

LANGHAM NEIGHBOURHOOD PLAN 2022-2041



Support Document SDL 10 Basic Conditions Statement

March 2022

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Summary of Basic Conditions Statement for Langham Neighbourhood Plan 2022.

Legal Requirements

- 1.1 This Statement has been prepared by Langham Parish Council to accompany its submission to the local planning authority of Rutland County Council of the 2022 Langham Neighbourhood Development Plan (“the Neighbourhood Plan”) under Regulation 15 of the Neighbourhood Planning (General) Regulations 2012 (“the Regulations”).
- 1.2 The Neighbourhood Plan has been prepared by the Parish Council of Langham, a qualifying body, for the Neighbourhood Area covering the Parish of Langham and defined by the parish boundaries as designated by Rutland County Council in December 2015. This LNP replaces the 2017 LNP.
- 1.3 The policies described in the Neighbourhood Plan relate to the development and use of land in the designated Neighbourhood Area only. The plan period of the Neighbourhood Plan is from 2022 to 2041 and it does not contain policies relating to excluded development in accordance with the Regulations.
- 1.4 The Statement addresses each of the four ‘basic conditions’ required of the Regulations and explains how the Neighbourhood Plan meets the requirements of paragraph 8 of Schedule 4B to the 1990 Town & Country Planning Act.
- 1.5 The Regulations state that a Neighbourhood Plan will be considered to have met the basic conditions if,
 - Having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the neighbourhood development plan;
 - The making of the neighbourhood development plan contributes to the achievement of sustainable development;
 - The making of the neighbourhood development plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area);
 - The making of the neighbourhood development plan does not breach, and is otherwise compatible with, EU obligations.

2. Introduction and Background

- 2.1 The 2017 Langham Neighbourhood Plan was produced by the community of Langham.

2.2 Towards the end of 2019 it was decided to review, renew and amend this document for the following reasons:

- The 2017 LNP would need to be reviewed in 2022 at its five year anniversary, so work needed to start in 2019 to achieve this;
- Rutland County Council was working on its emerging Local Plan for 2021 as its Core Strategy 2011 was very out of date
- The NPPF and government legislation had changed with more emphasis placed on climate change, biodiversity, design and wellbeing.

2.3 A small Steering Group led the project under the authority of Langham Parish Council and engaged the community throughout, both as contributors to the writing of the plan, and as reviewers of progress.

2.4 The draft of the 2022 LNP and its support documents were sent to the community and stakeholders for review on 1st December 2021 – with comments received back by 30th January 2022, and incorporated in minor amendments to the document.

2.5 RCC informed the Steering Group that an SEA was required.

2.6 The SEA, along with the LNP and Support document, the Basic Conditions Statement and the Public Consultation Report were sent to RCC on Monday 14th March 2022.

3. Conformity with National Planning Policy

3.1 The Neighbourhood Plan has been prepared with regard to national policies as set out in the National Planning Policy Framework (NPPF) of April 2012, reviewed July 2021. It is also mindful of the National Planning Practice Guidance (NPPG) published by the Government in April 2014 in respect of formulating neighbourhood plans. All Policies align to National Policies as detailed in this document.

3.2 Set out in Table 1 in the main text is detail of alignment to policies in the NPPF 2021.

4. General conformity with the strategic Policies of Rutland County Council

4.1 The development plan for Rutland comprises two documents - the Core Strategy 2011 and the Site Allocations and Policy Development Plan (SAPDP) 2014. There is an emerging new Rutland Local Plan, and reference has also been made to the pre-submission draft 2021 of this plan

4.2 The Neighbourhood Plan has been prepared to ensure its general conformity with the development plan for Rutland and that alignment is detailed in Table 1 in the body of this document.

5. Contribution to Achieving Sustainable Development

- 5.1 A Sustainability Appraisal has been undertaken at the instruction of Rutland County Council because sites have been allocated for development in the Langham Neighbourhood Plan.
- 5.2 The SEA describes how the policies of the LNP deliver sustainable development through the seven Key Assessment Criteria for Sustainable Development and shows that the Langham Neighbourhood Plan delivers Sustainable Development through its policies.

6. Compatibility with EU Obligations and legislation

- 6.1 The Langham Neighbourhood Plan has regard to the fundamental rights and freedoms guaranteed under the European Convention on Human Rights and complies with the Human Rights Act.
- 6.2 The Neighbourhood Area is not in close proximity to any European designated nature sites so does not require an Appropriate Assessment under the EU Habitats Regulations.

It is a legal requirement that Langham Parish Council submit this statement. It confirms that the submitted Langham Neighbourhood Plan 2022 meets the basic conditions required of a neighbourhood plan as defined in current neighbourhood planning legislation.

