

Harborough District Council

Settlement Profile: Church Langton



May 2015

General Introduction

This settlement profile has been prepared as part of the evidence base for the preparation of the new Local Plan. The new Local Plan, which will cover the period 2011 – 2031, will review and replace existing Core Strategy policies.

New evidence in the [Strategic Housing Market Assessment](#) (2014) shows that the number of new homes needed annually across the District to 2031 is substantially higher than the figure set out in the Core Strategy. The new Local Plan will set out a strategy to meet these higher housing numbers, whilst ensuring that sustainable economic development is supported, infrastructure is delivered, local communities are protected, environmental capacity is respected, the quality of the built environment and heritage assets are protected and the level of development is not disproportionate to the size of the settlement and the level of services.

This profile seeks to summarise currently available evidence in relation to the settlement which, along with other evidence, will be used in determining the appropriate amount of development to be directed to the settlement to 2031. The profile does not seek to set out future policy as this will be done through the new Local Plan and any reference to Core Strategy policies is to provide context only.

Section D of the profile sets out the findings of the Strategic Housing Land Availability Assessment (SHLAA) for the settlement. It should be noted that the sites shown are not allocations and their inclusion in no way implies that planning permission for housing will be granted. Information in the SHLAA regarding potential sites will be part of a range of evidence used in deciding the appropriate scale of housing development for the settlement.

It is important to note that the profile only provides a snapshot of the evidence available for the settlement at a point in time. Every effort will be made to incorporate new evidence as it becomes available.

The settlement profile is split into the following sections:

- Introduction
- A) Transport and Communications
- B) Local Services and Facilities
- C) Natural Environment
- D) Built Environment
- E) Local Employment and Economic Activity
- Emerging Findings
- Appendix 1 (Maps)

Church Langton Profile

Introduction

General Location: Church Langton village is situated mainly in the parish of East Langton, as well as being part of five villages known collectively as ‘the Langtons’ (with Tur Langton to the north, West Langton to the west, and Thorpe Langton to the East and East Langton to the South). The Parish of East Langton also includes the settlement of East Langton. East Langton is separated from Church Langton by Langton Road which dissects the parish of East Langton into a northerly and southerly area. Church Langton lies 5 miles north of Market Harborough, and 4 miles east of Kibworth. The 13th century-constructed Church of St Peter is the parish’s most distinguished feature; a collegiate-type church of strikingly large proportions that sits 400ft above sea-level. The community services and facilities are centrally located in the village.

The village of Church Langton is identified as a Selected Rural Village in the Core Strategy and as such, is outlined as a settlement that would potentially benefit from the support of limited development such as rural housing. It is therefore important to understand the function, key characteristics, role, form, issues, problems and ultimately sustainability of the settlement, in order to determine the appropriate level of development to be directed towards the settlement and to understand the local community’s aspirations for their village. The information that informs the description of Church Langton is only available for the Parish of East Langton, so the data includes information about East Langton village, as well. It is not possible to disaggregate the data for the two villages.

