



Langham Parish Council analysis and response to the housing questionnaire issued in October 2015.

1. Introduction

This document has been prepared following the analysis of the housing questionnaire responses that were received from Langham residents during October 2015. The information in this document includes recommendations for “proportional growth” which should contribute to the housing targets required by Colchester Borough Council (CBC) in their Local Plan period up to 2032. 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. 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 CBC. With this in mind the Parish Council has prepared this document which aims to set out what Langham regards as “proportional growth” and where that growth should take place. We have considered what you think is a reasonable number of new dwellings the village can sustain, what type of dwellings should be provided and on what sites this should happen without considering site ownership issues. We have also looked at the feedback that you gave us on the areas where the settlement boundary (or village envelope) could be extended to take additional dwellings.

To remind you, 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.

This analysis document will be the subject of a consultation, culminating in an open public meeting at the Langham Community Centre on 5th March 2016. This will be a drop in session running between 11.00 and 13.00. The idea is to end up with a consensus agreement that will be fed back to CBC to show a realistic position arrived at by the Parish Council but driven by the views of Langham residents.

The desired outcome will show “proportional growth” that takes account of the call for sites and settlement boundary review initiatives and may be deemed acceptable to CBC planning and Langham residents.

2. Sample Size

Approximately 450 questionnaires were delivered to Langham residents and the response was 174 completed questionnaires. This is a response rate of 43%, which is very good for a questionnaire of this size and shows that there is a lot of interest in this subject. Obviously not every question was answered by each responder and in some cases there was a lack of understanding of what was being asked for. However, it was felt that this sample size is big enough for the Parish Council to draw conclusions from.

3. What you told us!

3.1 General Comments from the Questionnaires

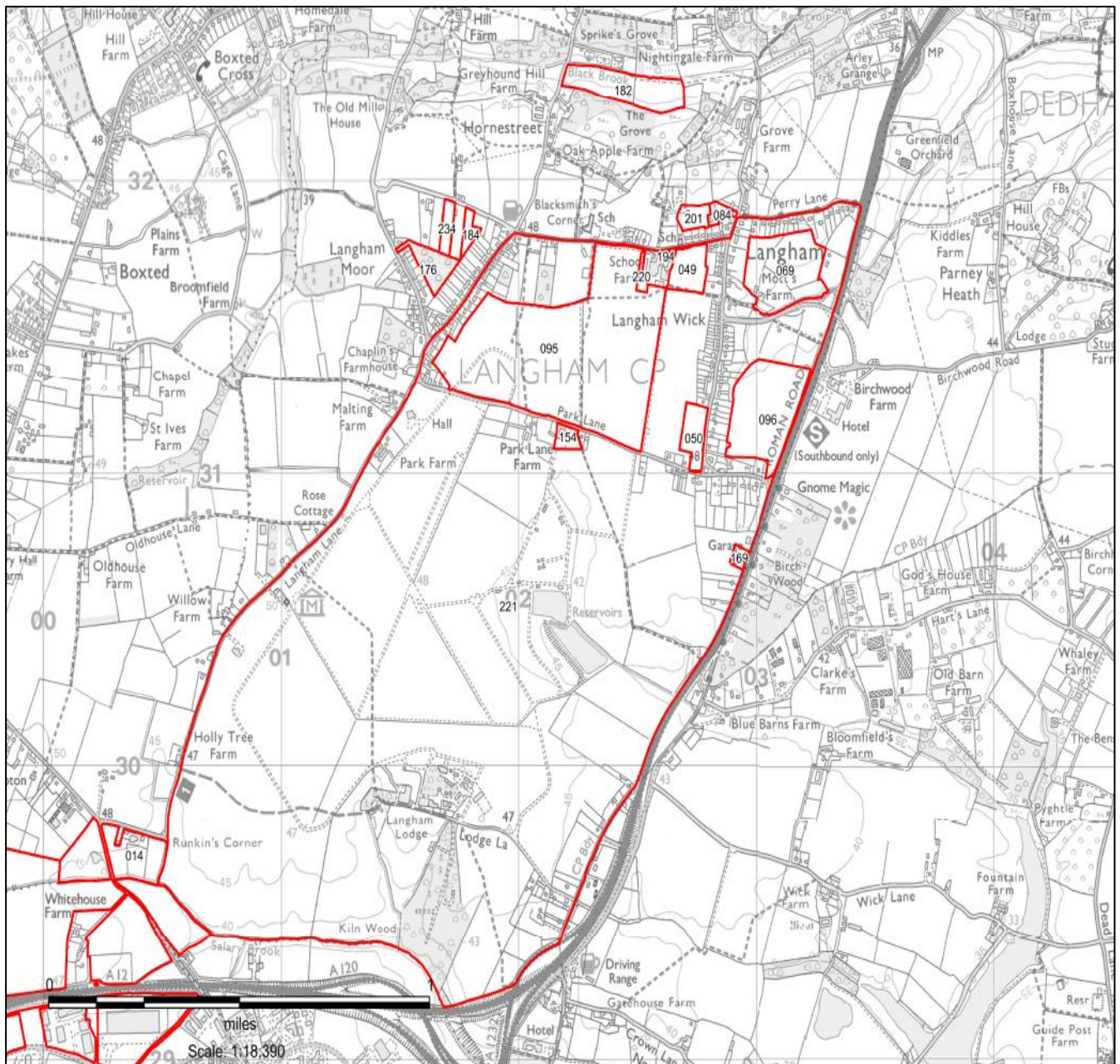
In general there were very clear messages that came through from this evaluation. Langham residents think that there should be a clear distinction between urban and rural Colchester and the A12 should continue to be the barrier. It was good to see that residents understand that there is a need for new