This statement was approved at a meeting of the Langham Parish Council held in March 2022 to accompany the draft LNP2022 and support documents, the SEA and the statement of public consultation in support document SDL2 'Public Consultation Report.



Signed:.....

Date: 11 March 2022

Brenda Palmer
Chair of Langham Parish Council

1. Introduction

- 1.1 When submitting a Neighbourhood Plan to the Local Authority (in this case Rutland County Council), it is a requirement that the Plan be accompanied by a number of supporting documents. One of these is commonly referred to as the 'Basic Conditions Statement'. Only a Neighbourhood Plan that meets each of the basic conditions can be put to referendum and if successful be used to assist in the determination of planning applications.
- 1.2 This Basic Conditions Statement is prepared for use by Rutland County Council and the Independent Planning Examiner, to assist in making this assessment about the basic conditions.

2. Legal Requirements

- 2.1 Legal Requirements:** The Neighbourhood Plan is compliant with The Planning and Compulsory Purchase Act 2004 38A (1) & (2) and 38B (a)-(c) in so far as it does not deal with any form of compulsory purchase
- 2.2 Qualifying Body:** The Langham Neighbourhood Plan is being submitted by a qualifying body – Langham Parish Council. Langham Parish Council was confirmed as a qualifying body by Rutland County Council on December 2015 when the Langham Neighbourhood Plan Area was designated.
- 2.3 A Neighbourhood Development Plan:** The Langham Neighbourhood Plan is a neighbourhood development plan. It relates to planning matters (the use and development of land) and has been prepared in accordance with the statutory requirements and processes set out in the Town and Country Planning Act 1990 (as amended by the Localism Act 2011) and the Neighbourhood Planning Regulations 2012.
- 2.4 The time-period covered:** The Langham Neighbourhood Plan states the time-period for which it is to have effect is from 2022-2041, a period of 19 years.
- 2.5 Excluded Development:** The Langham Neighbourhood Plan policies do not relate to excluded development. It does not deal with County Matters (mineral extraction and waste development), nationally significant infrastructure or any other matters set out in Section 61K of the Town and Country Planning Act 1990.

2.6 Area of the Neighbourhood Plan: The Langham Neighbourhood Plan relates to the Langham Parish Council's Neighbourhood Area and to no other area. There are no other Neighbourhood Plans in place relating to that Neighbourhood Area except the 2017 Langham Neighbourhood Plan which the present plan is updating and reviewing.

3. Basic Conditions

3.1 Paragraph 8(2) of Schedule 4B in the Town and Country Planning Act 1990 (as amended by Schedule 10 of the Localism Act 2011) sets out a series of requirements that Neighbourhood Plans must meet. These 'basic conditions' are set out below:

A draft Plan meets the basic conditions if –

- a) Having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the plan (see below).
- b) Having special regard to the desirability of preserving any listed building or its setting or any features of special architectural or historic interest that it possesses, it is appropriate to make the order (applies in relation to a Listed Building only insofar as the order grants planning permission for development that affects the building or its setting).
- c) Having special regard to the desirability of preserving or enhancing the character or appearance of the Conservation Area it is appropriate to make the order (applies in relation to Conservation Areas only) insofar as the order grants planning permission for development in relation to buildings or land in the area.
- d) The making of the Plan contributes to the achievement of sustainable development (see below)
- e) The making of the Plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area). (see below)
- f) The making of the Plan does not breach and is otherwise compatible with EU obligations (see below) and,
- g) Prescribed conditions are met in relation to the plan and prescribed matters have been complied with, in connection with the proposal for the plan (see below)

4, Basic Conditions (a) and(e) - Having regard to National Policies and Advice and conformity with strategic policies in the development plan

