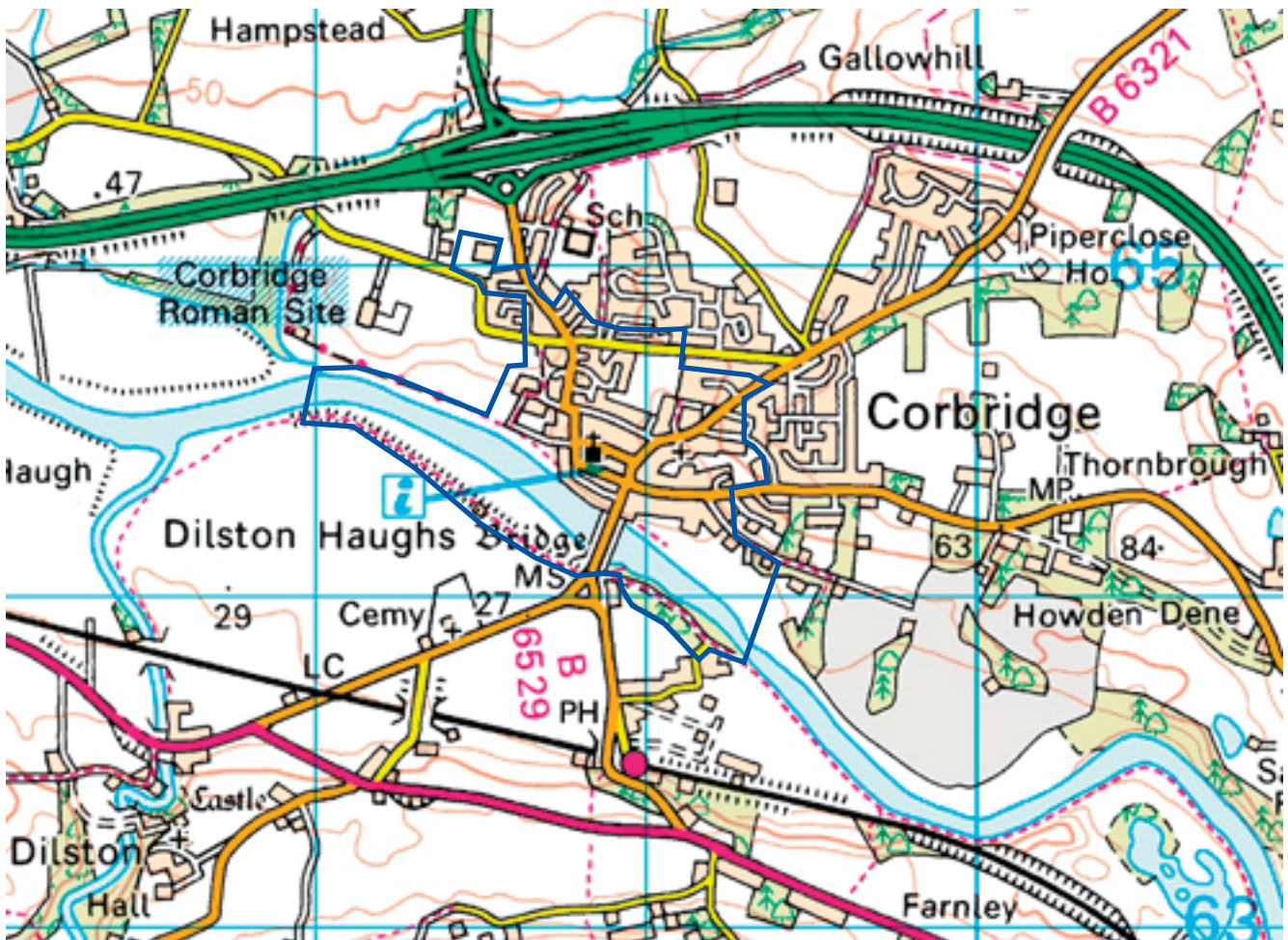
A handwritten signature in cursive script that reads "Bill Grigg". The signature is written in dark ink on a white background. Below the signature is a long, slightly wavy horizontal line.

Councillor Bill Grigg
CHAIRMAN OF CORBRIDGE PARISH COUNCIL & CHAIRMAN OF THE VILLAGE PLAN STEERING GROUP

CORBRIDGE



Corbridge Conservation Area outlined in blue.



