

LANGHAM NEIGHBOURHOOD PLAN 2022-2041



Support Document SDL 4a Sustainable Growth and Site Allocation

April 2022

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Housing Allocation for Langham - Numbers.

We find ourselves in a difficult situation – endeavouring to refresh our Neighbourhood Plan whilst the Local Plan of Rutland County Council has been withdrawn. The withdrawal of the Rutland Local Plan 2021 (RLP) means there is no definitive figure for the number of houses to be built in Rutland over the coming 19 years.

However, we have used two methods to assess housing need over the next 19 years and both come out with the same figure.

METHOD 1- Extrapolation from Rutland Housing Figures (*Details in Appendix 1*)

In the Core Strategy, RCC stated that Rutland would need to build 2,600 new homes over the 18 years of their Plan.

In the draft Local Plan, RCC allocated 1,000 houses to a site called St George's Barracks in North Luffenham – a soon-to-be vacated RAF base.

The RLP was withdrawn because a planned site was withdrawn. This meant two things:

1. An allocation of 1,000 houses needed to be located elsewhere, and
2. the RLP was no longer accurate and needed to be withdrawn and re-written with a different distribution of houses

As a result, we have calculated what we believe will be Langham's housing allocation once the 2,600 houses are distributed across the towns and villages of the county, without the withdrawn site.

Our calculations are shown in detail in **Appendix 1**, and give us:

The allocation of houses to Langham is 50 over the life of this Plan, which is 2.7 houses per year, to include windfall.

METHOD 2: Indicative Housing Supply across settlements in Rutland from RCC's Core Strategy (*Details in Appendix 2*)

The second calculation was provided by RCC and gives an indicative number.

The predicted growth of Langham requires 46.6 new homes over the life of this Plan, to include windfall. However, it is prudent to add in a buffer of 10% - which gives a requirement of 51 homes.

Housing Allocation for Langham - Windfall

Historically there is evidence that the ten Local Service Centres in Rutland acquire an average of 10 houses per year from Windfall (ie. unplanned) development (**See Appendix 3 for details**).

This would suggest that Langham might expect 19 houses from windfall over the life of this Plan to 2041.

However, sites within the PLD for such development are reducing and so the Langham Neighbourhood Plan Steering Group has chosen to reduce the **expected number of Windfall Sites to emerge during the life of this Plan to 15**.

Housing Allocation for Langham – Conclusion

We have a requirement for 51 homes over the life of this Plan; we expect 15 from Windfall; we have outline Planning Permission for development 18 homes on preferred site LNP06, which leaves us **18 homes to plan for**.

Site Allocation for Langham

In assessing whether to have a Call for Sites we did two things:

1. Calculated whether there is sufficient land from the 2017 LNP to accommodate the number of planned housing needed to 2041; (**see Appendix 4**)
2. Spoke to the landowners of those sites and obtained written confirmation that they wish and intend to build there within the timeframe of this Plan; (**see Appendix 5**)

Action 1: Is there sufficient land?

We have land available from the original Call for Sites in 2015. This Call for Sites was to cover the building of homes between 2016 and 2036, which means that there will still be sufficient land available from that Call for Sites to take us to 2036. We will carry out a new Call for Sites when next the LNP is reviewed in 2027.

Site Allocation: The land made available in the 2015 Call for Sites was analysed using RCCs assessment criteria; the community was also consulted to ascertain which sites they found acceptable. Based on all this analysis the sites that were selected for the 2017 LNPP were as detailed below.

Land passing assessment in 2015 (see Appendices 4a & 4b):

Within the PLD:

- LNP01 – 3-5 dwellings on existing farm-yard with outbuildings;
- LNP02 – 1 dwelling to replace existing;
- LNP03 – 1 dwelling only to replace an old barn;
- LNP04 – 3 dwellings as long as access available.

On the outer edge of the PLD:

- LNP06 – 20 dwellings;
- LNP14 – 20 dwellings.

Business Development

- LNP17 – business units.

Land with outline planning permission:

LNP 06 – outline planning for 18 homes (Langton Homes);
 LNP02 has permission to replace existing home with another.

Land removed from list:

LNP04 has since lost any access, and has TPOs on all trees on the site.

Land available for development in this Plan, 2022-2041:

Within the PLD:

- LNP01 – 3-5 dwellings on existing farm-yard with outbuildings
- LNP03 – 1 dwelling only to replace an old barn;

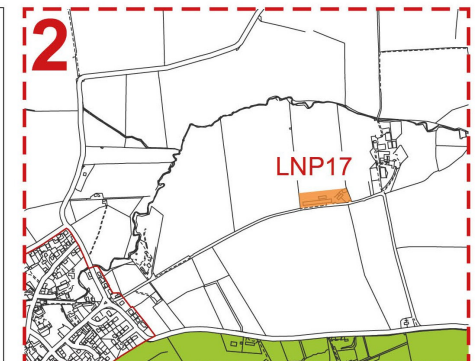
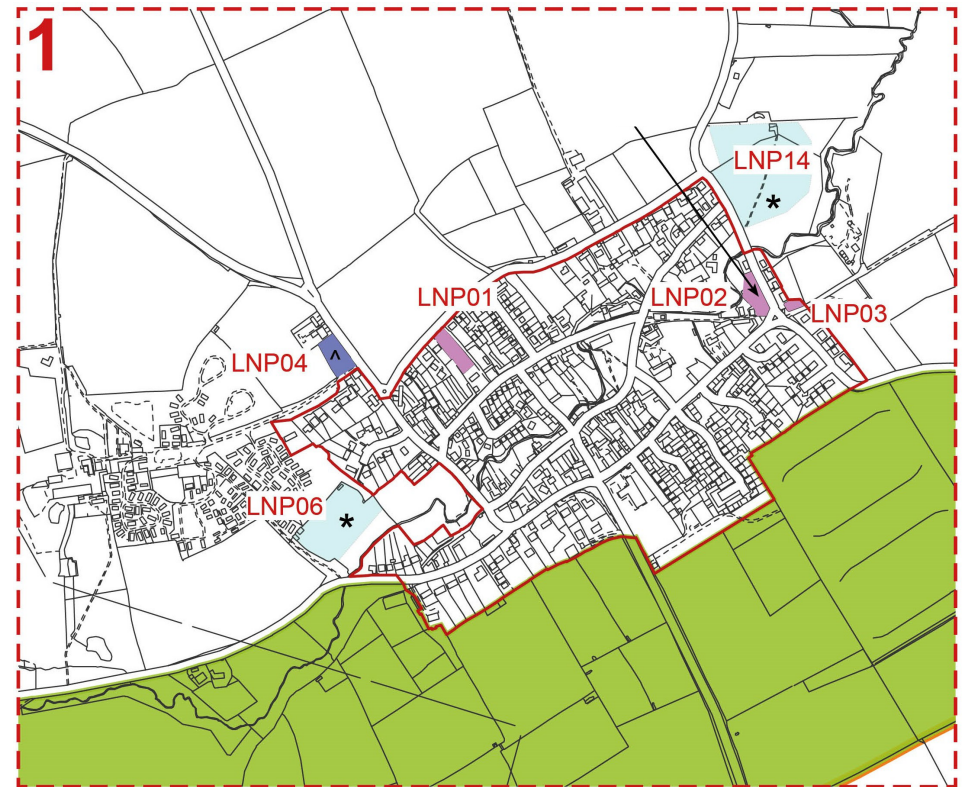
On the outer edge of the PLD:

- LNP06 – 20 dwellings
- LNP14 – 20 dwellings

Business Development

- LNP17 – business units

See Appendix 6 for signed documents



Remaining Available Land:

Within the PLD:

- LNP01 – 3-5 dwellings, no Land Registry as family owned the farm for generations
- LNP03 – 1 home, no Land Registry as family owned for generations

- LNP14 – 20 dwellings, Land Registry, LT 312356. LNP 17 – business units, Land Registry LT 347138

The land registry documents for each of these sites was obtained and a calculation done to assess the number of houses it would accommodate, taking into account all constraints in the Policies of this Plan ie. flood plain. This proved that there was land available for more than the 18 required in this Plan (*see Appendices 4c and 4d*)

This means that there is ample land available for the 18 planned homes to 2041.

Action 2: Obtaining written confirmation from owners of these sites that they still plan to develop them before 2041

A member of the LNP Steering Group who has lived in Langham all her life and is well known by all landowners visited each one and obtained a signed confirmation (*See Appendix 6*).

