

# Tur Langton Neighbourhood Plan



2017 TO 2031

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# Foreword

Those who live here will agree that Tur Langton is a very special place, with a long history. Its position within the Langtons in the Harborough District of Leicestershire set within picturesque rolling countryside makes it an attractive and popular place in which to live.

Residents of Tur Langton value what the village has to offer, and the Tur Langton Neighbourhood Plan sets a vision and objectives to protect and enhance these fine attributes of the village for the enjoyment of future generations.

As Tur Langton grows and responds to the changing needs of living in the 21<sup>st</sup> Century, so the resultant development needs to be carefully managed, within a local prepared planning policy, to shape the village in line with the wishes of local people.

This Neighbourhood Plan sets out to achieve this and enables us in the local community to play a much stronger, positive role in shaping the area in which we live and work and in supporting new development proposals. Once 'Made', our Neighbourhood Plan will form part of the development plan and will sit alongside Harborough District Council's Local Plan. Decisions on planning applications will be made using both the Local Plan and the Neighbourhood Plan. Our plan has been prepared in parallel with the emerging Harborough Local Plan but is primarily based on the Harborough Core Strategy (2006), which remains the development plan for our area.

We have consulted the village's population through theme groups, presentations, Open Events and questionnaires to prepare this document. It has been created to be positive about future change, and will need to be reviewed periodically. Most of all, it is a document that reflects the importance of retaining our heritage, culture, identity and sense of place.

The document not only represents the culmination of work in conjunction with Harborough District Council but also the views, comments and ideas you have provided us with over the last year or so.

**Tessa Bladon, Chair, Tur Langton Parish Council**

**May 2017**

# 1 Background and context

## Neighbourhood Plans

The Localism Act (2011) introduced a new planning initiative which gives Parish Councils the opportunity to engage with their local communities and prepare what is known as a 'Neighbourhood Plan' which will help to shape future development in their areas. Once 'made', these plans will become part of the strategic development plan produced by district councils and therefore, carry full legal weight in the determination of planning applications.

Neighbourhood Plans carry some statutory weight from the point at which they are submitted to the local planning authority, but do not take full effect until they pass a community referendum with over 50% of the votes cast. Plans must also pass an independent examination to test conformity with local, national and EU strategic planning policies before they can be put to a community referendum and legally come into force. These are known as 'Basic Conditions'.

The Basic Conditions require Neighbourhood Plans to:

- 1 Have regard for national planning policy (primarily through the National Planning Policy Framework (NPPF) and Planning Practice Guidance);
- 2 Be in general conformity with strategic policies in the development plan for the local area (i.e. such as in a core strategy);
- 3 Be compatible with EU obligations and human rights requirements.

An independent and suitably qualified person will check that a Neighbourhood Plan appropriately meets these conditions before it can be voted on in a local community referendum. This is to make sure that referenda only take place when proposals are workable and fully compliant.

## A Neighbourhood Plan for Tur Langton

With an increasing number of planning applications being submitted for development in the Parish, allied to the potential for change within the village and surrounding landscape, the Parish Council took the decision that it would be timely to consider a Neighbourhood Plan for Tur Langton. The plan would give local people an opportunity to help formulate policies on the type, scale and design of any new development within the Parish and help determine what would be acceptable and appropriate in the local environment. It would set out how they would like to see the village develop over the next fifteen years or so, and ensure that local people have a stronger influence over the way change and development takes place in their area and help to protect and possibly enhance the features they most value.

In March 2015, Tur Langton Parish Council approached Harborough District Council (HDC) with an application for designation as a Neighbourhood Plan area. The Portfolio Holder for Planning Services approved the application on 6th May 2015. The area to be covered by the Neighbourhood Plan is delineated by the parish boundary shown on the map below.

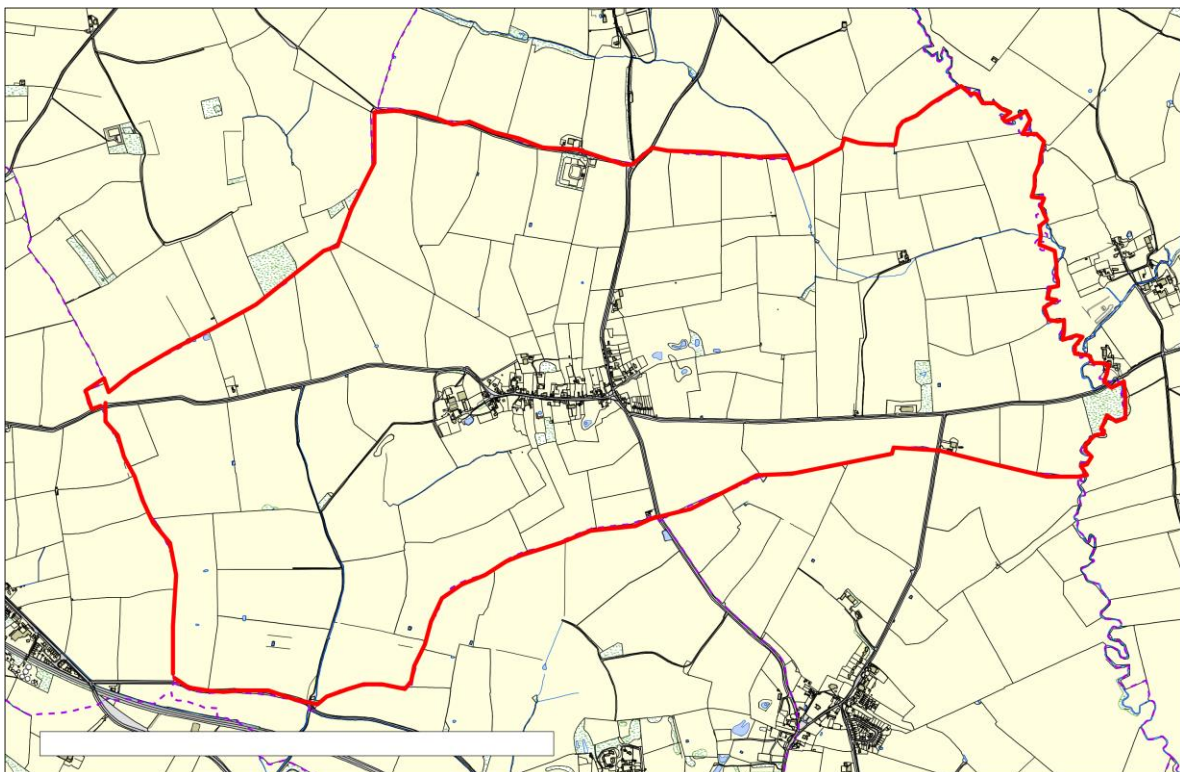


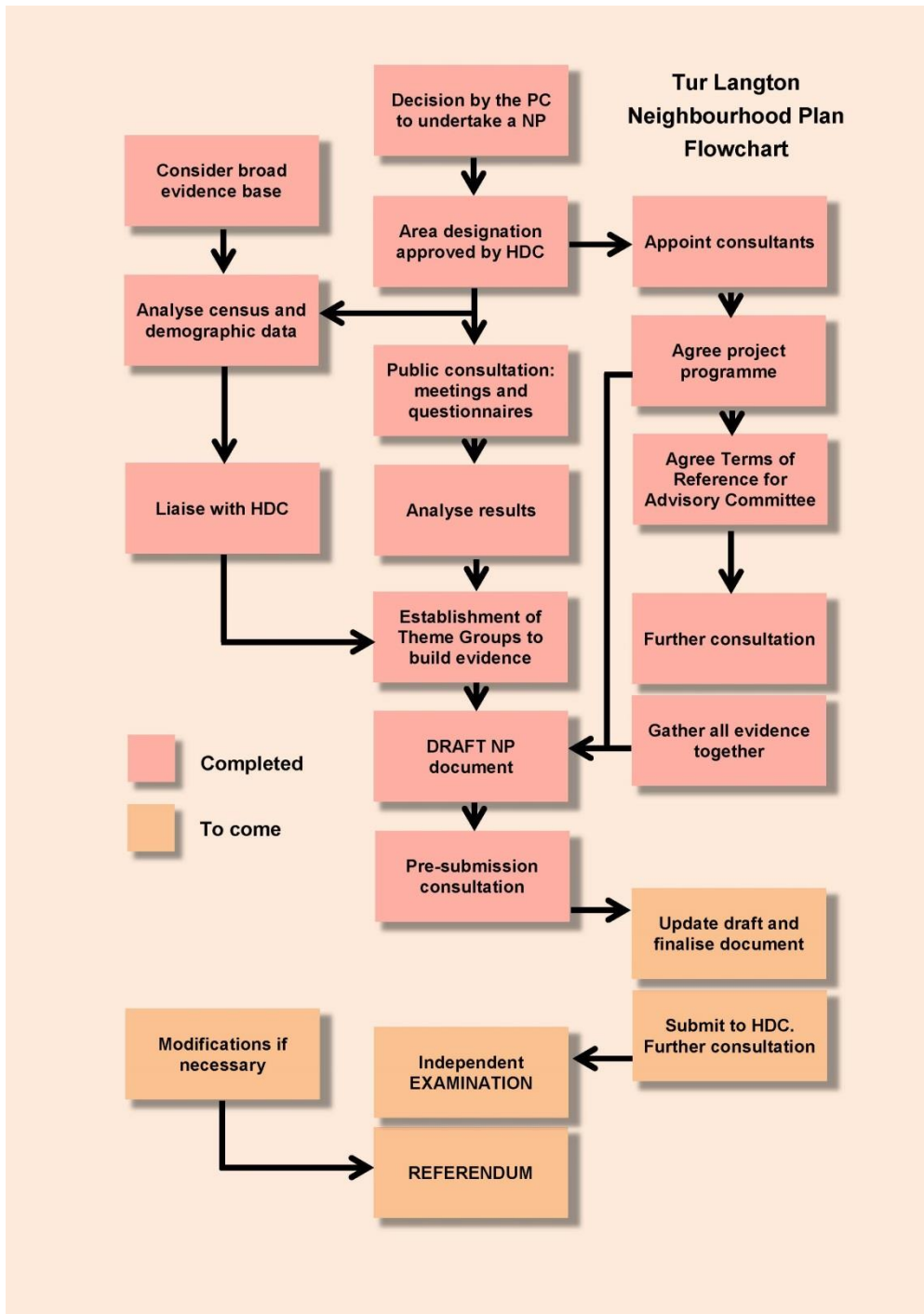
Figure 1 – Designated Area.

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## The Neighbourhood Plan Advisory Committee

The work of driving the Neighbourhood Plan forward was carried out by a small Advisory Committee.