H I S T O R Y

People began to live in an organised community in the area 1900 years ago. Before that there were only scattered farms. There was a surprising amount of ploughed land. There was also of course pasture and surviving woodland. Then in AD 79 the Roman general Julius Agricola marched northwards. He met no resistance in these parts, and he went on over the Tyne to the conquest of Scotland. The main base for his campaigns was at Red House, Beaufront. It was here that the organised settlement, which developed into modern Corbridge, first began. Some ten years later, when much of Scotland had been given up, the base was dismantled and a fort, not a base, for a regiment of cavalry was built to the east; its remains underlie Corstopitum. This fort remained in occupation for three-quarters of a century.

Regular Roman troops were withdrawn early in the fifth century. Very little is known about the people living around here in the next two or three hundred years, neither Britons nor Angles, though a few early Anglian objects have been found. During this period a new village was founded, east of the now deserted Roman site. This was probably because the Roman bridge had become unusable, while there was an excellent ford below the site of the present bridge. St Andrew's church may have been founded in the new village as early as the later seventh century. A religious house was certainly in existence by AD786 for in that year a bishop was consecrated at CORBRIDGE. Ten years later the name appears again, when King Ethelred of Northumbria was killed at COREBRYGGE. In the twelfth century, and until the early thirteenth, Corbridge was a royal manor, and may have been as early as the eighth century.

There was trouble from the Scots, intermittent at first, but increasing in strength by the fourteenth century. Henry, son of King David of Scotland, became Earl of Northumberland in 1139, and coins were minted for him in Corbridge. Corbridge reached a peak of prosperity in the thirteenth century. Documents suggest that, in its region, Corbridge was second in size only to Newcastle upon Tyne. A new bridge was built in 1235, above the ford. St Andrew's church was successively enlarged until it was four times its previous size. By the earlier thirteenth century the town had its own common seal which continued in use until well into the next century.

By the end of the century Corbridge returned two members to Parliament. The Scottish Wars changed all that. On a natural traffic route, and vulnerable because the ordinary houses were timber-framed and thatched, Corbridge was destroyed by the Scots in 1296 and in 1312. It was occupied by them in 1346 and on other occasions. It was probably about this time that the fine stone Vicar's Pele was built. Here the Vicar could sit in safety and comfort while the houses of his parishioners burned around him. 1349 saw the village ravaged by plague then deserted. On returning, the villagers found the streets covered with grass.

It was not until the Union of the Crowns in 1603 that Corbridge regained peace, and with it prosperity. It did not expand. Relatively then it declined in importance, but there is evidence on the ground that it was internally prosperous. Stone began to be used instead of timber for ordinary houses, though they still often had thatched roofs. Several fine examples of late sixteenth or seventeenth-century houses survive. In 1674 the bridge was replaced by the present handsome structure. During this period the great Stagshawbank Midsummer Fair for which Corbridge was renowned reached its peak and having spanned the centuries was finally abandoned in 1930. The late nineteenth-century was another period of prosperity provided for by a wide range of shops and services, including five butchers, fourteen grocers and five shoemakers. Fourteen market gardens were renowned in the Tyne valley for their fruit and vegetables.

New building, often of good quality, continued throughout the eighteenth and nineteenth centuries. This was usually to replace existing properties, though much that was old survived, rather than to expand outwards. It was not until well after the opening of the Newcastle to Carlisle railway in 1835 that there was much outward expansion. The early half of the twentieth century saw rapid growth in population, with new estates mainly off St Helens Lane and Aydon Road. Once started, the process continued, and accelerated with the growth of motor traffic and the building of new roads and with Newcastle only half an hour away, many people work there and live in Corbridge.



A M E N I T I E S

1. FACILITIES & SERVICES

In 2006 Corbridge is very fortunate to have a good range of facilities and services including:

Corbridge Health Centre; Corbridge Public Library; Corbridge First School; Corbridge Middle School; Tourist Information; a nursing home; a residential care home; two dental practices; a chemist; an optician; a Post Office/newsagent; a supermarket, a fishmonger and game dealer; a delicatessen; a kitchen & hardware shop; a butcher; a baker; a fruit & vegetable shop; a florist; a wine shop; a tapestry & fabric shop; a perfume shop; a bookshop; a fine art gallery gallery; two gallery cafes; an art supply shop; a working goldsmith and jeweller; two furniture makers; an upholsterer; a piano/music shop; a printer; a designer/ signwriter; a shoe shop; several antique & bygone shops; a range of clothing shops; personal care shops; several card/ gift/craft/interiors shops; a sandwich shop; several hotels, public houses, cafes and restaurants; two estate agents; a solicitor; two Banks; a petrol station; two car maintenance garages; a car body repair shop; a veterinary surgery; kindergarten/child care.

