



Langham Parish Council response to the Colchester Borough Council draft Local Plan (2016-2032)

It is important that Langham Parish Council (LPC) is able to accurately represent the views of Langham residents during a time when the growth strategy for the borough and the rural villages is being developed by Colchester Borough Council (CBC) in the **new Local Plan which covers the period 2016 to 2032**. You will be aware that there have been a number of newspaper articles regarding extensive growth in the Langham area which have been published following press releases from an agent acting on behalf of a consortium of Langham landowners. Although there are no detailed proposals available at this stage the scheme, which mentions 4,000 new homes in Langham, has been put forward as part of the "Call for Sites" phase of the CBC Local Plan preparation. Fourteen sites were put forward by landowners in the Langham area for consideration for housing/commercial development in the "Call for Sites" phase and all of them will be analysed by CBC even though sustainability, deliverability and proximity to Colchester are likely to rule out most large scale development submissions.

We know that you must be fed up with answering questionnaires, particularly as the political parties are now jumping on the bandwagon with their own mail drops requesting information. However this is a very important time for Langham and if you wish to have a say in its future development we urge you to spend a bit of time answering the attached questionnaire. The information collected will be analysed and the process will include an open meeting in the village. This will be a drop in session which will involve collaboration with the CBC planning policy team.

Information which will be a consensus agreement will then be fed back to CBC to show a realistic position arrived at by the PC. The desired outcome will show "proportional growth" that takes account of the call for sites initiative and is deemed acceptable to CBC planning and Langham residents. All of the larger villages around Colchester will have to accept "proportional growth" in order that the Borough can achieve its housing targets during the Local Plan period. There is no definition for "proportional growth" so now is a good time to decide what we think that should be. **The key point is: do you wish to have a say in the type, amount and location of future growth in the village?**

Sites for expansion, which will include exception sites and consultation on the settlement boundary review, will be identified as part of this process.

What we would like you to do.

Please complete the following questionnaire by placing a tick in the appropriate box, marking the map, or commenting when requested. Some of the questions only need to be answered by one person in the household so that person should identify themselves as Person 1. There is space for up to 4 members of each household to provide individual responses to most of these questions but it may not be necessary for all 4 members of the household to respond to every question. By providing the opportunity for each resident to respond, we shall get a better feel for public opinion than we would get from just one response per household.

Please return your completed questionnaire in the Freepost envelope provide by 31st October 2015. Do not include this front page when you send it back. If required, additional copies can be downloaded from the Langham PC website at the Current News section. <http://www.langham.org.uk/>

Helpline for completing the questionnaire: Andrew Stacey 01206 272806

Elizabeth Schofield M.B.E
Chairperson
Langham Parish Council

1. About your household.

A household is one person living alone or a group of people (not necessarily related) living at the same address who share cooking facilities and share a living room or sitting room or dining area.

1.1 Particulars of household residents (*Please tick the appropriate boxes*)

	Gender		Age Group							
	Male	Female	0-5	6-10	11-15	16-24	25-40	41-55	56-70	71+
Person 1										
Person 2										
Person 3										
Person 4										

Where possible Person 1 should be the main (or joint main) resident and should answer any general questions. **The questionnaire will now show Person 1 as P1, Person 2 as P2, Person 3 as P3 and Person 4 as P4.**

1.2 How long have you lived in Langham

	Years Lived in Langham				
	0-1	1-5	6-10	11-25	25+
P 1					
P2					
P3					
P4					

1.3 How would you describe your home? (Tick one box only and enter the number of bedrooms)

Dwelling	Tick	No of bedrooms
House		
Bungalow		
Flat/Maisonette/bed-sit		

Dwelling	Tick	No of bedrooms
Caravan/mobile home		
Sheltered/retirement housing		
Other (please state)		

1.4 Who owns your home? (Tick one box only)

Owned outright by a household member(s)	
Owned with mortgage or loan	
Part owned/part rented (shared ownership)	
Rented from a housing association	

Tied to a job	
Rented from the local council	
Rented from a private landlord	
Other (please state)	

