

Langham Neighbourhood Plan

SD13 Basic Conditions Statement 2016



1. Introduction

- 1.1. The Langham Neighbourhood Planning Group, on behalf of Langham Parish Council, has prepared this 'Basic Conditions Statement'. The Parish of Langham has been designated a qualifying area and the Parish Council is a qualifying body for Rutland County Council.
- 1.2. This report sets out the reasons for producing the Neighbourhood Plan for the community of Langham and explains how the Plan has been prepared in accordance with the Neighbourhood Planning (General) Regulations 2012 ('the regulation'). The basic Conditions Statement also addresses how the basic conditions of neighbourhood planning have been met as prescribed by the Town and Country Planning Act (TCPA) 1990 (as amended) Paragraph 8(2) of Schedule 48.

2. The Langham Neighbourhood Plan (LNP or 'the Plan')

- 2.1. The Langham Neighbourhood Plan has been conceived and developed by the local community and sponsored by the Parish Council to enable the community to take a greater role in influencing and managing the future growth of the village and encouraging development that is sensitive and sustainable.
- 2.2. The Plan has been prepared with strong engagement of the local community and the main purpose of the Plan is to deliver the shared vision and objectives of the community, in line with the vision and objectives of Rutland County Council.

- 2.3. The Vision of LNP is:

We will continue to grow, develop and thrive as a parish, meeting the changing needs of the community whilst preserving the distinctive character, landscape and setting of the village, which has evolved over centuries.

- 2.4. The Objectives of the Plan are:

- **Demographics and Housing:** To provide for the growth in Langham's population that is expected from demographic data and to ensure that there are sufficient suitable homes both to support a growing elderly population and to attract more of the younger generation.

- **Important Green Spaces:** To safeguard the geographical separation of Langham from Oakham by establishing a Green Separation Zone (GSZ) where building and development is forbidden.
To ensure the green areas throughout the village, whether protected or otherwise, remain a significant part of the Langham landscape.
- **Land Allocation:** To support RCC Policy and Langham's strategy of managed moderate growth by identifying those sites in the parish across which 28 new houses may be built to 2036, to supplement the anticipated increase in housing stock through windfall of 30 new houses in the same period.
- **Housing Design and Layout:** To ensure new housing developments comprise small cul-de-sacs or clusters of houses, incorporating green space and complementing the locality in terms of design, materials and landscape.
To ensure that extensions and additions to existing homes reflect the original house in terms of design, materials and landscape.
To encourage the use of environmentally friendly design and energy-efficient materials.
- **Developer/Community Collaboration:** To ensure that a developer adds value to the community by complementing what is here today and investing in the community for tomorrow.
To define the parish's priority spend list for any Community Infrastructure Levy (CIL) money that Langham receives.
- **Public Safety - Traffic A606:** To improve physical safety issues involving traffic through Langham on the A606. Present and increasing volumes of traffic threaten the physical safety and health of present residents and road users, and if unaddressed, would be exacerbated to unacceptable levels by further housing development in Langham.
- **Public Safety - Traffic within the village:** To enable safe vehicular access throughout the village by the management of the size, volume and speed of traffic on the narrow village roads.
To ensure that parking on village roads, whether by residents or visitors, enables safe passage at all times to all road and pavement users, especially emergency vehicles and services.
- **Public Services - Public Transport:** To improve the accessibility of increased employment and leisure opportunities by enhancing the public transport services for Langham.
- **Public Services - Communication Technology:** To promote the enhancement of Langham's broadband provision.
- **Public Safety - Utilities Provision:** To ensure that, as the parish grows, improvements and additions are made to the essential utilities in order that service levels remain high.

