

EAST LANGTON PARISH

NEIGHBOURHOOD PLAN

COMMUNITY ENGAGEMENT DROP-IN EVENT

14/16 JUNE 2016

CONSULTATION ANALYSIS



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# 1. Background

## a) Project Brief

East Langton Parish Council organised two open events in the Parish in June 2016 to share the emerging policies with those who live and work in the Parish. The first took place at the Langton Community Hall in Church Langton on 14 June 2016 from 6:00 pm until 9:00 pm and the second took place at the East Langton Cricket Club on 16 June between the same times.

The aim of the events was to help engage the community in the development of the Neighbourhood Plan and to seek comments on the emerging policies – including Local Green Space and environment; community facilities; housing and design; transport and business.

## b) Publicity

The drop-in event was promoted in a variety of ways:

- Leaflets were produced promoting the event and delivered to each household in the Parish
- Members of the Parish Council spoke to villagers to inform them of the event and to encourage attendance.
- The Parish Facebook page advertised the event including prompts on each evening.

## c) List of attendees

A list of attendees is available separately.

54 people attended the events across the two days.



## 2. Format of Each Event

### a) Process on the day

Sign in	Members of the Parish Council welcomed attendees on arrival and asked them to complete a contact sheet to record attendance. Arrangements for the Open Event were explained.
Background	The first displays introduced Neighbourhood Planning and described the process. Copies of explanatory booklets were available on the display stands.
Information	Copies of finalised Neighbourhood Plans were available for people to read as they walked around the displays.
Consultation on key issues	<p>A series of display boards were spread across the room, each of which focussed on the emerging policies within the draft Neighbourhood Plan:</p> <ul style="list-style-type: none"> <li>▪ Housing – housing mix, design and heritage</li> <li>▪ Environment –Local Green Space and other environmental protections</li> </ul>



- Transport
- Businesses and Employment
- Community Facilities

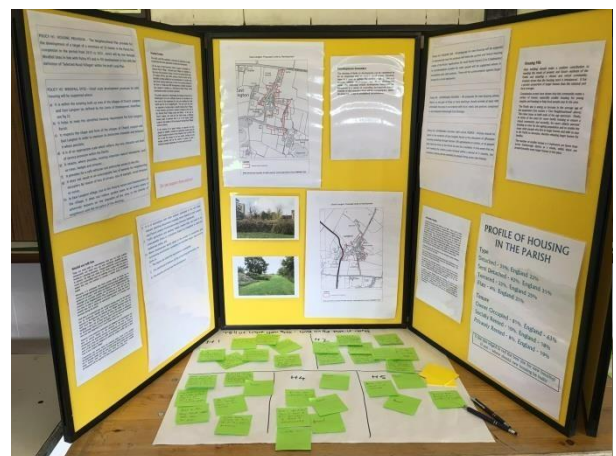
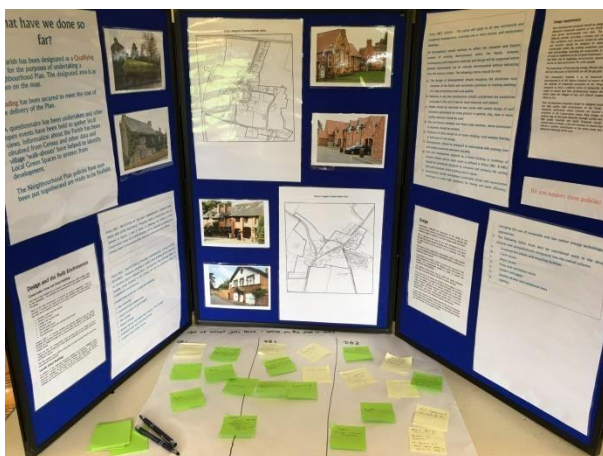
Having read the displays, attendees were asked to comment on each policy using post-it notes and to place them on flip-chart paper alongside each display.



