

Langdon

Final Report
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Quality information

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Revision History

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Introduction

01

1. Introduction

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

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

STEP 1

STEP 2

STEP 3

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:



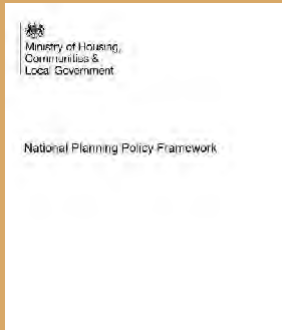
Figure 03: Map showing the area of study within its context (Source: Google Maps).

1.3 Planning policy and design guidance

01

National Design Guidance

2023



National Planning Policy Framework -

2021



National Design Guide -

can be achieved in practice. The ten characteristics identified include: context, identity, built form, movement, nature, public

2021



National Model Design Code -

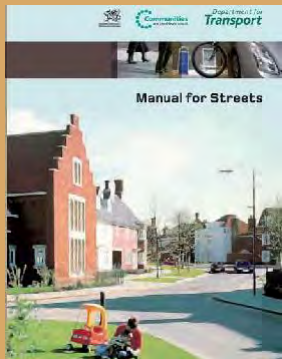
and reflecting views of the local community.

2020



Building for a Healthy Life -

2007



Manual for Streets -

Development is expected to respond positively to the Manual for Streets. It promotes the adoption and maintenance of new and existing residential streets. It promotes

Adopted 2024



Dover District Local Plan to 2040 –

2019



Kent Design Guide –

A photograph of a rural landscape. On the left, there is a stone building with a red-tiled roof. A dirt path leads from the foreground towards the building. In the background, there are rolling green hills and bare trees under a cloudy sky. A large, semi-transparent green circle is overlaid on the center of the image, containing text.

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,



Figure 06:

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

Public transport

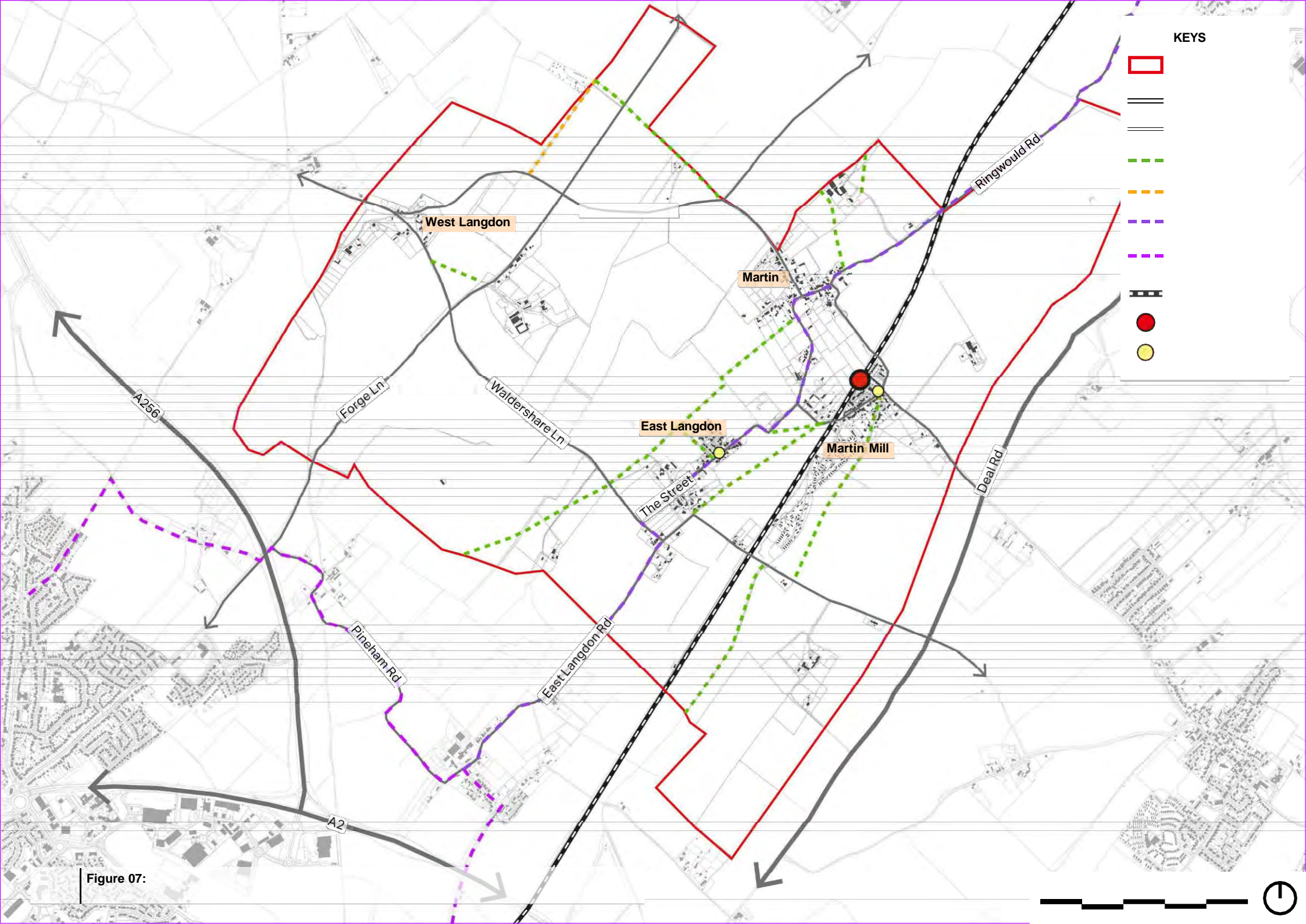


Figure 07:

2.3 Heritage

Scheduled Monuments

Springfield style enclosure, a group of

Conservation Areas:

Other assets:

Listed Buildings:

which are identified on Kent County Council



Figure 08:

History

Langdon

West Langdon

Martin Mill



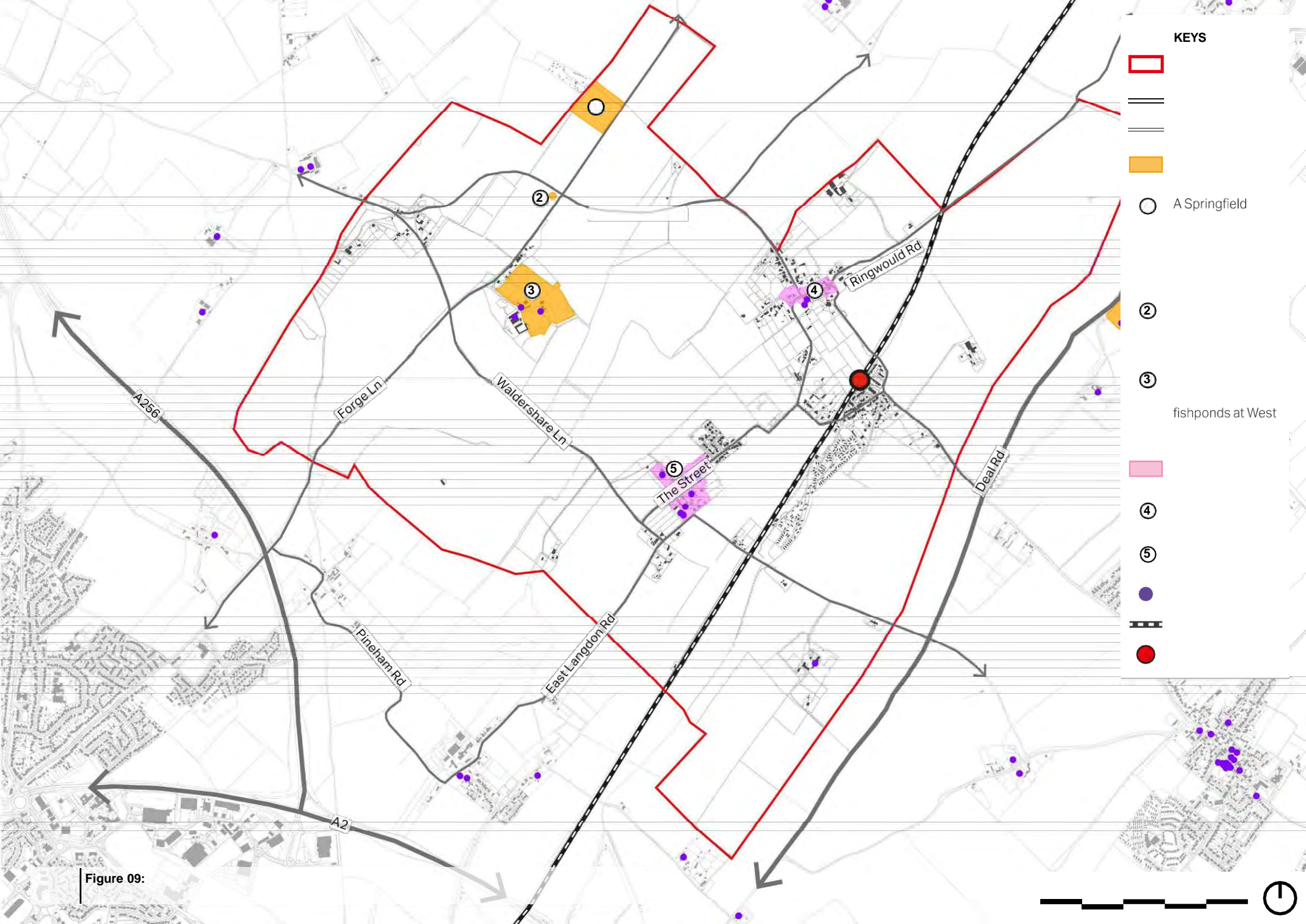


Figure 09:

2.4 Landscape Designations

Deciduous and Ancient Woodland

02

Flood Risk

surface water flood risk areas running

flooding due to their sunken nature.