Other less visible but nevertheless important provision includes artists, designers, architects, building construction and maintenance, carpentry and plumbing as well as several businesses located in the former goods yards at Corbridge Railway Station. The Parish Hall acts as a centre for a range of social activities as well as a base for Corbridge Parish Council.



2. PUBLIC TRANSPORT

BUS

The 602 service links Newcastle to Hexham south of the river via the Metro Centre. Buses come into the village from Monday to Saturday but on Sundays the pick-up point is at the south end of the Bridge. The 685 and X85 services operate from Newcastle to Hexham and Carlisle using Main Street and the Bridge as their village route. A few buses deviate from this and move to Hexham on the Beaufront Road past the Roman Camp. Other services such as that from Hexham to Horsley come through Corbridge. With the full backing and support of Corbridge Parish Council the Adapt Bus operates on two days each week between Hexham and Corbridge where it has numerous stops around the village. This almost door-to-door service is very well used and appreciated.

TRAIN

At present a fairly good service links Newcastle, Hexham and Carlisle, with some eastbound trains travelling directly to Sunderland and Middlesborough. Those between Newcastle and Carlisle do not stop at Corbridge and intending passengers must join the train at Hexham. Every effort must be made to retain the best future rail service for Corbridge particularly as current provision is under review. Good usage by local people is therefore very important.



3. CORBRIDGE HEALTH CENTRE



Over the last 10 years it has become increasingly clear that the present health centre building is inadequate to provide health care to the population of Corbridge and surrounding villages and hamlets. Responses from the recent Village Plan Questionnaire regarding health care indicated huge dissatisfaction with the lack of parking at the current site and observations that a new facility would be needed as a result of the overcrowding and cramped conditions within the building due expansion of the population of the locality.

Health centre staff initially planned to extend the present building in 1994 but plans were rejected due to lack of parking. All attempts to provide parking near to the centre have failed. A search then started for a new site, with reasons for rejection in brackets. The Chains (no support could be gained), Howden Dene (lack of support by Planning department), the Red Cross Hall (not big enough), land north of the Chantry Estate (no access) have been looked into but felt to be inappropriate. The First School site has come up time and time again; health centre staff declared an interest in 2004. However the site is owned by the Church and health centre staff have found that it is not available, nor is it likely to be available in the future for a health centre development. The First School site is currently used as a school and we understand that Northumberland County Council have plans to move to a 2 tier education system but this is currently subject to a judicial review.

Following a presentation to the Corbridge Parish Council in 2004 three possible sites emerged. Dr Cunningham joined the Amenities sub-group in 2005 to help with this aspect of the Village Plan. Two sites were rejected due to lack of suitability leaving an acre site on land to the North of the Newcastle Road and east of Appletree Rise. Funding was finally approved by Northumberland Care Trust Board at its December 2005 meeting for a PFI development on this site. This information was immediately presented to the public in the Parish Hall at the January 2006 exhibition.

The Amenities sub-group are pleased that a site has been found which is available for immediate development within walking distance of the centre of Corbridge, that is north of the river, with the ability to provide the necessary parking. You will agree that this has been an amazingly difficult brief to fill.

Any site found within Corbridge will have its limitations and compromise is essential. Helpful comments have been received from residents supporting the development, with reservations expressed about motor vehicle access, transport from other parts of the village and pedestrian access. Planning permission also needs to be gained. A new health centre is a priority for the Village.



PLANNING

1. INTRODUCTION

This Section reviews the strength of feeling in Corbridge against the continued over development of the village in recent years, identifies some of the problems and suggests some mechanisms to rectify the damage for the future.

For many years the residents of Corbridge have complained about the level of new building whenever they have been consulted on emerging District Plans and when asked their views by way of survey such as the questionnaire about the Village Plan

The extension of Craggside was opposed, as was the Chains development. This questionnaire is no different since 86% voted against housing developments continuing at the same rate as the last five years. It was no different in 1997 when over 1350 responses to a joint Corbridge Village Trust, CPRE and Corbridge 21 supported the proposal to halt excessive growth in the village.

Despite this opposition the last two district plans have included significant developments in Corbridge however the problem doesn't end there. In the current plan period there has been over 60% over provision of houses in Tynedale compared to the number in the plan. In Corbridge the figure is more like 100%. Over development has put increased pressure on local services, which is reflected in many of the literal responses to questions, resulting in the overwhelming vote to restrict development.