- 4.1 The following table provides an appraisal of the extent to which the Langham Neighbourhood Plan has regard to national policy and is in general conformity with strategic local policy.
- 4.2 The Langham Neighbourhood Plan (LNP) policies were drafted to be in conformity with the National Planning Policy Framework published in February 2019 and reviewed in 2021. The table below assesses the degree of regard that the LNP policies have had to NPPF 2021 (Column B)
- 4.3 During the production of the Neighbourhood Plan, the strategic policies for the area were under-going revision as the Adopted Policies were becoming quite out of date and there was a delay in producing the new Rutland Local Plan. The Rutland Core Strategy was adopted in 2011 the same year that the Locality Act was introduced and also before either of the National Planning Frameworks were published. An additional local planning document was added in the form of the Site Allocations and Policies Development Plan Document (SAPDP) 2014 which did reflect the first NPPF published in March 2012 and the 2011 Localism Act.
- 4.4 Therefore there are limited policies in the 2011 Core Strategy that are contemporary with this 2022 LNP.
- 4.5 A further assessment has been carried out in respect of the policies contained in the Core Strategy 2011, the SAPDP 2014 and pre-submission draft of the Rutland Local Plan 2021(Column E).
- 4.6 At the time of submitting this Neighbourhood Plan policies of the emerging Rutland Local Plan are still in the relatively early stages although it is expected than many of the policies in that document will remain much the same as in the pre-submission version of 2021.
- 4.7 Therefore the Policies contained within the Langham Neighbourhood Plan have been assessed for their conformity against the existing 2011 Core Strategy and the 2014 SAPDP. Due to the timing of the emerging new Rutland Local Plan the LNP Policies have also been assessed against some of the policies in the pre-submission draft of the Rutland Local Plan 2021.
- 4.8 In summary, the appraisal demonstrates that the Langham Neighbourhood Plan has had appropriate regard to, and is in general conformity with, both national and strategic policy

5. Basic Condition (d) - Achieving Sustainable Development

5.1 The NPPF 2021 states that the purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs. The appraisal of the Langham Neighbourhood Plan policies against NPPF policies presented above demonstrates how policies in the Neighbourhood Plan comply with the NPPF and therefore deliver sustainable development.

5.2. The NPPF states that the planning system has three overarching objectives which are interdependent and need to be pursued in mutually supportive ways so that opportunities can be taken to secure net gains across each of the different objectives:

- Economic
- Social
- Environmental

5.3 These objectives give rise to the need for the planning system to perform a number of roles as defined by the NPPF and set out below.

5.4 The objectives and policies contained within the Langham Neighbourhood Plan contribute towards each of these three objectives and cumulatively contribute to the achievement of sustainable development. How they achieve this is summarised below, Unsurprisingly, there is a degree of cross-over between policies and many contribute to more than one of the sustainable development objectives e.g. policies BD1 and BD2 which look at building design and layout which contributes to both social and environmental objectives.

5.5 The plan has been formulated with Sustainable Development at its heart. The community exhibition in 2020, sought to establish the vision and highlight key issues; the exhibition material grouped draft objectives under 5 clear headings:

- Sustainable Growth
- Building Design
- Cultural Heritage
- Rural Setting
- Village Character

These groupings were designed to address one, some or all of these 3 overarching objectives.

Table 1: LNP Policies and National and Local Policies

2022 Langham Neighbourhood Plan Policies	NPPF 2021 Policies	Rutland Core Strategy 2011 Policies	Rutland SAPDP 2014 Policies
Policy SG1: Housing Allocation	Para 5 Delivering a sufficient supply of homes Para 6 Building a strong and competitive economy	CS1 Sustainable Development Principles CS3 The Settlement Hierarchy CS9 Provisions & Distribution of New Housing	
Policy SG2a: Meeting Housing Needs	Para 5 Delivering a sufficient supply of homes Para 6 Building a strong and competitive economy	CS1 Sustainable Development Principles CS2 Spatial Strategy CS4 The Location of Development CS7 Delivering Socially Inclusive Communities CS10 Gypsies and Travellers	SP9 Affordable Housing
Policy SG2b: Gypsy and Traveller Sites	Para 5 Delivering a sufficient supply of homes	CS7 Delivering Socially Inclusive Communities CS10 Housing Density & Mix CS12 Gypsies and Travellers	SP8 Mobile Homes and Residential Caravans SP9 Affordable housing
Policy SG3: Site Allocation	Para 5 Delivering a sufficient supply of homes Para 11 Making effective use of land	CS1 Sustainable Development Principles CS2 The Spatial Strategy CS4 The Location of Development CS9 Provisions & Distribution of New Housing	SP1 Presumption in Favour of Sustainable Development SP2 Sites for Residential Development SP5 Built Development in Towns & Villages SP15 Design and Amenity SP21 Important Open Spaces & Frontages
Policy SG4: Reducing Flood Risk	Para 8 Promoting healthy & safe communities Para 11 Making effective use of land Para 14 Meeting the challenge of climate change, flooding etc	CS1 Sustainable Development Principles CS19 Promoting Good Design	SP1 Presumption in Favour of Sustainable Development
Policy BD1: Buildings and Materials	Para 12 Achieving well-designed places Para 16 Conserving & enhancing historic environment	CS1 Sustainable Development Principles CS2 The Spatial Strategy CS19 Promoting Good Design	SP15 Design and Amenity
Policy BD2: Housing Density & Layout	Para 5 Delivering a sufficient supply of homes Para 8 Promoting healthy & safe communities Para 11 Making effective use of land Para 12 Achieving well-designed places	CS10 Housing Density and Mix CS23 Green Infrastructure, Open Space, Sport & Recreation	SP15 Design and Amenity SP21 Important Open Spaces & Frontages SP23 Landscape Character in the Countryside