housing across the borough and that the villages will have to take their share. There was an appetite for modest growth but the overwhelming view was that major growth or urban sprawl would destroy Langham and that large sites were not sustainable. There would be no jobs, no acceptable public transport and no infrastructure to support major expansion. There would also need to be good railway links and an easy way of accessing them. There is also a feeling that Langham has too much commercial activity at its core and Heavy Goods traffic needs to be reduced. The majority of Langham residents have lived there a long time and settled there because of its rural qualities, including wildlife and woodlands. Large scale development would destroy this. It was also made very clear that any development should be ribbon style and there should be no backfill and no large sites.

3.2 Location for Growth - The fourteen sites submitted under the 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 is being 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. There are several additional sites submitted after the original CBC cut-off date of February 2015, which did not form part of the original questionnaire but they do not impact on the overall findings.



Site No. and Description	No of responses	Do you Support this submission?	
		Yes	No
1) Site 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.	365	10 (2.7%)	355 (97.3%)
2) Site 049 - School Road, Langham 2.172 Hectares of land for residential use.	358	136 (38%)	222 (62%)
3) Site 050 - Wick Road, Langham 1.86 Hectares of land for residential use.	362	251 (69.3%)	111 (30.7%)
4) Site 069 - Birchwood Road, Langham Motts Farm, Birchwood Road. 6.586 Hectares of land for residential use.	352	99 (28.1%)	253 (71.9%)
5) Site 084 - Grove Hill, Langham Perry Grove, Grove Hill. 0.529 Hectares of land for residential use.	347	152 (43.8%)	195 (56.2%)
6) Site 095 - Park Lane, Langham 38.24 Hectares of land for residential use.	349	25 (7.2%)	324 (92.8%)
7) Site 096 - Land Adjacent to the A12, Langham 8.884 Hectares of land for employment use.	346	113 (32.7%)	233 (67.3%)
8) Site 154 - Park Lane, Langham Existing Park Lane Business Centre. 0.745 Hectares of land for employment use.	352	291 (82.7%)	61 (17.3%)
9) Site 169 - Ipswich Road, Langham Adjacent to Shell garage (A12). 0.417 Hectares of land for mixed use.	352	304 (86.4%)	48 (17.3%)
10) Site 176 - Chapel Road, Langham Land off Chapel Road. 1.865 Hectares for residential use.	352	118 (33.5%)	234 (66.5%)
11) Site 182 - Greyhound Hill, Langham 5.12 Hectares of land for mixed use (Black Brook).	339	78 (23%)	261 (77%)
12) Site 184 - High Street, Langham 1.86 Hectares of land for residential use.	346	205 (59.2%)	141 (40.8%)
13) Site 201- School Road Langham Rigg School Road. 1.006 Hectares of land for residential use.	343	85 (24.8%)	258 (5.2%)
14) Site 220 - School Road Langham Whitnell's Plant Hire. 0.363 Hectares of land for employment use.	353	183 (51.8%)	170 (48.2%)

