

Langdon

Final Report
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Delivering a better world

Quality information

Prepared by

Check by

Approved by

Senior Urban Designer

Senior Urban Planner

Director

Graduate Urban Designer

Graduate Urban Designer

Revision History

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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

STEP 1

STEP 2

STEP 3

qualities of each area and explaining how this should be reflected in development,

STEP 4

STEP 5

Submission of final

1.2 Area of study

01

sub post office and recreation field. In West station located in Martin Mill which offers



Figure 01:



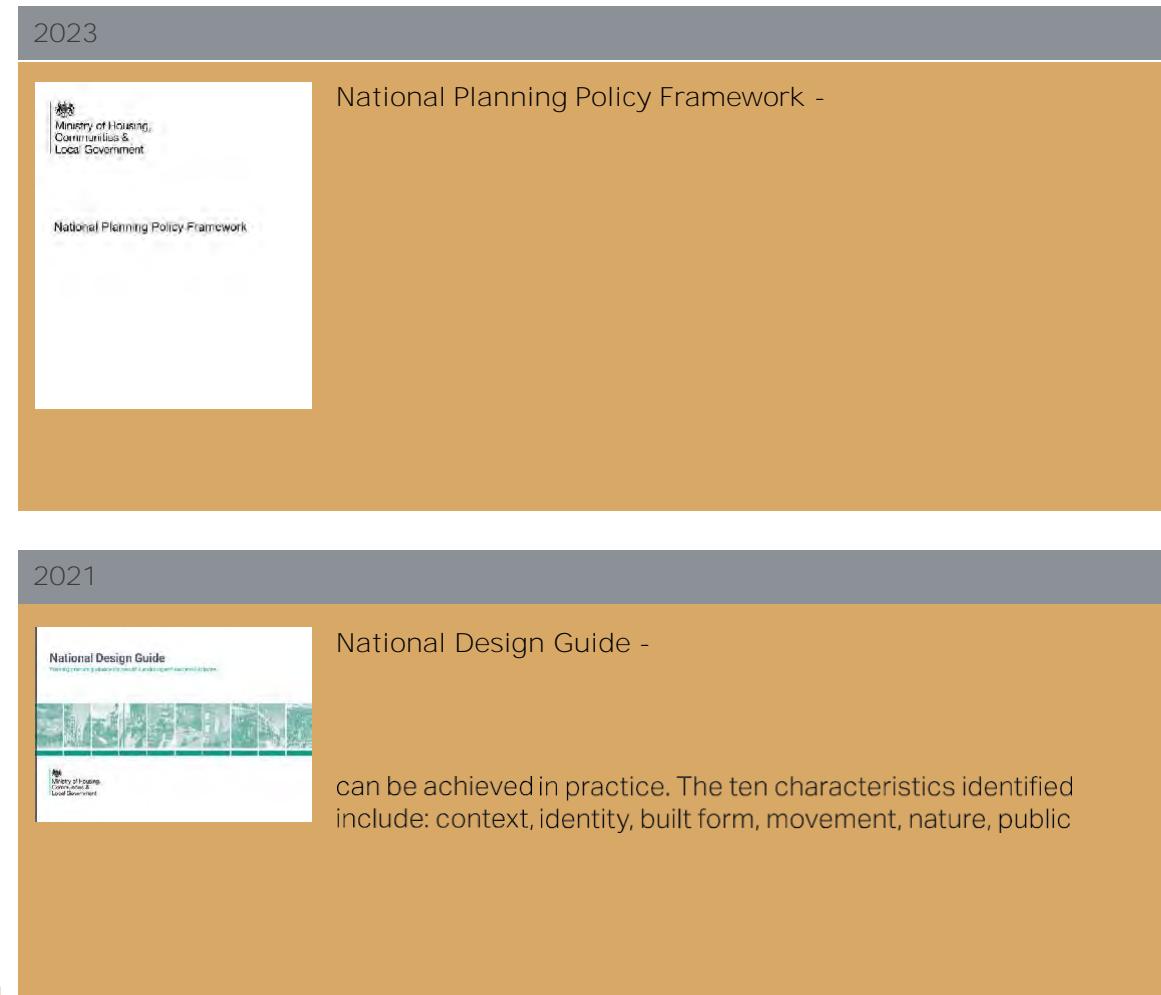
Figure 02:



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

1.3 Planning policy and design guidance

National Design Guidance



2021



National Model Design Code -

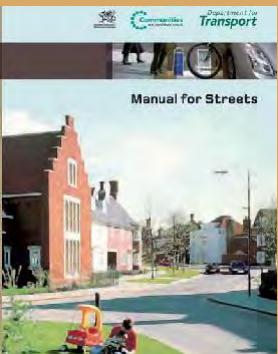
and reflecting views of the local community.