2022 Langham Neighbourhood Plan Policies	NPPF 2021 Policies	Rutland Core Strategy 2011 Policies	Rutland SAPDP 2014 Policies
Policy BD3a: Water Quality and Management	Para 8 Promoting healthy & safe communities Para 11 Making effective use of land Para 14 Meeting the challenge of climate change, flooding etc	CS1 Sustainable Development Principles CS2 The Spatial Strategy CS19 Promoting Good Design	SP1 Presumption in Favour of Sustainable Development
Policy BD3b: Promoting Broadband Access	Para 6 Building a strong and competitive economy Para 10 Supporting high quality communications	CS13 Employment and Economic Development	SP14 Telecommunications & High-speed Broadband
Policy BD3c: Energy Efficient Construction	Para 6 Building a strong and competitive economy Para 8 Promoting healthy & safe communities Para 11 Making effective use of land Para 12 Achieving well-designed places Para 14 Meeting the challenge of climate change, flooding etc	CS1 Sustainable Development Principles CS2 The Spatial Strategy CS18 Sustainable Transport & Accessibility CS19 Promoting Good Design CS20 Energy Efficiency & Low Carbon Energy Generation	SP1 Presumption in Favour of Sustainable Development
Policy BD4: Architectural Features	Para 12 Achieving well-designed places	CS2 The Spatial Strategy CS19 Promoting Good Design	SP15 Design and Amenity SP23 Landscape Character in the Countryside
Policy CH1: Conservation Area	Para 16 Conserving & enhancing historic environment	CS2 The Spatial Strategy CS22 The Historic & Cultural Environment	SP16 Advertisements SP20 The Historic Environment
Policy CH2: Sites of Historical Importance	Para 16 Conserving & enhancing historic environment	CS2 The Spatial Strategy CS22 The Historic & Cultural Environment	SP20 The Historic Environment
Policy CH3: Sites of Archaeological Importance	Para 16 Conserving & enhancing historic environment	CS2 The Spatial Strategy CS22 The Historic & Cultural Environment	SP20 The Historic Environment
Policy RS1: Landscape Character	Para 8 Promoting healthy & safe communities Para 11 Making effective use of land Para 13 Protecting Green Belt land (though no green belt but valuable open land) Para 14 Meeting the challenge of climate change, flooding etc	CS2 The Spatial Strategy CS21 The Natural Environment CS23 Green Infrastructure, Open Space, Sport & Recreation	SP23 Landscape Character in the Countryside

2022 Langham Neighbourhood Plan Policies	NPPF 2021 Policies	Rutland Core Strategy 2011 Policies	Rutland SAPDP 2014 Policies
Policy RS2: Development in the Countryside	Para 8 Promoting healthy & safe communities Para 11 Making effective use of land Para 12 Achieving well-designed places	CS1 Sustainable Development Principles CS2 The Spatial Strategy CS4 The Location of Development CS16 The rural Economy CS21 The Natural Environment CS23 Green Infrastructure, Open Space, Sport & Recreation	SP2 Sites for Residential development SP5 Built Development in Towns & Villages SP6 Housing in the Countryside SP7 Non-residential Development in the Countryside SP8 Mobile Homes & Residential Caravans SP13 Agricultural, horticultural, Equestrian & forestry Development SP19 Biodiversity & Geodiversity Conservation SP23 Landscape Character in the Countryside SP24
Policy RS3: Energy Generation in the Countryside	Para 11 Making effective use of land Para 14 Meeting the challenge of climate change, flooding etc	CS1 Sustainable Development Principles CS19 Promoting Good Design CS20 Energy Efficiency & Low Carbon Energy Generation	SP7 Non-residential Development in the Countryside SDP18 Wind Turbines and Low Carbon Energy Developments
Policy RS4a: Green Separation Zone	Para 8 Promoting healthy & safe communities Para 11 Making effective use of land Para 13 Protecting Green Belt land (though no green belt but valuable open land) Para 14 Meeting the challenge of climate change, flooding etc	CS2 The Spatial Strategy CS21 The Natural Environment CS23 Green Infrastructure, Open Space, Sport & Recreation	SP23 Landscape Character in the Countryside
Policy RS4b: Wildlife Buffer Zone	Para 8 Promoting healthy & safe communities Para 11 Making effective use of land Para 13 Protecting Green Belt land (though no green belt but valuable open land) Para 14 Meeting the challenge of climate change, flooding etc	CS2 The Spatial Strategy CS7 Delivering Socially Inclusive Communities CS19 Promoting Good Design CS21 The Natural Environment CS23 Green Infrastructure, Open Space, Sport & Recreation	SP15 Design and Amenity SP23 Landscape Character in the Countryside
Policy RS5: Biodiversity	Para 11 Making effective use of land Para 14 Meeting the challenge of climate change, flooding etc Para 14 Meeting the challenge of climate change, flooding etc	CS1 Sustainable Development Principles CS21 The Natural Environment CS23 Green Infrastructure, Open Space, Sport & Recreation	SP19 Biodiversity and Geodiversity Conservation