## b) Display Boards

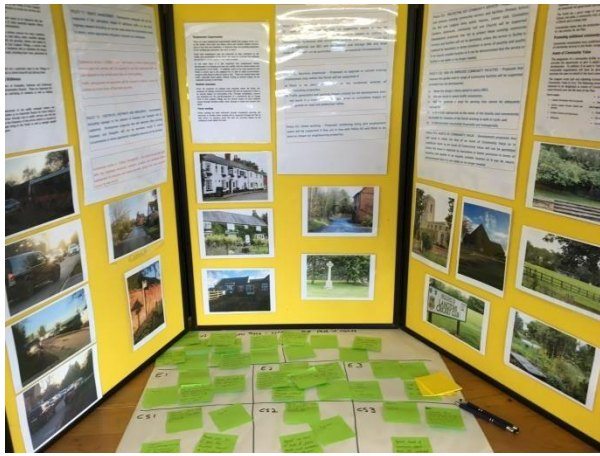
Progress

Housing

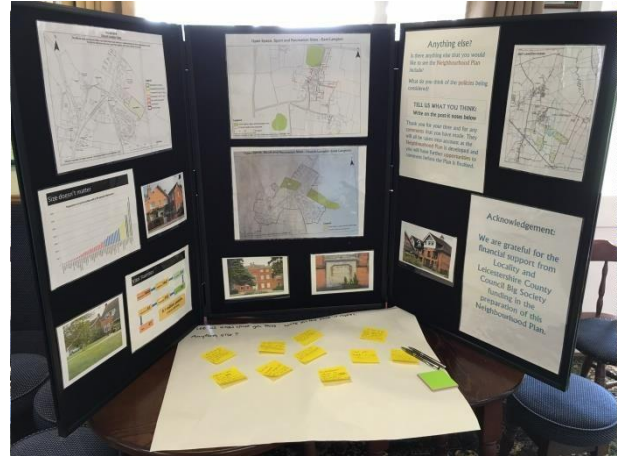


Employment

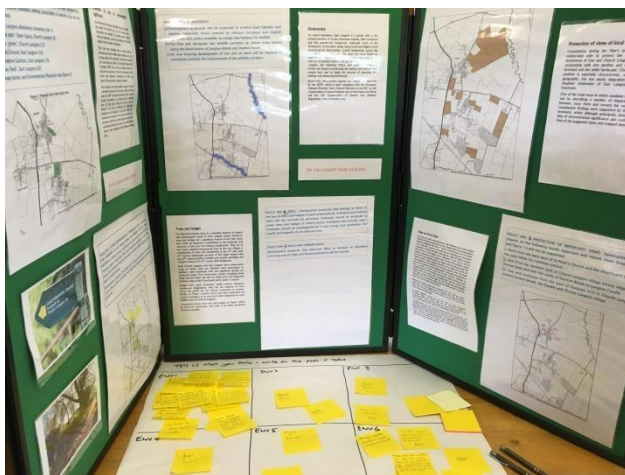
Open Space



Environment



What next?



### 3. Consultation findings

People were asked whether or not they supported the policies in the draft Neighbourhood Plan.

**POLICY H1: HOUSING PROVISION** - The Neighbourhood Plan provides for the development of a target of a minimum of 16 homes in the Parish for completion in the period from 2015 to 2031, which will be met through Windfall Sites in line with Policy H3 and in-fill development in line with the definition of 'Selected Rural Villages' within the draft Local Plan.

6 people in agreement.

Comments:

- I agree with the policy, that some housing can be met in windfall sites. I don't believe we need more than 16 homes
- We must stop the new build proposal of 15 houses behind Old School Walk!
- Sensible policy, allows building but not out of control. Old School Walk is an issue!
- When looking at housing, important to calculate the increased daily vehicle movements per day to determine intra-village road safety/traffic management considerations
- Glad stopped the build on school field as is a much used fields by the community
- At present, CL has only one open key service, the primary school. Until such time as the pub reopens then it is illogical to state that CL, like EL, is a sub-select rural village.

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 of 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.

7 people in agreement

Comments:

- Agree. Houses need to be in keeping with the village and its boundaries
- If this is adopted it will be great
- Agree. Very important to preserve open green spaces that are a special feature of villages (e.g. cricket pitch, Coronation Gardens)
- Agreed, especially f), as traffic especially around school times is heavy in Church Langton
- I fully support this policy with no development of both the East Langton cricket pitch and the area behind the school in Church Langton. Development on either sites would ruin the atmosphere of the Parish.
- In agreement, particularly that any traffic generation and parking impact created does not lead to further congestion on the villages' roads and lanes
- Why is the "field" on Stonton Road shaded in grey?
- Windfall site development is key to provision of housing whilst maintaining the character of the village and ensuring green space is preserved for community use
- Where will the 16 units go? (not Stonton Road)

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 supported where in accordance with other policies. There will be a presumption against larger homes (4 or more bedrooms).