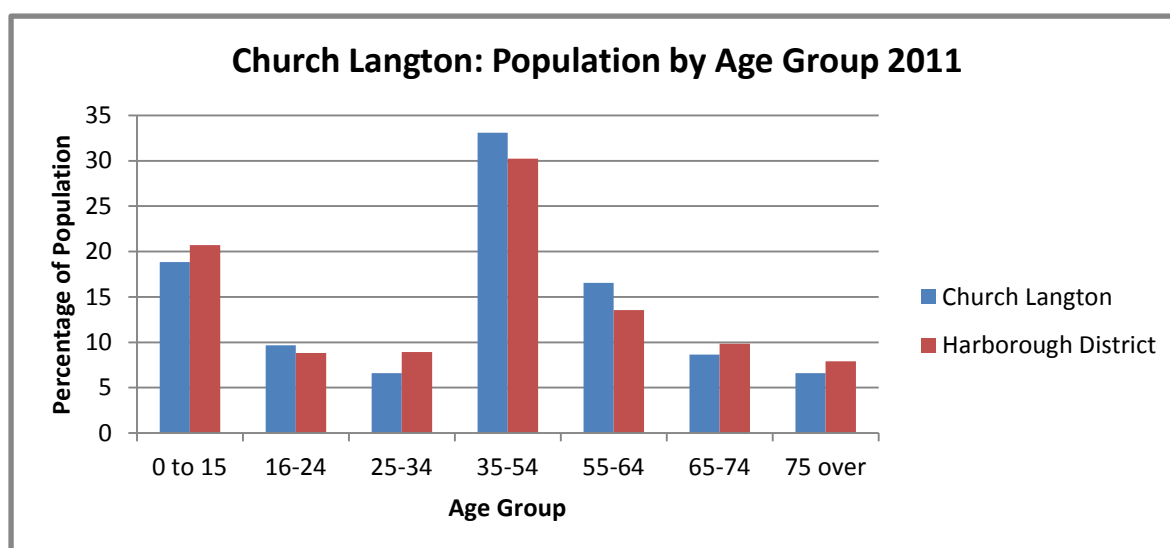


Key Statistics for East Langton Parish (Census 2011):

- Population of 393 (increase of 42 or 12% since 2001 compared to an increase of 11.5% across the District over the same period);
- 18.8% of the population is in 0-15 age group whilst 15.3% of the population is 65 or over;
- Number of dwellings 162, an increase of 11.7% since 2001;
- Number of households is 156 (an increase of 10.6% since 2001);
- 68.6% of households have 2 or more cars/vans whilst 3.8% have no car/van;
- 30.7% of the population live in detached dwellings (compared to 48% across the District);
- 81.4% of dwellings are owner occupied, 9.6% are social rented/shared ownership and 7.7% are private rented;
- 2.5% of the population are in bad or very bad health;
- 4.6% of the population said day to day activities were limited a lot and a further 6.1% said day to day activities were limited a little through long term health problems or disability;
- 69.5% of the population is Christian;
- 99.7% of the population is white.

(Please note that all Census Figures relate to East Langton parish which includes Church Langton village and will be used to describe Church Langton's profile, from this point forward the data will be assigned as Church Langton.)

Age Structure: The age structure of the population, compared to the District, is set out below. The proportion of people aged 35-54 is significantly higher than the District average, as is the 55-64 age group. The proportion aged 0 -15 is just below average. In common with most villages, the 25-34 age group is also under represented.



Source: ONS Census 2011

East Langton Parish Council:

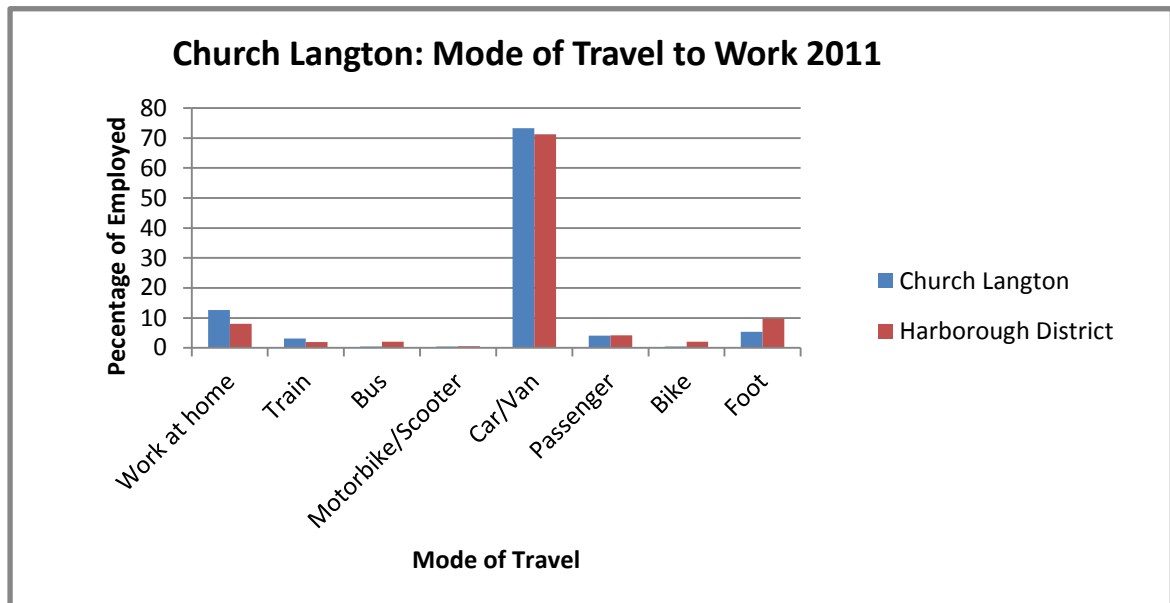
- Church Langton together with the smaller settlement of East Langton are jointly served by the East Langton Parish Council with 5 seats and meetings taking place bi-annually.
- A Neighbourhood Plan for the whole parish is in preparation and progressing well. The Neighbourhood Area covers the entire parish and was approved by HDC on 9th October 2013. The neighbourhood plan will cover both East Langton and Church Langton. Particular issues include the location, size and tenure of future housing and the protection of green space.