The preparation of a Neighbourhood Plan must conform to guidelines laid down by central government and involve consultation with not only the local community, but also the District Council and local businesses and landowners. There is a prescribed procedure with appropriate checks and formal consultation processes, which must be observed. The process for delivering the Neighbourhood Plan for Tur Langton is as set out in the following flow chart:



## 2 Planning Regulations

### National Planning Policy Context

A key requirement of a Neighbourhood Plan is that it must be compliant with national and local planning policies. At a national level, the Department of Communities and Local Government established a National Planning Policy Framework (NPPF) in 2012 which defined broad and specific guidelines for all planning policy in England. The opening paragraph in the introduction to the NPPF

explains the overarching principle as follows:

*‘The NPPF sets out the Government’s planning policies for England and how these are expected to be applied. It sets out the Government’s requirements for the planning system only to the extent that it is relevant, proportionate and necessary to do so. It provides a framework within which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities’.*

The Ministerial foreword in the NPPF includes the following statement from the Rt. Hon. Greg Clark MP, the then Minister for Planning:

*‘In part, people have been put off from getting involved because planning policy itself has become so elaborate and forbidding – the preserve of specialists, rather than people in communities’.*

*‘This National Planning Policy Framework changes that. By replacing over a thousand pages of national policy with around fifty, written simply and clearly, we are allowing people and communities back into planning’.*

Within the document, The NPPF sets out 12 ‘core planning principles’ the first of which specifies that local decision making should “*be genuinely plan-led, empowering local people to shape their surroundings, with succinct local and neighbourhood plans setting out a positive vision for the future of the area.*”

## Local Planning Policy Context

The Core Strategy for Harborough indicates where new house building will take place to meet the District wide target of at least 2,420 new homes between 2006 and 2031.

Reflecting the importance of protecting the Parish's good quality built and natural environment, the District Council's Core Strategy indicates that housing development in the Parish will be limited.

Tur Langton is currently classified as 'countryside'. This means it is only required to make a limited contribution to the overall housing target for the District in view of it being mainly rural in nature with a limited provision of services and facilities.

The emerging Local Plan for Harborough is updating the housing need across the District and the allocation of housing within it.

The Neighbourhood Plan takes into account the existing Core Strategy and the emerging Local Plan, which is expected to be Adopted in November 2017.



## 3 Tur Langton Village

### A brief history

The small rural parish of Tur Langton is situated in South Leicestershire. It borders the parishes of Kibworth Harcourt, East Langton, West Langton and Shangton. It consists of beautiful rolling pastureland and productive arable land, which surrounds the diminutive village of Tur Langton itself.



A very early reference to Tur Langton is in the Domesday Book of 1066 but under the name of Turlintone. The name Tur Langton is still relevant today reflecting the very clear linear nature of the position of buildings along the three roads within the village, namely Main Street, Shangton Road and Cranoe Road. The linear nature is further enhanced by wide grass verges that are a pleasant feature repeated throughout the village.

Tur Langton has a long history of farming and its main origin seems to have been to provide living accommodation for the large numbers of labourers working the land surrounding the village. As late as the 1970's there were still seven working farms in the village which took advantage of the lush pastureland to produce in the

main, lamb, beef and milk. Since then the situation has changed to reflect current farming requirements and techniques. No working farm house and farm yard still exist within the village and the wonderful sight of cows being walked along the B6046 for milking has long become a thing of the past.

Tur Langton contains many buildings of note and this is confirmed by the high percentage of listed buildings and features in the village. The Manor is a great example of one of these. Built in stone and grade 11 listed, it dates from the 17th Century. Although originally an H shaped building only the central part remains which in the past contained the great hall.



Beside The Manor in its grounds sit the ruins of the old chapel. Another listed feature of note is a fine example of a traditional mud wall to be found on the junction of Main Street and Shangton Road providing the boundary for Crox Barn. It provided an interesting talking point when in the recent past it was restored using traditional methods.



Today modern Tur Langton is village where people aspire to live, providing accommodation for just over one hundred households in a mix of house ages, styles and sizes. Buildings are predominantly constructed in red brick and roofed in slate but there are exceptions, for example sitting between two modern brick buildings you can find Fargate Farm, a beautiful example of a timber framed building which was restored in the 1990's including the reinstatement of a thatched roof, a feature unique within the village. There are limited amenities which include The Crown Inn, a pub whose origins are probably an early 19<sup>th</sup> century private house and currently (2016) is a thriving business, the church a brick built Victorian structure with beautiful stained glass which can be seen clearly when illuminated at night as you approach the village from the direction of Church Langton and the village hall, a cedar clad building at the eastern end of Main Street which at present (2017) is in need of restoration but there are ambitious plans to undertake this when the new lease is signed.



Tur Langton also has a thriving business hub centred at The Manor. Formerly a working farm with a large milking herd of Friesian cows it has changed beyond recognition as farming has evolved in the last twenty years. Diversification leading to the creation of small offices and premises for small businesses has brought employment and extra facilities such as hairdressing and beauty, retail outlets, a coffee shop, fitness and woodworking close to our small community.

Tur Langton is truly a place to enjoy and be proud of.

## Profile

At the time of the 2011 Census, Tur Langton had 107 households and comprised 316 residents.

Tur Langton is currently classified as 'countryside'. This means it is only required to make a limited contribution to the overall housing target for the District in view of it being mainly rural in nature with a limited provision of services and facilities. It is described as a 'Sub-Selected Rural Village' in the emerging Harborough District Local Plan. This means that there will be some development, especially housing, but on a small and limited scale.

Levels of deprivation are well below the district, regional and national averages. 76.6% of households are classified as not deprived compared to 54.1% across Harborough and 42% in the East Midlands and England. The levels of health are good with the proportion of residents who consider that their health is very good being above average.

The levels of unemployment are low and levels of self-employment at over 20% more than double regional and country-wide levels. However, levels of economic activity at 61% are less than District (74%); Region (69%) and England (70%) levels. There are limited employment opportunities in the village although a small employment site has developed in recent years in farm buildings on the edge of the village.

A high proportion of residents (60%) travel to work by car and car ownership is high. The proportion of working age residents (20%) who state they work from home is well above the local and national averages.

The Parish is a popular area to live and demand for housing is strong. The condition of the housing stock is very good. The main tenure is owner occupied (83%), and other forms of tenure are relatively low with social rented only 2.8%. There are more detached houses (61%) than across Harborough (48%), the East Midlands (33%) or England (22%). There are also fewer small house (1, 2 and 3 bedroomed) than across the District and more large houses (4 and 5+ bedroomed).

Number of bedrooms				
Bedrooms	Tur Langton		Harborough District	
1	1	1%	2,033	6%
2	14	13%	7,853	22%
3	30	28%	13,018	37%
4	34	32%	8,975	26%
5+	28	26%	2,968	9%

There is also an ageing population in Tur Langton. In 2001 there were 13 people aged 60-64 and 21 people aged 65-74. These figures had increased to 30 and 28 respectively by the time of the 2011 Census.

The fit between demand and the available type and tenure of housing is an issue as well as the affordability of existing and new housing.

There has been some house building in the Parish over recent years, most notably development of and surrounding a former pub in the village which had become an eyesore as it was in a prominent position on the main Melton Road through the village and at the T-junction with the road leading to Kibworth Harcourt which leads to the Church, Pub, Village Hall and employment site.

The Parish has a limited social and community infrastructure which includes a Pub, Village Hall and Church. A Hair and Beauty salon is situated in the employment site along with a café and a range of businesses.

The area is strategically well located in relation to the national road network and has a number of walking routes. Public transport is limited and there is a very high dependency on the car for travel purposes.

The built environment is very good. This includes 16 Listed Buildings including a telephone kiosk and other structures and the majority of the Parish is in a Conservation Area.

The Parish is set within and surrounded by very attractive open countryside. It also has a number of important and attractive green spaces, including some of ecological interest.

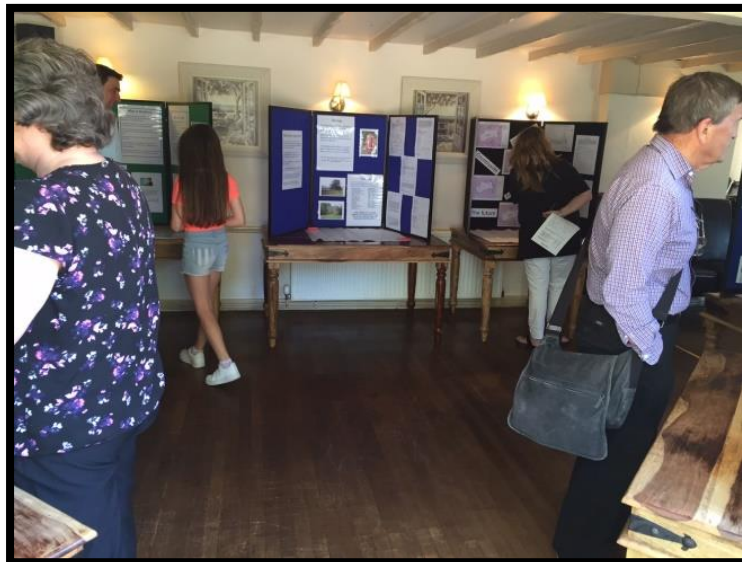
Water and air quality are generally good, but there are some indications that relative CO2 emissions are high linked to the high levels of car usage.

Parts of the Parish are at risk of flooding from surface water.

## 4. Process

### Community Engagement

At the start of the process, members of the community were invited to an open event in the Crown Public House in the village on 9 July 2015. Slides used for the initial presentation set out the context and stages of the project and asked questions about people's thoughts about Tur Langton. An analysis of the event is included in the evidence base.



The views expressed by the residents were used to shape the strategy in preparing the Neighbourhood Plan for Tur Langton.

## Questionnaires

Copies of the questionnaire were distributed to every household in the Parish. In total, 29 copies of the questionnaire were completed and returned, 27% of households and 16% of the adult population.

In addition, a youth questionnaire was produced for young people aged 17 and under.

## Theme Groups

Following a public meeting in January 2016, residents signed up to become part of an environmental Theme Group to explore environmental issues to be addressed within the Neighbourhood Plan. This work continued until the autumn 2016 and took place alongside discussion on housing and other issues lead primarily by the Advisory Committee.

## Further Open Event

A further Open Event took place on 21 February 2017 at which the emerging policies were put to the community. The responses are in the supporting information on the Parish Council website.



# 5 Vision

## A vision for Tur Langton

The Advisory Committee wanted to formulate a concise vision statement that encapsulates the community's idea of what Tur Langton might be like in the future.

The statement below was therefore developed and ultimately tested and refined through consultation with the broader community:

### Vision statement

*'The vision for Tur Langton is that the Parish remains a high-quality and sought-after rural location set within attractive open countryside and continues to be a place that people want to live and work in and to visit, with a range of services and facilities that meet people's needs within a vibrant and thriving community'.*

### Objectives

To help achieve the vision, the Advisory Committee prepared a number of more detailed objectives, which emerged through the consultation exercises and the work of the Theme Group/Advisory Committee discussions. The development of these objectives helped to provide the basis for the policies set out in the next section.

#### The Built Environment

- Supporting sensitive development which protects and enriches the landscape and built setting within the village and its surroundings
- To be located within the built-up area and within updated Limits to development
- To meet a local need in terms of scale, size and tenure

#### The Natural Environment

- To protect and where possible enhance the open spaces surrounding the village
- To protect the setting of designated heritage assets
- To preserve the character of Tur Langton by retaining important views and areas of separation
- Improving access to countryside and recreational opportunities for residents and visitors of all ages to enjoy



**Community facilities and amenities**

- To support the enhancement and growth of community facilities in Tur Langton for all ages, including the Village Hall
- To support the employment area in Tur Langton where there is no detrimental impact on local amenity

# 6 Planning Context and Sustainable Development

## Introduction

The policies of the Tur Langton Neighbourhood Plan are set within the context of the plan-making framework for England. The scope and content of the Tur Langton Neighbourhood Plan has been shaped by the priorities and aspirations of the Tur Langton community, led by the Parish Council's Neighbourhood Plan Advisory Committee.