2. PLANNING OBJECTIVES DISTILLED FROM SURVEY RESULTS

- a. Ensure the retention of the existing greenbelt and the strict enforcement of the constraints on development to retain the identity of Corbridge.
- b. Restrict future development in Corbridge to redress the problems caused by the over provision of housing compared to the planned development in the current District Plan.
- c. Develop a strategy to preserve the existing Greenfield sites in Corbridge e.g. Milkwell, Deadridge Lane, the remaining land on the Chains, land to the west of Station Road and the First School site (should it become available).
- d. Ensure that the services in Corbridge can cope with any permitted development by ensuring that a capacity study is carried out for Corbridge before any further development is approved.
- e. Prevent the character of Corbridge being spoiled by demolishing large houses and replacing them with blocks of flats.
- f. Provide guidelines to control and plan the release of sites, against proven need, of smaller scale developments such as Coopers Court and the Lion of Corbridge.
- g. Develop a policy to control infill housing developments.
- h. Encourage more low cost starter homes and rented accommodation in any permitted development in the future.

3. PROPOSED ACTION

Establish a biannual review between Corbridge Parish Council and the Tynedale Council Planning Department to monitor progress on the achievement of these objectives. The above objectives will be reflected in the Parish Council's responses to consultation documents issued by Tynedale District Council during the preparation of the new Local Development Framework which will eventually replace the current Local Plan. They will also be reflected in responses to individual planning applications for Corbridge.

4. SURVEY RESULTS

The following charts from a recent survey demonstrate the clear desire of the people of Corbridge to contain future development to protect the character of their village for future generations. The statistics show the responses in the 412 completed questionnaires returned.

What type of housing should be provided?	YES	NO
Low cost starter homes.....	265 = 80%	65 = 20%
Rented accommodation.....	132 = 49%	138 = 51%
Aged Persons' accommodation.....	97 = 35%	177 = 65%
'Executive' housing.....	26 = 11%	215 = 89%
Specially adapted accommodation.....	99 = 41%	141 = 59%
Small, quality properties.....	114 = 46%	133 = 54%
No change necessary.....	92 = 54%	78 = 46%
Other.....	11 = 31%	25 = 69%

CHART 1
Do you think housing developments should?

Be restricted to the minimum consistent with planning regulations.....	359 = 88%	■
Continue at the same rate as the last five years.....	47 = 12%	■

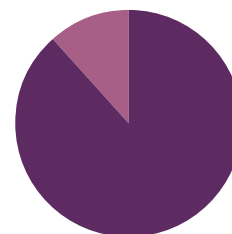


CHART 2
Do you think specific guidelines should be developed to control infill housing development?

Yes.....	366 = 91%	■
No.....	38 = 9%	■

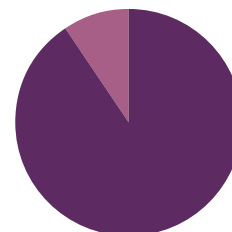


CHART 3
Do you think land allocation and specific criteria for small-scale developments should be included in the plan?

Yes.....	314 = 81%	■
No.....	72 = 19%	■

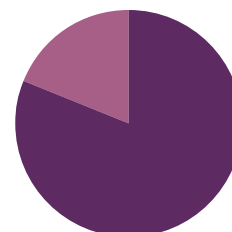
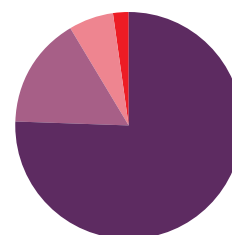


CHART 4
How strongly do you think the greenbelt should be preserved?

Very strongly.....	307 = 76%	■
Moderately strongly.....	64 = 16%	■
Would consider changes.....	25 = 6%	■
Not at all important.....	9 = 2%	■



DESIGN

1. THE CENTRE OF THE VILLAGE

The core of the village comprises Main Street, Front Street, Middle Street, Watling Street, Hill Street, St Helens Street and Princes Street, with the Market Square as centre. Buildings date largely from the 18th and 19th centuries but some are of the 17th century or earlier. Three sides of the Market Square comprise largely two storey structures in stone under slate roofs for shop and residential use. St Andrews Church, surrounded by mature trees, and the 14th century Vicar's Pele dominate the north side. Movement circulates around the iron market cross set on concentric stone steps alongside a large stone-built pant from a past water supply.

Main Street is wide, with large residences on the south side, but is narrowed at its eastern end by Monksholme, formerly the New Inn, and another Pele Tower c.1500. Middle and Front Streets lead off to the Market Square. The former has a mix of shops and domestic properties and a public house whilst the latter is largely residential. Extensions in a variety of styles on the south side of Front Street are set high above the river and dominate the view of the village from the bridge. Watling Street leads out from the north - west corner of the Square whilst Hill and St Helens Streets lie west to east beyond the church. The buildings within this area form much of the Corbridge Conservation area.

