



LNP 2022 - 2041

Proposed Changes to Policies as
response to National Assessor
Comments

August 29th 2022

Original Policy

Policy SG1: Housing Allocation

In order to provide moderate and controlled growth for Langham in line with government and local housing targets Langham, as a Local Service Centre, will provide 51 dwellings over the life of this Plan.

Of that number, historical data suggests that windfall sites in Langham will deliver 15. There is outline consent for 18 homes on a preferred site which means the residual housing figure to be planned for is **18 dwellings to 2041**.

More than this overall number would fundamentally alter the character of the 650-home village.

Relates to CS3; CS9

Amended Policy and Supporting Text

Policy SG1: Housing Allocation

In order to provide moderate and controlled growth and in line with government and local housing targets Langham, as a Local Service Centre, is required to provide 51 dwellings over the life of this Plan and has planning permission in place for 68 (see Supporting text below).

It is expected that there will be a further 15 houses through Windfall.

More than this overall number would fundamentally alter the character of the 650-home village.

Relates to CS3; CS9

Supporting Text for Policy SG1:

This 51 house requirement by RCC has already been more than met with recent permission being granted for 18 homes on site LNP06 and 50 homes on site LNP05.

Additionally it is anticipated that 15 houses will be built under the Windfall allowance (detail of how this number was reached can be found in Support Document SDL2a), up to 5 of which are likely to be on sites LNP01 and LNP03 (see figure4.5)

This means that Langham has more than fulfilled its requirement for additional housing to 2041 and, except for the 15 windfall homes, there should be no more housing development during the life of this Plan.

Policy SG2b: Gypsy & Traveller Sites

Gypsies and Travellers form part of the Langham community and, as such, are subject to the same planning rules as everyone else.

As families grow and move away from home, pitches on existing sites will be made available to accommodate them – up to the point that the site is full. No expansion of the site or additional site will be accepted as an automatic obligation to accommodate growing families but will be selected in accordance with Policy CS12 of the Rutland Core Strategy.

Relates to CS7; CS10; CS12; SP8; SP9

Policy SG2b: Gypsy & Traveller Sites

The Plan supports the RCC Gypsy & Traveller Accommodation Assessment 2016 which states that there is the likelihood of a small extra windfall need arising over the medium to long term but this need will not necessarily be met in Langham.

Supporting Text for Policy SG2b:

Gypsies and Travellers form part of the Langham community and, as such, are subject to the same planning rules as everyone else.

As families grow and move away from home, pitches on existing sites will be made available to accommodate them – up to the point that the site is full. No expansion of the site or additional site will be accepted as an automatic obligation to accommodate growing families but will be selected in accordance with Policy CS12 of the Rutland Core Strategy.

Andrew, We recognise that RCC is producing a new report for Travellers to support the developing Rutland Local Plan, but have quoted the 2016 report on which the Core Strategy is based.

Original Policy

Policy SG3: Site Allocation

Any development application must be accompanied by a thorough Design and Access Statement (DAS), will be assessed on its merits and will be accepted only if it meets the density, design, demographic, habitat protection and energy requirements of this Plan. Those sites that will be considered for planned development are solely, in order of priority:

1. LNP01 & 03 within the PLD;
2. previously developed sites, not of high environmental value, on the edge of the PLD (west, north and east only) that meet the 'Brownfield Site' criteria of RCC;
3. LNP06 & LNP14 to be considered for larger developments;
4. this plan further supports LNP17 for additional small business units.

Planned development for the 18 additional homes will be limited to these sites.

The 15 anticipated Windfall/ infill sites within the Planned Limits of Development will be considered against the local and national policies.

Relates to CS2; CS4; SP1; SP2; SP15; SP21

Amended Policy and Supporting Text

Policy SG3: Site Allocation

Langham has more than met its requirement of 51 new homes to 2041 via 68 homes on sites LNP05 and LNP06 (see Figure 4.5). It is expected that windfall will provide a further 15 houses, between 4 and 6 of this number likely to be on sites LNP01 and LNP03.