Because there is sufficient land available from the 2015 Call for Sites to ensure the required 18 dwellings to 2041 can be well located, the Steering Group took the decision not to do another Call for Sites until the next LNP Review in 2027 (*see Appendix 7*) but to obtain written confirmation from landowners that their land is still available.

This decision is clearly stated in the Foreword of the LNP ' Statement of Scope of Review'

Managing Housing Growth against Village Character.

Langham is a relatively small village comprising 630 homes. At its heart is the Conservation Areas with Articles 2,3 and 4 Direction. Article 4 Direction housing has the most age and defines, for the most part, the character of Langham. More recent additions are within the Article 2/3 part of the Conservation Area which define the character of the village. There are small farms and settlements outside the Conservation, mainly in Ashwell and in Royale Ranksborough Hall Park Homes.

New homes will be either infill (windfall within the conservation area – where we anticipate 15 over the next 19 years) or outside the Conservation Area.

The adjacent table shows that 255 houses are within Article 4 Direction and 196 within Article 2/3. This means that at present 28% of housing is outside the Conservation Area (630 – 255 – 196). Should another 36 houses be built there over the next 19 years, on the periphery of the Planned Limits of Development, (see map on following page) there will be around 32%. This rate of growth allows for a gradual evolution of the character of Langham. More than that would change it too quickly – and most residents have said they live in Langham because they love its character (2015 Questionnaire).

Article 4 Direction:		Article 2/3 Direction:	
• Church Street	62	• The Range	12
• Well Street	42	• Sharrads Way	10
• Burley Rd. Northern side	29	• Grange Close	8
• Ashwell Rd. Eastern side	2	• Harewood Close	27
• Oakham Rd.	8	• Jubilee Drive	12
• Melton Rd.	38	• Lowther Close	19
• Cold Overton Rd.	15	• Cold Overton Rd.	9
• Bridge Street	14	• Orchard Road	17
• Fairfield Close	17	• Burley Rd. Southern side	11
• New Street	0	• Ashwell Rd. Western side	4
• Hayes Close	2	• Ruddle Way	50
• Hainsworth Close	3		179
• Squires Close	7		
• The Rookery	5		
• Westons Lane	3	Outside Conservation Area	
• Briggins Walk	8	• Ranksborough Hall	120
	255	• Kimble Close	34
		• Burley Rd.	9
		• Ashwell Rd Ashwell	9
		• Farms	4
		• Traveller Sites	19
			195

Figure showing housing styles and numbers in Langham.



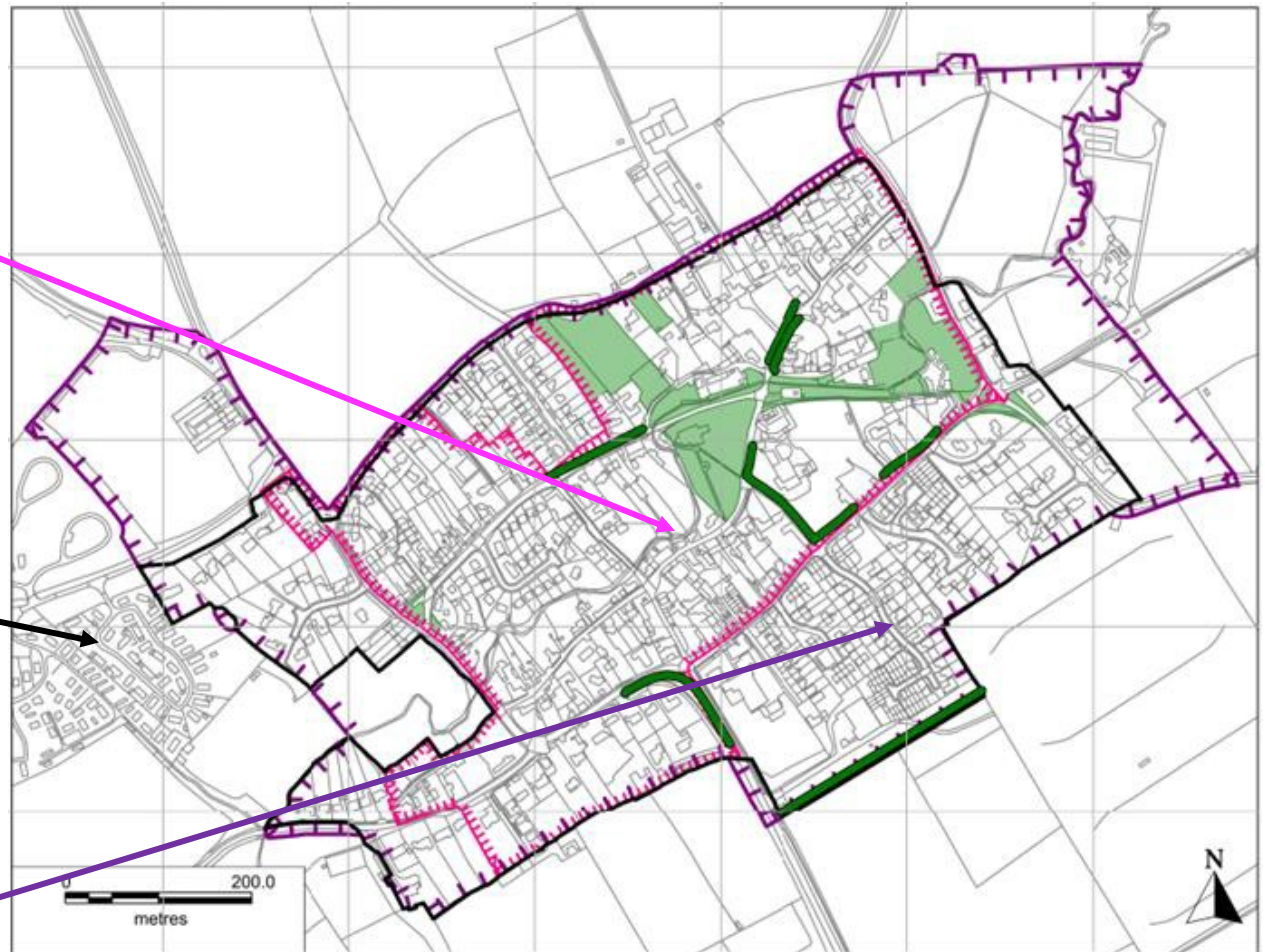
Article 4 Direction



Outside Conservation Area



Article 2/3 Direction



Housing Type Required. (see Rutland Strategic Housing Assessment [RSHA] 2019).

According to the latest National Census, Langham has a larger proportion of folk over 65 than the rest of Rutland and the life expectancy of this age group is increasing . This suggests a need to provide housing for this group, many of whom will wish to downsize, but not necessarily move into a Park Home as provided in Royale Ranksborough Park.

With increased longevity, there is a reduction in overall mobility – so, again, this suggests a need for adapted homes without stairs, that have large rooms to allow for mobility with walkers etc, (see Page 6 RSHA)

Langham also has fewer young families and those starting on the property ladder. This age profile imbalance will increase unless the young are attracted to the village. (see pages 3-5 RSHA)

It is not within our gift to improve transport links or employment opportunities; it is, however, within our gift to encourage the building of small, inexpensive family homes as well as affordable homes that can be made available via the range of National schemes run via Rutland County Council.

In Appendix 4 we show data taken from Vinsight.

Our analysis relies heavily on the data in the Rutland Strategic Housing Assessment 2019, through the lens of the Census description of how Langham differs from Rutland in general.

More accurate data than this is not available.

With a housing requirement of 51 homes over the next 19 years, 15 being windfall (and likely to be single dwellings, perhaps self-build), 18 on a development with Planning Permission , and a further 18 planned for, and looking at the statistical analysis of the RSHA, it is likely that the housing need will break down as follows:

- 15 Windfall are likely to be individual, detached, self-build – impossible to know how big and whether house or bungalow.
- 18 with planning permission give 6 affordable (2&3 bed terrace), 2 market rate terrace (3 bed); 4 bungalows (2 & 3 bed); 6 detached (3,4 & 5 bed). Attention will be paid to accessibility.
- The planned 18 need to reflect the same proportions as the 18 above.

Appendix 1.

