

LANGHAM NEIGHBOURHOOD PLAN – CONSULTATION STATEMENT

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1. Why this Consultation Document has been prepared.

This Consultation Statement has been prepared to fulfil the legal obligations of the Neighbourhood Planning Regulations 2012. Section 15(2), Part 5 of the Regulations sets out what a Consultation Statement should contain:

- a. Details of the persons and bodies who were consulted about the proposed neighbourhood development plan;
- b. How they were consulted
- c. A summary of the main issues and concerns raised by the persons consulted;
- d. How these issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood development plan.

Consultation Statement Langham Neighbourhood Plan 2016

2. Consultation aims of the LNP

A Steering Group was set up, to drive the Langham Neighbourhood Plan (LNP, or Plan), comprising three members of the Langham Parish Council and 5 members of the community. This Steering Group formulated an Engagement Strategy to ensure that the consultation process was robust.

LNP Consultation Strategy - Aims

- a. To ensure that all members of the community, and key stakeholders, have the opportunity to be fully engaged with the development of Langham's Neighbourhood Plan
- b. To ensure that local people and stakeholders know that the Plan has been informed by their views throughout every stage of its development and evolution and that it is therefore seen as a community plan
- c. To ensure that, at every critical stage of the Plan's development, the community and stakeholders are invited to help give comment and inform decisions
- d. To communicate with, and engage, as wide a range of the community as possible, using different and varied approaches in order to involve everyone.
- e. To ensure that, at every stage, the community knows that their views have been incorporated in the Plan's evolution and they have the chance to see the changes made as a result.

LNP Consultation Methodologies

In order to engage and involve everyone, the following methods were used:

- a. Door step drop of flyers, surveys and information booklets to every house and person
- b. Targeted letters and e-mails to key people
- c. Posters throughout the parish
- d. E-mail communication via
 - i. Kimble Close Residents Association
 - ii. Ranksborough Park Homes Residents Association
 - iii. Langham Lookout (a voluntary Planning Communication method involving some 200 members of the community)
- e. Community Meetings at Langham Village Hall, involving
 - i. Displays
 - ii. PowerPoint presentations
 - iii. Q&A sessions
 - iv. Discussion groups
 - v. Comment boxes
 - vi. Post-it comments
 - vii. Response forms
- f. An e-mail address for anyone to write in with a comment
- g. Langham News – the local news magazine which carried regular information on LNP ‘updates’ and ‘Forthcoming events’
- h. Regular pieces in the Rutland Times and Rutland & Stamford Mercury to publicise community events
- i. [LanghaminRutland](#) website – available to all, and regularly updated. It has the minutes of all Steering Group Meetings, and copies of the latest iteration of the LNP documents
- j. Working Groups – where people could be involved in those aspects of the Plan that most interest/concern them
- k. Regular Meetings of Working Groups and Steering Group
- l. ‘All-Working-Groups’ meetings
- m. Comment boxes in the pubs, village hall and church
- n. Hard copy materials in village hall, pubs and church
- o. Hand delivered hard copies for those that are housebound
- p. Car service to community meetings

3. Background to LNP consultation

Date	Key Stage
16 th March 2013	Parish Council sign up to Langham Neighbourhood Plan
8 th April 2013	Public consultation meeting – all vote for LNP.
20 August 2013	Street Market stand – community physically ‘sign up’ to plan.
January 2014	Consultation meeting around Vision, objectives and method
October 2014	Questionnaire to all to get views for LNP
July 2015	Options developed and tested at public events
September 2015	Consultation on draft LNP
Sept-Oct 2015	Statutory consultation stage in accordance with Regulation 14
Jan /Feb 2016	Consultation on amended LNP
March-May 2016	Submission of SEA documents
June 2016	Submission of final Plan to RCC for cabinet sign off and 6-week consultation period.

4. Those consulted

All residents of Langham Parish, all Parish Councils of adjacent parishes, Rutland County Council, Langham Parish Council, non-resident land owners (resident landowners and local business owners were all communicated to as residents), Environment Agencies, Severn Trent and Anglian Water, Housing and Communities Agencies, the Health Service, Natural England, Historic England – these are all detailed, with contact details where necessary, *in Appendix 1*.