There is extensive use of stone and slate although brick does appear as a primary building material in Watling Street. Stone is often squared and set with substantial quoins as well as forming water tables above the gables. The stepped rooflines and chimney stacks, variations in style and detailing and the survival of original iron fittings add considerable visual interest. Shop doorways are appropriately recessed and the majority of domestic properties have retained solid timber panelled doors, many with attractive and interesting stone surrounds. Original recessed timber sash windows are still commonplace.

In general, new buildings, extensions and modifications have been well designed and constructed but many less attractive features have been either permitted or unwittingly introduced.



DESIGN GUIDELINES

- a. The choice and use of external building materials should accord with surrounding properties.
- b. Buildings should be no more than two storeys high
- c. Dormer windows should adopt a traditional double-pitched roof design
- d. Modifications and extensions should adopt the same features and materials as the host building.
- e. All roofs should be double pitched in slate or stone with traditional gables and eaves.
- f. Window frames should be set back from the outer wall face and adopt sliding vertical sash frames.
- h. Doors should be panelled, preferably be of painted wood and have stone surrounds.
- i. Ancillary buildings such as outhouses, garages, public conveniences and bus shelters should reflect the architectural character of their surroundings.

2. SHOPS AND COMMERCIAL PREMISES

The range of well-supported shops are of a high standard and form one of the main reasons why the village attracts so many visitors. Over the years some shops have ceased trading and their attractive traditional shop fronts have been retained when converted to domestic dwellings. Conversely a number of domestic properties have been converted into shops or commercial units and generally the original frontages have been retained. In general most premises adopt wooden framed fascias with painted signage but projecting illuminated signs have not generally been permitted by Tynedale Council. Blanking off window displays either completely or partially with extensive advertising occurs in only a few instances. Limited displays of wares on pavement frontages providing they are attractively arranged add to the village ambience but are limited in a number of locations by narrow footpaths and legislation. Window boxes and hanging baskets, including those on domestic properties, have always added significantly to the appearance of the village, with public houses excelling in this respect.



DESIGN GUIDELINES

- a. Wooden window frames with vertical subdivision and fascias with painted lettering should be adopted.
- b. Fascia ends should adopt a bracketed feature similar to several existing shop fronts.
- c. Projecting illuminated signs and lighting of frontages should not be permitted.
- d. Window blinds should be capable of being recessed into fascias when closed.
- e. Doors should be recessed to add depth to shop frontages.
- f. All signage should be painted in preference to plastic lettering and in accordance with government guidelines.
- g. Advertising by means of moveable 'A' boards should not be placed on forecourts unless permitted by government guidelines.
- h. Property conversions from domestic to commercial should not seek to alter the frontage of the building.

3. OTHER DEVELOPMENTS IN THE CONSERVATION AREA

Elsewhere within the Conservation area are a number of older individual properties, several of which are listed, such as Prior Manor, together with attractive stone-faced terrace houses constructed at the beginning of the 20th century. These terraces when constructed displayed, for example, bay windows, solid panelled doors and timber sash windows all of attractive proportions. In some instances the uniformity of these terraced houses has been lost by the introduction of modern doors and plastic windows, thus detracting from the original design. The still incomplete Chains development of 71 dwellings, 27 of which are social units, with their light coloured horizontally bedded stonework and with some three storeys in height, is unlike any other development in the village.



DESIGN GUIDELINES See Design Guidelines on Page 8

4. DEVELOPMENT OUTSIDE THE CONSERVATION AREA

Included under this heading are postwar estates such as Milkwell, The Chantry, The Riggs, Woodside Avenue, The Crofts, Jameson Drive and The Stanners.

Milkwell, The Chantry and The Riggs were built to fulfil housing needs at the time and are generally spacious, well laid out and with adequate gardens. The Riggs in particular with its curved terrace of houses and open aspect is noteworthy. The Crofts, comprising both bungalow and two storey dwellings enjoys a spacious layout with generous planting in wide verges. The houses in Jameson Drive, the newest estate outside the Conservation Area, are of brickwork with generous artificial stone quoins, window and door surrounds. Front gardens are open to the road and are attractively planted with maturing shrubbery.

South of the river, Station Road comprises an attractive terrace built in the early part of the last century with detached stone properties at both ends. Lying to the east, The Stanners has been developed during the latter part of the of the last century and embodies a mix of detached houses and bungalows. Corbridge Industrial Site is located in the old Station Yard where current redevelopment is predominately office space.