METHOD 1: Extrapolation from Rutland's Housing Allocation to determine housing number required

In the withdrawn Rutland Local Plan (2018-2036):

Total housing requirement for Rutland over 18 years = 2,942

	Draft RLP Allocation	Of total 2,942 homes	Of total less St Georges share = 1,942 homes
Withdrawn site	1,000 homes	34% of 2,942	
Windfall	300 homes	10% of 2,942	= 15.5% of 1,942
Oakham	890 homes	30% of 2,942	= 46% of 1,942
Uppingham	319 homes	11% of 2,942	= 16.5% of 1,942
Ten LSCs	368 homes	12.5% of 2,942	= 19% of 1,942
Villages	65 homes	2.5% of 2,942	= 3% f 1,942

Carrying out the calculation again, this time for 2,600 homes in line with Core Strategy number and excluding the withdrawn site;

	% share of 2,600 homes	No. of Homes
Windfall	15.5%	403 homes
Oakham	46%	1,196 homes
Uppingham	16.5%	429 homes
10 LSCs	19%	494 homes
Villages	3%	78 homes

This means that the 10 Local Service centres, of which Langham is one, need to provide 494 new homes between them over the 18 years from 2018.

Langham needs to provide 50 new homes over 19 years, which is 2.7 homes per year.

Appendix 2.

METHOD 2: Advice from RCC to Neighbourhood Plans – interim arrangement, pending production of new Rutland Local Plan, to assess housing number required.

1. The NPPF in point 66 requires strategic policy-making authorities such as RCC to establish a required housing figure for their whole area. In point 67 it goes on to say that where this is not possible, they should provide an indicative figure, if requested to do so by the neighbourhood planning body. This figure should take into account factors such as the latest evidence of housing need, the population of the neighbourhood area and the most recently available RCC planning strategy – which is the Core Strategy (CS) 2011 and the Site Allocations and Policy Development Plan (SAPDP) 2011.
2. Whilst the Rutland Local Plan 2021 has been withdrawn, the evidence base for that document still provides robust and more up to date information on the sustainability of settlements within the county.
3. The CS identifies Langham as a Small Service Centre, but the more up to date evidence on services, facilities and access to Langham indicates it should now be one of 10 Local Service Centres in Rutland.
4. To determine this indicative figure for Langham, RCC has used the Local Housing Need Assessment (LNH), conducted using the standard method in national planning guidance (paragraph 61 of the NPPF). It is not considered there are any exceptional circumstances which would justify an alternative approach.
5. The latest LNH figure for Rutland (February 2021) is 129 dwellings per annum, rounded up to 130.
6. Reflecting paragraph 22 of the NPPF, RCC has advised Langham that this neighbourhood plan should look forward at least 15 years – in fact we are looking forward 19 years.
7. The CS sets out a housing distribution as shown in the table overpage.

METHOD 2: Indicative Housing Supply across settlements in Rutland from RCC's Core Strategy

	Min. Requirement 2021-41 (130dpa)	Core Strategy Distribution	Commitments at 1/4/21	Gross completions from Aril 2021	Indicative housing supply required
Oakham		56% = 1456	313	41	1102
Uppingham		14% = 364	30	0	334
10 Local Service Centres		20% = 520	54	0	466
Other Villages		10% = 260	106	3	151
TOTAL for COUNTY	2600	2600	503	44	2053

The figure for the ten Local Service Centres gives an average of 46.6 dwellings per Local Service Centre over the 19 years of the Plan.

However, an additional 10% buffer needs to be added on the advice of Rutland County Council and so: Langham needs to provide 51 new homes over 19 years.

Appendix 3: Windfall Housing

The following is taken from RCC’s Small Site Windfall Housing Study July 2020.

Windfall sites are defined in the NPPF as ‘sites not specifically identified in the development plan’.

The National Planning Policy Framework (NPPF) states that local planning authorities may make an allowance for windfall sites as part of their anticipated supply if they have compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply.

The NPPF requires any allowance to be realistic, having regard to the strategic housing land availability assessment, historic windfall delivery rates and expected future trends. The policy framework also states that such an allowance should not include inappropriate development of residential gardens, for example where development would cause harm to the local area.

There is evidence to show windfall sites will become available in Rutland and this aspect of future housing delivery should therefore be taken into account in the Local Plan Review.

The NPPF states that any windfall allowance should be realistic having regard to historic windfall delivery rates. The 2017 small windfall housing study looked at past rates from 2006-2017. This study updates completions from 2017-2019 to provide a complete a picture.

Figure SDL4.1: Total housing completions by type

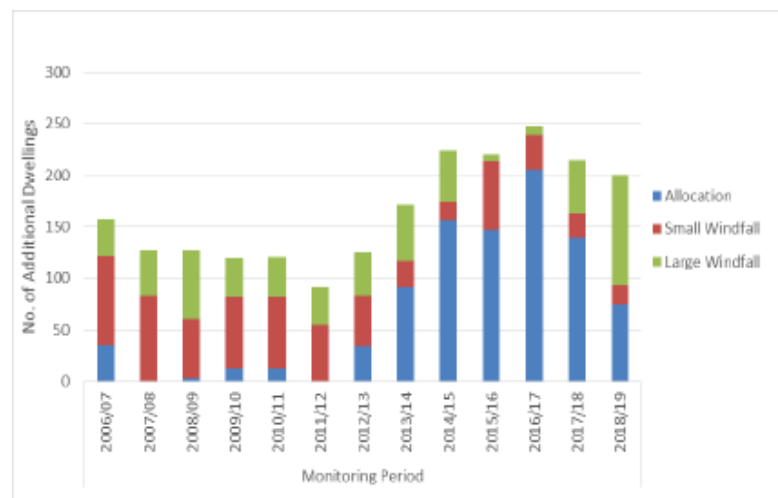
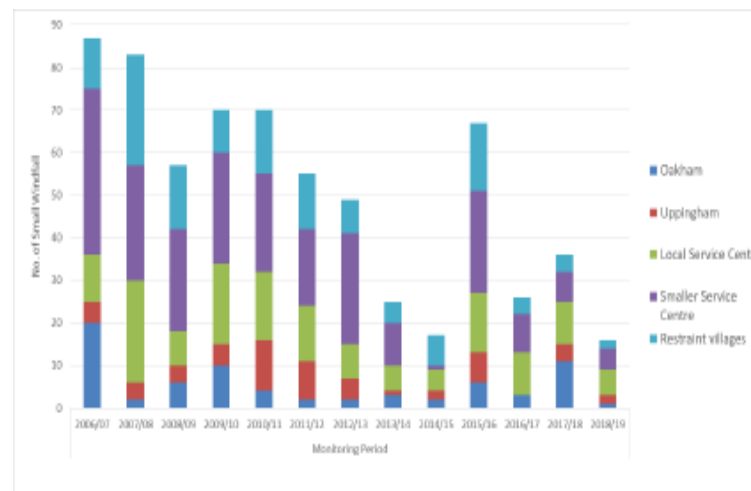


Figure SDL4.1 shows an annual under delivery during the early part of the plan period (2007–2013) with an average of 134 dwellings per annum. This correlates with the national economic recession which began in 2007. Furthermore, the graph depicts that more than 50% of completions at this time were windfall sites, the majority of which were small site windfalls.

The graph demonstrates a significantly higher annual completion rate above the annual requirement of 150 dwellings per annum from 2013 to 2019 with a large proportion of completions being on allocated sites. This is attributable to the part completion of the Sustainable Urban Extension (Land to the north of Oakham) site, which was allocated within the adopted 2011 Core Strategy. However, completions of windfall sites within that period contribute to more than a third (34% of total completions).

Policy CS3 of the Core Strategy sets out a Settlement Hierarchy of: Main Town, Small Town, Local Service Centres; Smaller Service Centres; Restraint Villages; and Countryside. Windfall completions shown in the graphs below are set out in these categories although it is important to note that the hierarchy was reviewed in the Draft Local Plan Review (2017) and the Pre-Submission Local Plan proposes further changes to this hierarchy.

Figure SDL4.2: Small windfall completions by Settlement Hierarchy (excluding garden sites)



The introduction of permitted development rights in 2014 has resulted in an increase in the number of conversions of agricultural buildings into dwellings. In 2018 the number of homes that could be constructed from an agricultural building was extended from 3 to 5 dwellings which could further increase the impact of Class Q conversions on the number of small windfall development sites in Rutland.