8 people in agreement

Comments:

- In full agreement with this policy. The village should be able to meet the housing needs of young families and older residents going forward
- Yes we need more smaller homes in the village
- Smaller houses should be those up to 4, not 3, bedrooms

- Homes suitable for elderly people will require adequate provision of rural bus transport to make them affordable to live in
- Important to have affordable rented properties for young families and older people
- Church Langton limit to development seems fair and proportionate. No closer to E. Langton!

Policy H4: AFFORDABLE HOUSING - All proposals for new housing where there is a net gain of three or more dwellings should provide at least 40% affordable housing in accordance with local needs and policies contained in the Adopted Harborough Core Strategy.

10 people in agreement.

Comments:

- Yes we need affordable housing
- Affordable homes
- What is affordable? Need to define the price parameters or relate to shared ownership

Policy H5: AFFORDABLE HOUSING AND LOCAL PEOPLE - Priority should be given to the residents of East Langton Parish in the allocation of affordable housing including through Section 106 agreements or similar, or to people who need to move to the Parish to care for a resident. In the event that no one meeting the criteria comes forward within a period of 3 months, the residence criteria can be extended to people living across the District.

7 people in agreement.

Comments:

- Agree – but how would it be enforced?
- Space for development too limited in E. Langton

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.

4 people in agreement.

Comments:

- Agreed. We need local business to be supported
- Survey today the number of households with someone working from home – this trend will grow over the coming years

Policy E2: Business expansion - Proposals to upgrade or extend existing employment sites within the Parish will be supported if:

- a) There is no detrimental impact on the residential amenity of surrounding properties.
- b) Traffic generation and parking impact created by the development does not result in a severe or unacceptable direct or cumulative impact on congestion or road and pedestrian safety.

5 people in agreement.

Comments:

- Strongly agree! Existing businesses should be supported to ensure villages remain vibrant and viable throughout the day/week
- Agreed where expansion is reasonable without major impact
- Agree. Roads etc. need to be up to the traffic
- It is important to prevent “Trojan horse” development by applicants claiming they “need” a home – see Langton Road!

Policy E3: Home working – Proposals combining living and employment space will be supported if they are in line with Policy H2 and there is no adverse impact on neighbouring properties.

8 people in agreement.

Comments:

- 100% agree. Homeworking should be encouraged
- Agree – internet and mobile signal needs to be improved though!
- Technical Broadband/Internet should be included in planning to facilitate home working and childrens’ education

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.



6 people in agreement.

Comments:

- Agreed. Any loss of these key facilities should be disallowed
- Agree. Key services to preserve for the benefit of all and open spaces and sports facilities
- Agree. Our key community services should be protected.

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.

5 people in agreement.

Comments:

- Agreed. We have a lack of public spaces and amenities in the Langtons
- Agree. New and/or improved community facilities should be welcomed

Policy CS3: ASSETS OF COMMUNITY VALUE - Development proposals that will result in either the loss of an Asset of Community Value or in significant harm to an Asset of Community Value will not be permitted unless the Asset is replaced by equivalent or better provision in terms of quantity and quality in an equally suitable location or it can be clearly demonstrated that it is not viable or no longer needed.

5 people in agreement.

Comments:

- Agreed. Assets of community value must be protected at all cost
- “Langton Arms” can only be “locally listed” if there is a business/economic/financial case to sustain it.

Policy DBE1: PROTECTION OF THE BUILT ENVIRONMENT: CONSERVATION AREAS AND LISTED BUILDINGS - Proposals within a Conservation Area as defined in figures 3 and 4 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.

13 people in agreement.

Comments:

- Fully agree with DB1, 2 and 3
- Fully agree DB 1 and 2 – important to preserve historical buildings and settings

Policy DBE2 - PROTECTION OF THE BUILT ENVIRONMENT: LOCALLY LISTED BUILDINGS - Proposals affecting a Locally Listed Building will be expected to preserve and/or enhance them. Development that adversely affects a Locally Listed Building or its setting will not be permitted unless in exceptional circumstances.

