



Langford Neighbourhood Plan

2020-2035

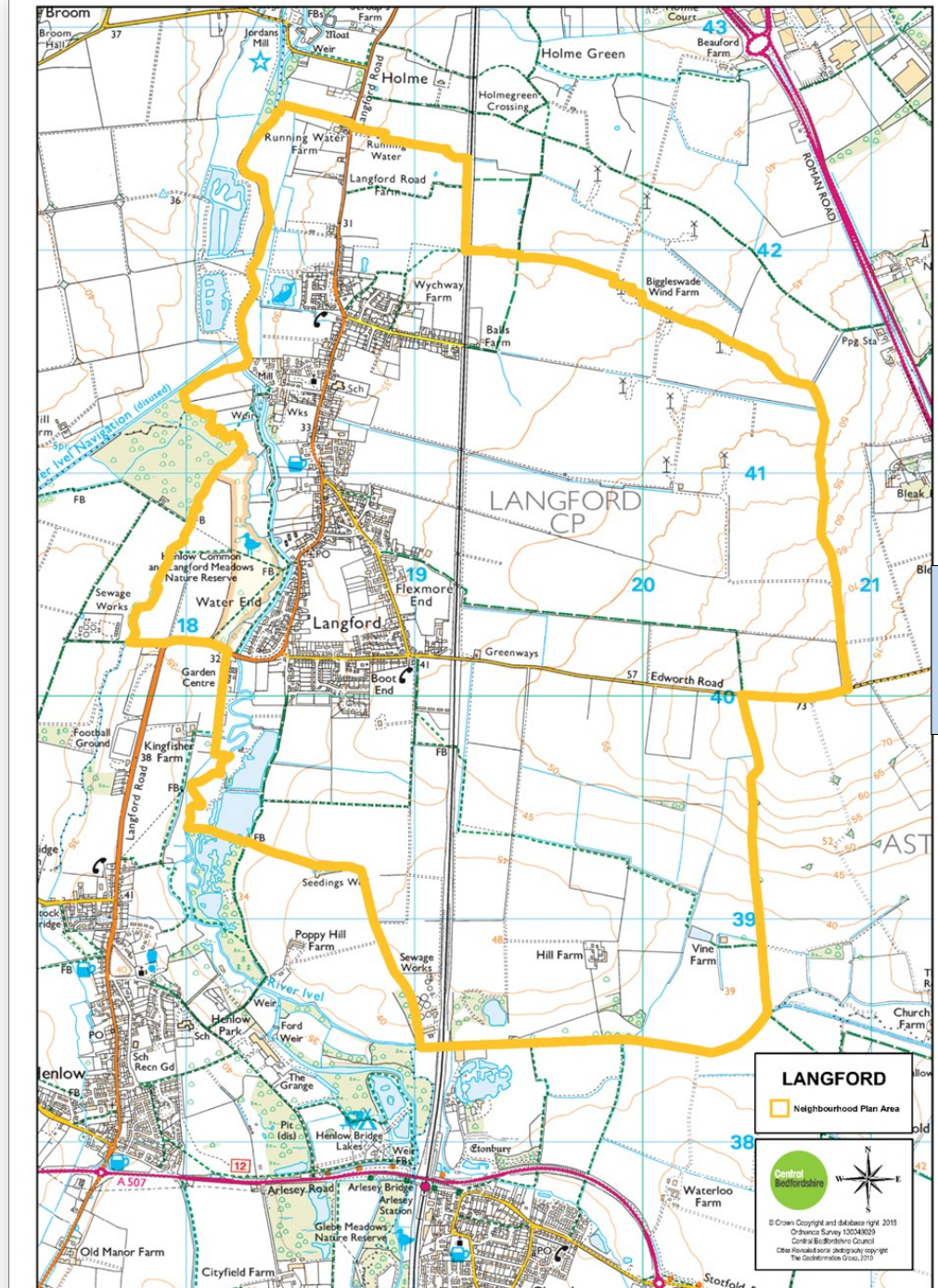
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Contents

Glossary	3
Foreword	4
1. Introduction	
1.1 How this plan is organised	6
1.2 Langford Neighbourhood Plan Delivery and Implementation	7
1.3 What is a Neighbourhood Plan?	8
1.4 What is the Langford Neighbourhood Plan?	9
1.5 National Framework and CBC Local Plan	11
1.5 The legal requirements and how we are meeting them	12
1.7 Public consultations	14
1.8 Plan period, monitoring and review	14
2. Environmental Policies: EN1 – EN4	15
3. Infrastructure Policies: IF1 – IF5	20
4. Transport and Movement Policies: TM1 – TM3	24
5. Planning and Development Policies: PD1 – PD4	27



AECOM	An infrastructure consultancy firm	Historic England	The body responsible for listing important historic buildings and other historic features for the purpose of protection
Basic Conditions Statement	Accompanying document that demonstrates that the Neighbourhood Plan conforms to specific European and British laws	HNS 2019	Housing Needs Survey 2019 undertaken by BRCC
BRCC	Bedfordshire Rural Communities Charity	IDB	The Bedfordshire Group of Internal Drainage Boards
BREEAM	British sustainability assessment method which rates development on a criteria-referenced scale, 'excellent' being the highest standard	LA	Local Authority
CBC	Central Bedfordshire Council	LNP	Langford Neighbourhood Plan
CBCLP	The CBC Local Plan	LNP Questionnaire	Langford Neighbourhood Plan Questionnaire
Census 2011	The current government analysis of parish residents published by the Office for National Statistics. This allows comparison of the profile of the parish with Central Bedfordshire and England	LNPB Questionnaire	Langford Neighbourhood Plan Business questionnaire
CIL	Community Infrastructure Levy	LNPSG	Langford Neighbourhood Plan Steering Group
Community-Led Projects	Actions identified through public consultation and research conducted by the parishioner Working Groups that are outside the remit of a Neighbourhood Plan. These suggested projects will be considered by an Implementation Group should the plan be accepted at referendum	LLFA	Lead Local Flood Authority charged by the government to produce a Flood Risk Management Strategy
Consultation Statement	The document accompanying the Neighbourhood Plan outlining the consultation process, the responses received, and the action taken	Localism Act 2011	The law which sets out the conditions and regulations for Neighbourhood Plans
CSS	Country Stewardship Scheme. This is a DefRA initiative funded by the EU for farmers & landowners to deliver environmental benefits over a 10-year period	CBC Local Plan	Each Local Authority in the UK has to produce an CBC Local Plan specifying how it will meet NPPF requirements and plan for the protection, enhancement and growth of its area over a long-term period, usually 20 years, to which the Neighbourhood Plan must conform
DefRA	Department for Food, Environment and Rural Affairs	LPC	Langford Parish Council
DCLG	Department for Communities and Local Government	MAT	Multi-Academy Trust
DPH	Department of Public Health	NPPF	National Planning Policy Framework
EnerPHit	Certification criteria for refurbished buildings	NP	Neighbourhood Plan
GIP	Green Infrastructure Plan. The Langford Parish GIP was published and adopted by Langford Parish Council in April 2011	NPSG	The Neighbourhood Plan Steering Group
		RES	Rural Exception Site
		ROSPA	Royal Society for the Prevention of Accidents
		ROW	Rights of Way
		SBD	Secured by Design is a national police initiative intended to promote crime prevention through environmental design
		SEA/HRA	Strategic Environmental Assessment/Habitats Regulations Assessment
		SUDS	Sustainable Drainage Systems

Foreword

When the decision was taken in 2018 by Langford Parish Council to prepare a Neighbourhood Plan under the Localism Act of 2011, this was done with the objective of setting out the vision, aspirations and policies of the village with regard to the key issues facing Langford. Under the Localism Act, several new rights and powers to allow local communities to shape new housing development were introduced, including the invitation to provide a Neighbourhood Plan. Neighbourhood Plans are a statutory planning document by which local development requirements can be outlined.

A Neighbourhood Plan Steering Group was formed in June 2018, composed of Parish Councillors, volunteers from the local community and with additional help from advisors brought in as necessary to contribute expertise in their field.

We consulted extensively with the residents, groups, businesses and other stakeholders in the community. We sought advice and information from various organisations including Central Bedfordshire Council (CBC), Bedfordshire Rural Communities Charity (BRCC), Council for the Preservation of Rural England (CPRE), AECOM and neighbouring parishes. We have, at all stages, sought the views of the local community, utility and service providers and property developers.

Feedback from a widely circulated questionnaire in the village was evaluated and the results can be seen on the Langford Parish Council website. The response rate of 35% showed significant and serious interest in our endeavours. Subsequently, several public consultations were held. Feedback from these consultations were analysed and the resulting

information can be seen on the Langford Parish Council website:

<https://langford-pc.gov.uk/>

Langford residents told us that the biggest issue is the rapid expansion of the village through large-scale developments on both allocated and windfall land. This Neighbourhood Plan places great emphasis on the role of planners and developers in contributing towards providing and improving the village infrastructure, environment, transport links and other facilities required in a growing community. Design and construction of new houses must also be appropriate to the locality and its history as well as being fit for the future.

Our Neighbourhood Plan aims to have a positive impact on the future development of Langford.

The Langford Neighbourhood Plan sets out the vision, aspirations and policies of the village with regard to the key issues in front of Langford. The document is not a “blueprint” for Langford. It is a set of policies and guidelines which can guide stakeholders to consider the shape of Langford for current and future residents.

The plan aims: to improve the facilities and services for all residents; to enhance and promote the essential character and landscape of the village; to improve the local environment; to identify issues related to housing development and green spaces; to provide for appropriate housing development.

This plan is a way of helping Central Bedfordshire Council, Langford Parish Council and residents to influence the future of the area in which they live and work. It can be used to:

1. Develop a shared vision for Langford.
2. Choose where new homes and other developments should be built, influence where new buildings are sited, the size of developments, the housing type/mix and what they should look like.
3. Identify, protect and enhance important local green spaces, the environment and community amenities.
4. Preserve, protect and enhance key resources for health, transport, recreation, sport, worship and education for all ages of residents.
5. Increase Langford’s sustainability and resilience to the effects of climate change.

Our Neighbourhood Plan makes it clear that further large-scale housing developments are not supported without significant, direct and tangible benefit to the village.



Most important of all, this Plan encourages Langford residents to take ownership of the issues that they highlighted in the 2018/19 questionnaire. Langford has a vibrant voluntary and community spirit: individual residents and local voluntary and community organisations, including church, chapel, clubs and societies play a strong role in terms of infrastructure, events and village life. These sectors can play an even stronger role in the future. This Plan will strongly support these activities and encourage more residents to 'get involved'.

Residents have been kept up to date by a LNP website, leaflet drops, meetings, reports to the parish council, several Facebook pages, and regular articles in The Langford Diary (village newsletter), etc.

This Neighbourhood Plan will be delivered and implemented over a long period and by different stakeholders and partners. It is not rigid - flexibility will be needed as new challenges and opportunities arise over the Plan period. Langford Neighbourhood Plan is a "living" document and as such will be reviewed every two years alongside the review of Parish Council policies.

An electronic copy of this Plan and associated documents can be found online at:
<https://langford-pc.gov.uk/neighbourhood-plan/>

In 2021, over 96% of the residents of Langford voted in favour of this plan in a referendum.

The Steering Group wishes to thank the community for their continued involvement and support throughout the preparation, adoption (29/09/2021) and review of the Neighbourhood Plan. This

includes past and present members of the Group, and as Chair I must specifically thank my fellow members of the Steering Group, Langford Parish Council, Michelle Albone the Clerk and in particular Anthony Lewis, Ian Sommerschild and David Hawkes, for all their hard work and dedication.

John Shipman (Chairman of the Steering Group)



CBC Endorsement Steve Dixon, Ward Cllr

"It is a pleasure to be asked to support the Langford Neighbourhood Plan. The lengths that the steering group have gone to shine through in terms of quality and professionalism of the plan. The extent of involvement from so many quarters of the village give it great credibility and we will actively support its passage through Central Beds Council."

LPC Endorsement

"Langford Parish Council extends its huge gratitude to the members of the Langford Neighbourhood Plan Steering Group who have worked diligently and with perseverance to complete the Langford Neighbourhood Plan. The Langford Neighbourhood Plan sets out the vision, aspirations and policies of the village with regard to the key issues in front of Langford including: environmental; infrastructure; transport and movement; planning and development. The plan represents a way forward to guide stakeholders to consider the shape of Langford for current and future residents. The dedication and commitment of the group to achieve the goal is highly commendable. LPC are incredibly grateful for all the time & hard work put into this project and are delighted to fully endorse this plan." - 7th December 2020

1.1 How this plan is organised

Section 1 Contains information regarding the context, process, consultation, monitoring and review of the Langford Neighbourhood Plan (LNP)

Basic Conditions Statement Describes how this LNP has been prepared in accordance with the Neighbourhood Planning General Regulations

Background Evidence Appendices Contains information about the characteristics of Langford Parish, its needs and constraints. This is further supported by a range of other documents that may be used to view Langford within its context. This also provides background evidence to policies and their development.

Consultation Statement Describes how this LNP has been prepared to fulfil the legal obligations of the Neighbourhood Planning Regulations

Sections 2 to 5 provide the overall objectives for the four strands of policy area and are outlined in blue.

The justifications for each policy can be found in the Background Evidence Appendices, Consultation Statement and Basic Conditions Statement. This provides an understanding of the context to each of the policies and indicates what they are seeking to achieve. All policies in this LNP are highlighted in boxes shaded in green. The Langford Neighbourhood Plan forms part of the statutory development plan for the area, alongside the adopted Central Bedfordshire Local Plan 2015-2035. Planning applications will be determined in accordance with all policies in this Neighbourhood Plan and the Local Plan.

Quotes from members of the Langford community are used throughout this LNP and sections in the **Background Evidence Appendices** documents to illustrate and

emphasise the strength of feeling on common areas of concern. These are taken from the LNP Questionnaire, LNP Business Questionnaire, meetings, consultation events and e-mails received. Graphs from various data sets are also used throughout, to illustrate and support policy statements. Images, which are not captioned, of various aspects of Langford village submitted by Peter Richards and other members of the community are additionally used within this text.

Section 2 contains Environmental Objectives and Policies (EN1 to EN4)

Section 3 contains Infrastructure Objectives and Policies (IF1 to IF5)

Section 4 contains Transport Objectives and Movement Policies (TM1 to TM3)

Section 5 contains Planning Objectives and Development Policies (PD1 to PD4)

The LNP Policies found in Sections 2 to 5 have been developed by the LNP Steering Committee using all the available evidence at the time and during review, reflect the views of the Langford Community.



1.2 Langford Neighbourhood Plan Delivery and Implementation

This Neighbourhood Plan will serve no purpose unless it is enacted and implemented effectively. This will include individuals representing all sections of the community as well as planners, developers, local authority and other national agencies and utilities (all “stakeholders”).

The biggest issue for Langford residents is the rapid expansion of the village through large-scale developments on both allocated and windfall land. This Neighbourhood Plan therefore rightly places great emphasis on the role of planners and developers in contributing towards providing and improving the village infrastructure, environment, transport links and other facilities required in a growing community. Design and construction of new houses must also be appropriate to the locality and its history as well as being fit for the future i.e., energy-efficient, digitally connected etc.

However, it is important to recognise the importance of other stakeholders in affecting change and bringing this Neighbourhood Plan “to life”. In particular this Plan will act as a ‘route map’ to help guide the Parish Council in its work for the village. This Plan will give additional weight for the Parish Council in influencing decisions taken by Central Bedfordshire Council that affect Langford: planning applications, road and pavement improvements, road safety, village services and facilities and so forth.

This Plan will also help inform and influence the CBC Local Plan and how this evolves in the future. So, for example, since our Neighbourhood Plan makes it clear that further large-scale housing developments are not supported without significant, direct and tangible benefit to the village, the CBC Local Plan should take into account Langford residents wishes.

Other important stakeholders include local businesses, who have been consulted and this Plan will support their development and products/services supplied to the village. Of course, the reverse must also be true, encouraging residents to use local businesses!

Most important of all, this Plan encourages Langford residents to take ownership of the issues that they highlighted in the 2018/19 questionnaire. Langford has a vibrant voluntary and community spirit: individual residents and local voluntary and community organisations, including church, chapel, clubs and societies play a strong role in terms of infrastructure, events and village life. This sector can play

an even stronger role in the future. This Plan will strongly support these activities and encourage more residents to ‘get involved’.

This Plan will not succeed unless Langford residents contribute towards making initiatives and projects a success. For example, using new cycleways, improved taxi and bus services, footpaths and walks, helping keep the village clean and attractive, parking considerably, supporting local businesses, shops and services, etc.

This Neighbourhood Plan will be delivered and implemented over a long period and by different stakeholders and partners. It is not rigid - flexibility will be needed as new challenges and opportunities arise over the Plan period. Langford Neighbourhood Plan is a “living” document and as such will be reviewed every two years alongside the review of Parish Council policies.



1.3 What is a Neighbourhood Plan?

Purpose

In April 2012 the Localism Act 2011 amended the Town and Country Planning Act 1990 (the Act) introducing new rights and powers to allow local communities to shape new development in their community by preparing a Neighbourhood Development Plan which can establish general planning policies for the development and use of land in the neighbourhood. This document is a Neighbourhood Development Plan as defined in the Act.

Submitting Body

This Neighbourhood Development Plan (LNP) is submitted by Langford Parish Council, which is a qualifying body as defined by the Localism Act 2011.

Neighbourhood Area

This Plan applies to the Parish of Langford, Central Bedfordshire.

In accordance with part 2 of the Regulations Central Bedfordshire Council (CBC), the Local Planning authority, publicised the application from Langford Parish Council and after a consultation period, approved the application on 4th July 2018. Langford Parish was designated as the Neighbourhood Area.

"It's a nice place to live, but it's no good pretending it's a small rural village any more. We have to ensure we don't spoil the good aspects of it, both for existing and new residents. We can't trust this simply to building developers that need to achieve maximum profitability. We need some proper planning vision!"

Langford Parish Council confirms that this:

1. Neighbourhood Development Plan relates only to the Parish of Langford and to no other Neighbourhood Areas;
2. Is the only Neighbourhood Development Plan in the designated area. No other Neighbourhood Development Plan exists, nor is in development for part, or all of the designated area.

The Context

The Langford Neighbourhood Development Plan must:

1. have appropriate regard to national planning policy;
2. contribute to sustainable development;
3. be in general conformity with strategic policies in the development plan for the local area;
4. be compatible with EU or other obligations and human rights requirements.



The Localism Act of 2011 gave local people planning power in their communities through the development of Neighbourhood Plans. The Langford Neighbourhood Plan (LNP) has been developed through extensive consultation with the residents of Langford. It establishes a clear set of policies and guidelines capable of addressing the issues and concerns identified by residents.

The Langford Neighbourhood Plan will be used by Central Bedfordshire council (CBC), as an integral part of the CBC Local Plan. It will be given full weight as a key planning document when deciding planning applications in Langford up to 2035.

Vision

The overall vision for this project is:

To support the organic development of Langford to meet the needs of all members of its community regardless of age, race, religion, sexual orientation or disability. We aim to achieve this in a planned and measured approach, that improves the facilities and services for all residents whilst enhancing and promoting the essential character and landscape of the village. We plan to improve the local environment for Langford residents in ways which respect the strategic role of the village in providing homes for all residents, resources for businesses and facilities for recreation. The plan identifies issues related to urban sprawl and the loss of open farm land and green spaces. The plan provides for development appropriate to the objectively assessed needs of the community.

This plan is a way of helping Langford residents to influence the planning of the area in which they live and work. This plan and its policies cannot block development that is already part of the CBC Local Plan. What it can do is shape where that development will go and what it will look like. This plan can be used to:

1. Develop a shared vision for Langford.
2. Choose where new homes, shops, offices and other development should be built.

1.4 What is the Langford Neighbourhood Plan?

3. Identify and protect and enhance important local green spaces and community amenities.
4. Preserve, protect and enhance key resources for health, transport, recreation, sport, worship and education for all ages of residents.
5. Influence where new buildings are sited, the size of developments, the housing type/mix and what they should look like.
6. To improve the sustainability of Langford and to improve its resilience to the effects of climate change.

Motivation

The need for a plan has been driven by two main factors:

Firstly, the need to counteract and manage the speculative building of homes in large numbers before the CBC Local Plan was approved and adopted. Map 3 within Section 4, shows the extent of new building in the village since 2016.

Secondly, to secure S106 funding to mitigate against the direct impacts of new development on the Langford community.

Scope

Four major policy areas have been identified by the Langford community through consultation processes, which contribute to the dimensions of sustainable development defined in the National Planning Policy Framework:

1. Environment
2. Infrastructure
3. Transport
4. Planning and development



Methodology

A steering group (independent of the Parish Council) was established to progress the plan through several stages of consultation with residents, land owners and businesses in Langford. The needs, wishes and aspirations of Langford residents of all ages have been gathered, analysed and have influenced the outcome, content and shape of the plan. The Parish Council has supported the Steering Group and has endorsed this plan.

Central Bedfordshire Council is

involved in the making of this plan and have helped to make decisions at key stages of the process, including approving the neighbourhood area for this plan. It has also organised the independent examination of this plan and the community referendum that was held at the end of the process.

The referendum was an important part of the process allowing the people of Langford to decide whether or not the Neighbourhood Development Plan came into effect or not.

National Framework

The National Planning Policy Framework (NPPF 2019, Paragraph 8) requires the planning system to encourage sustainable development and specifies three dimensions to that development:

1. **an economic objective** – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
2. **a social objective** – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
3. **an environmental objective** – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy."

The Aims and Policies set out in this Plan are consistent with these objectives.



National Planning Policy Framework

1.5 National Framework and CBC Local Plan

CBC Local Plan

The CBC Local Plan 2015-2035 (January 2018) was submitted to the Secretary of State and was scrutinised in a series of hearings (July 2019, December 2020).

The Inspectors' task was to consider the soundness of the submitted Plan, based on the criteria set out in paragraph 182 of the National Planning Policy Framework (the Framework). The relevant soundness criteria are whether the Plan is:

1. positively prepared (based on a strategy that seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development)
2. justified (the most appropriate strategy when considered against the reasonable alternatives, based on proportionate evidence)
3. effective (the plan should be deliverable over its period and based on effective joint working on cross-boundary strategic priorities)
4. consistent with national policy (the Plan should enable the delivery of sustainable development in accordance with the policies in the Framework)

The CBC Local Plan was approved in July 2021. This Neighbourhood Plan (and its policies) is entirely consistent with the CBC Local Plan Strategic Objectives (4.2.1) and the policies that underpin those objectives.



1.6 The legal requirements and how we are meeting them

This section details compliance with the general legal requirements of Neighbourhood Development Plans. (NB. In this document the 'Neighbourhood Development Plan' is designated as the 'Langford Neighbourhood Plan' or LNP) In relation to relevant aspects of Schedule 4B of the Town and Country Planning Act, we make the following confirmatory statements:

Langford Parish Council is a qualifying body and is therefore entitled to submit a Langford Neighbourhood Plan to the Local Planning authority whose area it lies within (Central Bedfordshire Council).

