



East Langton Parish Neighbourhood Plan Review

Referendum 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. The East Langton Parish Neighbourhood Plan passed Referendum on 21 June 2018 with a 90% 'yes' vote and a turnout of 41%. The Plan was Made (became a part of the Local Development Plan for Harborough district), by Harborough District Council on 26 June 2018 and has been used since then to help determine planning applications in the Parish based around the Plan's commitment to ensuring that any new housing meets a local need, that the important environmental areas in the Parish are protected, that energy conservation begins to be addressed and that business development remains appropriate to the community.

In the time since the Neighbourhood Plan was Made there have been a number of important legislative changes which impact upon the neighbourhood planning process.

The new Harborough Local Plan has been adopted (April 2019) and the UK has left the EU. Meanwhile, Planning Practice Guidance in relation to neighbourhood planning was updated in the summer of 2019 and updates to the National Planning Policy Framework (NPPF) have taken place in both 2018 and 2019.

These changes to the NPPF have strengthened the range of powers that Neighbourhood Plans have where they undertake residential site allocations.

As a result, the Parish Council took the decision to review the Neighbourhood Plan towards the end of 2019 to see how the policies were working and whether any needed to be updated or added.

This review of the Neighbourhood Plan is designed to take advantage of these new powers, whilst making sure that the Plan remains relevant in a planning landscape affected by the

legislative changes referred to above.



This Neighbourhood Plan reflects the outcome of that review with all of the changes from the first Neighbourhood Plan summarised in section 1 headed 'What has changed from the Made Neighbourhood Plan?' In particular, we have taken the opportunity to allocate sites for residential development and to introduce Settlement Boundaries for both East and Church Langton. We wish to control and shape the required development in line with a locally identified need and to ensure that new

building in the Parish helps to address gaps in the housing stock in support of sustainable growth.

I would like to thank Officers from Harborough District Council for their support as we have undertaken this work, to YourLocale for the preparation of this Neighbourhood Plan based on community aspirations and for the grant funding received from Locality, without which the preparation of this Neighbourhood Plan would not have been possible.

Rosalind Folwell
Chair
East Langton Parish Council

Chapter 1. What changes have been made?

The following changes have been made to the Neighbourhood Plan (other than planning policy updates and formatting amendments) which was Made by Harborough District Council on 26 June 2018 (See Appendix 7):

The Chair of the Parish Council has updated the Foreword to reflect the additional work that has been undertaken and the changed circumstances which led to the decision to undertake the Review.

4: How the Plan was prepared - This section has been updated to include the consultation arrangements for the Review process in light of the Coronavirus Pandemic and 7: Meeting the requirement for sustainable development - this has been updated to describe the addition of site allocations and the settlement boundaries in the Review version.

Policy S1 – The policy on a ‘Presumption in favour of sustainable development’ has been deleted as it does not represent a planning policy as such. The intent contained in the policy is retained in the preceding narrative.

Policy H1 – site allocations have been made in the Neighbourhood Plan to achieve the minimum housing requirement as set out in the Local Plan.

Policy H2 - Settlement Boundaries have been introduced for both villages to demarcate where development is in principle to be supported from the countryside, where development will be carefully controlled in line with local and national planning policies.

Policy Env1 has been amended to add in an additional Local Green Space which was not previously supported by the Examiner. A robust justification for the addition to the policy is contained in Appendix 5.

Policy Env7: Protection of Important Views has been reinstated from the original draft Neighbourhood Plan after the Examiner deleted the policy. There is a more robust evidence base in support of the policy at Appendix 6 and the policy itself has been softened to be less prescriptive about the treatment of these important views.

Policy ENV8 - a new policy on electric vehicle charging points has been added.

Policy DBE2 – an additional local heritage asset has been added ‘Lottery Gravestone’.

The vast majority of the policies have remained unchanged as follows: H3 Windfall Sites (except for a change to reference the ‘Settlement Boundaries’ not the ‘built-up area’; H4 Housing Mix; H5 Affordable Housing; E1 Employment; E2 The use of Agricultural or Commercial Buildings; E3 Home Working; E4 Broadband Infrastructure; CS1 Protecting Key Community Services; CVS2 New or Improved Community Facilities; DBE1 Protection of the Built Environment: Conservation Area and Listed Buildings; Policy DBE2 Local Heritage Assets of Historical and Architectural Interest; DBE3 Design; Env2 Other Environmentally Significant Sites; Env3 Biodiversity; Env4 Trees; Env5 Ridge and Furrow; Env6 Areas of Separation; T1 Traffic Management and T2 Footpaths Footways and Bridleways.

Chapter 2. 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.

Chapter 3. 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 to achieve a Plan that is "prepared positively, in a way that is aspirational but deliverable" (NPPF para 16).

Chapter 4. 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.

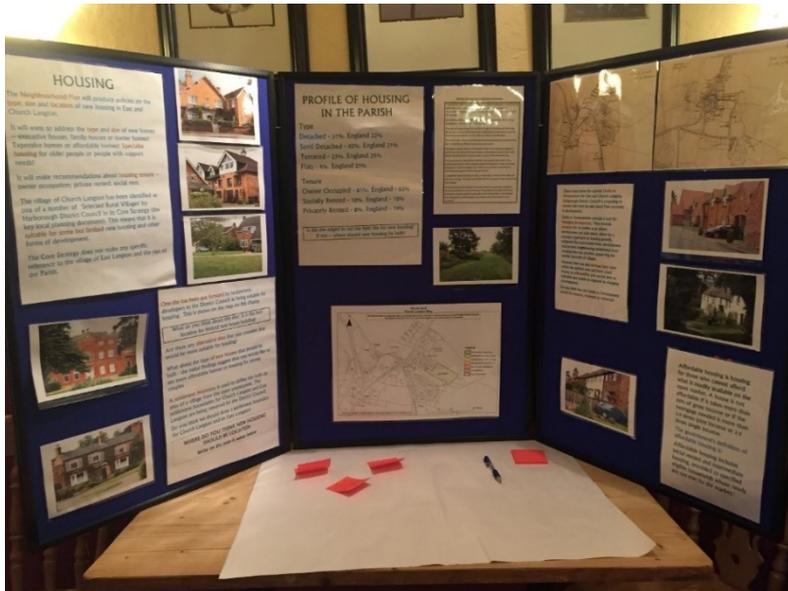
The draft Neighbourhood Plan policies were put to well-attended open events that took place in the Parish in June 2016. There was strong support from amongst those attending the events for the policies on display.

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 what was then the emerging Local Plan, which was adopted in April 2019.

Following Examination, further modifications were made to the Neighbourhood Plan.



The Coronavirus Pandemic prevented consultation events taking place initially to share the reasons for the Neighbourhood Plan Review with the community, so updates were provided via the community newsletter, at each Parish Council meeting, on their website and through an Executive Summary that was distributed to each household in the Parish in advance of Regulation 14 consultation.

