

EAST LANGTON PARISH NEIGHBOURHOOD PLAN

Submission version

2011 – 2031



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Introduction from the Chair of East Langton Parish Council

The Parish of East Langton forms part of a well-known area in the Harborough District within the heart of rural south Leicestershire known as 'the Langtons'. It comprises the villages of Church Langton and East Langton and lies some 4 miles north of the town of Market Harborough.

Demand for housing is high and consultation has told us that residents value the tranquility of the Parish, its proximity to the countryside and its rural nature.

Residents wish to maintain these qualities, but also recognise that the Parish must continue to grow to reflect the need for development across the District. The Parish Council wishes to control and manage this development and to make sure that growth occurs in a way that meets the priorities identified by people that live within the Parish. We also recognise that there is a need to rebalance the housing stock within the two villages with the provision of smaller homes and homes suitable for older people to enable those just starting out to remain in the Parish, older residents to be housed appropriately and to free up larger properties for families.

We embarked on the process of preparing a Neighbourhood Plan to give us control over these important matters and to help address other issues that have been raised through the process.

Preparing a Neighbourhood Plan in the run-in to the production of a new Local Plan for Harborough has not been easy as, in particular, housing requirements in terms of the numbers required to be delivered have fluctuated sharply.

As this Neighbourhood Plan is submitted, these important issues are still to be resolved and for this reason, and in view of comments received through pre-submission consultation, the Parish Council took the decision to remove the revised Limits to Development so that that housing development can be delivered irrespective of the numbers finally agreed as the Local Plan is finalised.

I would like to thank Officers from Harborough District Council for their support as we have undertaken this work and for the grant funding received from Locality; Leicestershire's Big Society and Big Lottery Awards for All, without which the preparation of this Neighbourhood Plan would not have been possible.

Rosalind Folwell

Chair

East Langton Parish Council

November 2016

1. Why Neighbourhood Plans are important

A Neighbourhood Plan is an opportunity for local people to create a framework for delivering a sustainable future for the benefit of all who live, work or visit our area.

The right for communities to prepare Neighbourhood Plans was established through the Localism Act 2011 and the rules governing their preparation were published in 2012. The National Planning Policy Framework (NPPF) states that a Neighbourhood Plan gives the community “direct power to develop a shared vision for their neighbourhood and deliver the sustainable development they need” (NPPF para 183). It enables us to ensure we get the right types of development in the right locations; and to set planning policies that will be used in determining decisions on planning applications across the Parish of East Langton.

A Neighbourhood Plan is part of the statutory Development Plan for the area and this statutory status gives Neighbourhood Plans far more weight than other local documents such as Parish Plans or Village Design Statements. But a Plan must also comply with European and National legislation and be in general conformity with existing strategic planning policy. Whilst every effort has been made to make the main body of this Plan easy to read and understand, the wording of the actual policies is necessarily more formal so that they comply with these statutory requirements.

Robust evidence is the foundation on which a Neighbourhood Plan has to be based. This includes evidence of community engagement and consultation and how the views, aspirations, wants and needs of local people have been taken into account alongside stakeholder comment and statistical information to justify the policies contained within the Plan. A detailed Statement of Consultation and a comprehensive Evidence Pack have been produced to support this Neighbourhood Plan.

2. Why we need a Neighbourhood Plan in East Langton Parish

The Parish Council is very keen to promote the villages of Church Langton and East Langton and to take the decisions locally that will serve the best interests of the community in the years to come.

There is recognition that sustainable development is not only necessary but desirable, as without it our villages and economies will stagnate, but we want to influence and direct the shape and nature of the development and where within our Neighbourhood Plan area it takes place.

A Neighbourhood Plan cannot be used to prevent development and we have been very clear from the outset that we will work within the broad housing requirements specified by Harborough District Council. Having a Neighbourhood Plan gives us the opportunity to identify the best ways to deliver development, directing it towards what the local community needs and wants, while protecting our natural environment and social and leisure assets and ensuring a more sustainable future for ourselves and future generations.

This Plan has been prepared by members of the community with these goals in mind. We have embraced the NPPF's core principle of "a presumption in favour of sustainable development" and have approached our task as a *"creative exercise in finding ways to enhance and improve the places in which we live our lives"* (NPPF para 17).

3. How the Plan was prepared

This Neighbourhood Plan was prepared under the direction of the Parish Council supported by Neighbourhood Planning Consultants *Yourlocale*.

Its mandate was to drive the process, consult with the local community, gather evidence to support emerging policies and deliver the Plan.

A questionnaire was produced in early 2014 which was completed by 43 residents of the Parish and gave a strong steer to the good things people thought about the Parish and the issues people wanted to see improved.

We also gathered statistical information about the Parish from a range of sources so that we had a growing amount of evidence upon which to base our emerging policies.

We followed this up with meetings at the local Primary School, and held Open Events at both villages within the Parish as well as specific meetings with groups who had expressed an interest.



The draft Neighbourhood Plan policies were put to well-attended open events that took place in the Parish in June 2016. There was strong support from amongst those attending the events for the policies on display.

The Neighbourhood Plan was developed from these discussions, from all the other consultations and interviews conducted by members of the Neighbourhood Plan team and from research and evidence collected.

Comments were received through the formal pre-submission consultation and as a result of changing circumstances a further public meeting was held in November 2016 where 49 members of the community came to hear

about the status of the Neighbourhood Plan and to agree changes to the draft to meet the changing circumstances reflected in the increasing housing numbers.

Throughout the Plan's development we have also liaised with Officers from Harborough District Council to ensure not only that our policies are in general conformity with the existing Core Strategy but are also unlikely to conflict with policies being progressed in the emerging Local Plan, likely to be adopted within 12 months of the 'Making' of this Neighbourhood Plan.

The draft Neighbourhood Plan is now ready to be submitted to Harborough District Council who will publicise it for a further six weeks and then forward it with accompanying documents and all representations made during the publicity period to an Independent Examiner who will review it and check that it meets the 'Basic Conditions'. If the Plan successfully passes this stage, with any modifications, it will be put forward for referendum.

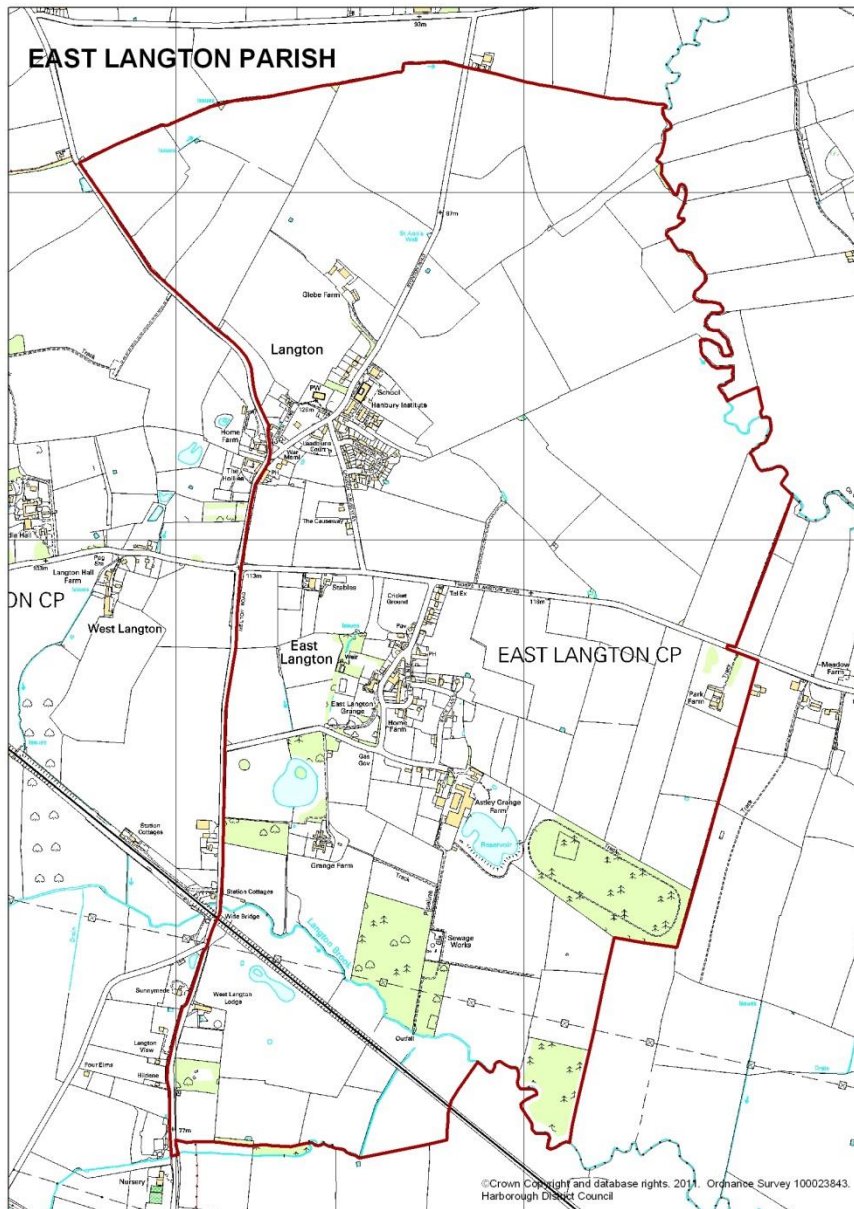
The referendum question will be a straight "yes" or "no" on the entire Plan, as set out by Neighbourhood Planning Regulations. People will not be able to vote for or against individual policies. If 50% or more of those voting vote for the Plan, it will be brought into force and become part of District-wide planning policy.

It is important to note that not having a Neighbourhood Plan does not mean that development won't happen. Development will still take place, but without the policies in this Plan, which set out the type of development that is in keeping with our area's character having any effect. Decisions will instead be based on the District's policies rather than local criteria.

4. Our Neighbourhood

The Plan area comprises the whole of the Parish of East Langton in the Harborough District within the south of Leicestershire, as shown in figure 1.

Figure 1 -Parish of East Langton – designated area



A small number of homes are within the village of Church Langton but in the Parish of West Langton.

It is proposed through the draft Local Plan Options Consultation Paper (September 2015) that Church Langton is classified as a 'Selected Rural Village' as it has two of the facilities required for this classification. This will mean that it is expected to accommodate development which is 'primarily in the form of small-scale infill developments or limited extensions to help address economic, social or community objectives'

The emerging Local Plan proposes that the village of East Langton is classified as a 'Sub-Selected Rural Village' as a result of it having one of six 'key services' (a pub) and having more than 50 households. The approach to development in Sub-Selected Rural villages is covered under Countryside policies limiting development to helping to meet local need and to support existing local services.

The population of the Parish of East Langton grew by 42 between 2001 and 2011 to 393, mainly due to inward migration. At 12% the rate of increase was just above the equivalent figure for Market Harborough (11.5%), and well above the regional (8.7%) and national averages (7.9%).

Reflecting the national trend, the Parish has an ageing population with the proportion of people in the Parish aged over 60 increasing to 22.1% in 2011 from 17.9% in 2001. Just under half (47.1%) of the population is aged between 25 and 44. This compares to 42.1% in Market Harborough District as a whole and 40% for England.

There are 162 dwellings in the Parish (up from 145 in 2001). The main form of tenure is owner occupied (81.4%), and the housing stock is generally in a very good and above average condition. Average house prices are relatively high.