For more information - <http://eastlangton.leicestershireparishcouncils.org/>
<http://www.leicestershirevillages.com/eastlangton/>

The next sections consider Church Langton's:

A) Transport and Communications

- **Transport:**
 - Rail: nearest railway stations are Market Harborough (5 miles), Leicester (11 miles) and South Wigston (11 miles).
 - Bus services/frequency:
 - Centrebus service 44: Foxton – Gartree – Market Harborough – Great Bowden – Thorpe Langton – East Langton – Church Langton – Tur Langton – Kibworth – Smeeton – Saddington – Fleckney. Operates hourly Monday – Saturday 7am to 7pm approx. (no night, Sunday or Bank Holiday service). Bus stops opp/adj Main Street, opp/adj Thornton Crescent and opp/adj Church Causeway. See timetable at <http://www.centrebus.info/Documents/44%20Foxton%20to%20Fleckney%20Mon-Sat%20111113.pdf>
 - Hamilton's Coaches Service 303: Rothwell – Desborough – Braybrooke – Market Harborough – Great Bowden – Langtons – Tilton – Lowesby – Twyford – Thorpe Stachville – Great Dalby – Melton Mowbray. One service on first Tuesday of each month only (no other service).
 - Travel to work: Over 73% of people drive a car or van to work. This is higher than the district average of 71%. A further 4% are passengers. 13% work from home at present.



Source: ONS Census 2011

- Road connections: A6 to Leicester and Market Harborough (1 mile), A427 (Corby) and A508 (Northampton) are 4 miles away, A47 to Leicester and Uppingham/Oakham (7 miles). M1 north/south and M6 west (15 miles).
- Church Langton is covered by the Voluntary Action South Leicestershire Community Transport initiative. Providing transport for shopping, visiting friends and relatives, social activities and health appointments for the elderly, the mobility impaired/disabled, the rurally isolated and those who find it difficult to use public transport.
- **Car Ownership:** Whilst the majority of households have access to at least one car or van, 6 (4%) of households do not have a car or van available for use, this figure is half the size of the previous 2001 figure of 12 or 9% and considerably lower than the district percentage of 12%. During this same period the percentage of households with 3 or more cars has risen from 15% to 22%. The total number of vehicles in the parish has risen from 242 to 300 in the period 2001-2011, a rise of 24%.
- **Connectivity: Broadband Coverage:**
 - Church Langton village was upgraded to fibre broadband in August 2014
 - <http://www.superfastleicestershire.org.uk/when-and-where/>

B) Local Services and Facilities

Church Langton currently has Selected Rural Village status in the Harborough District Core Strategy (2011). This means that development (such as rural housing) will be on a small and limited scale that reflects the size and character of the settlement and its service provision. Selected Rural Villages have been identified on the basis of the presence of at least two of six relevant services (food shop, GP surgery, library, post office, primary school and pub). This section is concerned with

the range of services and facilities in Church Langton to see if the village can continue function as a Selected Rural Village going forward.

- **Key services present:**
 - Primary school (Church Langton C of E Primary School, Stonton Road);
 - Pubs (The Langton Arms, Melton Road).
- **Other services/community facilities present:**
 - Community/Village Hall (Stonton Road);
 - Church (St Peter Church, Church Lane);
 - Mobile Library – 4 weekly service (Stonton Road).

Infrastructure Capacity Issues:

Early consultation with infrastructure providers identifies specific issues regarding:

- Capacity of Kibworth GP practices. S106 contributions to the extension of existing GP surgery provision would be sought;
- Capacity of primary school and 11-16/16+ schools. S106 contributions to the extension of the village primary school and to the expansion of 11-16 and post 16 educational provision would be sought;
- Shortfall in types of open space. Appropriate S106 contributions would be sought where a shortfall in certain types of open space is identified.

Church Langton has 2 out of the 6 key services identified in the Core Strategy. Based on the current Core Strategy definition, the range of services and facilities in Church Langton supports its continued designation as a Selected Rural Village. No insurmountable infrastructure constraints have been identified to date although S106 contributions would be sought towards improved GP surgery capacity in Kibworth and extensions to schools.