This plan further supports LNP17 for additional small business units.

Supporting Text for Policy SG3:

Langham has more than met its requirement for 51 homes through the granting of planning permission to Langton Homes for 68 houses on sites LNP05 and 06 (See Figure 4.5)

LNP06 was a site in the 2017LNP and up to 20 homes were planned for.

LNP05 was a site not seen to be suitable for development. However, Presumption in Favour of Development led to planning permission being given for 50 homes.

It has been calculated (see support document SDL4a , page 3 for detail)) that 15 additional houses will come forward through windfall and that between 4 and 6 of them will be built on sites LNP03 (farm yard within the PLD) and LNP01 (replacement of a Barn on the edge of the PLD) . These sites are located on the map in Figure 4.5.

In the early stages of development of this plan, LNP06 and LNP14 were expected to provide 40 houses between them; however, with LNP05 receiving permission for 50, there is no longer a need for LNP14 until post 2041.

Original Policy

Policy BD1: Buildings & Materials

This Plan supports the Planned Limits of Development (PLD) as defined by RCC in **Figure 0.3**. The Conservation Area and Article 4 Direction shown there, along with the Listed Building policies in RCC's SAPDPD, and RCC Design Guidelines SPD for Rutland (and South Kesteven) together determine the design of any new build, alteration or extension that will be acceptable for development in Langham.

- a. Throughout the Conservation Area, and especially within the central area around Burley Rd, Church St. and Well St. which has Article 4 Direction, new buildings and extensions must reflect the local construction of stone or brick (not render or wooden cladding), and the style of the traditional buildings in this area.
- b. New buildings, renovations and change of use alterations must retain and enhance the character of the location by being sympathetic in scale and by using materials and finishes that are consistent with existing and/or neighbouring properties in form, colour, texture and tone.
- c. New buildings and extensions will be of no more than 2.5 storeys and of a modest height.
- d. Change of use of redundant farm buildings within the Planned Limits of Development (PLD) will be encouraged for residential or small business use.
- e. Energy efficient and environmentally friendly materials and design must be used where possible;
- f. Materials must be visually compatible with established surrounding buildings,

Relates to CS2; CS19; SP15; SP23

Amended Policy and Supporting Text

Policy BD1: Buildings & Materials

This Plan supports the Planned Limits of Development (PLD) as defined by RCC in **Figure 0.3**. The Conservation Area and Article 4 Direction shown there, along with the Listed Building policies in RCC's SAPDPD, and RCC Design Guidelines SPD for Rutland (and South Kesteven) together shall determine the design, appearance and materials of any new or modified buildings that will be acceptable in Langham.

This covers the following and is detailed in the supporting text:

- a. The centre of the village with Article 4 Direction status;
- b. Height of new or modified buildings to be no greater than 2.5 storeys;
- c. Change of use of redundant farm buildings within the Planned Limits of Development (PLD) will be encouraged for residential or small business use.
- d. Energy efficient and environmentally friendly materials and design must be used where possible;

Relates to CS2; CS19; SP15; SP23

Supporting Text for Policy BD1:

The Area with Article 4 Direction is the oldest part of the village and defines its fundamental character. It comprises the area around Burley Rd, Church St. and Well St.

New and modified building must reflect the character of the location and must be visually compatible with surrounding buildings in scale, design and materials. Compatible materials will be of the same colour, texture and tone as the original wherever such materials are available.

Original Policy

Policy BD2: Housing Density & Layout

Planning rules that control the density and layout in Conservation Areas 2,3 and 4 (**see Figure 0.3**) are very clear and should be followed, for new developments, infill and extensions.