Levels of economic activity in the Parish are also high, with 78.2% of residents aged between 16–74 stating that they are economically active, compared to 69.9% nationally. The skill levels amongst the economically active population are also very high with, for example, 37% of residents having a level 4 qualification or above (this compares to 27.4% for England).

There are limited employment opportunities in the Parish itself, and many residents commute to the surrounding towns and villages for work. At 55.3%, the proportion of residents that commute to work by car is about half again the England average (36.9%). Just under 10% of residents state that they work from home – a rate that is far higher than the national, regional and District equivalent figures.

Generally the residents of the Parish are in good health. 60.8% of residents described their health as very good. This rate is about ten percentage points higher than for the District as a whole (50.9%) and some thirteen percentage points higher than across England (47.2%). Levels of deprivation in the Parish are low, as is the crime rate.

The Parish has a very good built and natural environment. It is set within attractive countryside, and contains a number of important and good quality open spaces. Much of the Parish has Conservation Area designation and six buildings plus a boundary wall are ‘Listed’ as being of special architectural and historic interest.



Local surveys and other sources suggest that the Parish is well served with formal and informal open space (both in terms of quantity and quality) including an allotment and cricket ground as well as a burial ground within the Parish Church (C of E).

The air quality in the Parish is good, however average CO2 emissions in the Parish and wider District are higher than the regional and national averages mainly due to the local dependence on the car for travel.

There are some community facilities in the Parish including public houses, village hall, the Coronation Gardens, allotments, Primary School and sporting and play areas. Generally, however, residents travel to surrounding towns and villages to access many community facilities such as doctors' surgeries, post offices and to shop.



5. What we want the Neighbourhood Plan to achieve

Should the Neighbourhood Plan be ‘made’, it would become part of the Development Plan for the District of Harborough. The policies in the Plan must support the NPPF’s “presumption in favour of sustainable development” and also be in general conformity with the District’s strategic policies. However, if there is a conflict with existing non-strategic policies in the Local Plan, the Neighbourhood Plan policies will take precedence. **This is the first time that communities have had the opportunity to create planning policies with this degree of statutory weight.**

Once the Neighbourhood Plan has been ‘Made’, when a planning application is submitted to Harborough District Council, the Planning Officers, and ultimately the Planning Committee, will be required to refer to the Neighbourhood Plan (alongside the District’s own Core Strategy) and check whether the proposed development is in keeping with the policies the community has developed.

There are some restrictions to what Neighbourhood Plans can achieve. For example:

- They cannot promote less development than is set out in the Local Plan.
- They deal essentially with land use issues; they cannot address enforcement issues.
- While issues such as the funding of a bus route do not directly relate to land use issues, Neighbourhood Plans can encourage funding for these through developer contributions.

It is the aim of the East Langton Neighbourhood Plan to set out policies for the years up to 2031 that will ensure that our area develops and grows in a way that is sustainable economically, socially and environmentally, and which enhances and improves the communities in which we live.

6. Meeting the requirement for sustainable development

The NPPF states that there are three dimensions to sustainable development: social, environmental and economic, all of which are important and interrelated.

a) Social

The Neighbourhood Plan does not allocate specific sites for housing development but sets the criteria to be met in determining the suitability of locations. Following Regulation 14 consultation, the proposed redrawing of the Limits to Development has been removed.

We are also seeking to protect existing community facilities and to deliver a mix of housing types so that we can meet the needs of present and future generations and ensure that we support the community's needs and its health, social and cultural wellbeing.

b) Environment

In order to protect and enhance our natural, built and historic environment, we are seeking to ensure that:

- Housing development is of the right type and design so that it does not harm but instead positively reflects the existing and historic character of the area;
- The important open gaps within and between our villages are protected from development, to protect the individual village identities and retain the rural nature of their surroundings;
- Local Green Spaces and important views are maintained for the enjoyment of future generations;
- Development recognises the need to protect and, where possible, improve biodiversity and important habitats; and
- Provision is made for improved pedestrian and cycling facilities.

c) Economic

Whilst the communities in the Parish of East Langton are primarily residential, there is a desire to ensure that appropriate economic activity is maintained as long as the local infrastructure supports it and it does not impact detrimentally on the amenity of neighbours or the road network. We therefore wish to encourage small scale employment opportunities in our area by:

- Supporting small scale business development and expansion where the local infrastructure would not be adversely affected by the proposals;
- Encouraging start-up businesses and home working; and
- Protecting existing employment in appropriate locations.

Astley Grange Farm in East Langton Village supports two businesses, the Attic Room and the Malthouse where there are nearly 70 people in employment. This is the major employment site within the Parish.

This document sets out local considerations for delivering sustainable development across the Parish of East Langton. Development proposals should meet the requirements of all relevant policies in this Neighbourhood Plan and be in line with Harborough District and national policies.

7. Neighbourhood Plan Policies

7.1 Sustainable development

The purpose of the UK Planning System as set out in the NPPF is to achieve sustainable development.

This means ensuring that providing for the needs of the current generation does not make life worse for future generations.

This Neighbourhood Plan has the need to secure sustainable development at its heart. This includes how much new development is required to meet the needs of the local community, where it should best go and how it should be designed, both for now and in the future. This encompasses all proposals for development from the very smallest, such as a minor extension to a house, to major housing and employment developments.

The Parish Council will take a positive approach to the consideration of development proposals that contribute to sustainable development. This includes working with the District Council, County Council, local community, developers and other partners to encourage the formulation of development proposals, which clearly demonstrate how sustainable development has been considered and addressed, and can be approved without delay.

POLICY S1: PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT –
When considering development proposals, the Plan will take a positive approach that reflects the presumption in favour of sustainable development.

The Plan is not intended to replace the policies contained in the Harborough Core Strategy, Harborough Local Plan (when adopted) and the NPPF. It sits alongside these, to add additional more detailed East Langton specific policies and help achieve the Community's vision. Where suitable policies already exist in the Harborough Core Strategy or NPPF they are not duplicated in this Plan.

7.2 Housing

a) Housing Provision

East Langton Parish is a popular and attractive place to live. It is easily accessible from major towns and cities such as Leicester and Market Harborough and has a very good natural and built environment. As a consequence there is a strong demand for housing.

The Parish has already been the subject of some house building. The Plan recognises that further limited housing building will take place, primarily in Church Langton, however, consultation has shown that many local residents are concerned about this. They value the rural nature of the Parish and consider that it should remain so and not become a larger settlement. They are also concerned about the type and style of new housing, and that the Parish's infrastructure is not keeping up with housing growth.

Harborough's Core Strategy is in the process of being replaced by a Local Plan which is due to be Adopted in 2018. The emerging Local Plan for Harborough is updating the housing need across the District and the allocation of housing within it. The Executive Report on the preferred Housing Distribution Option (September 2016) states that there is a requirement to provide for at least 11,000 new dwellings between 2011 and 2031 across the District.

The New Local Plan Options Consultation Paper (September 2015) proposes a hierarchy of settlements to help to determine the most appropriate locations for development.

On the basis of this hierarchy, Church Langton is identified as a Selected Rural Village. Selected Rural Villages are identified on the basis of the presence of least 2 of the 6 key services (food shop, GP surgery, library, post office, primary school and pub) and are identified as being suitable for rural development 'of a smaller scale than Rural Centres (which have at least 4 of the 6 key services) primarily in the form of 'small-scale infill

developments or limited extensions'. East Langton is proposed as a Sub-Selected Rural Village.

There are three possible options for East Langton and other Sub-Selected Rural Villages including strictly controlling development in the countryside; Limited infill and development management led and Meeting locally identified need.

The precise approach to determining the settlement hierarchy for Harborough is yet to be confirmed, however the calculation as to how much of the requirement for new dwellings the Parish should plan for is not straightforward. The draft Local Plan does not apportion a housing target to specific Selected Rural Villages. It has, however, put forward a number of options (4) for each of the Selected Rural Villages across the District. In the case of Church Langton, this could see the Parish having a minimum housing target of anywhere from 13 to 19 new homes depending on the distribution strategy finally agreed through the Local Plan (which may be a combination of options). In a paper agreed by the Executive in September 2016 these options were reduced to one and the requirement for Church Langton proposed to be 17. East Langton did not initially have a specific target in view of its position within the settlement hierarchy. This was the situation that was included within the pre-submission version of the Neighbourhood Plan.

However, as the options for the new Local Plan took shape in advance of a pre-submission version of the Local Plan scheduled for publication in July 2017, a further option presented itself and was agreed by the Harborough Executive in October 2016 to be included in the Local Plan consultation.

This was to link East Langton with Church Langton because of the proximity of the villages and the presence of a Primary School in Church Langton, with a footpath connection.

Although the housing numbers to be associated with this change in classification are yet to be released, early indications are that it will result in at least a doubling of the housing requirement for the Parish.

As this position will not be finalised within the timescale for preparing the Neighbourhood Plan, East Langton Parish Council took the view that it should proceed with the Neighbourhood Plan and reconsider its approach to housing provision and allocations.

It had been intended to revise and update the Limits to Development for the two villages, but the potential increase in numbers required called into question the ability of the Plan to deliver the numbers of new house required up to 2031. It has therefore been agreed that in response to the pre-submission consultation and the fluctuating position in relation to the numbers of new houses required in the Parish the Limits to Development would be removed and planning applications determined on the basis of the policies within this Neighbourhood Plan and the Development plan for Harborough District Council.

Church Langton is the smallest of all the proposed 'Selected Rural Villages' across the District. Consultation has shown that people who live in the Parish are aware of the need to contribute towards the housing supply for the District and are content with the draft Local Plan requirement for new housing to be met through small-scale infill development.

POLICY H1: HOUSING PROVISION – The Neighbourhood Plan provides for the development of sufficient new homes as required for completion in the period from 2015 to 2031, to be determined once housing distribution targets have been finalised by Harborough District Council, to be met through Windfall Sites in line with Policy H3 and in-fill development in line with the definition of Selected and Sub-Selected Rural Villages within the emerging Local Plan.

b) Windfall and Infill Sites

Church Langton has delivered a number of windfall sites over recent years and it is reasonable to expect further sites to come forward over the

lifetime of the Plan. These are small infill or redevelopment sites that are made available unexpectedly and which have not been specifically identified for new housing in a planning document. These small sites often comprise redundant or underutilised buildings, including former farm buildings, or a restricted gap in the continuity of existing frontage buildings and can range from small sites suitable for only a single dwelling to areas with a capacity for several houses.

This type of development has provided a source of new housing in Church Langton averaging two dwellings a year (14 completions from 2005 – 2011 and a further 7 completions and commitments between April 2011 and March 2015 making a total of 21 new homes in the 10 years between 2005 and 2015). Though windfall sites cannot be identified in advance, the high land values in the Parish coupled with the level of vacant and underutilised land and buildings mean that it is reasonable to expect that they will continue to provide a reliable source of housing supply.

If not sensitively undertaken and designed, windfall development can have an adverse impact on the character of the area. Such new development will generally increase car ownership and there is a need to ensure that it does not worsen traffic and parking issues, especially in those parts of the Parish not designed or suited for modern traffic, such as Back Lane in East Langton village.

Consultation has shown there are concerns about some of the windfall development that has taken place recently in the Parish; that it is of poor or out-of-keeping design and the type of housing that is being built (notably larger homes) does not reflect local need. For this reason windfall development will be required to meet criteria noted in Policy H2.