2020



Building for a Healthy Life -

2007



Manual for Streets -

Development is expected to respond positively to the Manual for

adopt and maintain new and existing residential streets. It promotes

01

Local Policy

Adopted 2024



Dover District Local Plan to 2040 –

2019



Kent Design Guide –



Neighbourhood Area
Context Analysis

02



2. Neighbourhood Area Context Analysis

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

2.1 Surrounding context



Figure 04:



Figure 05: Example of the twisting 'sunken lanes' which connect

1 National Character Area profile: 119. North Downs, p. 3.

2.2 Movement Network

Road network

off the connecting roads within the main settlements. There are just four examples



Pedestrian and cycle connectivity

Settlements benefit from a 'sense of

in the parish which links the different

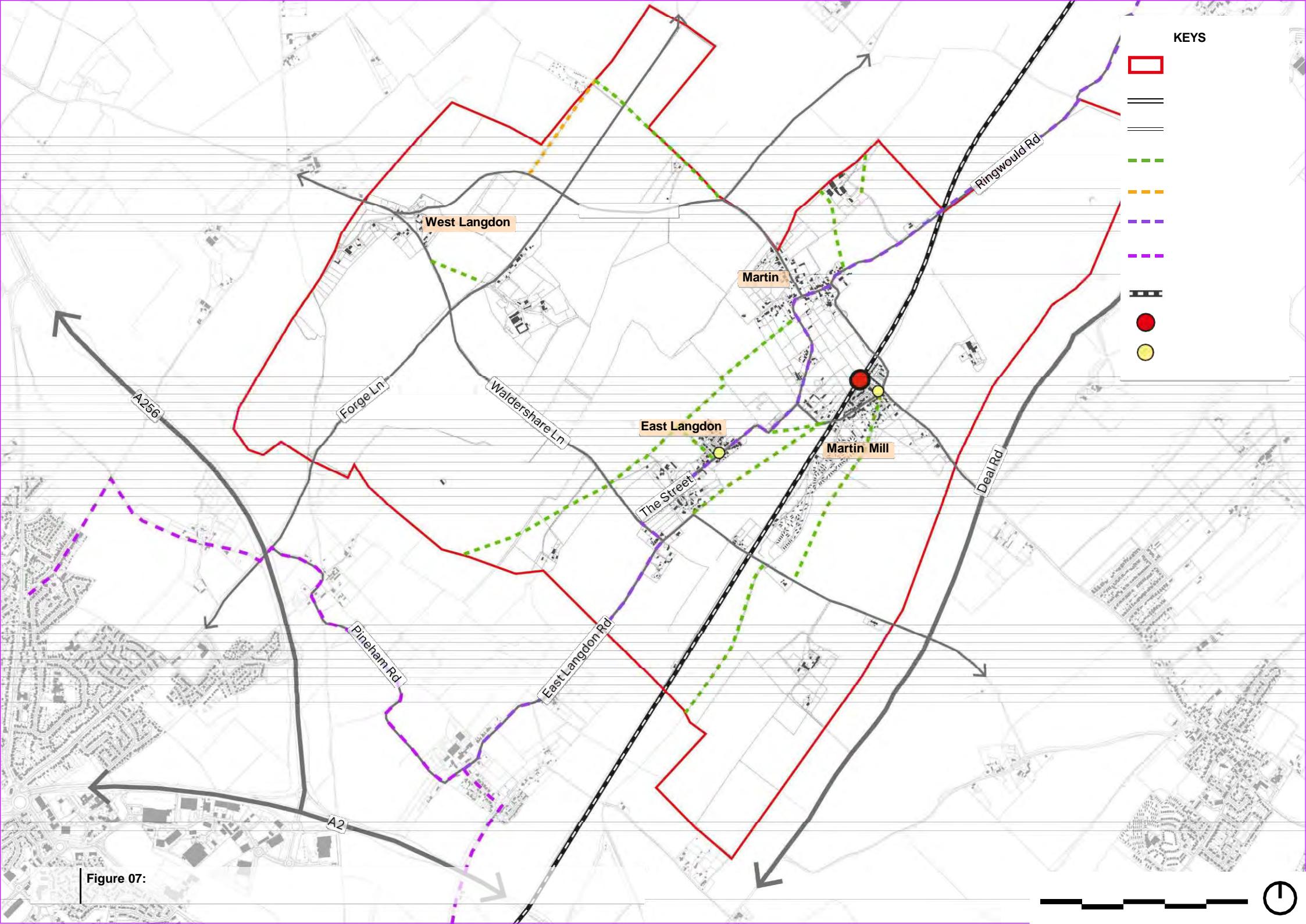
promote high traffic speeds, which, in turn,