2022 Langham Neighbourhood Plan Policies	NPPF 2021 Policies	Rutland Core Strategy 2011 Policies	Rutland SAPDP 2014 Policies
Policy VC 1: Important Open Green Spaces	Para 11 Making effective use of land Para 12 Achieving well-designed places Para 14 Meeting the challenge of climate change, flooding etc	CS1 Sustainable Development Principles CS2 The Spatial Strategy CS23 Green Infrastructure, Open Space, Sport & Recreation	SP21 Important Open Spaces & Frontages
Policy VC2: Gardens and Verges	Para 11 Making effective use of land Para 12 Achieving well-designed places Para 14 Meeting the challenge of climate change, flooding etc	CS2 The Spatial Strategy CS19 Promoting Good Design CS21 The Natural Environment CS23 Green Infrastructure, Open Space, Sport & Recreation	SP15 Design and Amenity SP21 Important Open Spaces & Frontages
Policy VC3: Street Character	Para 8 Promoting healthy & safe communities Para 12 Achieving well-designed places Para 16 Conserving & enhancing historic environment	CS2 The Spatial Strategy CS19 Promoting Good Design	SP15 Design and Amenity SP16 Advertisements SP17 Outdoor Lighting

5.6 The vision itself refers to balancing the growth of Langham with the preservation of its rural setting and and historical heritage, and at the same time looking to the future with regard to climate change and technology.

Community Vision for Langham Parish 2022-2041

We will continue to grow, develop and thrive as a parish, meeting the changing needs of the community. We will adapt to & mitigate the effects of climate change and embrace new technology whilst preserving the distinctive character, landscape and setting of the village, which has evolved over centuries.

5.7 The first set of objectives produced in 2020 for community comment covered the economic, environmental and community dimensions under the six headings:

- To protect the best elements of the natural and built environments
- To ensure that development within the plan area is sensitive, proportionate and sustainable.
- To ensure that the rural nature of the parish is maintained, supported and encouraged, safeguarding the natural environment and the wildlife in the areas and minimising all forms of pollution.
- To encourage cohesion of the whole parish locating development sites close to the Planned Limits of Development and ensuring that the rate of growth does not exceed the provision of facilities such as traffic systems, sewage, doctors surgery, schools etc.
- To protect and maintain the Conservation village and the rich historical and cultural heritage of Langham
- To recognise and do whatever is possible to mitigate climate change.

5.8 The community felt that refining the objectives down to fewer would take away the granularity of what the LNP is trying to achieve, The resulting 22 objectives together support development whilst recognising the important of safeguarding and enhancing the special qualities that contribute to the specific character of Langham and the wellbeing of its residents, present and future.

5.9 The following table helps to further demonstrate the Plan's comprehensive contribution to sustainable development.

5.10 Table 1 below shows how the 2022 Objectives and Policies align with the three overarching objectives of the NPPF2021 – namely economic, social and environmental,