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.

8 people in agreement

Comments:

- Yes agree: all local listed buildings should be preserved and/or enhanced
- I think it's important to protect local buildings, they make our parish unique

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;
- 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

20 people in agreement

Comments:

- Agree with most points but conservation style velux windows can add to a property and avoid higher roof lines, therefore support velux
- Velux window in keeping, no issues as light and installation materials in keeping generally
- DB3 3: Design. Section 1 (final one) – no reference to/what about solar panels on roofs?
- Agree – a very important policy to ensure sympathetic development

- I agree building works should be sensitive to their surroundings
- Sympathetic to use of materials – agree
- DB3: Are we able to put restrictions on people extending new properties?  
Otherwise fully agree with all points!
- Generally agree but velux windows (particularly conservation style) are not harmful when incorporated sensitively
- Agree design should be sympathetic

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)
- ‘Valley field’, East Langton (22)

8 people in agreement

Comments:

- These sites are of absolute importance and must be protected at all cost
- Cricket ground and Coronation Garden very important to the village. 1 other person “strongly agreed” with this.
- We have no other spaces suitable
- We’d be lost if we don’t get these areas protected!!!
- All the local green spaces proposed for protection I am in agreement with
- Safeguard the open local green spaces for safe recreation where children can play and village events (e.g. fairs) can be held
- We need to protect site 6. It’s the only green space for our children to play. There are no parks in any of the 5 Langtons



- Areas 6 and 16 must be kept as they are. The green spaces make this parish what it is!
- All LGS need to be preserved – they are important assets for the community and a crucial part of village life – they must not be developed.
- Strongly agree. Vital that we keep these green spaces
- Very strongly agree! LGS (6) is so important for the residents of Church Langton. It should be protected as far as possible!
- Very strongly agree. Area is well used and valuable to the village
- ENV 1. Agree very important to keep open green space- local feature and widely used
- Very strongly agree. All green spaces shown are very important
- I agree these sites are of importance to us all

Policy ENV 2: OTHER ENVIRONMENTALLY SIGNIFICANT SITES - The sites listed (appendix N) and mapped (below and appendix NN) 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.

Development proposals that affect any of these sites will be expected to ensure that, as far as possible, their identified features will be protected or enhanced.

6 people in agreement

Comment:

- Agree they are important – but strongly suggest that as they are out of building area they must be protected from development altogether

#### 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;
- c) All new housing development of one unit or more will be required to contribute towards the improvement of the wildlife corridors.

5 people in agreement

Comments:

- Agree with everything!
- Tree: (and biodiversity generally) – replace trees that are removed for planning. Can we plant more trees as a community action?

POLICY ENV 4: 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.

5 people in agreement.

Comments:

- Yes. Very important. Trees take so long to grow! So quick to cut down!
- Trees in field at Park Farm have preservation order (not ones on roadside)

POLICY ENV 5: RIDGE AND FURROW FIELDS

Development proposals that adversely affect or damage an identified surviving area of ridge and furrow earthworks will be resisted.

8 people in agreement

POLICY ENV 6 PROTECTION OF IMPORTANT VIEWS: Development that impacts on the following locally important and valued views (map below and figure 11) will not be supported:

- 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

8 people in agreement

Comments

- Strongly agree. Important views must be protected
- Strongly agree. Glad the land is going to be preserved
- Strongly agree. Key part of the character of the village
- Those views are vital. I am very glad that they will be preserved. Any development on the area behind the school would nullify this and destroy the views
- I think these views should be preserved for us all to enjoy

POLICY ENV7: 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 below and the Environmental Proposals map (fig 11) will not be supported.