1.5 Which part of Langham best describes where you live? (Tick one)

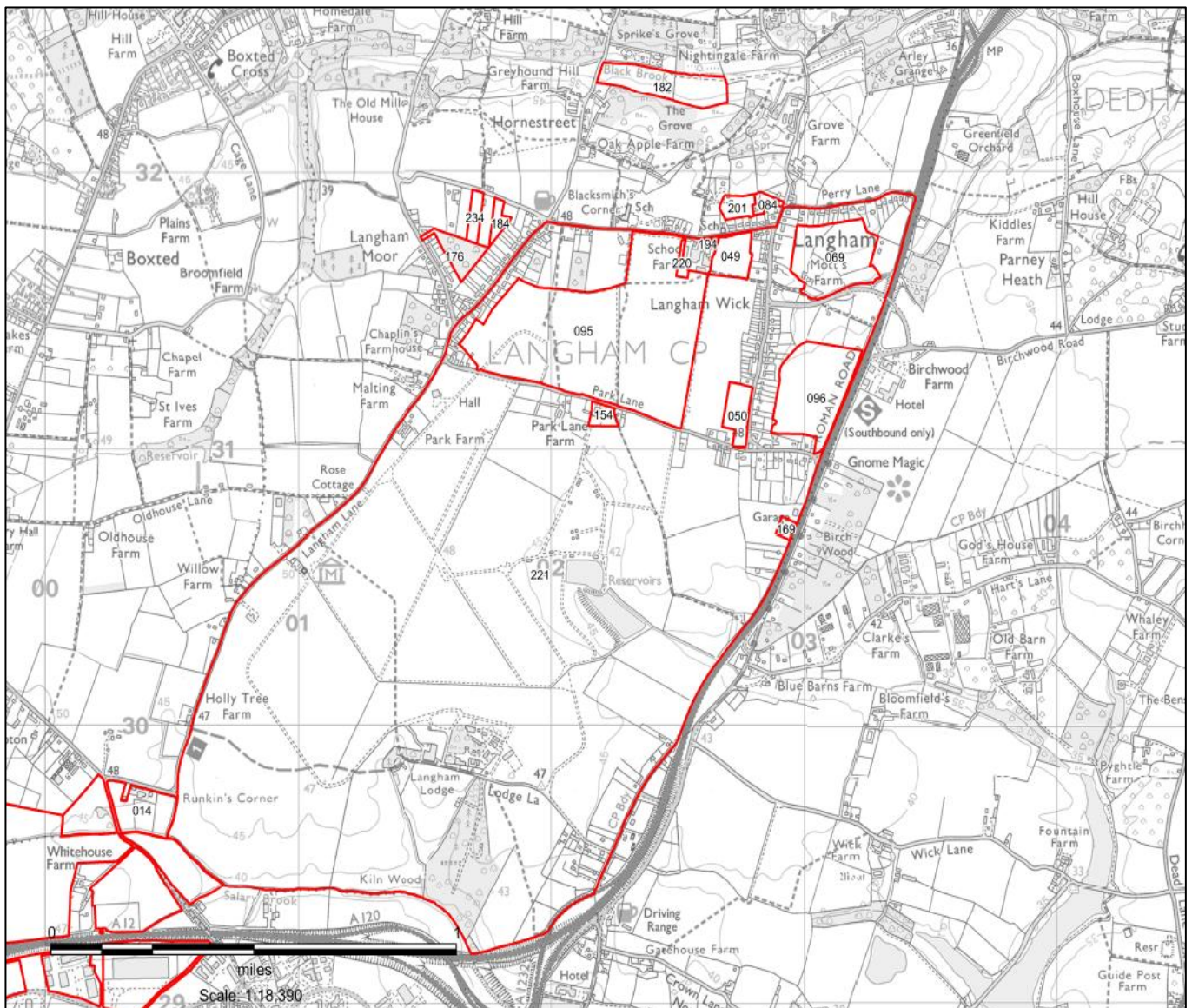
Langham Lane	
Moor Road	
Chapel Road	
High Street	
Greyhound Hill to Dedham Road	
Dedham Road	
Grove Hill to Dedham Road	

Perry Lane	
School Road	
Wick Road	
Park Lane	
North of Dedham Road	
Lodge Lane Area	

2. CBC Local Plan “Call for Sites”

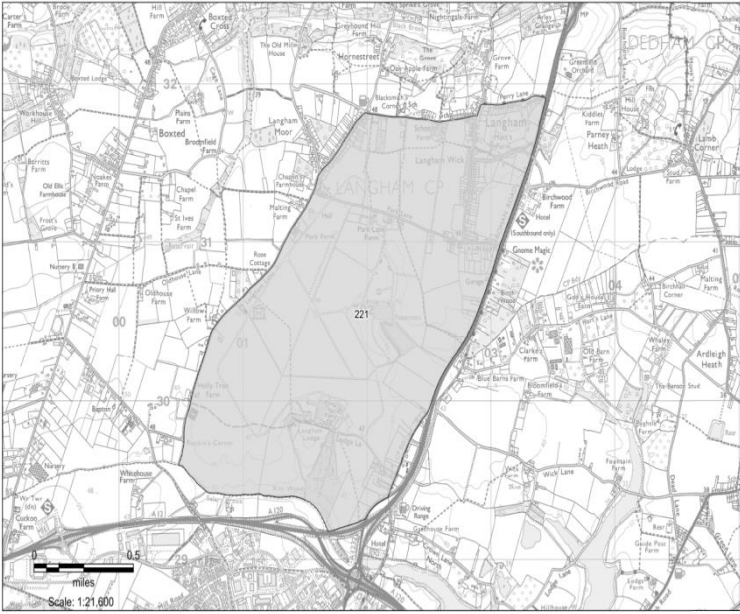
(Section 2 Contains Ordnance Survey data © Crown copyright and database right 2014.)

The following map shows all of the sites put forward by landowners in Langham for consideration by CBC as part of the Local Plan “Call for Sites”. An assessment will be carried out by CBC officers as to the suitability of these sites. There are 14 submissions on the map which includes the Gittins & Associates scheme (221) which is the large area at the bottom and also includes sites 069, 095 and 096.



Please indicate whether you would support each of these submissions and give a reason if you would not support it. Each submission is shown separately below. Please do not comment if you made the submission.

221 Langham Garden Village



441.4 Hectares of land for mixed use. It includes 4,000 new dwellings and commercial sites plus local facilities and open space. This incorporates submissions 069, 095 and 096.

	Do you support submission 221		If you ticked "No" please say why
	Yes	No	
P1			
P2			
P3			
P4			

049 School Road, Langham



2.172 Hectares of land for residential use

	Do you support submission 049		If you ticked "No" please say why
	Yes	No	
P1			
P2			
P3			
P4			