6. Basic Condition (f) – Compatibility with relevant EU and domestic obligations

- 6.1 Until 31st January 2021 all neighbourhood plans had to be compatible with European Legislation. When the UK left the EU an Agreement on the Withdrawal of the United Kingdom of Great Britain and Northern Ireland from the European Union and the European Atomic Energy Community was reached. All EU law, across all policy areas, remains applicable to and in the United Kingdom, with the exception of provisions of the Treaties and acts, which were not binding upon and in the United Kingdom before the entry into force of the Withdrawal Agreement. The same is true for acts amending such acts.
- 6.2 The statement below demonstrates how the Langham Neighbourhood Plan does not breach and is compatible with those EU obligations.
- 6.3 Rutland County Council recommends that a Strategic Environmental Assessment (SEA) be produced and this was made available in March 2022.
- 6.4 The SEA Screening Report takes into account the latest regulations, guidance and court judgements relating to this area and shows that Langham Neighbourhood Plan will not have any significant environmental effects
- 6.5 In their formal responses to consultation on the draft LNP in December 2021/ January 2022,
- **Historic England** asked for no changes and supported the degree of protection of the Conservation Village , its historical buildings and structures and archaeological sites.
 - **Natural England** responded *‘Langham has no nationally or internationally designated sites within its plan area, however we would like to broadly welcome the plan and are encouraged by the inclusion of policies which aim to protect the non-designated biodiversity assets the parish boasts. In Addition, we welcome the breadth of Supplementary documents which have been produced alongside the plan; are also encouraged by the inclusion of the ‘Climate Change – Energy Efficiency and Water Management’ document. We would also like to welcome the Objectives set out within the plan; are encouraged by the commitment to maintain and enhance biodiversity in/around Langham. The areas specified for protection against development in Policy RS5: Biodiversity are a welcome addition in the plan and we would also endorse the enhancement of these sites.’*
 - **The Environment Agency** welcomes the wording of the vision, notes that both Climate Change and flooding are addressed, welcomes policies around Biodiversity and Energy Efficient Construction, and picks out policies to support. It also notes that the LNP has highlighted the need for a Flood Assessment for two of the designated ‘Sites for Development’ and finally suggested an addition of differentiating between fluvial and pluvial water in flood risk.

6.6 In addition, the Neighbourhood Plan has regard to the fundamental rights and freedoms guaranteed under the European Convention on Human Rights and complies with the Human Rights Act 1998. The accompanying support document SDL2 Public Consultation Report sets out the process followed in terms of community involvement.

Table 2 Below lists all National and local policies and their relationship with the policies in the 2022 LNP.

7. Basic Condition (g) – Prescribed Matters

7.1 An additional basic condition is prescribed under Regulation 32 of the Neighbourhood Planning (General) Regulations 2012 as follows:

“The making of the Neighbourhood Development Plan is not likely to have any significant effect on a European Site (as defined in the Conservation of Habitats and Species Regulations 2010 (2)) or a European offshore marine site (as defined in the Offshore Marine Conservation (Natural Habitats, &c) Regulations 2007 (3)), (either alone or in combination with other plans and projects)”.

7.2 The comments received from Natural England states that there are no nationally or internationally designated sites within its plan area. Rutland Water is more than 5 miles away from Langham and the town of Oakham lies between them.

8. Basic Condition (b) & (c) – Historic Buildings & Conservation Area

8.1 International, national and local policies all call for the protection of Conservation Areas and Listed buildings and structures in order to perpetuate the cultural heritage of the settlement for future generations.

8.2 Langham is a Conservation village with Article 4 Direction at its core. The extent of the Conservation area extends beyond the Planned Limits of Development in order to ensure the setting of the village is safeguarded. A map showing this is in the 2022 LNP on page 47.

8.3 Section 6 of the LNP is dedicated to Historical and Cultural Heritage, with all Listed Buildings being identified on page 49, and all sites of historical finds mapped on pages 52-55. Three Policies call for protection of the Conservation Area and the Historic buildings and structures

8.4 Site selection for housing has been mindful of the location, setting and views afforded these historical buildings. Similarly, view of these buildings are also being protected where possible.

8.5 The LNP fulfils the Basic Conditions (b) and (c).

Table 2: LNP Objectives and Policies and NPPF Objectives

NPPF Sustainable Development	Contribution through the 2022 LNP Objectives	Contribution through the 2022 LNP Policies (Policies detailed in support document SDL1 Policies)
<p>NPPF 2021 An economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure</p>	<p>Objective SG1: Housing Allocation The number of houses built in Langham is consistent with the national and local housing targets whilst ensuring a sustainable rate of growth that still retains the rural character of the parish.</p> <p>Objectives SG2a and b: Meeting Housing Needs The housing supply will offer choice to all demographic groups whilst reflecting and enhancing the character of Langham. Travellers and Gypsies are treated equally as part of the community and are subject to the same planning constraints as everyone else.</p> <p>Objective SG3: Site Allocation Increase in housing of all types, including caravans, will be managed solely via allocation of preferred sites (including Windfall) as detailed in this Plan.</p> <p>Objective SG4: Climate Change & Flooding New developments of any size will be required to mitigate any potential flood risk where required, and to take into account climate change before receiving planning permission.</p> <p>Objective BD3a: Building for the future To ensure new buildings are fit for the evolving needs of the future, both environmental and technological.</p> <p>Objective BD3b: Energy Efficient Construction New homes will be designed and built with a view to reducing the carbon footprint now and in the future by focusing on energy efficiency and water technology efficiency.</p> <p>Objective RS3: Energy generation in the Countryside Solar farms and other energy generating developments will be encouraged only if they are also seen to make a positive contribution to the parish.</p>	<p>Policy SG1: Housing Allocation</p> <p>Policy SG2a: Meeting Housing Needs Policy SG2b: Gypsy and Traveller Sites</p> <p>Policy SG3: Site Allocation</p> <p>Policy SG4: Reducing Flood Risk Policy BD3a: Water Quality and management Policy BD3c: Energy Efficient Construction Policy RS3: Energy Generation in the Countryside</p> <p>Policy SG2a: Meeting Housing Needs Policy BD3b: Promoting Broadband Access</p> <p>Policy SG4: Reducing Flood Risk Policy BD3a: Water Quality and Management Policy BD3c: promoting Energy Efficient Construction</p> <p>Policy RS3: Energy Generation in the Countryside</p>