Table SDL4.1: Windfall Completions as per the Regulation 19 Pre-submission Local Plan Settlement Hierarchy, Small Sites Windfall Housing Study

Year	Local Service centres
2006/7	10
2007/8	20
2008/9	10
2009/10	14
2010/11	11
2011/12	16
2012/13	10
2013/14	5
2014/15	5
2015/16	12
2016/17	13
2017/18	12
2018/19	6
Total	144
Average	11

Table SDL4.2: Year Average Windfall Rates (2006-2019)

Year	Local Service centres
2006/7	10
2007/8	20
2008/9	10
2009/10	14
2010/11	11
5 year total	65
Annual average 2006-2011	13
2011/12	16
2012/13	10
2013/14	5
2014/15	5
2015/16	12
5 year total	48
Annual Average 2011-2016	10
2017/17	13
2017/18	12
2018/19	6
3 year total	31
Annual Average 2011-2016	10

These tables show a steady rate over the past years from 2006 to 2019 of 10 houses per year attributed to windfall across 10 Local Service Centres.

This amounts to an average of 1 per year for Langham. However it is expected that this number will fall slightly within Langham – especially as the sites within the PLD are filled.

For this reason, this Plan allows for 75% of the average historical number and anticipates only 15 houses over 19 years from 2022 to 2041.

Appendix 4: Analysis of Housing Type

Rutland: number of properties Sold by Housing Type

(taken from Vinsight Rutland House Price and Property Market Multi-year Trend)

Year	Detached	Semi-Detached	Terraced	Flat
2020	214	89	85	30
2019	262	144	125	76
2018	285	155	134	87
2017	286	150	166	30
2016	352	151	207	49
2015	419	170	211	44
2014	369	177	196	52
2013	323	148	145	32
2012	257	102	116	23

Appendix 5a: RCC Issues and Options Method for Site Assessment

Category	Factors to be assessed			
Stage 1: Initial Assessment against Key Policy Considerations				
Key Policy Considerations	Fit with CS4*, CS9*, CS14*, CS17*, CS25* and other	Meets all	Meets some	Does not meet
Stage 2: Detailed Assessment against Environmental, Social & Economic factors				
<i>Environmental</i>				
Topography	Whether land is flat or sloping	No constraints	Moderate constraints	Significant constraints
Agricultural land	Green or brownfield; Agricultural land quality; impact on agricultural activities	BMV** land not affected	BMV grade 3a/3b ϕ land affected	BMV Grade 1,2 ϕ land affected
Biodiversity/geodiversity	Impact on both, sp. on locally/nationally/internationally designated sites; Impact on trees/hedgerows	No impact	Moderate impact	Significant impact
Cultural heritage	Impact on locally important heritage – monuments, Parks/Gardens, Conservation areas, listed buildings, archaeological sites	No impact	Moderate impact	Significant impact
Landscape	Impact on landscape character; impact ref scale & character of existing community; impact on historic landscape character	Low impact	Moderate impact	Significant impact
Loss of recreational/public open space	Impact on recreational opportunities & open spaces	No impact	Moderate impact	Significant impact
			+ limited or informal public access	
Potential for new green infrastructure	Potential for site to provide new green infrastructure – wider open green network; linking existing green infrastructures	Potential to enhance existing green corridors/access to green infrastructure	No potential identified	
Water conservation/management; Flood risk	Susceptibility to and impact on flood risk	No flood risk/Min.	Mod. Flood risk/potential	Significant flood risk/ pot' to exacerbate flood

		downstream flood risk	downstream flood risk	risk downstream – known issue
Contamination	Whether site is contaminated	Unlikely	Possible	Likely – known issue
<i>Social</i>				
Response to issues & options consultation	Level of support from consultation	Significant support/low opposition	Moderate support and of opposition	High opposition
Liveability	Factors affecting this may be noisy industry, busy roads, electricity pylons	No adverse factors identified	One or more adverse factors	NO RED MEASURE POSSIBLE
Proximity to services & facilities	How near are shops, primary school, 2ndary school, doctors & health facilities, employment	3 or more facilities < 800m from furthest point	2 - 3 facilities < 800m from furthest point	No facilities within 800m of furthest point
Accessibility to public transport	Proximity to bus routes and railway stations	Bus route/rail station <400m from furthest point	Bus route/rail station <800m from furthest point	No bus route/rail station within 800m of furthest point
Amenity of existing residents & adjacent land uses	Impact of neighbouring communities & adjacent land use	No impact	Moderate impact	Significant impact
<i>Economic</i>				
Available, viable & deliverable	Is ownership known; does owner wish to develop; whether existing operational land use will cease; Whether there is a more attractive site likely to come forward	Available, viable & deliverable	Partially available, viable & deliverable	Not viable, available and deliverable
Infrastructure available	Availability of electricity, gas, water, drainage, sewerage	No constraints	Possible/potential constraints	Severe restraints
Accessibility & transport	Safe & effective access to and from site; opportunities for walking & cycling; conflicts with non-industrial traffic on access roads used by heavy commercial vehicles	Good ...	Moderate ...	Poor ...
		accessibility/opportunities to walk & cycle and incorporate sustainable transport options		






Impact on the wider road network	Capacity of transport infrastructure to accommodate type and level of traffic increases; potential impact on existing road network	None/little impact	Moderate impact	Significant impact
Rights of Way	Impact on public footpaths and bridleways	No RoW affected	Permissive footpaths affected	Public RoWs affected
Potential for decentralised & renewable energy generation	Potential to reduce greenhouse gas emissions; opportunities for renewable energy generation	Significant potential	Moderate potential	None/limited potential
Need for the development	Need for employment opportunities, affordable housing, waste management facilities, rural diversification, retail development	Significant need	Moderate need	No need
Other constraints	E.g. Areas of Special Interest and Particularly Attractive countryside as outlined in Core Strategy	No impact	Moderate impact	Significant impact
Within Planned limits of development (PLD)	The Planned Limits of Development are agreed limits beyond which RCC will NOT look favourably on any development plans	Within PLD	Shares external boundary with PLD	Outside PLD – no boundary shared
Brown field	Exception to the PLD rule is land that has previously been built on	Is/has been a brown field site	NO ORANGE MEASURE POSSIBLE	Not a brown field site
Green Separation Zone	No development will be permitted within the zone south of PLD	Not in GSZ	At far edge of GSZ	Within GSZ

**BMV = Below Market Value

- φ Grade 1 – excellent quality, high grade crops, high yield
- Grade 2 - v. good quality, moderate range, good yield
- Grade 3a – good quality, moderate yield, narrow range, often arable
- Grade 3b – moderate quality. Moderate yield, narrow range – often pasture

Appendix 5b: Analysis of sites that passed RCC's Assessment Criteria in 2015 (colour key on Page 12)


Site Number	LNP01	LNP02	LNP03	LNP04	LNP05	LNP06	LNP11	LNP14	LNP17
No houses suggested	5	1	1	2 TPOs	40	20	3	20	Business Units
Title Number		LT287 241		LT346 388	LT270 982	LT332 023	LT365 219	LT312 356	LT347 138
Key RCC Policy Considerations									
Topography									
Agricultural land									
Biodiversity & geodiversity									
Cultural Heritage (Conservation Area)									
Landscape and Townscape									
Loss of recreational/public land									
New green infrastructure	No	Yes	No	No		Yes	Yes	Yes	No
Flood risk									
Contamination									
Consultation									
Liveability									N/A
Proximity to services									N/A
Public Transport									
Amenity of residents									
Availability/Deliverability									
Infrastructure available									
Accessibility									
Impact on Road Network									
Rights of Way									
Potential for renewables									
Need for development (RCC)									
Other Policy constraints									
Within PLD									
Brownfield site									
Within GSZ									

Key:
 Headings
 acceptable
 not acceptable
 Within table
 impact managed
 borderline
 acceptable

See Appendix 8 for detail of assessment of each site.

