

## Langham Village meeting, 4 December 2024

**Meeting attended by c.30 villagers. Feedback is consistent with that provided by 144 villagers in a survey carried out by the Parish Council in 2023: [Parish Council Poll Results | LanghamNorfolk](#)**

While some villagers are positive about further development and welcome the opportunity for new people to contribute to village life as previous developments have successfully done, the majority would prefer to keep our status as Countryside and not to become a Small Growth Village.

We would like more clarity on the number of additional houses the village that may be approved as a Small Growth Village (15 or 22), the percentage growth this represents (6% or 9%) and the percentage of these which would be classed as affordable homes (we believe 35%).

### **Practical considerations**

There are a number of practical considerations we would like to be taken into account, requiring support and investment from NNDC and Norfolk County Council to make any new housing viable:

- Parking capacity to be included in any proposed development.
- Additional traffic volume and potential increase in the existing problem of speeding traffic in the village.
- Capacity of the clean water and drainage systems to accommodate the increased village population.
- Capacity in the village school, which is currently at full capacity. More children in the village would lead to a displacement of children at the school from elsewhere, unless funding were provided for an additional classroom.
- Access to local health and social services.
- Improved pavement provision in the village to protect the increased population in moving around safely.

### **Policy considerations**

Langham already has a significant proportion of homes that, as second homes or holiday lets, are unoccupied most of the time. We would like support to ensure that future development is prioritised for people who live here permanently and contribute consistently to the local community and economy.

Prioritising permanent residents

- We would like to see significant increases in council tax and other local fees for second homes, to deter people from using housing as second homes and ensure that those who do, make a larger financial contribution to offset their reduced overall contribution to village life
- We support the proposed amendment set out in Section 3.4 of the update to the proposed approach to housing growth in Small Growth Villages, that:

‘In the case of sites in excess of 0.25 hectares the site, together with any adjacent developable land, has first been offered to local Registered Social Landlords on agreed terms which would allow its development for affordable homes, and such an offer has been declined.’

#### Consistent policy across NNDC and Norfolk County Council

The proposed housing growth across Langham and other villages requires coherent and consistent policy across all aspects of district and county council. For example, approval and funding for an additional pavement in the village, agreed by Norfolk County Council, is being challenged by part of NNDC. If we are to accommodate the council’s growth plans we need consistent support across all departments to make the village safe and accessible for people.