Public transport

Figure 06:

green space at its centre (above), demonstrating the 'sense of



2.3 Heritage

Springfield style enclosure, a group of

Conservation Areas:

Other assets:

Scheduled Monuments

Listed Buildings:

which are identified on Kent County Council



Figure 08:

History

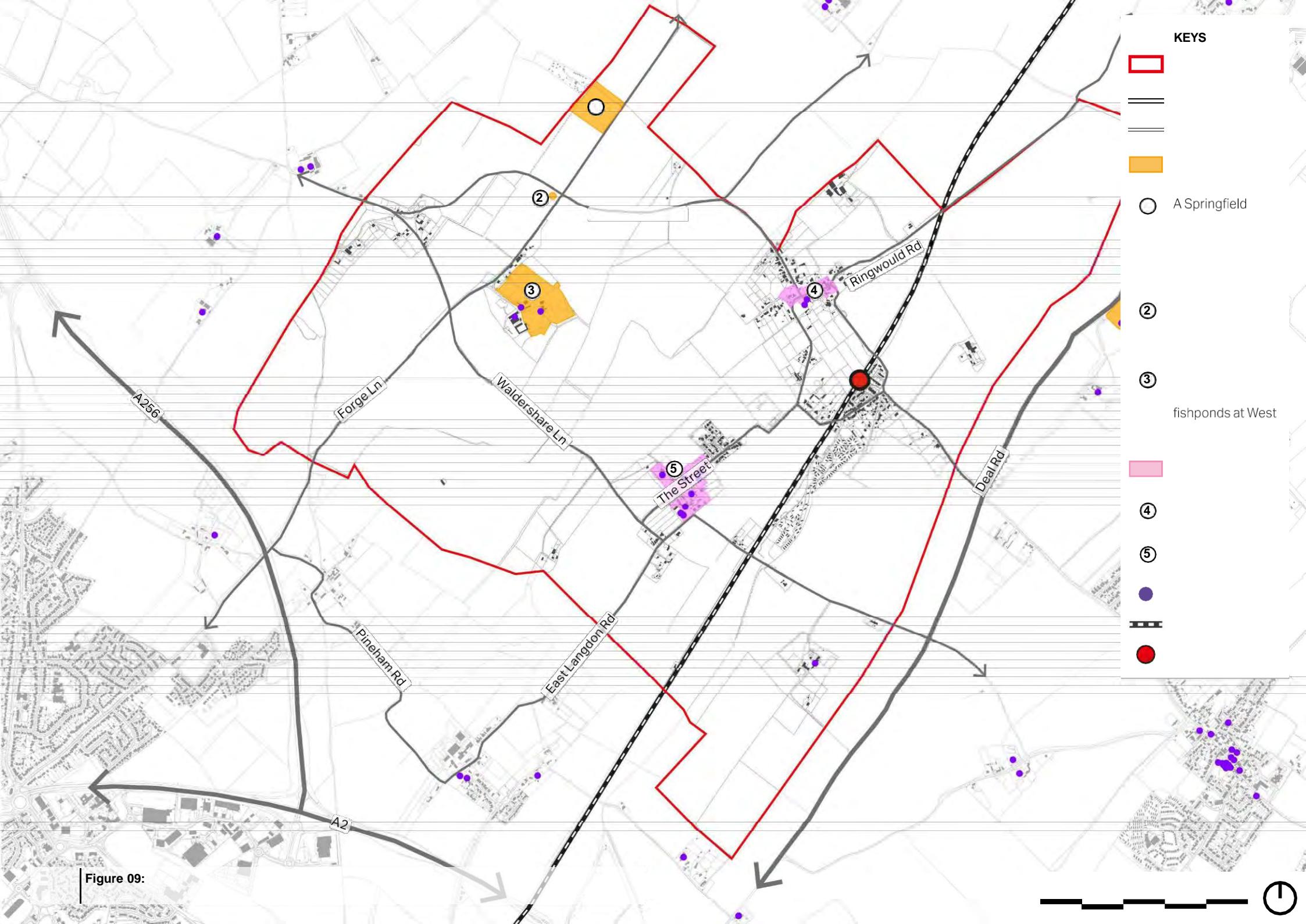
Langdon

West Langdon

02

Martin Mill





2.4 Landscape Designations

Deciduous and Ancient Woodland



Figure 10:

Flood Risk

surface water flood risk areas running

flooding due to their sunken nature.

Topography



Figure 11:

