

# LANGHAM NEIGHBOURHOOD PLAN 2022-2041



## Support Document SDL 1 Policies

April 2022

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## SUSTAINABLE GROWTH

### Policy SG1: Housing Allocation

In order to provide moderate and controlled growth for Langham in line with government and local housing targets Langham, as a Local Service Centre, will provide 51 dwellings over the life of this Plan.

Of that number, historical data suggests that windfall sites in Langham will deliver 15. There is outline consent for 18 homes on a preferred site which means the residual housing figure to be planned for is **18 dwellings to 2041**.

More than this overall number would fundamentally alter the character of the 650-home village.

*Relates to CS3; CS9*

### Policy SG2a: Meeting Housing Needs

Any development of three or more dwellings must provide a range of house types, sizes and tenures to meet the general and specialist needs for housing in Langham which will include the following demographic groups:

- a. the elderly, who may need smaller homes and bungalows where adaptability, accessibility and energy efficiency are paramount;
- b. families who require larger homes to meet changing household needs;
- c. those who need high quality but affordable homes to enable them to live/work locally;
- d. those who need support to acquire a home and may choose to have rental accommodation;
- e. those whose physical ability requires a high level of accessibility throughout the home.

All developments of 3 houses or more must include a minimum of 30% affordable homes.

*Relates to CS2; CS4; CS7; CS10; CS11; SP9*

### Policy SG2b: Gypsy & Traveller Sites

Gypsies and Travellers form part of the Langham community and, as such, are subject to the same planning rules as everyone else.

As families grow and move away from home, pitches on existing sites will be made available to accommodate them – up to the point that the site is full. No expansion of the site or additional site will be accepted as an automatic obligation to accommodate growing families but will be selected in accordance with Policy CS12 of the Rutland Core Strategy.

*Relates to CS7; CS10; CS12; SP8; SP9*

### Policy SG3: Site Allocation

Any development application must be accompanied by a thorough Design and Access Statement (DAS), will be assessed on its merits and will be accepted only if it meets the density, design, demographic, habitat protection and energy requirements of this Plan. Those sites that will be considered for planned development are solely, in order of priority:

1. LNP01 & 03 within the PLD;
2. previously developed sites, not of high environmental value, on the edge of the PLD (west, north and east only) that meet the 'Brownfield Site' criteria of RCC;
3. LNP06 & LNP14 to be considered for larger developments;
4. this plan further supports LNP17 for additional small business units.

Planned development for the 18 additional homes will be limited to these sites.

The 15 anticipated Windfall/ infill sites within the Planned Limits of Development will be considered against the local and national policies.

*Relates to CS2; CS4; SP1; SP2; SP15; SP21*

#### **Policy SG4: Reducing Flood Risk.**

Development proposals should demonstrate that flood risk has been eliminated, avoided or mitigated as follows:

- a. development is located in the areas of lowest flood risk as defined by the Environment Agency(EA);
- b. a Flood Risk Assessment is carried out for:
  - i. Flood Zones 2 and 3,
  - ii. Flood Zone 1 of area >1 hectare,
  - iii. an area known to have experienced flooding from any flood source, including critical drainage;
- c. the development will not increase flood risk elsewhere;
- d. run-off post development must not exceed pre-development rates for all storm events - to include 1% Annual Exceedance Probability and climate change allowance (see EA guidance);

Where development is in Zones 2 or 3, the following opportunities to mitigate or reduce flood risk must be seen to have been actively sought :

- a. amendment of layout;
- b. relocation to area of lower flood risk;
- c. restoration of functional flood plains & flood flow pathways;
- d. identifying, allocating & safeguarding open space for storage of flood water;
- e. designing housing that will minimise the impact of flooding.

*Relates to CS19; SP1*

## **BUILDING DESIGN**

#### **Policy BD1: Buildings & Materials**

This Plan supports the Planned Limits of Development (PLD) as defined by RCC in **Figure 0.3**. The Conservation Area and Article 4 Direction shown there, along with the Listed Building policies in RCC's SAPDPD, and RCC Design Guidelines SPD for Rutland (and South Kesteven) together determine the design of any new build, alteration or extension that will be acceptable for development in Langham.

- a. Throughout the Conservation Area, and especially within the central area around Burley Rd, Church St. and Well St. which has Article 4 Direction, new buildings and extensions must reflect the local construction of stone or brick (not render or wooden cladding), and the style of the traditional buildings in this area.
- b. New buildings, renovations and change of use alterations must retain and enhance the character of the location by being sympathetic in scale and by using materials and finishes that are consistent with existing and/or neighbouring properties in form, colour, texture and tone.
- c. New buildings and extensions will be of no more than 2.5 storeys and of a modest height..
- d. Change of use of redundant farm buildings within the Planned Limits of Development (PLD) will be encouraged for residential or small business use.
- e. Energy efficient and environmentally friendly materials and design must be used where possible;
- f. Materials must be visually compatible with established surrounding buildings,

*Relates to CS2; CS19; SP15; SP23*

### **Policy BD2: Housing Density & Layout**

Planning rules that control the density and layout in Conservation Areas 2,3 and 4 (see **Figure 0.3** ) are very clear and should be followed, for new developments, infill and extensions.

1. Where a development of three or more houses is built the Planning Application must reflect the following:

- a. small groupings of houses and garages to form a sense of community, where a shared green space allows for communal gathering and activities. The preferred groupings are Crescent, Cul-de-sac and Cluster;
- b. a mixture of size, type and scale of housing, in line with the existing mix in Langham today;
- c. the housing densities on the proposed development sites will not exceed the village norm of 30 houses per hectare; the resultant ratio of green space to brick & gravel will be consistent with that of the immediate surrounding area;
- d. garages & conservatories must not dominate the front elevation.

2. Where individual houses or extensions are built they should reflect the density and layout of the locale:

- a. intended buildings must be appropriately sized for their plots, allowing for gardens in proportion and suitable separation from adjacent properties in order to prevent over- development;
- b. the housing density of the locality will be maintained;
- c. garages and conservatories must not dominate the front elevation.

**Relates to CS10; CS23; SP15; SP21; SP23**

### **Policy BD3a: Water Quality and Management**

Development proposals should demonstrate the following

- a. water is available to serve the development to optimal requirements in Building Regulations of 110L water per person per day ;
- b. adequate foul water treatment and disposal already exists or can be provided.
- c. foul and surface water flows should be separated where possible;
- d. how surface water will be managed and discharged, including climate change effects, to include the use of SuDS techniques where required (see *Table BD1*);
- e. consideration of topography, in consultation with the Lead Flood Authority, to inform layout and design;
- f. water re-use, on-site attenuation & infiltration where possible;
- g. ponds and wetlands have been considered where feasible;
- h. opportunities have been sought to achieve multiple benefits such as:
  - i. Green infrastructure provision,
  - ii. net Biodiversity Gain,
  - iii. Rainwater collection,
  - iv. Water (and energy) efficient technologies.
- i. use of porous materials in drives such as gravel or neutral block paving (not tarmac).

Extensions and infill buildings should also be guided by the above.

**Relates to CS2; CS19; SP1**

### **Policy BD3b: Promoting Broadband Access**

Fibre to the Premises (FTTP) is considered to be essential infrastructure and vital to the delivery of sustainable development.

Proposals must be supported by a FTTP Statement, that has been produced in conjunction with the relevant telecom provider and must be agreed by the Council. This statement will establish:

- a. how FTTP will be provided;
- b. that it will be engaged at first occupation;
- c. that sufficient ducting space for future digital full fibre connectivity infrastructure is provided to all end users within that development.

In exceptional cases, where FTTP is not practical, consideration will be given to:

- a. non-Next Generation Access technologies that can provide speeds in excess of 24Mbps as an alternative;
- b. an affordable 1GB/s-capable connection being made available to all end users.

*Relates to CS13; SP14*

### **Policy BD3c: Energy Efficient Construction**

Any new development will aim to optimise energy efficiency, targeting zero carbon-emissions. This includes:

1. installation of energy efficient measures such as loft and wall insulation and double glazing;
2. the use of energy efficient heating systems;
3. the use of high quality, thermally efficient building materials, ideally that have also been manufactured with a view to reduction of carbon footprint;
4. the inclusion of on-site energy generation from renewable sources such as solar panels on the roof;
5. siting and orientation of buildings to optimise passive solar gains
6. seeking new ways to achieve Net Biodiversity Gain in the development;
7. providing for recharging of electric cars at home.

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Alterations and extensions;

1. must be designed with energy reduction in mind and comply with suitable design and construction standards;
2. if for heritage properties or assets, any retrofits are encouraged to reduce energy demand and generate renewable energy where appropriate, providing it safeguards historic characteristics and is done with engagement and permission of relevant organisations.

*Relates to CS2; CS18; CS19; CS20; SP1*

### **Policy BD4: Architectural Features**

1. Roofs and chimneys:

- a. the roofline of groups of new buildings will reflect that of nearby buildings. Small variations in height are essential and the inclusion of chimneys will be encouraged to provide interest;
- b. in any building alteration, existing chimneys will be retained;
- c. roofs will be constructed of natural materials or sympathetic replica materials in keeping with the location ensuring consistency of size and style and a close match in colour and texture.

2. Windows and doors:

- a. windows and doors to visible elevations will preferably be constructed of wood, or replica materials in proportion to the building and its neighbouring structures;
- b. window styles typical of an area must be maintained;
- c. where replacement windows or doors are incorporated they will maintain the style, colour and proportion of the original.

3. Architectural features and materials:

- in new developments and extensions all architectural features will be sympathetic to existing buildings in the area. Features such as decorated porches and bargeboard need to be avoided.

*Relates to CS2; CS19; SP15; SP23*

## CULTURAL HERITAGE

### Policy CH1: Conservation Area

Development in the Conservation Area, both new build and extensions/ alterations, will only be acceptable where the scale, form, siting and design (including colour) of the development - as well as the materials proposed - would preserve or enhance the character, appearance and conservation status of the area in line with the following policies and guidelines:

1. the Policies in the Building Design section of this plan;
2. the Design Guidelines for Rutland & South Kesteven SPD (2021);
3. the government Planning (Listed Buildings and Conservation Areas) Act 1990.

Any decision affecting the above must be seen to be guided by reference to:

1. the Policies in the Building Design section of this plan;
2. Langham Village History Group website [Langhaminrutland.org.uk](http://Langhaminrutland.org.uk);
3. the Listed Building policies in RCC's SAPDPD.

*Relates to CS2; CS22; SP16; SP20*

### Policy CH3: Sites of Archaeological Importance

The NPPF places an emphasis on understanding and conserving the significance of heritage assets as part of sustainable development. Developers must therefore consult the Rutland Heritage Environment Record (HER) and, where indicated, provide a heritage assessment as part of the Design and Access Statement. They must then comply with the recommendations based on the findings of that assessment.

*Relates to CS2; CS22; SP20*

### Policy CH2: Sites of Historical Importance

This Plan supports that areas for development are assessed for historical and cultural importance before planning permission is granted, with particular regard to protecting listed buildings and scheduled ancient monuments, and their settings, as described in Table 7.1 'Listed Buildings and Structures'.

Additional protection to be given to the following structures of historical significance

1. the finger post at the junction of Burley Road and Ashwell Road;
2. the bridge on Church Street.;
3. the ancient parish boundary as defined by its hedgerows and green corridors.

*Relates to CS2; CS22; SP20*

## RURAL SETTING

### Policy RS1: Landscape Character

The landscape character of the countryside within the parish boundaries (**Figure 0.1**), including arable and grazing land belonging to landowners, will be safeguarded, and rural views preserved.

Any development, residential or commercial, permanent or temporary, which might change the nature of Langham's rural setting and character, or that will fundamentally alter or block the countryside views is not acceptable. This to be achieved by:

1. safeguarding and protecting the open landscape and setting of the village by ensuring any necessary development is restricted to the outer edge of the PLD, as defined at the date of this document, and is of a size, location and nature to minimise the impact on the appearance and public enjoyment of the countryside;
2. protecting the routes of footpaths, bridle paths and Public Rights of Way as defined by the RCC Definitive Map in order that the community enjoyment of these walks and rides is not spoiled. At the same time, seeking opportunities to link pathways;
3. safeguarding protected views, specifically the various panoramas from the village including [1] Mill Hill, [2] Ranksborough Hill [3] Loudall Lane (**Figure 8.3**);
2. ensuring that any fencing & gates, new or replacement, are in keeping with the rural character such as
  - a. post-and-rail style fencing rather than close boarded or metal,
  - b. gates, new or replacement, of wood or metal and 5-bar style.

**Relates to CS2;CS4; CS16; CS21; CS23; SP6; SP7;SP13**

### Policy RS2 – Development in the Countryside

Taking 'countryside' to be that part of Langham Parish that sits outside the Planned Limits of Development, the following will apply:

1. residential development in the countryside will be restricted in line with the policies of the Rutland Core Strategy & SAPDP, and Policies RS1 and SG3 of this Plan. This includes:
  - a. individual houses and housing developments;
  - b. residential caravan sites (including mobile homes and park homes) which are treated, in law, the same as housing developments;
2. non-residential development will require full community consultation before being considered and will be acceptable only if;
  - a. it adheres to Policy RS3 of this Plan;
  - b. the community accepts, as described in Table 7.1, the following:
    - i. size – being proportional to the size of the village;
    - ii. location – seen to be specially selected as ideal for purpose (not just 'available');
    - iii. benefit to the community.

Such developments include, but are not limited to:

- a. solar farms;
  - b. storage facilities - except those associated with the livelihood (not hobby) of agriculture, forestry, horticulture or equestrian;
  - c. business development;
  - d. camp or caravan sites/parks.
3. All development must demonstrate a Biodiversity Net Gain as described in Policy RS5.

**Relates to CS2; CS4; CS16; CS21; SP2; SP7; SP8; SP13; SP24**



### Policy RS3: Energy Generation in the Countryside

This Plan supports the use of small anaerobic digesters and solar farms (up to 3MW) built on land where the landowner owns, manages and uses the output themselves.

Wind energy via single or multiple wind turbines is neither suitable nor acceptable.

Larger solar farms up to 15MW are fully supported by the whole community on the strict understanding that the landowner and developer use Table 7.1 and follow the steps defined therein as well as following best practice as defined in the BRE Community Engagement and Good Practice Guidance for Solar Farms.

Solar farms larger than 15MW and commercial anaerobic digesters are neither suitable nor acceptable for this small community.

*Relates to CS19; CS20; SP18*

### Policy RS4a: Green Separation Zone

To preserve the separation of Langham from Oakham and in line with the Landscape Character Assessment, this Plan will protect an Area of Local Separation termed The Green Separation Zone (GSZ) on the open countryside between the southern Planned Limits of Development and the southern parish boundary to preserve the rural setting of the parish (**See Figure 7.7**). Thus development of any kind, residential or non-residential, temporary or permanent should not reduce or interrupt this important separation zone.

*Relates to CS2; CS21; CS23; SP23*

### Policy RS4b: Wildlife Buffer Zone

Whilst the open countryside to the south and east of Ranksborough is protected and development would be prevented by National and Local policies and by LNP Policy RS2, there is concern that 'Presumption in Favour of Development', due to the lack of a Local Plan, may put some of the remaining areas under threat of development.. For that reason and to protect the residents of the retirement

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communities at Royale Ranksborough Hall as well as the abundant wildlife that surrounds it, , any developer will be required to provide a private wildlife buffer zone, and it is recommended that it be at least 20 m wide.

*Relates to CS2; CS7; CS19; CS21; CS23; SP15; SP23*

### Policy RS5: Biodiversity

This Plan strongly endorses the Government Commitment No 9 in the Environment Plan to 'protect natural habitats and species to maintain and improve the wealth of biodiversity in the country'.

In relation to Langham, specific areas for safeguarding and protection against development because of their wildlife and habitat are:

1. the area within 25m of the brook and its banks;
2. the following areas of woodland and hedgerow:
  - a. both sides of Cold Overton Road between Pasture Farm and Ranksborough Farm;
  - b. the ancient parish boundary hedgerow, notably to the western and southern sides;
  - c. the border of the canal;
  - d. Loudall Lane;
  - e. Munday's Close Wildlife Area;
  - f. Royale Ranksborough Park – both trees and wildlife;
  - g. the verge at the junction of Manor Lane and Ashwell Rd;
  - h. the verges of Ashwell Rd;
  - i. the grounds of the Methodist Church;
  - j. Ruddle Way wildlife areas;
  - k. the fields around Royale Ranksborough Park.
3. wildlife corridors must be protected to enable and ensure the safe and natural passage of mammals of all sizes between habitats.

Where there is new development, developers must demonstrate an overall Biodiversity Net Gain , by reference to the CIEEM Best Practice Principles for Developers.