1. Where a development of three or more houses is built the Planning Application must reflect the following:

- a. small groupings of houses and garages to form a sense of community, where a shared green space allows for communal gathering and activities. The preferred groupings are Crescent, Cul-de-sac and Cluster;
- b. a mixture of size, type and scale of housing, in line with the existing mix in Langham today;
- c. the housing densities on the proposed development sites will not exceed the village norm of 30 houses per hectare; the resultant ratio of green space to brick & gravel will be consistent with that of the immediate surrounding area;
- d. garages & conservatories must not dominate the front elevation.

2. Where individual houses or extensions are built they should reflect the density and layout of the locale:

- a. intended buildings must be appropriately sized for their plots, allowing for gardens in proportion and suitable separation from adjacent properties in order to prevent over- development;
- b. the housing density of the locality will be maintained;
- c. garages and conservatories must not dominate the front elevation.

Relates to CS10; CS23; SP15; SP21; SP23

Amended Policy and Supporting Text

Policy BD2: Housing Density & Layout

Planning rules that control the density and layout in Conservation Areas 2,3 and 4 (**see Figure 0.3**) are very clear and should be followed, for new developments, infill and extensions.

All new developments, whether new houses, extensions or modifications, must reflect the density and layout of the locale.

Relates to CS10; CS23; SP15; SP21; SP23

Supporting Text for Policy BD2:

New developments of 3 or more houses must reflect:

- a. small groupings of houses and garages to form a sense of community, where a shared green space allows for communal gathering and activities. The preferred groupings are Crescent, Cul-de-sac and Cluster;
- b. a mixture of size, type and scale of housing, in line with the existing mix in Langham today;
- c. the housing densities on the proposed development sites will not exceed the village norm of 30 houses per hectare; the resultant ratio of green space to brick & gravel will be consistent with that of the immediate surrounding area;
- d. garages & conservatories do not dominate the front elevation.

2. Single infill houses or extensions to existing houses should:

- a. be appropriately sized for their plots, allowing for gardens in proportion and suitable separation from adjacent properties in order to prevent over- development;
- b. maintain the housing density of the locality;
- c. ensure that garages and conservatories do not dominate the front elevation.

Original Policy

Policy BD3b: Promoting Broadband Access

Fibre to the Premises (FTTP) is considered to be essential infrastructure and vital to the delivery of sustainable development.

Proposals must be supported by a FTTP Statement, that has been produced in conjunction with the relevant telecom provider and must be agreed by the Council. This statement will establish:

- a. how FTTP will be provided;
- b. that it will be engaged at first occupation;
- c. that sufficient ducting space for future digital full fibre connectivity infrastructure is provided to all end users within that development.

In exceptional cases, where FTTP is not practical, consideration will be given to:

- a. non-Next Generation Access technologies that can provide speeds in excess of 24Mbps as an alternative;
- b. an affordable 1GB/s-capable connection being made available to all end users.

Relates to CS13; SP14

Amended Policy and Supporting Text

Policy BD3b: Promoting Broadband Access

Fibre to the Premises (FTTP) is considered to be essential infrastructure and vital to the delivery of sustainable development.

Proposals must be supported by a FTTP Statement, that has been produced in conjunction with the relevant telecom provider and must be agreed by Rutland County Council.

Relates to CS13; SP14

Supporting Text for Policy BD3b:

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- a. non-Next Generation Access technologies that can provide speeds in excess of 24Mbps as an alternative;
- b. an affordable 1GB/s-capable connection being made available to all end users.

Policy CH2: Sites of Historical Importance

This Plan supports that areas for development are assessed for historical and cultural importance before planning permission is granted, with particular regard to protecting listed buildings and scheduled ancient monuments, and their settings, as described in Table 7.1 'Listed Buildings and Structures'.

Additional protection to be given to the following structures of historical significance

1. the finger post at the junction of Burley Road and Ashwell Road;
2. the bridge on Church Street.;
3. the ancient parish boundary as defined by its hedgerows and green corridors.

Relates to CS2; CS22; SP20

Policy CH2: Sites of Historical Importance

This Plan supports that areas for development are assessed for historical and cultural importance before planning permission is granted, with particular regard to protecting listed buildings and scheduled ancient monuments, and their settings, as described in **Table 6.1** 'Listed Buildings and Structures'.