12 people in agreement

Comments:

- ENV 6 is very important
- Separation of the two retains the distinctive character of both villages
- Agree about separations
- Villages should definitely be kept separate. Strongly agree
- It is vital that areas of high environmental (natural and historical) significance are protected
- Is the pocket of land between Spring House and Logan cottages a site of environmental significance (not yellow – seems blurred)
- Separation of 2 villages most important
- ENV 6: High Priority!
- I agree it's important to keep East and Church as separate villages. We don't want it to be like Little and Great Bowden
- Agree the villages should be separated
- I agree – Areas of separation should be maintained
- How will you cross-reference CL/EL "area of separation" with parcels of land neighbouring us in surrounding parishes?
- Local plan looks very thorough. Thanks for your hard work on this
- Please please keep the Langtons separate – they need to maintain their own identity
- ENV 6. AGREE separation should be maintained
- Agree: there should be no reduction in the area of separation between East and Church

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.

9 people in agreement

Comments:

- Strongly agree! Measures need to be enforced swiftly before a serious accident happens along Stonton Road – even if no further development takes place
- 100% agree especially given traffic issues with the school in Church Langton
- Traffic – school run – should have double yellow lines along towards the school – teachers should be using their car park and not parking along the road
- Very often the teachers car park only has about 5-7 cars parked in it
- Traffic should play a more important role in decision making. Traffic in Church Langton by the school and Causeway junction is so dangerous – more cars, more accidents
- Community Action 1: Totally agree that “safe routes to school” are to be encouraged and school traffic management is seriously considered
- I agree that the cumulative impact of additional traffic should be fully accounted for, e.g. especially on the already dangerously congested Stonton Rd; Hanbury Hall entrance/exits and the junction with Church Causeway
- Agree – volume of traffic on Back Lane and damage to roadside is very detrimental to a small village. Industrial units without planning are causing most of additional traffic
- Consider additional vehicle movement when determining local housing applications
- Remember that there are unadopted roads within the parish, not maintained by Leics CC
- T1: can we also include having the verges - specifically at junctions- cut more often?



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.

5 people in agreement.

Comments:

- Agree, actually I wouldn't want existing footpaths changed for any reason
- Weight restriction for HGV vehicles into the Attic Room!
- Signs to divert Attic Room traffic away from the village centre
- Undertake a review this financial year of footpaths to access if repairs are needed. And repair stiles

#### 4. Summary

The responses from the people who attended the events demonstrated strong general support for the policies on display.

The main revision to be considered by the Parish Council is in relation to the use of Velux windows in new development, which respondents felt could be designed sensitively to accommodate.



## 5. Post-event comments:

Unfortunately I am away from Church Langton and cannot come to the neighbourhood plan consultation. I would be grateful if you would note the following points ( made as a resident)

If it is the will of residents that the area with allotments ( or gardens) currently owned by the Hanbury Charity remains open, it needs to be designated in the neighbourhood plan as Local Green Space or whatever is the highest possible designation for protection. (You and Martine have previously told me of the Hanbury Trust angle on the open area, and more generally of developer intentions). As a resident directly opposite, it is my will that it remain open.

This open space is essential to the character of our 'settlement'. Whether or not it is gated allotment-gardens, or part of the graveyard, or reverts to any private ownership, it really must not be built upon. And so it needs all the protection it can get for the future. My

understanding is that it was designated important local open land or some such in about 2001 precisely because of its importance to the character of the village, along with the church and church yard, the rectory and the land with the big tree at the junction! Also that the allotment-gardens have Open Space, Sport and Recreation status from 2004. But now there is also this new status that the Neighbourhood Plan can give it? (Also the parish council needs to be vigilant about any applications for deregistration)

I also think that if the field behind Old School Walk has formal OSSR status, this must be maintained if at all possible. It is the only open recreational area in the village of Church Langton. People will be and are arguing or working up to arguing for planning permission for development. But there is no point in developing housing in the village ( a necessary and good thing) if the village ceases to be a village community because of that development ... And one of the contributions to community comes from the amenity of the open field, and the many different encounters of people using it.

I have not seen the latest draft plan, but I do hope it reflects these two points, as does Jane who is cc ed here, and party to this email.

PS I gather that the rules about Local Open Space are these...and both the garden-allotments and the field behind Old School Walk would seem to be prime and excellent candidates?

Especially the allotments, coming from local horticulturalist Hanbury, and originally the old school gardens, are of "particular local significance, for example because of ... beauty, historic significance, recreational value, tranquillity ..."

But also the field for its recreational value, and for its position in relation to local views across to the Caudle, and through to the church.