LAND WEST OF SAYS LANE, LANGFORD
Design and Access Statement
for Edward Ware Homes and Jimmy Burdge
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1.0 INTRODUCTION

This Design and Access Statement is in support of an outline planning application for 43 no. houses (including 13 no. affordable) together with associated parking, landscaping and public open space. The site in question lies immediately south of the A38 adjacent to the defined settlement boundary of Langford in Somerset.

This Design and Access Statement sets out a description of the site and its surroundings and the key technical and design considerations.

Recognising the sensitivity of both the site and the village of Langford, a team of specialist consultants have been appointed to help prepare the application, to understand the constraints and opportunities of the site and to feed into the design process. The consultant team comprises:

ESHA Architects

Award-winning architects ESHA specialise in design in sensitive conservation areas and acted as design and coordinating architects for The Duchy of Cornwall on the critical first phase of Poundbury. ESHA Architects were also the designers of the development of 17 houses in Ebrington, North Cotswolds, which was awarded a RIBA Housing Design Award and is shown opposite.

Richard Silverman, OBE

Professor Emeritus Richard Silverman OBE studied Urban Design at Edinburgh University and taught the subject at Cardiff University. As a member of a number of regional Design Panels he is practiced in assessing architectural and urban design proposals and contributing to their success.

Turley

Turley is a successful independent planning consultancy. The planning service has grown to include complementary skills in urban design, masterplanning, heritage, economics, sustainability and engagement.

Transport Planning Associates

Transport Planning Associates are consulting transport planners, traffic engineers and infrastructure designers. They are providing advice on the highway aspects of this project.

SLR Consulting

SLR is a leading international environmental consultancy with an unrivalled reputation for providing expert, tailored services. SLR is providing landscape and ecological services for this project.

Treework Environmental Practice

Treework Environmental Practice is an industry-leading arboricultural consultancy, providing high-quality services to clients throughout the UK for over 20 years. Treework is providing arboricultural advice for the proposal.

Tyler Grange

Tyler Grange are a multi-disciplinary landscape practice. They are providing archaeological advice for the proposal.

Clive Onions

Clive has over 35 years experience as a Civil Engineer with Arup Consulting Engineers, and has spent the last four years as an Independent Consultant. He is providing drainage and flooding advice for the proposal.

The resulting outline design has a picturesque green at its core and reflects a local vernacular urban form, relating particularly to the ancient village of Lower Langford. The site remains substantially screened by hedgerows and trees on all sides. The landscaping has been carefully designed to supplement the existing hedgerows and to blend the development into its green surroundings.

The community is at the heart of the proposals. The houses are grouped around the green as the focus of the development. The green is supplemented by a pond, which provides another amenity in the north-east corner of the site. The accommodation mix on the site has been designed to engender a sense of community. There is a balanced mix of house types and tenure in the layout, with the affordable houses intermixed with the market houses. The same quality of design and detail will be applied to both.

It is intended that the proposal will create an exemplary development of 43 homes within a beautiful semi-rural setting in a highly sustainable location. The modest scale of the proposal offers Churchill/Langford the opportunity to grow progressively, with the new residents easily able to integrate with the existing community.

The outline planning application is accompanied by a suite of detailed background reports, prepared by the applicant’s team, from which the scheme designers have established the basis for an appropriately sensitive design approach. The supporting documents and reports (bound separately) include:

- Planning Statement (including Affordable Housing and Open Space Statement, and Draft Heads of Terms)
- Building for Life Assessment
- Transport Assessment including Access Plan
- Flood Risk Assessment
- Preliminary Ecological Assessment
- Arboricultural Impact Assessment
- Landscape and Visual Impact Assessment
- Heritage Statement
- Sustainability and Energy Statement
2.0 SITE ANALYSIS

2.1 Site Location and Analysis

2.1.1 Site Location

The site is located on the south side of the A38 in the village of Langford, midway between Lower Langford and Churchill. The site is accessed from the A38 and is some 300 m from the Lower Langford Conservation Area. The local planning authority is North Somerset County Council.

The site is bounded by the A38 to the north, Says Lane to the east, a residential garden and field to the south and a large residential garden to the west.