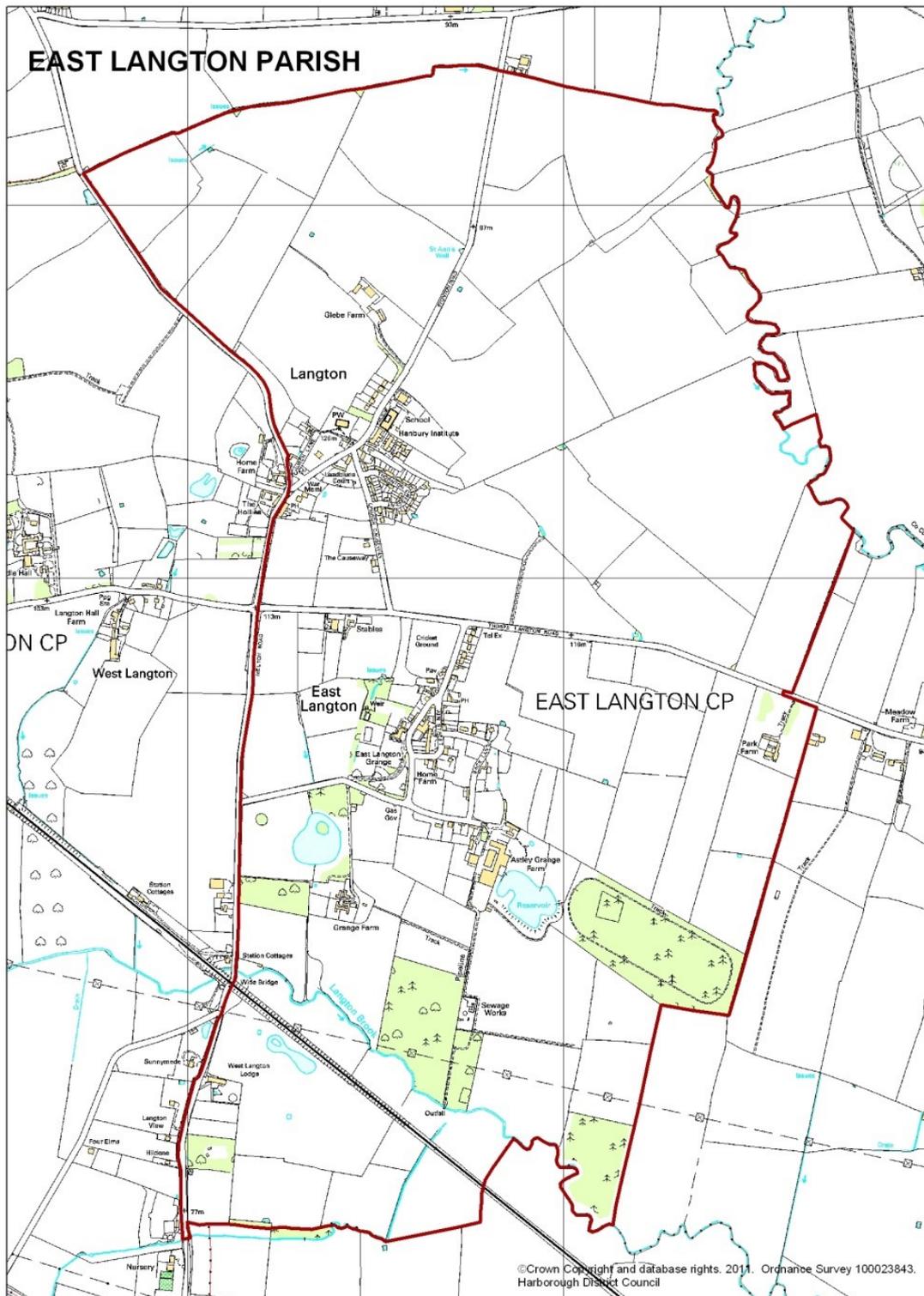
An Open Event took place on 18 August 2021 to share the revised policies and there was a high level of support for the policies that were on display. 38 people attended the event.



Chapter 5. 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. These homes are excluded from the Neighbourhood Plan.

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 eight buildings (specified in 7.5(a) below) are 'Listed' as being of special architectural and historic interest.



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.

Chapter 6. What we want the Neighbourhood Plan to achieve

The policies in the Plan support the NPPF’s “presumption in favour of sustainable development” and are in general conformity with the District’s strategic policies. However, where 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.**

Now 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 Local Plan) 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 Parish 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.

Chapter 7. 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

Specific sites are allocated for housing development. This is a significant change from the Made Neighbourhood Plan. Another significant change is the introduction of a settlement boundary. This will help to shape and control development in the most sustainable locations in the Parish through the Plan period.

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.

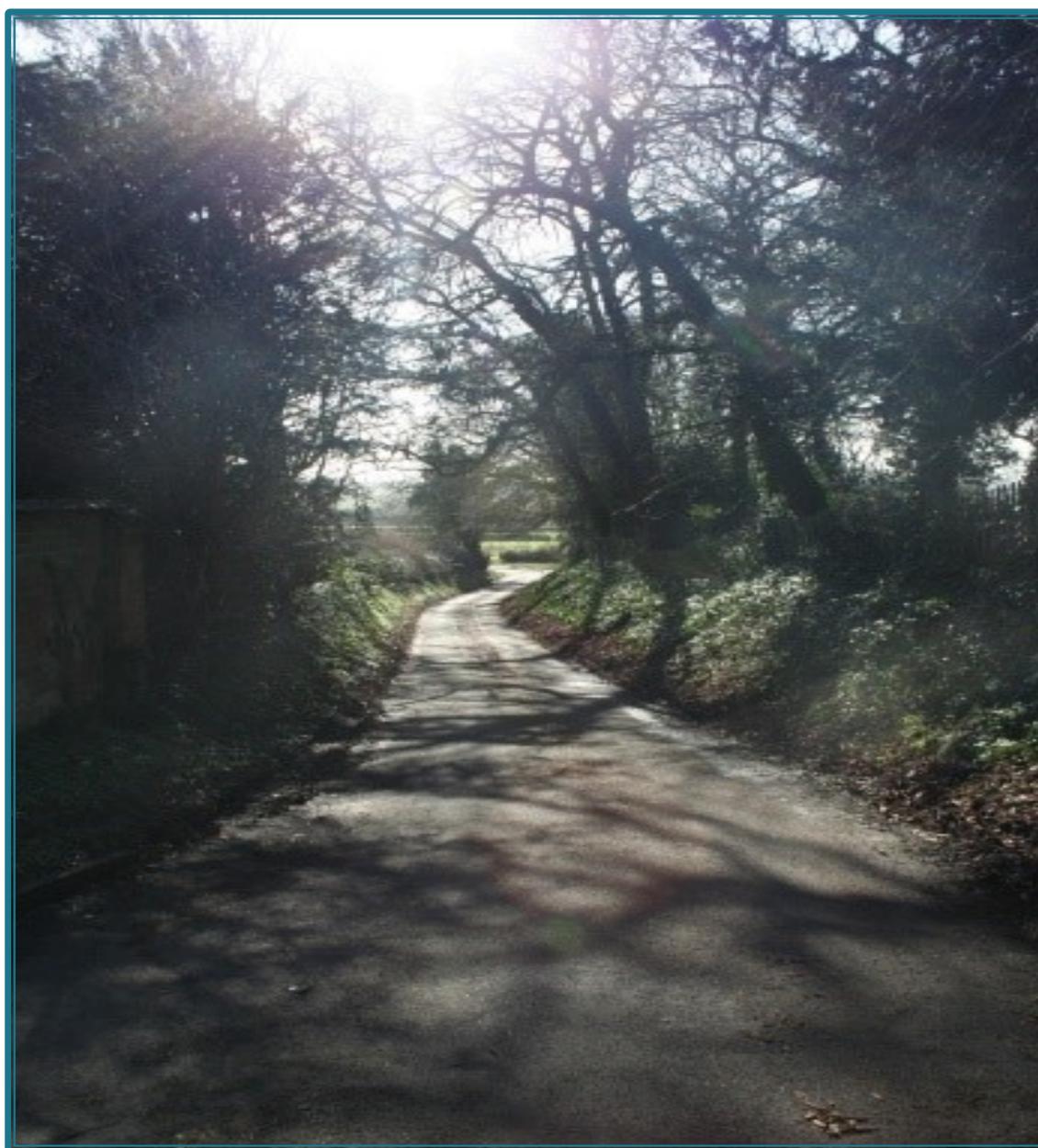
c) Economic

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.



Chapter 8. Neighbourhood Plan Policies

8.1 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.

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

8.2 Housing

a) Housing Provision and Allocations

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.

The Harborough Local Plan (Adopted in April 2019) states that 'The full objectively assessed housing need (OAN) for the Leicester and Leicestershire HMA is 4,829 dwellings per annum between 2011 and 2031 (96,580 total) and for the Harborough District is an additional 532 dwellings per annum between 2011 and 2031 (HEDNA), giving a total plan requirement across the 20-year plan period of 10,640 dwellings'.

The Local Plan incorporates a 20% buffer and therefore makes provision for 12,800 dwellings from 2011 to 2031. Of this, 8,792 dwellings have already been built or committed (through the granting of planning permission, or through allocation in neighbourhood plans) leaving a residual requirement of 4,650 dwellings up to 2031.

The Local Plan establishes a hierarchy of settlements to help to determine the most appropriate locations for development. On the basis of this hierarchy, Church Langton and East Langton are classified as 'Selected Rural Villages'. Church Langton has two of the facilities required for this classification. East Langton is a smaller settlement but is classified as a 'Selected Rural Village' because Church Langton's facilities are within a safe walking distance. This means that the Parish 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 Local Plan identifies a housing target of a minimum of 30 new dwellings in the Parish up to 2031, including an allowance for windfall. Since this housing target was established, there have been a range of planning approvals in the Parish. 17 homes were approved in a location behind Thornton Crescent, a development approved in 'Little Langton' plus two 'infill' approvals also in Church Langton. A total of 20 dwellings have therefore been approved, leaving a minimum housing requirement of 10 dwellings, including an allowance for windfall.