If we convert the fourteen sites into a table with the most support appearing at the top it looks like this.

Site 169	Ipswich Road Adjacent to Shell garage (mixed use) 86.4%
Site 154	Park Lane Business Centre (employment use) 82.7%
Site 050	Wick Road (residential use) 69.3%
Site 184	High Street (residential use) 59.2%
Site 220	School Road (employment use) 51.8%
Site 084	Grove Hill (residential use) 43.8%
Site 049	School Road (residential use) 38%
Site 176	Chapel Road (residential use) 33.5%
Site 096	Land adjacent to A12 (employment use) 32.7%
Site 069	Birchwood Road (residential use) 28.1%
Site 201	School Road (residential use) 24.8%
Site 182	Greyhound Hill (mixed use) 23%
Site 095	Park Lane (residential use) 7.2%
Site 221	Langham Garden Village (mixed use) 2.7%

As we are concentrating on housing development in this section it would be reasonable to consider **only** residential submissions. You also clearly gave a message that backfill should not be on the agenda and development should be ribbon style with safe and easy access if possible. Sites with support which is less than 10% have also been excluded and the following sites were also omitted.

Site 184 - Issues with backfill and access.
Site 084 - Issues with backfill and access
Site 176 - Issues with backfill and access

Site 069 - Issues with backfill and access safety regarding the size of the plot
Site 201 - Issues with backfill and access

This would only leave two sites which are shown below with the space availability included.

Site 050 - Wick Road	1.860 Hectares
Site 049 - School Road	2.172 Hectares

To prevent large scale backfill we have reduced the size of the 049 submission by 50%. Consequently:

Site 050 - Wick Road	1.860 Hectares
Site 049 - School Road	1.086 Hectares

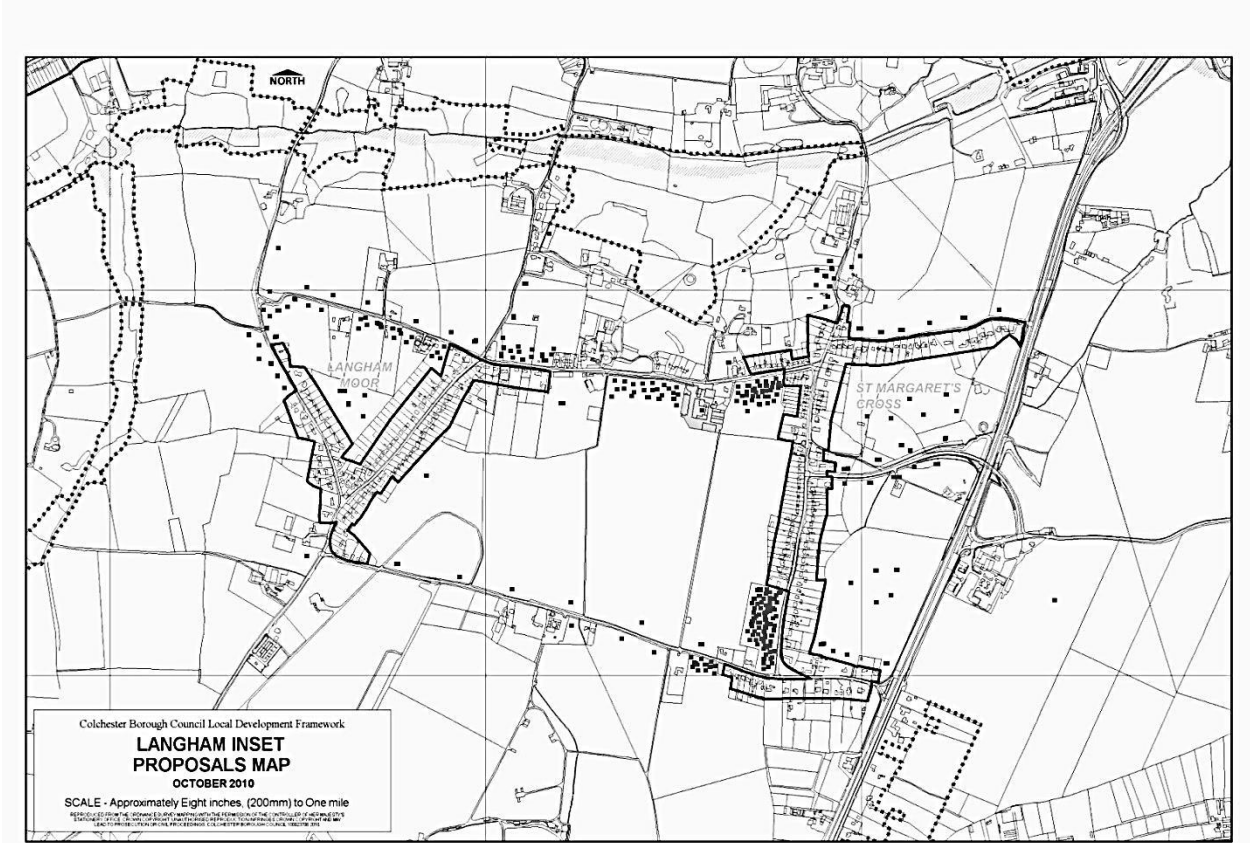
These two sites should provide enough scope to deliver 20 homes in the first phase.

3.3 Location for Growth – Extension to the Village Settlement Boundary or Village Envelope

The responses that you provided on the areas we should consider for an extension to the Settlement Boundary revealed the following data which is shown on the map below. Again not everyone answered this question and each household were allowed to mark more than one site on the map. The sample size was smaller but still in excess of 20% so it is worthy of consideration.

Both of the two sites that were highlighted above in the “Call for Sites” data featured well in the Settlement Boundary review exercise so this provided an endorsement as to the viability of the conclusions reached.