The following statement summarises the Langford Neighbourhood Plan and sets out why it should be made in the proposed terms [Schedule 4B 1(2)(b)]:

The Langford Neighbourhood Plan is a Neighbourhood Development Plan developed and submitted by Langford Parish Council. The Plan has been developed through ongoing community involvement and engagement, during which time contributors have helped to identify the key issues the Plan should focus on, assess sites, develop policies and refine the Plan itself. Following pre-submission consultation, which concluded in early 2019, the Plan was submitted to Central Bedfordshire Council along with this Legal Compliance Statement (including Basic Conditions Statement) and other supporting documents.

The period for which the Plan is to be in effect is from 2020 to 2035.

The policies of the Neighbourhood Plan are arranged under four sections:

1. Environmental Policies (4 policies)
2. Infrastructure Policies (5 policies)
3. Transport and Movement Policies (3 policies)
4. Planning and Development Policies (4 policies)

The Neighbourhood Plan policies relate to development in the Parish of Langford. Some policies only relate to development proposals over a certain size.

The Neighbourhood Plan is made in the proposed terms because it is prepared and submitted in accordance with the general legal requirements of a Neighbourhood Development Plan and conforms to the Basic Conditions of Neighbourhood Development Plans.

The Neighbourhood Plan is in a prescribed form as it has clearly identified planning policies supported by additional text as required.

The Neighbourhood Plan is accompanied by a number of supporting documents, including those prescribed by Regulation 15(1) of the Neighbourhood Planning (General) Regulations 2012, namely a map identifying the area.

The qualifying body has sent to the prescribed persons a copy of the proposed Neighbourhood Development and all prescribed supporting documents [Schedule 4B 1(4) (a-c)].

The submitted Neighbourhood Plan conforms to the requirements of the Neighbourhood Planning Regulations (2012, as amended) relevant to the preparation and submission of a Neighbourhood Plan. Compliance with all aspects of the regulations related to consultation is set out in the supporting Engagement Statement [Schedule 4B 1(6)].

We request that the referendum area is identical to the Neighbourhood Plan Area (i.e. does not extend beyond its boundaries).



In relation to Section 38A of the Planning and Compulsory Purchase Act, we make the following confirmatory statements:

1. Langford Parish Council is a qualifying body (as a Parish Council) and is therefore entitled to initiate a process for the purpose of requiring a Local Planning authority in England to make a Neighbourhood Development Plan. Langford Parish Council is also a qualifying body and has provided a letter confirming its support for the submission of a Neighbourhood Plan encompassing the singular neighbourhood area.
2. Langford Neighbourhood Plan sets out policies in relation to the development and use of land in the whole of the neighbourhood area and in certain policies in relation to parts of the neighbourhood area.
3. The requirements of Schedule 4B are taken into account in the preparation of this Neighbourhood Plan and this document is compliant with those policies.

This Neighbourhood Plan has been developed by a Steering Group, made up of interested volunteer residents, business leaders and some Parish Councillors.



1.7 Public consultations

The most important and recurring factor in drawing up our Neighbourhood Plan has been ongoing public consultation to ensure we were creating a Neighbourhood Plan which captured the views of our community to allow genuine community ownership. The attached **Consultation Statement** and **Appendices** detail the specific engagement activities (how, who, when etc) together with an explanation of how this has shaped the content of the LNP.

We adopted, from the very outset, an intention to ensure wide public consultation through a variety of forums. This included attendance at community events, meetings, workshops, schools, social media posts, leaflet drops and regular editorials in our Langford Diary to communicate with residents and land owners.



Have your say!

Planning together for the future

Langford Neighbourhood Plan

www.langfordneighbourhoodplan.org.uk



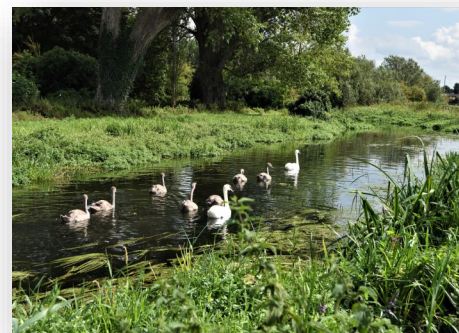
1.8 Plan Period, Monitoring and Review

The Langford Neighbourhood Plan will run concurrently with the CBC Local Plan and will apply until 2035. It is however, a response to the needs and aspirations of the local community as understood today and it is recognised that current challenges and concerns are likely to change over the plan period.

Langford Parish Council as the Qualifying Body, will be responsible for maintaining and periodically revisiting this Plan and its policies every two years and update data sets every five years, to ensure relevance and to monitor its delivery.



"I'm worried about loss of open space and damage to natural habitats."



2 Environmental Policies: EN1 – EN4

The following objectives were drawn up by the LNP Steering Committee using all the evidence available from the initial village consultation including: questionnaires; e-mails; one to one sessions; public meetings; clubs, CBC and general Neighbourhood Planning guidance. They should be read in conjunction with the **Supporting Evidence Appendices, Basic Conditions Statement** and **Consultation Statement**.

Objectives

1. Protect and enhance the landscape, its biodiversity and the historic environment of Langford
2. Improve the sustainability and flood resilience of the village, which will be impacted by development and by climate change
3. To have regard to the key positive landscape features and strategic sensitivities of the landscape in the current type 4b & 4c Landscape Character Assessments (Supporting Evidence Appendix G)
4. To facilitate the application of the Water Framework Directive to waterways and any subsequent legislation in and around Langford
5. Improve access and develop links for people and wildlife
6. Provide a multi-functional green infrastructure network
7. Provide a source of information and guidance for planners, landowners and developers in formulating land use plans
8. Promote community involvement within the village
9. Identify Parish environmental projects and produce an action plan to implement them

This section deals with Langford Green Infrastructure which is the network of green spaces, access routes, wildlife habitats, landscapes and historic features which provide: a healthy and diverse environment; attractive places to live and visit; a good quality of life; and a sustainable future

Green infrastructure assets include:

- Accessible Greenspace
- Green corridors
- Urban parks and gardens
- Habitats for wildlife including nature reserves.
- Waterways and water bodies, including flooded quarries
- Public rights of way and cycleways
- Allotments
- Children's play space
- Formal sports facilities
- Cemeteries

It is important to plan the green infrastructure network in the same way that we plan other networks and facilities, so that we can safeguard and enhance the environment and meet the needs of a wide range of people, both now and in the future. Green infrastructure also provides social and economic benefits, including:

- Places that can be used as a focus for community activity and events
- Opportunities to keep fit and healthy
- Helping to support the local economy, including village shops, pubs and B&Bs
- Creating links between town and country helping people in rural areas access facilities
- Helping to reduce the use of cars

Green Infrastructure comprises 5 themes; **landscape, history, biodiversity, access and open space**. The analysis of the LNP Questionnaire has raised concerns over each of these.

Policy EN1: Environment Information Required to Support the Maintenance of Green Infrastructure

The following policy (EN1) applies to all new developments within Langford. However, the level of detail required should be commensurate with the scale, type and position of the development. A development consisting of a single new dwelling for example, may need only provide a tick-list to demonstrate that the

elements within the policy have been understood and that the development does not have significant impact on the village without suitable mitigation.

The background to Policy EN1 can be found in **Supporting Evidence Appendix I.1.1.**

Policy EN1: Environment Information Required to Support the Maintenance of Green Infrastructure

Proposals will be supported where they address the following matters, where relevant and appropriate:

1. Avoidance of negative impacts on existing green space and improvement of green space coverage.
2. Maintenance of existing Parish green space areas and how this complements the preservation of areas in the proposed development.
3. Who will have access to any additional green space within the proposed development and by what means; any times (if any) when there will be no access to the community; who will be responsible for the maintenance schedule and costs associated with the proposed area/s; how any flooding would be mitigated; and how the area/s integrate with the transport and movement infrastructure (see Policies TM1 to TM3) with particular regard to pavements, cycleways and bus links.
4. Adherence to the Guidelines for New Development and the Landscape Management Guidelines relevant to Landscape Character Areas Type 4A and 4B (Background Evidence Appendix G).
5. Avoidance of connections to public surface water or foul sewer systems or other piped infrastructure off site and use of sustainable solutions. Brownfield sites which do not use the existing drainage network will be supported as will schemes which improve the existing network.
6. Adherence to flood plain planning guidance: [Gov.uk/guidance/flood-risk-assessment-for-planning-applications](https://www.gov.uk/guidance/flood-risk-assessment-for-planning-applications) and <https://www.gov.uk/guidance/flood-risk-assessment-in-flood-zones-2-and-3>
7. Avoidance of adverse effects on the current Water Framework Directive status of waterways in and around Langford.
8. Achievement of development that complements the characteristics of the village and how it celebrates its composition and history.
9. Conservation of buildings or sites identified in the Historic Environment Record for Bedfordshire and avoidance of harm in a manner appropriate to their significance.
10. Understanding of the range and scope of current nature reserves (Langford Meadows), wildlife, woodland and grassland areas within the Parish and how these are complemented by the proposed development.

Policy EN2: Green Space, Maintenance, Development and Access

Environmental issues

There is a need to draw the attention of potential developers and residents to the very long and varied history of Langford and its built environment and to ensure the survival of the buildings, sites and locations wherever possible (see **Background Evidence Appendices B.2, B.3 and H**).

The LNP Questionnaire results show that there is a strong concern about a range of local environmental issues (see **Background Evidence Appendices B.6, B.9 and I.1**)

The following Policy (EN2) is linked to the **Transport and Movement Policies TM1 to TM4** and the background can be found in **Supporting Evidence Appendix B. Map 2** shows the green open spaces in the village and any tree preservation orders.

The results of the LNP Questionnaire demonstrated strong support for reducing the impact of new developments on footpaths, public rights of way, bridleways, new road junctions and for encouraging new developments to incorporate and enhance safe movement around the Parish. This includes the establishment of a dedicated cycleway and enhancement of the rural footpath and pedestrian network (see **Supporting Evidence Appendix E**). This Policy also includes the protection of green spaces and the wildlife within the Parish.

Agricultural land and open field views are an important aspect of the Langford landscape, therefore there is resistance to any further loss unless there are demonstrable and significant benefits to the community.

Policy (EN2) applies to all new developments within Langford. However, the level of detail required should be commensurate with the scale, type and position of the development. A development consisting of a single new dwelling for example, may need only provide a tick-list to demonstrate that the elements within the policy have been understood and that the development does not have significant impact on the village without suitable mitigation.

The background to Policy EN2 can be found in **Supporting Evidence Appendix I.1.2**.

"The King George V playing field was created in 1911 and not a lot has been added since, although the village is much larger."



"More youth facilities are needed and an open-access multi-use games area."

