

Langdon

Design Guidance and Codes

Final Report
April 2024

Quality information

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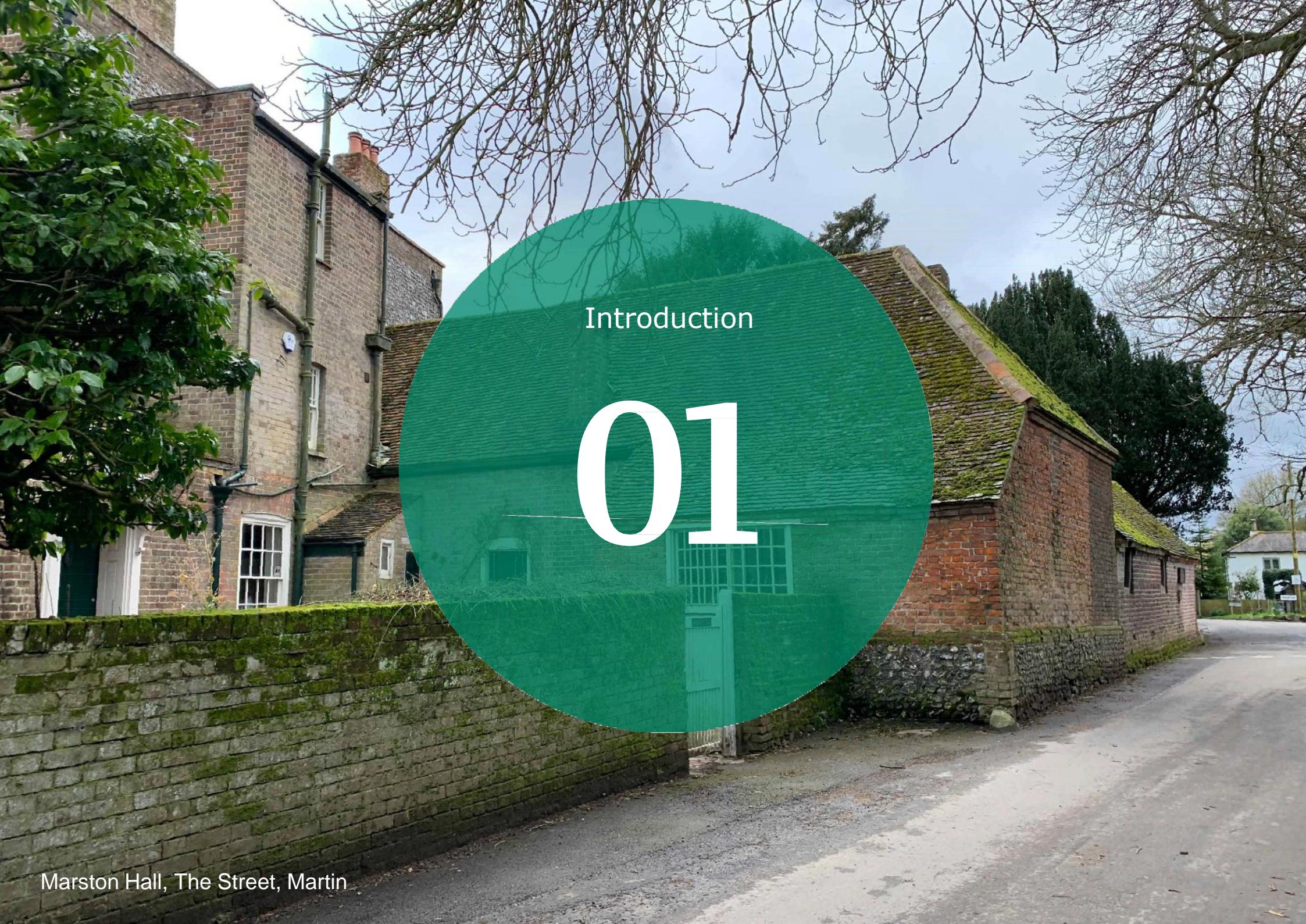
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Front cover image: Old Files House, The Street, Martin



Introduction

01

1. Introduction

01

Through the Department for Levelling Up, Housing and Communities Neighbourhood Planning Programme led by Locality, AECOM was commissioned to provide design support to Langdon Parish Council. The support is intended to provide design guidance and codes based on the character and local qualities of the area to help influence future developments.