Appendix 5c: Detailed Location Maps for Selected Sites

LNP01– Hayes Farm, Manor Lane

Key:  LNP01 for possible development

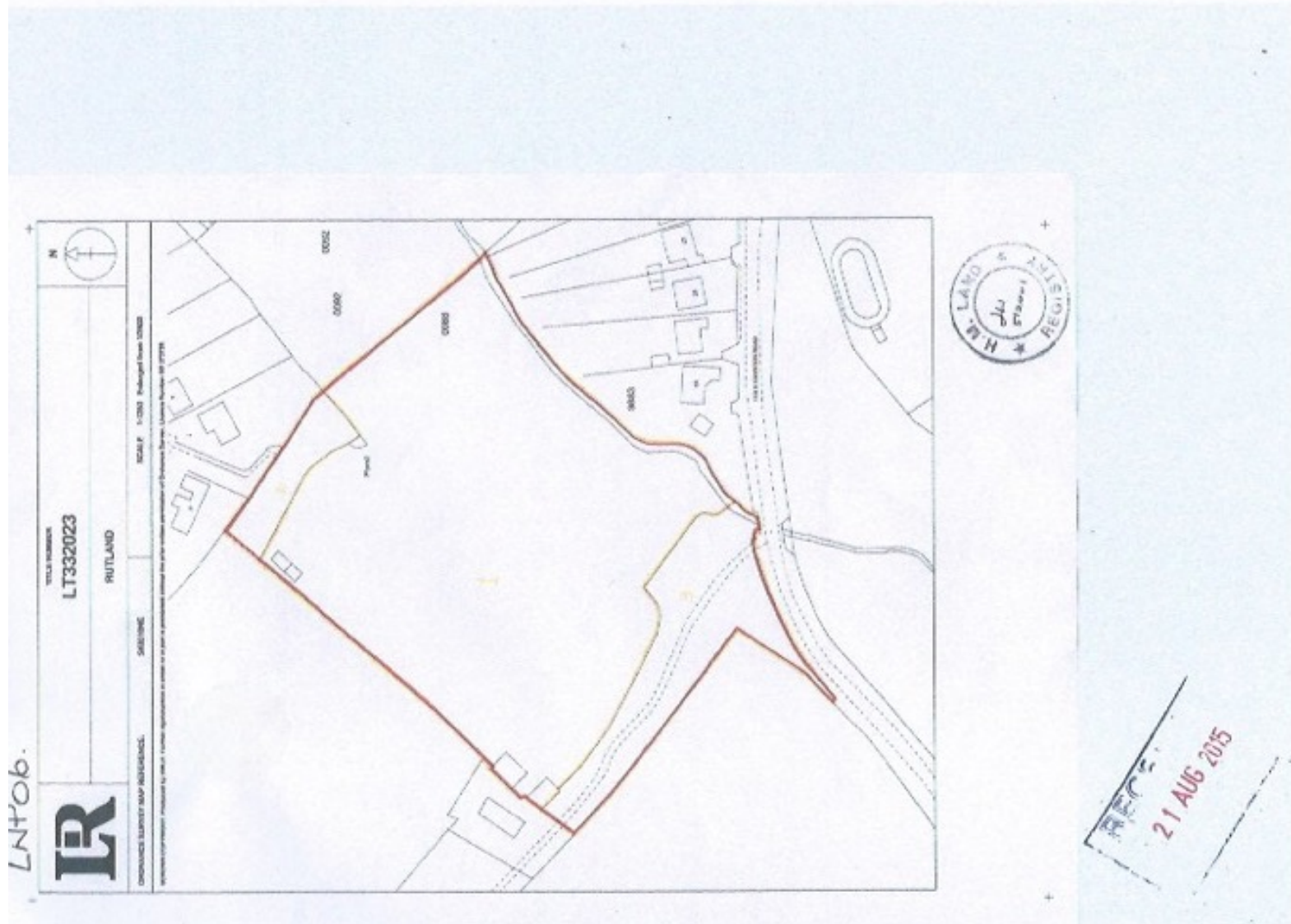


LNP03– Barn at Junction of Mickley Lane and Burley Rd.

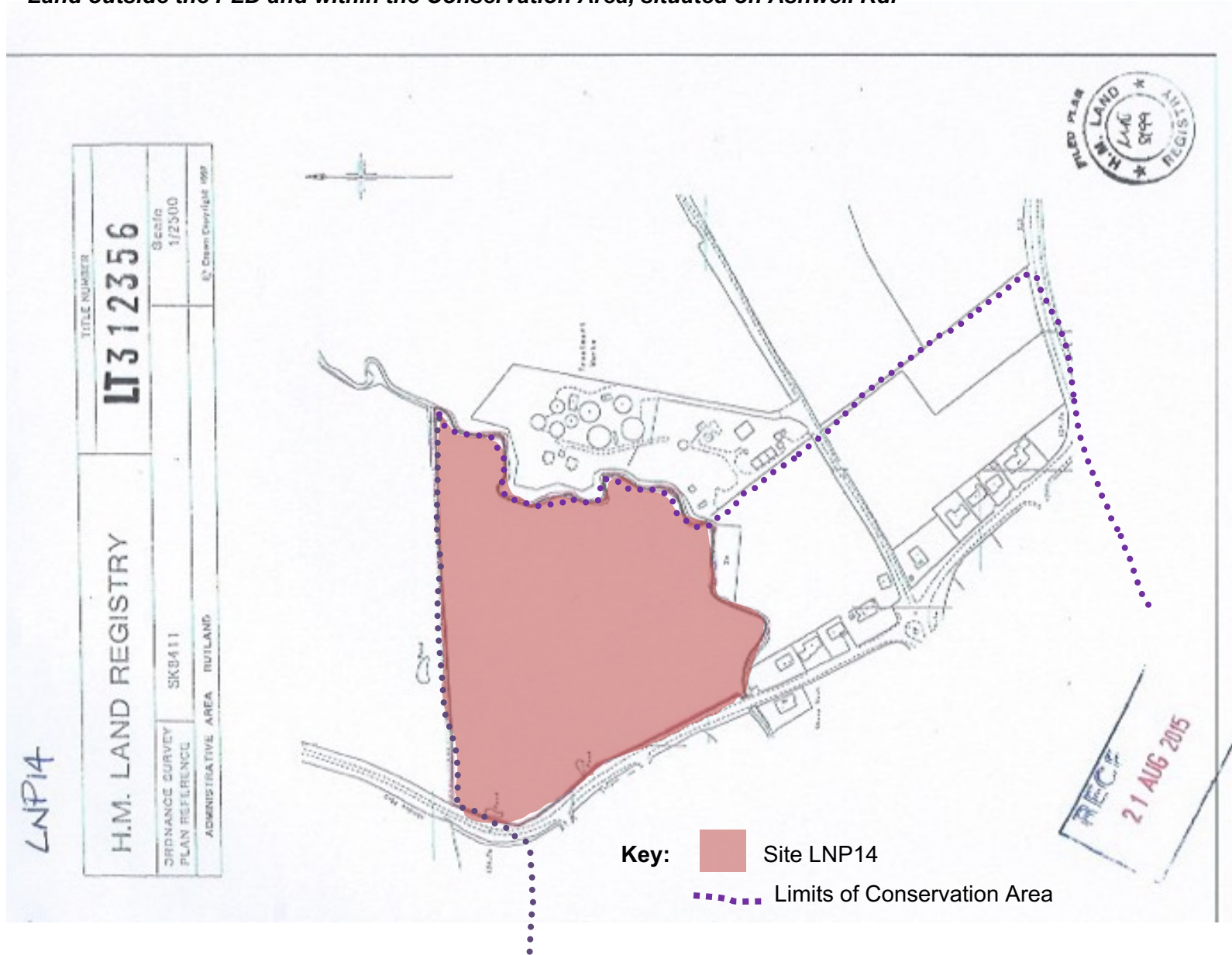
Key: LNP03 for possible development



LNP06 – Land adjacent to PLD, along Cold Overton Rd. This land has outline Planning Permission for 18 homes with Langton Homes Developers. It occupies 1.7 Hectares



LNP14 – Land outside the PLD and within the Conservation Area, situated on Ashwell Rd.



Appendix 6: Detailed Assessment of Preferred Sites from 2015

LNP 02 Land on Manor Lane

Langham Neighbourhood Plan Review

We are reviewing the Langham Neighbourhood Plan (LNP) as it is now 5 years old.

Your land was submitted in 2015 for potential development between 2017 and 2036, and appears in the LNP at LNP 01.

Please confirm you are happy to continue to have your land as a Proposed Site in the new Plan that extends to 2041

Signed: 

Date: September 2021



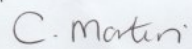
LNP 14 Land on Ashwell Road.

Langham Neighbourhood Plan Review

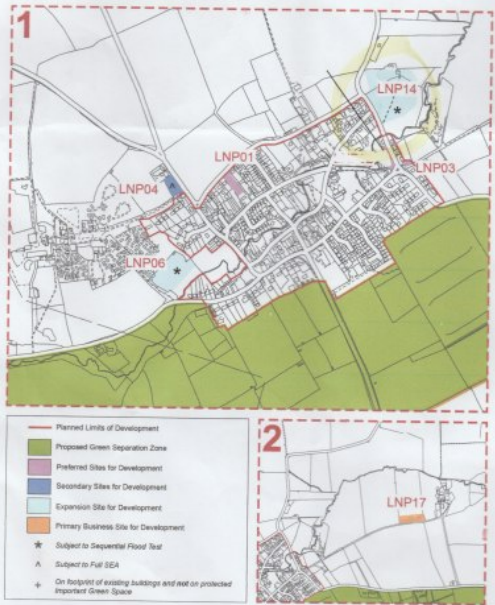
We are reviewing the Langham Neighbourhood Plan (LNP) as it is now 5 years old.