In response to this situation, the Parish Council took the decision to undertake a site selection process to help determine the appetite for development amongst landowners in the Parish and to consider allocating sufficient suitable sites to meet a local need.

All landowners with land adjoining the built-up areas of the two villages were written to directly, and an article inviting expressions of interest was placed in the Kibworth and District Chronicle which is delivered to all addresses in the Parish. The process was also publicised on the Parish Council website.

The result of this exercise was that 8 potential development sites came forward and an independently led sustainable site assessment was undertaken on each to rank each site in order of suitability. The process undertaken and outcome is described in full in Appendix 3.

POLICY H1: RESIDENTIAL SITE ALLOCATIONS – Land is allocated for two residential development sites at the following locations as shown in figure 2

A. Land at Coopers Cottages, East Langton. Development will be supported subject to the following criteria:

- The development will provide for up to four dwellings;
- A minimum of two of the dwellings will be for Affordable Housing as defined by Annex 2 of the NPPF;
- The existing planting will be retained as far as is practicable within a sensitive design solution;
- The design of the scheme shall achieve the quality design standards specified in policy DBE3 and be sensitive to the heritage aspects of the site and the Conservation Area; and
- The development should come forward as a Full planning application.

B. Land top of Back Lane East Langton. Development will be supported subject to the following criteria:

- The development will provide for up to six dwellings;
- Two of the dwellings will be for Affordable Housing as defined by Annex 2 of the NPPF;
- The existing planting will be retained as far as is practicable within a sensitive design solution;
- The design of the scheme shall achieve the quality design standards specified in policy DBE3 and be sensitive to the heritage aspects of the site and the Conservation Area;
- The elevational treatment to the units abutting the village built form will be of a high quality so as not to undermine the setting; and
- The development shall come forward as a Full planning application.

Having considered these issues within the Parish Council, the Neighbourhood Plan establishes a new and updated Settlement Boundary to protect Church Langton and East Langton from unsustainable development proposals. The Settlement Boundary policy will also ensure that sufficient land to meet residential and commercial need is available in the right locations. The future land uses will be supported by existing transport and services infrastructure and will therefore be able to avoid encroaching into the countryside.

The Methodology

The Settlement Boundaries for both Church and East Langton have been drawn based on the following methodology:

- a) The development sites with an extant planning permission for residential land on the fringes of each settlement have been incorporated;
- b) The residential sites allocated within the Neighbourhood Plan have been included;
- c) Defined physical features such as walls, fences, hedgerows, gardens, streams, brooks, allotments, formal leisure uses and roads have been used where suitable to define boundaries;
- d) Potential small-scale development areas have been incorporated into the drawing of the Limits to Development to promote housing growth into the future, subject to the requirements specified within the Neighbourhood Plan;
- e) Non - residential land which is deemed countryside, agricultural, paddock, meadow, woodland or another green-field use has been excluded.

The Settlement Boundaries below show the differences between the boundaries designated in this Plan (shown in red) and the last boundary from within the Harborough Core Strategy (shown in green) to demonstrate the relaxation of the boundaries to promote future sustainable growth.

POLICY H2: SETTLEMENT BOUNDARIES - Development proposals within the Neighbourhood Plan area will be supported on sites within the settlement boundaries as shown in Figure 3 and Figure 4 where the proposal complies with the policies in this Neighbourhood Plan.

Land outside the defined settlement boundaries will be treated as open countryside, where development will be carefully controlled in line with local and national strategic planning policies.

Appropriate development in the countryside includes:

- a) **For the purposes of agriculture – including farm diversification and other land- based rural businesses;**
- b) **For the provision of affordable housing through a rural exception site, where local need has been identified;**
- c) **For the provision of a formal recreation or sport use or for rural tourism that respects the character of the countryside.**

Figure 3: Settlement Boundary East Langton



LEGEND

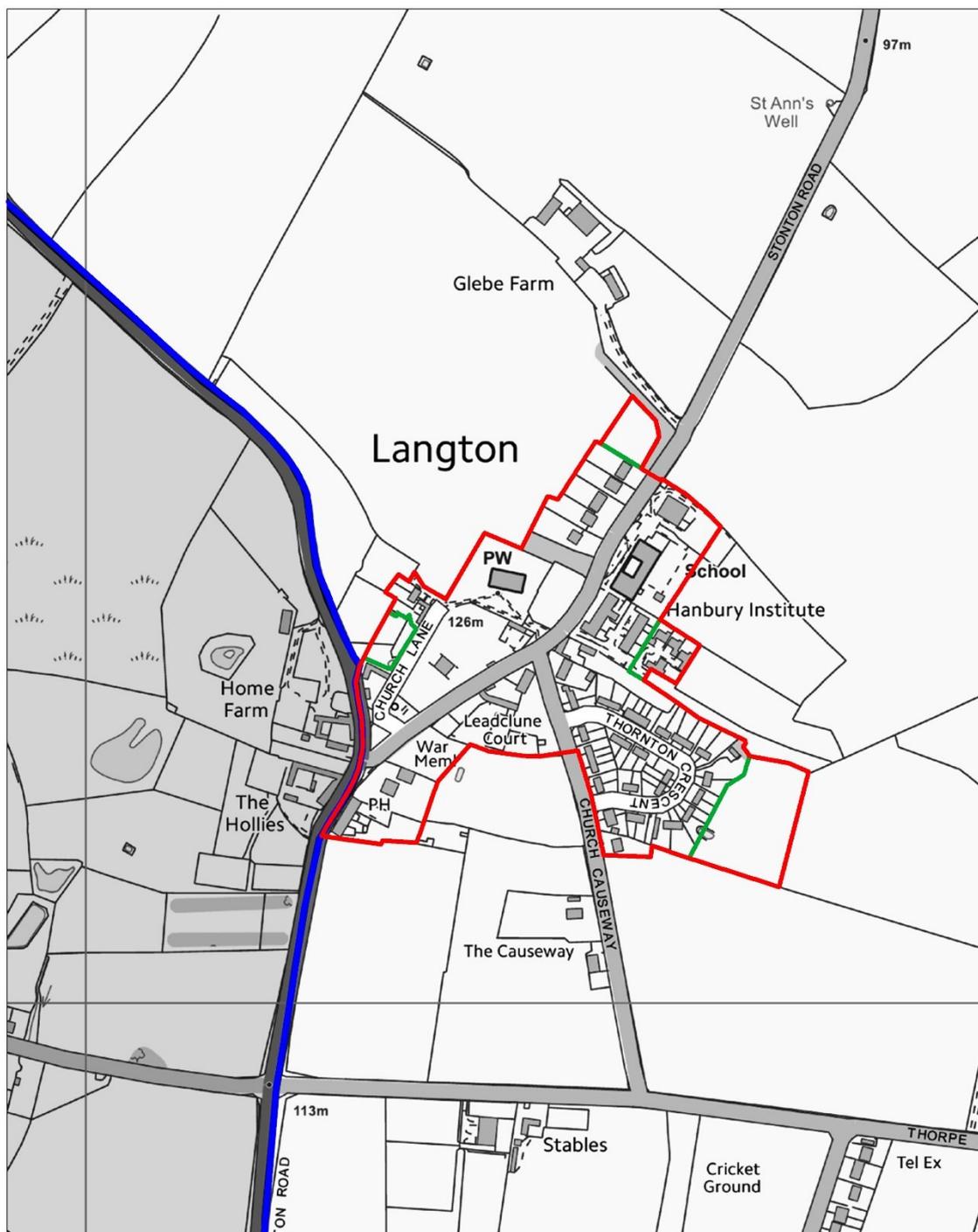


Settlement Boundary



Previous Harborough District Council boundary, where superseded

Figure 4: Settlement Boundary for Church Langton



LEGEND

- Settlement Boundary
- Previous Harborough District Council boundary, where superseded
- Neighbourhood Plan Area boundary

Base map ©Crown Copyright. All rights reserved. Harborough District Council 100023843 2014

c) 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 H3.