5. Stages of LNP consultation

Consultation was undertaken by LNP Steering Group and associated Working Groups. *These are detailed, with photographs and images, in support documents SD2, 2a and 2b, as listed in Appendix 2.*

In summary, consultation events took place at the following stages in the neighbourhood planning process:

Date	What happened at that stage
26 March 2013	The value of a Neighbourhood Plan was discussed at the Langham Parish Council (LPC) Meeting after 3 Parish Councilors had been on an RCC workshop to understand its value.
8 th April 2013	Public meeting held to ask if community wished to produce a NP for Langham
June 2013	Steering group formed
August 2013	At a display stand at the Langham Street Market, the community was asked to sign up for Langham Neighbourhood Plan - either as a supporter, wishing to be involved or as a stakeholder
November 2013	Agreement of extent of neighbourhood plan area.
December 2013	Steering Group carry out RAG exercise
January 2014	Steering Group propose draft Vision & Objectives to public and get post-it comments
March-May 2014	Langham CE Primary School children build model of Langham Parish during weekly 'after-school' club
July 2014	Model of Parish used as centrepiece for public consultation event, together with displays, presentations and Q&A sessions in Langham Village Hall
July-Sep 2014	Consultation data used to design questionnaires
October 2014	Questionnaire (hard copy) delivered to every adult and child in Langham Parish, with pre-paid return envelope for responses. An electronic version was also made available
October 2014	Information booklet delivered to every household explaining Neighbourhood Plan and Langham's approach
October 2014	Childs version of questionnaire completed at school under teacher supervision
December 2014	Questionnaires' top level results communicated by flyer to all households and to the school
January - February 2015	Questionnaire results displayed at 6 public meetings over two Saturdays, together with presentations and recruitment of more volunteers to join 6 working groups
March - May 2015	Working Groups research draft proposals to be presented to parishioners

4th July 2015	Public Consultation on proposed draft policies and community actions, with attendees making comments on and choices between different proposals
July 2015	Call for Sites via letter to every landowner
August 2015	'Call for Sites' communication and Public Consultation via doorstep Survey flyer and response form
September – October 2015	Public consultation on pre-submission draft of Langham Neighbourhood Plan held between 14th September and 15th October. Draft on village website and hard copies also made available in the church, at the Community Post Office in the Village Hall, the church and the pubs. Responses either electronically or by form in collection boxes throughout village.
26th September.	Open Meeting for public comment on draft LNP. Draft LNP also sent to Rutland County Council for approval and to an approved list of stakeholders, including Langham Parish Council
Nov/Dec 2015	Amendments to draft plan according to feedback from public and stakeholders (details in SD2b)
Dec 2015/Jan 2016	Flyer to all households saying what has been happening over Christmas, and inviting to public meeting in January or February.
Jan 16 /Feb 6 th 2016	Public meeting to share the changes made to the draft plan as a result of consultation – displays, presentation, Q&A, comments box.
Feb – May 2016	Regular updates in Langham News and LanghaminRutland website as Steering Group prepares documents for final presentation, and SEA documents are written.
May 2016	Update on progress and next steps at Parish Meeting. Latest documents all available on LanghaminRutland website.

6. Main Issues and Concerns raised during consultation

These are detailed in support documents SD2c and SD2d as listed in Appendix 2

Policy Area	Summary of Key Issues/Concerns		How the issue has been addressed
	What	By Whom	
Housing and Renewal	Growth must be managed to ensure that the rural character and separation of Langham from Oakham is retained.	Community	<p>Policies in both Housing (especially HR1a-c, HR2c and 3c), and Natural Environment (NE3) call for</p> <ul style="list-style-type: none"> • Protection of important green spaces (already identified and new) • Development to be mindful of existing housing density
	<p>New development must</p> <ul style="list-style-type: none"> • Respect the existing character of Langham • Add value to the community • Offer choice and meet growing local needs • Comply with Village Design criteria • Include affordable housing and starter homes 	Community, RCC	<p>All Housing Policies (especially HR2a-c, HR3a and 3b, HR4a and 4b) have been re-drafted to account for these issues as they</p> <ul style="list-style-type: none"> • Make reference to Section 10 for design guidance (this section is a re-write of the previous Village design Statement) • Call for different types of housing for different demographic groups – elderly, new-starters, affordable etc. • Call for added value from developers (sp. Policies HR5a and 5b)
Public Safety and Services	Speed and volume of traffic as well as parking congestion were the main concerns. The fact that some of these may not be addressed via Policies (as directed by RCC) has caused the most concern	Community	<p>Policy PSS1 calls for reduction of speed and noise/pollution from the A606 that cuts Langham in two. This Policy is underpinned by a number of Proposals that are for Langham Parish Council and/or the community as a whole to address.</p>