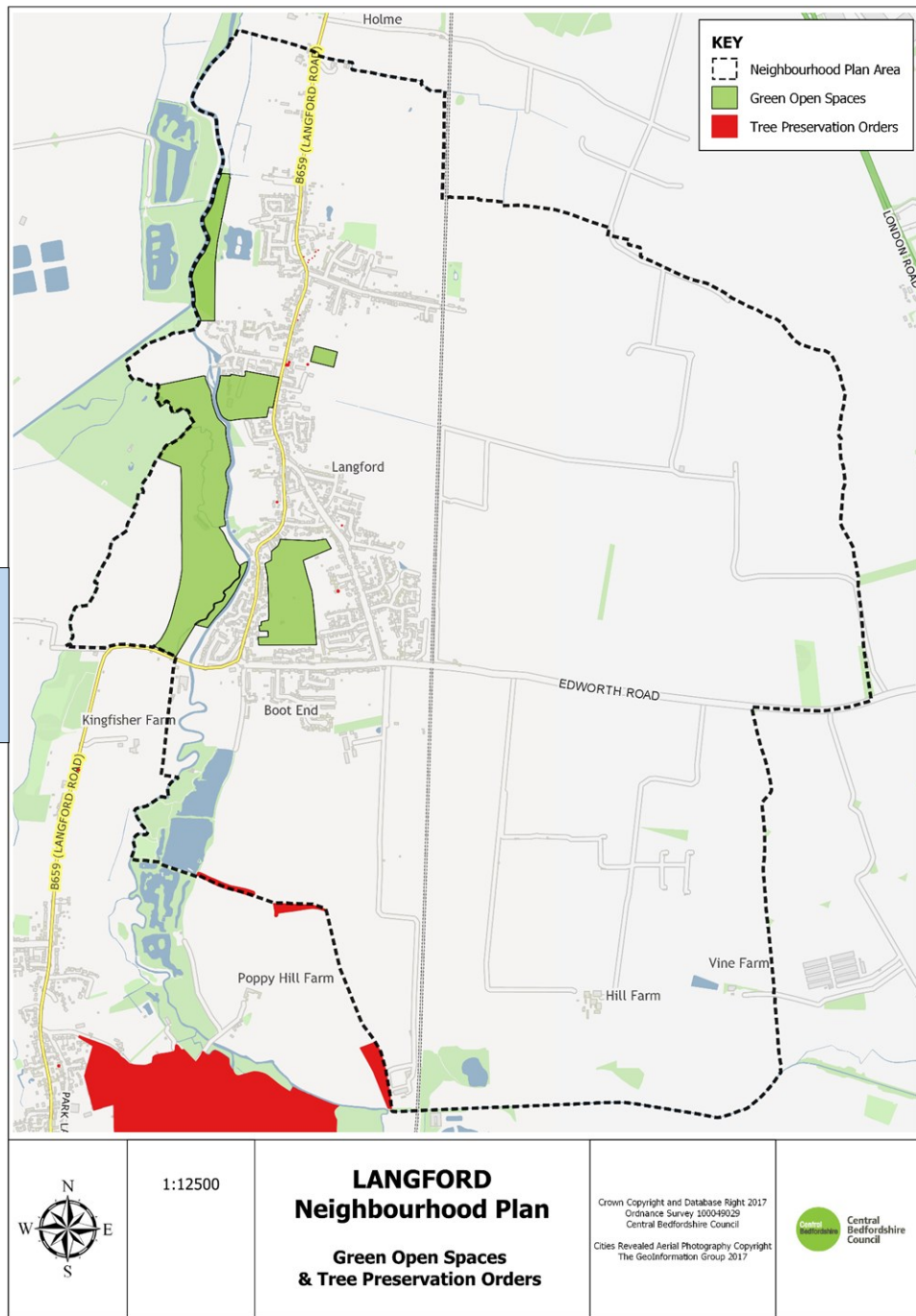


"We need continued access to and views of open green spaces, uninhibited by new housing developments."



"Much better upkeep is needed for footpaths, tarmac and grass."

Map 2



Policy EN2: Green Space, Maintenance, Development and Access

Schemes will be supported where, as relevant and appropriate, they demonstrate the following:

1. With regard to usage and all forms of movement, the area has the capacity to accommodate the increased use or if there is mitigation required, either provided in the development itself or secured as an off-site mitigation by s106 planning agreement, or Grampian condition, or separately e.g., Highways Act agreement
2. There is a net positive impact of their proposed development on wildlife (flora and fauna), open village aspects and scenery, the maintenance and safety of the River Ivel, along with wildlife movement corridors
3. Resistance to the loss of agricultural land and open field views unless there are significant community benefits.
4. That the findings of the Design Codes (**Supporting Evidence Appendix F**) specifically aimed at Langford have been taken into consideration
5. How the scheme may mitigate any groundwater quality issues (this links to **Policy IF4**)
6. Contribution to the upgrade of the Riverside Walk, improving its access and maintenance. This may include provision of additional public seating around, the Riverside Walk and other green spaces within the Parish
7. The creation and maintenance of a new village circular walking route (see **Supporting Evidence Appendix E**)
8. The development of new dedicated sections of cycleway, linked to any existing segments
9. Enhancements to pavements including: resurfacing; widening; new segments; inclusion of suitable dropped-curbs for pushchair and accessibility users
10. A contribution towards supplying and maintaining new allotments within the Parish

Policy EN3: Over-development, crime and anti-social behaviour

Much concern was expressed in the questionnaire and on local social media about the impact on the environment and general quality of life in Langford. Many consider that this has declined in recent years. Action is necessary not only in terms of better policing but in addressing the underlying reasons for the increasing problems. (This topic touches on all the themes within the Neighbourhood Plan).

Over-development of the village is a big factor, exacerbated by lack of corresponding infrastructure and facilities, for example activities for teenagers.

Over-development also carries the risk that there is a greater pressure on drainage and this can contribute to flooding.

The background to Policy EN3 can be found in **Supporting Evidence Appendix I.1.3.**

“Protect our hedgerows, trees and countryside from property developers.”

Policy EN3: Over-development, crime and anti-social behaviour

Schemes will be supported in this respect that can demonstrate:

1. Design of development that includes best practice (Secured by Design) to assist combating burglary, car crime, vandalism and anti-social behaviour ; and
2. Measures to provide signage and supporting equipment to help control litter and dog fouling

Policy EN4: Identify, monitor and control protected areas

Although most of Langford is a classic ‘ribbon’ village, with houses built around a long central artery (High Street and Church Street), residents are concerned that new developments are ever-extending that ‘ribbon’, increasing the risk of coalescence with neighbouring communities. Recent proposed

developments to the rear of Cambridge Rd (now approved) and to the north of Langford exacerbate this issue.

The background to Policy EN4 can be found in **Supporting Evidence Appendix I.1.4.**

Policy EN4: Identify, monitor and control protected areas

Development proposals should be designed to complement the character of the village and ensure that the inner triangle (bounded by Cambridge and Station Roads and the High Street - shown in Maps 2 & 3 and visually on Page 39) and length of the village are not adversely affected.



3 Infrastructure Policies: IF1 – IF5

Objectives

1. To act upon the key areas of concern regarding infrastructure which the Langford community has identified.
2. To evaluate each of these identified areas and establish the needs and the potential risks to the developing community. This is to ensure the continuity and quality of service provision - now and within the next 15 years.
3. To work with CBC (Central Bedfordshire Council), CCG (Clinical Commission Group), DOE (Department of Education), other health services, utilities, technology suppliers and businesses to ensure legal requirements/governance and good practice guidelines are respected to ensure and improve the provision of sustainable services within the LPC (Langford Parish Council) and minimise and mitigate the adverse impacts of new developments on the environment.

Our aim is to create a village infrastructure that is robust and sustainable for both the current needs of the community and also for the future expansion of the village of Langford.

Policies in this section deal with the vital service provisions of education, health care, leisure, technology, retail, sewerage, drainage and energy for the village.

Policy IF1: Information Required to Support Village Infrastructure in Planning Applications

The following policy (IF1) applies to all new developments within Langford. However, the level of detail required should be commensurate with the scale, type and position of the development. A whole development consisting of a single new dwelling for example, may need only provide a tick-list to demonstrate that the elements within the policy have been understood and that the development does not have significant impact on the village without suitable mitigation (where appropriate).

The background to Policy IF1 can be found in **Supporting Evidence Appendix I.2.1.**



“More access needed to the doctors at Langford Surgery.”

“Lots of houses are being built when facilities are already overstretched.”



Policy IF1: Information Required to Support Village Infrastructure in Planning Applications

Where relevant and appropriate, development proposals shall:

1. Use water re-use measures (eg rainwater and surface water harvesting and grey water recycling) for non-potable use.
2. Identify the current provision of education and training provided by local schools with respect to the current needs and the future development of the village. Demonstrate that the proposed development will not have an adverse impact on educational service provision
3. Identify the current health (including elderly care) and dental care needs of the community and how the proposed development will impact on health services, both at the time of application and in the future
4. Demonstrate that the proposed development will have no negative impacts on communication technologies available in the village and as it expands.
5. Demonstrate how the development will contribute to and support the leisure & community assets within the village
6. Demonstrate that the character and level of retail provision in the village will be respected and that a positive contribution will be made to the village's economic future.

Policy IF2: Schools and Educational facilities

This section is intended to complement the CBC Local Plan and reflects the concerns and wishes expressed by the Langford residents by way of the LNP Questionnaire and other sourced feedback.

The following policy (IF2) applies to all new developments within Langford that may attract s106 (or CIL) funding to mitigate against the educational demands made by population increases resulting from the developments.

The background to Policy IF2 can be found in **Supporting Evidence Appendix I.2.2.**

Policy IF2: Schools and Education Facilities

Where justified, Education contributions will be sought to mitigate the population increase attributable to residential schemes. The spending will be in the applicable school catchment area serving Langford and should ensure that:

1. There are sufficient fit-for-purpose educational buildings and grounds to support Langford and surrounding communities
2. There are sufficient Langford school places to allow for the expansion of the population in the village and surrounding areas
3. There are adequate facilities for pre-school and early years provision to support the community
4. After school facilities cover the needs of the students and are sustainable with increased village growth

Policy IF3: Health Care Within the Community

The published responses to the LNP questionnaire, refers to Health Care provision and its accessibility to Langford residents.

The following policy (IF3) applies to all new developments within Langford that may attract s106 (or CIL) funding to mitigate against the local Health Care demands made by population increases resulting from the developments .

The background to Policy IF3 can be found in **Supporting Evidence Appendix I.2.3.**

“There is no access to a NHS dentist locally.”

“Please look at energy infrastructure - too many power cuts.”

Policy IF3: Health Care Within the Community

Where justified, local Health Care contributions will be sought to mitigate the population increase attributable to residential schemes. The spending will be in the applicable area serving Langford and should ensure that there is sufficient capacity for any necessary expansion of:

1. Emergency Care
2. Health Centres and Langford Doctor Surgeries
3. Elderly care
4. Dental Care
5. The Langford Pharmacy

Policy IF4: Utilities and Services

Members of the Langford community express strong views regarding the robustness of the infrastructure related to the management of water, electricity supplies, broadband & mobile reliability and availability.

Policy IF4 applies to the utilities and services aspects of all new developments within Langford. However, the level of detail required should be commensurate with the scale, type and position of the development.

Policy IF4: Utilities and Services

Water

1. Given that Anglian Water has stated that a new transfer route from their Ruthamford North zone to Ruthamford South is required by 2025 to ensure the continuing availability of potable water, major development proposals should demonstrate adequate access to potable water
2. Anglian Water has indicated that Clifton WWTW has limited capacity for additional growth. Applicants should ensure and confirm that capacity is in place for all new developments
3. Applicants should design proposed new houses so that potable water consumption does not exceed 110 litres/per person/day
4. New development applications that include plans for water re-use measures, including grey water recycling, will in this respect be considered favourably

The information required to address the requirements of this policy for example, could take the form of emails, letterheads enquiry/application records from the utility provider to demonstrate they have considered the scheme and indicate that there is capacity to accommodate the development and/or their separate approval process to be followed. Alternatively, a utility assessment report for major developments.

The background to Policy IF4 can be found in **Supporting Evidence Appendix I.2.4.**

Policy IF4: Utilities and Services (continued)

Energy

5. Applicants will need to demonstrate that the electricity supplies will be robust enough to cope with current population and future expansion of the village along with the extra demands from charging points for electric vehicles. Schemes that fully comply with Policies CC1-8 within the CBCLP (Climate change and sustainability) and CBC Electric Vehicle Guidance for New Development SPD, will be supported within this context.

Broadband

6. Any new development should conform to the Broadband Universal Service Obligation
7. Broadband should be installed in any new development
8. Those development proposals which include the stimulation of private investment in broadband will, in this respect, be viewed favourably

Telecommunications

9. Any development schemes that contribute to the enhancement of the quality, speed and robustness of the telecommunications network in the parish will, in this respect, be viewed favourably

Policy IF5: Economic Growth, Leisure, Spiritual Facilities and Community Assets

See **Background Evidence Appendices B.8** and **I.2.5** for details of business and economic growth. This also includes a list of businesses based within the Langford community.

Please see the table of clubs, activities and organisations (**Consultation Statement 6.4.2**) within the Village. Any future housing development plans should be encouraged to include further opportunities for the growth of moral, social, leisure and spiritual aspects within their plans.

"We have problems at Flexmore End with sewage and drains."

Policy IF5: Economic Growth, Leisure, Spiritual Facilities and Community Assets

New development schemes that include additional business and/or community asset elements that integrate well with existing provision will, in this respect, be supported. Such community asset elements include green space, sports areas, village halls, community meeting spaces, churches, shops, pubs, clubs, allotments and the like.

4 Transport and Movement Policies: TM1 – TM3

Objectives

1. To minimize the traffic impacts of new and cumulative developments on the Langford Community, its heritage assets and reduce the carbon footprint of the village.
2. To increase the number of journeys undertaken by walking, cycling and public transport with a corresponding reduction in car journeys.
3. To work with CBC, transport operators, national cycling and walking associations to improve the provision of sustainable modes of transport within Langford in order to improve health and minimise the adverse impacts of new developments on the environment and the reliance on car travel.

Transport is the responsibility of Central Bedfordshire and Highways England and appropriate policies are mainly provided in the CBC Local Plan. The policy proposals contained in this section are intended to complement transport provisions in the emerging CBC Local Plan and reflect the concerns and wishes of Langford residents.

Further information can be found in **Background Evidence Appendices Section I.3.**

Whilst CBC adequately addresses many of the aspects found in the following policy (TM1) within the CBC Local Plan (Policy T2), it seeks to stress that appropriate, accurate and unbiased information which should be supplied in support of applications, which is based upon up-to-date data and also takes regard of the cumulative impacts of developments in Langford and surrounding areas.

The aim is to: create an integrated transport policy that connects transport hubs; improves access to other local villages; maintains better road, pavement and footpath surfaces; improves safety for children and adults; reduces reliance on cars, reducing the safety risks to pedestrians and cyclists.

This Neighbourhood Plan therefore includes transport and movement policies grouped into three themes. Inevitably there is some overlap between these themes and between the transport section and other LNP sections (e.g., Environment). In addition to the overarching theme dealing with the impact of new developments (Policy TM1), two specific transport themes follow.

“We need safe dog-walking paths.”

“More buses needed to trains and local areas.”

“Better, cheaper, dedicated village taxi service.”



The following policy (TM1) applies to all new developments within Langford. However, the level of detail required should be commensurate with the scale, type and position of the development. A development consisting of a single new dwelling for example, may need only provide a tick-list to demonstrate that the elements within the policy have been understood and that the development does not have significant impact on the village without suitable mitigation (where appropriate).

The background to Policy TM1 can be found in **Supporting Evidence Appendix I.3.1**

Policy TM1: Transport Information Required to Support Planning Applications

Policy TM1: Transport Information Required to Support Planning Applications

When submitting development proposals, applicants are required to supply accurate information based upon up-to-date data which:

1. Demonstrates safe walking and cycle routes in the immediate area of the site, with consideration of access to services and facilities, and to the countryside
2. Demonstrates how the proposals are sustainable and link with public transport networks in the local area
3. Demonstrates the impact of the traffic arising from the development and how these aggregate with other known new and future developments
4. Addresses any other identifiable impacts of the new development on the village such as noise, light and air pollution resulting from the development
5. Demonstrate how the proposed development will impact on the objective to reduce the 'over-reliance on the use of the car'

Planning applications for developments that will generate impacts on movement for Langford, the community and surrounding areas must be accompanied by a Travel Plan that sets out how sustainable movement will be delivered. The Travel Plan and the method of monitoring its effectiveness will be agreed with Central Bedfordshire Council.

Policy TM2: Vehicles and Parking

The LNP Questionnaire showed residents expressing strong concerns about traffic issues and the impact on their well-being.

Residents highlighted the pollution associated with the volume, types and speed of traffic moving through the village along generally poorly maintained roads. Parking along with the safety of pedestrians and cyclists were also perceived as issues.

Further information can be found in **Background Evidence Appendix I.3.2.**

Policy TM2 addresses the need to reduce pollution and increase road safety.

Pedestrians, Pavements and Cyclists

Concerns have been raised about the welfare of pedestrians in the village, including pavement widths and surfaces, provision of dropped kerbs, pedestrian crossings, disabled access, school access, safety and markings. Policy TM3 addresses these issues. Further information can be found in **Background Evidence Appendix I.3.3.**

"Very few drivers stick to the speed limits and near the school, many cars are parked with their engines running for long periods."

"Really concerned about speeding traffic through the village."

"A good cycle/foot/jogging path linking neighbouring villages would be fantastic."



Policy TM2: Vehicles and Parking

Policy TM2: Vehicles and Parking

Development schemes will be supported in this context that:

1. Show regard to the car parking standards set out in the Central Bedfordshire Council's Design Guide and Parking Strategy, ensuring that new dwellings in developments have the recommended number of off-street car parking spaces as specified in CBC's Design Guide, and LNP Policy PD4 (Car Parking) as supported by the LNP Design Guide.
2. Encourage the use of electric vehicles in a response to the Climate Emergency, by the installation of electric vehicle charging points in each new dwelling, as specified in the Central Bedfordshire Sustainability Plan 2020-2030 and CBC Electric Vehicle Guidance for New Development Supplementary Planning Document.
3. Incorporate appropriate traffic calming measures (as necessary). They must not impede water flow within the urban drainage system. They should also give regard to the impact on flood risk and flood risk management arrangements, such as highway drainage and road side ditches, ensuring the works are complimentary to these and prioritise betterment of water management to the existing arrangements to reduce the risk this poses to the existing community. This is especially the case for High & Church Streets and also applies to areas of proposed new parking.
4. Include measures to protect children around parking areas, access routes, barriers, pavements, crossings etc.

Policy TM3: Pedestrians, Pavements and Cyclists

Policy TM3: Pedestrians, Pavements and Cyclists

Schemes will be supported in this context (and s106/CIL funding will be sought where appropriate) that:

1. Demonstrate that the condition of pavement surfaces throughout the village has been taken into account when making judgements on the sustainability of a new development in the context of pedestrian movement
2. Where relevant, improves the suitability of the existing pavements at and in the vicinity of new site entrances. Also, where necessary, increase the width of pavements (with disabled access, child safety and pushchair users as primary considerations)
3. Consider the use of permeable surfaces and SUDS so as to prioritise better surface water management in new developments
4. Benefit from a dropped kerb to each new dwelling, enabling easier off-street parking along with pavement access by pushchair users and the disabled
5. Where possible or relevant, new development schemes incorporate opportunities to grow a Langford cycle network
6. Where possible or relevant, development schemes incorporate opportunities to support and promote cycling as an alternative mode of transport.

5 Planning and Development Policies: PD1 – PD4

Objectives

1. To preserve the character of Langford as a ribbon village with a unique inner 'triangle' feature, with appropriate local infrastructure and service provision. To set the design principles required to sustain the open character and feel of the village and protect the scenic landscapes within Langford for the benefit of visitors and residents.
2. To conserve the essential landscape, heritage and rural character of the Langford Parish whilst promoting sustainable development within the village.
3. To provide for a minimum number of new homes in line with national and local policy over the next 16 years, both for sale and for affordable housing for local people.
4. To promote consistency with the Guidelines for New Development and the Landscape Management Guidelines contained within the current Landscape Character Assessments.
5. To ensure that housing is located on the most sustainable sites that are accessible to local facilities, services and transport links.
6. As far as possible to meet the expectations of local people, with high quality sustainable development, as was set out in consultation meetings and responses to the LNP Questionnaire.
7. To contribute to sustainable development, flood risk assessments should be made on all sites, including those not covered by Environment Agency flood risk maps, as flooding may occur from non-maintained watercourses above the site in question. Surface water and ground water contributions should be included in such flood risk assessments.
8. Existing housing and sites below those subject to new planning applications, should be included in flood risk assessments of new sites.
9. To set out design specifications to ensure that new homes and streets are designed so that they complement and enhance existing buildings, minimising the impact on the surrounding countryside and existing residents.

The village settlement area has an open and rural feel surrounded by large areas of fields and paddocks which add to the character of the village. There are surrounding areas of woodland, The Common and many agricultural fields. The village also has several landmark buildings including the Langford Mill and St Andrews Church. The results of the recent questionnaire show a very strong feeling to retain this village feel and avoid turning a pretty rural village into just another town.

Feedback from the local consultation process also clearly indicated there were strong concerns over excessive new house building as well as additional concerns

that young people, especially those with local connections, were being priced out of the housing market.

These concerns obviously need to be considered against the government demands for rapid increase of housing stock. On one hand we have a strong local opinion that no more new houses should be built in Langford, countered by the wider issue and CBC guidelines. However, even taking into account the directives from both central government and the local council Langford Parish has already contributed well above its local requirement of housing stock.

4 Housing

This Neighbourhood Plan must provide for sustainable growth, which includes provision for a minimum number of new homes in Langford Parish. To give an indication of future growth, the Government predicts that the number of households in Central Bedfordshire as a whole will grow by around 19.5% by 2028.

It is extremely important to provide sufficient new homes, enabling people to buy or rent their first and subsequent homes within the Parish, as their requirements change.

Housing development can also bring benefits to the community through developers contributing to infrastructure and improvements to local services, whilst additional residents will support and help to sustain local businesses and facilities.

This Neighbourhood Plan thus provides for a number of new homes to meet the needs of the local community, whilst setting out policies to ensure that development is of a high quality and where appropriate, contributes towards the provision of local services, infrastructure and facilities.

This LNP accepts the allocation of land for 137 new homes in line with the CBC Local Plan where, subject to meeting the requirements of the LNP, as well as other relevant national and CBC Local Planning requirements, planning permission will be supported for the approximate number of homes shown.

The following Policies do not discount future development on opportunity sites which are likely to come forward within the LNP period. Each new scheme should be evaluated on its own merit according to the policies laid out in the LNP (providing there are no conflicts with national and CBC Local Planning requirements), particularly with regard to providing the housing that the community needs and the direct community value added to the village and its residents.

The LNP does not seek to restrict truly sustainable development, on the contrary small-scale developments that provide housing, facilities and services that the village needs are positively encouraged. The Planning & Development Policies provide for larger schemes, as long as there is tangible and significant benefit directly to the village.