## Planning Context

The procedure for the making of a Neighbourhood Plan is prescribed within the Neighbourhood Planning (General) Regulations 2012. The Regulations have informed the preparation of policies for the Tur Langton Neighbourhood Plan, in particular ensuring that the Neighbourhood Plan:

- Contributes to the achievement of sustainable development
- Is in general conformity with the strategic policies of Harborough District Council and has regard for the policies contained within the NPPF, as well as meeting a range of EU obligations.

## Sustainable Development

A definition of sustainable development is provided within the NPPF. It describes three dimensions to sustainable development and that these dimensions give rise to the need for planning to perform a number of roles.

**An economic role** – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure. Whilst the community is primarily residential, there is a desire to safeguard its employment outlets, including the employment site and farming community. We therefore wish to retain the current level of employment, and develop it further where possible, in our area by:

- Retaining our existing businesses and employment site, which provides jobs for local people, and where possible improving them, subject to impacts on the residential amenity;
- Supporting diversification of existing businesses, including farms, where appropriate to the character of the village.

**A social role** – supporting strong, vibrant and healthy communities, by promoting the supply of housing required to meet the needs of present and future generations

and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being, without impacting detrimentally on traffic issues in the village.

Through the Neighbourhood Plan we are seeking to ensure that any new housing delivers 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 health as well as its social and cultural wellbeing. We are particularly looking to provide accessible housing suitable for older people as well as some smaller and more affordable homes.

We are also seeking to support and enhance existing community facilities and to improve services for younger people.

**An environmental role** – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including supporting the move to a low carbon economy.

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

- The special open spaces within our village are protected from development, to protect the village identity and retain the rural nature of its surroundings;
- Development preserves and contributes to the attractive local countryside including replacement of any hedging which needs to be maintained.
- Development recognises the need to protect and, where possible, improve biodiversity and important habitats and includes adding hedging to boundaries of new developments.

This document sets out local considerations for delivering sustainable development across Tur 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.

## Neighbourhood Plans

The NPPF sets out the broad parameters within which a Neighbourhood Plan should be prepared. It notes that there are a number of key elements that should be at the heart of the Neighbourhood Plan:

- Neighbourhood Plans give communities direct power to develop a shared vision of the neighbourhood and deliver the sustainable development they need.
- Neighbourhood Plans can shape and direct sustainable development within their area.
- The ambition of the Neighbourhood Plan should be aligned with the strategic needs and priorities of the wider area.
- Neighbourhood Plans should be in general conformity with the strategic policies of the Local Plan and plan positively to support them. They should not promote less development than set out in the Local Plan and should not undermine its strategic policies.

# 7 Policies

## A. Strategy

At the heart of the Neighbourhood Plan for Tur Langton is the principle of ensuring sustainable development, which means providing for the needs of the current generation while not making life worse for future generations. This principle is consistent with the purpose of the UK Planning System, as set out in the National Planning Policy Framework 2012 (NPPF), to “help achieve sustainable development”.

Through the process of developing a Neighbourhood Plan, consideration has been given to the type and extent of new development required to meet the needs of the local community, where it should best be located in the parish, and how it should be designed. The plan includes in its scope everything from small-scale development, such as a minor extension to a house, to small-scale housing developments and employment proposals.

Considerable thought has been given to sustainable development within the parish and the identification of locations where development proportionate to the needs of the community can be accommodated.

The Plan is not intended to replace the policies contained in the Harborough Core Strategy, Harborough Local Plan (when adopted) and the NPPF. It sits alongside these to add additional, more detailed policies, that are specific to Tur Langton and which help achieve the Community’s vision.

Where there are no policies in this Plan relevant to a planning application or development proposal, the provisions of relevant National and District wide planning policies apply and the policies within the Neighbourhood Plan, where relevant, provide additional policy/guidance in respect of future development in Tur Langton Parish

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

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## Limits to development

The purpose of Limits to Development is to ensure that sufficient sites for new homes and economic activity are available in appropriate locations that will avoid impinging into the local countryside.

Limits to Development have been drawn by Harborough District Council in the Adopted Core Strategy for Villages such as Tur Langton who are seen as suitable settlements for development. The Core Strategy makes it clear that such a measure is important to clarify where new development activity is best located. The Core Strategy defines the extent of a built-up part of a settlement and distinguishes between areas where, in planning terms, development is acceptable in principle, such as in the built-up area of the village, and where it would not be acceptable, generally in the least sustainable locations such as in the open countryside. The emerging Local Plan is proposing to remove the limits to development in favour of a criteria based policy.

Through the Neighbourhood Plan it is proposed to designate Limits to Development for the village of Tur Langton. This will update and supersede the existing Limits to Development currently used by Harborough District Council, as it takes into account recent housing allocations that have taken place since the Limits to development were introduced.

Within the defined Limits to Development an appropriate amount of suitably designed and located development will be acceptable in principle, although some sites within this area are protected from development and all development will be required to take into account the policies within this Plan.

Focusing development within the agreed Limits to Development will help to support existing services within the village centre and help to protect the countryside and the remainder of the Neighbourhood Plan area from inappropriate development.

### **Methodology:**

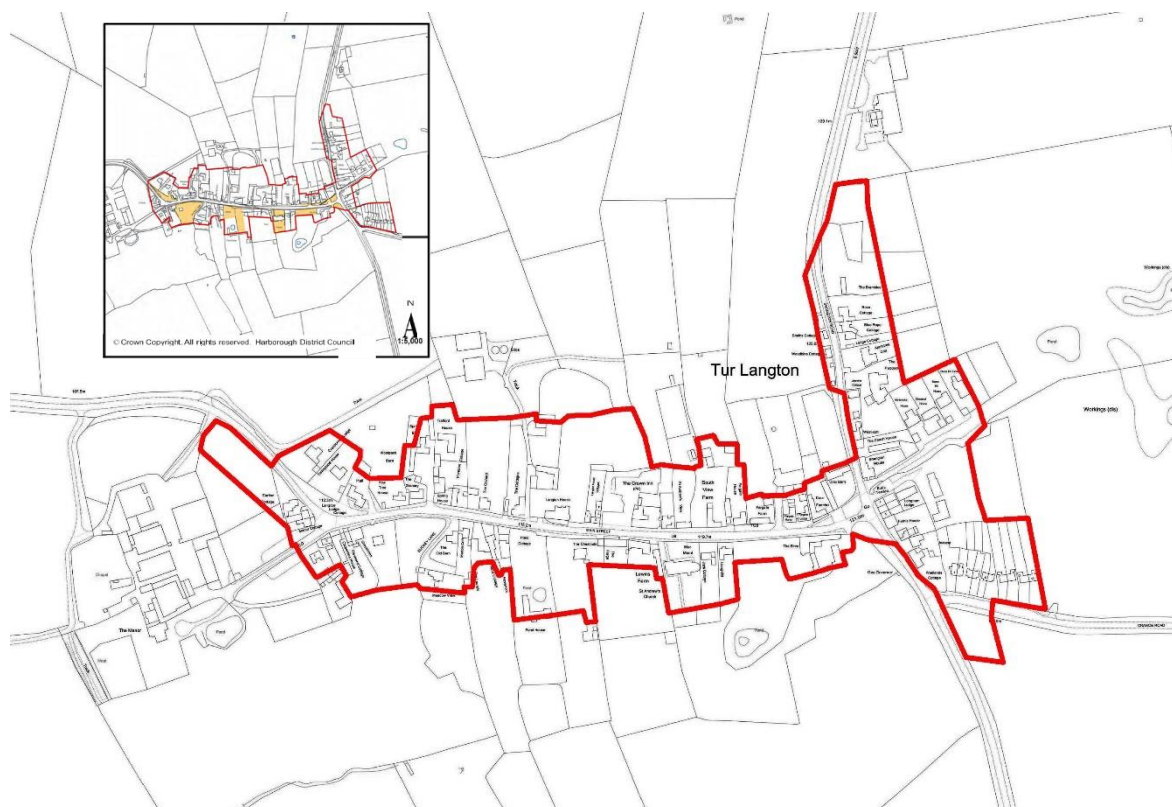
The updated Limits to Development have been determined using the following criteria:

- a) Recent approvals and existing commitments by virtue of an extant planning permission for residential development on the fringes of the settlement have been incorporated;
- b) Clearly defined physical features such as walls, fences, hedgerows and roads have been followed where appropriate;
- c) The boundary has been relaxed to allow for future expansion to meet the need for housing growth over the Plan period. Where the line has been re-drawn to accommodate growth, landowners have expressed a willingness to undertake residential development.

The community were specifically consulted at the Open Event in February 2017 on their preferred locations for new housing to contribute towards the District's housing requirement. 5 potential sites that had been put forward by landowners were considered by the Neighbourhood Plan Advisory Committee and ranked in order of preference. The site locations were also shared with Harborough District Council who commented informally on the appropriateness of each of the potential sites. As a result of this exercise, the Limits to development have been relaxed to accommodate residential growth over the Plan period. No other sites had been put forward for consideration or were considered.

The site assessment process is recorded in the supporting information.

**Figure 2 – Limits to Development (Original Limits to Development shown as inset)**



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**POLICY S2: LIMITS TO DEVELOPMENT – Development proposals within the Neighbourhood Plan area will be supported on sites within the Limits to Development as identified in Figure 2 (above) where it complies with the policies of this Neighbourhood Plan and subject to design and amenity considerations.**

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## Development in the Countryside

In planning terms, land outside a defined Limits to Development, including any small groups of buildings or small settlements, is treated as countryside. This includes any small groups of buildings or small settlements that may be found there.

It is national and local planning policy that development in the countryside should be carefully controlled. Supporting “the intrinsic character and beauty of the countryside and supporting thriving rural communities within it” is identified as a core planning principle in the National Planning Policy Framework, for example. This approach is also supported by this Plan, in particular, because it will help ensure that development is focused in more sustainable settlements with a greater range of services and facilities and infrastructure that has capacity for the expansion, as well as helping to maintain the special landscape character of the Parish and protecting the countryside for its own sake as an attractive, accessible and non-renewable natural resource.

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**POLICY S3: DEVELOPMENT PROPOSALS OUTSIDE THE DEFINED LIMITS OF DEVELOPMENT** - Land outside the defined Limits to Development will be treated as open countryside, where development will be carefully controlled in line with local and national strategic planning policies.

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## B. Built Environment

### Introduction

The Conservation Area character statement for Tur Langton describes its character as being expressed by the 'loosely spaced buildings along Main Street, and the tree filled spaces between. The older buildings are interspersed with 20th century infill houses. The buildings are a variety of ages and type, but are mainly of red brick with slate (including Swithland slate) roofs. There are a number of former farmhouses and farmyards on the Main Street the most notable of which are close to the junction with the B6047. These include 17th century Crox farmhouse to the north with its cobbled enclosed yard, and its farmyard on the corner adjacent to it. This has a mud wall having slate coping curving around the road corner. This mud wall with wide verge in front is a notable vista stop when approaching the village from the south. Next to it is Fargate Farm whose farmhouse is timber framed with an extension in mud; it was all formerly thatched. On the opposite side is the 19th century former Elms Farm. The most remarkable building in the Conservation Area is the Church of St Andrew of 1866 by J Goddard. Of red brick with steeply slate roof and offset tower and spire it is set back from the road. It is visible across the fields from the B6047 to the south as well as from the Main Street. The buildings along the Melton Road in general cling to the road and include 19th century vernacular cottages'.