POLICY H2: WINDFALL SITES – Small scale development proposals for infill housing will be supported where:

- a) It is within the existing built up area of the villages of Church Langton and East Langton (as defined by the Limits to Development identified, see fig 2);
- b) It helps to meet the identified housing requirement for East Langton Parish;
- c) It respects the shape and form of the villages of Church Langton and East Langton in order to maintain its distinctive character and enhance it where possible;
- d) It is of an appropriate scale which reflects the size, character and level of service provision within the Parish;
- e) It retains, where possible, existing important natural boundaries such as trees, hedges and streams;
- f) It provides for a safe vehicular and pedestrian access to the site;
- g) It does not result in an unacceptable loss of amenity for neighbouring occupiers by reason of loss of privacy, loss of daylight, visual intrusion or noise;
- h) In East Langton village, due to the historic nature and characteristics of the village, it does not reduce garden space to an extent where it adversely impacts on the character of the area, or the amenity of neighbours and the occupiers of the dwelling;
- i) It is in accordance with other policies contained in this and other relevant planning documents including those relating to East Langton and Church Langton Conservation Area Character Statements;
- j) Traffic generation and parking impact created does not result in an unacceptable direct or cumulative impact on congestion or road and pedestrian safety; and

k) Where development would result in the number of completions plus outstanding permissions exceeding the identified target, regard will be given to:

i. The degree by which the requirement is exceeded;

ii. The likelihood of delivery of the outstanding permissions; and

iii. The benefits arising from the development.

c) Housing Mix

New building should make a positive contribution to meeting the needs of present and future residents of the Parish and ensuring a vibrant and mixed community. Analysis shows that the housing stock is imbalanced. It has a greater proportion of larger houses than the national and local averages.

Consultation events have shown that the community wants a variety of houses, especially smaller housing for young couples and housing to help local people stay in the area.

The Parish also is seeing an increase in the average age of the population (See section 4 'Our Neighbourhood' above). This raises issues at both ends of the age spectrum. Firstly, in terms of the need for more family housing to ensure a mixed community and secondly, for more elderly persons' housing to cater for the ageing population and to enable the many older people who live in larger homes and wish to stay in the Parish to downsize, thereby releasing larger homes for families.

The number of smaller houses (1-3 bedroom) are fewer than across Harborough district as a whole, whilst there are proportionately more larger homes (4 bed plus). A more detailed assessment of housing need is provided as Appendix 1 along with Census data about the Parish.

Table one – Housing Mix

East Langton		Harborough District	
1 bed	4%	1 bed	6%
2 bed	19%	2 bed	22%
3 bed	35%	3 bed	37%
4 bed	29%	4 bed	26%
5+ bed	12%	5+ bed	9%

Policy H3: HOUSING MIX – All proposals for new housing will be expected to demonstrate how the proposal will meet the current and future housing needs of the Parish. Applications for small family homes (2 or 3 bedrooms) or accommodation suitable for older people will be particularly supported where in accordance with other policies.

d) Affordable housing

Affordability remains a key housing issue for the Parish and there is a compelling case to meet local targets for affordable housing provision, with average house prices too high for those on average incomes. The emerging Local Plan contains a requirement to provide 40% affordable units on-site for all developments with in excess of 10 dwellings through provision for social rented, affordable rented and intermediate housing. As the level of housing provision in the Parish of East Langton is to be met largely through in-fill development, there will be no obligation on developers to provide the affordable housing needed within the Parish.

There is support demonstrated through consultation for affordable units to be provided for those individuals in housing need who have a local connection so that local need is prioritised. Similarly, the provision of

Starter Homes or Shared Ownership will be supported to help address the affordability gap in the Parish.

Affordable housing that is provided on 'rural exception' sites of a small scale located on land where planning permission would not usually be granted for housing, for example agricultural land next to the village is supported. Given that housing permitted through this process is, by definition, an exception to normal countryside policies, it is important that it remains 'affordable' and available to meet a local need in perpetuity.

A key advantage of rural exception sites is that the allocations policy gives priority to people with a local connection to the Parish over people elsewhere in the District.

Government policy enables small numbers of market homes on rural exception sites where this is essential to enable the delivery of affordable units without grant funding. In such circumstances, the market housing should be the minimum needed to secure the delivery of the affordable homes. Proposals to make the market housing available for sale to local residents for an agreed period of time prior to release onto the open market would be welcomed.

POLICY H5: AFFORDABLE HOUSING – To meet identified needs within the community, the provision of high quality affordable housing through an exception site will be supported where the following criteria are met:

- a) The site is within or adjoins the village;
- b) The type and scale of affordable housing is justified by evidence of need from a local housing needs survey;
- c) Arrangements for the management and occupation of the affordable housing will ensure that it will be available and affordable in perpetuity for people with a local connection to the Plan area; and
- d) The development consists entirely of affordable housing or is for a mixed-tenure scheme where an element of market housing is essential

to the delivery of the affordable housing. The market housing must be the minimum necessary to make the scheme viable and be of a type and size that will meet a specific locally identified housing need for low cost market housing.

e) Starter homes and self-build proposals will be welcomed.

Planning obligations will be used to ensure that the market and affordable housing is available in perpetuity for people with a local connection to the Plan area.

7.3 Employment

a) Employment Opportunities

There are some employment opportunities within East Langton Parish such as the school, local pubs and shops, farms and tourism related activities such as local bed and breakfasts. A relatively large and growing proportion of the working age population also work at home.

Small scale employment sites are important as they contribute to the vitality and sustainability of the Parish and mean for example that residents do not have to travel outside of the Parish to work.

At the same time, it is also important that employment related development is in keeping and does not conflict with the special nature and characteristics of the Parish. In addition, much of the road network in the Parish is narrow and is not designed for, or able to easily accommodate, modern traffic flows in terms of scale or size. There are already issues with traffic, especially heavy goods vehicles, having an adverse impact on the residential amenity in the Parish.

Policy E1: EMPLOYMENT – Proposals for small scale development for Class B1 Light Industrial purposes will be supported where it can be demonstrated that there would be no adverse impact or conflict on surrounding residential and community amenity and uses. Proposals for General Industrial use (B2) and distribution and storage (B8) and large scale B1 uses will not be permitted unless in exceptional circumstances.

b) RE-USE OF AGRICULTURAL OR COMMERCIAL BUILDINGS

The conversion of former agricultural buildings has enabled farm diversification, led to the sustainable re-use of vacant buildings and provided opportunities for the establishment and development of small businesses which generate income and employment opportunities for local

people. This is supported subject to the proper consideration of residential amenity for nearby houses, visual impact on the countryside and highway safety issues.

Given the pressures on existing road networks within the Parish, the expansion of existing commercial premises will only be supported if there is no adverse impact on surrounding areas. Through consultation, concern was expressed for the overdevelopment of a commercial sites and the adverse impact on local residents through excessive traffic; noise; damage to verges and concern over safety.

To help maintain the rural economy and protect the open countryside from inappropriate development, the Plan supports the sustainable growth and expansion of business and enterprise through the development and where appropriate conversion of existing farm buildings in the countryside. Specifically, this is intended to:

- Promote a viable and sustainable farming and rural economy in East Langton Parish;
- Promote the diversification of rural businesses;
- Encourage new businesses to provide a wider range of local produce, services and leisure facilities, to provide local employment and attract visitors to the Parish;
- Maintain and enhance the local environment of rural and agricultural lands.

The change of use of some rural buildings to new uses is already permitted under the General Permitted Development Orders. The Town and Country Planning (General Permitted Development) (Amendment and Consequential Provisions) (England) Order 2014 allows, under certain circumstances, the change of use of agricultural buildings to residential use and change of use of agricultural buildings to registered nurseries providing childcare or state-funded schools, under the prior approval system.

Policy E2: RE-USE OF AGRICULTURAL OR COMMERCIAL BUILDINGS – The re-use, conversion and adaptation of rural buildings for small businesses, recreation, or tourism purposes will be supported where:

- a) The use proposed is appropriate to the rural location;
- b) The conversion/adaptation works respect the local character of the surrounding area
- c) The development will not have an adverse impact on any archaeological, architectural, historic or environmental features
- d) The local road system is capable of accommodating the traffic generated by the proposed new use and adequate parking can be accommodated within the site.
- e) There is no significant adverse impact on neighbours through noise, light or other pollution, increased traffic levels or increased flood risk.

c) Home working

Home working has been welcomed through consultation exercises and proposals to develop home working will be supported through the Plan to help reduce car journeys, where this does not adversely impact on the parking on roads within the Parish or on residential amenity.

Policy E3: Home working – Proposals combining living and employment space will be supported if they are in line with Policy H2 and where:

- a) No significant and adverse impact arises to nearby residents or other sensitive land uses from noise, fumes, odour or other nuisance associated with the work activity;
- b) Does not generate unacceptable levels of traffic movement or additional on-street parking; and

c) Any extension or free standing building shall be designed having regard to policies in this Plan and should not detract from the quality and character of the building to which they are subservient by reason of height, scale, massing, location or the facing materials used in their construction.

d) Broadband infrastructure

The modern economy is changing and increasingly requires a good communications infrastructure as a basic requirement to maximise technological advances. High speed internet connectivity is driving business innovation and growth, helping people access services, and opening up new opportunities for learning. This is particularly important in small rural settings where better broadband enables improved access to an increasing number of on-line applications and services provided by the public and private sector and can help to reduce social exclusion.

The need for further development of high speed broadband infrastructure to serve East Langton Parish is therefore very important, and although some high-speed internet access is available, this is not consistently good throughout the Parish.

POLICY E4: BROADBAND INFRASTRUCTURE – Proposals to provide increased access to a super-fast broadband service (including future developments at present unforeseen) and improve the mobile telecommunication network that will serve businesses and other properties within the Parish will be supported. This may require above ground network installations, which must be sympathetically located and designed to integrate into the landscape and not be located in or near to open landscapes.

All new developments should have access to superfast broadband (of at least 30Mbps). Developers should take active steps to incorporate

superfast broadband at the pre-planning phase and should engage with telecoms providers to ensure superfast broadband is available as soon as build on the development is complete.

7.4 Community Services

a) Protecting Key Community Services

Community facilities and services such as pubs and shops, community centres, schools, libraries, places of worship, sport and leisure facilities are important as they provide a focus for community life and interaction and are important for good health and the long term sustainability of the community.

The Parish has a good range of community facilities including a Primary School, two pubs, a community hall, an allotment site, Coronation Gardens, a Church and a cricket club.

Consultation shows that the protection and enhancement of these and other important community services and facilities is a top priority for the Plan.

Policy CS1: PROTECTING KEY COMMUNITY SERVICES – Proposals to retain and enhance existing community services and facilities (Primary School, the Bell and Langton Arms public houses, cricket club, Coronation Gardens, allotments, community hall and Church) will be supported.

Development proposals that fail to protect these existing community services and facilities will not be permitted, unless the service or facility is replaced by equivalent or better provision in terms of quantity and quality in an equally suitable location or it can be demonstrated that the service or facility is not viable or no longer needed.

b) Promoting additional community facilities and amenities

Community consultations have confirmed the value of enhancing the range of community services in the Parish, recognising their benefits to the local community.

POLICY CS2: NEW OR IMPROVED COMMUNITY FACILITIES – Proposals that improve the quality and/or range of community facilities will be supported provided that the development:

- a) Meets the design criteria stated in policy DBE3;**
- b) Will not result in severe traffic movements;**
- c) Will not generate a need for parking that cannot be adequately catered for;**
- d) Is of a scale appropriate to the needs of the locality and conveniently accessible for residents of the Parish wishing to walk or cycle; and**
- e) Is demonstrably sustainable financially and managerially.**

c) Assets of Community Value

The designation of a community facility as an Asset of Community Value provides the opportunity to give it added protection from inappropriate development. In addition, if an asset is ‘Listed’ the Parish Council or other community organisations will then be given the opportunity to bid to purchase the asset on behalf of the local community, if it comes up for sale on the open market.

The Localism Act 2011 defines an ‘Asset of Community Value’ as “a building or other land (whose) main use has recently been or is presently used to further the social well-being or social interests of the local community and could do so in the future”. The Localism Act states that “social interests” include cultural, recreational and sporting interests.

Where an asset is ‘Listed’ the Parish Council or other community organisations will be given the opportunity to bid to purchase the asset on behalf of the local community, if it comes up for sale on the open market. Its ‘Listing’ can also be taken into consideration when determining a

planning application for a development proposal, which would affect the reason why it was listed.

The Langton Arms pub and adjoining Grounds were listed as an Asset of Community Value in 2015. The following community services and assets are expected to be designated as Assets of Community Value and more may come forward over the life time of the Plan.

Assets of special importance to the well-being of the Parish and to which local people have a strong affinity and wish to protect may come forward over the lifetime of the Plan. These include:

Church Langton:

- Langton Community Hall and grounds
- Church Langton Primary School and grounds
- St Peter's Church and Churchyard
- Allotments
- St Anne's Well
- Village Green/War Memorial



East Langton:

- Cricket ground and pavilion
- The Bell public house and grounds
- Coronation Garden

COMMUNITY ACTION 1: ASSETS OF COMMUNITY VALUE - The Parish Council will support the listing of Assets of Community Value and once listed, will work to support their longevity.

7.5 – Design and the Built Environment

a) Conservation Areas and Listed Buildings

The Parish of East Langton has an attractive built environment, which is highly valued by the community. Its protection and enhancement is a top priority as consultation has shown.

Much of the built environment is protected by statutory designations. There are currently 7 structures (see below) that have Listed Building Status, which means that they have been recognised nationally to be of special character or historical interest.

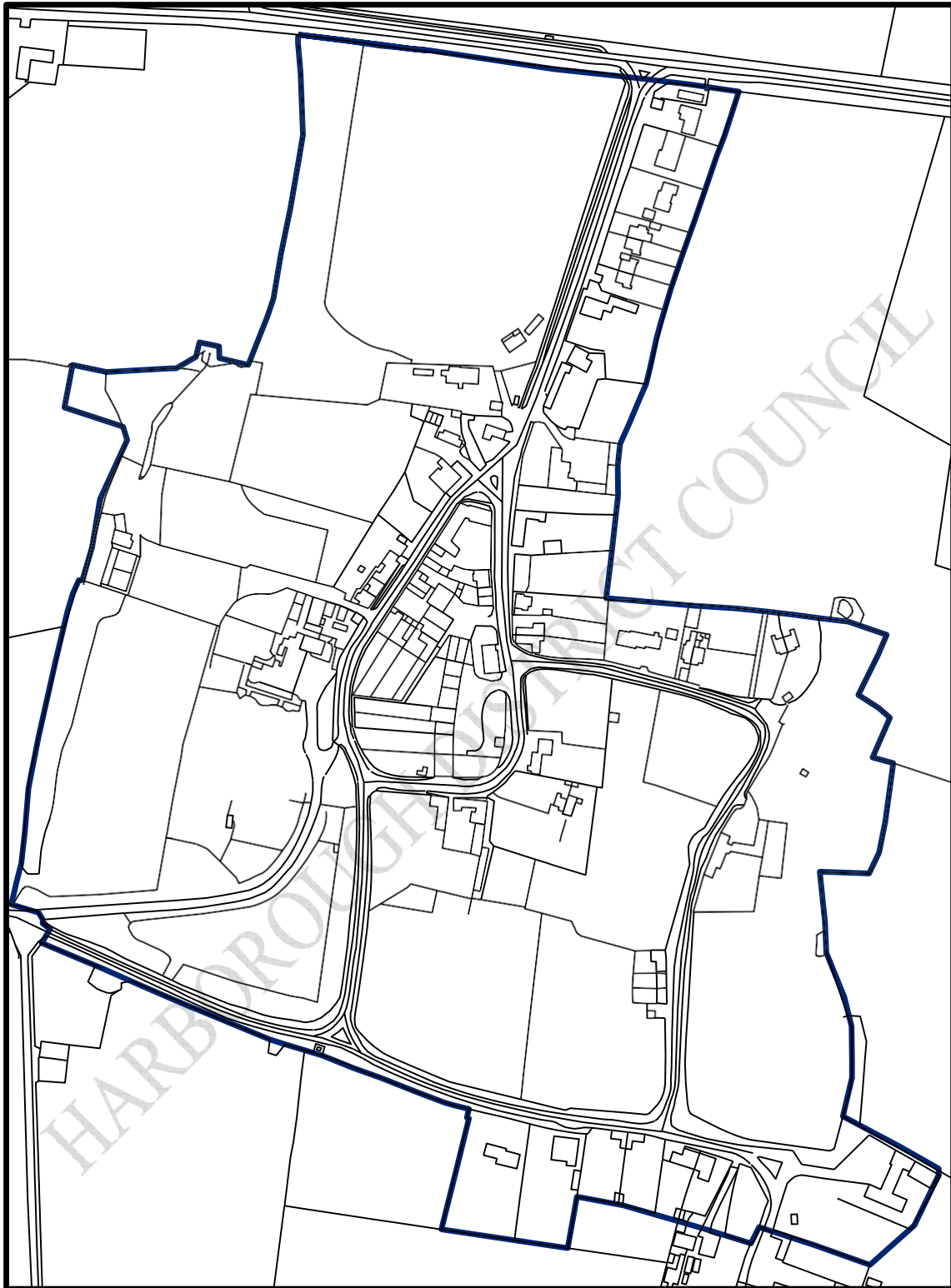
- Boundary wall to the Old Rectory
- Church of St Peter's
- Cottage with attached forge
- Leadclune Court
- The Bell public house
- The Hanbury Schools with attached school houses
- The Old Rectory

Langton Hall, a 17th Century building and grounds registered under the Historic Buildings and Ancient Monuments Act 1953 within the Register of Historic Parks and Gardens by English Heritage for its special historic interest, is in the adjoining West Langton Parish.

There are also two Conservation Areas covering much of the villages of Church Langton and East Langton (see maps below), again in recognition of their special architectural and historic interest.

The Plan supports these national designations and the protection this gives them from inappropriate development.

Figure 4 - East Langton Conservation Area

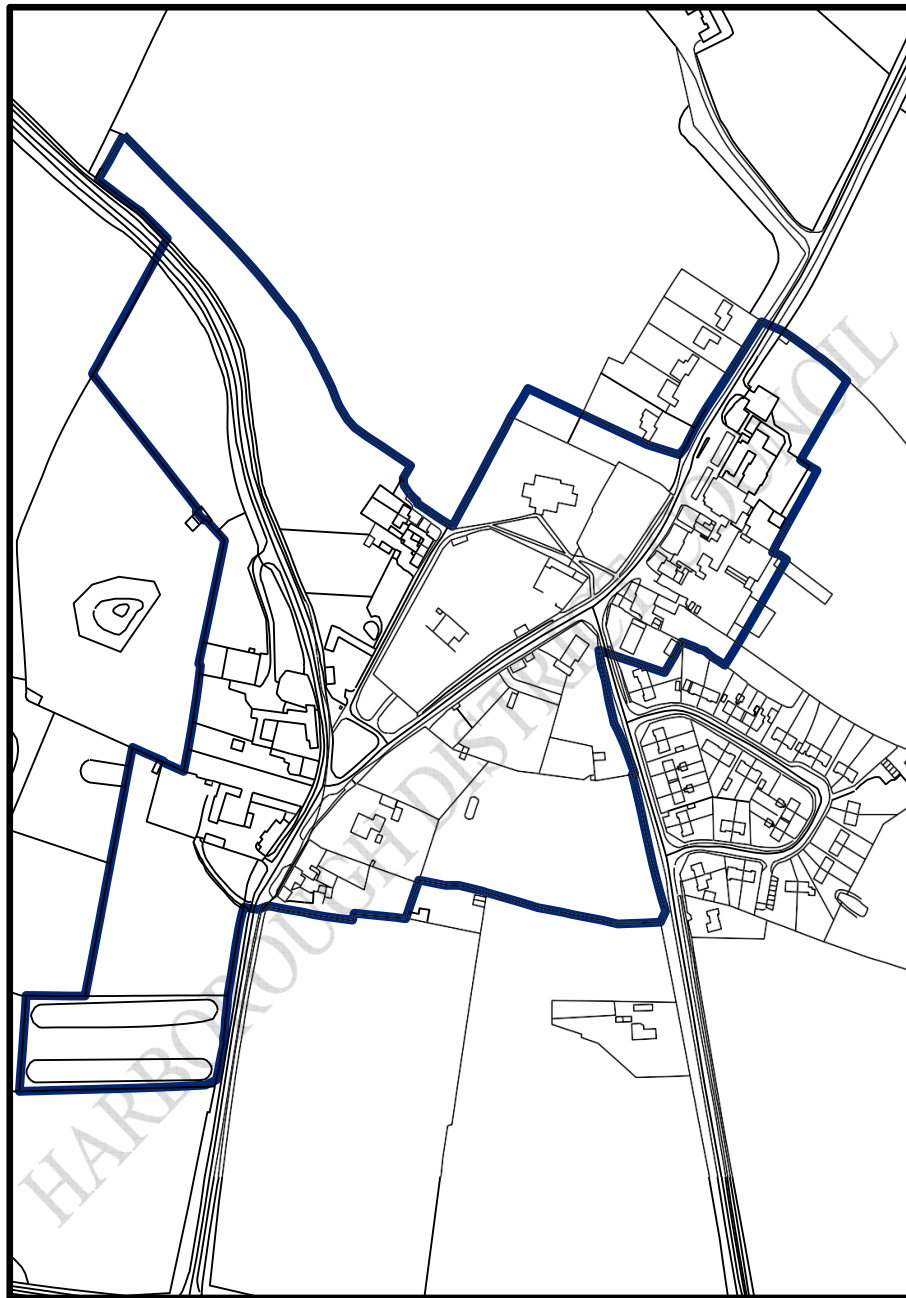


— Conservation Area Boundary 0 30 60 120 180 240 Meters

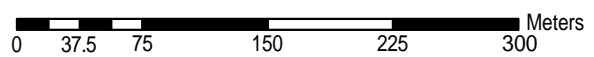
Designated 1972
Boundary Revised 9th March 2005

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District Council 100023843 2004

Figure 5 Church Langton Conservation area



— Conservation Area Boundary



Designated 1994
Boundary Revised: 16th July 2007
©Crown Copyright. All rights reserved. Harborough District Council 100023843 2004

Policy DBE1: PROTECTION OF THE BUILT ENVIRONMENT: CONSERVATION AREAS AND LISTED BUILDINGS – Proposals within a Conservation Area as defined in figures 4 and 5 above, or affecting the setting of these Conservation Areas or a Listed Building will be expected to preserve and enhance them, in accordance with local and national planning policies.

b) Locally Listed Buildings

In addition to the Conservation Area, there is a rich built heritage within the Parish. This heritage is not only important to the Parish, because of its contribution to its history, but also because of the contribution it makes to the distinct and special character of East Langton Parish.

In addition to the nationally recognised ‘Listed’ buildings and the special protection this brings, there are other buildings and structures that have been identified as being locally important to the architectural and historic heritage of the Parish and need to be preserved and enhanced. These local heritage assets do not have statutory protection so are referred to as ‘non-designated’, however the effect of a development proposal on the significance of a local heritage asset should be taken into account.

The reasons as to why these local heritage assets are significant is varied, often going beyond only historical or architectural interest to demonstrate a range of values that all contribute to the distinctiveness and heritage of East Langton Parish.

Policy DBE2: LOCAL HERITAGE ASSETS OF HISTORICAL AND ARCHITECTURAL INTEREST – Development proposals that affect an identified building or structure of local significance or its setting will be required to preserve and enhance the significance and setting of that building or structure.

Locally listed buildings include the following:

- **War memorial**

- Ledclune Court stable block
- House on green in East Langton
- The Grange
- Deene Cottage
- Brooke House and adjoining property 'The Cottage'
- Allotment wall and Churchyard wall
- Langton Arms public house

c) Design

Consultation confirmed the importance of the design of new housing and the need for development to remain in keeping with traditional design in evidence across the Villages within the Parish.

This is reflected in the need for any new development to be in keeping with existing nearby dwellings and in particular to be aware of design features such as porches, use of rendering; roof lines; height.

The Parish of East Langton has a long history, with a wide number of listed buildings and attractive countryside which contributes to a distinctive local character.

Consultation has revealed a desire to protect the character of the Parish alongside the need for the villages to grow and evolve in a sensitive and proportionate manner in order to sustain the community and its facilities.

The policies in this section seek to reflect the design principles which the community believes will help to achieve this aim.

The overall aim is to protect the Parish of East Langton so that it retains its character as a unique and distinctive Parish. The planning system can support this aim to respond sensitively to the wide range of historic buildings, structures, landscapes and archaeology situated within the Parish. These assets form many of its key characteristics, and future development should seek to enhance, reinforce and preserve this distinctive historic environment.

In this section therefore, the Neighbourhood Plan sets out planning policies which seek to identify and protect the distinctive elements which together provide the special qualities of the landscape setting and built heritage of East Langton Parish.

Design requirements

New development proposals should be designed sensitively to sit within the distinctive settlement patterns of the Parish. Existing settlement patterns have grown incrementally over time. The buildings date from many different periods, providing a richness and variety of styles and materials. This traditional rural character should be enhanced by new development and schemes should be designed to ensure that new buildings sit comfortably within the existing settlement pattern, and are respectful of their surroundings, including the countryside. In this regard, the protection of trees is considered to be of great importance for their aesthetic qualities and their role in regulating temperatures, especially in hot weather which can be an issue particularly for older people.

The importance of introducing energy efficient development is amplified by the fact that parts of the Parish are off the gas grid.

The community consider it to be important that new residential development is of the highest standard to ensure that it is in keeping with the majority of residential properties in the village. It is not considered necessary to have a uniform series of properties that all look the same, rather to ensure that new developments respect the features of buildings which make the villages of east and Church Langton desirable places in which to live.

New development proposals should be designed sensitively to ensure that the high quality built environment of the Parish is maintained and enhanced, particularly where schemes are located within or in close proximity to the Conservation Areas. New designs should respond in a positive way to the local character through careful and appropriate use of high quality materials and detail. Proposals should also demonstrate consideration of height, scale

and massing, to ensure that new development delivers a positive contribution to the street scene and adds value to the distinctive character of the area.

Policy DBE3: DESIGN – This policy will apply to all new commercial and residential developments, including one or more houses, and replacement dwellings.

All development should continue to reflect the character and historic context of existing developments within the Parish. However, contemporary and innovative materials and design will be supported where positive improvement can be robustly demonstrated without detracting from this historic context. The following criteria should be met:

- a) The design of developments should recognise the distinctive local character of the Parish and sensitively contribute to creating dwellings of a high architectural and rural quality;
- b) Materials in any new development should complement the established vernacular in the use of natural, local resources and colours;
- c) Height should be restricted to two storey with careful design of roof elevations particularly on rising ground. In general, clay, slate or stone roofing materials should be used;
- d) Flat roof dormer windows and Velux-style windows, where permission is required, should be avoided;
- e) Enclosure of plots should be of native hedging, rural wooden fencing, or brick wall of rural design;
- f) Developments should be enhanced by landscaping with existing trees and hedges preserved whenever possible;
- g) Any new development adjacent to a listed building or buildings of historic interest and/or open space as defined in Policy DBE1 & DBE2 should be sensitively designed to conserve and enhance the setting form and character of the building and/or space;

- h) Development should incorporate sustainable design and construction techniques to meet high standards for energy and water efficiency, including the use of renewable and low carbon energy technology, as appropriate; and
- i) The following items must also be considered early in the design process and sympathetically integrated into the overall scheme:
 - a. Screened bin stores and recycling facilities
 - b. Cycle stores
 - c. Meter boxes
 - d. Flues and ventilation ducts
 - e. Gutters and pipes
 - f. Satellite dishes and telephone lines
 - g. Lighting

7.6 – The Natural and Ecological Environment

a) Context and history

The area now covered by this Plan has been inhabited for at least 10,000 years. Archaeological finds and sites prove occupation here in the Mesolithic, Neolithic and Iron Ages, while the British (Celtic) people who became ‘Romanised’ had farms and villas here. But it was during the ‘dark ages’ following the end of Roman occupation that the present-day Langtons first appeared out of the ‘wildwood’.

The parish of East Langton is in the corridor through which Anglo-Saxon settlement of the midlands and north spread: from Europe, through East Anglia, up the Welland valley to Medbourne, then over the hills toward Leicester, in about 500 AD. The first Anglo-Saxon settlement locally was probably on the future site of Church Langton, because this is where, soon after 720 AD, an early Christian church was built, at what must have been an older British site close to the sacred well of Anu (now St Anne’s well). This Langton (‘Langton’ is an Anglo-Saxon place-name) became the centre of a large pre-Conquest estate comprising all four modern Langton civil parishes.

East Langton village developed (possibly beside the remains of an older fortified site) in the early middle ages as a daughter settlement of Church Langton. Both were components of one large medieval manor. While Church Langton continued as the ecclesiastical centre, East Langton became the economic centre from which the three open fields were worked, and it was East Langton which grew fastest, having the larger population of the two until the 20th century.

The houses of medieval Church Langton clustered round the church, surrounded by, but not closely related to, the manor’s open fields. East Langton, on the other hand, developed as a more typical medieval village of streets, cottages and crofts, homes of the freemen and villeins who shared rights on the acreages of farmland across the manor.

Church Langton changed substantially in the late 18th and 19th centuries with the rebuilding of most of the 13th century St Peter’s church, the building of several substantial houses and, later, the remodelling associated with the Hanbury Estate. East Langton is a largely 18th century rebuild of the medieval village; it is still essentially a 1792 village on a medieval street plan.

Most woodland was cleared early in the Langtons' history, but the fields – now mainly grazing land – the two brooks in their natural valleys and the panoramic views from the Langton ridge still include pockets of precious and locally important biodiversity.

Over 1500 years of history have given East and Church Langton distinct characters and distinctive natural and built environments. It is these different and shared characteristics that the two communities wish to preserve as part of the parish's planned, sustainable development. The benefits to public health for retaining open spaces in the Parish have been highlighted through consultation.

b) Protection of sites of environmental significance

An environmental inventory (appendix 2) of all unbuilt land in the parish was carried out between July 2015 and February 2016. Information was compiled from existing sources (national and local designations, records and mapping) and fieldwork, together with the results of consultation (open events and questionnaire) with residents.

Thirty sites were identified both as having significant environmental features (wildlife, history, landscape, etc.) and as being valued by the community. These sites were assessed and scored using the criteria in the National Planning Policy Framework (NPPF 2012), and the six highest scoring (70% and over) are proposed as those best representing the Plan Area's most important, characteristic and valued open spaces. Their protection is regarded as essential and is fully compatible with the aims of sustainable development in the Plan Area.

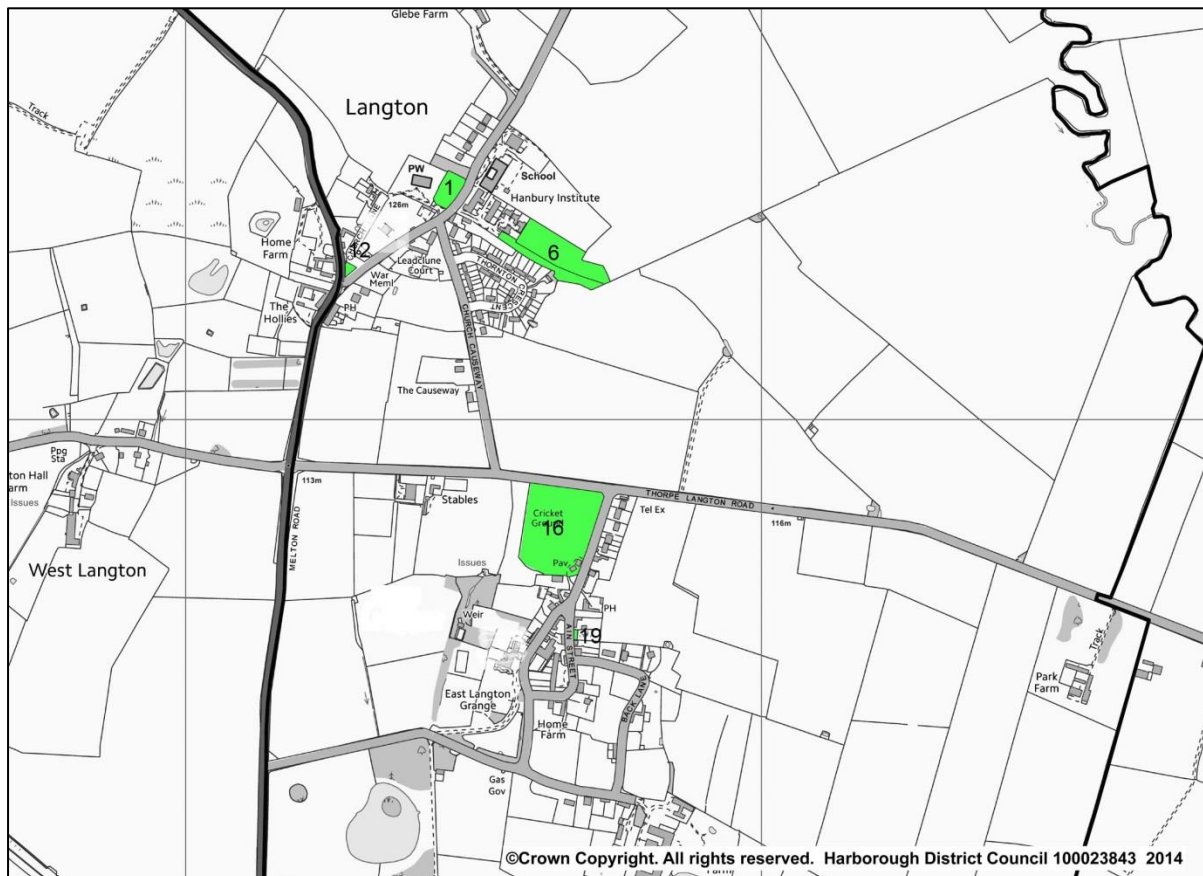
Policy ENV 1: PROTECTION OF LOCAL GREEN SPACES – The following sites are proposed for designation as Local Green Spaces (LGS). Development proposals that result in their loss, or in any harm to their biodiversity, historical features, character, setting, accessibility or amenity value will not be permitted.