C) Natural Environment

Natural Environment Constraints in and around Church Langton

Issue/Constraint	Commentary
<p>Landscape:</p> <p>District Landscape Character Assessment (2007)</p>	<p>Church Langton is located within the High Leicestershire Landscape Character Area which has low-medium landscape capacity to accommodate development (in general terms it is an area that is unlikely to be able to accommodate development or change without significant degradation in existing landscape character; mitigation measures are unlikely to be able to address the adverse landscape impacts). It is one of the most sensitive landscapes in the District.</p>
<p>Area of Separation</p>	<p>None at present. Although given their close proximity to each other, maintaining the separation between West Langton, East Langton and Church Langton will need to be considered (see Figure 1 at</p>

	Appendix).
Tree Preservation Orders	Group TPOs: <ul style="list-style-type: none"> • along Stonton Road and lane to Glebe Farm; and • along northern edge of Churchyard
SSSI	None in vicinity
Local Wildlife Sites	None identified
Protected Species	Badgers Bats
Areas at risk of flooding	None identified
Footpaths and Bridleways	There are RoWs leading west, south west and south east into open countryside.
Other settlement/local features	

D) Built Environment

Number of Dwellings: The Census 2011 found that there were 162 dwellings in the whole parish (with 76 of those in Church Langton village), representing an increase of 17 dwellings or 12% since the 2001 Census, same as the increase across the District.

The number of properties in the parish liable for council tax is 164 (2014).

Completions, Commencements and Planning Permissions: From 2011 to March 2014 the Council has recorded 1 house completion. As of March 2014 there were 3 dwellings under construction and 1 residential unit with outstanding planning permission.

Housing Land Supply: The recently completed 2014 Strategic Housing Land Availability Assessment (SHLAA) forms part of the evidence base for the new Local Plan and supports the delivery of sufficient land for housing across the District. The study identifies sites with potential for housing, assesses their housing potential and assesses when they are likely to be developed (next 5 years, 6-10 years, 11 -15 years and 16+ years). It should be noted that the sites identified are not allocations and sites still need to be taken through the normal planning application process for full consideration.

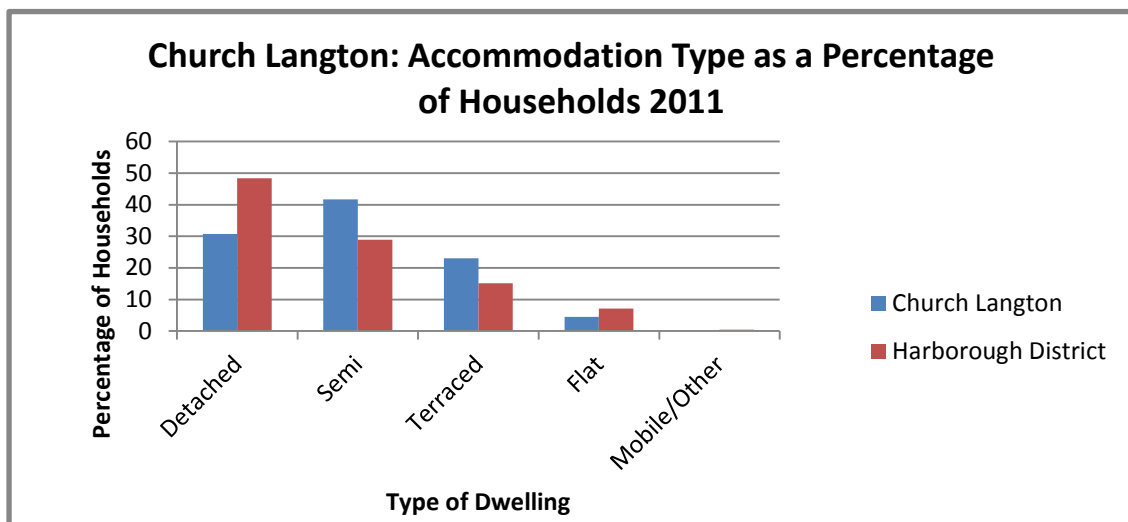
The following table summarises the SHLAA findings in relation to developable sites in Church Langton. The full document is available at:
http://www.harborough.gov.uk/directory_record/571/strategic_housing_land_availability_assessment_20132014

No. developable sites identified in SHLAA 2014	Total area of developable sites	Estimated yield of developable sites (dwellings)	Estimated timeframe for Development (no. of dwellings)			
			0 - 5 years	6 - 10 years	11 – 15 years	16+ years
1	0.55ha	12	-	12	-	-

A new call for sites for potential housing development took place early in 2015 and a SHLAA update is underway.