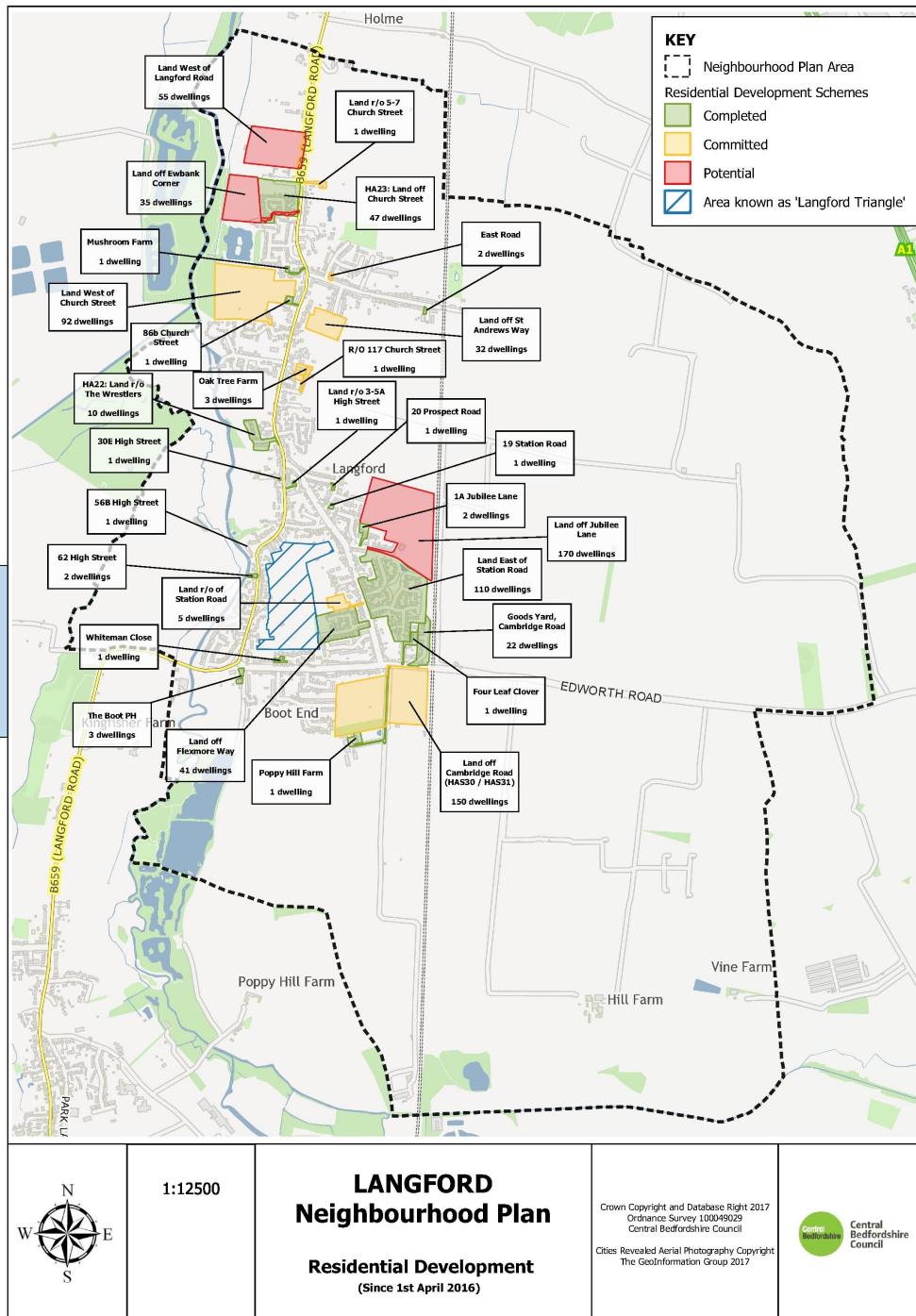
Village growth

Between 2001 (Census) and 2015, the village housing stock grew linearly at under 7% per annum. From 2016 onwards, the housing stock has grown in excess of 26% per annum. 2016 has consequently been taken as a datum point of significance and is used as a reference point in the LNP and its appendices.

New developments since 2016 are shown in Map 3. The background to these can be found in **Supporting Evidence Appendix I.4.1**.

It is an aspiration that any new housing or development within the Langford Parish area that is approved by CBC from 2016 should be recognised (by CBC) as an addition to those found within the CBC Local Plan and that the significant additional numbers of new dwellings since 2016 have had a significant negative impact on the village as a whole. We would like to see that CBC have taken this accumulative impact into consideration when evaluating future development plans.

As the Parish has exceeded the new housing allocated within the CBC Local Plan, no further development sites need to be identified as part of this LNP.



"I do not want all open spaces and farms to become housing estates, or for Langford to become part of Biggleswade or Henlow."



"More 3 bed houses built that are affordable to buy for the average family who work and do not qualify for social housing schemes."



"Increase in population with no heart to the community and nothing for the younger elements to do."



"The village needs more protection from uncontrolled residential development which is destroying the local community."



Policy PD1: Housing Need

Affordable housing

Affordable housing is defined in **Background Evidence Appendix B.7**.

Analysis of the data gathered by the Housing Needs Survey (**Background Evidence Appendix C**, May 2019) has identified a need for affordable housing within Langford from households resident in (or with strong links to) the Parish, that is unlikely to be met by normal market provision. This need is mostly from families with younger, dependent children and from young adults/couples who want to move out of the family home and/or get on the housing ladder.

A small amount of affordable rented and shared ownership housing for local people in Langford could be provided through development schemes. This would provide affordable housing for which households with a local connection would take priority.

Market housing

Further analysis of the data gathered by the Housing Needs Survey suggests that there is a need for 2 and 3 bed houses, bungalows and retirement properties (e.g., houses built to Lifetime Homes criteria). This would enable the Parish to meet the identified current and future needs of existing owner occupier residents wishing to stay in the Parish.

If suitable smaller properties were more widely available, this would be likely to address under-occupation and free up larger houses for growing families to purchase as they work their way up the housing ladder.

Meeting the Need for Affordable Homes for Local People

Affordable housing here means 'social housing' - homes which are made available to local people who have an identified need for housing but who cannot afford to buy or rent a home at market rates. Local Authorities allocate social housing to local people who have a proven housing need and are on the council waiting list. These mainly comprise homes to rent, but there are other options such as shared ownership and other tenures. Any new developments should include low cost or rent to buy properties with priority given to local residents.

This LNP supports the identification and development of suitable sites for affordable housing and suitable affordable market housing.

The Planning & Development Policies provide for larger schemes, providing that there is tangible and significant benefit directly to the village. These will attract the provision of a minimum of 30% affordable housing.

The background to Policy PD1 can be found in **Supporting Evidence Appendix I.4.2**.

"There needs to be more small, five to ten unit, low-priced starter homes."

"PLEASE make some genuinely affordable homes."

"No longer a village, a small town without facilities."

Policy PD1: Housing Need

Policy PD1: Housing Need

1 Affordable housing

The Housing Needs survey for Langford Parish in May 2019 (**Appendix: C**) identified 24 households in need of affordable housing. Meeting the affordable housing need was highlighted by the community during consultation and is supported.

Up to 24 households with a local connection to the Langford Parish would be suitable for housing, whether for rent or shared ownership. Based on this identified need (using the recommendation from the Housing Needs Survey), 12 units of affordable housing would be supported. This would be broken down as follows:

- a. 3 x 1-bedroom flat/apartment (Rent)
- b. 1 x 2-bedroom flat (Starter Homes Initiative)
- c. 3 x 2-bedroom house (1 Shared Ownership, 1 Affordable Rent, 1 Starter Homes initiative)
- d. 3 x 3-bedroom house (1 Shared Ownership, 1 Affordable Rent, 1 Starter Homes initiative)
- e. 1 x 1-bedroom bungalow (Rent)
- f. 1 x 2-bedroom bungalow (Rent)

2 Market housing

The provision of up to 15 suitable units (2 and 3 bed houses, bungalows and retirement properties) would be supported, which will meet the current need of the housing requirement and will be in keeping with the size of the Parish



"No housing should be built on green areas, or in areas where flooding is possible."



Policy PD2: Residential Limited Infill

Infill refers to the development of vacant parcels of land within previously built areas. These areas are already served by public infrastructure, such as transportation, water, wastewater, and other utilities. Redevelopment describes converting an existing built property into another use.

For the purposes of the following policy, limited infilling means development of a small site in an otherwise built-up frontage of appropriate scale and design; or small-scale development (up to ten units) and redevelopment within an otherwise developed area appropriate to the scale of the locality. 87.5% of residents (LNP Questionnaire) expressed this view of a general limit of 10 dwellings.

Larger schemes (more than 10 dwellings) may be supported, as long as there is tangible and significant benefit directly to the village and subject to meeting the Objectives and Policies within the LNP. Such developments should focus on infill and redevelopment sites within the Parish that lie outside the protected green spaces. Proposals should be within the built-up area, be of a high quality and should not reduce garden space to an extent where it adversely impacts on the character of the area, or the amenity of neighbours. Schemes should not extend the settlement envelope to the north or south, nor should they contribute to coalescence.

The background to Policy PD2 can be found in **Supporting Evidence Appendix I.4.3.**

“At present only 1 house developments (if suitable 2) should be allowed. We are too big already and the infrastructure and our amenities are suffering.”

“...there needs to be a good spread of sizes for all types of families and budgets.”

Policy PD2: Residential Limited Infill

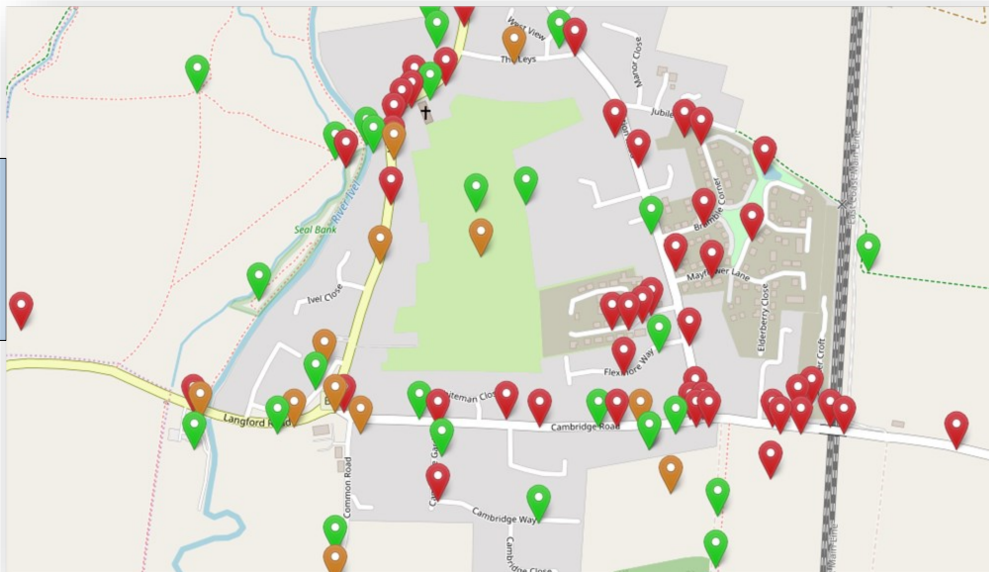
1. Proposals will be supported in this respect for small residential developments of up to ten dwellings on infill and redevelopment sites within the Parish that lie outside the protected green spaces. Proposals should be within the built-up area, be of a high quality and should not reduce garden space to an extent where it adversely impacts on the character of the area, or the amenity of neighbours. Schemes should not extend the settlement envelope to the north or south, nor should they contribute to coalescence.
2. Proposals for single dwellings outside the settlement envelope will be supported in this respect where they provide homes for key workers in agricultural, forestry or other rural enterprises or accord with other special circumstances in the NPPF (2019) Paragraph 79, subject to the policies of this Plan, as well as other national and local policy requirements.

Policy PD3: Residential Design

Background Evidence Appendix F contains a summative Design Codes report which incorporates the views of Langford residents gathered in November 2019. Figures 1 and 2 show screenshots from PlaceCheck.com showing entries of comments from residents of Langford. Where green means positive, amber means neutral and red means negative comments.

Further supportive evidence for Policy PD3 can be found in **Background Evidence Appendix I.4.4**.

Maps 4 to 7 show the landscape character, local constraints and flood risk in the area.



“Monotonous streetscape due to poor choice of rendering materials & surface treatment.”