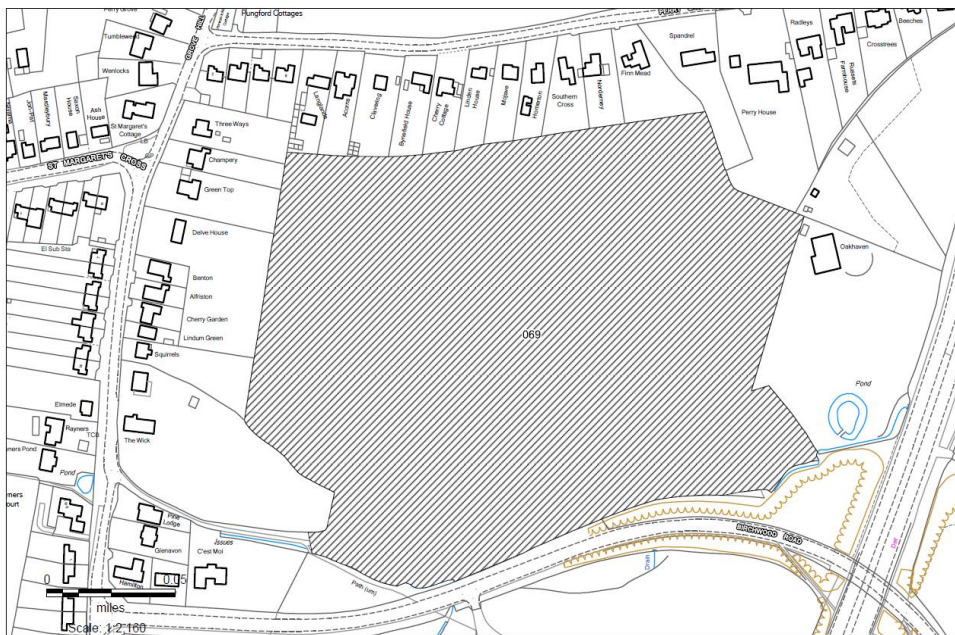
050 Wick Road, Langham



1.86 Hectares of land for residential use.

	Do you support submission 050		If you ticked "No" please say why
	Yes	No	
P1			
P2			
P3			
P4			

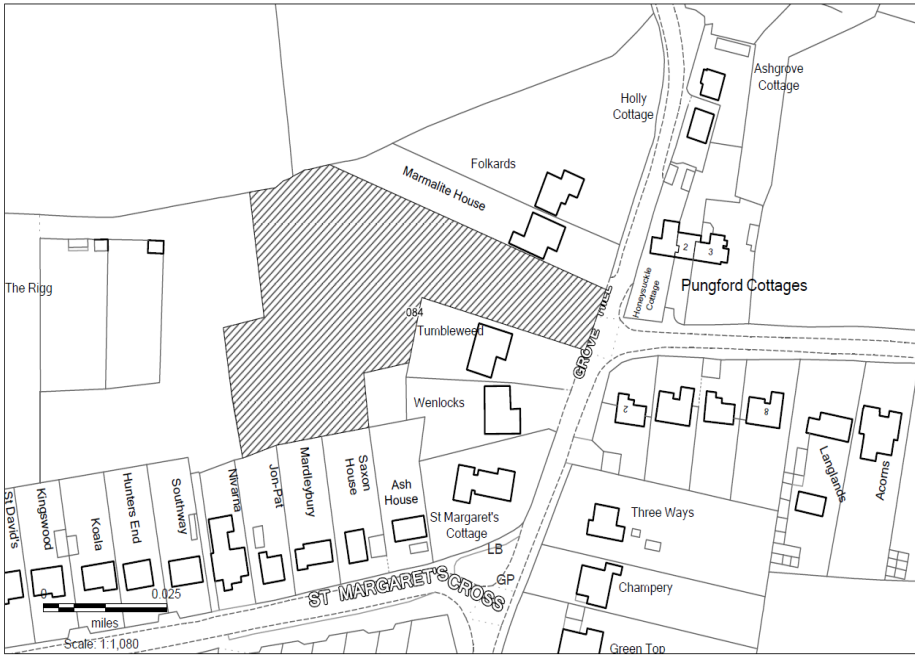
069 Birchwood Road, Langham



Motts Farm,
Birchwood Road.
6.586 Hectares of land for residential use.

	Do you support submission 069		If you ticked "No" please say why
	Yes	No	
P1			
P2			
P3			
P4			

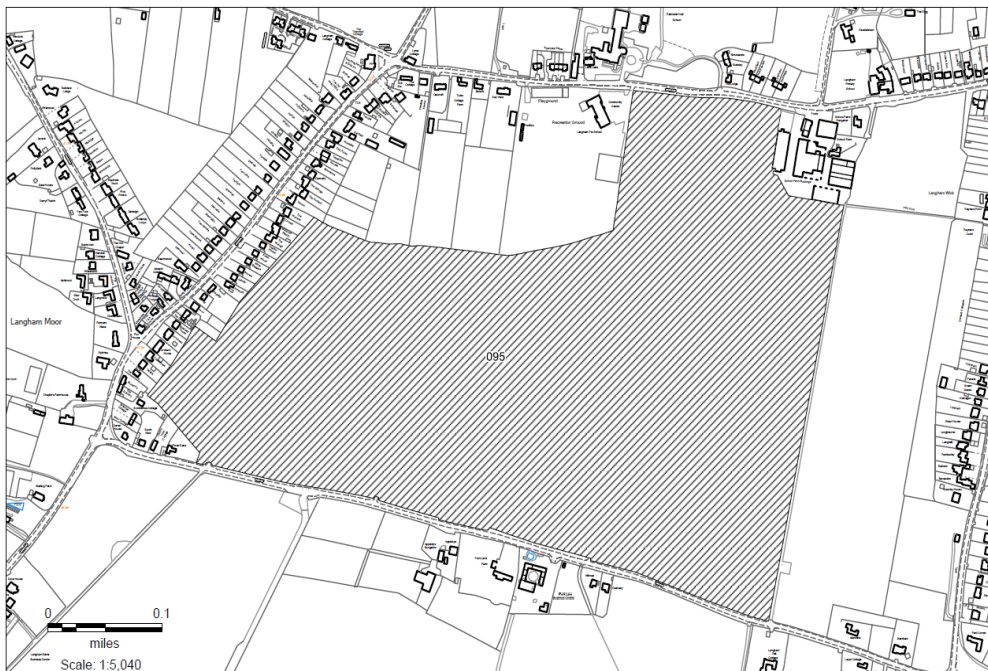
084 Grove Hill, Langham



Perry Grove, Grove Hill,
Langham.
0.529 Hectares of land for
residential use.