Tenure: In 2011, 81% of dwellings were owner occupied, a little above the District figure of 78% and up from 2011 when the figure was 77%. 10% were social rented/shared ownership and 8% were private rented.

Accommodation Type: In terms of housing type, the percentage of households living in detached dwellings (31%) in 2011 was well below the District level of 48%. Semi detached and terraced dwellings are much more common than in the District as a whole; this reflects the development at Thornton Crescent which is not part of the Conservation Area.



Source: ONS Census 2011

Under Occupancy: The 2011 Census found that 51% of households had at least 2 more bedrooms than required just above the District figure of 49%.

Households: Of the 156 households in Church Langton:

- 21% are one person households (compared to 26% across the District);
- 21% are pensioner only households (compared to 23% across the District);
- 12% are single pensioner households (compared to 13% across the District);
- 32% have dependent children (compared to 30% across the District);
- Average household size is 2.5 persons.

Built Environment Features/Heritage Assets/Designations

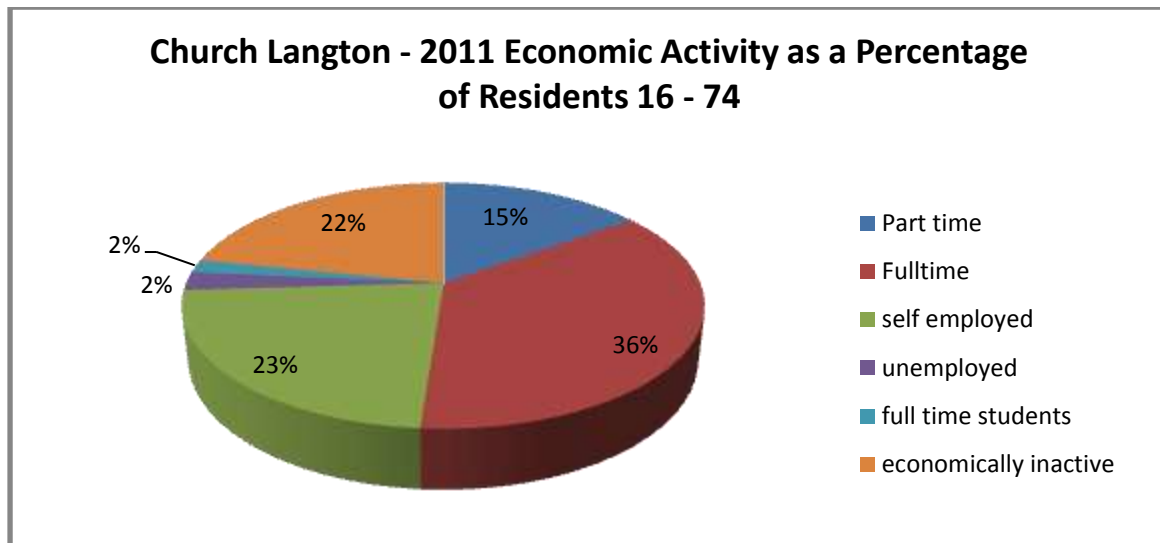
Issue/Constraint	Commentary
Conservation Area	<p>Church Langton Conservation Area was first designated in 1994. The boundary was revised in July 2007 to include some of the south westerly approach to the village. (see map at Appendix 1)</p> <p>The setting of East Langton Conservation Area will also need to be considered. As will the registered Park and Garden at Langton Hall.</p>
Scheduled Monuments	None
Listed Buildings:	
Grade I	None
Grade II*	2 - Church of St Peter; The Old Rectory
Grade II	5 (2 of which are in West Langton Parish but form part of Church Langton village)
Registered Parks and Gardens	<p>Langton Hall is on the Register of Historic Parks and Gardens. Although it is West Langton, some of the land is forms part of Church Langton village. See map at http://list.english-heritage.org.uk/resultsingle.aspx?uid=1000961</p>
Ridge and Furrow	Not known
Archaeological Sites	Area identified around the church and several in wider parish area.
Recreation Grounds/Play Areas	None identified
Open Space, Sport and Recreation	See map
HSE National Grid Gas Pipeline Buffer	HSE gas pipeline consultation area runs 250m to the east of Church Langton through the parish

E) Local Employment and Economic Activity

Local Employment: Few residents (6% of those employed) either walked or cycled to work, and demonstrates the lack of employment locally in this rural parish. However, almost 13% of those in employment worked from home or mainly from home, higher than the District figure of 8%.