NPPF Sustainable Development	Contribution through the 2022 LNP Objectives	Contribution through the 2022 LNP Policies (Policies detailed in support document SDL1 Policies)
<p>NPPF 2021 A social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being;</p>	<p>Objective BD1: Buildings and Materials All new builds or changes to existing buildings adhere to the constraints of the Conservation Area and Article 4 Direction and reflect local construction, style and materials in all circumstances.</p> <p>Objective BD2: Housing Density and Layout The existing housing density is retained when new builds or extensions are being considered in order to retain the open, rural character of the village.</p> <p>Objective BD5: Architectural Features Roofs, chimneys, windows, doors and other architectural feature of new and existing buildings match existing and are sympathetic to neighbouring properties.</p> <p>Objective CH1: Conservation Area All development in the Conservation Area will preserve or enhance the character and appearance of the local area.</p> <p>Objective CH2: Sites of Historical Importance To protect and preserve the heritage of the parish by ensuring that the land, buildings and structures of historical significance are conserved for future generations.</p> <p>Objective CH3: Sites of Archaeological Importance Planning Permission for development will require a Heritage Assessment in order to protect and conserve any archaeological sites or finds.</p> <p>Objective RS1: Landscape Character The views , landscape character and rights of way that define Langham Parish are preserved and protected against any and all development.</p> <p>Objective RS2: Development in the Countryside To conserve and protect the rural setting of Langham by ensuring there is no development in the open countryside outside the village Planned Limits of Development except in those sites named in this Plan.</p>	<p>Policy BD1: Buildings and Materials</p> <p>Policy BD2: Housing Density and Layout</p> <p>Policy BD4: Architectural Features</p> <p>Policy CH1: Conservation Area</p> <p>Policy CH2: Sites of Historical Importance</p> <p>Policy CH3: Sites of Archaeological Importance</p> <p>Policy RS1: Landscape Character</p> <p>Policy RS2: Development in the Countryside</p>

NPPF Sustainable Development	Contribution through the 2022 LNP Objectives	Contribution through the 2022 LNP Policies (Policies detailed in support document SDL1 Policies)
<p>NPPF 2021 A social objective – <i>continued.</i></p>	<p>Objectives RS4a and b: Green Separation Zone & Wildlife Buffer Zone. To preserve the distinct identity of Langham by protecting a Green Separation Zone between Oakham North and the southern village boundary and prohibiting any and all development in that area. To preserve the security, seclusion and calm for our residential retirement community of over 50 year olds.</p> <p>Objective VC1: Important Open Green Spaces To preserve the rural character of the village by ensuring that no development will impinge on the identified Open Green Spaces and Frontages or block or otherwise obscure important views across and within the village.</p> <p>Objective VC1: Important Open Green Spaces The verdant appearance of the village is maintained for future generations by giving protection to those features whose amenity value most define it – the trees, hedges, front gardens and verges.</p> <p>Objective VC3: Street Character Changes to Langham village due to growth and improvement will only add to or enhance the character of the village today</p>	<p>PolicyRS4a: Green Separation Zone PolicyRS4b: Wildlife Buffer Zone</p> <p>Policy VC1: Important Open Green Spaces</p> <p>Policy VC1: Important Open Green Spaces</p> <p>Policy VC3: Street Character</p>
<p>NPPF 2021 An environmental objective—to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy</p>	<p>Objective SG3: Site Allocation Increase in housing of all types, including caravans, will be managed solely via allocation of preferred sites (including Windfall) as detailed in this Plan.</p> <p>Objective SG4: Climate Change & Flooding New developments of any size will be required to mitigate any potential flood risk where required, and to take into account climate change before receiving planning permission.</p> <p>Objective BD2: Housing Density and Layout The existing housing density is retained when new builds or extensions are being considered in order to retain the open, rural character of the village.</p>	<p>Policy SG3: Site Allocation</p> <p>Policy SG4: Reducing Flood Risk Policy BD3a: Water Quality and management Policy BD3c: Energy Efficient Construction Policy RS3: Energy Generation in the Countryside</p> <p>Policy BD2: Housing Density and Layout</p>