	Do you support submission 084		If you ticked "No" please say why
	Yes	No	
P1			
P2			
P3			
P4			

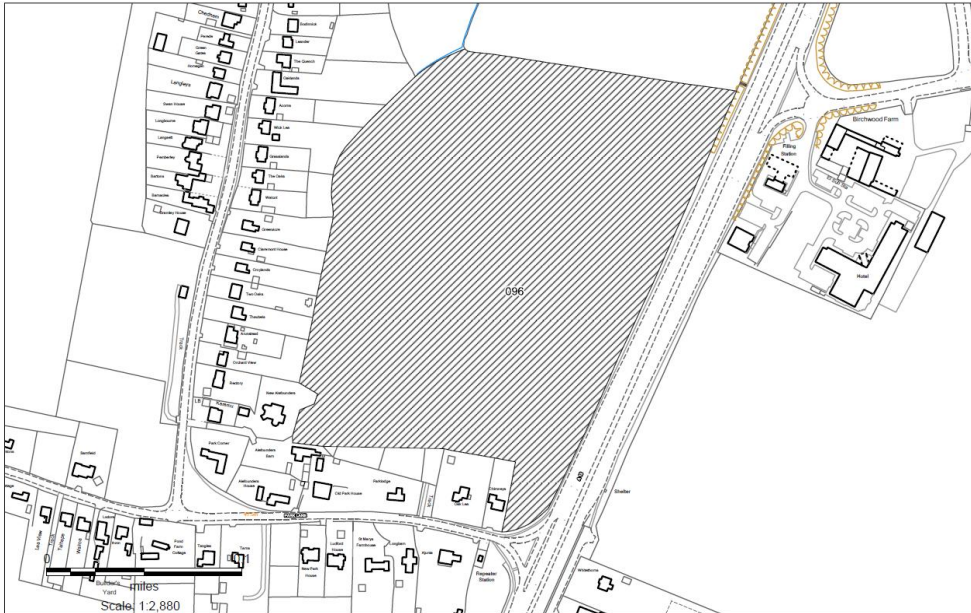
095 Park Lane, Langham



38.24 Hectares of land
for residential use.

	Do you support submission 095		If you ticked "No" please say why
	Yes	No	
P1			
P2			
P3			
P4			

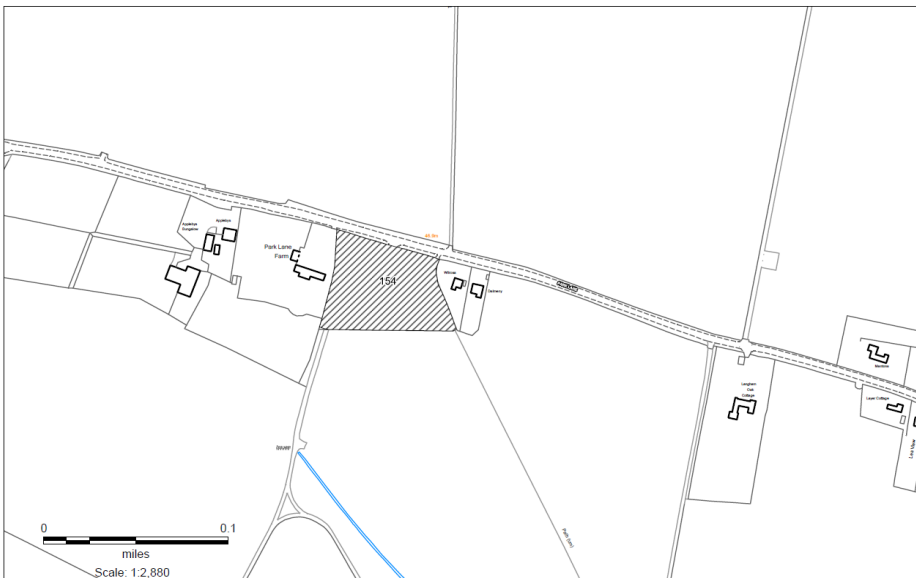
096 Land adjacent A12, Langham



8.884 Hectares of land for employment use.

	Do you support submission 096		If you ticked "No" please say why
	Yes	No	
P1			
P2			
P3			
P4			

154 Park Lane, Langham

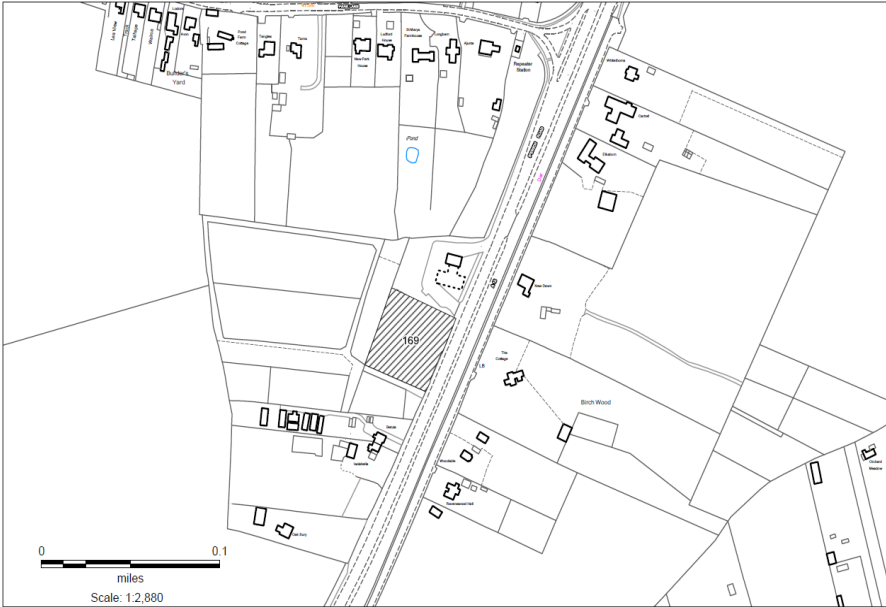


0.745 Hectares of land for employment use.

Existing Park Lane Business Centre, to the left of the shaded area, is not shown on the map.