- **Village Conservation Status:** To preserve and manage the village's Conservation Status.
- **Sites of Historical Importance:** To ensure that sites in the parish of historical significance are protected, conserved and enhanced.
- **Ancient Parish Boundary:** To conserve, restore and improve the 400- year-old parish boundary for future generations.
- **Rights of Way:** To ensure that the rights of way network is protected and enhanced as Langham grows and develops.
- **Flooding:** To improve the management of present flood risk in Langham, ensuring that future residential development is not located in areas at risk of flooding, that it does not exacerbate the risk of flooding and, where possible, reduces the flood risk.
- **Green Spaces:** To protect and enhance all areas of green space, private and public, throughout the parish to sustain the open visual character of the village and to provide sites for recreation and relaxation.
- **Biodiversity:** To protect and enhance wildlife havens and green infrastructure in order to support and sustain protected species and to encourage biodiversity.
- **Renewable Energy:** To ensure that homeowners and developers use energy-efficient design and affordable renewable energy sources that minimise the impact on both the local environment and the landscape character.
- **Langham Primary and Pre- school Provision:** To ensure that Langham Church of England Primary School continues to provide outstanding education whilst remaining a small, rural village school which also provides for a limited local catchment area.
To ensure that Langham's provision of childcare, from birth to age 11, is sustained and enhanced.
- **Secondary and Post-16 Education:** To ensure that secondary college places, post- 16 places and adult learning in the village are available and accessible.to the community.
- **Activities and Sports:** To ensure the availability of accessible, healthy and attractive locations for a growing range of leisure and sports activities to suit all ages.
- **Community Needs:** To increase the number of hours a week that the local post office operates.
To determine the viability of a village shop and, if viable, set one up.
- **Leisure and Culture:** To ensure there is adequate provision for play and sport activities for children that is safe and accessible.

To ensure that everyone in Langham knows what leisure and cultural activities are available to them and how to access them.

- **Economy:** To encourage local investment in local businesses.
To improve the effectiveness of home workers through the provision of shared expenditure and shared ideas via a business hub.
- **Health and Well-being:** To improve access to health care services, especially for the young, the frail and physically disadvantaged.
- **Crime and Security:** To ensure the community is best prepared to minimise and withstand the impact of crime.
- **Communication:** To ensure that the network of communication methods and mechanisms leaves the community feeling well informed and included.
- **Design:** To provide a checklist for all planning decisions that will ensure that the future growth of Langham is sustainable and perpetuates the parish’s distinctive character.
- Overall the community wishes to see the Langham Neighbourhood Plan provide the framework within which future growth of the village and parish can be positively planned to benefit all sections of the community, ensuring growth is sustainable, planned, appropriate and sensitive, yet allowing for the natural beauty, the cultural heritage, and the compact nature of Langham to be enjoyed by future generations.

3. Legal Requirements and Outline Compliance Statement

3.1 Compliance with Legal Requirements

i) Plan’s Area	Langham Parish Council confirms that the Langham Neighbourhood Plan relates to the whole parish of Langham as defined by the illustration on Page 5 Figure 1.2 of the Plan.
ii) Submission by a Qualifying Body	Langham Parish Council confirms it is a ‘Qualifying Body’ as defined in Neighbourhood Planning Legislation.
iii) What is Being Proposed is a Neighbourhood Plan	Langham Parish Council confirms that its submission constitutes a Neighbourhood Plan as defined by the Localism Act. 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 regulations’.

iv) The Period Covered by the Plan	The Langham Neighbourhood plan covers the period from its adoption by Rutland County Council (probably 2017) up to the end of 2036.
v) The Plan's Policies do not Relate to Excluded Development	Langham Parish Council confirms that the policies contained within the Langham Neighbourhood Plan do not relate to excluded development – that is to any 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.
vi) Other Neighbourhood Plans	Langham Parish Council confirms that there are no other Neighbourhood Plans in place, or proposed, within the boundary of the submitted Langham Neighbourhood Plan.

3.2 Outline Compliance Statement Langham Neighbourhood Plan: Basic Conditions Statement

3.2.1 The Langham Neighbourhood Plan Consultation Draft was made available for consultation in accordance with Regulation 14 of ‘the regulations’, on September 14th 2016 for a period of 6 weeks.

3.2.2. Part 5, paragraph 15 of ‘the regulations’ sets out the requirement for the qualifying body submitting a neighbourhood plan to the local planning authority as follows:

Where a qualifying body submits a plan proposal to the local planning authority, it must include –

- a. A map or statement that identifies the area to which the proposed neighbourhood development plan relates;*
- b. A consultation statement;*
- c. The proposed neighbourhood plan*
- d. Where appropriate, A Sustainability Environmental Assessment*
- e. A statement explaining how the proposed neighbourhood development plan meets the requirements of paragraph 8 of schedule 48 of the 1990 Act.*

3.2.3 Part (a) is provided within the Plan (Figure 1.3 page 4) – a copy of the grant and a map of the designated area are attached in appendix 1.