POLICY H3: WINDFALL SITES – Small scale development proposals for infill housing within the defined settlement boundaries will be supported where:

- a) It helps to meet the identified housing requirement for East Langton Parish;
- b) 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;
- c) It is of an appropriate scale which reflects the size, character and level of service provision within the Parish;
- d) It retains, where possible, existing important natural boundaries such as trees, hedges and streams;
- e) It provides for a safe vehicular and pedestrian access to the site;

- f) 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;
- g) 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;
- h) 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;
- i) Traffic generation and parking impact created does not result in an unacceptable direct or cumulative impact on congestion or road and pedestrian safety; and
- j) 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.

e) 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 in Appendix 2.

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 H4: 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 they are in accordance with other policies. Dwellings of 4 or more bedrooms will be expected to comprise a minority of the total number of new dwellings in any multi-house development.

f) 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 within 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 a First Homes or Rural Exception Site will be supported where the following criteria are met:

- a) The site adjoins the settlement boundary;
- 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) First 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.

8.3 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 E purposes and Class B8 distribution and storage will be supported where it can be demonstrated that there would be no adverse impact on surrounding residential and community amenity and uses. Proposals for General Industrial use (B2) 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) (England) Order 2015 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 H3 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.

Developers should take active steps to incorporate superfast broadband, ideally, fibre to the premises (FTTP) solution, where possible. In all cases developers should engage with telecoms providers as early as possible (at the pre planning phase) to ensure that broadband connectivity is available to residents as soon as the homes are occupied.

8.4 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.

New development will have some impact on the existing, and require the need for new, infrastructure, services and amenities. Sometimes these impacts might be detrimental and so developers must expect to contribute towards the cost of providing additional or improved infrastructure.

To enable the level of housing development and any other types of development, set out in this plan to take place, there may need to be infrastructure improvements to community facilities and services, including for example the Primary School, cricket club, community hall, allotments, Coronation Gardens and the Church also enhancements/improvements for footways footpaths and bridleways and other sustainable modes of travel e.g. public transport, where possible. However, the plan must be deliverable. Therefore, the proposed developments identified in the plan should not be subject to such a scale of planning obligations that their viable implementation is threatened.

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 Garden, 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 considered for designation as Assets of Community Value and more may come forward over the lifetime of the Plan.

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
- Diocesan field

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.



8.5 - 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 8 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
- War Memorial

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.

Policy DBE1: PROTECTION OF THE BUILT ENVIRONMENT: CONSERVATION AREAS AND LISTED BUILDINGS - Proposals within a Conservation Area as defined in figures 5 and 6 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.

Figure 5 - East Langton Conservation Area

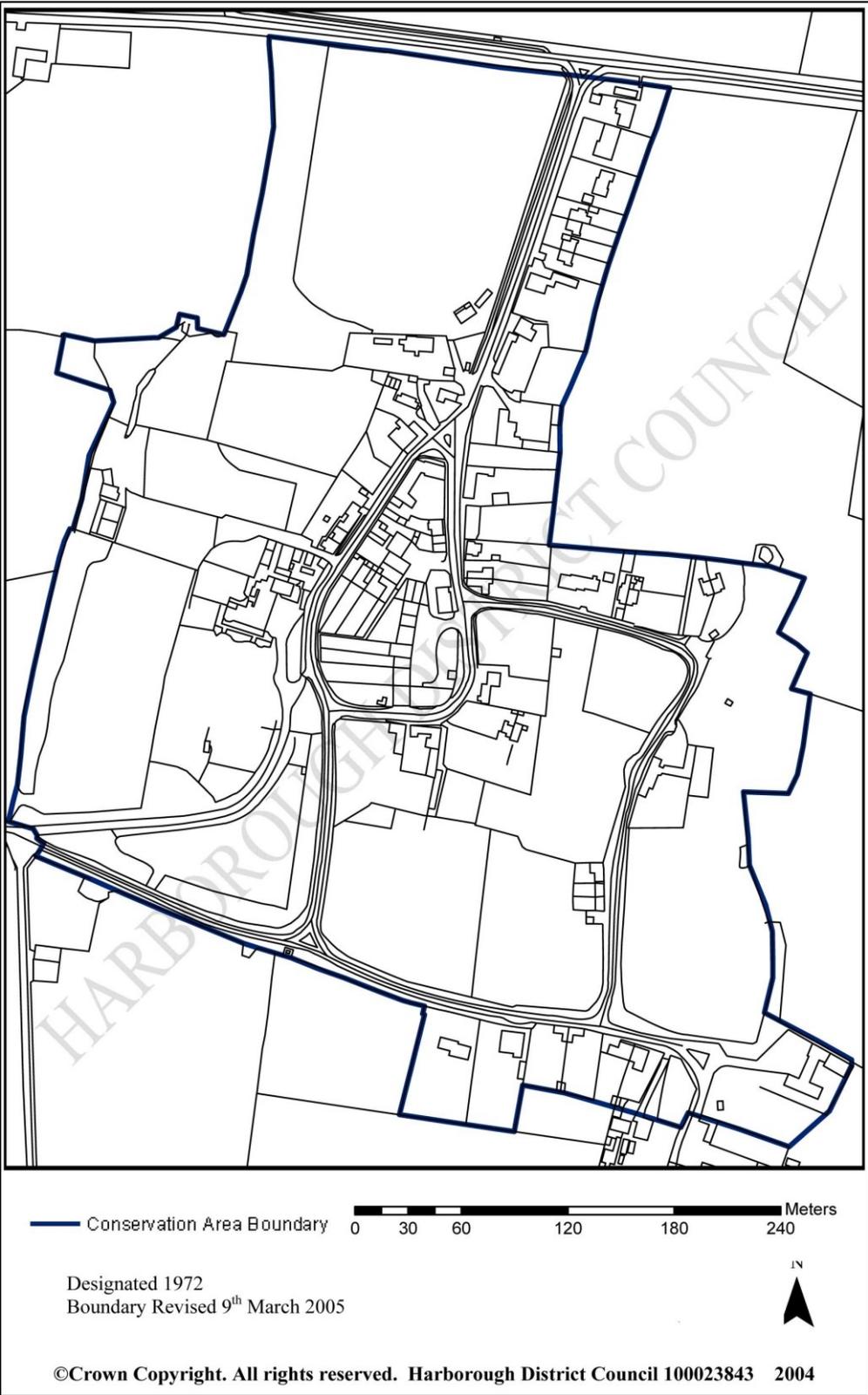
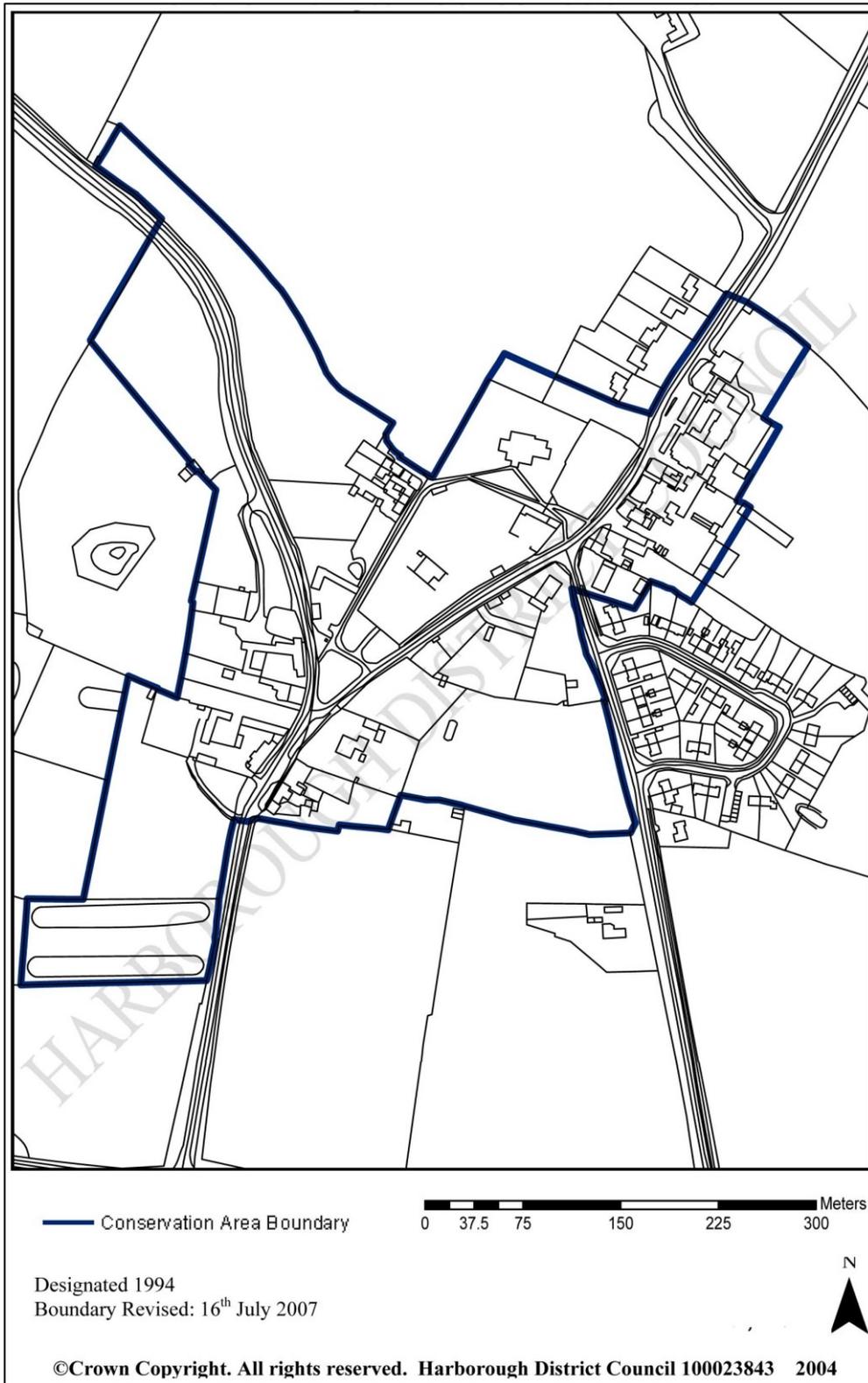