	Do you support submission 154		If you ticked "No" please say why
	Yes	No	
P1			
P2			
P3			
P4			

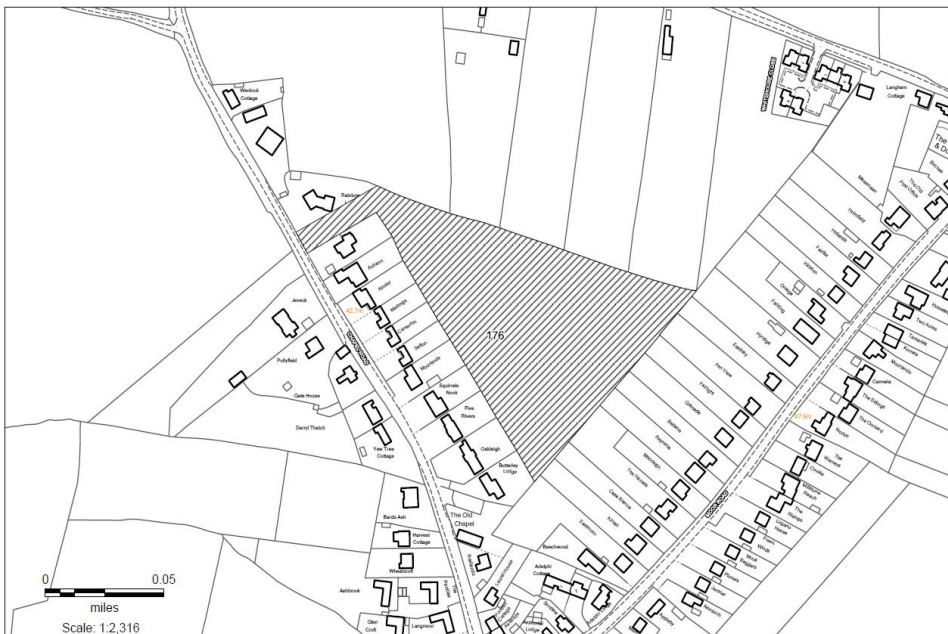
169 Ipswich Road, Langham



Adjacent to Shell garage (A12). 0.417 Hectares of land for mixed use.

	Do you support submission 169		If you ticked "No" please say why
	Yes	No	
P1			
P2			
P3			
P4			

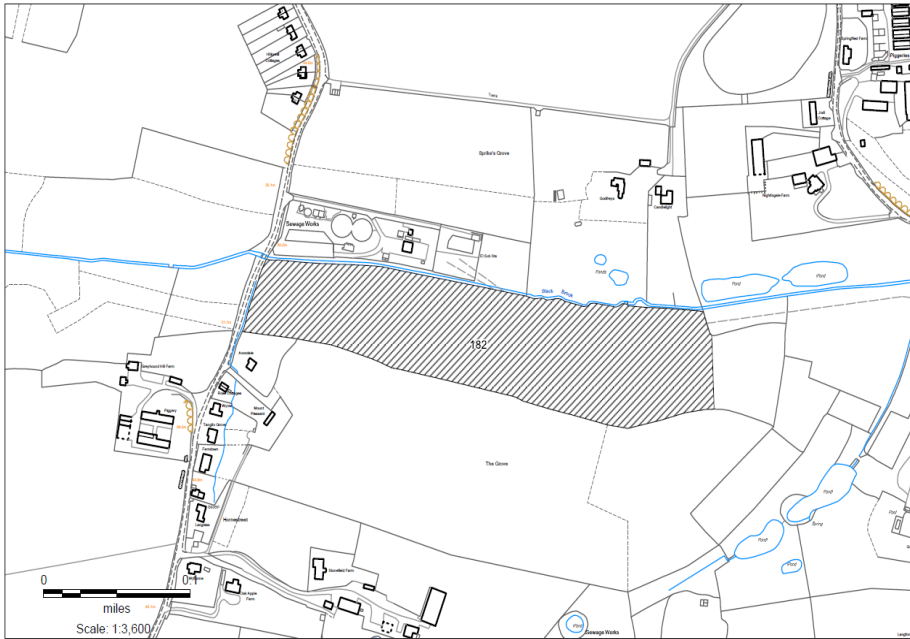
176 Chapel Road, Langham



Land off Chapel Road. 1.865 Hectares for residential use.

	Do you support submission 176		If you ticked "No" please say why
	Yes	No	
P1			
P2			
P3			
P4			

182 Greyhound Hill, Langham



5.012 Hectares of land for mixed use. (Black Brook).

	Do you support submission 182		If you ticked "No" please say why
	Yes	No	
P1			
P2			
P3			
P4			