Cultural Heritage	The historic and cultural heritage of Langham is an important aspect of Langham and needs to be acknowledged and respected alongside plans for development	Community, Historic England	This was addressed via two additions to the Plan and one improved emphasis: <ul style="list-style-type: none"> • The Village design Statement was updated and brought into the LNP as Section 10 Design • A support document SD6 was written to show that all sites of historic and cultural value had been identified and would be protected • Policies CH1-3 ensure the protection of these sites and views.
Natural Environment	Flooding, its prevention, mitigation or reduction was a major issue	Community, Environment Agencies	Policies in Public Safety and Services (PSS5), as well as those in Natural Environment (NE2a and 2b) were all improved to emphasise the importance of using the Sequential Flood Test, to ensuring no building on land that can be flooded, increase flooding or cause flooding elsewhere. Policies also suggest building in order to reduce flooding is also a key aim.
Education and development	Concern was expressed that Education could not be addressed very much through the neighbourhood planning process.	Community	Strong Proposals were written and included in the Plan, which will require the attention of Langham Parish Council, the school governors and the community as a whole.

7. Apendices

Appendix 1:

Those consulted in the Development of the Langham Neighbourhood Plan between 2013 and 2016

In line with the following advice from RCC, dated 2/9/15:-

“ The following are suggested consultees

- *Local Residents*
- *Parishes adjoining Langham ie. Whissendine, Burley, Ashwell and Barleythorpe*
- *Parishes adjoining in Melton Mowbray – ie. Knossington and Cold Overton*
- *Landowners/Agents*
- *Local Businesses*
- *Anglian Water*
- *Severn Trent*
- *Historic England*
- *Natural England*
- *Environment Agencies – Leicestershire and Lincolnshire/Northamptonshire*
- *Highways Agency*
- *Two Homes and Communities Agencies”*

those who were consulted throughout the development of the Langham Neighbourhood Plan are listed below.

The table is marked to show

★ those who were actively involved in working groups on the LNP

✓ those who acknowledged a communication but had no comment

① those who responded to a communication and also commented

Residents (mixture of ★, ✓ and ⓘ)		
<i>Taken from Electoral Register provided by RCC where all contact details can be found</i>		
<i>Involved via door step flyers, door step questionnaires and invitations to community displays and meeting</i>		
<i>All have access to Langhaminrutland website where all documents were available for perusal throughout</i>		
Langham Parish Council ★		
Cllr. Peter Duncan - Chairman	The Limes, 42 Burley Road, Langham, LE15 7HY	peterduncan@langhaminrutland.org peterduncan@btinternet.com
Cllr. Janet Higgins	21 Ruddle Way, Langham, LE15 7NZ	janethiggins721@yahoo.co.uk
Cllr. Roy Hosmer	6 Well Street, Langham, LE15 7JS	royhosmer@btinternet.com
Cllr. George Kirk	19 Well Street, Langham, LE15 7JS	george.kirk@langhaminrutland.org
Cllr. Pat Lee	7 Sharrads Way, Langham, LE15 7JY	pat.lee7@hotmail.com
Cllr. Terry Manning	21 Fairfield Close, Langham, LE15 7JQ	jillyandterry@btinternet.com
Cllr. Brenda Palmer	20 The Glade, Ranksborough Hall, Langham, LE15 7GN	brendagpalmer@aol.com
Cllr. Gail Palmer	4 Sharrads Way, Langham, LE15 7JY	gailpalmer4@aol.com
Cllr. Rosemary Wright	Glebefield, 69 Church Street, Langham, LE15 7JE	rosemarywright@waitrose.com
County Cllr. Oliver Hemsley	Mickley Lodge, Langham, LE15 7JB	ohemsley@hmmgroup.co.uk
Landowners (residents and non-residents)		
Alan Fitch	58 Main Street, Whissendine LE157ET	
Andre Vrona	A&C Farms, Langham Lodge Farm, Burley Rd, LE15 7HZ	
Angela Spencer	Rocott Farm, Main Rd, Whissendine, Langham LE15 7ER	
Bowling Club	c/O Cllr Roy Hosmer, 6 Well st, LE15 7JS	
Chris Crouch	Hubbards Lodge, Burley Rd, Langham, LE15 9HZ	✓
Chris Hamilton	Rutland Garden Centre, Aswell Road, Langham LE15 7QN	
Dave Houghton	c/o Nick Houghton	
Giles and Penny Brook	Via pennyviner@btconnect.com	
Jane Hale	The Grange, 46 Burley Road, Langham LE15 7HY	