Additionally, protection to be given to the following structures of historical significance

1. the finger post at the junction of Burley Road and Ashwell Road;
2. the bridge on Church Street.;
3. the ancient parish boundary as defined by its hedgerows and green corridors.

Relates to CS2; CS22; SP20

Original Policy

Policy RS1: Landscape Character

The landscape character of the countryside within the parish boundaries (**Figure 0.1**), including arable and grazing land belonging to landowners, will be safeguarded, and rural views preserved.

Any development, residential or commercial, permanent or temporary, which might change the nature of Langham's rural setting and character, or that will fundamentally alter or block the countryside views is not acceptable. This to be achieved by:

1. safeguarding and protecting the open landscape and setting of the village by ensuring any necessary development is restricted to the outer edge of the PLD, as defined at the date of this document, and is of a size, location and nature to minimise the impact on the appearance and public enjoyment of the countryside;
2. protecting the routes of footpaths, bridle paths and Public Rights of Way as defined by the RCC Definitive Map in order that the community enjoyment of these walks and rides is not spoiled. At the same time, seeking opportunities to link pathways;
3. safeguarding protected views, specifically the various panoramas from the village including [1] Mill Hill, [2] Ranksborough Hill [3] Loudall Lane (**Figure 8.3**);
2. ensuring that any fencing & gates, new or replacement, are in keeping with the rural character such as
 - a. post-and-rail style fencing rather than close boarded or metal,
 - b. gates, new or replacement, of wood or metal and 5-bar style.

Relates to CS2;CS4; CS16; CS21; CS23; SP6; SP7; SP13

Amended Policy and Supporting Text

Policy RS1: Landscape Character

The landscape character of the countryside within the parish boundaries (**Figure 0.1**), including arable and grazing land belonging to landowners, will be safeguarded, and rural views preserved.

Any development, residential or commercial, permanent or temporary, must demonstrate that it will not change the nature of Langham's rural setting and character, or fundamentally alter or block the countryside views.

How this will be achieved is detailed in the supporting text below.

Relates to CS2;CS4; CS16; CS21; CS23; SP6; SP7; SP13

Supporting Text for Policy RS1:

Such protection will be managed by ensuring consideration of the following:

1. safeguarding and protecting the open landscape and setting of the village by ensuring any necessary development is restricted to the outer edge of the PLD, as defined at the date of this document, and is of a size, location and nature to minimise the impact on the appearance and public enjoyment of the countryside;
2. protecting the routes of footpaths, bridle paths and Public Rights of Way as defined by the RCC Definitive Map in order that the community enjoyment of these walks and rides is not spoiled. At the same time, seeking opportunities to link pathways;
3. safeguarding protected views, specifically the various panoramas from the village including [1] Mill Hill, [2] Ranksborough Hill [3] Loudall Lane (**Figure 8.3**);
2. ensuring that any fencing & gates, new or replacement, are in keeping with the rural character such as
 - a. post-and-rail style fencing rather than close boarded or metal,
 - b. gates, new or replacement, of wood or metal and 5-bar style.

Original Policy

Policy RS3: Energy Generation in the Countryside

This Plan supports the use of small anaerobic digesters and solar farms (up to 3MW) built on land where the landowner owns, manages and uses the output themselves.

Wind energy via single or multiple wind turbines is neither suitable nor acceptable. Larger solar farms up to 15MW are fully supported by the whole community on the strict understanding that the landowner and developer use Table 7.1 and follow the steps defined therein as well as following best practice as defined in the BRE Community Engagement and Good Practice Guidance for Solar Farms.

Solar farms larger than 15MW and commercial anaerobic digesters are neither suitable nor acceptable for this small community.

Relates to CS19; CS20; SP18

Amended Policy and Supporting Text

Policy RS3: Energy Generation in the Countryside

This Plan supports the use of small anaerobic digesters and solar farms (up to 3MW) built on land where the landowner owns, manages and uses the output themselves.