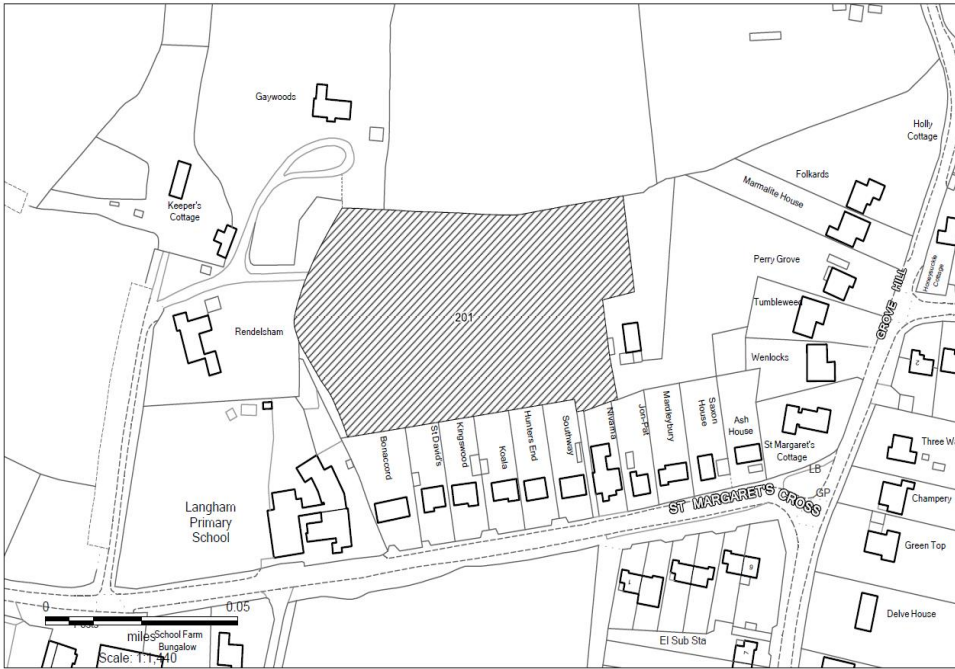
184 High Street, Langham



0.665 Hectares of land for residential use.

	Do you support submission 184		If you ticked "No" please say why
	Yes	No	
P1			
P2			
P3			
P4			

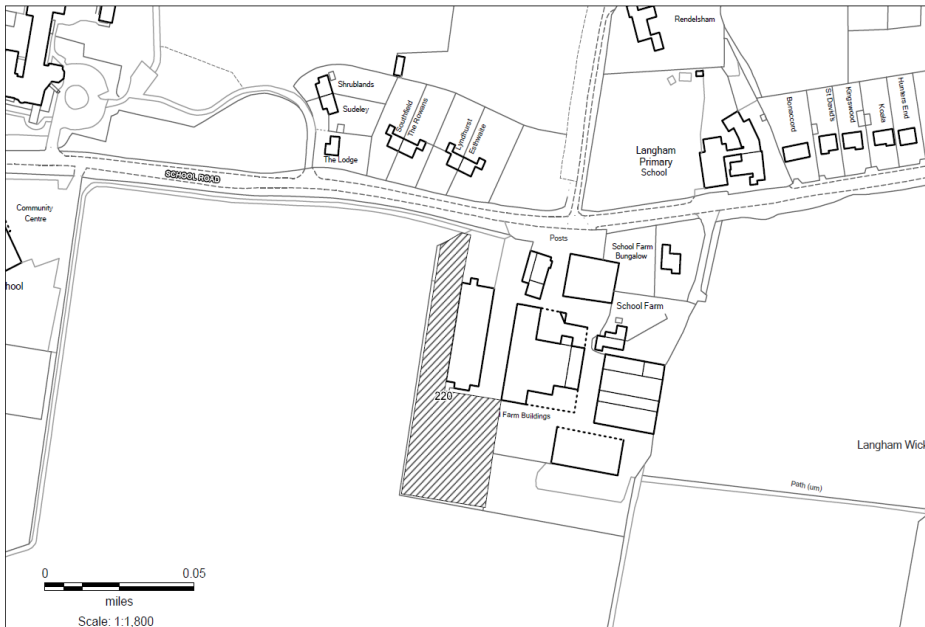
201 School Road, Langham



Rig, School Road.
1.006 Hectares for residential use.

	Do you support submission 201		If you ticked "No" please say why
	Yes	No	
P1			
P2			
P3			
P4			

220 School Road, Langham



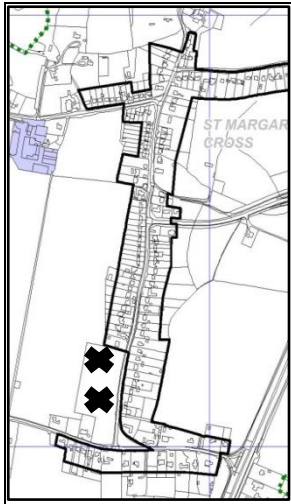
Whitnell's Plant Hire
0.363 Hectares for employment use.

	Do you support submission 220		If you ticked "No" please say why
	Yes	No	
P1			
P2			
P3			
P4			