Figure 6 Church Langton Conservation area



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.

There are two additions to the list of local heritage assets in the adopted Neighbourhood Plan. One is the Lottery Gravestone. John “Paddy” Logan MP erected the gravestone for his hunter ‘Lottery’ when it died in 1896. He named the hunter after the famous racehorse who won the first Grand National race in 1839. The racehorse was retired to Astley Grange Farm stud where it also died.



The gravestone is a stone pillar positioned in one of Astley Grange Farms fields by the A44 footpath at grid reference OSGB36: SP7292.

The second is the Hanbury Stones.

In 1777 the Reverend William Hanbury began laying out the ground for his “grand and stately church”. William designed, costed and researched the quarries to provide the stone for his cathedral-like vision, all funded from a charity he founded. The stones he used to mark the dimensions lie around the village though not in their original positions except perhaps for stone number 3.

Some of the funds to purchase and transport these stones came from the first performance of the ‘Messiah’ in a parish church which Hanbury organised and for which St. Peter’s is famous for.

Map of William Hanbury's Stones



1



2



3



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:

1. Ledclune Court stable block
2. The Maltings, East Langton
3. The Grange
4. Deene Cottage
5. Brooke House and adjoining property 'The Cottage'
6. Allotment wall and churchyard wall
7. Langton Arms public house
8. Lottery gravestone
9. Hanbury Stones
10. Church Langton finger post

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:
 1. Screened bin stores and recycling facilities
 2. Cycle stores
 3. Meter boxes
 4. Flues and ventilation ducts
 5. Gutters and pipes
 6. Satellite dishes and telephone lines
 7. Lighting

8.6 The Natural and Historical Environment

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 building of several substantial houses. 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.

Protection of sites of environmental significance

An Environmental Inventory (Appendix 4) 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 three of the highest scoring (70% and over) are important, characteristic and valued open spaces and are designated as Local Green Spaces. Their protection is regarded as essential and is fully compatible with the aims of sustainable development in the Plan Area.

The designations in this Neighbourhood Plan Review include 'Thorpe Path' at Church Langton.

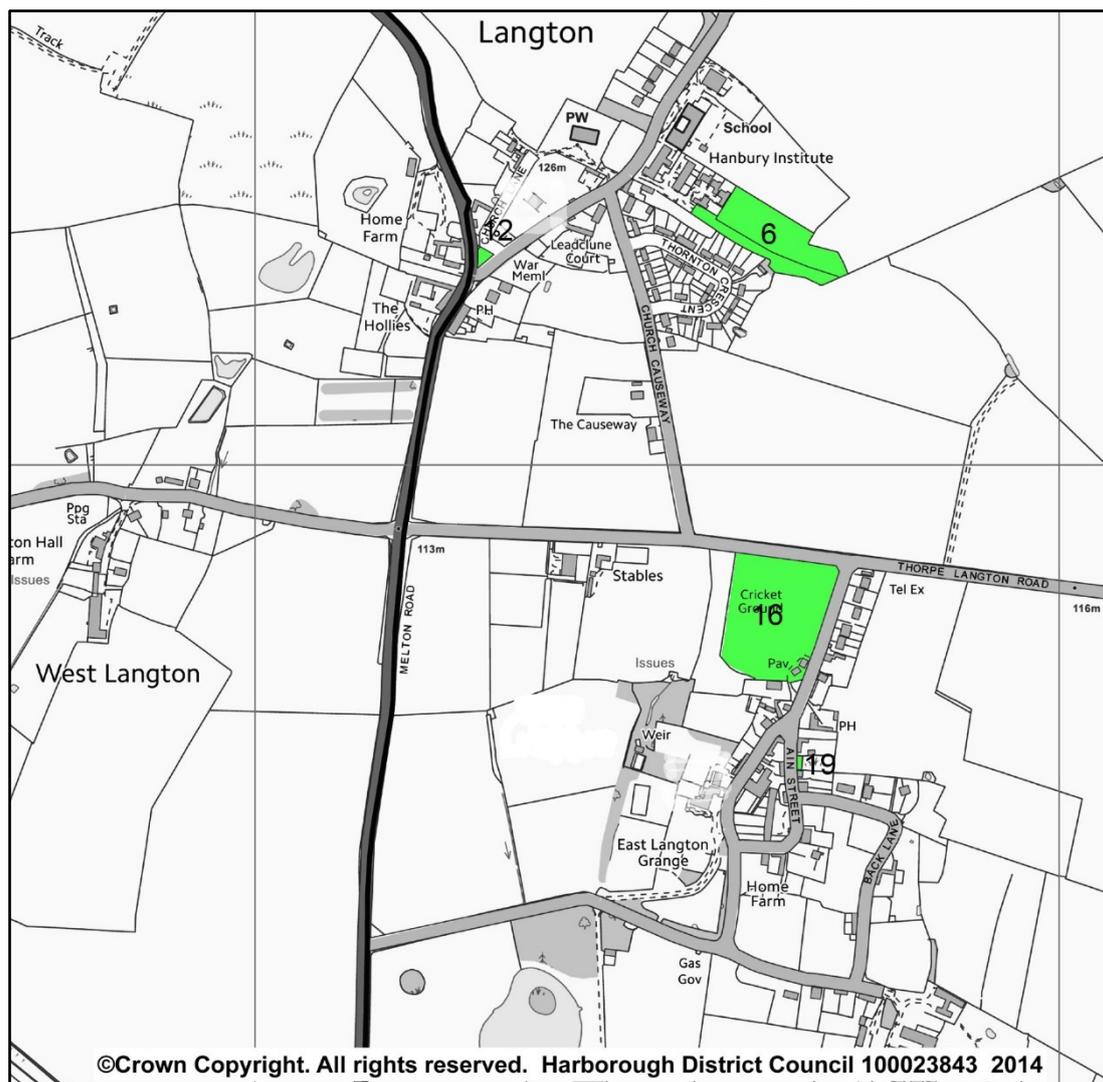
This field was in the Submission version of the Made Neighbourhood Plan, but in recommending that the Neighbourhood Plan move forward to Referendum, the Examiner removed 'Thorpe Path' from the Local Green Space list. He raised two issues of concern – that the area may be needed to meet any increase in housing need over the Plan period, and that the space was not sufficiently 'special' to the local community.

Both of these issues are fully addressed in Appendix 5 which provides an updated evidence base for the designations.