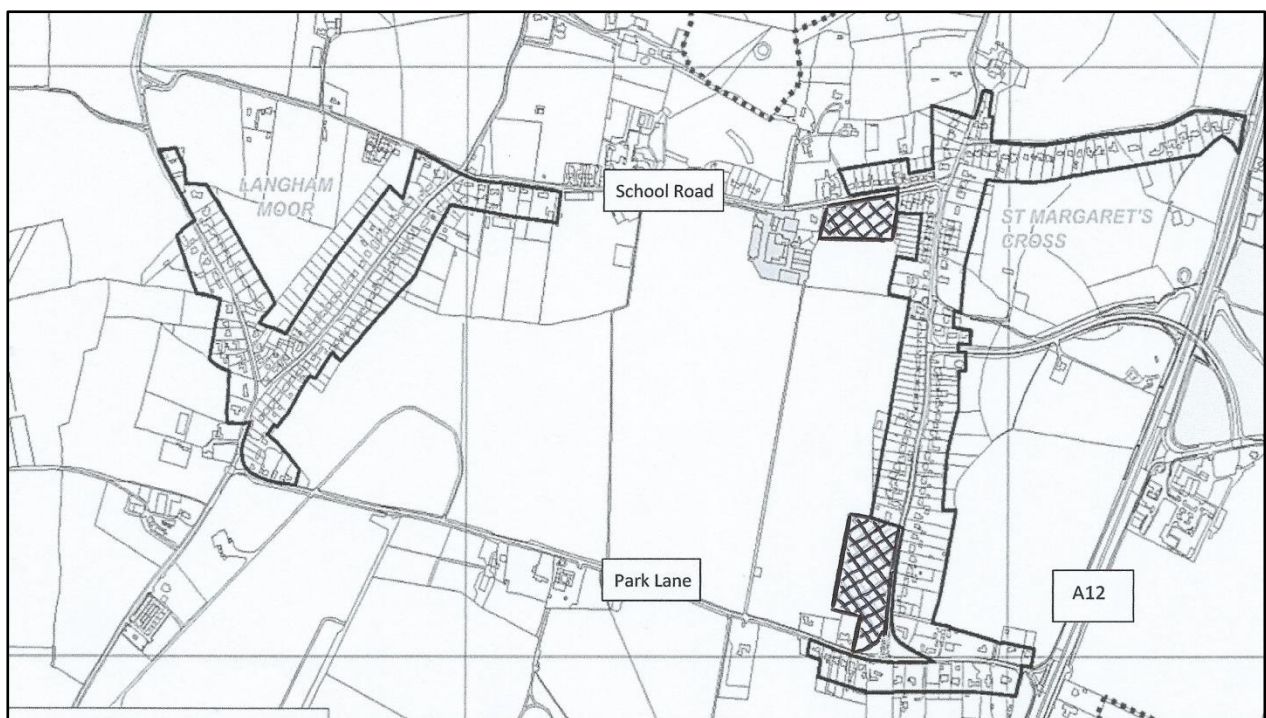
The following map shows the number of households that supported an extension to the settlement boundary in the areas shown. As an example, there were 23 votes (or dots on the map) for an extension to the boundary covering the section between Whitnell’s site and the Community Centre on School Road.



If we list this in a chart it looks as follows:

Location	No. of household responses suggesting site
Park Lane/Wick Road corner	72
East of Whitnells on School Road	34
Between Whitnells and Community Centre	23
South of High Street	20
Horse field behind School Road/Greyhound Hill	17
Part or all of A12 behind Wick Road	15
South of Park Lane connecting envelope with Langham Oak Cottage	13
Motts farm or parts of it	11
Chapel Road west continuing east along High Street	7
Behind Grove Hill and opposite Perry Lane	7
North of High Street	7
North of Perry lane	6
West of Chapel Road	6
North of Park Lane	6
South of Park Lane to USAAF Memorial	3
Opposite Grove Farm along field bounded also by Perry Lane	2
West of Perry Lane	2
Shell garage	2
Greyhound Hill cluster	1

Please note that these statistics refer to suggestions by a household not individuals and responders could support one or more specific areas by marking a cross on the map. The crosses are now shown as dots on the previous map. As you can see the top two areas are the ones already picked up in the Call for Sites data. As with the “Call for Sites” evaluation many of the total suggestions do not meet your stated criteria with regard to access and backfill. If the two sites were included the settlement boundary would look as follows:

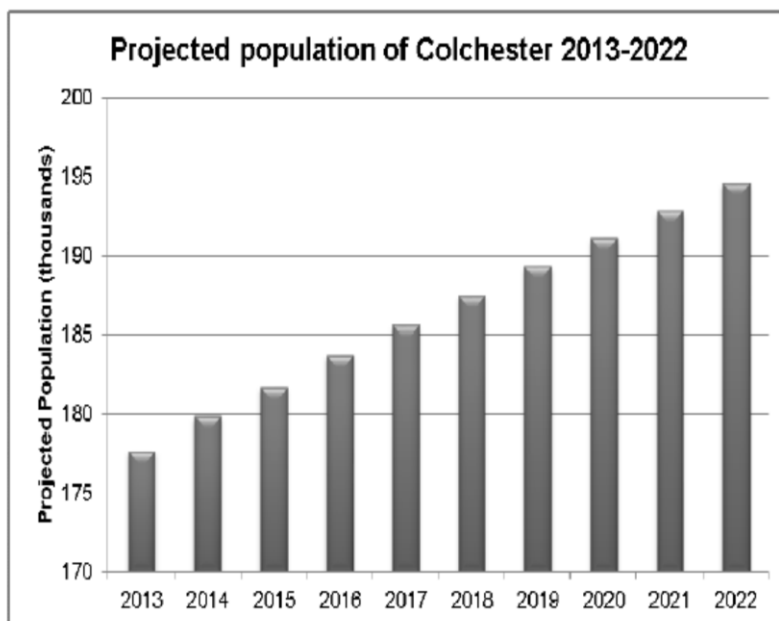


The two sites are shown crosshatched on the map.

This additional land of approximately 3 hectares would provide enough space for about 20 new dwellings.

3.4 What should Proportional Growth be?

We understand that CBC is aiming to deliver 900 new homes per annum during the Local Plan period. The population of Colchester is currently around 184,000 with Langham standing at around 1,000. If we use these numbers to work out proportional growth for Langham ($1000/184000 \times 900$) we would end up with about 5 homes per annum or a total of 85 over the plan period.



How does the figure of 5 homes per annum compare with what you told us?

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, you provided the following information with regard to the amount of growth you thought that Langham could sustain over the growth period to 2032. These may not be provided evenly over the period, as one year may deliver more than others.

	Number of homes growth each year up to 2032							
	None	5	10	15	20	50	100	200
Number of residents supporting	29	211	65	25	10	4	3	0
% of total responses	8.4	60.8	18.7	7.2	2.9	1.2	0.9	0

As you can see the majority of residents favoured 5 new homes per annum up to 2032. This provides a total of 85 new homes over the period which works out to be the same figure that the overall proportional growth statistics provided. This would provide around 19% growth in Langham over the plan period.

3.5 What Type of dwellings and how many of each type should be provided?

3.5.1 Affordable Housing

	Up to 20 homes	20-50 homes
Number of residents supporting	229	64

Dwelling	No. responding	No. of bedrooms	No. supporting
House	109	1 to 2	4
		2/3	24
		3	47
Bungalow	75	1 to 1/2	2
		2	36
		2 to 3	18
Flat/Maisonette/bed-sit	24	1 to 1/2	9
		2	13
Sheltered/retirement housing	93	1 to 1/2	13
		1/2	13
		2	50

2/3 bedroom houses or bungalows and 2 bedroom sheltered/retirement homes are the favoured options.

3.5.2 Open Market Housing

a) Downsizing Accommodation

	Up to 20 homes	20-50 homes
Number of residents supporting	211	30

Dwelling	No. responding	No. of bedrooms	No. supporting
House	42	2	17
		2/3	10
		3	7
Bungalow	119	1/2	6
		2	64
		2/3	22
Flat/Maisonette/bed-sit	17	1 to 1/2	2
		8	4
Sheltered/retirement housing	84	1 to 1/2	20
		2/3	34

2/3 bedroom Bungalows and 2 bedroom sheltered/retirement homes are the favoured options.

b) Smaller properties for first time buyers

	Up to 20 homes	20-50 homes
Number of residents supporting	262	62

Dwelling	No. responding	No. of bedrooms	No. supporting
House	13	2	1
		2/3	4
		3	6
Bungalow	11	1	1
		2	3
		2 to 3	3
Flat/Maisonette/bed-sit	2	2	1
		1	2
Sheltered/retirement housing	4	1	2
		1 to 2	2

There were not many responses on the types and size of property so it is difficult to assess requirements.