3. Location of any future development in Langham

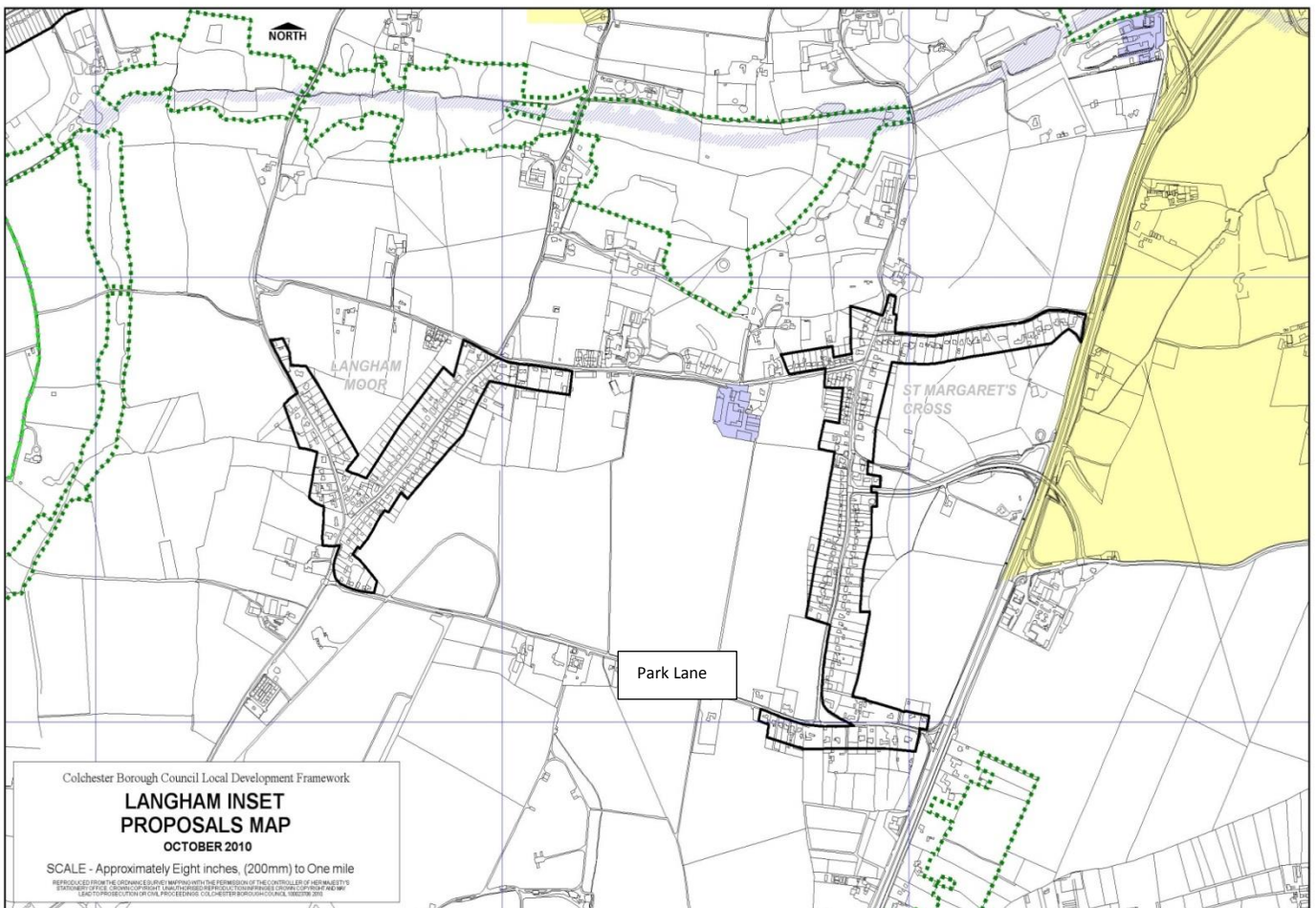
The following large map shows the outline of the village envelope or settlement boundary. Would you indicate on the map any areas that you think would be suitable to extend the settlement boundary, for future building purposes? This would include sites for affordable housing, social housing or open market housing.

Please mark the map with a cross or series of crosses to indicate where you think the settlement boundary could be extended or where a new settlement boundary could be added. This is only a conceptual view at this stage and therefore you do not need to consider who owns the land. For sustainability and deliverability reasons any expansion should be associated with the core of the village and not in a remote Langham location. Discussions on resident's views about extending the settlement boundary will take place at an open meeting in the village. You may mark more than one location



Example:

If you think that the settlement boundary could be extended along Wick Road to the junction with Park Lane then you would put crosses on the main map as shown in the example on the left.



4. Proportional Growth

There are about 450 homes in the core of Langham at the moment. On the basis that Langham will need to provide additional housing accommodation in future years what do you think is a reasonable annual growth figure that could be regarded as proportional growth. This is a figure that you consider will take us to the year 2032 (i.e. 5 homes per annum over the 17 years to 2032 could be 85 homes). These may not be provided evenly over the period, as one year may deliver more than others.

Explanation:

	1 st year	by 2032 this could be:
5 homes (or 1% growth) per annum	5 new homes	85 extra homes
10 homes (or 2.2% growth) per annum	10 new homes	170 extra homes
15 homes (or 3.3%) per annum	15 new homes	255 extra homes
20 homes (or 4.4%) per annum	20 new homes	340 extra homes
50 homes (or 11.1%) per annum	50 new homes	850 extra homes
100 homes (or 22.2%) per annum	100 new homes	1700 extra homes
200 homes (or 44.4%) per annum	200 new homes	3,400 extra homes

4.1 What do you think growth should be? Please tick one column per person.

	Growth each year up to 2032							
	None	5 homes	10 homes	15 homes	20 homes	50 homes	100 homes	200 homes
P1								
P2								
P3								
P4								

5. Types of Accommodation

5.1 Affordable Housing (including housing for ownership/shared ownership and rental to those in housing need.

The properties in an affordable housing scheme are usually provided by a housing association, either in the form of rent or shared ownership to those in housing need. Additionally the Local Authority via Colchester Borough Homes offers properties to qualifying families for rental. These are usually offered to families that are unable to qualify for a mortgage or payments to a private landlord. Restrictions on the sale of affordable homes can be imposed to limit their transfer into totally private ownership so that they can remain in perpetuity for people living in in the parish, or those with a strong family and/or work association with Langham. These types of property are not provided for people who are able to afford open market housing or who are looking to downsize from open market housing. Council policy provides that affordable housing development adjacent to village boundaries can be supported if local need is demonstrated. A proportion of market housing which helps fund this additional affordable housing may be appropriate on these rural exception sites.

5.1.1 Would you be in favour of a small (usually between 4-16 homes) development of affordable housing for local people if there was a proven need?

	Yes	No
P1		
P2		
P3		
P4		

5.1.2 How many affordable housing properties do you think should be provided over the period to 2032 for both rental and ownership?