DESIGN GUIDELINES

- a. Good design is essential. A mix of styles should be avoided within individual buildings and at the same time a mix of types of building should be considered to avoid monotonous repetition.
- b. Minimum densities, in accordance with government guidelines, should be adopted. Maximum open spaces should be provided with extensive planting.
- c. Building heights should not exceed two storeys.
- d. Off street parking should be provided for two cars per dwelling.
- e. Estate developments should be in small parcels in order to avoid a preponderance of one type of development.
- f. Layout and location must not detract from the current village setting. In particular existing views and vistas should not be obstructed.
- g. Existing features such as mature trees, hedges and stone walls should be retained wherever possible.

5. ROADS, STREETS AND PAVEMENTS

The main roads into the village are generally inviting and are framed by trees, old stone walls and hedges with the exception of Stagshaw Road where grass verges have been introduced and suffer from parking and lack of maintenance. The approach to the village along the Beaufront Road is spoilt by dilapidated fencing and parking on a short length of verge.

THE VILLAGE CENTRE

The pedestrian areas within the centre of the village leave much to be desired. The pavements in front of the Church and around the Market Cross are now laid in natural stone whilst those on both sides of Middle Street are recent brown concrete brick. Some pavements in other streets have concrete slabs but many are in tarmac that looks worn and tired. The paved areas on the north side and at the east end of Hill Street are a mishmash of sloping surfaces and irregular steps and should be the subject of a major redesign and refurbishment. Many kerbs are misaligned and roadside drainage channels are in places in poor condition; the post-rain ponding at the junction of St Helens and Princes Streets is a good example.

Road sign supports obstruct pedestrians in some locations but in general signage is not obtrusive. An exception is the "Corbridge" sign at the Vicar's Pele which obstructs views of the Market Place from Hill Street and of Hill Street from the Market Place.

Front, Middle and Hill Streets are generally free of overhead power lines but telephone poles and wires are an ugly intrusion. Watling Street in particular suffers from an excess of overhead power lines as does St Helens Street.



DESIGN GUIDELINES

- a. The walls, fences and verges on the approaches to the village should be maintained in good order and parking on pavements and verges should be discouraged.
- b. Signage in the centre of the village should be sympathetically located in order to be effective but unobtrusive and located in such a way that it does not detract from the street scene.
- c. To achieve this, fixing to buildings is preferred as this will also provide clear access for pedestrians.
- d. Natural stone paving, granite setts and cobbles should replace tarmac areas whenever possible.
- e. A significant contribution is made to the quality of a street by small artefacts such as gutter brackets, rainwater pipes, boot scrapers and ventilator gratings to basements; such items should be retained.
- f. Other street furniture such as seats, litter bins and bus shelters should be carefully located and in keeping with their surroundings.
- g. Planting should be colourful, regularly cultivated and dead material removed without delay.
- h. Overhead powerlines and cables, whether on poles or fixed to buildings, should be discouraged. Poles supporting telephone cables form a distraction in most streets and overhead power cables in Watling Street are an eyesore.
- i. Close and persistent liaison should be maintained with the relevant authorities to achieve objectives.

RECREATION & LEISURE

1. INTRODUCTION

The majority of responses from the questionnaire favoured the provision of better facilities for all age groups but recognised the acute lack of facilities available for young people. There is a perception among the wider community that there are no problems with young people in Corbridge due to its affluent reputation. This is simply not true; they are the same as young people everywhere and need support and advice through their adolescent years. We have very little in the way of resources in Corbridge to do this and we must rectify this situation. Sport is increasingly becoming recognised as a way to help health and community issues, as well as being enjoyable and worthwhile in its own right.

It is important as it can help:-

- a. bring communities together forming friendships;
- b. people to stay fit and healthy;
- c. develop social skills and fair play in youngsters;
- d. give opportunities for people to become volunteers as coaches, administrators and officials;
- e. tackle crime by giving youngsters a hobby and focus, encouraging pride in a facility.

Following analysis of the returned Village Plan Questionnaires and lengthy discussions with Senior Management of Leisure Tynedale, the following criteria was considered to be important to adhere to prior to selection of projects:-

- a. Any new recreational facilities had to be sustainable well beyond implementation.
- b. Consideration to be given to making better use of current facilities by upgrading/ extending them and by encouraging organisations to work in partnership and share good facilities.
- c. It was agreed that there was no point in trying to bring expensive facilities to Corbridge when they were already available within easy travelling distance i.e. Swimming, Athletics, Leisure Centre etc.
- d. It was considered better to build on current funding bids to improve recreation and leisure facilities already commenced in the Village.