*Relates to CS21; CS23; SP19*

## VILLAGE CHARACTER

### Policy VC1 Important Open Green Spaces

1. In accordance with Policies CS23 and SP21 no further development will be permitted on protected Open Green Spaces & Frontages within the Planned Limits of Development (**see Figure 8.2**), including specifically Penman's Field and Munday's Close.
2. Frontages to new developments and existing properties, including gardens, will be in keeping with existing development and shall reflect the character of the area. Hedges and walls are typical whereas fencing is less so. The height of all should replace existing or reflect the locale.
3. Those views within the village that are protected will be preserved such that any development that could block or significantly impede or spoil the view will not be allowed. These include;
  - a. views of the parish church and churchyard;
  - b. views of Langham and the church from the A606;
  - c. views identified in **Figure 8.3**
    - i. View 1 The village and church from Manor Lane across the paddocks at the rear of 48 & 50 Well St.;
    - ii. View 2 The Bowling Green from Manor Lane, tucked behind a wicker gate, with church beyond;
    - iii. View 3 The Church St. bridge to Well St. which incorporates the brook and its banks, with the church and old houses;
    - iv. the brook, including the maintenance of the natural state of its paths and banks which are visually important.

**Relates to CS2; CS23; SP21**

### Policy VC2: Gardens and Verges

1. The important contribution to the character of Langham made by front gardens must be considered in any planning application to ensure that the open character of the garden and the green and lush features of the village's street scene is retained.
2. Special protection must be afforded to those gardens of listed buildings including, but not limited to:
  - a. the land surrounding the Manor House;
  - b. the grounds of the Old Hall;
  - c. the front garden of The Limes.
3. All trees are afforded protection in the Conservation Area of Langham with Article 4 Direction. Felling or excessive work will require planning permission.
4. There are certain trees in Langham Village that are afforded additional protection and these cannot not be felled or damaged without the instruction of the Forestry Commissioner. These include:
  - a. those on RCC's list of trees with Tree Protection Orders;
  - b. the trees in Royale Ranksborough Parks and along Ranksborough Drive;
  - c. trees at the junction of the A606 and Ranksborough Drive.
5. Whilst all ancient hedgerows and verges must be maintained, special attention will be paid to the conservation of :
  - a. the remaining hedge that defines the Planned Limits of Development of the village;
  - b. the hedge and verge of Penman's Field;
  - c. the northern verge on Manor Lane near Ashwell Road;
  - d. hedges that feature as frontages to gardens, public footpaths and roads that help define the character of the street.

**Relates to CS2; CS19; CS21; CS23; SP15**

### Policy VC3: Street Character

The village is a rural community whose street scene reflects its countryside location. Features characteristic of the village such as walls, grass verges, low banks and mature trees will be safeguarded and reflected in new developments. Any work on the following must preserve this unique rural character:

1. Boundaries and Driveways
  - a. new and replacement walls will reflect the materials, type of construction and proportions of existing/nearby walls; the use of fences as front boundaries will be avoided;
  - b. any mud building or wall will be maintained and preserved;
  - c. the many existing ironstone and brick walls will be safeguarded and reflected in new developments;
  - d. the use of traditional materials such as gravel for driveways will be encouraged throughout the village. Impermeable materials such as tarmac are not acceptable in the Conservation Area with Article 4 Direction.
2. Pavements, verges & hard edging
  - a. Pavements and grass verges will be maintained to their original width (unless their narrowness causes a safety issue). The varied verge and path widths will be safeguarded and used as style examples in new developments;
  - b. where hard edging is necessary, stone sets must be used wherever physically possible, in keeping with the village style;
  - c. future developments must include pathways linking them to the rest of the village.

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3. Traffic signage and management:
  - a. traffic calming measures must be in sympathy with the village character where safety allows;
  - b. urbanisation of the village's roads will be discouraged (except where safety is an issue); examples include proliferation of road signs, creation of one-way streets and pavements on narrow lanes.
4. Lighting:
  - a. the number of street-lights must allow for safety without causing urban lighting levels;
  - b. street lighting supports will reflect the village character unless a safety issue prevents it;
  - c. only energy efficient lighting will be acceptable.
5. Street furniture:
  - a. all street furniture must be in keeping with the look of the village and in sympathy with existing furniture;
  - b. the litter bins will all be of traditional construction, for example in metal.
6. Advertising:
  - a. display of advertisements in the Conservation Area will not be accepted where they would detract from the character or street scene and/or would prejudice public safety;
  - b. advertisements in the countryside will not be accepted unless they are on the building or within the curtilage of the business to which they refer, are small, muted in colour and design, unilluminated and not detrimental to the landscape.

*Relates to CS2; CS19; SP15; SP16; SP17*