The mid-20th century developments at the eastern skirts of the settlement are excluded from the Conservation Area.

### Housing Provision

The Local Plan Options Consultation Paper (September 2015) states that there is a requirement to provide for at least 9,500 new dwellings between 2011 and 2031 across the District. Of this, nearly two thirds (61%) of the 9,500 dwellings needed over the Plan period have already been built or planned for. This leaves a district-wide shortfall of 3,687 dwellings needing to be accommodated between 2015 and 2031.

Core Strategy policy CS1 describes the spatial strategy as being to support rural housing which contributes to affordable housing where there is a need to protect existing services. CS17 states that development in settlements such as Tur Langton which are classed as 'Countryside' should be strictly controlled and where there are identified Limits to Development (such as in Tur Langton) should involve 'very limited small-scale infill development'.

The draft Local Plan Options Consultation Paper (September 2015) establishes a draft hierarchy of settlements to help to determine the most appropriate locations for development. On the basis of this hierarchy, Tur Langton is classified as a

‘Sub-Selected Rural Village’ where development needs to be strictly controlled.

Determining how much of this requirement for 3,687 new dwellings the Parish should plan for is not straightforward as the draft Local Plan does not apportion a housing target to specific Sub-Selected Rural Villages, but identifies the potential opportunity for limited in-fill development and other development based on responding to individual applications.

The Parish is comfortable with this level of provision and wants to take the opportunity to ensure that any new housing in the Parish meets the requirements of local people throughout the lifetime of the Neighbourhood Plan.

New residential provision is likely to be made through windfall sites. These are small infill or redevelopment sites that come forward unexpectedly and which have not been specifically identified for new housing in a planning document. These sites often comprise redundant or vacant buildings including barns, or a gap between existing properties in a built-up area.

It is important to the local community that such development respects the character and setting of Tur Langton and results in new homes that are needed by the community.

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**POLICY H1: WINDFALL SITES - Small residential development proposals of up to three dwellings on infill and redevelopment sites within the Limits to Development will be supported subject to proposals being well designed and meeting all relevant requirements set out in other policies in this Plan and the District-wide planning policies and where such development:**

- a) **Comprises a restricted gap in the continuity of existing frontage buildings or on other sites within the Limits to Development;**
  - b) **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; and**
  - c) **Involves single-fronted dwellings; and**
  - d) **Meets the design principles outlined in Policy H3.**
-

## Housing mix

Delivering a wide choice of high quality homes is essential to support sustainable, mixed and inclusive communities. In Tur Langton, this will underpin a well-balanced population that is vital to the on-going viability of local services and prosperity of the Parish, particularly in light of the community's increasingly ageing population. Evidence from the Census and other data indicates a predominance of detached housing and under-occupied dwellings with 4 or more bedrooms.

This suggests a need for smaller homes of three bedrooms or fewer. Housing developments must therefore provide a mixture of housing to meet this need within the local community. Smaller housing will also help to address affordability issues that are significant in the parish.

The proportion of owned properties in the parish (owned outright or with a mortgage) at 83.2% is higher than the proportion in Harborough District (78.1%) and the East Midlands (67.2%). Levels of social rented accommodation (at 2.8%) are lower than district (8.4%), regional (15.8%) and national (17.7%) levels. It is recognised that not all social housing providers see the acquisition of properties in villages with limited facilities such as Tur Langton as an attractive and viable proposition. Tur Langton has a significantly higher proportion of 4/5 bed roomed properties (58%) compared to the District as a whole (35%) and at 42% has considerably fewer smaller properties (1/2/3 bed) than Harborough (65%).

The proportion of people living in the Parish aged 65+ has increased between 2001 and 2011 from 9.83% to 11.4%, although this is still below the District-wide figure of 18.3%. People aged between 16 and 64 make up 75% of the parish's population, compared to 62.6% for the District as a whole.

The average sale price of homes sold in Tur Langton between 1995 and 2014 is £297,000 - well above local and national averages and demonstrates that affordability is an issue across the parish.

The biggest challenge facing the future of Tur Langton is to balance the desire to maintain the character of the village with the need for it to grow and evolve in a sensitive and proportionate manner to sustain the community and its facilities.

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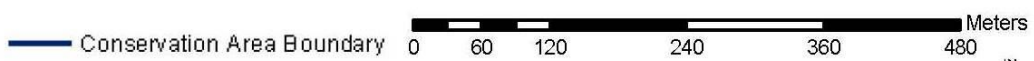
**POLICY H2: HOUSING MIX - New housing development proposals will be expected to demonstrate how the proposal will meet the current and future housing needs of the parish as evidenced in the Parish Housing Needs Report (2016) and the HEDNA (2017) or any more recent document updating either of these reports. Applications for small family homes (2 or 3 bedrooms) or for older people (ground floor accommodation) will be supported where in accordance with other policies. Larger homes (4 or more bedrooms), will not be expected to comprise a majority.**

---

## Heritage

The built-up area of Tur Langton is covered almost entirely by a Conservation Area.

Figure 3 - Tur Langton Conservation Area



Designated 1975  
Boundary Revised: 10<sup>th</sup> July 2006

1:4,851



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The layout of the village comprises loose linear development along its T shape of roads which are formed from the main B6047 Melton Road with the long axis provided by the Main Street which leads to the community facilities of the Pub, the Church, the village hall and Manor Farm.

A notable feature of the Main Street is its wide grass verges, frequently backed by brick walls. These verges widen at the eastern end by the junction with the Melton Road where historically a group of white painted buildings, including the Bull's Head Public House, closed the view. Since the closure and subsequent demolition of the Bull's Head, the site has been the setting of residential development activity with 6 new build homes offering a range of both large and small dwellings.

At the far (western) end of the Main Street is Manor Farm, not readily visible from the roadside, which comprises the early 17th Century stone Manor House, the remains of a 13th Century chapel (now a Scheduled Ancient Monument), and agricultural buildings. The visible buildings closing the west end of Main Street are a group of 17th century red brick cottages incorporating an arch to the rear and some later 19th century red brick estate cottages.

There are 16 buildings/structures that have been granted national 'Listed Building' Status, in recognition of their special historical or architectural interest. These are listed below:

**Church of St Andrew** Grade II\*

Main Street

**Cottage Formerly Occupied by the Late Mr Busby Senior (Carpenter's Cottage)** Grade II

Main Street

**Cottage Occupied by Mr Busby Junior (Cleveland Cottage)** Grade II

Main Street

**Crox Farmhouse** Grade II

Main Street

**Fargate Farmhouse** Grade II

Main Street

**Fernie House** Grade II

B6047, Tur Langton

**Greystones** Grade II

Main Street

**K6 Telephone Kiosk (Tel Tur Langton 334)** Grade II

**Langton House** Grade II

Main Street

**Manor Cottages** Grade II

Main Street

**Manor House** Grade II

Tur Langton

**Railings and Walls Surrounding Churchyard of St Andrew** Grade II

Main Street

**Remains of Chapel at Manor House** Grade II

Kibworth Road

**Shangton House** Grade II

Shangton Road

**Wall at Crox Farm** Grade II

Shangton Road

**Warren Farmhouse** (now Lewin's Farm) Grade II

Main Street

Their designation as a Listed Building gives them special legal protection beyond that which can be provided through a Neighbourhood Plan. It is important, however, that the Neighbourhood Plan highlights them, especially to ensure that all parties are aware of their national importance and merit, and the need to protect and enhance these structures.

## Design

The Parish of Tur Langton has a long and interesting history, resulting in a wide array of heritage assets, attractive landscapes and a distinctive local character.

The biggest challenge facing the future of Tur Langton is to balance the desire to protect the character of the village with the need for it 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 ensure that Tur Langton retains its character as a unique and distinctive Parish through development of the right type and in the right place for the community. This can be achieved by the use of the planning system to respond sensitively to the wide range of historic buildings, structures, landscapes and archaeology situated within the Parish. These assets form many of the key characteristics of the Parish, and future development should seek to enhance, reinforce and preserve this distinctive historic environment.

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

New development proposals should be designed sensitively to sit within the distinctive settlement patterns of the village. Existing settlement patterns have grown incrementally over time. The buildings date from many different periods, providing a richness and variety of styles and materials and the village is linear in nature, nestled in a hollow so no buildings (other than the church spire) are visually dominant with an abundance of grass verges giving the village an open aspect. 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.

The community considers 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 and do not want to see a uniform series of properties that all look the same, but want to ensure that new developments respect the features of buildings which make the village of Tur Langton a desirable place in which to live.

New development proposals should be designed sensitively to ensure that the high quality built environment is maintained and enhanced, particularly where schemes are located within or in close proximity to the Conservation Area. 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 H3 Building Design Principles - All new development proposals of one or more houses, replacement dwellings and extensions are encouraged to have regard to the building design principles outlined below:**

- a) New development should enhance and reinforce the local distinctiveness and character of the area in which it is situated, particularly within the Conservation Area, and proposals should clearly show how the general character, scale, mass, density and layout of the site, of the building or extension fits in with the aspect of the surrounding area. Care should be taken to ensure that the development does not disrupt the visual amenities of the street scene and impact negatively on any significant wider landscape views;
- b) New buildings should follow a consistent design approach in the use of materials, fenestration and the roofline to the building. Materials should be chosen to complement the design of the development and add to the quality or character of the surrounding environment and of the Conservation Area;
- c) Adequate off-road parking should be provided as a minimum of two car parking spaces for dwellings of three bedrooms or less and three spaces for dwellings of four bedrooms or more;
- d) All new housing should 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 the historic context;
- e) Redevelopment, alteration or extension of historic farmsteads and agricultural buildings within the Parish should be sensitive to their distinctive character, materials and form;
- f) Proposals should minimise the impact on general amenity and give careful consideration to noise, odour and light. Light pollution should be minimised wherever possible and security lighting should be appropriate, unobtrusive and energy efficient;
- g) Development should be enhanced by biodiversity and relate well to the topography of the area, with existing trees and hedges preserved whenever possible;

- h) Where possible, enclosure of plots should be of native hedging, wooden fencing, or stone/brick wall of rural design. Any enclosures that are necessarily removed through the development process should be reinstated in keeping with the original;
  - i) 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
  - j) Development should incorporate sustainable drainage systems with maintenance regimes to minimise vulnerability to flooding and climate change; ensuring appropriate provision for the storage of waste and recyclable materials.
- 

## Phasing of development

The historical rate of development in Tur Langton has been reflected in limited in-fill development with single houses built at relatively long intervals, giving the current built environment with each house being individual in character. The exceptions to this are recent developments which although well designed are not considered to fit particularly well with the historical built environment due to being very similar in design.

In order to address this, it is proposed that there is a maximum development size of 3 houses incorporating the mix required in policy H2. The relaxing of the Limits to development will enable sufficient new homes to be built in Tur Langton in locations that are favoured by the community and acceptable to the Local Planning Authority.

In the last 15 years, residential development has taken place at Fargate Manor and Lodge (2000), Pond House (2001) and 6 x units at the former Bull's Head site (2015).

In order to limit the disruption to the village and encourage the houses to be different, which will fit better with the character of the village, the policy proposes development to be spread over the lifetime of the Plan period, to ensure that development takes place in proportion to the size of the parish, and that new housing continues to meet the needs of the local community over the Plan period.

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**POLICY H4: PHASING OF DEVELOPMENT – In order to phase development over the Plan period, no development of more than one windfall site shall come forward at the same time; with a clear gap of four years between the completion of one site and the commencement of another.**

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## C. Natural and Historical Environment

### Introduction

This Plan seeks to maintain the characteristic and valued features of Tur Langton – its environment – while meeting the housing needs of the District and securing the long-term social and economic viability of the parish. As set out below, the locations of the most significant features of the natural, historical and cultural environment are locally important in their own right and provide a framework within which new infrastructure can be developed strategically.

The modern natural, historical and cultural environment of Tur Langton is the direct result of two millennia of history – in detail, this is a unique story, not like that of any other place – overlaid onto a topography based on geology and the complex interaction between the natural environment and human activity.

Tur Langton is on the south side of a ridge separating the valleys of the rivers Welland and Soar; this ridge is a significant regional feature from which water drains either east, to the Wash, or north, to the Humber estuary. The section of this ridge in the parish is made of Jurassic rock – mostly clay and siltstone – but this is buried, except in the main river valleys, by interlayered glacial clay, sand and gravel. It is the complicated sequence and pattern of these different ‘superficial’ deposits, and their effect on local drainage, that has largely determined the distributions of natural habitats and the area’s human settlers’ choices of where to live, what to build with and how to farm the land.

People passed through here in deep prehistoric time, but their numbers were low and they left only the few stone artefacts they dropped: they did not live in permanent settlements. By the last century BC, however, native ‘British’ people had territories, with permanent settlements and crops, in the area. ‘Glennie’ to the north and ‘Bowden’ to the south are probable late prehistoric tribal centres. During the Roman occupation the local native inhabitants were more or less assimilated into Roman society; in Tur Langton there are several archaeological sites at the locations of Romano-British farmsteads and villas.

Continuity of occupation between Romano-British Tur Langton and the following Anglo-Saxon ‘invasions’ is likely, but can’t be proved. The first of the new wave of settlers from Europe arrived in the 7<sup>th</sup> century, establishing the basis of the modern pattern of east Leicestershire villages and parishes as they advanced out of East Anglia, up the Welland valley, over the Langton/Kibworth ridge and into the Midlands. Tur Langton was one of a group of six ‘nucleated villages’ (previous settlements had been scattered farmsteads) established at that time in the small territory known today as ‘the Langtons’.

Tur Langton has therefore been continuously occupied, on the same site and with roughly the same boundaries (the modern parish), for at least 1200 years. Its site

was probably chosen for its aspect and its patches of gravelly soil – better than Leicestershire clay for living on, and with springs of fresh water nearby. It was originally ‘Tyrli’s place’ (*Terlintone* in 1086), or possibly ‘*Terlingaton*’ in which the ‘*inga*’ part means ‘of the people of...’. In any case, the modern two-word name Tur Langton is apparently a 17<sup>th</sup> century documentary error, a mistaken assumption that the village was another Langton, like East and Thorpe.

Tur Langton, Shangton and the four Langtons were the villages and surrounding farmland constituting an early medieval (pre-Conquest) ‘Langton Hundred’. Tur Langton was a Manor, the property of a Norman baron, by the time of the Domesday survey in 1086. Its mother church was St Peter’s in Church Langton; Tur Langton’s 13<sup>th</sup> century Chapel of St Andrew was largely demolished in 1866 but the footings and floor survive as an important Scheduled Monument.

The village had its own open fields, with the associated system of land management and ownership, from perhaps the 10<sup>th</sup> century until the Enclosures of 1792. This is the date after which most of the parish’s open land became permanent grass, some of which still survives close to the village and among the 20<sup>th</sup> and 21<sup>st</sup> century intensive arable farmland.

The recorded population in 1086 was 39. The village was probably at its largest and most populous (until the 20<sup>th</sup> century) in the 13<sup>th</sup> century, as shown by the areas of medieval earthworks (house platforms and lanes) outside the modern built-up area. Climate change and bubonic plague thereafter reduced the population, and the village contracted; there were 138 communicants in 1676. It grew again to become the largest village among the Langtons during the 19<sup>th</sup> century. The total population was 350 in 1841. It then declined to 188 by 1921, but has risen through the last century, with new, small-scale development, to about 316.

The present layout of the village undoubtedly preserves much of that of the medieval settlement (less the 14<sup>th</sup> century abandoned sections), with its wide main street, lanes, closes, cottages and crofts, and the Manor House (Tur Langton was the only village in the Hundred to have its own residential manorial lord) at its western end. The oldest domestic buildings, however, date mainly from the 17<sup>th</sup> and 18<sup>th</sup> centuries. There is a strong community wish to protect this historic, domestic-scale, rural layout by sensitive, strategic planning of new development.

Such a long history of settlement and farming has resulted in a relatively impoverished natural environment in the parish. This raises the importance and value (both for biodiversity and the community) of the semi-natural features and sites that do exist. Undeveloped areas across the parish, but especially within and close to the village, include areas of habitat of high local importance for wildlife. Consequently, particular effort has been put into identifying and evaluating these sites, along with those of local historical and cultural importance, by undertaking

an *environmental inventory* of the whole Plan Area (See supporting information) to provide a robust evidence base for the environmental policies in the Plan.

Main sources:

*Settlement, territory and land use in the East Midlands: The Langton Hundred c.150BC – c.AD1350* Bowman, P., 1995 (unpublished PhD thesis, University of Leicester)

*A history of the County of Leicestershire Volume 5, Gartree Hundred* (Victoria County History, 1964) via british-history.ac.uk

## Local Green Spaces

An environmental inventory (map and list in supporting information) of all undeveloped land in the Parish was carried out between May and September 2016. Information was compiled from existing sources (national and/or local designations, records and mapping), fieldwork and local knowledge and records, combined with the results of the consultation (open events and questionnaires) with residents conducted for this Plan.

Of the (estimated) 139 parcels of open, undeveloped land in Tur Langton, 44 were identified as having significant environmental (natural, historical and/or cultural) features. These features have been listed to provide the evidence base for the *environment* component of *sustainable development* in the Plan Area.

The 44 inventory sites of most significance for biodiversity, history and community value were scored against the nine criteria for Local Green Space eligibility in the *National Planning Policy Framework 2012*. Five sites score 75% or more of the maximum possible, and are proposed for designation as Local Green Spaces. Their statutory protection will ensure that these five most important places in Tur Langton's unique natural and human landscape are protected.

---

**POLICY ENV 1: PROTECTION OF LOCAL GREEN SPACES – Within the area of Local Green Space sites designated in this policy and identified on the map below (Figure 5), development is ruled out other than in very special circumstances.**

**Manor garden earthworks meadow (inventory site 418)**

**Old chapel paddock (417)**

**South meadow (433)**

**Old pits meadow (239)**

**East field (240)**

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Figure 5 – Local Green Spaces



## Other sites of environmental significance

The remaining natural and historical environment sites identified in the inventory are all significant at parish level. The natural environment sites are mainly those where *priority habitats* occur or where *priority species* have been recorded. Policy ENV 4, below, deals with the community's wish to promote protection of these priority habitats, priority species and species of conservation concern, in general; Policy ENV 2 here deals with the identified site-specific occurrences. The historical environment sites comprise parcels of land of known (Historic England and Leicestershire & Rutland Historic Environment Records) or of local history significance.

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**POLICY ENV 2: PROTECTION OF OTHER SITES OF ENVIRONMENTAL (NATURAL AND HISTORICAL) SIGNIFICANCE** – The following sites (environmental inventory and map figure 6) are of local significance for wildlife and/or history. They are important in their own right and are locally valued. Development proposals that affect them will be expected to protect or enhance their identified features.

Field with site of Roman villa (inventory site 404)

John Stanhope Memorial Wood (413a)

Field with Anglo-Saxon site and woodland (411)

Ridge and furrow field north of village (120)

Small enclosure field north of 'St Andrews View' (122)

Small enclosure field north of South View farm (125)

Long field west of Shangton Road (130)

Field east of [name] (238)

Gravel pits spinney (231)

Ridge and furrow field with pond north of Cranoe Road (234)

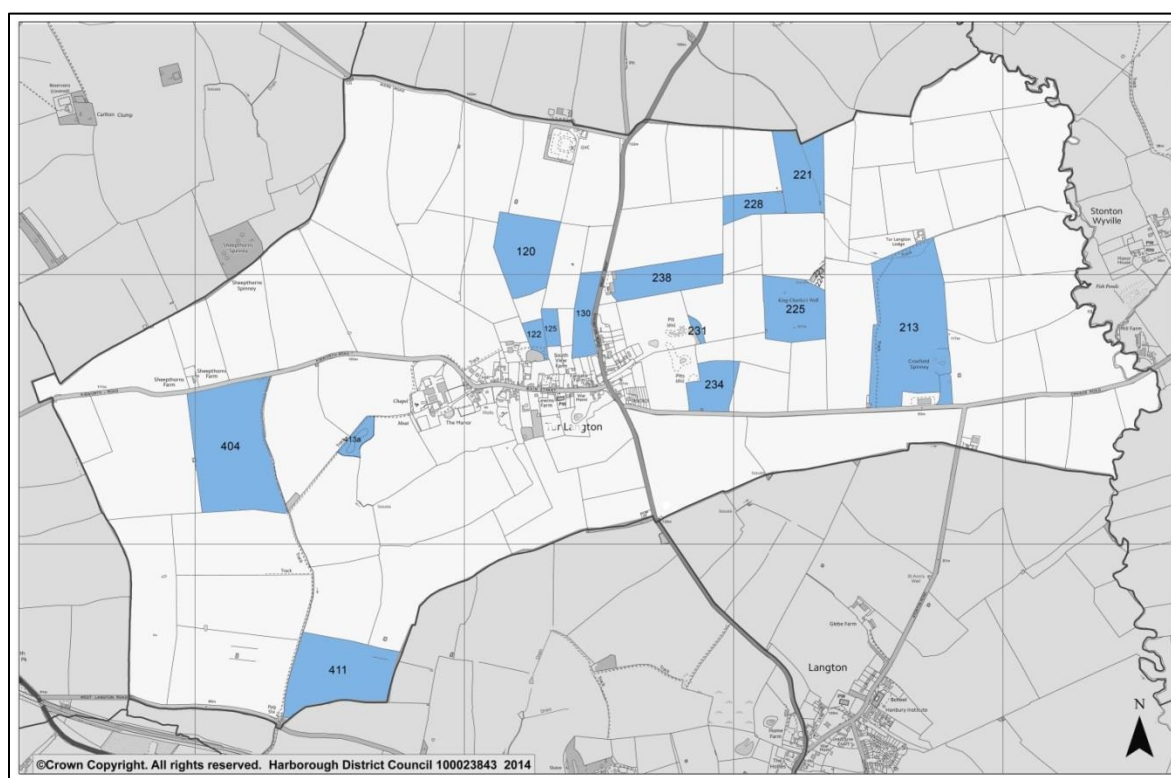
King Charles's Well field (225)

Croxfield spinney and field (213)

Ridge and furrow field (228)

Ridge and furrow field with stream and pond (221)

Figure 6 – Other sites of environmental significance.



## Trees, woodland and hedges

The landscape history of Tur Langton means there is a noticeable lack of trees in the open country. The parish has standard trees in its hedgerows, but only three small woodlands/spinneys; there is no extensive or mature woodland at all.