Your land was submitted in 2015 for potential development between 2017 and 2036, and appears in the LNP at LNP 014

Please confirm you are happy to continue to have your land as a Proposed Site in the new Plan that extends to 2041

Signed: 

Date: September 2021



Appendix 7: Detailed Assessment of Preferred Sites from 2015, re-appraised to ensure no change in 2021

ISSUES & OPTIONS – SITE APPRAISALS CRITERIA LNP01 Hayes Farm

Category	Explanation			
Stage 1: Initial assessment against key policy considerations				
Key Policy Considerations	Re-use of farm buildings (CS4) on brown field site (CS9) and in line with NPPF and field on edge of PLD	Meets all	Meets some	Does not meet
Stage 2: Detailed assessment against environmental, social & economic factors				
<i>Environmental</i>				
Topography	Flat	No constraints	Moderate constraints	Significant constraints
Agricultural land	Old part of farm. No impact on agriculture as land not used for crops or grazing.	BMV** land not affected	BMV grade 3a/3b ϕ land affected	BMV Grade 1,2 ϕ land affected
Biodiversity/geodiversity	Brownfield and no trees, shrubs or fauna.	No impact	Moderate impact	Significant impact
Cultural heritage	Within a Conservation Area and Article 4 Direction – but buildings run down already. Field is on edge of PLD.	No impact	Moderate impact 1.	Significant impact
Landscape	Houses all around	Low impact	Moderate impact	Significant impact
Loss of recreational/public open space	Houses all around	No impact	Moderate impact	Significant impact
			+ limited or informal public access	
Potential for new green infrastructure	Ref CS23 & DEFRA Environment Quality 2011. Not close to RoWs, green infrastructure network or Green Corridor	G= Potential... to enhance existing green corridors/access to green infrastructure		Y= No potential identified...2.
Water conservation/management; Flood risk	Not in flood plain or near brook	No flood risk/Min. downstream flood risk	Mod. Flood risk/potential downstream flood risk	Significant flood risk/ pot' to exacerbate flood risk downstream – known issue
Contamination	Never used for industry.	Unlikely	Possible	Likely – known issue
<i>Social</i>				
Response to issues & options consultation	84% in favour	Significant support/low opposition	Moderate support and of opposition	High opposition
Liveability	Already within and adjacent residential area	No adverse factors identified	One or more adverse factors	NO RED MEASURE POSSIBLE
Proximity to services & facilities	On Manor Lane by A606	3 or more facilities < 800m from furthest point	2-3 facilities < 800m from furthest point	No facilities within 800m of furthest point

Accessibility to public transport	On Manor Lane by A606	Bus route/rail station <400m from furthest point	Bus route/rail station <800m from furthest point	No bus route/rail station within 800m of furthest point
Amenity of existing residents & adjacent land uses	Neighbours have been used to open space nearby – care with the number and density of housing is essential	No impact	Moderate impact 3.	Significant impact
Economic				
Available, viable & deliverable	Owner put the land forward	Available, viable & deliverable	Partially available, viable & deliverable	Not viable, available and deliverable
Infrastructure available	All being used on farmyard site already and field is opposite	No constraints	Possible/potential constraints	Severe restraints
Accessibility & transport	Access to Manor Lane and thence to A606 and other village roads	Good ... accessibility/opportunities to walk & cycle and incorporate sustainable transport options	Moderate ...	Poor ...
Impact on the wider road network	The manor Lane junction with the busy A606 is a difficult one – additional traffic will make it worse	None/little impact	Moderate impact 4.	Significant impact
Rights of way	None nearby	No RoW affected	Permissive footpaths affected	Public RoWs affected
Potential for decentralised & renewable energy generation	The only renewable energy possibilities are solar panels on the roof or in the field, and these will be offset by additional carbon footprint of dwellings..	Significant potential	Moderate potential	None/limited potential 5.
Need for the development	This was RCCs assessment in 2011 SAPDPD	Significant need 6.	Moderate need	No need
Other constraints	E.g. Areas of Special Interest and Particularly Attractive countryside as outlined in Core Strategy	No impact	Moderate impact	Significant impact
Within Planned limits of development (PLD)	Within the PLD	Within PLD	Shares external boundary with PLD	Outside PLD – no boundary shared
Brown field	Yes, partly a a brown field site with agricultural building on it and partly agricultural land on the edge of the PLD	Is/has been a brown field site	NO ORANGE MEASURE POSSIBLE	Not a brown field site
Green Separation Zone	Not in GSZ	Not in GSZ	At far edge of GSZ	Within GSZ

This would be a preferred site as long as appropriate tests are carried out, and new housing replaces farm buildings.

ISSUES & OPTIONS – SITE APPRAISALS CRITERIA LNP02 House & Land Ashwell Rd/Burley Rd Junction

Category	Explanation			
Stage 1: Initial assessment against key policy considerations				
Key Policy Considerations	A house already on the site – but was badly built and needs demolition	Meets all	Meets some	Does not meet
Stage 2: Detailed assessment against environmental, social & economic factors				
<i>Environmental</i>				
Topography	Flat	No constraints	Moderate constraints	Significant constraints
Agricultural land	A house on part of the land. Not agricultural.	BMV** land not affected	BMV grade 3a/3bφ land affected	BMV Grade 1,2φ land affected
Biodiversity/geodiversity	The garden is large and green and there could be an impact on wildlife	No impact	Moderate impact 1	Significant impact
Cultural heritage	It is within the conservation area and Article 4 direction	No impact	Moderate impact 2	Significant impact
Landscape	The site is hidden by 25' hedge	Low impact	Moderate impact	Significant impact
Loss of recreational/public open space	The garden is a designated Green Space – however, it has been surrounded by 15' hedge for 20 years so is of no community recreational value	No impact	Moderate impact 3	Significant impact
Potential for new green infrastructure	On sub-regional and local connections	G= Potential... 4 Y= No potential identified... to enhance existing green corridors/access to green infrastructure		
Water conservation/management; Flood risk	Mild flood risk at far end of land	No flood risk/Min. downstream flood risk	Mod. Flood risk/potential downstream flood risk	Significant flood risk/ pot' to exacerbate flood risk downstream – known issue
Contamination	No contamination known	Unlikely	Possible	Likely – known issue
<i>Social</i>				
Response to issues & options consultation	78% support this land for development for 1-3 houses	Significant support/low opposition	Moderate support and of opposition	High opposition
Liveability	None – it has been lived in for decades.	No adverse factors identified	One or more adverse factors	NO RED MEASURE POSSIBLE

Proximity to services & facilities	Near school , church and village Hall	3 or more facilities < 800m from furthest point	2-3 facilities < 800m from furthest point	No facilities within 800m of furthest point
Accessibility to public transport	Bus passes end of drive	Bus route/rail station <400m from furthest point	Bus route/rail station <800m from furthest point	No bus route/rail station within 800m of furthest point
Amenity of existing residents & adjacent land uses	The land has one house on – in one corner of the land. It is a Green Site and so housing will be different for neighbours	No impact	Moderate impact 5.	Significant impact
Economic				
Available, viable & deliverable	Owners put the land forward	Available, viable & deliverable	Partially available, viable & deliverable	Not viable, available and deliverable
Infrastructure available	Availability of electricity, gas, water, drainage, sewerage	No constraints	Possible/potential constraints	Severe restraints
Accessibility & transport	Good road access for walking and cycling	Good ... accessibility/opportunities to walk & cycle and incorporate sustainable transport options	Moderate ...	Poor ...
Impact on the wider road network	Within the village – and 3 houses would not impact negatively	None/little impact	Moderate impact	Significant impact
Rights of way	None	No RoW affected	Permissive footpaths affected	Public RoWs affected
Potential for decentralised & renewable energy generation	Solar roof panels	Significant potential	Moderate potential 6	None/limited potential
Need for the development	No need other than growth requirement for Langham	Significant need	Moderate need	No need 7
Other constraints	Cannot see the land from public space.	No impact	Moderate impact	Significant impact
Within Planned limits of development (PLD)	Yes	Within PLD	Shares external boundary with PLD	Outside PLD – no boundary shared
Brown field	There is a house on part of it, the other part being Green Space.	Is/has been a brown field site	NO ORANGE MEASURE POSSIBLE 8	Not a brown field site
Green Separation Zone	Not in the GSZ	Not in GSZ	At far edge of GSZ	Within GSZ

This is a preferred site for up to 3 houses. However, it is noted that the site includes an Important Green Space (referred to by RCC as Important Open Space). Development would only be acceptable to replace the existing house and outbuildings, and would not allow for any development on the Important Green Spaces. It is further noted that a Sequential Flood Test would need to be carried out to ensure any development is safe from flooding from the nearby brook.