1.1 Purpose of this document

The Neighbourhood Plan Steering Group has sought to develop a set of design codes guiding any future development in the parish.

The National Planning Policy Framework (NPPF; 2021, paragraph 127) states that “Neighbourhood planning groups can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development, both through their own plans and by engaging in the production of design policy, guidance and codes by local planning authorities and developers.”

The stages of production for this document are outlined here:

STEP 1

Meeting with the group and site visit.

STEP 2

Urban design and local character analysis.

STEP 3

Preparation of the design principles, guidelines and codes to be used to inform the design of the parish and future developments.

STEP 4

Preparation of draft report.

STEP 5

Submission of final report.

1.2 Area of study

Langdon is a civil parish located in the district of Dover and County of Kent. The parish comprises four settlements: East Langdon, West Langdon, Martin and Martin Mill.

The parish is well connected with a train station located in Martin Mill which offers local rail connections south west to Dover and Folkestone and north east to Deal, Sandwich and Ramsgate. There are also northward rail services to London stations. Two A-roads lie just outside the parish to the west, providing vehicular connections to Canterbury, Dover and Ramsgate. The nearest town, Dover, is about 3.5 miles south west of the parish.

Langdon Parish has a long and rich history with several mentions in the Domesday Book and this is evidenced through its historic built form, which includes listed buildings and four scheduled monuments. There are also two conservation areas; one in East Langdon, covering the original core settlement and one in Martin.

Development within the parish is predominantly residential, with a limited number of local facilities. In East Langdon these include the Primary School, St Augustine's Church, the Community hall, sub post office and recreation field. In West Langdon there is St Mary the Virgin Church and the Village hall. Martin Mill has a shop attached to the Hawthorn Farm Campsite and Holiday Park and Martin has a pub, the Lantern Inn. There are several farm buildings scattered around the parish.



Figure 01: Green space in West Langdon and view towards the surrounding rural landscape.



Figure 02: The central green in East Langdon.

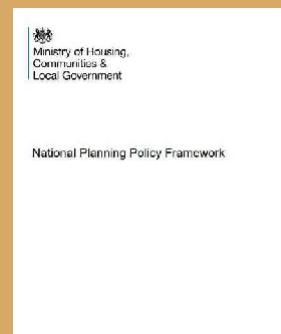
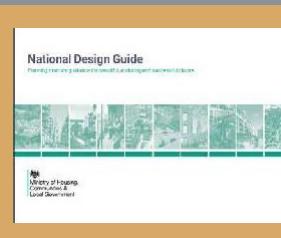


Figure 03: Map showing the area of study within its context (Source: Google Maps).

1.3 Planning policy and design guidance

This section summarises the relevant design policy, guidance and evidence base produced at national, county and district levels which have informed this design code. Any new development application should be familiar with these documents.

National Design Guidance

2023		<p>National Planning Policy Framework - Department for Levelling Up, Housing and Communities</p> <p>Development needs to consider national level planning policy guidance as set out in the National Planning Policy Framework (NPPF) and the National Planning Policy Guidance (NPPG). In particular, NPPF Chapter 12: Achieving welldesigned places stresses the creation of high quality buildings and places as being fundamental to what the planning and development process should achieve. It sets out a number of principles that planning policies and decisions should consider ensuring that new developments are well-designed and focus on quality.</p>
2021		<p>National Design Guide - Department for Levelling Up, Housing and Communities</p> <p>The National Design Guide sets out the government's ten priorities for well designed places and illustrates how well-designed places can be achieved in practice. The ten characteristics identified include: context, identity, built form, movement, nature, public spaces, uses, homes and buildings, resources and lifespan. The Guide also reinforces the National Planning Policy Framework's objective in creating high quality buildings and places. The document forms part of the government planning practice guidance.</p>

2021



National Model Design Code - Department for Levelling Up, Housing and Communities

The National Model Design Code provides guidance on the production of design codes, guides and policies to promote well-designed places. It sets out the key design parameters that need to be considered when producing design guides and recommends methodology for capturing and reflecting views of the local community.