The main 'wooded' area is the village itself, which, thanks largely to 18<sup>th</sup> to 21<sup>st</sup> century ornamental plantings, has the appearance of an informal arboretum. There is a strong community wish to preserve this aspect of the village landscape. Some protection is offered by Tree Preservation Orders and under the auspices of the Conservation Area. The following policy identifies tree groups and individual

specimens of arboricultural and landscape value in the village that should be afforded the highest level of protection allowed by the Planning system.

All hedges, except one on a short section of the parish boundary between Tur Langton and West Langton, appear to be on field boundaries established by or after the Enclosure Award of 1791. Most are hawthorn/blackthorn with ash standards, and although not thought to be of high biodiversity value (no Phase 1 Habitat Survey has been carried out in the parish), they are considered by the community to be of high landscape and amenity value, and as such the protection of all hedges in Tur Langton is to be taken into account by development proposals and in cases of land use change requiring planning consent.

This policy recognises the value of trees, woodland and hedges in the local environment by requiring developers to take them into account in their plans. The identified lack of woodland in the wider parish is addressed in Policy ENV 4.

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**POLICY ENV 3: IMPORTANT WOODLAND, TREES AND HEDGES - The wooded appearance of the village is a valued characteristic. The trees of current landscape value or arboricultural significance have been identified (map below) at the following locations.**

- |                                                         |                                    |
|---------------------------------------------------------|------------------------------------|
| 1. Roadside and layby, Shangton Road east               | 9. Pond House                      |
| 2. Paddock opposite Jasmine Cottage, Shangton Road east | 10. 'The Laurels', Main Street     |
| 3. 'Village Green north'                                | 11. Buckey Lane                    |
| 4. Cranoe Road south                                    | 12. 'Greystones'                   |
| 5. 'Village Green south'                                | 13. Entrance to The Manor          |
| 6. 'The Elms', Main St                                  | 14. Verge in front of Village Hall |
| 7. St Andrews churchyard                                | 15. Yew Tree House                 |
| 8. 'The Chestnuts', Main Street                         | 16. Grounds of The Crown Inn       |
|                                                         | 17. Crox Barn garden               |

Development proposals that result in the destruction of trees, woodland and hedges of environmental (biodiversity, historical, arboricultural) significance, or of landscape or amenity value, will be resisted. Proposals for new build housing should be designed to retain such trees and hedges where possible. Where destruction cannot be avoided developers will be required to plant replacement trees (on a two-for-one basis) on the site or elsewhere in the parish.

Hedgerows should be retained and protected. Where minor loss is unavoidable, it must be minimised and loss mitigated with replacement planting (on at least a 2 for 1 basis) of locally appropriate native species to provide a demonstrable net gain in length and quality.

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COMMUNITY ACTION ENV 1 IMPORTANT TREES – The Parish Council will continue to identify trees and woodland of value, as above, for recommendation to the Planning Authority for Tree Preservation Orders.

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Figure 7a – Trees of arboricultural and landscape significance in Tur Langton



Fig 7b – Woodland in Tur Langton parish



## Biodiversity

Tur Langton has relatively few substantial sites of importance for wildlife, meaning that biodiversity overall is relatively low. The need for every community to make its own contribution to reversing the current threats to and loss of priority habitats and species is recognised in the parish.

Biodiversity enhancement (species and habitats) is supported by the National Planning Policy Framework, 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*.

The Policy and Community Action here provide for three proactive measures: having up-to-date information about Parish wildlife; requiring developers to take biodiversity into account in their proposals; and mobilising the community to create new, and manage existing, habitats to enhance biodiversity.

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### POLICY ENV 4: BIODIVERSITY

**Development proposals will be expected to safeguard significant local habitats and species, especially those protected by relevant English and European legislation, and, where possible, to create new habitats for wildlife.**

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## COMMUNITY ACTION ENV 2: BIODIVERSITY

- a) The Parish Council in conjunction with other bodies will keep updated the environmental inventory list of known sites of biodiversity interest prepared for this Plan (Appendices x and y);
  - b) The Parish Council will actively seek to work with community groups, landowners, funders and other organisations to enhance the biodiversity of the Parish by creating and/or managing habitat sites (e.g. wildflower meadows, woodland, wetland) on suitable parcels of land.
- 

### Ridge and furrow

A characteristic feature of Tur Langton is the survival of a number of ridge and furrow fields, some close to the village and others in a group to its northeast. Much of the grassland in the west of the parish has been converted to arable over the past 30 years. A survey in 2016 confirmed the extant distribution of ridge and furrow by comparison with Google Earth photography dating from 2011. The map below shows those selected as being the best-preserved and thus considered to be worthy of protection.

Like almost all other rural settlements in the Midlands (and across lowland northwest Europe), medieval Tur Langton village was surrounded by open fields until the time of its Enclosure in 1791-2. On the heavy clay of east Leicestershire, the contemporary simple plough with a non-reversible coulter pulled by teams of oxen produced permanent, large-scale ridges and furrows. After Enclosure, when the old ploughlands were converted largely to grazing land, the ridges and furrows were 'fossilised', preserving the medieval pattern of lands beneath the new enclosure hedges and fields. However, a second agricultural revolution in the 20<sup>th</sup> century saw the conversion of the grazing fields back to arable by deep ploughing, resulting in the final destruction of a large proportion ridge and furrow earthworks.

Reflecting the national trend (loss of between 85% and 100% per Parish, mostly since 1940), Tur Langton has seen a significant decline in ridge and furrow fields. Only some 20 of the c.150 fields (13% by number), 67 hectares of the 556 hectares of open land (c. 12% by area) in the parish now retain well-preserved examples (map below).

In English legislation, except for the few that are also Scheduled Monuments, ridge and furrow fields are not statutorily 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 Tur Langton are not considered to be of international importance, they are an important part of the distinctive character of the parish and provide a link to its historic past. They are valued by the local community and any further, avoidable, loss of ridge and furrow in Tur 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.

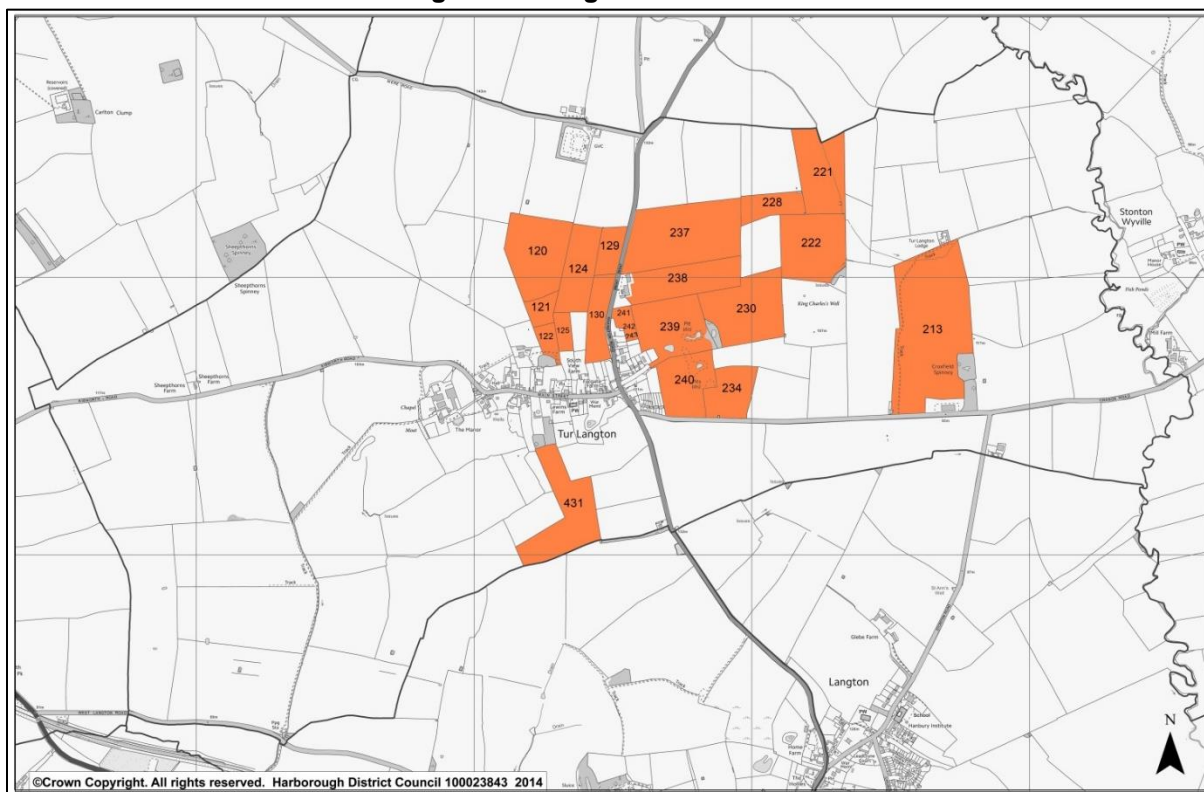
Reference: Hall, D 2001. *Turning the Plough. Midland open fields: landscape character and proposals for management*. English Heritage and Northamptonshire County Council

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**POLICY ENV 5: RIDGE AND FURROW FIELDS – The surviving areas of ridge and furrow earthworks are non-designated heritage assets and any harm arising from a development proposal or change of land use requiring planning approval will need to be balanced against their significance as heritage assets.**

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**Figure 8 – Ridge and Furrow**



## Views

Important views have been identified and mapped using an analysis of the community consultations and fieldwork undertaken for the Plan.

Because views frame and delineate open spaces in the countryside, they are regarded by the community as essential for protecting the valued rural context of the village and for maintaining its geographical and landscape relationship with the rest of the parish (its historic territory).

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### POLICY ENV 6 PROTECTION OF IMPORTANT VIEWS

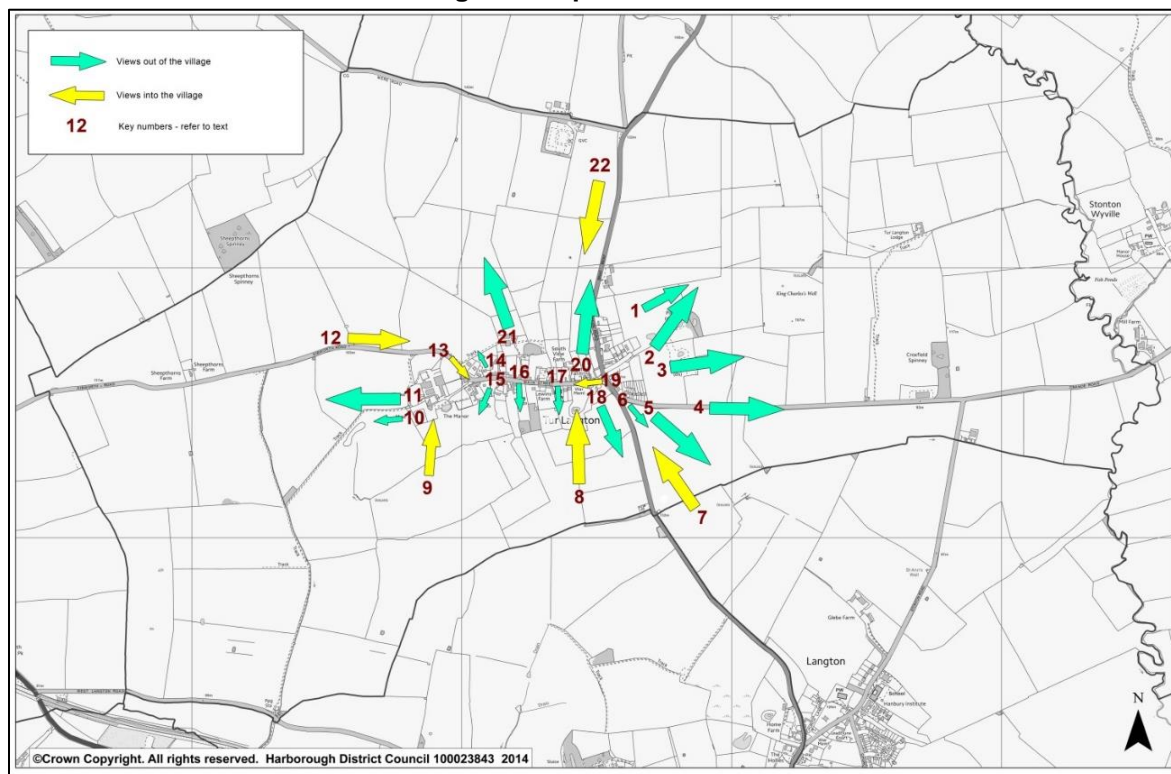
Development that impacts significantly on the following locally important and valued views (map below) will be strongly resisted:

1. a) NNE/NE towards Noseley and Goadby with ancient sand/gravel excavations and oak copse in the foreground. b) WNW towards Carlton Clump.
2. a) NNE towards Noseley and Goadby with oak copse in the foreground. b) WNW towards Carlton Clump.
3. East towards Langton Caudle with ancient sand/gravel excavations in the foreground.
4. Eastwards along the Cranoe Road towards Langton Caudle/
5. ESE/SE towards Church Langton and the southern extremities of Langton.
6. SE towards the church tower in Church Langton
7. NW towards Tur Langton, Cranoe Road on the right and St Andrew's Church on the left.
8. North towards the eastern end of Main Street, St Andrew's Church on the left.
9. North towards Tur Langton Manor House with Carlton Clump in the distance.
10. West towards Kibworth Harcourt over the John Stanhope Memorial plantation and lake.
11. West from the Chapel remains towards Kibworth Harcourt.
12. East from Kibworth Road toward Tur Langton and the spire of St Andrew's Church.
13. Southeast into Tur Langton from the western entrance to the village.
14. NNE across paddock (site 111) from the rear of Tur Langton Village Hall.
15. Garden view SSE from the Main Street in Tur Langton.
16. Garden view south from the Main Street in Tur Langton.
17. St Andrew's Church from Main Street.
18. SSE from the eastern end of the village into open country.
19. West into the village from the T-junction, along Main Street with St Andrew's Church on the left.
20. NNE and N toward the Mere Road spinney; ridge and furrow earthworks in foreground.

21. North towards Mere Road and Carlton Clump.

22. South from Shangton Road into Tur Langton; valued buttercup field with ridge and furrow.

Figure 9 Important Views



## Rights of Way

The parish is relatively well served by public footpaths and bridleways. Most, however, follow medieval trackways connecting the village with neighbouring settlements, so circular recreational routes often necessitate use of a public highway with no footway for part of the walk. Country walking brings benefits as a leisure activity that contributes to health and wellbeing, but the present incomplete network does not encourage widespread participation. Where possible the existing network should be extended and enhanced, with more radial paths generally and the development of circular or interconnecting routes.

The Community Action expresses a local aspiration for creating better, safer circular routes for recreation to support the known benefits to physical and mental wellbeing of walking and other forms of exercise.

**POLICY ENV 7: FOOTPATHS AND BRIDLEWAYS - Development proposals that result in the loss of, or have a significant adverse effect on, the existing network of footpaths will not be supported.**

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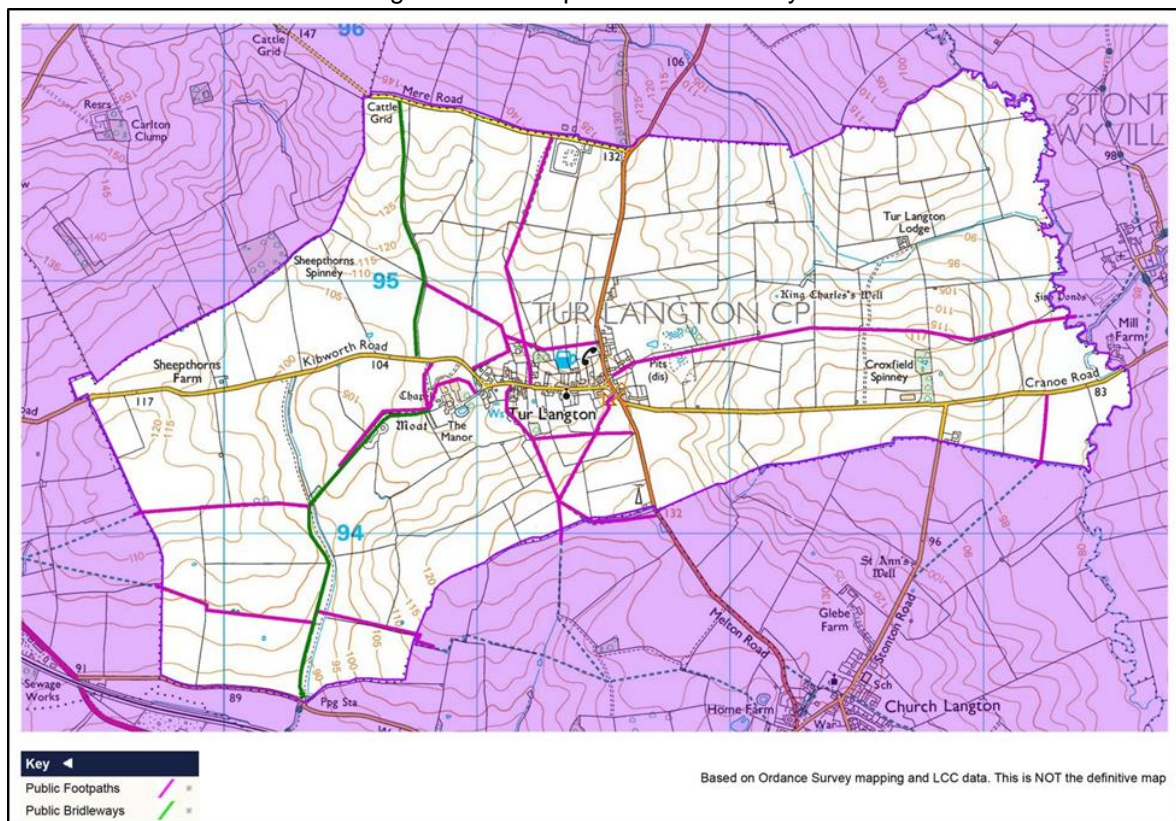
## COMMUNITY ACTION ENV 3: FOOTPATHS AND BRIDLEWAYS

The Parish Council will monitor the condition of the existing network of footpaths and bridleways, and work with the responsible Local Authority departments and with the community and landowners to ensure that the network is maintained in a safe, useable condition.

The Parish Council will actively seek to work with landowners, Leicestershire County Council and other bodies to create and maintain enhancements to the present network of walking routes in the parish.

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Figure 10 – Footpaths and bridleways



## Sustainable development

Tur Langton residents expressed a wish for their community to play its part in the sustainable development of the District. The intention is not to prevent all development, but to remind potential developers that the community, through the Parish Council and the Planning system, will scrutinise all development proposals for their sustainability. Policy ENV 9 deals with the related issues of sustainable drainage.

Neither does the community intend to resist all proposals for energy generation equipment and facilities; instead, it lists the criteria by which the community and its elected representatives will judge all planning proposals, including those for wind and solar energy generation. Future technologies for renewable, sustainable energy generation will be evaluated positively by the community, using the same criteria.

Finally, acceptance of the need to add new houses and other appropriate development to secure the future sustainability of the community is tempered by a wish to ensure that such new development is designed and built so as to enhance the built landscape of the village, and also to make its contribution to maintaining or increasing the biodiversity of the parish.

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## **POLICY ENV 8: SUSTAINABLE DEVELOPMENT**

**Development proposals that are compliant with the aims of a low carbon economy, and contribute to mitigating and adapting to climate change including sustainable design, energy generation, drainage and construction techniques and practices will be viewed positively, where (whether in isolation or in combination with existing developments) the development:**

- a) Does not have a materially adverse impact on the health, wellbeing or amenities of local residents and visitors, or on biodiversity;**
- b) Does not have a materially adverse impact on the area in relation to views or the character of the surrounding landscape; and**
- c) Is of an appropriate scale for the size, character and level of other facilities, the built environment and services in Tur Langton parish.**

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## **Sustainable drainage and flood risk**

Tur Langton village is not at risk of flooding from rivers, although Cranoe Road at the bridge over Stonton Brook and land to north and south of this point are in Flood Zone 3 (high risk).

The main concern for residents is flooding from surface water, whose frequency and effects on property are believed to have increased in the parish over recent years; possible causes are increased rainfall overall, more intensive rainfall events, intensification of agriculture, and new development being permitted without recognition of its effects on local hydrology. Small-scale, local flooding by surface water may not be newsworthy but it is distressing for the people affected and, countrywide, is the commonest and most widespread type.

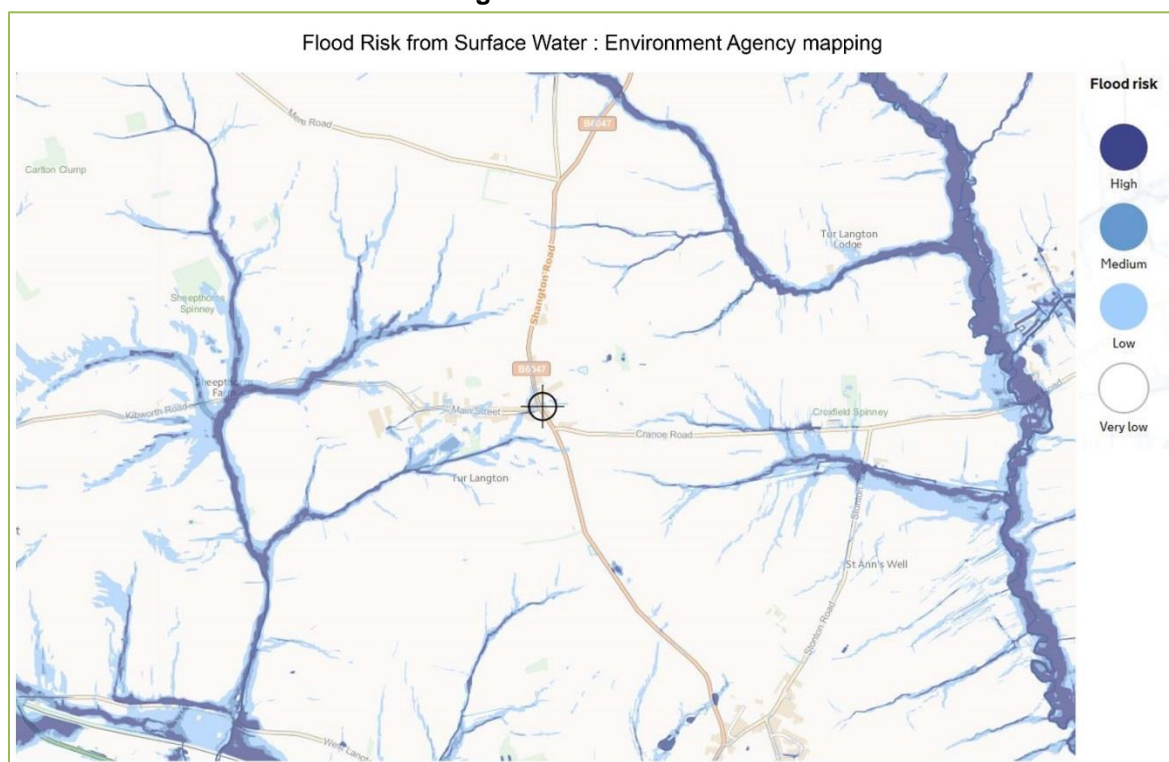
The National Planning Policy Framework (2012) does not prohibit development in areas of high flood risk (e.g. Environment Agency Flood Risk Zone 3); NPPF paragraphs 100 – 103 are advisory on Local Planning Authorities. Flooding from surface water was excluded from the Government *National Flood Resilience Review* (September 2016). This Plan therefore represents a local determination to strengthen the conditions in respect of flooding and hydrology in the parish.