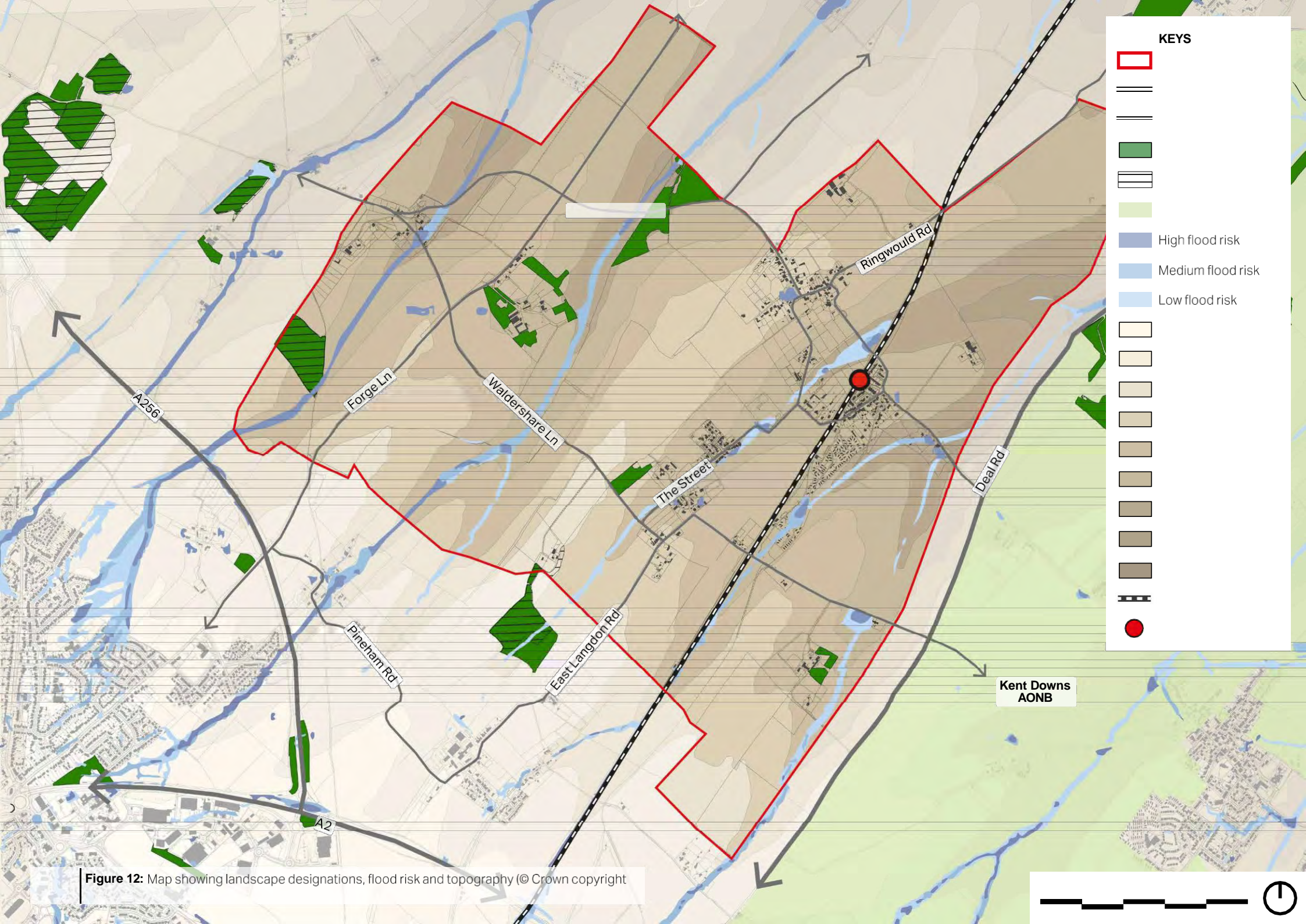
Topography



Figure 10:



Figure 11:



KEYS

- [Red outline]
- [Double line]
- [Single line]
- [Green hatched area]
- [Green area]
- [Light green area]
- [Dark blue area] High flood risk
- [Medium blue area] Medium flood risk
- [Light blue area] Low flood risk
- [White area]
- [Light tan area]
- [Medium tan area]
- [Dark tan area]
- [Brown area]
- [Dark brown area]
- [Black dashed line]
- [Red dot]

Figure 12: Map showing landscape designations, flood risk and topography (© Crown copyright)