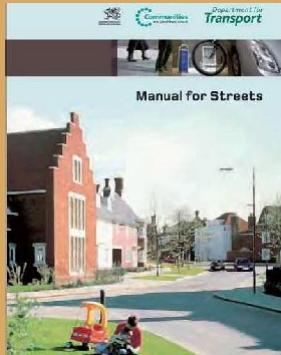
2020



Building for a Healthy Life - Homes England

Building for a Healthy Life updates Homes England's key measure of design quality as the national housing accelerating body. The document sets out 12 considerations for creating integrated neighbourhoods, distinctive places and streets for all. While it is not part of the national policy, it is recognised as best practice guidance and design tool in assessing the design quality of developments.

2007

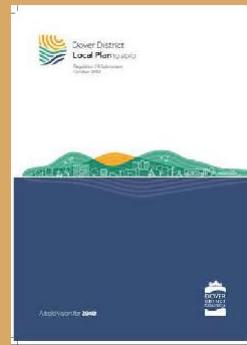


Manual for Streets - Department for Transport

Development is expected to respond positively to the Manual for Streets, the Government's guidance on how to design, construct, adopt and maintain new and existing residential streets. It promotes streets and wider development that avoid car dominated layouts and promote active travel.

Local Policy

Adopted 2024



Dover District Local Plan to 2040 – Dover District Council

The new Local Plan for Dover District was adopted in 2024 and will last up to 2040. The local plan includes strategic policies and development management policies which will guide development to ensure the strategic delivery of the vision and objectives for the area. The policies within the Local Plan will be used to determine planning applications within the District. The call for sites received 7 proposals of which SAP46 (40 dwellings in East Langdon) was accepted for inclusion in the plan.

2019



Kent Design Guide – Kent County Council

The Kent Design Guide, published in 2019 forms a Supplementary Planning Document to the Local Plan and sets out guidance for design in Kent relating to various different topics including movement, layout, parking, privacy and crime. It also features some good practice examples in Kent.

AECOM



Neighbourhood Area
Context Analysis

02

2. Neighbourhood Area Context Analysis

This section outlines the broad physical, historic and contextual characteristics of the Neighbourhood Area.

02

2.1 Surrounding context

The parish is largely rural, with 4 small villages: East Langdon, West Langdon, Martin and Martin Mill. These are surrounded with predominantly arable farmland and areas of woodland.

The Kent Downs National Landscape lies just east of the parish boundary incorporating chalk coastline and the famous White Cliffs of Dover to the south east of the parish.

The parish and its surrounding context falls into National Character Area 119
 - North Downs, which is characterised by “traditional small, nucleated villages, scattered farms and large houses with timber framing, flint walls and Wealden brick.

detailing” as well as “twisted sunken lanes, often aligned along ancient drove roads”¹.



Figure 04: Open countryside surrounding the settlements in Langdon.



Figure 05: Example of the twisting ‘sunken lanes’ which connect the settlements, East Langdon Road, near St Augustines.

¹ National Character Area profile: 119. North Downs, p. 3. <https://publications.naturalengland.org.uk/>

2.2 Movement Network

Road network

Roads within the parish are rural in nature, featuring narrow lanes often with a single carriageway permitting two-way travel, with limited road markings and vegetated verges. There are some narrower lanes branching off the connecting roads within the main settlements. There are just four examples of modern cul-de-sac developments with limited permeability within the parish, which are located in Martin Mill and East Langdon.

Settlements benefit from a 'sense of arrival' along the main thoroughfares due to the gradual transition from enclosed and vegetated road networks towards the relatively open settlement centres which incorporate central open spaces.

Public transport

The parish is well connected to the surrounding towns through the Southeastern Railway line which runs through the parish and has a station

at Martin Mill. This line provides direct connections to local towns including Dover, Deal and Sandwich, as well as stations in London.

Bus services in the parish are limited, with just one bus service, the 93. This stops at East Langdon, Martin and Martin Mill and runs from Dover to Deal.

Pedestrian and cycle connectivity

There is a comprehensive footpath network in the parish which links the different villages. Due to their narrow and rural character, local roads lack pavements and promote high traffic speeds, which, in turn, can make walking and cycling along these roads unsafe.