Whilst RCC deems the Vale of Catmose of low/medium suitability for wind turbines, the community feels strongly that such large structures would not be acceptable in a small rural settlement.

Larger solar farms up to 15MW are fully supported by the whole community on the strict understanding that the landowner and developer use Table 7.1 and follow the steps defined therein as well as following best practice as defined in the BRE Community Engagement and Good Practice Guidance for Solar Farms.

Solar farms larger than 15MW and commercial anaerobic digesters are neither suitable nor acceptable for this small community.

Relates to CS19; CS20; SP18

Supporting Text for Policy RS3:

In the Rutland Landscape Sensitivity and Capacity Study of September 2012, the capacity of the Vale of Catmose for wind energy via 1-5small wind turbines is deemed low/moderate in terms of feasibility.

Langham sits in a basin within the Vale of Catmose and so wind turbines would need to be situated on higher ground and would be visible to all. Many of the view from and across the village are protected (Policy VC1)

Policy RS4b: Wildlife Buffer Zone

Whilst the open countryside to the south and east of Ranksborough is protected and development would be prevented by National and Local policies and by LNP Policy RS2, there is concern that 'Presumption in Favour of Development', due to the lack of a Local Plan, may put some of the remaining areas under threat of development.. For that reason and to protect the residents of the retirement communities at Royale Ranksborough Hall as well as the abundant wildlife that surrounds it, , any developer will be required to provide a private wildlife buffer zone, and it is recommended that it be at least 20 m wide.

Relates to CS2; CS7; CS19; CS21; CS23; SP15; SP23

DELETE Policy RS4b as it is no longer required.

Original Policy

Amended Policy and Supporting Text

Policy VC1 Important Open Green Spaces

1. In accordance with Policies CS23 and SP21 no further development will be permitted on protected Open Green Spaces & Frontages within the Planned Limits of Development (**see Figure 8.2**), including specifically Penman's Field and Munday's Close.
2. Frontages to new developments and existing properties, including gardens, will be in keeping with existing development and shall reflect the character of the area. Hedges and walls are typical whereas fencing is less so. The height of all should replace existing or reflect the locale.
3. Those views within the village that are protected will be preserved such that any development that could block or significantly impede or spoil the view will not be allowed. These include;
 - a. views of the parish church and churchyard;
 - b. views of Langham and the church from the A606;
 - c. views identified in **Figure 8.3**
 - i. View 1 The village and church from Manor Lane across the paddocks at the rear of 48 & 50 Well St.;
 - ii. View 2 The Bowling Green from Manor Lane, tucked behind a wicker gate, with church beyond;
 - iii. View 3 The Church St. bridge to Well St. which incorporates the brook and its banks, with the church and old houses;
 - iv. the brook, including the maintenance of the natural state of its paths and banks which are visually important.

Relates to CS2; CS23; SP21

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2. Frontages to new developments and existing properties, including gardens, will be in keeping with existing development and shall reflect the character of the area.
3. Those views within the village that are protected will be preserved such that any development that could block or significantly impede or spoil the view will not be allowed

Relates to CS2; CS23; SP21

Supporting Text for Policy VC1:

The open spaces, gardens and views in the village are key to its character and so development must ensure these characteristics are maintained.

Frontages are open, or are walled or have hedges – fencing is not typical in Langham.

The protected views in Langham include:

- a. views of the parish church and churchyard;
- b. views of Langham and the church from the A606;
- c. views identified in **Figure 8.3**
 - i. View 1 The village and church from Manor Lane across the paddocks at the rear of 48 & 50 Well St.;
 - ii. View 2 The Bowling Green from Manor Lane, tucked behind a wicker gate, with church beyond;
 - iii. View 3 The Church St. bridge to Well St. which incorporates the brook and its banks, with the church and old houses;
 - iv. the brook, including the maintenance of the natural state of its paths and banks which are visually important.