Policy ENV 1: PROTECTION OF LOCAL GREEN SPACES - The following sites are proposed for designation as Local Green Spaces (see Appendix 5) 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.

- 'Thorpe Path', Church Langton (6)
- Village 'green', Church Langton (12)
- Cricket Ground, East Langton (16)
- Coronation Gardens, East Langton (19)

Figure 7. Local Green Space sites
 Numbers refer to entries in Environmental Inventory (see Appendix 4)

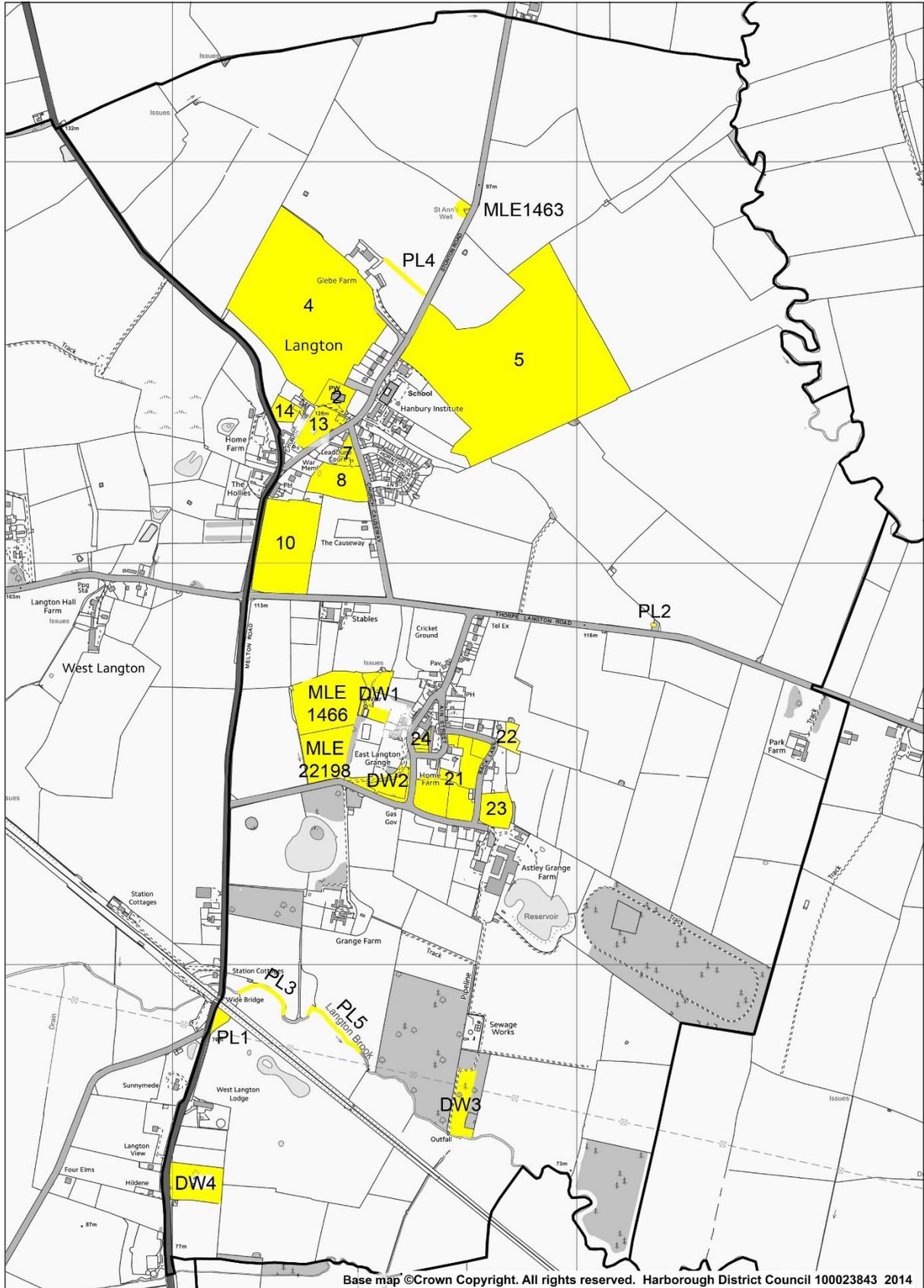


The remaining 25 sites have significant natural or historical environment features but do not score as highly, particularly under the NPPF community and amenity criteria: some are formally inaccessible or are distant from the settlement areas. Of these, those scoring 41% (15/36) or over are deemed to 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. Development that threatens or damages natural or historic features of value on these sites should be justified.

Policy ENV 2: OTHER ENVIRONMENTALLY SIGNIFICANT SITES - The sites listed and mapped (Figure 8 below and Appendix 4) 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 8 and listed in Appendix 4 as 'Other Environmentally significant sites' will be supported.

Figure 8: Other environmentally significant sites
 Numbers are in Environmental Inventory (Appendix 4)



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 to achieve biodiversity net gain, where possible, by creating 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 9 Proposed wildlife corridors



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. There are a number of trees of historic significance in the Parish.

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

POLICY ENV 4: TREES - Development proposals that damage or result in the loss of trees and hedges of good arboricultural, ecological, historical 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.

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 of 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).

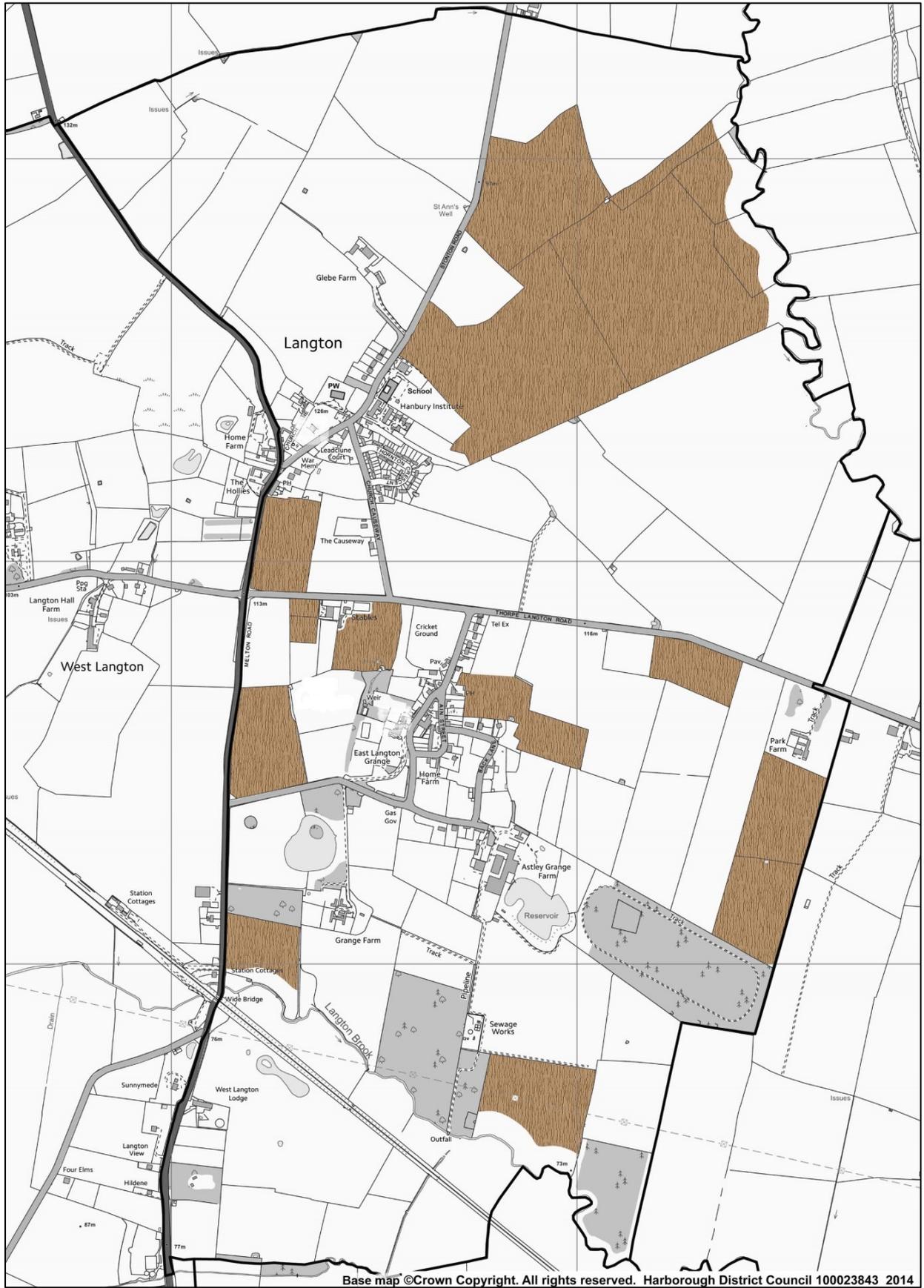
In English legislation, except for the few that are also Scheduled Monuments, ridge and furrow fields are not protected, despite a recognition that "as the open field system was once commonplace in NW Europe, these [surviving] sites take on an international importance" (English Heritage, 2012).