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**POLICY ENV 9: RIVERS AND FLOODING – Every development proposal in the parish will be required to demonstrate that:**

- a) Its location takes geology, flood risk and natural drainage into account, including undertaking a hydrogeological study whose findings must be complied with in respect of design, groundworks and construction;
  - b) Its design includes, as appropriate, sustainable drainage systems (SuDS), other surface water management measures and permeable surfaces;
  - c) It does not increase the risk of flooding to third parties.
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**Figure 11 – Flood risk**



## D. Community facilities and amenities

The presence of community facilities and amenities make a significant contribution to the vitality and viability of Tur Langton and has a positive impact on the sustainability of the Parish, enhancing the quality of life and often providing an important focal point for social interaction.

They provide local employment, reduce the need to travel and offer important services, particularly for those who do not have access to a car. The loss and threatened closure of facilities and services is, however, a common feature of village life and is likely to be tested further in the future as an increase in car ownership and frequent commuting to work and to access leisure activities call into question the viability of many rural services. The range of facilities and amenities in many villages the size of Tur Langton is reducing as local residents increasingly travel to larger facilities elsewhere.

However, Tur Langton has a Pub, a church, a village hall and a small commercial area which represent facilities that the community values.

### Protecting existing community facilities

#### Village Hall

The Village Hall represents the primary venue for social gatherings in the village and has a long and rich heritage.

The land on which the village hall stands was originally part of Spring Farm. In 1920 two Army huts were brought from Tugby on farm wagons and Mr Watts allowed these to be sited in the corner of the paddock roughly where the present hall now stands.

In 1936 when farming was in dire straits, Spring Farm was sold to Merton College, Oxford. It was always the intention that the huts could remain there to be used as a Village Hall and there was every expectation that this situation would continue as long as the village residents wanted it.

In 1956 the Parish Council applied for a grant of £200 from the Carnegie United Kingdom Trust towards the cost of furniture, equipment and some minor repairs. This grant was agreed subject to formalisation of the Village Hall's legal status. As part of this process a lease was drawn up between Merton College and the Parish Council for 21 years from 1st February 1958 to 31st January 1979 at an annual rent of £1.

In 1964 first early consideration was given to the possibility of a new purpose-built Village Hall in view of the deterioration of the first hall's structure.

Fund-raising proceeded in earnest and by 1970 the plans were advanced



sufficiently to apply to the Ministry of Education and Science for a grant towards the construction of the present Village Hall which it was estimated would cost £4,800.

The Ministry agreed to make a grant of £2,150 but they required that the lease be extended beyond its then remaining term of 9 years. A further grant was received from the Carnegie Trust.

Merton College agreed to a new lease on a slightly larger area of land for a period of 40 years from 1st April 1970 to 31st March 2010 at the same rent of £1 p.a.

In 1977 the College gave some extra land for an extension of the car park and in 1979 the store room was constructed at the rear of the hall at a cost of approximately £1,000, the funds being raised by members of the village.

Throughout the 1980s and 1990s the Hall continued to be a popular and well used venue for a wide range of community and private activities. However as time went on it became clear that the standard of facilities was falling behind the times and money needed to be spent on repairs and improvements.

Although remaining a very important feature of life in Tur Langton, the Village Hall is in need of improvement to maximise its use and to bring it up to the standards required of a community facility.

### **St Andrews Church**

St Andrew's Church which is situated in the centre of the village on the South side of Main Street. St Andrew's was built in 1866, designed by Joseph Goddard, funded by subscription and a grant from The Hanbury Charity it is an interesting and rare example of a Victorian red brick church.

### **The Crown Pub**

A family run country pub serving meals as well as bar services and having themed nights and hosting events and functions. Popular locally as well as from further afield.

### **Other facilities**

As well as a range of community facilities, the Parish also has a concentration of businesses at the Manor which provides a range of businesses and facilities including a café, hairdressers, electrical company and designers.

To promote the on-going prosperity of the Parish it is essential that Tur Langton retains its remaining community facilities and amenities and continues to provide the local services that will sustain the vitality of the community.

The importance of the existing facilities and amenities were highlighted in the consultation events that have taken place across the Parish through the

preparation of this Neighbourhood Plan.

The Open Event in July 2015 identified the value in retaining the existing Parish facilities, especially the Village Hall, as did the questionnaire produced in April 2016 where 84% of respondents demonstrated their support for negotiating a new lease with Merton College. 41% of those commenting were in support of further business development

Both the NPPF and the emerging Harborough Local Plan indicate that valued community facilities should be retained. Policy CF1 explains how the Plan will contribute towards the objective of maintaining the existing level and range of facilities.

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**Policy CF1: THE RETENTION OF COMMUNITY FACILITIES - Development leading to the loss of an existing community facility (including the Village Hall, St Andrews Church and Crown Pub) will not be supported unless it can be demonstrated that:**

- a) **There is no longer any need or demand for the existing community facility; or**
  - b) **The existing community facility is no longer economically viable; or**
  - c) **The proposal makes alternative provision for the relocation of the existing community facility to an equally or more appropriate and accessible location within the Parish which complies with the other general policies of the Neighbourhood Plan.**
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## **Promoting additional community facilities**

Community consultation confirmed the importance of enhancing the range of community facilities and amenities in the Parish, recognising their value to the local community.

However, concern was also expressed amongst the community about the impact of parking around the pub and the Church and the danger caused by cars speeding around the bend coming into the village on Main Street from the Kibworths, which is where the village hall and business park are situated.

Consultation revealed support for more facilities for young people such as a play area and this is supported through the Neighbourhood Plan.

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**POLICY CF2: NEW OR IMPROVED COMMUNITY FACILITIES - Proposals that improve the quality and/or range of community facilities, particularly those for young people, will be supported provided that the development:**

- a) Meets the design criteria stated in policy H4;**
  - b) Will not result in unacceptable traffic movements or other disturbance to residential properties;**
  - c) Will not generate a need for parking that cannot be adequately catered for; and**
  - d) Is of a scale appropriate to the needs of the locality and conveniently accessible for residents of the village wishing to walk or cycle.**
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## **Support for new employment opportunities**

There was limited support for new employment opportunities through community consultation. The Open Event in July 2015 recognised the value of supporting local businesses at the Manor whilst the questionnaire responses identified some support for the business community if issues concerning the appropriateness of the location and the impact on the community can be addressed.

There is a need to recognise the high levels of people who conduct their businesses from home. At 7.5% the proportion of home working is over double the regional and national averages. Opportunities to meet up and work away from the home environment are generally welcomed.

However, employment proposals should only be seen as acceptable if they avoid harmful impacts on other matters agreed to be locally important such as retaining the character of the village and the picturesque and tranquil nature of life in the village. The potential for increased traffic flows and the need to manage parking and protect residential amenity are all important aspects to be taken into account when business growth is being considered.

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**POLICY CF3: SUPPORT FOR NEW EMPLOYMENT OPPORTUNITIES - In supporting additional employment opportunities, new development will be required to:**

- a) Be within the curtilage of Manor Farm unless it relates to small scale leisure or tourism activities, or other forms of commercial/employment related development appropriate to a countryside location or there are proven exceptional circumstances; and**
- b) Be sited, wherever possible, in existing buildings or on areas of**

- previously developed land; and
- c) Be of a size and scale not adversely affecting the character, infrastructure and environment of the village itself and the Neighbourhood Plan area, including the countryside; and
  - d) Not involve the loss of dwellings; and
  - e) Not increase noise levels to an extent that they would unacceptably disturb occupants of nearby residential property; and
  - f) Not generate unacceptable levels of traffic movement; and
  - g) Contribute to the character and vitality of the local area; and
  - h) Be well integrated into and complement existing businesses.

The development of an Innovation Hub at Manor Farm to support the increasing numbers of people working from home would be supported.

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## Broadband infrastructure

The modern economy is changing and increasingly requires a good communications infrastructure as a basic requirement to maximise technological advances. The internet 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 will enable 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 2011 Census highlights how people are working differently to a generation ago – in Tur Langton Parish 7.5% of people work from home (above the Harborough-wide total of 5.7% and over double the regional and national percentages) and 20.4% are self-employed, again significantly higher than district, regional or national levels.

The need for high speed broadband to serve Tur Langton is therefore very important. Broadband speeds are reported by residents to be poor and it is therefore a fundamental constraint to the continuing expansion of self-employed activity for those working from home or from a small office. In the community questionnaire, high quality broadband was highlighted as being necessary.

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**POLICY CF4: BROADBAND INFRASTRUCTURE - Proposals to provide access to a super-fast broadband service (minimum 30 mbps or greater over the lifetime of the Neighbourhood Plan to reflect currently unforeseen improvements in telecommunications infrastructure) and improve the mobile telecommunication network that will serve businesses and other properties within the Parish will be supported. This may require aboveground network installations, which must be sympathetically located**

and designed to integrate into the landscape and not be located in or near to open landscapes.

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## Homeworking

In rural areas such as Tur Langton with limited employment opportunities the benefit of supporting home working is that it helps to promote employment activities whilst reducing the dependency of the car for long journeys to employment sites outside the Parish.

The intention of Policy CF6 is to recognise that people may not have a suitable space within their home from which to run a business, or they may wish to distinctly and deliberately separate their work and living space. The Policy supports the construction of extensions, the conversion of outbuildings, and the development of new free standing buildings in gardens from which businesses can operate. This is intended to maximise the opportunity for home run enterprises to be created and supported in the long term in Tur Langton Parish.

Policy CF6 would apply where a material change of use occurs, such that planning permission is required. This reflects positive support for entrepreneurial activity

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**POLICY CF5: WORKING FROM HOME – Proposals for the use of part of a dwelling for office and/or light industrial uses, and for small scale free standing buildings within its curtilage, extensions to the dwelling or conversion of outbuildings for those uses, will be supported 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; and**
  - b) **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.**
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## 8 Monitoring and Review

The Neighbourhood Plan will last for a period of 14 years. During this time it is likely that the circumstances which the Plan seeks to address will change.

The Neighbourhood Plan will be regularly monitored. This will be led by Tur Langton Parish Council on at least an annual basis. The policies and measures contained in the Neighbourhood 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 commencing in 2022 or to coincide with the review of the Harborough Local Plan if this cycle is different.