Original Policy

Policy VC2: Gardens and Verges

1. The important contribution to the character of Langham made by front gardens must be considered in any planning application to ensure that the open character of the garden and the green and lush features of the village's street scene is retained.
2. Special protection must be afforded to those gardens of listed buildings including, but not limited to:
 - a. the land surrounding the Manor House;
 - b. the grounds of the Old Hall;
 - c. the front garden of The Limes.
3. All trees are afforded protection in the Conservation Area of Langham with Article 4 Direction. Felling or excessive work will require planning permission.
4. There are certain trees in Langham Village that are afforded additional protection and these cannot not be felled or damaged without the instruction of the Forestry Commissioner. These include:
 - a. those on RCC's list of trees with Tree Protection Orders;
 - b. the trees in Royale Ranksborough Parks and along Ranksborough Drive;
 - c. trees at the junction of the A606 and Ranksborough Drive.
5. Whilst all ancient hedgerows and verges must be maintained, special attention will be paid to the conservation of :
 - a. the remaining hedge that defines the Planned Limits of Development of the village;
 - b. the hedge and verge of Penman's Field;
 - c. the northern verge on Manor Lane near Ashwell Road;
 - d. hedges that feature as frontages to gardens, public footpaths and roads that help define the character of the street.

Relates to CS2; CS19; CS21; CS23; SP15

Amended Policy and Supporting Text

Policy VC2: Gardens and Verges

The verdant appearance of the village should be protected and maintained by ensuring developers pay attention to;

1. the important contribution to the character of Langham made by front gardens. A particularly important contribution to the character of the village is made by
 - a. the land surrounding the Manor House;
 - b. the grounds of the Old Hall;
 - c. the front garden of The Limes.
2. the protected status of trees of historical or amenity value as listed in RCC's Tree Protection Order list;
3. the preservation for future generations of ancient hedgerows and verges which include
 - a. the remaining hedge that defines the Planned Limits of Development of the village;
 - b. the hedge and verge of Penman's Field;
 - c. the northern verge on Manor Lane near Ashwell Road;
 - d. hedges that feature as frontages to gardens, public footpaths and roads that help define the character of the street.

Relates to CS2; CS19; CS21; CS23; SP15

Original Policy

Policy VC3: Street Character

The village is a rural community whose street scene reflects its countryside location. Features characteristic of the village such as walls, grass verges, low banks and mature trees will be safeguarded and reflected in new developments. Any work on the following must preserve this unique rural character:

1. Boundaries and Driveways:
 - a. new and replacement walls will reflect the materials, type of construction and proportions of existing/nearby walls; the use of fences as front boundaries will be avoided;
 - b. any mud building or wall will be maintained and preserved;
 - c. the many existing ironstone and brick walls will be safeguarded and reflected in new developments;
 - d. the use of traditional materials such as gravel for driveways will be encouraged throughout the village. Impermeable materials such as tarmac are not acceptable in the Conservation Area with Article 4 Direction.
2. Pavements, verges & hard edging:
 - a. pavements and grass verges will be maintained to their original width (unless their narrowness causes a safety issue). The varied verge and path widths will be safeguarded and used as style examples in new developments;
 - b. where hard edging is necessary, stone sets must be used wherever physically possible, in keeping with the village style;
 - c. future developments must include pathways linking them to the rest of the village.

Contd.

Amended Policy and Supporting Text

Policy VC3: Street Character

The village is a rural community whose street scene reflects its countryside location. Any development must preserve and/or introduce features characteristic of the village such as walls, boundaries, driveways, pavements, kerbing, signage, lighting, street furniture and advertising, as detailed in Table 8.2 below.

Table 8.2 Important Elements of Street Scene that need protection.