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 5: RIDGE AND FURROW FIELDS

Ridge and furrow earthworks are capable of being non-designated heritage assets. Development proposals that are not necessary to provide needed sustainable development and that adversely affect or damage an identified surviving area of ridge and furrow will be resisted.

Figure 10 Well-preserved surviving ridge and furrow earthworks in the Plan Area



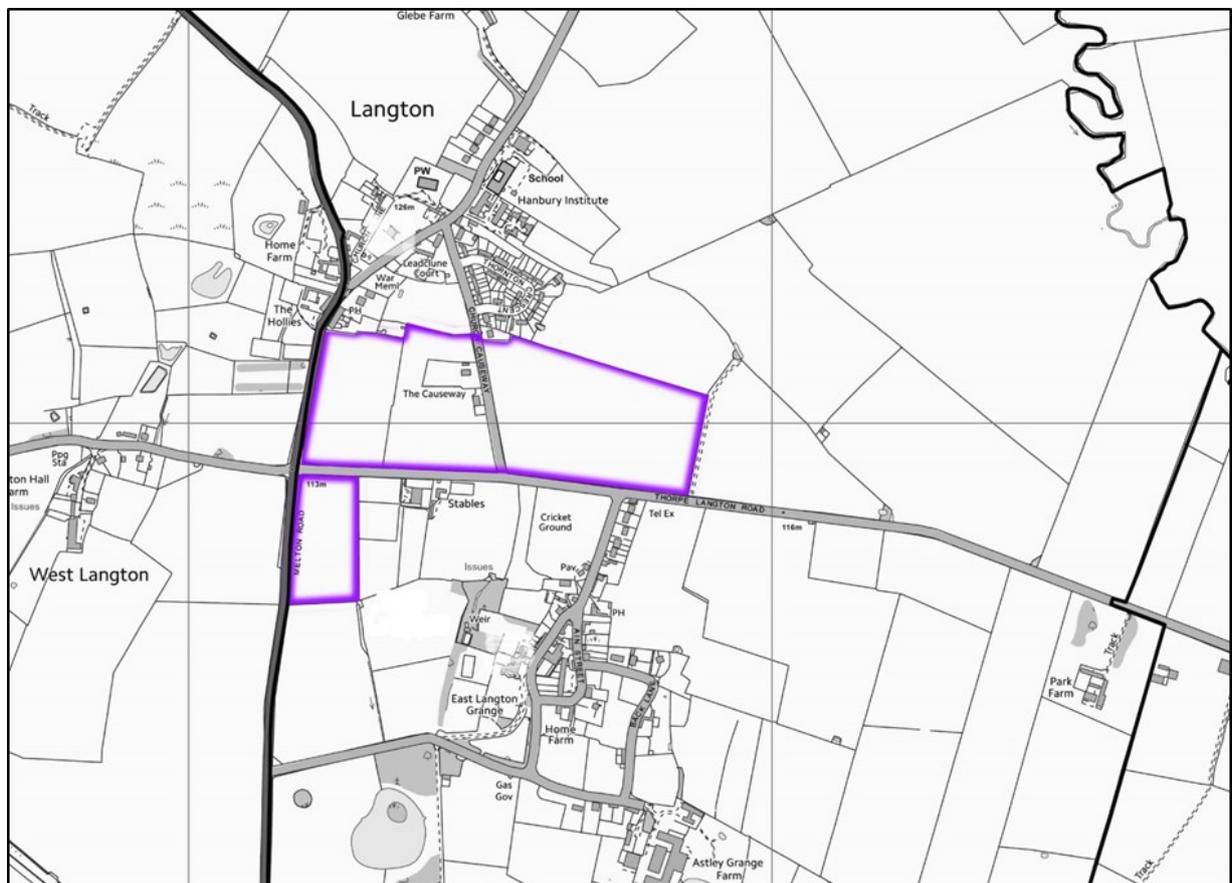
Areas of Separation

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 below (Figure 11) and the Environmental Proposals map (Figure 13) will not be supported.

Figure 11. Areas of separation





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.

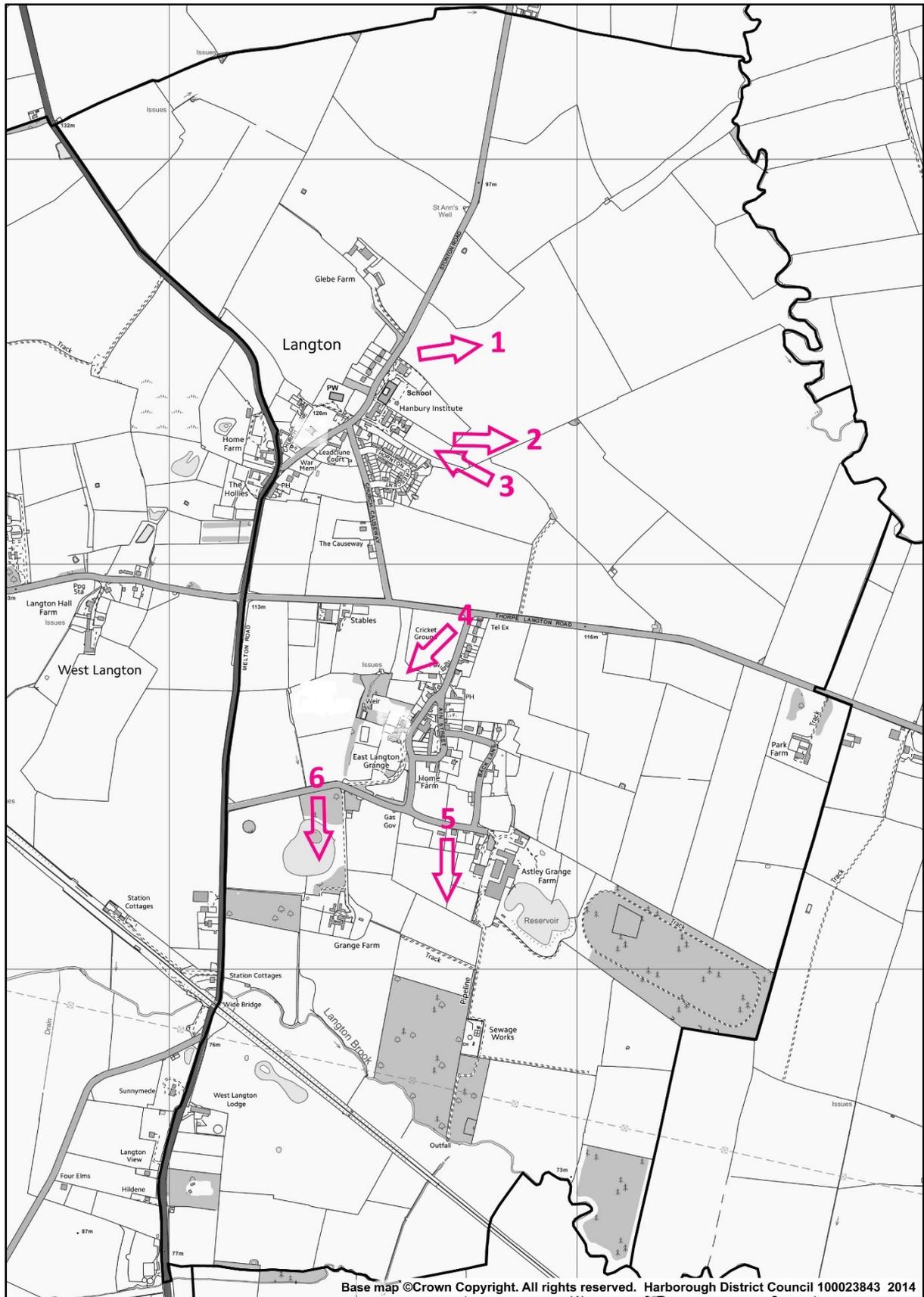
One of the main ways in which residents expressed this wish was by describing a number of important views within, between, away from and toward the two villages. These consultation findings were supported by the environmental inventory, which although principally aimed at identifying sites of environmental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