- Church Langton allotments (inventory site 1)
- 'Thorpe path' Open Space, Church Langton (6)
- Village 'green', Church Langton (12)

- Cricket Ground, East Langton (16)
- Coronation Gardens, East Langton (19)

See figure 6 below, and Environmental Proposals map (figure 12)

Figure 6. Proposed Local Green Space sites. Numbers refer to entries in Environmental Inventory (see Appendix 2)

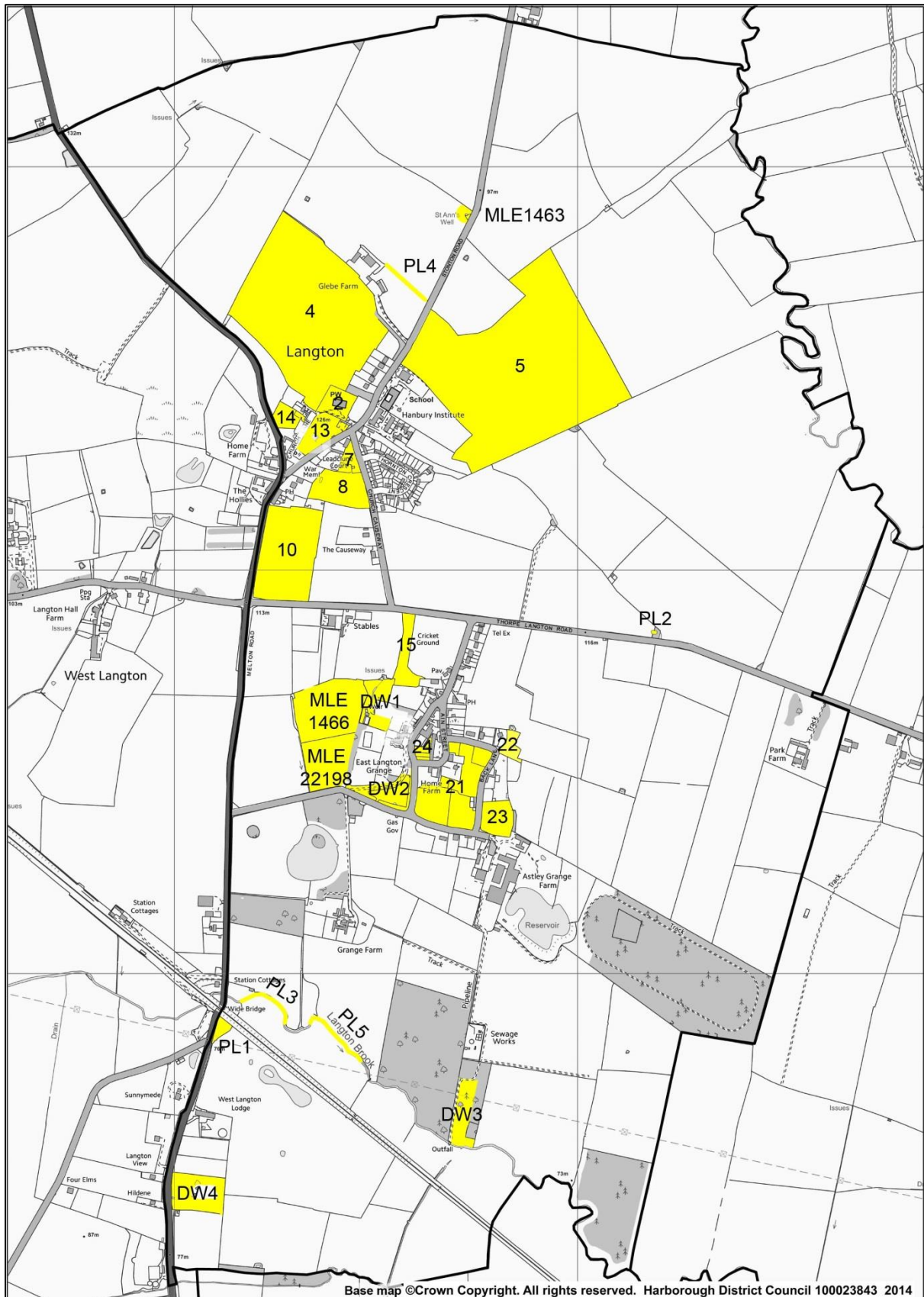


The remaining 24 sites have significant natural or historical environment features but do not score as highly, particularly under the NPPF community and amenity criteria: some are formally inaccessible, or are distant from the settlement areas. Of these, those scoring 41% (15/36) or over are deemed to be key to preserving the characteristic environment and landscapes of the parish. While their combined area is less than 9% of the total area, these are the only sites in the Plan Area where significant, extant, natural and historical heritage still survives. Every effort should be made to resist development which threatens or damages them.

Policy ENV 2: OTHER ENVIRONMENTALLY SIGNIFICANT SITES – The sites listed (appendix 2) and mapped (figure 7 below and appendix 3) have been identified as being of local significance for their environmental features (natural and/or historical). They are ecologically important in their own right, their historical features are extant and have visible expression, and they are locally valued.

The protection and enhancement of the identified features of sites shown on figure 7 and listed in Appendix 2 as 'Other Environmentally significant sites' will be supported.

Figure 7. Other environmentally significant sites. Numbers are in Environmental Inventory (appendix 2)



c) Biodiversity

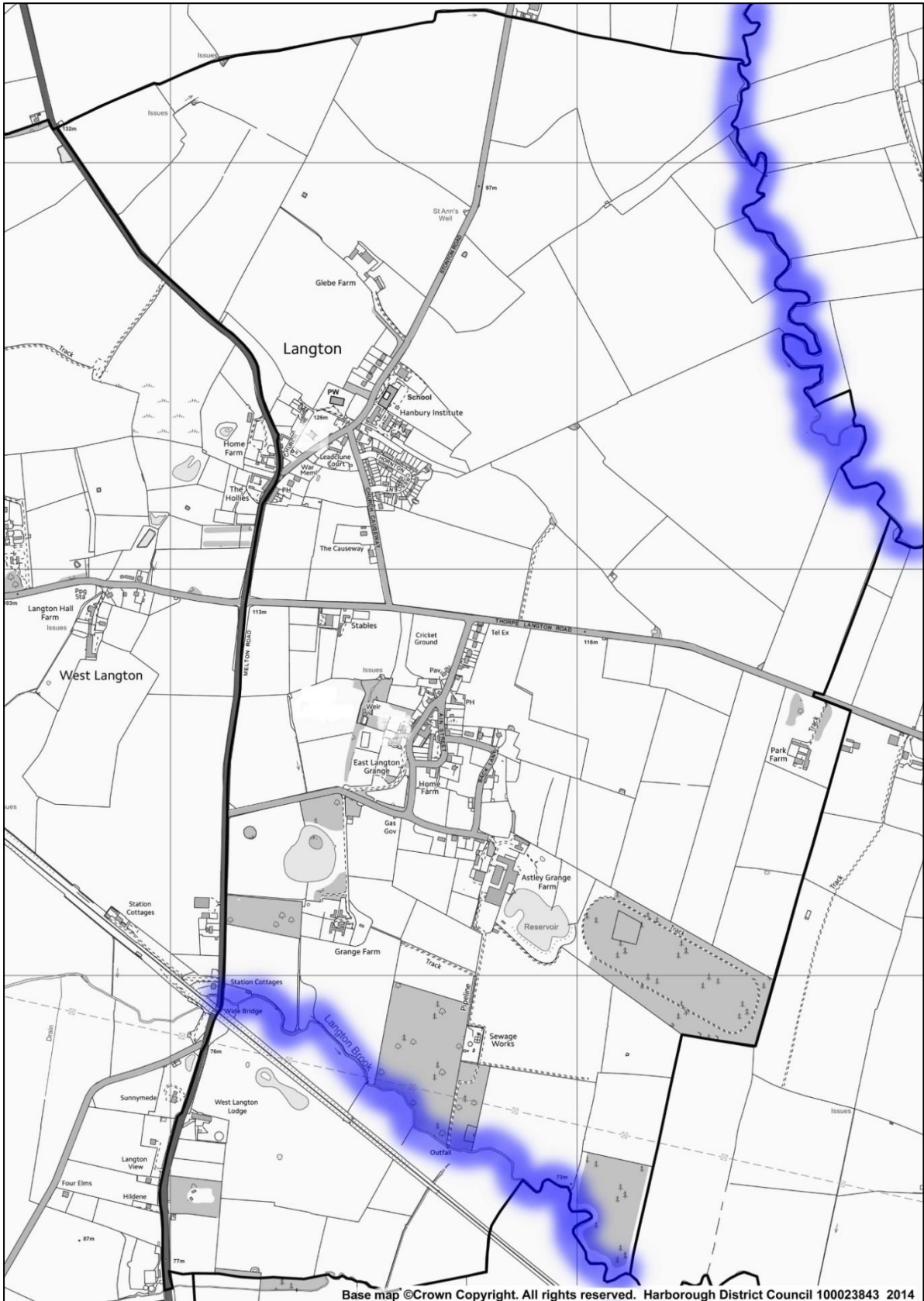
As noted elsewhere, East Langton is a parish with a few isolated pockets of locally important habitat, little woodland and few species-rich hedgerows. Although much of the farmland is, or has been, under Entry Level and Higher Level Environmental Stewardship, overall biodiversity across the Plan Area is relatively low. The need for every Parish to make its own contribution to reversing the current threats to and loss of priority habitats and species is recognised in East Langton; the following Policy and related Community Action are aimed at protecting the species and habitats that remain here and to begin the process of restoring lost habitats and enhancing biodiversity.

Biodiversity enhancement (species and habitats) is supported by the NPPF, which is itself compliant with the European Habitats Directive 1992 (*Council Directive 92/43/EEC on the Conservation of natural habitats and of wild fauna and flora*) and the UK *Conservation of Species and Habitats Regulations, 2010, Amended 2012*.

POLICY ENV 3: BIODIVERSITY

- a) Development proposals will be expected to protect local habitats and species, especially those covered by relevant European and English legislation and, where possible, to create new habitats for wildlife;
- b) The Plan will designate two wildlife corridors as shown (map below) along the flood plains of Langton Brook and Stonton Brook; and
- c) All new housing development of one unit or more will be required to contribute towards the improvement of the wildlife corridors.

Figure 8. Proposed wildlife corridors



d) Trees and hedges

For historical reasons there is a complete absence of natural and semi-natural woods in East Langton parish. However, trees and hedges are a significant feature of the Plan Area; they make an important contribution to the landscape and character of the area and enhance biodiversity. They are of two types: planted (ornamental) trees in the two villages (a combination of trees and shrubberies in the 19th and early 20th century landscaped grounds of the larger houses with late 20th century garden, roadside and amenity planting); and standard trees in 18th–19th century field hedgerows.

Both Church Langton and East Langton have conservation areas, in which trees are afforded some protection; in addition, other individual trees and significant groups are protected under Tree Preservation Orders, including those along Stonton Road, the lane to Glebe Farm and along the northern edge of the Churchyard (all in Church Langton).

Hedges have some protection under current legislation (Hedgerows Regulations, 1997) but the majority of trees across the parish are left without protection at present. Finally, no Phase I Habitat Survey has been undertaken by County Ecologists, so no trees have been designated as Local Wildlife Sites by Natural England.

Consultation shows that trees and hedges are highly valued by the local community, who wish to see them protected wherever possible.