The site has no landscape designations. Opposite the junction of Says Lane and the A38 in a grass verge on the northern side of the road corridor is a listed Turnpike Trust Mile stone. The village of Lower Langford lies to the east of the Langford, and is designated a Conservation Area.

The area is characterised by alternating ridges and broad valleys, with some steep, wooded slopes and open rolling farmland. It is flanked by the Somerset Levels and Moors and the Mendip Hills to the south, the Cotswolds to the east and the Severn and Avon vales to the west, which largely separates it from the Severn Estuary except for a small stretch of coastline between Clevedon and Portishead. The M5 motorway runs up the western edge and the M4 skirts across the north of Bristol, with Bristol Airport to the south. Although the urban area covering this NCA is significant at over 21 per cent, much of the surrounding rural landscape is farmed.

2.1.2 Site Description

The site is currently a field of pastureland sloping gently (some 3.5 metres) towards the north-east. It is well enclosed by existing hedgerows on all four sides. It measures 1.95 hectares in area.

The A38 is a major two-lane thoroughfare with a painted central reservation and a speed restriction of 40 mph. Says Lane is a single track minor road which links through to the A368 Weston-super-Mare to Bath road. The southern boundary is punctuated by an attractive group of mature trees. The western boundary is native hedgerow backed by tall Laylandii trees.

There is little of architectural note in the immediate vicinity except for the stone house which abuts the south-east corner of the site and fronts onto Says Lane. The houses facing the site on the north side of the A38 are 1950’s detached houses of a suburban character, which themselves have little connection with the Lower Langford Conservation Area.
2.1.3 Environmental Features

TOPOGRAPHY
The topography of the site and surrounding area is shown on the extract of the OS map in figure 3. Langford and the site lie on relatively flat, gently undulating land that surrounds the River Yeo, before the watercourse flows out to the sea, via the Somerset Levels to the west. The site is at approximately 38m AOD on the southern edge of the relatively steep scarp slope that rises up, north of the A368, to Dolebury Warren with a high point at around 181m AOD. From the earthworks of Dolebury Camp, an iron age hill fort, panoramic views are gained across the wider landscape.

VEGETATION PATTERN
Much of the agricultural and pastoral land around Langford comprises fields with a combination of both regular and irregular shape and pattern. Field hedgerows in the vicinity of the site often contain scattered mature trees are substantial native hedgerows, some clipped. To the north of the site are some scattered woodland blocks amongst the fields and clustered around some dwellings. To the south of the site the slopes of Dolebury Warren are densely wooded with native species as seen in the aerial photograph on figure 18.

PUBLIC RIGHTS OF WAY
No Public Rights of Way (PROW) cross the site, however a network of PROWs cross the agricultural land around Langford, as shown on figure 3. Two PROW emerge through the housing, north of the A38 opposite the site. The Limestone Link, a long distance footpath, follows the ridge of the Mendip Hills passing though the centre of the scheduled hill fort on Dolebury Warren, just over 1km south of the site.

MENDIP HILLS AONB
The Mendip Hills AONB northern boundary lies approximately 1 km to the south of the site and follows, for the most part, the route of the A368.

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Figure 3: Landscape Planning Context
2.2 Site Photographs

Figure 4: View of site looking across A38 from Stag & Hounds public house looking east

Figure 5: View of site through gate on Says Lane looking west

Figure 6: Views from Says Lane looking south along A38 looking west

Figure 7: Priors Cottage, next to site on Says Lane

Figure 8: Foxfield House on Says Lane (formerly The Cottage)

Figure 9: Hicks Hay on Says Lane
2.3 Photographs of the Lower Langford Conservation Area

Figure 13: Buildings tight to the road and linked by high walls

Figure 14: Houses address the street with small enclosed front gardens and linked by walls

Figure 15: Buildings grouped to shape the public realm

Figure 16: Simple stone cottage behind stone walls
2.4 Constraints and Opportunities

The site is an excellent and sustainable location for residential development, with direct access to the A38 and well-screened by existing hedgerows on all four sides. The constraints and opportunities can be summarised as follows:

**Constraints**

- Car parking: 1.5 spaces per 1-bed unit, 2 spaces per 2 and 3-bed unit, 3 spaces per 4-bed unit
- Cycle parking: 1 space per 1-bed unit, 2 spaces per 2-bed unit
- Access from the A38
- Trees on southern boundary - root protection zone
- Overhead electric cables
- Flooding occurs at south-east part of site
- Need to maintain/enhance the species within existing hedgerows and the site
- Need to reflect the character of Lower Langford Conservation Area

**Opportunities**

- Potential pedestrian crossing opportunity on the A38 to connect site with public footpath to school
- Views southwards to Mendips (Dolebury Warren)
- Maintain/exploit view of the group of trees on the southern boundary
- Pedestrian access to the A38 at western end of site to connect site with The Churchill pub and The Stag and Hounds pub and public footpath opposite leading to school
- Relate to existing house on Says Lane next to south-east corner of site
- Lower Langford is a designated Conservation Area
- Mendips Hills Area of Natural Beauty, 1 km to the south, is seen from site
- Scheduled Dolebury Camp Hill fort and Limestone Way footpath 2 km to south

Figure 17: Constraints and opportunities
3.0 CONTEXT ANALYSIS

3.1 Character Appraisal

The site consists of improved pastureland grazed by sheep. It infills the southern edge of Langford, which itself sits midway between Lower Langford to east and Churchill to the west. Its setting is best described as semi-rural.

Langford itself is a substantial area of 1930s - 1950s suburban development and has little relationship with the Conservation Area of Lower Langford to the east. The frontage onto the A38 directly facing the site comprises a line of substantial interwar villas behind hedges with long driveways. Says Lane, which forms the eastern boundary to the site, has a small number of period cottages and houses which provide some architectural context for the site. To the west of the site we have the two pubs, The Churchill and The Stag and Hounds. The Churchill is a 2 ½ storey doormed house with render over a rubble stone base and has some rural vernacular quality.

The real architectural context for the site is found in the Conservation Area of Lower Langford.

3.2 Landscape Appraisal

3.2.1 Local Landscape Appraisal

LANDSCAPE CHARACTER AREAS AND TYPES

Natural England's Landscape Character Area Profile identifies the site and northern part of the study area, as lying within the southern edge of National Character Area (NCA) 108: Bristol, Avon Valleys and Ridges.

Local Landscape Character is described in North Somerset Landscape Character Assessment (December 2005) which identifies a series of more detailed Landscape Character Types (LCTs). The site and locality lie in a transitional area between a number of different landscape character types. The site lies on the southern part of Rolling Valley Farmland LCT, and in Landscape Character Area J2: River Yeo rolling Valley Farmland. Key characteristics in this landscape character area, of relevance to the area around Langford include:

- Transitional area at 5m to 60m AOD with gentle rolling landform.
- Presence of the River Yeo running from east to west through the area plus numerous tributaries, drainage channels, small ponds and at the far east of the area, Blagdon Lake.
- Strong valley feel particularly to the east of the area with enclosure given by the rising wooded limestone ridges to north and south.
- Rural pastoral landscape with sheep, cattle and horses grazing.
- Regular medium sized fields of medieval enclosure along the river and on the hill sides.
- Full hedgerows and frequent hedgerow trees.
- Scattered farmsteads plus large villages on higher ground at the base of the ridges and along major routes.
- Traditional buildings of stone with red roof tiles including farms, churches and historic village centres plus modern infill and ribbon development of brick and render.
- Network of A roads, minor roads and winding rural lanes.

LOCAL LANDSCAPE CHARACTER

The site is located in a transitional landscape where the relief of the Mendip Hills descends to the flat, drained Somerset Levels and meets the rolling farmland that surrounds River Yeo to the east. The site lies along the A38 road corridor, that runs east west thought the settlement of Langford. The wooded scarp slopes of the Mendip Hills AONB rises to the south of the site. Lower Langford lies to the east of the site, strung along the B3133 and is designated a conservation area. The settlement of Churchill lies to the west of Langford with dwellings orientated along the A368 trunk road.