Figure 06: Photographs of the entrance road into East Langdon (top) with high enclosure due to bordering trees and the open green space at its centre (above), demonstrating the 'sense of arrival'.

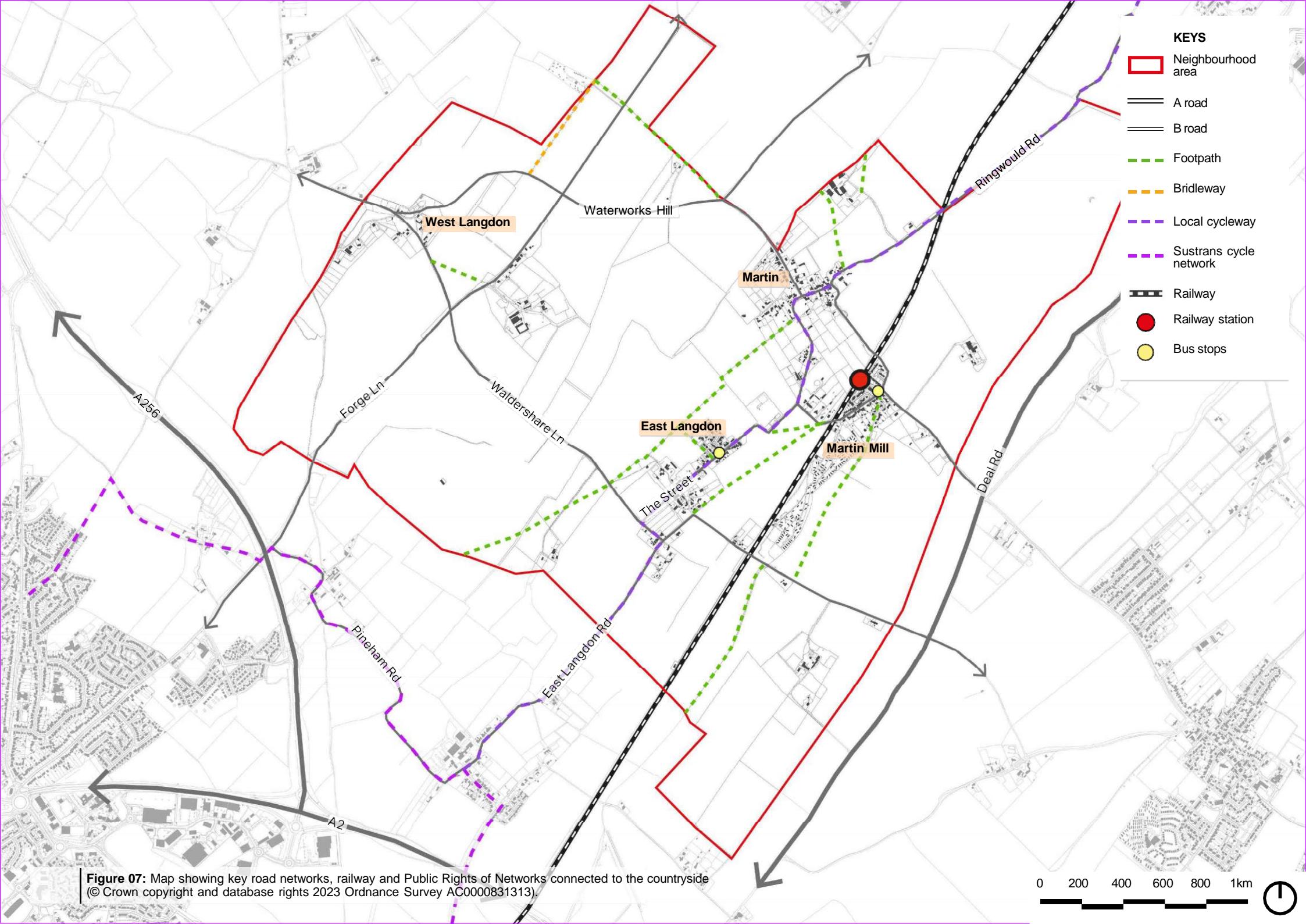


Figure 07: Map showing key road networks, railway and Public Rights of Networks connected to the countryside
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2.3 Heritage

The parish has retained a strong historic rural character; the four villages are surrounded by active farmland. There are a number of designated heritage assets in the parish which contribute to local character:

Scheduled Monuments

There are 3 scheduled ancient monuments within the parish, all located near West Langdon. These are:

- The remains of Langdon Abbey (Premonstratensian monastery founded 1189) and associated fishponds. (NHLE 1012966). The monastery was constructed at the end of the 12th century and later dissolved in the 16th century. Abbey buildings are partially surviving as ruins incorporated into a Grade II* house;
- A bowl barrow 530m north of Langdon Abbey (NHLE 1009019) now but visible on aerial photography; and

- Springfield style enclosure, a group of associated prehistoric pits and ditches and an oval barrow 1km NE of Langdon Abbey (NHLE 1009020) visible on aerial photography.

There are a range of archaeological sites and features identified within the Kent Historic Environment Record.

Listed Buildings:

There are a number of Grade II* and Grade II listed buildings located within the parish. The majority of these assets are clustered in the settlement areas with 3 in West Langdon, 8 in East Langdon and 2 in Martin. Listed buildings of high significance include:

- Church of St Augustine (NHLE 1070054), a Grade II* listed parish church in East Langdon. The parish church dates back to the 11th century with later phases; and
- Langdon Abbey (NHLE 1070055) in West Langdon, a Grade II* listed house incorporating fabric from the Medieval Abbey.

Conservation Areas:

There are two conservation areas which cover the historic core of East Langdon and the centre of Martin.

Other assets:

There are a number of non-designated historic buildings and structures of special interest within the study area, many of which are identified on Kent County Council Heritage Maps.



Figure 08: View of the Church of St Augustine from the green in the centre of East Langdon.

History

Langdon is a parish situated in the Dover district of Kent. It is largely rural in nature and comprises the villages of East Langdon and the hamlets of Martin, Martin Mill and West Langdon.