2. PLANNED RECREATIONAL IMPROVEMENTS 2006 - 2007

(I) ENVIRONMENT

- a. Provide two picnic tables on land adjoining the Boat House.
- b. Remove storm damaged trees in Stanners Wood (with replanting); surface paths with wood chippings.
- c. Provide fishing information signs North West of bridge and at Well Bank green.
- d. Refurbish steps from road to riverside North West of bridge.
- e. Replace vandalised picnic tables at Barclays' Garden, Riverside and Well Bank Green. [Four in all].
- f. Refurbish Barclays Garden and in particular stabilise bank sides.
- g. Repaint fencing and gates at Barclays Garden.

(II) SKATEBOARD PARK

This project has been proposed for sometime now and has always suffered from the lack of a suitable location. It would appear that this has now been overcome by the generous support of the Allendale estates, who have offered land at a peppercorn rent on the current allotment site adjacent to the new Village Car Park on the South of the River. The funding for this project is in place and a planning application is ongoing, we recommend support of the current Parish Council sponsored project to fund such a park.

3. SHORT & MEDIUM TERM PROJECTS

(I) TYNE DALE RUGBY CLUB FACILITIES AND THE PROPOSED CORBRIDGE FOOTBALL DEVELOPMENT

Football in Corbridge is in great demand, but has been limited due to the lack of and condition of pitches. A venue is needed to provide the adequate number of pitches in the range of sizes required, with changing facilities. The interest in football in the village and the surrounding area indicates that Corbridge Football Club could host teams at each junior age group from U9 to U17. There is, at present, a senior Sunday morning team, with hopes to develop a Saturday senior team

Tynedale Rugby Football Club has generously offered to accommodate Corbridge football at their site. The Rugby Club has hosted a junior football team for a number of years with a junior football pitch marked at the bottom of the site, furthest away from the clubhouse. However with careful planning the Rugby Club have remarked the pitch layout to accommodate their rugby pitches whilst creating space for four football pitches (senior, junior and mini). The Rugby Club is offering a minimum 25 years tenure for the football and has agreed the development of football on the site. Whilst the Rugby Club is able to accommodate the football with pitches, their clubhouse is not adequate to cope with the additional changing requirements. The proposal is to put an extension on to the existing building to accommodate the football changing facilities, complying with Football Association requirements.

Corbridge football development is identified on the Football Foundation's Priority funding list in Northumberland 2003 – 6. A funding bid was submitted to the Football Foundation in May 2005. The project cost is estimated at £213,713, towards which Tynedale Council has committed £83,701. The Footballers are raising funds and it is hoped that the Football Foundation will contribute 50% of the costs.

Following consultation with Tynedale Council Economic Development Department the Football Club has written to various charities and trust asking for contributions towards the project.

KEY POINTS about the project:

- a. By 2009 the Football Club envisage having squads in 9 junior age groups:- up to 200 juniors given the opportunity to play.
- b. As the Rugby Club has offered the Football Club pitch space, the funding required has been reduced significantly as there is only a need to apply for a clubhouse extension as apposed to a whole site development. The estimated cost is around a third of the cost of developing a standalone clubhouse & pitches.
- c. Maintenance of pitches and the clubhouse will still be carried out using the expertise of the Rugby Club with their equipment – the Football Club will contribute to this but at a much lower cost than maintaining their own site.
- d. The Rugby Club will allow the footballers to access their social and meeting room facilities and this will also help to strengthen viability of the Rugby Club
- e. The Rugby Club will be able to use the proposed new facilities to accommodate the increasing number of girls playing rugby, giving them a female changing area.
- f. The Football Club has a development plan which maps its progress until 2010. This development will help sustain a strong club to enable football in Corbridge to be available for many years to come.

The Village Plan Recreation and Leisure Working Group support this initiative that is hoped will result in making greater use of the expansive area south of the river. It would make sense to locate football facilities here and we should support the current discussions & funding bids being processed to secure improved facilities on that site.



(II) BRIDLEWAYS AND FOOTPATHS

There was much interest shown in bringing about improvements to the area's bridleways and footpaths network. We would like to develop an initiative, seeking to build on the good work already done in this area which would seek to identify other routes which could be opened up to the public and produce a series of self-guided walks. We believe this will not only assist local people enjoy and make better use of their natural surroundings but also attract further opportunities for travel and tourism. We recommend asking the Corbridge Healthy Walks Group and other interested parties to help us develop proposals in this area.