Economic Activity: In 2011, 78% of the Church Langton's population aged 16-74 was economically active, higher than the District figure of 74% and much higher than

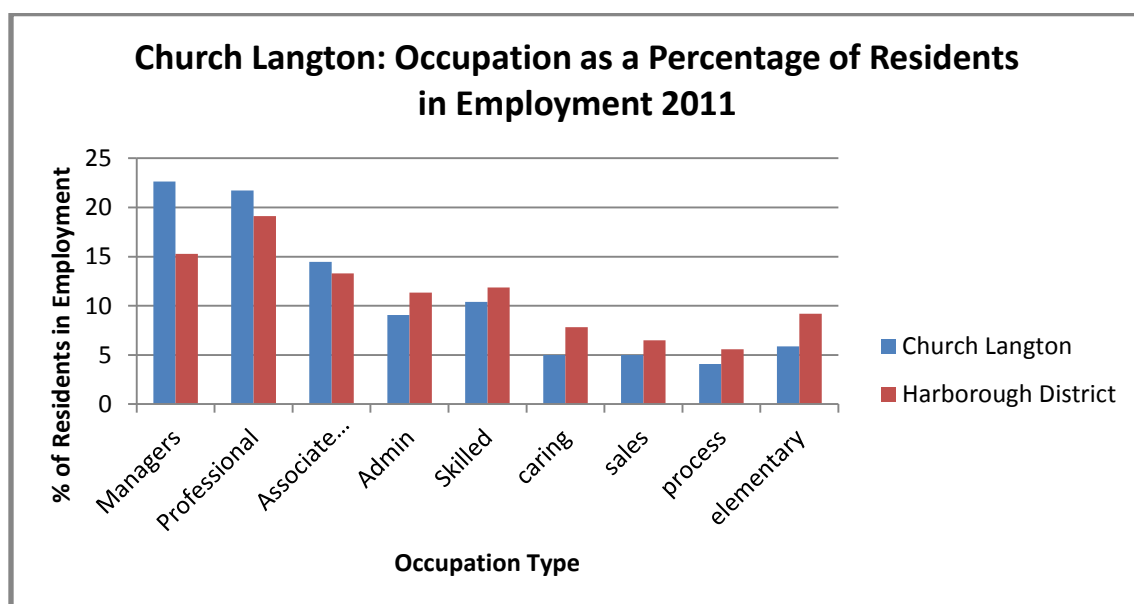
the regional and national levels of 69% and 70% respectively. The unemployment rate of 2.4% was similar to the District figure of 2.5%. The rate of self employment (23%) was well above the District level of almost 13%. Of the economically inactive, 42% were retired.



Source: ONS Census 2011

Qualifications (16 and over population): In 2011 the percentage without any qualifications was 16%, lower than the comparable District figure of 18% and well below the regional and national levels of 23% and 25% respectively. The percentage with a degree or higher degree was 25%, well above the District figure of 19%.

Occupation: The percentage of those in employed in managerial/professional/associated professional occupations was 59% compared to 48% across the District. All other occupation types are under represented compared to the District, particularly the caring and elementary occupations. See table below.



Source: ONS Census 2011

Emerging Findings

Opportunities

Church Langton benefits from a reasonable bus service, close proximity to the A6 and good broadband speeds. The village has 2 key services and the nearest convenience food store is approximately 1.5 miles away. Market Harborough is within 5 miles of the village providing employment opportunities, a wide range of services and facilities and rail connection.

There is a relatively high rate of economic activity among residents, reflecting the strength of the 35-64 age groups. A significant proportion of the working population work from home and the rate of self employed is also well above the District figure. The availability of fibre broadband provides the opportunity for this trend to continue.

Developable housing land has been identified through the SHLAA, although this site is also recognised as an open space, sport and recreation site. However, the preparation of a neighbourhood plan for both East Langton and Church Langton is underway and is allowing the development needs of both settlements to be considered and planned for in tandem. This may involve the identification of alternative potential housing sites across both villages.

Constraints

Church Langton is located within one of the District's most sensitive landscape character areas, High Leicestershire. Given their close proximity, maintaining the separation between Church Langton, East Langton and West Langton will need to be a consideration.

Development would need to respect the village's Conservation Area and listed buildings (including their setting) along with other local heritage assets including Langton Hall and East Langton Conservation Area through sensitive design and siting.