POLICY ENV7: PROTECTION OF IMPORTANT VIEWS: Development proposals within the identified important views as listed in this policy and shown in figure 12, illustrated in Figure 12 and described in Appendix 6 should take account of their impact on the view or views concerned. Where it is necessary to do so, development proposals should include appropriate mitigation measures to reduce any unacceptable impacts that would arise from the proposed development. The important views are as follows:

1. East from the northern limit of Church Langton village across ridge and furrow fields and over the valley of Stonton Brook to Langton Caudle;
2. East and southeast from the start of footpath A79 in Church Langton toward Stonton Brook, the Caudle and Thorpe Langton village;
3. West towards the village along the route of A79 footpath;
4. Southwest from Main Street across cricket pitch to a variety of tree copses;
5. South from Back Lane showing rolling countryside and the fishing lake with the ridge line in the distance; and
6. South from Back Lane (2) showing rolling countryside and the fishing lake with the ridge line in the distance.

Figure 12 - Important views in the Plan Area



Electric car charging

The UK government has recently announced its intention to ban sales of new petrol and diesel cars from 2030 to combat rising levels of air pollution (in particular NOx) and address climate change concerns. The implication is that the number of 'pure' (i.e. not hybrid) electric vehicles (EVs) on the road will increase rapidly; there is some evidence this is already starting. If EVs are to have a similar range to today's petrol/diesel cars, they will need to have large capacity batteries installed (for example, an EV with a 310-mile (500kms) range requires a battery capacity of 90kWh). This raises the crucial question for the planning system of providing infrastructure for EV battery recharging.

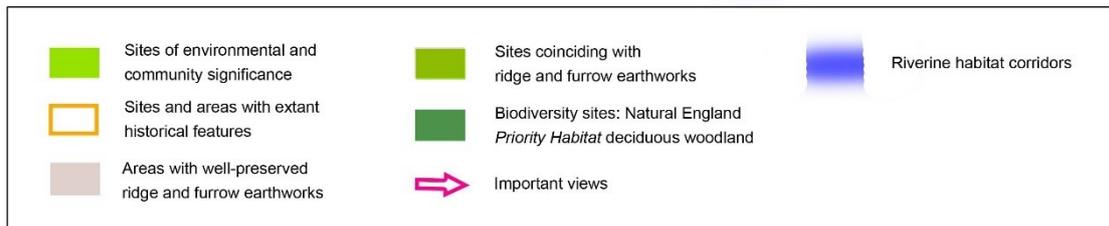
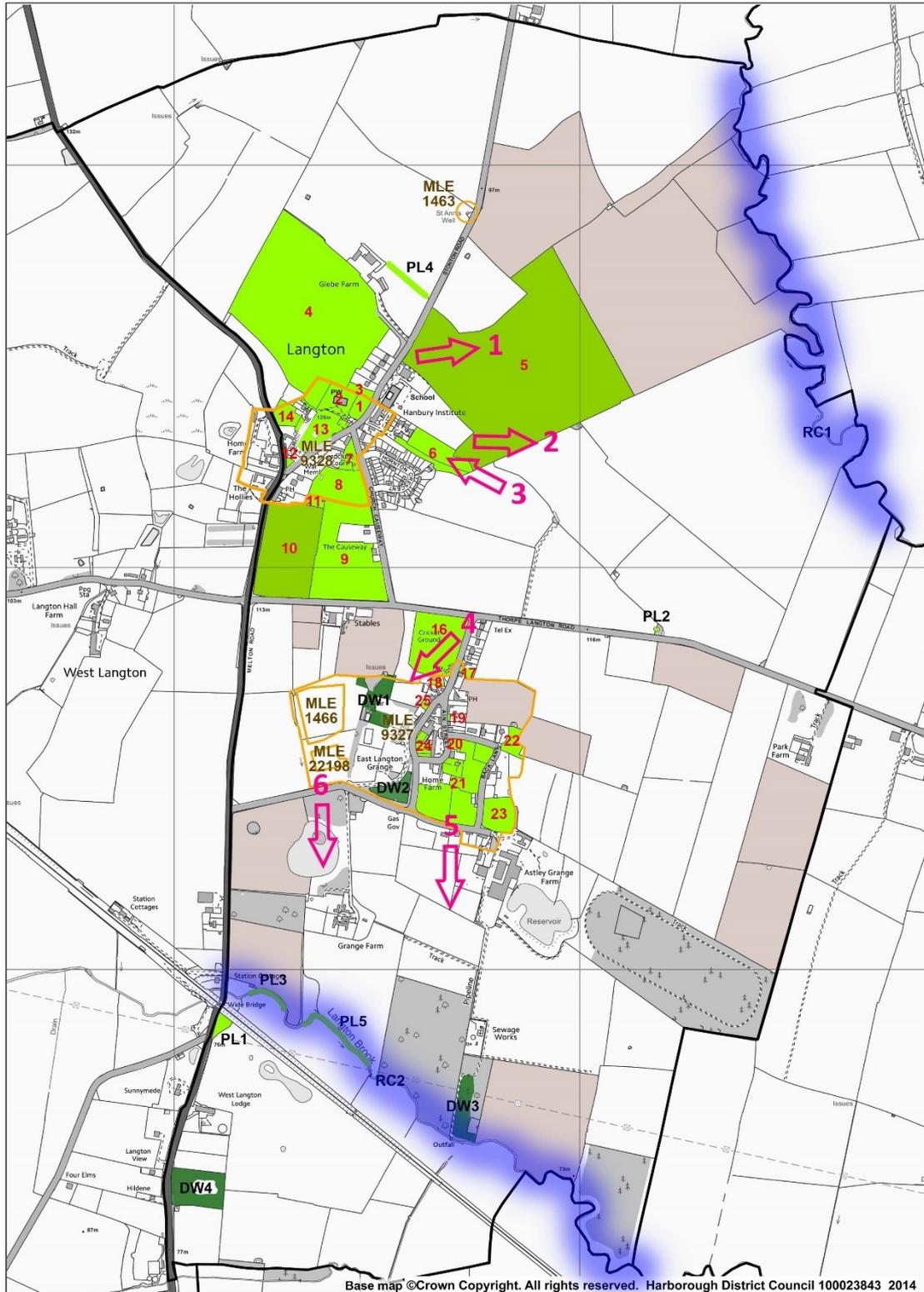
Residential charging is probably the current norm but using a typical generator size of 3.7kW (as currently installed as standard on board EVs, with similar electrical usage as a domestic kettle), this would take 19 hours to re-charge the battery (assuming a typical run-down state of 25% of maximum). The lower capacity (and lower range <100miles) Nissan Leaf would take about 6 hours. The availability of larger capacity on-board generators (7kW) is emerging, which would halve these times, but this is then the maximum that would be possible using current standard domestic electricity supply (single phase 240 volt). However, residential charging is only allowed where off-road parking is available.

This issue is already influencing planning and building regulations and it would seem wise to include such requirements for new developments in the parish, if rural communities are not to be left behind. Similarly, commercial rapid charging facilities are growing across the country (making use of 3-phase supply not possible at the domestic level and reducing the 7kW re-charge time by a factor of 3). These could be utilised in East Langton Parish for example by installation in a permanent parking area as described above, providing re-charging for residents with no off-road parking, and allowing opportunity fast re-charge for all residents.

POLICY ENV8: ELECTRIC VEHICLES - Residential and commercial developments should, where practical, provide 7kW (or current best practice) cabling to a vehicle-accessible location on the exterior of each building to facilitate subsequent installation of an electric vehicle charging point.

The provision of communal vehicular charging points within the Parish will be supported where there is universal access and their presence does not impact negatively on existing available parking in the Parish.

Figure 13 – Environmental proposals map



8.7 Traffic, Parking and Transport

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.

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.

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.

Chapter 9. Monitoring and Review

The Neighbourhood Plan will last until 31 March 2031. 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.