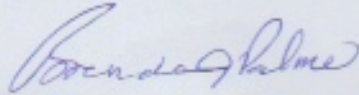
NPPF Sustainable Development	Contribution through the 2022 LNP Objectives	Contribution through the 2022 LNP Policies (Policies detailed in support document SDL1 Policies)
<p>NPPF 2021 An environmental objective—<i>continued</i>.</p>	<p>Objective BD3a: Building for the future To ensure new buildings are fit for the evolving needs of the future, both environmental and technological.</p> <p>Objective BD3b: Energy Efficient Construction New homes will be designed and built with a view to reducing the carbon footprint now and in the future by focusing on energy efficiency and water technology efficiency.</p> <p>Objective CH1: Conservation Area All development in the Conservation Area will preserve or enhance the character and appearance of the local area.</p> <p>Objective CH2: Sites of Historical Importance To protect and preserve the heritage of the parish by ensuring that the land, buildings and structures of historical significance are conserved for future generations.</p> <p>Objective CH3: Sites of Archaeological Importance Planning Permission for development will require a Heritage Assessment in order to protect and conserve any archaeological sites or finds.</p> <p>Objective RS1: Landscape Character The views, landscape character and rights of way that define Langham Parish are preserved and protected against any and all development.</p> <p>Objective RS2: Development in the Countryside To conserve and protect the rural setting of Langham by ensuring there is no development in the open countryside outside the village Planned Limits of Development except in those sites named in this Plan.</p> <p>Objective RS3: Energy generation in the Countryside Solar farms and other energy generating developments will be encouraged only if they are also seen to make a positive contribution to the parish.</p>	<p>Policy BD3a: Building for the future Policy BD3b: Promoting Broadband Access</p> <p>Policy BD3b: Energy Efficient Construction</p> <p>Policy CH1: Conservation Area</p> <p>Policy CH2: Sites of Historical Importance</p> <p>Policy CH3: Sites of Archaeological Importance</p> <p>Policy RS1: Landscape Character</p> <p>Policy RS2: Development in the Countryside</p> <p>Policy RS3: Energy generation in the Countryside</p>

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<p>NPPF 2021 An environmental objective—<i>continued</i>.</p>	<p>Objectives RS4a and b: Green Separation Zone & Wildlife Buffer Zone. To preserve the distinct identity of Langham by protecting a Green Separation Zone between Oakham North and the southern village boundary and prohibiting any and all development in that area. To preserve the security, seclusion and calm for our residential retirement community of over 50 year olds.</p> <p>Objective VC1: Important Open Green Spaces To preserve the rural character of the village by ensuring that no development will impinge on the identified Open Green Spaces and Frontages or block or otherwise obscure important views across and within the village.</p> <p>Objective VC2: Gardens and Verges The verdant appearance of the village is maintained for future generations by giving protection to those features whose amenity value most define it – the trees, hedges, front gardens and verges.</p>	<p>PolicyRS4a: Green Separation Zone PolicyRS4b: Wildlife Buffer Zone</p> <p>Policy VC1: Important Open Green Spaces</p> <p>Policy VC2: Gardens and Verges</p>

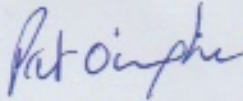
Signatories.

This is to signify that the councillors of Langham Parish Council all support the submission of the draft Langham Neighbourhood Plan 2022 and accompanying documentation to Rutland County Council.

Cllr. Brenda Palmer
(Chair)



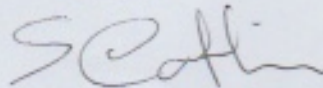
Cllr .Pat Ovington
(Deputy Chair)



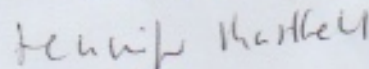
Cllr Richard Besant



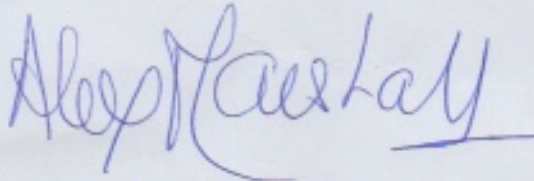
Cllr. Steve Catlin



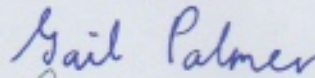
Cllr. Jennifer Maskell



Cllr. Alex Marshall



Cllr Gail Palmer



Cllr Penny Viner