ISSUES & OPTIONS – SITE APPRAISALS CRITERIA LNP03 Barn at end of Mickley Lane/Burley Rd

Category	Explanation			
Stage 1: Initial assessment against key policy considerations				
Key Policy Considerations	CS4 (re-use of farm building) and CS9 (land already built on)	Meets all	Meets some	Does not meet
Stage 2: Detailed assessment against environmental, social & economic factors				
<i>Environmental</i>				
Topography	Flat	No constraints	Moderate constraints	Significant constraints
Agricultural land	The land for development is occupied by a barn – it backs on to pasture	BMV** land not affected	BMV grade 3a/3b ϕ land affected	BMV Grade 1,2 ϕ land affected
Biodiversity/geodiversity	A house on the site of the barn would not affect the wildlife in the field behind.	No impact	Moderate impact	Significant impact
Cultural heritage	Within PLD but outside conservation area	No impact	Moderate impact	Significant impact
Landscape	None as replace barn with house	Low impact	Moderate impact	Significant impact
Loss of recreational/public open space	None as replace barn with house	No impact	Moderate impact	Significant impact
			+ limited or informal public access	
Potential for new green infrastructure	This site would not add anything to the field and surrounds.	G= Potential... to enhance existing green corridors/access to green infrastructure Y= No potential identified... 1.		
Water conservation/management; Flood risk	None	No flood risk/Min. downstream flood risk	Mod. Flood risk/potential downstream flood risk	Significant flood risk/ pot' to exacerbate flood risk downstream – known issue
Contamination	None known	Unlikely	Possible	Likely – known issue
<i>Social</i>				
Response to issues & options consultation	82% in support	Significant support/low opposition	Moderate support and of opposition	High opposition
Liveability	None - overhead electricity cable does not run over site but along Mickley lane	No adverse factors identified	One or more adverse factors	NO RED MEASURE POSSIBLE
Proximity to services & facilities	Near school , church and village Hall	3 or more facilities < 800m from furthest point	2-3 facilities < 800m from furthest point	No facilities within 800m of furthest point

Accessibility to public transport	Bus route passes drive	Bus route/rail station <400m from furthest point	Bus route/rail station <800m from furthest point	No bus route/rail station within 800m of furthest point
Amenity of existing residents & adjacent land uses	None if the building is replaced by a house of similar height	No impact	Moderate impact	Significant impact
Economic				
Available, viable & deliverable	Owner put forward site.	Available, viable & deliverable	Partially available, viable & deliverable	Not viable, available and deliverable
Infrastructure available	Next door to houses on both sides.	No constraints	Possible/potential constraints	Severe restraints
Accessibility & transport	Mickley Lane runs beside the site.	Good ... accessibility/opportunities to walk & cycle and incorporate sustainable transport options	Moderate ...	Poor ...
Impact on the wider road network	None – one house	None/little impact	Moderate impact	Significant impact
Rights of way	None	No RoW affected	Permissive footpaths affected	Public RoWs affected
Potential for decentralised & renewable energy generation	The only renewable energy possibilities are solar panels on the roof, and these will be offset by additional carbon footprint of dwellings..	Significant potential	Moderate potential	None/limited potential 2.
Need for the development	No need other than growth requirement for Langham	Significant need	Moderate need	No need 3.
Other constraints	None	No impact	Moderate impact	Significant impact
Within Planned limits of development (PLD)	Inside PLD	Within PLD	Shares external boundary with PLD	Outside PLD – no boundary shared
Brown field	A barn on it already	Is/has been a brown field site	NO ORANGE MEASURE POSSIBLE	Not a brown field site
Green Separation Zone	Not in GSZ	Not in GSZ	At far edge of GSZ	Within GSZ

This site is a preferred site for development where ONE house would be acceptable to replace the existing brick barn.

ISSUES & OPTIONS – SITE APPRAISALS CRITERIA LNP06 Field backing on to The Range and The Paddocks (Penman’s Field).

Category	Explanation				Ref
Stage 1: Initial assessment against key policy considerations					
Key Policy Considerations	A green field site adjacent to existing settlements to north and south	Meets all	Meets some 1	Does not meet	1.
Stage 2: Detailed assessment against environmental, social & economic factors					
<i>Environmental</i>					
Topography	Heavy slope	No constraints	Moderate constraints 2	Significant constraints	2.
Agricultural land	Green field used in the past for grazing sheep	BMV** land not affected	BMV grade 3a/3bϕ land affected	BMV Grade 1,2ϕ land affected	
Biodiversity/geodiversity	Next to an area left to go wild and home to many species of animal and bird	No impact	Moderate impact 4	Significant impact	
Cultural heritage	Next to a site of an ancient dye works	No impact	Moderate impact 3	Significant impact	3.
Landscape	The view from A606 through to Cold Overton Rd at this point is completely open. Building would block it	Low impact	Moderate impact 4	Significant impact	4.
Loss of recreational/ public open space	It is open, but not public	No impact	Moderate impact	Significant impact	
Potential for new green infrastructure	Cannot ascertain or judge	G= Potential... to enhance existing green corridors/access to green infrastructure		Y= No potential identified...	
Water conservation/ management; Flood risk	The brook runs through the bottom of the field and is a flood risk. Building could only be at top of field.	No flood risk/Min. downstream flood risk	Mod. Flood risk/potential downstream flood risk 5	Significant flood risk/ pot' to exacerbate flood risk downstream – known issue	5.
Contamination	None known	Unlikely	Possible	Likely – known issue	
<i>Social</i>					
Response to issues & options consultation	46% were in favour	Significant support/low opposition	Moderate support and of opposition	High opposition	
Liveability	None	No adverse factors identified	One or more adverse factors	NO RED MEASURE POSSIBLE	
Proximity to services & facilities	The site access would be on Cold Overton Road and so across the A606 from village amenities	3 or more facilities < 800m from furthest point	2-3 facilities < 800m from furthest point 6	No facilities within 800m of furthest point	6.

Accessibility to public transport	Same as above.	Bus route/rail station <400m from furthest point	Bus route/rail station <800m from furthest point 7	No bus route/rail station within 800m of furthest point	7.
Amenity of existing residents & adjacent land uses	Ranksborough and The Range residents are not in favour and adjacent wild life area impacted	No impact	Moderate impact 8	Significant impact	8.
Economic					
Available, viable & deliverable	Owners put the land forward	Available, viable & deliverable	Partially available, viable & deliverable	Not viable, available and deliverable	
Infrastructure available	No infrastructure in place, especially sewage, but it is available all round in adjacent homes.	No constraints	Possible/potential constraints 9	Severe restraints	9.
Accessibility & transport	Onto Cold Overton Road where the pavement is. Cut through walk to A606	Good ...	Moderate ...	Poor ...	
		accessibility/opportunities to walk & cycle and incorporate sustainable transport options			
Impact on the wider road network	Exit to Cold Overton Rd unlikely to be an issue	None/little impact	Moderate impact	Significant impact	10
Rights of way	Adjacent RoW not affected	No RoW affected	Permissive footpaths affected	Public RoWs affected	
Potential for decentralised & renewable energy generation	Solar roof panels	Significant potential	Moderate potential 10	None/limited potential	11.
Need for the development	No need other than growth requirement for Langham	Significant need	Moderate need	No need 11	12.
Other constraints	Cannot see the land from public space.	No impact	Moderate impact	Significant impact	
Within Planned limits of development (PLD)	Yes	Within PLD	Shares external boundary with PLD	Outside PLD – no boundary shared	
Brown field	No	Is/has been a brown field site	NO ORANGE MEASURE POSSIBLE	Not a brown field site	
Green Separation Zone	Not in the GSZ	Not in GSZ	At far edge of GSZ	Within GSZ	

This site is an expansion site as it is outside the Planned Limits of Development, though with Ranksborough Park (Park Homes) to the north and north-west, and Cold Overton Road to the south. It is adjacent to Penman's Field which was thought to have been an ancient Dye Works, so any development here may require an archaeological search. It also has the Brook running through its southern end so will require a Sequential Flood Test to determine which parts of the site are safe from flooding and could, potentially, accommodate housing. It is also noted that a Public Right of Way passes across the site and this would need to be protected if Planning Permission were sought for development.