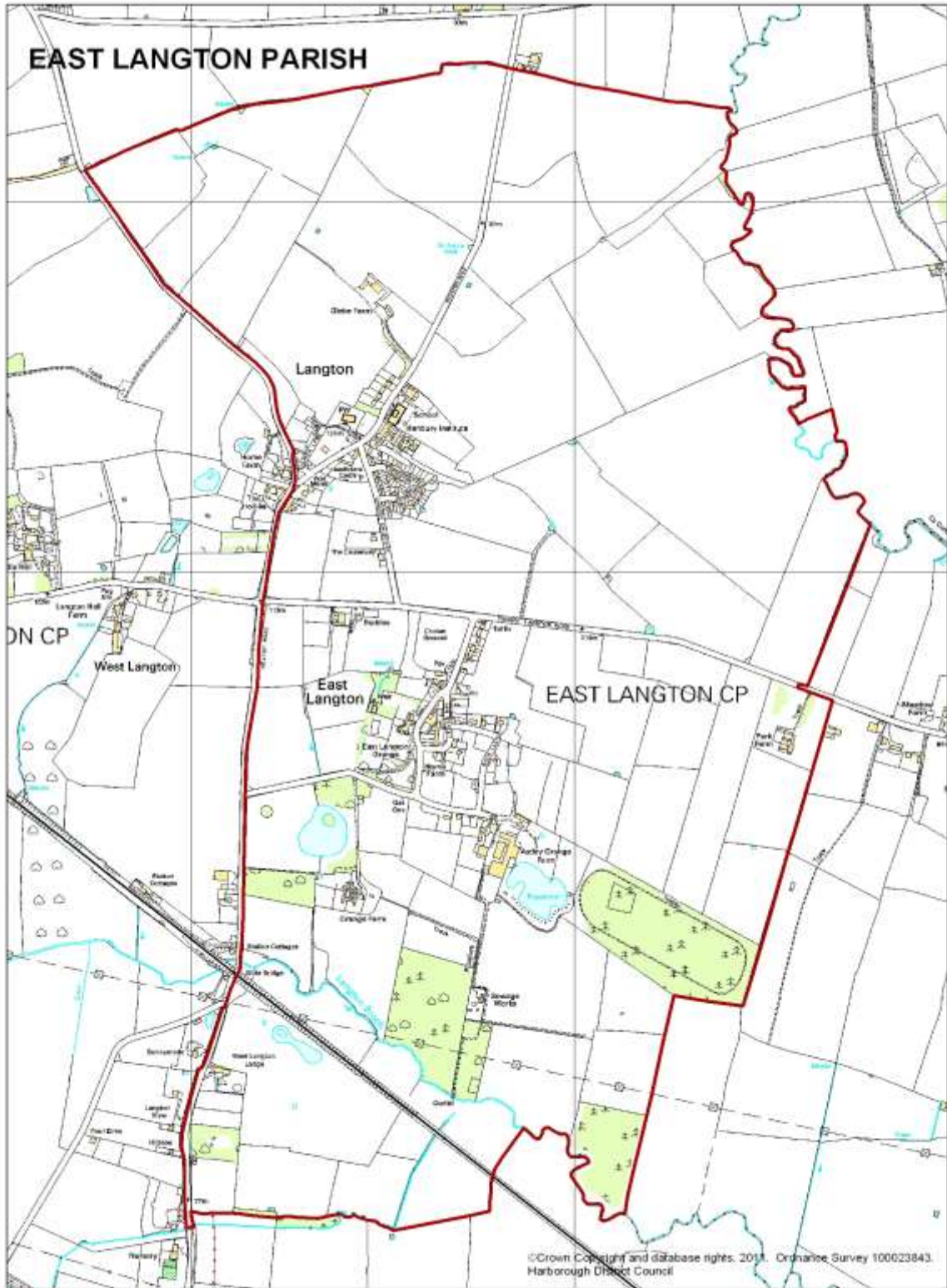
The village primary school has limited capacity and an extension may be required. The site would have capacity to accommodate such an extension. Development would also be expected to contribute to increasing the capacity of the GP surgeries at Kibworth.