3.2.3 Parts (b), (c) and (d) have been prepared and will accompany this statement as part of the submission.

3.2.4 The requirement for part (e) in respect of neighbourhood development plans are that Langham Neighbourhood Plan meets the following basic conditions

vii) Regard for the National Planning Policy Framework	The Langham Neighbourhood Plan has been prepared with continued and careful reference to the National Planning Policy Framework as issued by the Secretary of State.
viii) Contribution to Achieving Sustainable Development	The Plan contributes to the achievement of sustainable development containing policies and proposals to enhance and develop community facilities and services, improve infrastructure, increase community safety, protect important open spaces and the village's environment, give guidance on future property design, location and demographic use as well as protect the parish's heritage. A full SEA has been provided to support these aims for three potential development sites located on the edge of the Planned Limits of Development of the village.
ix) Conformity with the Strategic Policies of the Local Plan	The Langham Neighbourhood Plan complies with the Strategic Policies of the Rutland Core Strategy (adopted July 2014) and Site Allocations and Policies Development Plan Document (SAPDAP)(adopted October 2014), with particular regard to its housing growth requirement. The Plan also allows for future increase in housing numbers should the Rutland Core Strategy be modified in 2017 to a new Local Plan, which is within the period of the Neighbourhood Plan.
x) Compatibility with relevant Human Rights and EU Legislation	All proposals and policies in the Langham Neighbourhood plan are compatible with human rights legislation and all the existing requirements of European Law.
xi) Compliance with prescribed conditions and matters	Prescribed conditions are met in relation to the Langham Neighbourhood Plan; prescribed matters have been complied with in connection with the policies of the Plan.

4. Sustainable Development

4.1 The commitment to the aims and objectives of sustainable environments is at the heart of the Langham Neighbourhood Plan (LNP). The overall planning framework reflects the requirement of achieving sustainable development opportunities and testing these against economic, social and environmental objectives.

4.2 A Sustainability Screening Report was undertaken and is detailed in support document SD12a of the Plan

4.3 A full SEA Scoping report was undertaken and is detailed in support document SD12b of the Plan

4.4 A full Strategic Environmental Report was undertaken and is detailed in support document SD12c of the Plan

4.5 The LNP, in particular, seeks to

- Keep the village compact and separate from Oakham
 - by limiting development to the Planned Limits of Development (PLD) or, in three special cases, on the edges of the PLD.
 - Ensuring there is no development on the narrow band of field that separates Langham Village boundary and Oakham North's shared boundary with Langham Parish
- Ensure that future housing development not only provides for a wide demographic (from elderly to affordable housing to starter homes) but it is in keeping with the village in terms of
 - Design and layout
 - Materials used
 - Density of housing
 - Access to the centre of the village
 - Access to Rights of Way and country walks etc.
- Manage Langham's environmental footprint by
 - Improving public transport to reduce vehicle use by residents
 - Managing speed and volume of traffic to reduce pollution
 - Encouraging use of environmentally friendly materials for building
 - Encouraging the use of renewable energy options
- Ensure the green, open and rural character of Langham is retained for future generations and that access to the countryside is improved by
 - Protecting Rights of Way and Important Green Spaces
 - Preventing overcrowding through windfall development within the village
 - Ensuring that housing density and layout allows for gardens and shared green communal space
 - Improving footpaths and bridleways
- Ensure that biodiversity in Langham parish is preserved for the future by
 - Protecting wildlife habitats
 - Allowing for green infrastructure and green corridors to remain
 - Maintaining and enhancing right of way and waterways
- Encourage working at home by
 - Looking to increase broadband speed and accessibility
 - Encouraging the development of a business hub
- Protect and enhance the cultural heritage of Langham by
 - Ensuring development does not compromise any sites, building or views that are of historical significance
 - Ensuring that development within the Conservation part of the village is sensitive to its history and character
 - Using the updated Village Design Statement as part of the LNP to drive and inform good choices in design and materials
 - Protecting sites of historical significance