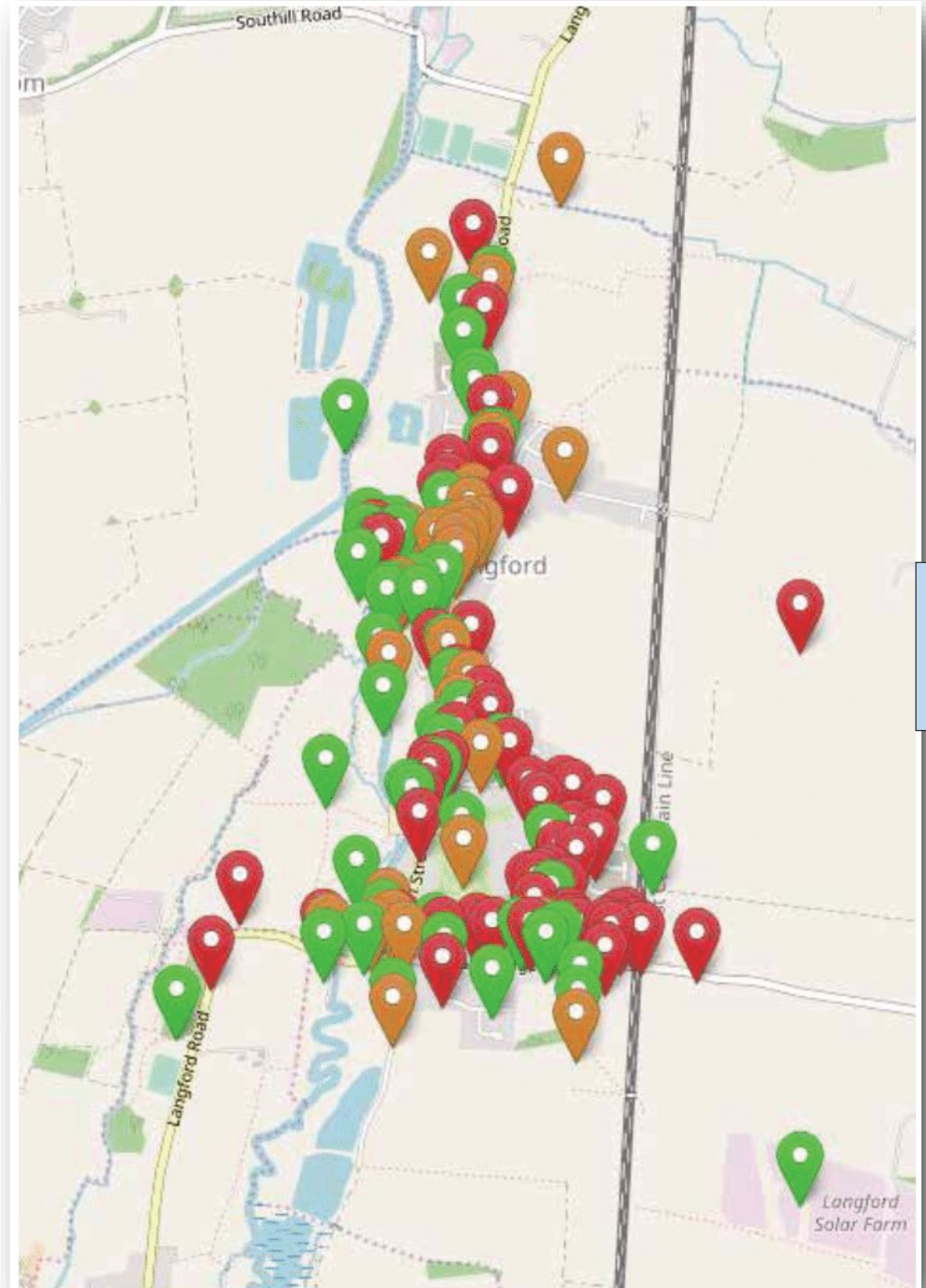
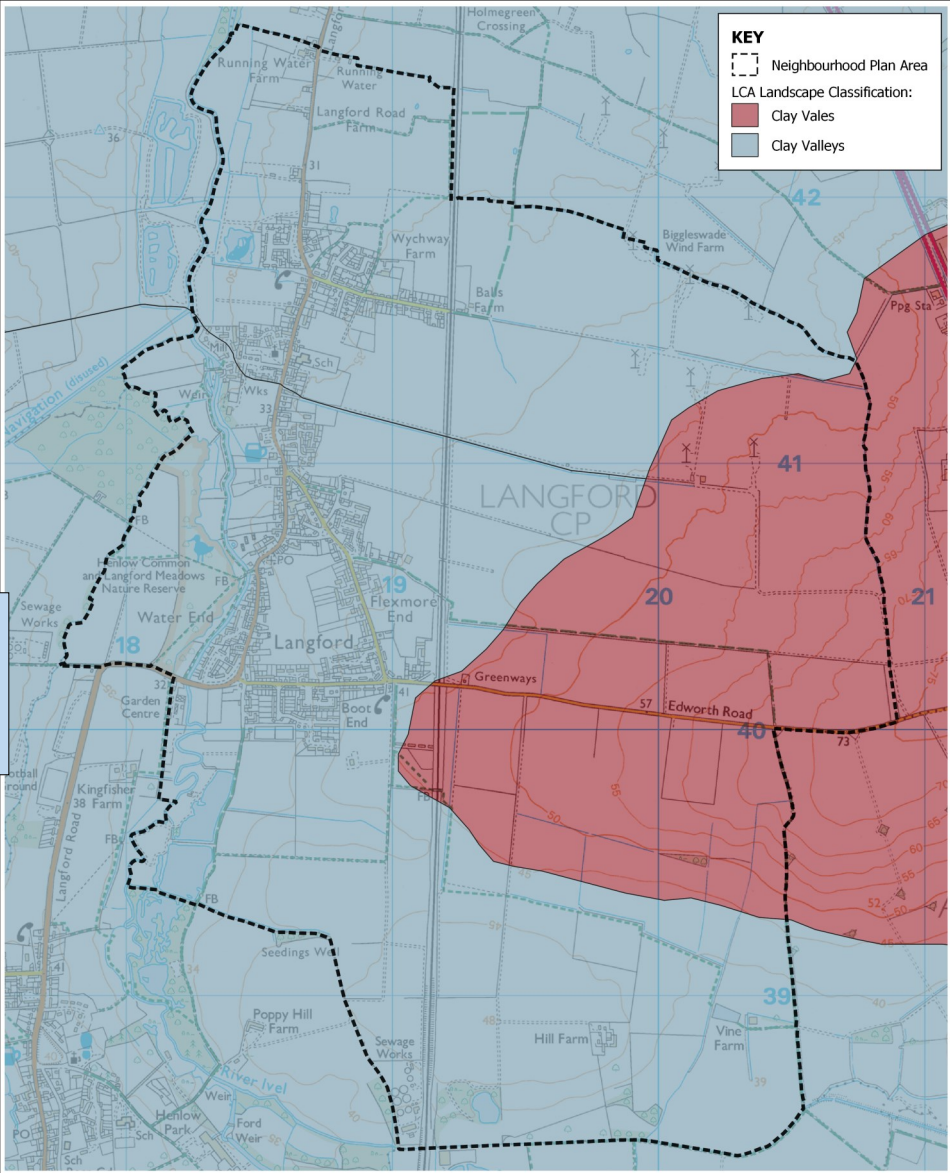