1. Boundaries and Driveways:
 - a. new and replacement walls will reflect the materials, type of construction and proportions of existing/nearby walls; the use of fences as front boundaries will be avoided;
 - b. any mud building or wall will be maintained and preserved;
 - c. the many existing ironstone and brick walls will be safeguarded and reflected in new developments;
 - d. the use of traditional materials such as gravel for driveways will be encouraged throughout the village. Impermeable materials such as tarmac are not acceptable in the Conservation Area with Article 4 Direction.
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 - b. where hard edging is necessary, stone sets must be used wherever physically possible, in keeping with the village style;
 - c. future developments must include pathways linking them to the rest of the village.

Original Policy Contd

3. Traffic signage and management:
 - a. traffic calming measures must be in sympathy with the village character where safety allows;
 - b. urbanisation of the village's roads will be discouraged (except where safety is an issue); examples include proliferation of road signs, creation of one-way streets and pavements on narrow lanes.
4. Lighting:
 - a. the number of street-lights must allow for safety without causing urban lighting levels;
 - b. street lighting supports will reflect the village character unless a safety issue prevents it;
 - c. only energy efficient lighting will be acceptable.
5. Street furniture:
 - a. all street furniture must be in keeping with the look of the village and in sympathy with existing furniture;
 - b. the litter bins will all be of traditional construction, for example in metal.
6. Advertising:
 - a. display of advertisements in the Conservation Area will not be accepted where they would detract from the character or street scene and/or would prejudice public safety;
 - b. advertisements in the countryside will not be accepted unless they are on the building or within the curtilage of the business to which they refer, are small, muted in colour and design, unilluminated and not detrimental to the landscape.

Relates to CS2; CS19; SP15; SP16; SP17

Amended Supporting Text Contd.

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 - a. traffic calming measures must be in sympathy with the village character where safety allows;
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 - a. display of advertisements in the Conservation Area will not be accepted where they would detract from the character or street scene and/or would prejudice public safety;
 - b. advertisements in the countryside will not be accepted unless they are on the building or within the curtilage of the business to which they refer, are small, muted in colour and design, unilluminated and not detrimental to the landscape.

11. Monitoring, Evaluation & Review

The Neighbourhood Plan sets out the long-term spatial vision for Langham Parish with agreed objectives and policies to deliver the vision in the period up to 2041.

As such, this process is essential to ensure ongoing, mutually reinforcing and accountable relationships between all those with responsibility for delivering the Plan.

Effective monitoring is a key component in achieving sustainable development and safe, sustainable communities. It provides crucial information to establish what is happening now and whether policies are working.

For Langham's Neighbourhood Plan (LNP) the monitoring and review process will ensure two things:

1. The LNP remains, over its 20 year life, aligned with the evolving National and Local Planning Documents.;
2. The Policies required in this Plan are being delivered in a timely manner.

To address the first, it is proposed that the LNP is reviewed against any newly issued or updated National or Local Plans – starting in January 2027 and then every five years thereafter.

To address the second, the monitoring and review process will check that appropriate progress has been made against the agreed targets for each of the key policies. This will be done annually in May every year, with a report on progress being made yearly, to the community, at the annual Parish Meeting. If progress is not on target for any policy, then the Parish Council will take action to put it back on track.

With reference to Policy SG3 that looks at the preferred location of housing to 2041, the number of new houses will be regularly counted and progress against target assessed through the formal monitoring process.

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2. The Policies required in this Plan are being delivered in a timely manner.

To address the first, it is proposed that the LNP is reviewed against any newly issued or updated National or Local Plans – starting **with the issue of the new Rutland Local Plan or** January 2027 (whichever date is first) and then every five years thereafter.

To address the second, the monitoring and review process will check that appropriate progress has been made against the agreed targets for each of the key policies. This will be done annually in May every year, with a report on progress being made yearly, to the community, at the annual Parish Meeting. If progress is not on target for any policy, then the Parish Council will take action to put it back on track.

With reference to Policy SG3 that looks at the preferred location of housing to 2041, the number of new houses will be regularly counted and progress against target assessed through the formal monitoring process.

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