Joan Fitch	52, Burley Road, Langham LE15 7HY	①
Joe Ovington	7 Sharrads Way, Langham LE15 7JY	
John Sentence	Pasture Farm, Cold Overton Rd, Langham LE15 7NZ	
Lucy Lee	The Paddocks Traveller Site, Melton Rd, Langham	
Mahal Land Investments (Ed Finn)	Edfinn224@gmail.com	①
Martin Bell	36 Stapleford Rd, Whissendine LE15 7HF	
Matthew Allen	Tower House, Burley on the Hill, LE15 7FP	
Nick and Claire Martin	31 Well St. Langham, LE15jJS	
Nick Houghton	Ranksborough Farm, off Melton Rd or Cold Overton Rd	①
Nick Martin	31, Well St, Langham, LE15 7JS	
Oliver Hemsley	Mickley Lodge East, off Burley Road, Langham LE15 7JB	
Peter Nourish	1 Manor Lane, Langham, LE15 7JL	
Peter Richardson	49, Manor Lane, Langham, LE15 7JL	
Peter Tancock	Holbeck Farm, Main Rd, Whissendine LE15 7ER	
Phil Bannister	Mayflower House, Burley Road, Langham LE15 7HZ	
Phil Hampson	44, Main St., Cold Overton LE15 7QA	
Robert Abel-Smith	5 Harewood Close, Langham, LE157JZ	
Robin Williamson	Braddan House, Ashwell Road, Langham LE15 7HT	
Ronnie Anker	Sharrads Lodge, Burley Rd, Langham	
Roy Anderson(via Nick Holford)	Spires Mngt Co Ltd (Langham), 8 Ruddle Way, Le157NZ	✓
Rudkin	Westmoor Farm, Cold Overton, Rd, Langham LE15 7JG	
Ruth Burdett	7 Ashwell Road, Langham LE15 7HT	
Severn Trent	Wayne McMannaman Area Manager	
Shuilf Hussain	5 Melton Road, Langham, LE15 7JW	
Tony Ruddle	Parva Lodge, Cold Overton Road, Langham, LE15 7JG	
Tony White	sales@ranksboroughhall.com	
Trevor North	The Homestead, Melton Road, Langham LE15 7EJ	
Y Bailey	Islington Lodge, Cold Overton Rd, Langham LE15 7JG	