ISSUES & OPTIONS – SITE APPRAISALS CRITERIA LNP14 Field on Ashwell Rd opposite Church St. entrance

Category	Explanations			
Stage 1: Initial assessment against key policy considerations				
Key Policy Considerations	A green field backing onto open countryside, but adjacent to existing development on edge of PLD	Meets all	Meets some 1	Does not meet
Stage 2: Detailed assessment against environmental, social & economic factors				
<i>Environmental</i>				
Topography	Flat	No constraints	Moderate constraints	Significant constraints
Agricultural land	Used for grazing sheep	BMV** land not affected	BMV grade 3a/3bφ land affected 2	BMV Grade 1,2φ land affected
Biodiversity/geodiversity	None known	No impact	Moderate impact	Significant impact
Cultural heritage	Only remaining Ridge and Furrow field	No impact	Moderate impact	Significant impact 3
Landscape	The start of open countryside	Low impact	Moderate impact 4	Significant impact
Loss of recreational/public open space	Private land	No impact	Moderate impact	Significant impact
			+ limited or informal public access	
Potential for new green infrastructure	No byways, wet lands, forestry etc. and not on any regional or local corridors	G= Potential... Y= No potential identified... to enhance existing green corridors/access to green infrastructure		
Water conservation/management; Flood risk	Flood risk at bottom of land near brook.	No flood risk/Min. downstream flood risk	Mod. Flood risk/potential downstream flood risk 5	Significant flood risk/ pot' to exacerbate flood risk downstream – known issue
Contamination	No	Unlikely	Possible	Likely – known issue
<i>Social</i>				
Response to issues & options consultation	39% in favour	Significant support/low opposition	Moderate support and of opposition	High opposition
Liveability	None	No adverse factors identified	One or more adverse factors	NO RED MEASURE POSSIBLE
Proximity to services & facilities	Some distance down Ashwell Road	3 or more facilities < 800m from furthest point	2-3 facilities < 800m from furthest point 6	No facilities within 800m of furthest point

Accessibility to public transport	Some distance down Ashwell Road	Bus route/rail station <400m from furthest point	Bus route/rail station <800m from furthest point 7	No bus route/rail station within 800m of furthest point
Amenity of existing residents & adjacent land uses	Land use would be unaffected. No immediate neighbours	No impact	Moderate impact	Significant impact
Economic				
Available, viable & deliverable	Owner put land forward	Available, viable & deliverable	Partially available, viable & deliverable	Not viable, available and deliverable
Infrastructure available	No services, but they are close by	No constraints	Possible/potential constraints 8	Severe restraints
Accessibility & transport	Onto Ashwell Road	Good ... accessibility/opportunities to walk & cycle and incorporate sustainable transport options	Moderate ...	Poor ...
Impact on the wider road network	None	None/little impact	Moderate impact	Significant impact
Rights of way	None	No RoW affected	Permissive footpaths affected	Public RoWs affected
Potential for decentralised & renewable energy generation	Solar panels on houses only	Significant potential	Moderate potential 9	None/limited potential
Need for the development	No need other than growth requirement for Langham	Significant need	Moderate need	No need 10
Other constraints	None	No impact	Moderate impact	Significant impact
Within Planned limits of development (PLD)	Just on the edge	Within PLD	Shares external boundary with PLD	Outside PLD – no boundary shared
Brown field	No	Is/has been a brown field site	NO ORANGE MEASURE POSSIBLE	Not a brown field site
Green Separation Zone	Not in GSZ	Not in GSZ	At far edge of GSZ	Within GSZ

This is a very large site with a great part of it subject to flooding. It is essential that a Sequential Test for Flooding is carried out to determine exactly how much of the site is safe to develop.

ISSUES & OPTIONS – SITE APPRAISALS CRITERIA LNP17 Mickley Units

Category	Explanations			
Stage 1: Initial assessment against key policy considerations				
Key Policy Considerations	Brown field site with business units there already (CS19)	Meets all	Meets some	Does not meet
Stage 2: Detailed assessment against environmental, social & economic factors				
<i>Environmental</i>				
Topography	Flat	No constraints	Moderate constraints	Significant constraints
Agricultural land	Not cultivated as business unit site	BMV** land not affected	BMV grade 3a/3bφ land affected	BMV Grade 1,2φ land affected
Biodiversity/geodiversity	None	No impact	Moderate impact	Significant impact
Cultural heritage	None	No impact	Moderate impact	Significant impact
Landscape	None	Low impact	Moderate impact	Significant impact
Loss of recreational/public open space	None	No impact	Moderate impact	Significant impact
			+ limited or informal public access	
Potential for new green infrastructure	No trees, wetlands or corridors	G= Potential... to enhance existing green corridors/access to green infrastructure		Y= No potential identified...
Water conservation/management; Flood risk	None	No flood risk/Min. downstream flood risk	Mod. Flood risk/potential downstream flood risk	Significant flood risk/ pot' to exacerbate flood risk downstream – known issue
Contamination	None – though an ex-chicken farm	Unlikely	Possible	Likely – known issue
<i>Social</i>				
Response to issues & options consultation	68% in favour	Significant support/low opposition	Moderate support and of opposition	High opposition
Liveability	Factors affecting this may be noisy industry, busy roads, electric pylons	No adverse factors identified	One or more adverse factors	NO RED MEASURE POSSIBLE
Proximity to services & facilities	How near are shops, primary school, 2ndary school, doctors & health facilities, employment	3 or more facilities < 800m from furthest point	2-3 facilities < 800m from furthest point	No facilities within 800m of furthest point

Accessibility to public transport	A very long way from Burley Rd	Bus route/rail station <400m from furthest point	Bus route/rail station <800m from furthest point	No bus route/rail station within 800m of furthest point 1
Amenity of existing residents & adjacent land uses	Neighbour = owner,	No impact	Moderate impact	Significant impact
Economic				
Available, viable & deliverable	Put forward by owner	Available, viable & deliverable	Partially available, viable & deliverable	Not viable, available and deliverable
Infrastructure available	Yes all available	No constraints	Possible/potential constraints	Severe restraints
Accessibility & transport	Walking and cycling very easy	Good ... accessibility/opportunities to walk & cycle and incorporate sustainable transport options	Moderate ...	Poor ...
Impact on the wider road network	None	None/little impact	Moderate impact	Significant impact
Rights of way	RoW passes in front of site already and is protected	No RoW affected	Permissive footpaths affected	Public RoWs affected
Potential for decentralised & renewable energy generation	An already developed site with business units – potential for a small anaerobic digester to provide energy to units	Significant potential	Moderate potential 2	None/limited potential
Need for the development	Employment possibilities and potential for use as Business Hub	Significant need	Moderate need 3	No need
Other constraints	None	No impact	Moderate impact	Significant impact
Within Planned limits of development (PLD)	Not in PLD	Within PLD	Shares external boundary with PLD	Outside PLD – no boundary shared
Brown field	Already built on	Is/has been a brown field site	NO ORANGE MEASURE POSSIBLE	Not a brown field site
Green Separation Zone	Not inside GSZ	Not in GSZ	At far edge of GSZ	Within GSZ

There are several business units in this location already where a chicken farm has been converted. An extension to these units would be acceptable as long as the size and design are in keeping.

Appendix 8: Foreword of LNP 2022 – Rationale for no Call-for-Site

This statement is reproduced from the Foreword of the Langham Neighbourhood Plan 2022.

Statement of Scope of Review

The original 2017 Langham Neighbourhood Plan covers the period up to 2036 and includes allocations to meet identified housing needs following a comprehensive “Call for Sites” request and subsequent robust assessment process.

Since then, one site on land to the north of Cold Overton Road (LNP06) has been granted outline consent for 18 dwellings, subject to a Section 106 agreement.

We have received from the County Council an indicative housing requirement figure for the period up to 2041 to align with this review of our Neighbourhood Plan which will cover the period 2022-2041.

We have also obtained updated information from landowners regarding the deliverability of all other sites allocated in the 2017 plan, that remain allocated in the current Neighbourhood Plan.

At present, we do not intend to undertake a new Call for Sites but will re-consider this at the next review of the Neighbourhood Plan in 2026/7, potentially looking beyond 2041 and when, hopefully, there will be an adopted Local Plan in place for Rutland.

Langham Parish Council April 2022