POLICY ENV 3: TREES – Development proposals that damage or result in the loss of trees and hedges of good arboricultural, ecological and amenity value will not normally be permitted. Proposals should be designed to retain trees and hedges of arboricultural, ecological and amenity value. Proposals should be accompanied by a tree survey that establishes the health and longevity of any affected trees.

e) Ridge and furrow fields

Like almost all other rural settlements in the Midlands (and across lowland northwest Europe) the open land of East Langton parish was almost entirely medieval ploughlands from the 12th century until the time of its Enclosure

(1792). Historically, however, the parish had an interesting and uncommon arrangement of these open fields.

The fields were used by people from both villages (under a succession of landlords) to grow a rotation of arable crops and to feed livestock. Centuries of ploughing produced the earthworks now known as ridge and furrow. Some Langton fields were turned over to grazing land, and the tenants and owners gave up their common rights, in 1744; all the rest were similarly Enclosed in 1792. The surviving ridge and furrow fields provide a surviving, extant record of this unique parish history.

East Langton was the original settlement and it is recorded in the Domesday Survey of 1086 as Langetone. Its name derives from Old English, lang + tun, meaning long farmstead or estate. The Leicestershire Survey of c1130 shows the first spilt of the land unit into Langetone, East-Langton and alia Langetone, or 'another Langton', modern day West-Langton. Thorpe-Langton was recorded in 1086, as torp, and later, in 1277, as Thorp iuxta Langton, indicating a dependant settlement on Langton. Church-Langton however, is not recorded until the early fourteenth century as Kirk(e) Lanegton.

The church was probably there at the time of the Domesday Survey but was not recorded, as was the case for most churches. The church is believed to have been built as an isolated church on a pagan site, probably around the 9th century, and is thought to have been an Anglo Saxon minster. These churches were the very early churches in England and were usually built in prominent positions, often isolated, and on sites of pagan worship. A settlement frequently grew up around the church.

The villages of modern day East, West and Thorpe Langton all lie below the top of the ridge on a line natural springs which supplied their water. Church Langton has no natural springs, the nearest one being St Anne's well down the Stonton Road. Its lack of water supply meant it did not develop until later.

The name of the parish containing both East and Church Langton is East Langton parish, with Church Langton being a secondary settlement. The existence of parish boundaries goes back before the 1300s.

Reflecting the national trend (loss of between 95% and 100% per parish, mostly since 1940), East Langton has lost a majority of its ridge and furrow

fields. Only 16 of the c.90 fields (17% by number, 16% by area) in the parish retain well-preserved examples (map below).

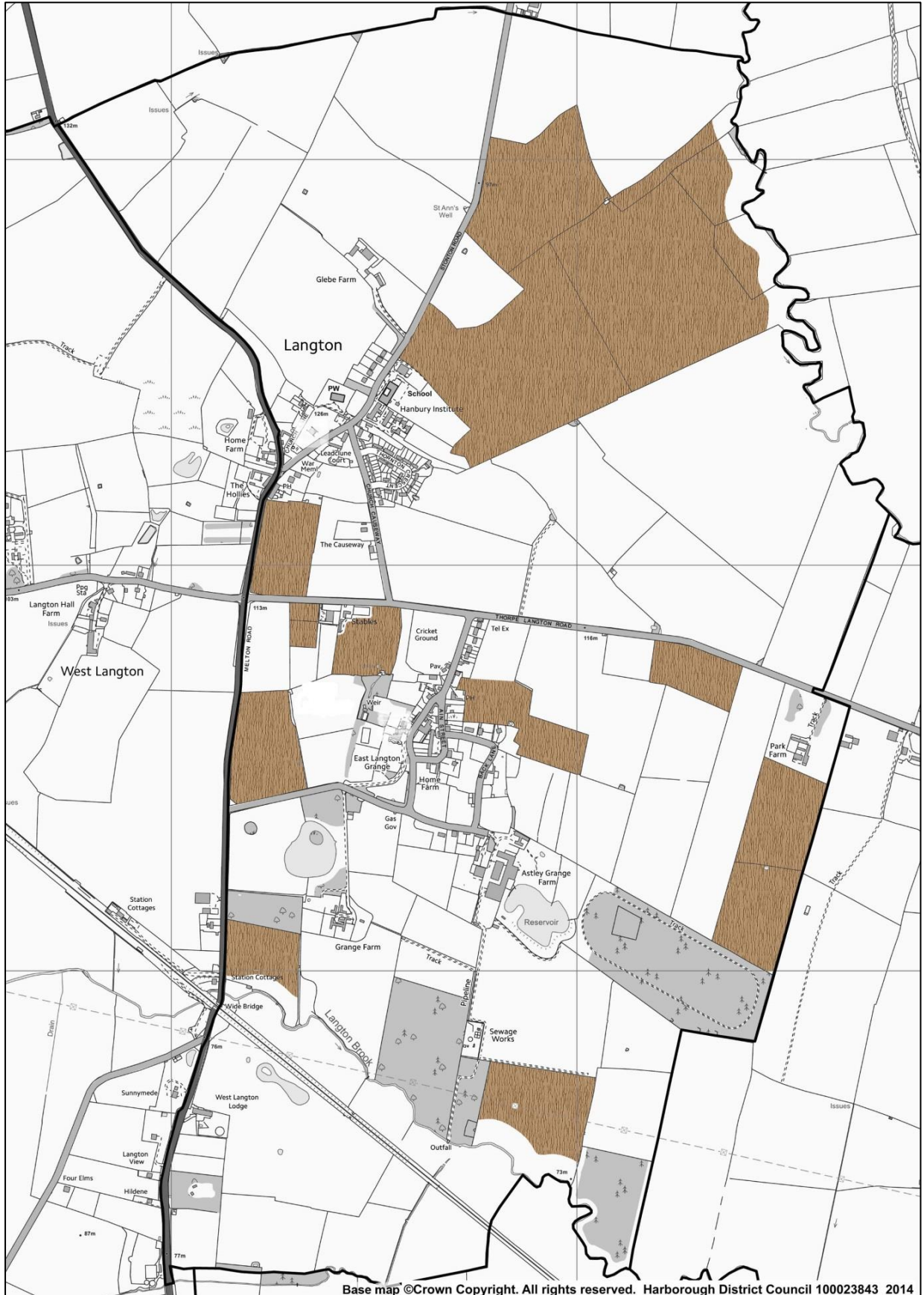
In English legislation, except for the few that are also Scheduled Monuments, ridge and furrow fields are not protected, despite a recognition that “as the open field system was once commonplace in NW Europe, these [surviving] sites take on an international importance” (English Heritage, 2012).

While individual fields in the Plan Area are not claimed to be of international importance, they are an important part of the distinctive character of the parish. They are valued by the local community and any further, avoidable, loss of ridge and furrow in East Langton would be irreversibly detrimental. This policy not only seeks to protect the remaining ridge and furrow fields from development, but highlights their importance to the community, especially bearing in mind that many of the threats to ridge and furrow fields often involve types of development and practices that do not require planning approval.

POLICY ENV 4: RIDGE AND FURROW FIELDS

Ridge and furrow earthworks are non-designated heritage assets. Development proposals that adversely affect or damage an identified surviving area of ridge and furrow will be resisted.

Figure 9. Well-preserved surviving ridge and furrow earthworks in the Plan Area



f) Protection of views of local importance

Consultation during the Plan's preparation identified a widely-held wish to protect the rural settings of the settlements of East and Church Langton, in particular their relationship with one another and with the surrounding farmland and the wider landscape. Church Langton's hilltop position is especially characteristic, while maintaining its geographic, but not social, separation from its medieval daughter settlement of East Langton is regarded as important.

One of the main ways in which residents expressed this wish was by describing a number of important views within, between, away from and toward the two villages. These consultation findings were supported by the environmental inventory, which although principally aimed at identifying sites of environmental significance also confirmed the sight-lines of the suggested views and mapped them.

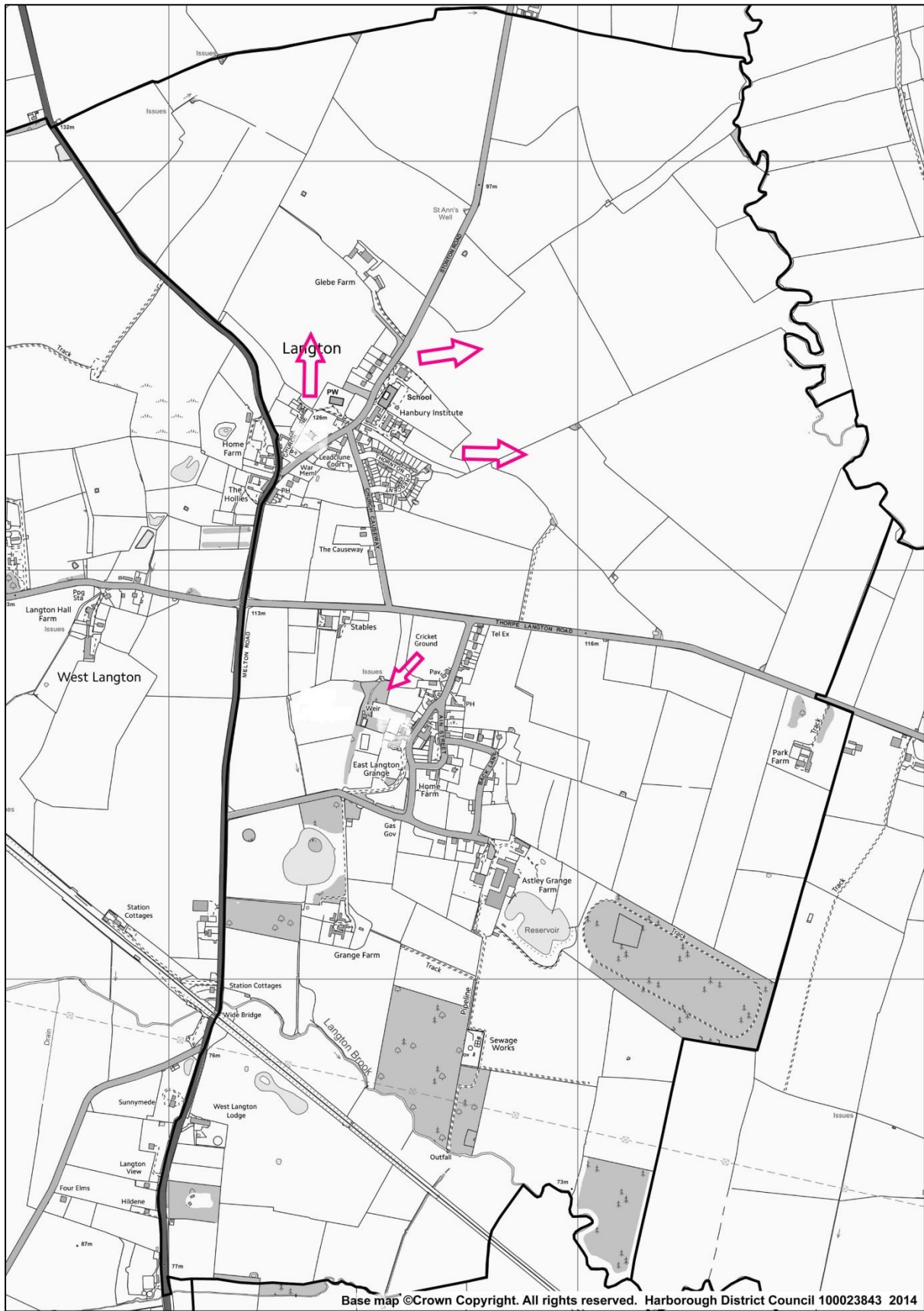


POLICY ENV 5 PROTECTION OF IMPORTANT VIEWS: Development that impacts on the following locally important and valued views (map below and figure 10) will not be supported unless in exceptional circumstances:

- i. North from the west door of St Peter's Church and the churchyard toward the open fields (its medieval context)
- ii. East from the northern limit of Church Langton village across ridge and furrow fields and over the valley of Stonton Brook to Langton Caudle
- iii. East and southeast from the start of footpath A79 in Church Langton toward Stonton Brook, the Caudle and Thorpe Langton village
- iv. Across and southwest from East Langton Cricket Ground

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Figure 10. Important views in the Plan Area



Areas of Separation

The Parish is made up of two villages – Church Langton and East Langton. Each has its own history, identity and character.