Landowners Representatives		
For Mahal Land Investments Ltd (ref Site LNP06)	Andrew Granger & Co. Ltd. ,Chartered Surveyors , Phoenix House ,52 High Street , Market Harborough , Leicestershire, LE16 7AF	①
For Nick Houghton, Land at Langham Farm, Cold Overton Rd	Marrons, 1 Meridian South, Meridian Business Park, Leicestershire, LE191WY www.marrons-planning.co.uk	①
Business Owners		
AKM Engineering -- Unit 6 Mickley Lodge	All business owners are Langham residents and were consulted and communicated with every time the whole community was invited to comment. No comments received from residents were attributed to any of these businesses	
Andrew Gabert – furniture restorer, Mickley Lodge		
BBS storage-- Unit 5 Mickley Lodge		
DPS—joiner, Mickley Lodge		
Hemsley -- Management Company, Mickley Lodge		
John Cox—plumbing and heating - Unit 3Mickley Lodge		
Jonathan Ray—antique restorer, Mickley Lodge		
M & A Calf Systems – Unit 1, Mickley Lodge		
Paint it and Plant it—gardening and house maintenance, Mickley Lodge		
Rutland Campers – Unit 7, Mickley Lodge		
Stratox – The Offices, Mickley Lodge		
Ashwell Garden Centre-- plants and gardening, Ashwell Road		
Ainscough Alarms –security installer, Manor Lane		
Beauty Therapy—there are at least 2 qualified practitioners in the Parish.		
Bicycle Repairs—Bridge Street.		
B and B – 5 businesses n Langham		
Caroles Hair salon—unisex salon, Well Street		
Hosmer Roy, -- TV repairs, Well Street		
Hubbards Lodge – polo pony stud, Burley Road		
Jane Tovey—card designs and paper ware, Harewood Close		
Langham Engineering—small precision engineering, Oakham Road		
Mary Barreau—curtains and soft furnishings, Harewood Close		
Nick Houghton Units Ranksborough-- strimming and hedgecutting.		
Noel Arms-Public House/variable facilities and accommodation, Bridge Street		
Peter Nourish-market gardening, Manor Lane		

Peter Burdett, --fencing.	All business owners are Langham residents and were consulted and communicated with every time the whole community was invited to comment. No comments received from residents were attributed to any of these businesses.	
PJ Plumbing—plumbing and heating The Range		
Post Office—postal services, currency, banking services, half day/week Village Hall		
Physiotherapist private practitioner, Church Street		
Ranksborough Hall—Park Homes sales and property management, Ranksborough		
Rutland Cleaning Company, household precision cleaning, Church Street		
TMC Plumbing Services, Well Street		
Wheatsheaf Pub		
Neighbouring Parishes		
Ashwell ✓	Via Clerk Sharnett39@gmail.com	
Barleythorpe	Via County Councillor rgale@rutland.gov.uk	No Parish Council
Burley on the Hill ✓	Via Margaret Towl, Glebe Farm, Cottesmore Rd, Burley	No Parish Council
Cold Overton and Knossington ✓	Via Clerk alice.cox219@btinternet.com	
Whissendine ✓	Via Clerk jen'lacey@btinternet.com	
Key National Stakeholders		
Anglian Water	planningliaison@anglianwater.co.uk	✓
Environment Agency	planningkettering@environment-agency.gov.uk	ⓘ
Environment Agency	richard.kisby@environment-agency.gov.uk	ⓘ
Highways Agency	spatialplanningem@highways.gsi.gov.uk	✓
Historic England	claire.searson@historicengland.org.uk	ⓘ
Homes and Communities Agency	holly.raybould@hca.gsi.gov.uk	
Homes and Communities Agency	holly.raybould@hca.gsi.gov.uk	
Natural England	consultation@naturalengland.org.uk	✓
Rutland Health Service	Sue Renton, Mary Hall Street, Rutland Public Health	ⓘ
Severn Trent Water	growth.development@severntrent.co.uk	✓

School		
Langham Church of England Primary School	Head Teacher to 2014 Mrs J Lord LCEPS Executive Head Teacher 2015 onward R Gooding LCEPS Nursery School Leader Miss N Richard N@WAC	✓ ✓ ✓
Village Activity Groups		
Village Hall Committee	Graham Rastrick Chairman ★	All are Langham residents and were consulted and communicated with every time the whole community was invited to comment
Church Wardens	Mrs D Sowter and Mrs H Knight ✓	
Langham History Group	Chairman Tony Wright ★	
LanghaminRutland website	Mike Frisby ★	
Rutland Beekeepers	All activities are organised and run by Langham residents and were consulted and communicated with every time the whole community was invited to comment No comments received from residents were attributed to any of these activity groups	
Peterborough 5x5		
Zumba		
Yoga		
Quilters		
Pilates		
Indoor Bowls		
Craft Club		
WI		
Dog Training Club		
Parish Church		
Parish Council		
Tea Club		
Gardner's Association		
History Group		
Community cafe		
Play group		
Scottish dancing		
Over 55 club		
Whist drives		

Appendix 2.

Support Documents SD2, SD2a, SD2b, SD2cand SD2d