	Up to 20 homes	20-50 homes
P1		
P2		
P3		
P4		

5.1.3 What type of affordable housing do you think should be provided?

Dwelling	Tick	No of bedrooms
House		
Bungalow		
Flat/Maisonette/bed-sit		
Sheltered/retirement housing		

5.2 Open Market Housing

Open market housing is accommodation provided by a builder or developer usually within the settlement boundary. Any person(s) can qualify for market housing provided they meet the funding requirements usually covered by a standard mortgage, loan or cash purchase.

5.2.1 Downsizing Accommodation

In previous surveys there has been interest shown, by older families or individuals, in moving to smaller accommodation either because their circumstances have changed or they feel that managing a larger property is beginning to prove impractical. These are people who do not wish to move away from the village.

5.2.1.1 Do you think there is a need for smaller properties in the village to accommodate residents who wish to downsize?

	Yes	No
P1		
P2		
P3		
P4		

If anyone answered “Yes” continue otherwise go to section 5.2.2.

5.2.1.2 How many smaller properties do you think should be provided in total by the year 2032?

	Up to 20 homes	20-50 homes
P1		
P2		
P3		
P4		

5.2.1.3 What type of downsizing property do you think should be provided? *You may put more than one tick.*

Dwelling	Tick	No of bedrooms
House		
Bungalow		
Flat/Maisonette/bed-sit		
Sheltered/retirement housing		

5.2.2 Smaller properties for first time buyers

It is widely accepted that most young people, typically living with their family, have to move away from Langham to secure their first home because of the availability and costs of housing in Langham.

5.2.2.1 Do you think there is a need for smaller properties in the village to accommodate first time buyers?

	Yes	No
P1		
P2		
P3		
P4		

If anyone ticked “Yes” continue otherwise go to section 6.

5.2.2.2 How many smaller properties do you think should be provided in total by the year 2032?

	Up to 20 homes	20-50 homes	50-100 homes
P1			
P2			
P3			
P4			

6. Housing Needs

For some people living in the parish it is becoming increasingly difficult to find affordable housing. With ever increasing house prices, the possibility of purchasing a house on the open market is simply not an option for those on average or modest incomes, and with the limited availability of council rental properties it means that those looking to set up homes have to move out of the parish to find an affordable home.

About 2 years ago, a housing needs survey was undertaken by the Rural Community Council of Essex (RCCE) to look at a local requirement for affordable housing. Some of the questions asked in that survey are repeated here so that we have an up to date picture of the situation.

6.1 Have any of your children/parents/brothers/sisters moved away from the parish in the last 5 years, due to difficulties in finding a suitable home?

Yes	No

6.2 Do you, or does anyone living with you, need to move to alternative accommodation?

Yes	No

If you answered "No" go to section 7.

6.3 When do those requiring accommodation need to move from this home? (Tick one box)

Within the next 2 years	
Between 2 and 5 years	
In 5 years or more	

6.4 If those requiring accommodation could move back or stay in the village which would they be seeking to do? (Tick one box)

Rent from council/housing association	
New build shared ownership (Homebuy)	
Buy on the open market	
Rent from a private landlord	

6.5 Are those requiring accommodation on the local council waiting list?

Yes	No

6.6 What type of accommodation would suit your/their needs?

Dwelling	Tick	Add No. of bedrooms
House		
Bungalow		
Flat/Maisonette/bed-sit		
Sheltered/retirement housing		

6.7 Does anyone requiring alternative accommodation have specific housing needs?

(Layout & design adapted for access e.g. wheelchair access, ground floor etc) If so give details below.

6.8 What is your/their main reason for needing to move? (Tick appropriate box)

Need a smaller home	
Need a cheaper home	
Need to change tenure	
Need physically adapted home	
Need to be closer to a carer or dependent, to give or receive support.	
Unable to support rent in private rented sector/mortgage	

Need a larger home	
Need secure home	
Need to set up independent home	
Need to be nearer work	
Other, please specify.....	

6.9 What type of household will the new household be? Tick one box only.

One person household	
Lone parent family	
Older person household	
Two parent family	
Couple	
Other	

7. Commercial/Business expansion in the village

Langham currently has six business areas, including two sizeable local Employment Zones, at School Road and Blackbrook Hill plus a large employment area at Lodge Lane.

7.1 Are you in favour of business expansion at any of these sites to provide additional employment to people in the Borough or to provide additional storage space or car parking facilities? *(Please tick the appropriate boxes)*

	P1		P2		P3		P4	
	Yes	No	Yes	No	Yes	No	Yes	No
School Road								
Blackbrook Hill								
Lodge Lane								
Langham Lane								
Park Lane								
Ardleigh Interchange (Apex 12)								

7.2 Do you think there is a requirement for additional business sites in the village?

	Yes	No
P1		
P2		
P3		
P4		

7.3 If anyone answered “Yes” to 7.2, what type of additional business site would be required?

	Type of business site required
P1	
P2	
P3	
P4	

7.4 Do you think all of the existing business sites should be retained for employment?

	Yes	No
P1		
P2		
P3		
P4		

7.5 If anyone answered “No” to the above please complete the table below.

	Which site should be considered for other usage and why?
P1	
P2	
P3	
P4	

7.6 Do you work at any of the existing business sites in Langham?

	Yes	No
P1		
P2		
P3		
P4		

8. If you would like to make any additional general comments please use the space below

9. Event Timescales

Start the analysis of returned questionnaires (LPC) - **9th November 2015**

Open meeting (drop in session) to present the initial findings from the questionnaire and get further input from residents (LPC/CBC/Residents) - **21st November 2015, Langham Community Centre 11am to 2pm**

Evaluation of nominated sites (CBC) - **Being undertaken now**

Consultation on the draft Local Plan (Preferred Options) - **March/April 2016**

Submission to Secretary of State - **November 2016**

Examination - **February 2017**