4. LONGER TERM PROJECTS

(I) CORBRIDGE MIDDLE SCHOOL SITE

YOUTH CENTRE

We support the Corbridge Youth Initiative in their efforts to secure a purpose built modern and fit for purpose Youth Centre on the school site, which is currently at the stage where a lease is being negotiated with Northumberland CC for a piece of land to build the Centre. Once this has been finalised various funding bids will proceed to secure sufficient finance for the project. This facility could also support other village activities that currently cannot be accommodated in the Parish Hall.

MULTI-USE GAMES AREA

We should also encourage and support current discussions taking place to build a Multi-Use Games Area (MUGA) on the school site to include 5-a-side football, netball, tennis and other sports. It would seem that in a place like Corbridge facilities such as these are difficult to locate, and the Middle School site, being on the edge of the Village and with plenty of space available to accommodate them, would be a good location. The aim is to provide a centre for a number of activities on the same site and to develop better community use of School facilities.



(II) HOWDEN DENE

After much deliberation regarding the use of this 30-acre site as part of the Chains 106 agreement, it was recognised that the original intention for this land was to accommodate a major football development including pitches and changing facilities. However with the passage now of a considerable amount of time has come a realisation that economically the project would be too expensive and unsustainable. We came to the conclusion that if we were going to make any use of the land then other activities would need to be considered.

The only expression of interest or proposal received from any organisation or group of individuals has come from Corbridge District Riding Club (CDRC) along with Riding for the Disabled, South West Northumberland Pony Club and North Northumberland Pony Club who are interested in an indoor riding arena with facilities for the disabled. CDRC are currently in discussion with the Tynedale Planning Department and Duke of Northumberland with reference to the building of such a facility.

Equestrian facilities would use a small portion of the land, probably 2 acres or less of the 30 acre site. This would leave the remaining land available for other activities to be developed in due course. There are numerous possible uses for the land e.g. additional formal or casual football pitches, tennis courts, trim trail / jogging track, BMX track, parkland, bird / wild life sanctuary and nature reserve etc. However, as stated earlier whatever is developed must be capable of being sustained in the longer term. We recognise that a decision on the options for the site needs to be taken soon in order to fulfil the requirements of The Chains 106 agreement.

HIGHWAYS

PARKING

Corbridge is a village that provides employment and service opportunities for the rural community. It is also an important tourist destination and consequently experiences year round parking problems which impact upon safety and the operation of local businesses. In 2001 a Local Transport Plan Working Group was set up to look at many transport issues within the village including parking. This group consists of members and officers from the County, District and Parish Council as well as a representative from the Police. In 2002 a car park was constructed at the south end of the Tyne Bridge to accommodate the many long-term parkers that previously parked in Corbridge village centre. At this stage the working group were asked by the residents to consider introducing time limited parking in Corbridge village centre to assist residents and shop keepers by freeing up parking spaces which were being occupied by long term parkers who could be accommodated in the new car park.

Since 2001, when the working group was set up, the residents of Corbridge have suggested many ideas for parking in the village, which have been investigated by the group. Two Public Displays, putting these suggestions forward, have been held, where the public have had the opportunity to look at the proposals and ask questions of Working Group members. At these displays, which were well attended, the vast majority of residents give their approval for the Corbridge Traffic Management Plan which includes 'Pay and Display with Residents Overstay', 'No Waiting at Any Time' and turning Hill Street into a one-way system.

After Northumberland County Council carried out statutory public consultation the views of the residents were considered by the County Council's Planning and Regulation Committee. The Committee agreed that the proposals to introduce 'Pay and Display with Residents Overstay', 'No Waiting at Any Time' in the village centre and turning Hill Street into a one-way system for vehicles travelling from west to east, should go ahead.

It is anticipated that the work to implement the scheme will start in mid March with the scheme becoming fully operational in April 2006. The County Council are also working with the District and Parish Council to extend the car park at the south end of the Tyne Bridge.



PHOTOGRAPHS

ABOVE LEFT: Watling Street

The footway will be partially converted to on-street in-line parking.

ABOVE RIGHT: Hill Street

Hill Street will become one-way from west to east. A new footpath will be installed along the north wall of St Andrew's Churchyard. Apart from a small number of echelon bays at the wider west end, all parking will be in-line.

PARKING MAP

KEY

- Proposed 'No Waiting at Any Time'
- Existing 'No Waiting at Any Time'
- Proposed 'Pay and Display' Zone (max stay 2 hours) permitted between Mon and Sat 8am - 6pm. Except for Resident Permit Holders.
- Footpath Widening