**5. Conformity between LNP and the Strategic Policies of RCC
(this is detailed in the SEA in support document SD12c)**

RCC Reference	LNP Policies and Proposals
CS1; CS2; CS4; CS7; CS8; CS9; CS10; CS11; CS16; CS19; CS20; CS21; CS23; SP1; SP5; SP6; SP8; SP9; SP15; SP20; SP21; SP23	All policies in the Housing and Renewal section of the Plan look at housing provision, location and design; they also pay attention to density, layout and protection of important green spaces. Developer contributions are called for and directed
CS1; CS2; Cs13; CS18; SP1; SP14; SP15	Public Safety and Services Policies look to improve Public Transport and reduce car usage and traffic pollution; they also call for improved IT services to encourage more home working, and pay attention to the management of flood risk that Langham has
CS2; CS7; CS21; CS22; CS23; SP1; SP20; SP21	Cultural Heritage Policies are targeted at reserving and enhancing building, sites and views that have historic significance. These policies also look to ensure that the buildings in the Conservation Area and in Article 3 Directive are protected for posterity.
CS1; CS2; CS4; CS7; CS20; CS21; CS23; SP1; SP6; SP19; SP21; SP22; SP23	Natural Environment Policies look to ensure there is improved access to countryside pursuits, rights of way and bridle ways, that green spaces are retained and maintained, that areas that support diversity of wildlife are managed, that flood risk is mitigated through careful management of the brook and careful location of new housing, and that wherever possible new and existing house owners and builders look to minimise the carbon footprint.
CS2; CS7; SP1;	Education and Development section has no policies, as this is not a planning matter. However it contains many proposals that are of importance to the community and will be looked at via the community and Parish Council
CS1; CS2; CS7; CS13; SP1; SP22	Community and Economy section has policies that look to improve health services, enhance access to activities and clubs, improve the attractiveness of home working and improve further already very good community assets and activities.
CS1; CS2; CS7; CS10; CS19; CS23; SP1; SP5; SP15; SP20; SP21; SP23	Design section's Policies are all taken from the Village design Statement and give guidance about best practice in building and development and what is, or is not, acceptable.

6. How the LNP contributes to National Planning Policy Framework (NPPF) principles.

The Core Planning principles, set out in paragraph 17 of the NPPF, underpin both plan making and decision-making. Each principle is set out in this table with a description of how the LNP contributes to achieving these aims and objectives.

NPPF Principle	LNP Contribution
<p>1. Be genuinely plan-led, empowering local people to shape their surroundings, with succinct local and neighbourhood plans setting out a positive vision for the future of the area. Plans should be kept up-to-date, and be based on joint working and co-operation to address larger than local issues. They should provide a practical framework within which decisions on planning applications can be made with a high degree of predictability and efficiency;</p>	<p>The LNP has been produced within the context provided by the RCC Core Strategy and Site Allocations and Policies Development Plan Document. It includes a section on Monitoring and Review that calls on annual monitoring and 3-yearly review to ensure it is kept up to date. It will also be monitored in line with reviews of the Core Strategy (Local Plan) that is being carried out by RCC. Clear distinction is made in the Plan between Policies (Planning guidance for RCC), Policies (guidance from Langham Parish Council on what the community wants their help to achieve) and Community Actions (those outcomes that can only be achieved by the community acting together).</p> <p>The preparation of the LNP has included much background work, research, analysis and crosschecking. There have been many rounds of consultation – of the community and stakeholders – to ensure the Plan reflects the views of residents and stakeholders (land owners and business owners) in Langham. This is detailed in the Consultation Statement and in support document SD2, 2a, 2b, 2c and 2d.</p>
<p>2. Not simply be about scrutiny, but instead be a creative exercise in finding ways to enhance and improve the places in which people live their lives;</p>	<p>The LNP has focused on the priorities that the community identified (through a questionnaire provided to every resident). The school children were involved at an early stage and they also have offered very creative options for Langham’s future. Priorities fell into 7 clear classifications – Housing & Renewal, Public Safety & Services. Cultural Heritage, Natural Environment, Education & Development, Community & Economy and Design (from the Village design Statement). Working groups were set up for each of these and creative options were offered to the community from which to choose the most favoured for the Plan to pursue.</p>