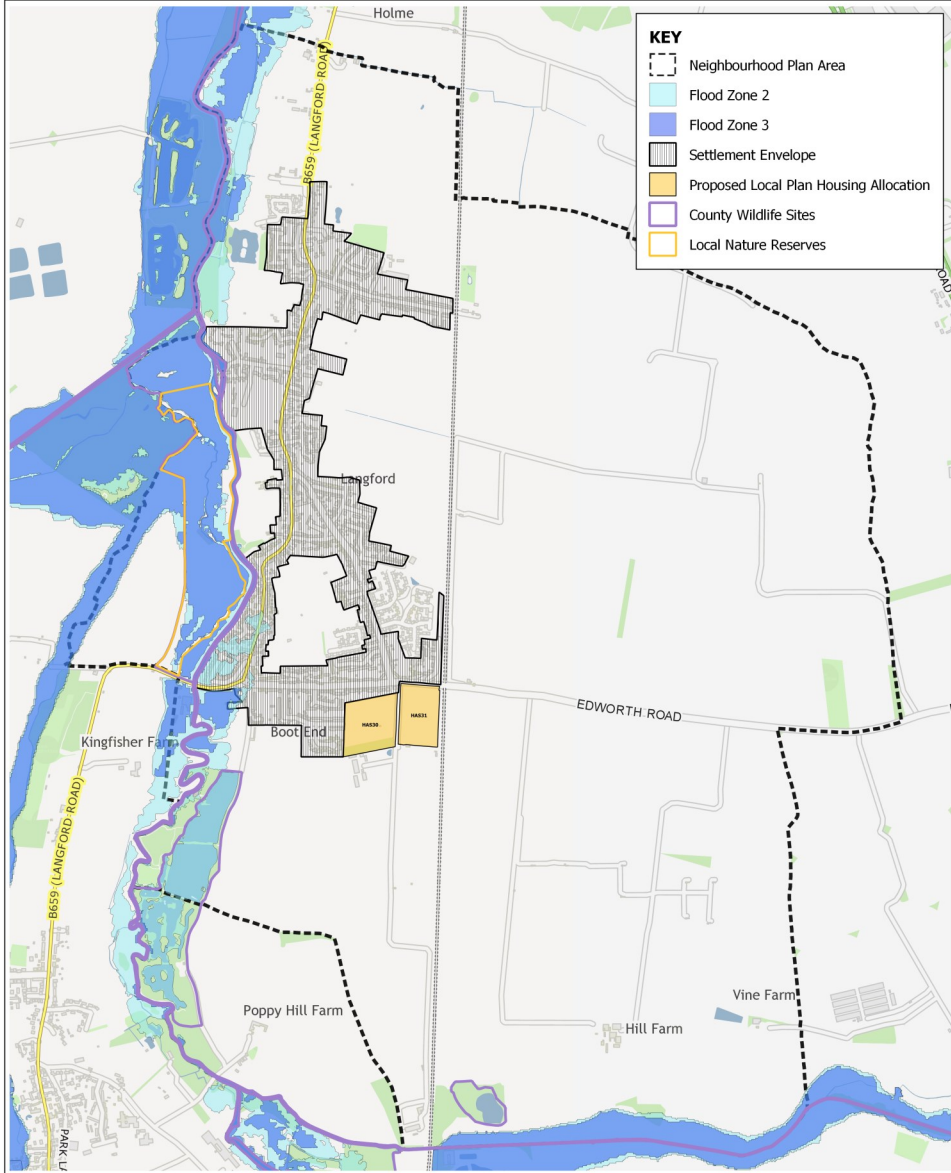
Fig 2

Map 4



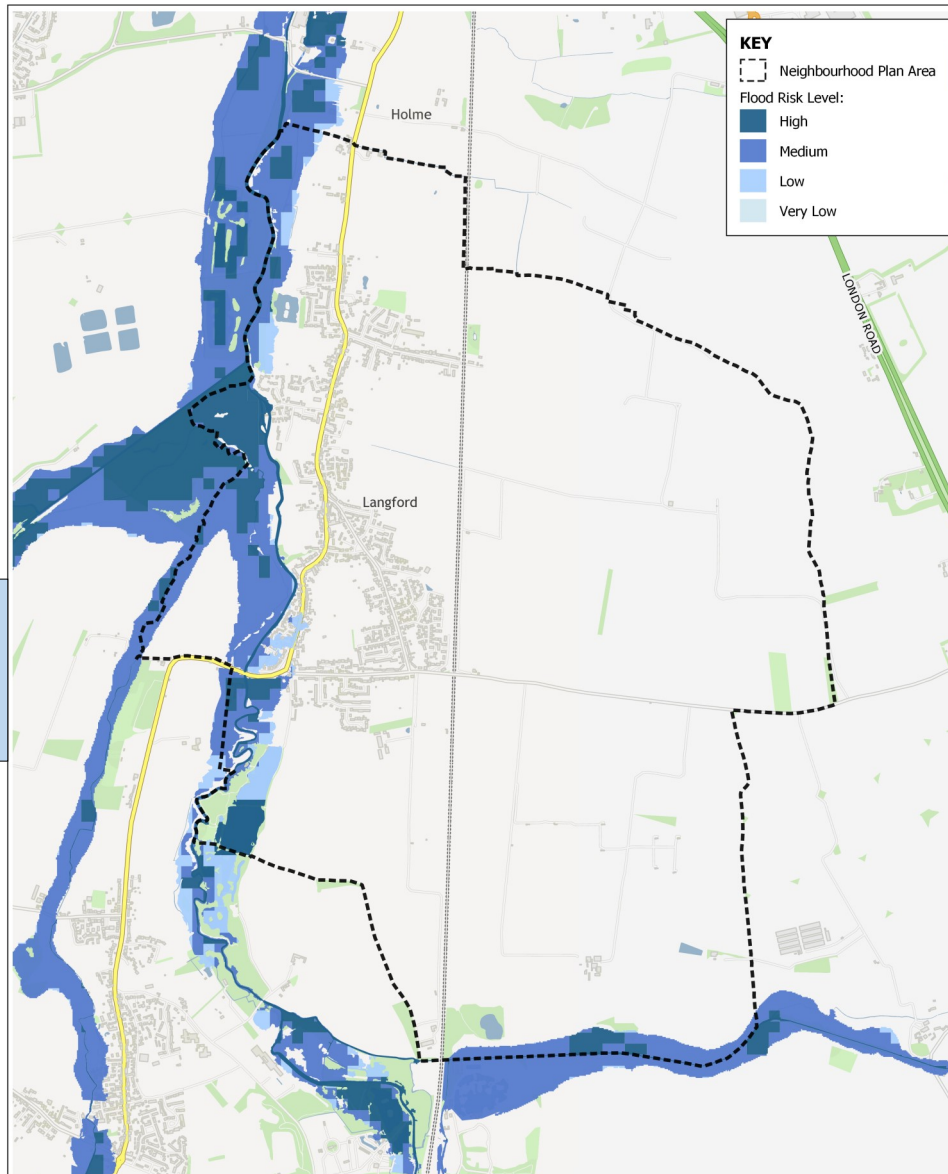
	1:12500	LANGFORD Neighbourhood Plan CBC Landscape Character Assessment Landscape Classification	Crown Copyright and Database Right 2017 Ordnance Survey 100049029 Central Bedfordshire Council Cities Revealed Aerial Photography Copyright The GeoInformation Group 2017	
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Map 5



	1:12500	LANGFORD Neighbourhood Plan Local Constraints & Designations	Crown Copyright and Database Right 2017 Ordnance Survey 100049029 Central Bedfordshire Council Cities Revealed Aerial Photography Copyright The GeoInformation Group 2017	
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Map 6

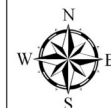
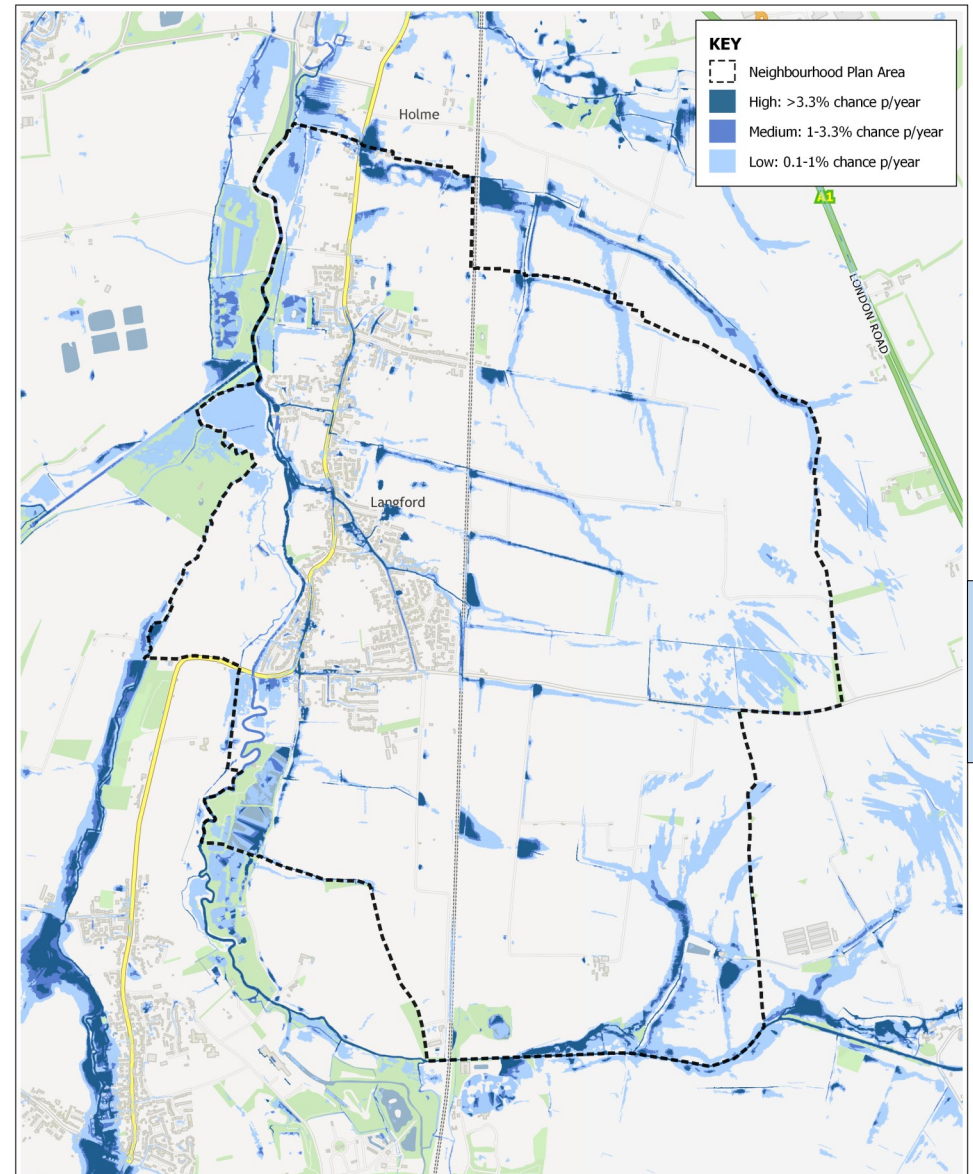


1:15000

LANGFORD **Neighbourhood Plan**

**Extent of Flood Risk
from Rivers or the Sea**

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1:15000

LANGFORD **Neighbourhood Plan**

**Extent of Flood Risk
from Surface Water**

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Map 7

Policy PD3: Residential Design

Policy PD3: Residential Design

Proposals must demonstrate, using up-to-date information/data, how they have taken into account all of the following:

1 Connections

How the development is integrated into its surroundings by reinforcing existing connections and creating new ones; whilst also respecting existing buildings and land uses along the boundaries of the development site. Developers must demonstrate how they have had regard to movement (vehicular, pedestrian and cycle – **Policies TM1, TM2, and TM3**).

2 Facilities and Services

How the development provides (or is sustainably close to) community facilities, such as shops, schools, workplaces, health and spiritual services, parks, play areas, pubs or cafes.

3 Public transport

Good access to public transport to help reduce car dependency and support public transport use (**Policy TM4**).

4 Meeting local housing requirements

Development should provide a mix of housing types and tenures that suit local requirements, as indicated in the Housing Needs Survey.

5 Character

Development should seek to create a place with a locally inspired or otherwise distinctive character which does not conflict with that of the existing housing stock.

6 Working with the site and its context

Development should take account of the presence of watercourses (including those not maintained by the Environment Agency or Bedfordshire IDB) and the potential for them to be a source of flooding. The low permeability of the Langford soils may impact upon the use and design of SUDS and a management train approach should be considered. Drainage studies and proposals should include reference to properties downstream of the development site to ensure their continued sustainability.

Development should take advantage of existing topography, landscape features (including water courses), wildlife habitats, existing buildings, site orientation and microclimates.

7 Creating well defined streets and spaces

Buildings should be designed and positioned with landscaping, to define and enhance streets and spaces. Buildings should be designed to enable safe and effective turning at street corners.

8 Easy for people to find their way around

Developments should be designed to make it easy for people to find their way around and to recognise distinctive places.

Streets for all

9. Streets should be designed in a way that encourages low vehicle speeds and allows them to function as social spaces (**Policy TM2**).

Policy PD3: Residential Design

“Poor public realm treatment and overuse of red brick.”

“... on-street parking is not favoured by the residents of Langford.”

“New developments should demonstrate sympathy with more historic development in Langford.”

Policy PD3: Residential Design (continued)

10 Car Parking

All new developments within the Langford Parish are required to provide parking within their site boundary, or nearby, off the public highway. This is to meet the expected demand of the development, without requiring the use of public roads as overflow parking. The car parking standards are set out in the Central Bedfordshire Council's Design Guide and Parking Strategy and Design Guide. There is an expectation that the recommended parking standards will be met, or exceeded.

The use of hybrid and electric cars is encouraged by installing public charging points and requiring developers to install electric vehicle charging points in new developments (**Policy TM2**, in line with Government Policy).

Proposals for public parking provision will be supported in this respect which:

- a. Improve car parking to support key village services including leisure, spiritual, shops and other community assets

- b. Preserve and improve existing car parking provision to serve local residents

11 Public and private spaces

Public and private spaces should be clearly defined and designed to be attractive, well managed and safe. There should be suitable private outdoor amenity space for new dwellings, which is above the minimum urban specifications found in the CBC Design Guide.

12 Permeability

Site entrances, exits and perimeters should be designed in such a way as to reduce the permeable nature of the site. This will improve community safety within the site.

13 External storage

There should be adequate external storage space for bins and recycling facilities as well as for cycles, mobility scooters, pushchairs etc.

Policy PD4: Development Scope and Housing Density

Further information is available in **Background Evidence Appendices I.4.5** and

I.4.6. The following policy sets out:

1. The norm for the **siting** of new developments and the criteria for exceptions;
2. The norm for the **size** of new developments and the criteria for exceptions;
3. The requirement to demonstrate adherence to other **LNP Policies**;
4. The **housing mix** in new developments;
5. The **safety** aspects of access;
6. The maximum **housing density**

"Houses of one type built - a variety of house sizes/types needs to be built."

"...high dwelling density is not ideal for a rural context."

Policy PD4: Development Scope and Housing Density

Development Scope

1. Development should only take place within the settlement envelope unless a scheme shows appropriate and direct community benefit. The benefit would for example, embrace the inclusion of shops, community hubs and leisure facilities within a scheme.
2. Applications for small developments (up to 10 dwellings) that define a complementary housing mix as reflected in the Housing Needs Survey will be supported within this context.
3. New residential development will be supported in this respect, on sites that meet at least one of the following criteria:
 - a. The site is inset from greenfield land; or
 - b. Development of the site would constitute limited infilling within the village as it appears as a matter of fact on the ground; or
 - c. The site has been previously developed (brownfield) land.

4. Proposals that do not lead to a loss of a viable business use, loss of community facilities, loss of areas of Local Green Space, net loss of biodiversity, or impact on the lower catchment area from surface water, will be supported in this context.
5. Development should be supported in this context where roads and road junctions leading to sites are not too narrow (or convoluted), do not cause concern for public safety, or result in a loss of amenity.

Housing density

6. In order to fulfil the requirements of **Policy PD3**, housing density should be no more than 30 dwellings per hectare. This will enable new homes to have garden space along with sufficient off-road carparking and storage areas, this accompanied by adequate service roads.





Langford Neighbourhood Plan

2020-2035

Planning together for the future

1) What do you like/dislike about Langford Village?

Like



I like the flowers I like the willow

Lola Carter: "I like the flowers, the river and the willow trees."



Dislike:

Lottie Wells: "I dislike litter and dog poo."



Lewis Saunders: "Langford is too built up."



Hollie W: "I dislike rubbish on the floor."