4. Commercial/Business expansion in the village

Langham currently has eight or nine business areas, including two sizeable Local Employment Zones at School Road and Blackbrook Hill plus a large employment area at Lodge Lane. Very few Langham residents are employed at these sites.

When asked if you favoured business expansion at the main sites listed in the following table you provided the response as shown.

Site	Yes	No
School Road	82	224
Blackbrook Hill	101	182
Lodge Lane	190	113
Langham Lane	92	206
Park Lane	144	159
Ardleigh Interchange (Apex 12)	185	110

When asked if you think there is a requirement for additional business sites in Langham you provided the following response:

Yes 45
No 289

5. Recommendations by the Parish Council

The expansion of the Settlement Boundary should be carried out over a number of phases which need to reflect the decisions taken by the CBC planning team. It is not clear yet what sites will be chosen for growth under the “Call for Sites” evaluation therefore we should only look at short term proportional growth as phase one. Also, we cannot engage with some landowners over releasing land when such a lot of it is tied up with very large schemes at this moment in time. Our negotiations with landowners will be achievable once key decisions are taken by the CBC planning team.

The plan period to 2032 should see the increase in housing in Langham by 85 units. We are suggesting a number of Settlement Boundary reviews take place during the plan period when the Boundary will be extended again to include additional dwellings so that we reach our target of 85 new homes.

Housing should be a mixture of different style dwellings incorporating high quality design and providing predominately 2 and 3 bedroom homes. Some larger homes will be appropriate if it is in-keeping with the existing local design but we have not tested the demand for larger accommodation.

i) Phase 1

We propose that phase one of the Settlement Boundary Review should show an extension to encompass part of site 049 and site 050. The development of site 049 should be limited to about 50% of the area as shown on the Settlement Boundary map. This would enable approximately 20 new additional dwellings (10 on each site) to be constructed.

ii) Phase 2

The second and further phases would be as a result of further Settlement Boundary Reviews. Dates for this would need to be agreed and the outcome of these reviews, plus any introduction of rural exception sites, would identify land for a further 65 dwellings.

With regard to Commercial/Business expansion, it is clear from the responses we have had that the Langham residents feel we have more than enough business sites in Langham and there is a major concern over Heavy Goods Vehicles that use the Langham roads, some visiting existing Langham sites. There were many comments about School Road and the general feeling is that this location is unsuitable for large businesses. There is no appetite for any new sites although there was a good measure of support for

business expansion at sites out of the village centre at Lodge Lane and the Ardleigh Interchange. There was also a reasonable level of support for expanding sites at Blackbrook Hill and the smaller business park on Park Lane. Based on the statistical information received and the comments returned we would recommend that there is no major expansion in the centre of Langham but modest expansion could be considered at the small business park on Park Lane. Outside of the centre, growth should be considered in accordance with local views expressed.

6. Conclusion

The above recommendations are made on the understanding that largescale development is not introduced in Langham following the “Call for Sites” evaluation. This assessment registers the opinions of the residents of Langham and looks at the amount of development that residents feel is sustainable and could be introduced over the plan period. This is what Langham believes to be proportional growth.

At this point in time various sizes and styles of dwellings have been considered but until we are in a position to consider the availability of land for sustainable projects it is not realistic to try and map out expansion beyond the two sites we are recommending for phase one growth. The major landowners in Langham are at the moment pursuing concepts for large scale housing growth which will be evaluated under the “Call for Sites” phase of the CBC Local Plan. Until this evaluation is completed it is not possible for the Langham Parish Council to discuss with landowners potential sites for modest growth. This includes exception sites for affordable housing.

If you would like to comment on the information proved in this document please contact the Parish Clerk as shown below or preferably make your views known at the drop in session on

Saturday the 5th March at the Community Centre between 11.00 and 13.00.

Parish Clerk:

(For Post)

Langham Parish Council

or email: dcwinter@hotmail.co.uk

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