<p>3. Proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs. Every effort should be made objectively to identify and then meet the housing, business and other development needs of an area, and respond positively to wider opportunities for growth. Plans should take account of market signals, such as land prices and housing affordability, and set out a clear strategy for allocating sufficient land which is suitable for development in their area, taking account of the needs of the residential and business communities;</p>	<p>People move to Langham because of what it is today – however, growth is inevitable and it was recognised by the community that owning and managing a growth that would allow present and future residents to continue to love living in Langham was the best way forward. The Housing and Renewal groups started by looking at demographic predictions – number and groups – and came up with a proposal for the number of houses that would be needed to 2036, as well as the demographic groups that would need them. Where these houses could be located had to be balanced with maintaining an open and ‘green’ character to the village, protecting the cultural heritage and ensuring its rural character and countryside setting were not compromised. This required the various working groups to work together to ensure the final policies were congruent and, where possible, synergistic.</p>
<p>4. Always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings;</p>	<p>Since 2002 the Langham Village design Statement has driven Langham Parish Council’s responses to planning applications – and in so doing has ensured a balance between growth in housing numbers, and maintenance of the overall character and design of the village – as well as aligning to the cultural heritage of the Parish. The Village design Statement was refreshed and re-worked and has become a section of the LNP (Section 10 Design) which means that these well tested design guidelines now become design policies.</p>
<p>5. Take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it;</p>	<p>One of the biggest aims of the LNP for the community was to ensure Langham did not become a suburb of Oakham – as has happened to its neighbouring village Barleythorpe. This meant that there was a strong desire to protect the southern part of Langham Parish where a small belt of fields separates Langham Village from Oakham. IT has also been important to protect existing Protected Open Spaces within the village and historically and recreationally important spaces within the parish.</p>
<p>6. Support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change, and encourage the reuse of existing resources,</p>	<p>The Natural Environment section of the Plan calls for the use of sustainable energy solution, renewable materials for building, and creative (and ecologically/ environmentally sensitive) energy generation solutions.</p>

including conversion of existing buildings, and encourage the use of renewable resources (for example, by the development of renewable energy);	
7. Contribute to conserving and enhancing the natural environment and reducing pollution. Allocations of land for development should prefer land of lesser environmental value, where consistent with other policies in this Framework;	The section of Public Safety and Security specifically looks at reducing pollution through management of traffic and improvement of public services. The Housing & Renewal group specifically looked at land for development that has minimal agricultural value and no great environmental worth in terms of habitat.
8. Encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value;	In the Housing and Renewal section, policies give preference to brownfield site for development.
9. Promote mixed use developments, and encourage multiple benefits from the use of land in urban and rural areas, recognising that some open land can perform many functions (such as for wildlife, recreation, flood risk mitigation, carbon storage, or food production);	Not directly applicable in the LNP
10. Conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations;	The Cultural Heritage section (as well as the design section) calls for protection of building, sites and views that are of historical or cultural value. The Conservation Status (and Article 4 Direction) of the centre of the village is particular importance in the Plan's policies.
11. Actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable; and	Attention is paid in Public Safety and Services, and in Natural Environment section, to improved Public Transport, better pavements, increased range (and improved maintenance) of Rights of Way and Bridle Ways and better upkeep and improvement of the brook and canal.
12. Take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs.	The section of Community and Economy specifically looks at Health and Wellbeing as well as the maintenance and improvement of the range and accessibility of community activities.

Signed:

Peter Duncan, Chairman Langham Parish Council



Oliver Hemsley, County Councillor



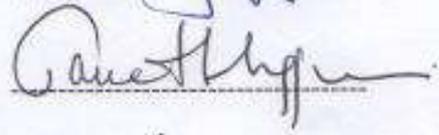
Roy Hosmer, Parish Councillor



Rosemary Wright, Parish Councillor



Janet Higgins, Parish Councillor



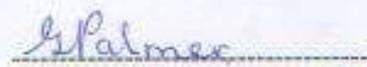
George Kirk, Parish Councillor



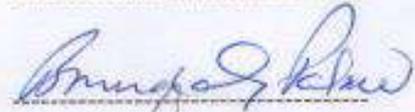
Terry Manning, Parish Councillor



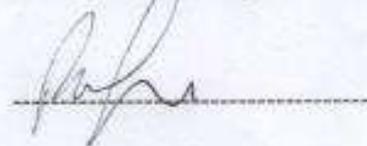
Gail Palmer, Parish Councillor



Brenda Palmer, Parish Councillor



Pat Lee, Parish Councillor



Appendix 1: Grant of application for designated area for Langham neighbourhood Plan