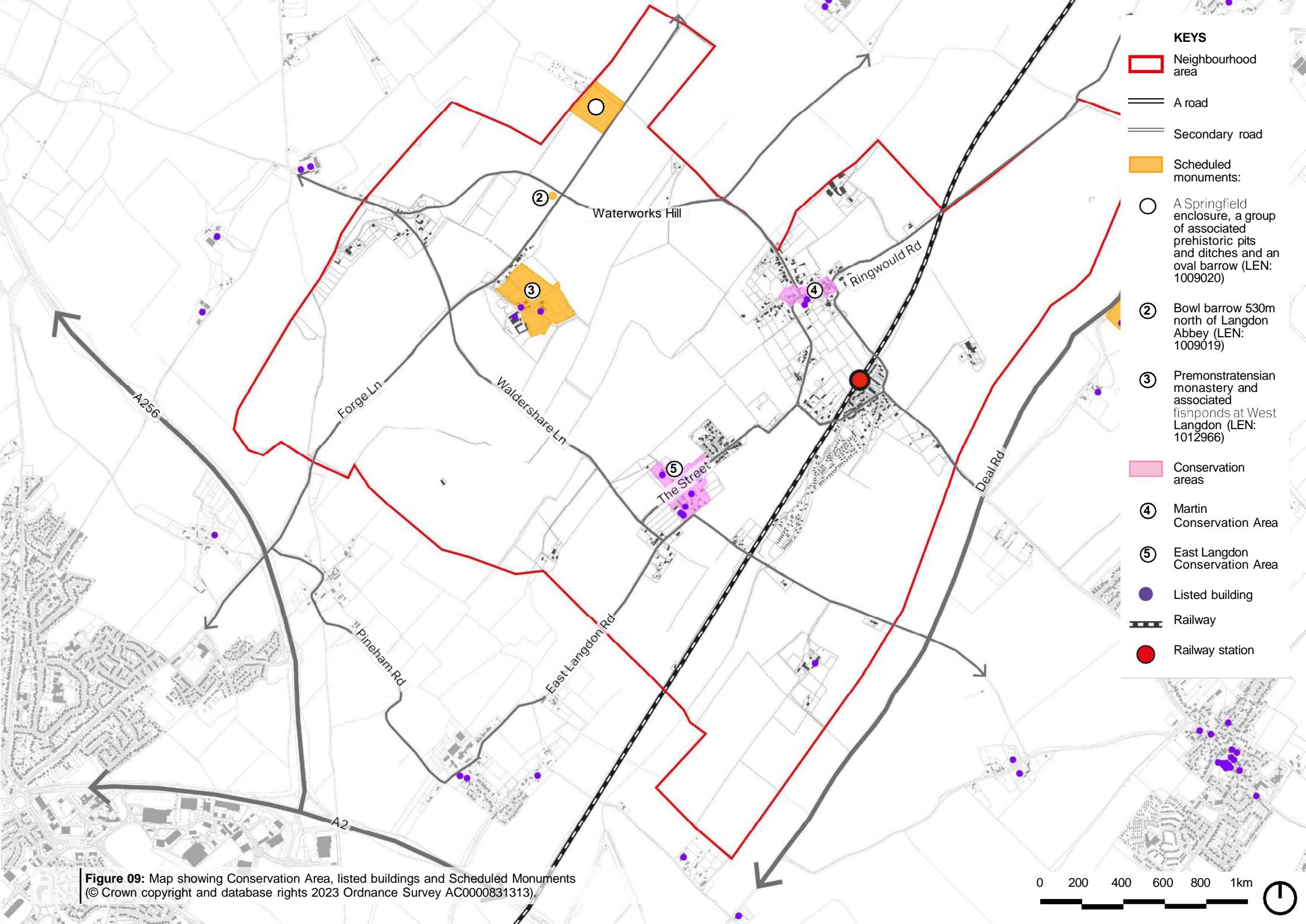
Langdon as a place name dates to Anglo-Saxon times and comes from the original Old English meaning, 'Long Down' or 'Long Hill'. There are signs of much earlier occupation in the area which can be identified by surface features like ancient footpaths, boundary ditches and other markings. About 600 AD the manor of East Langdon was acquired by St Augustine's Monastery of Canterbury and remained in its ownership until about 1536. Martin was originally associated with the manor of Northbourne, whereas the manor of West Langdon was linked to Guston.

In 1192 AD Langdon Abbey was founded and remained active until 1536 when Henry VIII dissolved the monasteries, including Langdon Abbey. The remains of the Abbey lie between **West Langdon** and East Langdon and are designated as a Scheduled Monument. There are also two conservation areas; one in East Langdon, covering the original core settlement and one in Martin. All traces of the Manor of Pising, mentioned in the Domesday Book and located between Poison Wood and Guston, have long since gone.

The hamlet of **Martin Mill** did not develop until around 1884 when the Dover to Deal railway was completed, although there was a windmill here from 1769 (now demolished). During the Second World War, Langdon witnessed enemy action from aerial Dog-Fights and long-range shelling across the Channel. The remains of some military installations are still visible.

Lying to the northwest of the Kent Down National Landscape, the parish is characterised by open undulating farmland with underlying chalk. As such, it benefits from extensive panoramic views including to the sea. The small settlements are enclosed by trees and hedgerow and scattered historic farms with traditional building materials including flint, red brick, and Kent peg tiles.





2.4 Landscape Designations

Deciduous and Ancient Woodland

The parish includes priority habitats such as deciduous woodland and ancient woodland. Wooded areas are scattered around the parish, with woodland fragments concentrated around West Langdon, a small area just north west of East Langdon and Leeze Wood at Martin. Cane Wood, located towards the north west corner of the parish is designated as ancient woodland.

Flood Risk

There are areas of high, medium and low surface water flood risk areas running diagonally across the parish. Rural lanes in the parish are occasionally susceptible to flooding due to their sunken nature.

Topography

The topography of the parish is rolling, with generally higher land to the north east. There are shallow valleys and sloping hills

across the parish. Roads mostly either run aligned to the topography in one direction (north east-south west) or cut across the hills and valleys in the opposite direction.



Figure 10: Photo showing the rolling topography of the landscape in West Langdon.



Figure 11: View of a woodland area in the surrounding landscape of the parish.