Consultation shows that maintaining the separation of the two communities is important to ensure that the distinct identity and character of these two villages is maintained. In addition, the field abutting the Parish boundary which separates East Langton from West Langton is important to ensure the continued separation of the villages.

POLICY ENV6: AREA OF SEPARATION – Development proposals which would reduce the separation of Church Langton and East Langton and between East Langton and West Langton Parish boundary as shown on the map (figure 11) and the Environmental Proposals map (fig 12) will not be supported.

Figure 11. Areas of separation

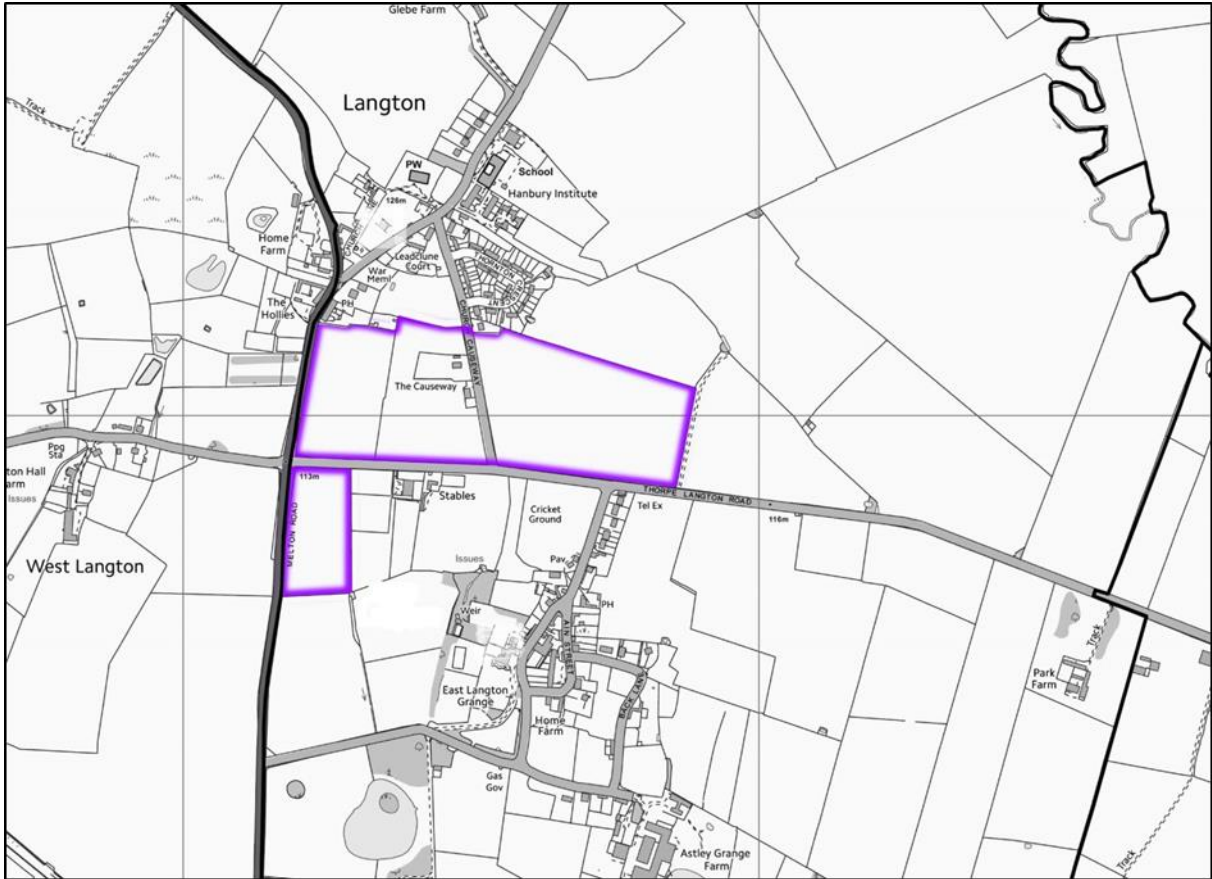
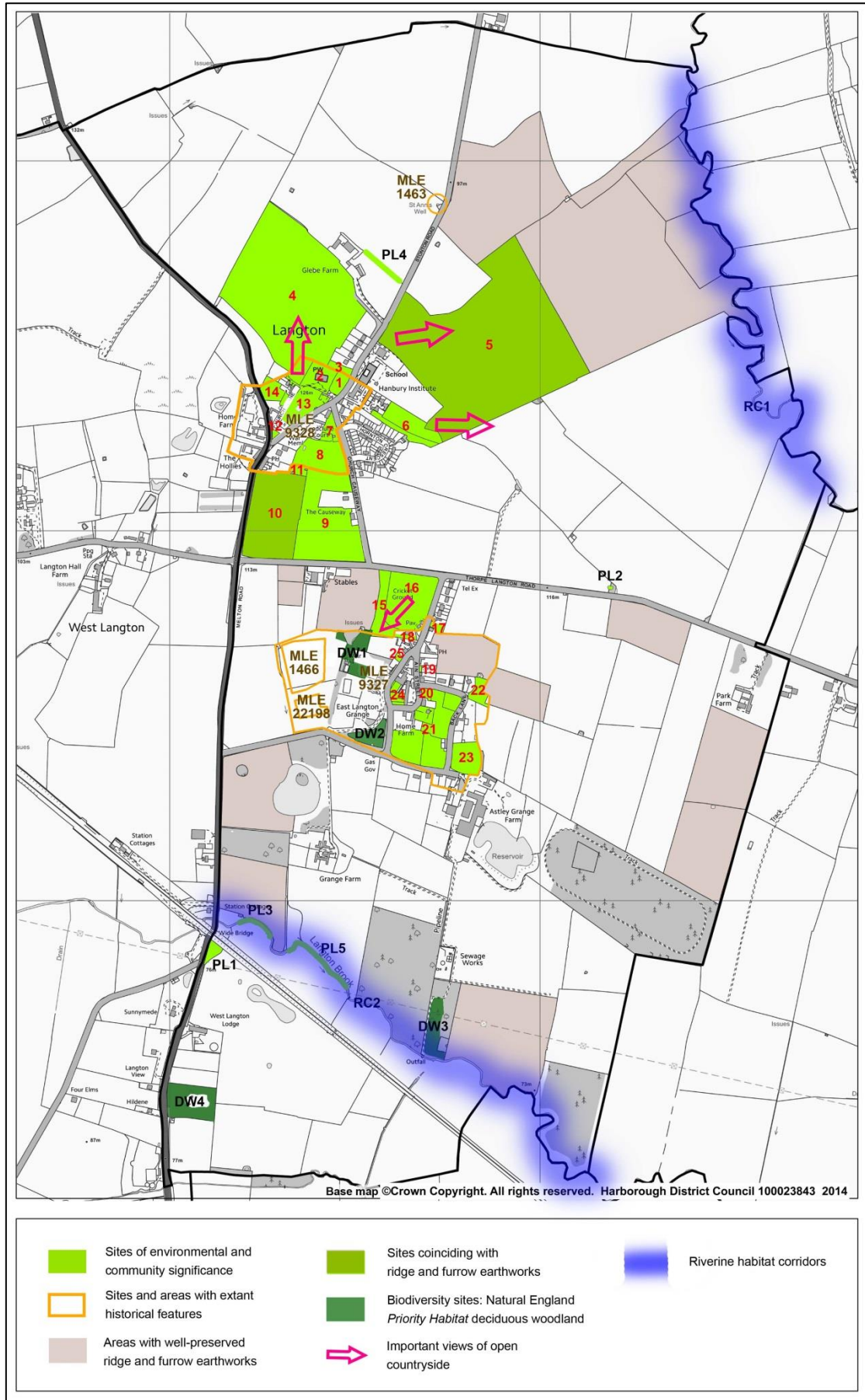


Figure 12 - Environmental proposals map



7.7 Traffic, Parking and Transport

a) Traffic Management

Transport and accessibility is key to enable people to move between locations, especially in a rural setting such as the Parish of East Langton where people often have to travel long distances to access key services such as work, education, healthcare and shops.

At the same time the demand for travel needs to be balanced with the need to reduce congestion and some of other potential negative effects such as road safety and impact on the environment.

The consultation shows that this is a serious concern for many residents. They are especially concerned about road safety, noise, roadside damage and vehicle emissions associated with the growing volume and speed of traffic travelling along Back Lane in East Langton Village, a narrow road unsuitable for use by large vehicles. Residents wish to minimise the impact of additional traffic using narrow roads, including Back Lane, generated by new development.

POLICY T1: TRAFFIC MANAGEMENT – Development proposals will not be supported if the cumulative impact of additional traffic on the local highway network (including on narrow roads within the conservation areas) is severe, unless appropriate mitigation measures are undertaken.

b) Congestion

Parking and vehicular movements are a particular issue in the Village of Church Langton on Stonton Road at school drop-off and pick-up times.



Community Action 2: CONGESTION – ‘Safe routes to school’ policies will be supported and the use of the Community Hall car park by parents is encouraged, with the agreement of the Hanbury Charity who own the freehold, for as long as support for this use is available.

Traffic management arrangements will be pursued to enhance safety for children at school drop-off and pick-up times.

c) Footpaths, Footways and Bridleways

The Parish has an abundance of footpaths, footways and bridleways (including a section of the Leicestershire Round). These are important for health, the environment and well-being of residents as well as helping people get around.

POLICY T2: FOOTPATHS, FOOTWAYS AND BRIDLEWAYS – Improvements (including signage) to the network of footways and footpaths will be supported. Development proposals that will adversely affect existing footways and footpaths will not be permitted except in special circumstances or where appropriate mitigating measures can be provided.

The retention and enhancement of the public transport system was identified through consultation as an important feature for those living in the Parish. It

is under threat through cuts in public services and this has resulted in a reduction in the frequency of the service which is a concern to older and disabled people living in the Parish as well as younger people without their own transport.

Community Action 3: PUBLIC TRANSPORT – The Parish Council will work with the Highways Authority, transport providers and developers where appropriate to preserve and where possible enhance the public transport service for the Parish to ensure that the service number 44 is more ‘joined-up’ and better able to connect with arrival and departure times of trains at Market Harborough Railway Station.

8. Monitoring and Review

The Neighbourhood Plan will last for a period of 15 years. During this time it is likely that the circumstances which the Plan seeks to address will change.

The Neighbourhood Plan will be regularly monitored. This will be led by East Langton Parish Council in conjunction with Harborough District Council as the local planning authority on at least on an annual basis. The policies and measures contained in the Plan will form the core of the monitoring activity, but other data collected and reported at the Parish level relevant to the delivery of the Neighbourhood Plan will also be included.

The Parish Council proposes to formally review the Neighbourhood Plan on a five-year cycle or to coincide with the review of the Harborough Local Plan if this cycle is different.