Overall Summary

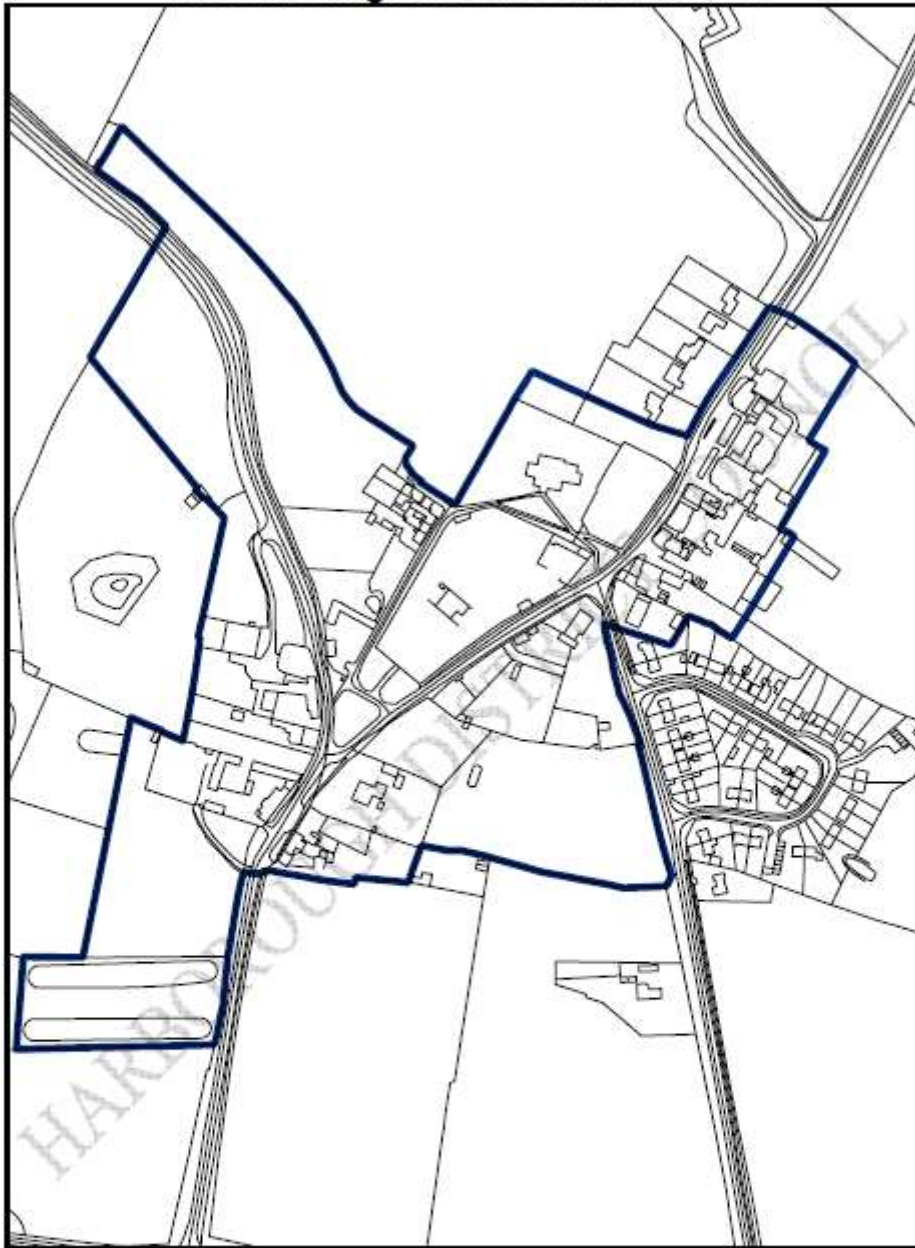
Church Langton has the services to support its continued designation as a Selected Rural Village and the capacity to accommodate limited growth providing development is sympathetic to the existing form of the village, local heritage assets and the need to retain individual settlement identity.

Appendix 1: Maps showing

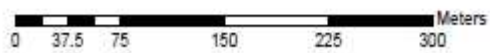
- **East Langton Parish (showing proximity of West Langton and East Langton to Church Langton)**
- **Church Langton Conservation Area**
- **East Langton - Listed buildings/scheduled monuments/open space, sport and recreation sites/flood zones**
- **SHLAA 2014 Church Langton Sites (please note that the map does not show all commitments – only those on sites submitted for consideration as part of the SHLAA)**



Church Langton Conservation Area



— Conservation Area Boundary



Designated 1994
Boundary Revised: 16th July 2007

1:3,237



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Church Langton



SHLAA 2014 Church Langton Sites

The SHLAA does not allocate sites or pre-empt future plan making or related decisions by Harborough District Council. The SHLAA will inform the new Local Plan together with other evidence documents.

