

# LANGHAM NEIGHBOURHOOD PLAN 2022-2041



## Support Document SDL 9 Associated Proposals

April 2022

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## SUSTAINABLE GROWTH

### **Proposal SG1: Developer Liaison**

Work to identify any potential developer in order that, should they not approach LPC in the very early stages of planning, that LPC (LPC) approaches them in order to influence the ultimate size, shape and design of that development, in line with the LNP.

### **Proposal SG2: Section 106 Spend**

Ensure, when any new development gets planning permission, that details around the following are well considered:

- availability of jobs nearby;
- impact on the road system, both A606 and village roads;
- school places;
- capacity of Oakham medical practice;
- capacity of sewage works.

### **Proposal SG3: Considerate Development**

Ensure that developers consider and mitigate any negative impact on local community or wildlife. For example, a wildlife zone for animals and plants, a buffer and single storey homes near vulnerable communities.

### **Proposal SG4: Community Consultation**

Ensure the community is informed and consulted on larger developments in the village in order that LPC comments are well supported..

### **Proposal SG5: CIL Money**

Ask ideas from the community as to where best to spend this money. Alternatively offer options from which the community can choose.

### **Proposal SG6: Retrospective Planning**

Langham Parish Council will use its best endeavours to urge RCC to enforce existing Planning Policy consistently and specifically in regard to activity that has been carried out without the necessary prior Planning Application being submitted.

The NPPF speaks of a council's '*power to counter deliberate deception or concealment to avoid planning regulations*'.

### **Proposal SG7: Traffic on the A606**

The NPPF and Core Strategy emphasise the importance of making the roads safer, so contributing to a strong and safe community. Every effort must be made to take action to ;

- reduce speed and volume of traffic;
- reduce noise, vibration and air pollution from traffic;
- increase safety for pedestrians and car users who feel unsafe crossing, entering or negotiating the A606 on a daily basis.

### **Proposal SG8: Langham Bypass**

Ensure that the tenuous plans for a Langham Bypass, along with its preferred route, are kept front of mind and raised as a key consideration at the right moments.

### **Proposal SG9: Safety of Village Roads**

LPC should ensure that the parking of cars on village roads does not impede access at all times for emergency vehicles, public transport and homeowners.

It is further required that LPC actively looks for opportunities to;

- reduce the size, volume and speed of traffic on village roads;
- ensure pavements are repaired;
- ensure weight and speed restrictions are enforced;
- improve the congestion outside the school along Burley Rd.

## CULTURAL HERITAGE

### Proposal CH1: Village Conservation Status

Langham Parish Council to ensure that the conservation status of Langham is preserved and that every effort is made to gain Conservation Status for the immediate countryside around the Planned Limits of Development to protect the setting of the Conservation Village.

### Proposal CH2: Ancient Parish Boundary

LPC to ensure that the:

- condition of Loudall Lane is improved, particularly with respect to restoring ancient hedgerow to protect and preserve Langham's northern ancient parish boundary;
- integrity of the ancient parish boundary/green corridor is maintained;
- boundary between Rutland Agricultural Society land and Langham Parish is clearly defined by restoration of the ancient hedgerow, and possible the planting of trees.

## RURAL SETTING

### Proposal RS1: Protecting Rights of Way

Grant of planning permission for any development includes the protection of the existing Rights of Way network throughout Langham parish and should, where possible, provide a contribution to the maintenance and enhancement of this network.

### Proposal RS2: Upgrading Rights of Way

Every effort should be made to take advantage of offers to upgrade or improve footpaths and bridleways, for example:

- reclassify E146 as a Bridleway (to link with bridleway E145 Loudall Lane);
- re-classify E148 as a Bridleway (Sewage works to Langham Lodge, and onward);
- link bridleways E146 and E148.

### Proposal RS3: Maintenance of Rights of Way

The Parish Council should be proactive in encouraging early action by RCC or other appropriate authority on the following proposals, advising on priorities:

- summer clearance of seasonal vegetation where it may obstruct a Right of Way;
- Loudall Lane should be returned to its original width of 30ft; to make the lane suitable for both pedestrian and horse traffic. The surface should be restored;
- the ambiguity about the official route of D85 through or beside Brocklehurst Park should be resolved as a matter of urgency;
- the possibility of a circular Right of Way, including E151, should be investigated. The route could be E151 Cold Overton Road to Ranksborough Drive; turn left to Ranksborough Hall; turn left and return to road via 'track';
- the path between Manor Lane and Squires Close should be designated as an official Right of Way and raised, together with E149 and the first section of E148 to limited mobility standards;
- re-classify D85 as a Bridleway, at least from the county boundary to the Equestrian Centre; the possibility of extension to the Cold Overton Road should be investigated;
- the Ashwell Road should be made safer for walkers, cyclists and horse riders, for example by giving the above groups priority and imposing a 20mph speed limit;
- an updated version of the Rutland Heritage Trail guidebook/leaflets should be published by the RCC on an appropriate website.

### Proposal RS4: Dog Walking

Given the need identified by villagers for a designated dog-walking space, the Parish Council should look for suitable such areas that can be easily maintained.