The site and surrounding settlement footprint lies on relatively flat ground around 38m AOD at the bottom of a steepening scarp slope that rises up to a high point of 181m AOD at Dolebury Warren, approximately 1km to the south of the site. The pastoral field that form the site are surrounded by housing on three sides and bounded by various substantial, predominantly native hedgerows in relatively good condition. The land cover in the local area consists of a network of, predominantly pastoral fields grazed by sheep and horses, to the south of the site. Residential properties with substantial gardens lie to the west, north and east of the site orientated along the A38.
3.2.2 Landscape and Visual Impacts

The site is relatively visually enclosed in local views by boundary vegetation, adjacent development and intervening vegetation in the flat landscape to the west, north and east. The site is seen from the south, in the context of the settlement of Langford, in views from some elevated positions out of the dense woodland that covers Dolebury Warren, in the Mendip Hills AONB.

Nine visual receptors, from publicly accessible viewpoints were selected to provide a representative sample of typical views towards the site in terms of geographical locations and type of receptor. Viewpoint locations are shown on Plan L3: ZTV. An assessment of these viewpoints is found in the Landscape and Visual Impact Assessment (LVIA).

During Construction, and On Completion, there will be effects of 'low' importance on local Viewpoints 1, 2 and 3 and medium distant Viewpoint 4. During Construction, and On Completion there will be effects on the viewpoints on rising land to the south and west of 'moderate' importance on medium distance viewpoint 6, and also long distance Viewpoint 9 in the Mendip Hills AONB, with a 'moderate /low' importance of effect on Viewpoint 8 on Windmill Hill to the west of the site.

The effects of 'low' importance will remain on Viewpoints 1, 3 and 4, 15 Years After Planting due to the proximity of the visual receptors to the site, where new rooflines will be seen in the context of existing built form. There will be a residual effect (i.e. 15 Years After Planting) that will be mitigated to ‘no notable’ importance on viewpoint 2 as roadside tree and hedge planting mature along the A38 road corridor. The residual effect (i.e. 15 Years After Planting) will be mitigated to ‘no notable’ importance from Viewpoint 9 from Dolebury Camp, that looks down on Langford, and the wider Yeo Valley from an elevated position to the south. From Viewpoint 6 the residual effect is mitigated to ‘no notable’ importance. The residual effect on Viewpoint 8, from Windmill Hill to the west is mitigated to ‘low’ importance, as tree and hedge planting along the A38, and around the pond matures. There will be no residual effects of notable importance on the three viewpoints within the Cotswolds AONB (Viewpoints 6, 7 and 9). From these viewpoints, the new housing will be seen in the context of the existing village, and will form a very small component of these views, which will not affect the scenic beauty or character of the AONB.

The residual landscape effect on the Mendip Hills AONB to the south will be of ‘no notable’ importance. There will be a very localised residual effect of ‘low’ importance on the southern part of LCT Rolling Valley Farmland, and associated Landscape Character Area (LCA) JE: River Yeo rolling Valley Farmland, as a result of the development of a small sized greenfield site in Langford. The change in character of a green field site to a developed area; this will result on a residual effect of ‘low’ importance on the local landscape character. This ‘low’ importance is due to existing housing and property curtilages that currently surround the field on all four sides and already exert a built influence on the site, which lies adjacent to a busy road corridor lined with houses. The footprint of the new housing is in keeping with the existing settlement of Langford set back off the A38 road corridor behind a grassed swale, hedgerow and tree avenue. The appearance of the village, and its landscape setting, will not be appreciably altered.
Figure 20: Viewpoint 6 - taken from footpath near Warren House, looking north towards the site.

Figure 21: Viewpoint 8 - taken from footpath near Windmill Hill, looking towards the site.

Figure 22: Viewpoint 9 - taken from Dolebury Camp Earthworks, looking north towards the site.
3.3 Socio-economic Context

The application site lies within the boundary of Churchill and Langford Parish Council. The 2011 census indicates that the parish had (at that time) a resident population of 2,235. At this point in time, 19% of the population were aged less than 16 years, 62% were aged between 16 and 65, whilst 19% were aged 65 and over.

The census data also indicates that there are 853 households and 889 dwellings in the parish. 638 dwellings (72%) are detached, 152 (17%) are semi-detached and 68 (8%) are terraced homes.

The census data reveals that (in 2011) 1,133 parish residents (aged 16 to 74) were economically active (69%). The data identified 16 residents as unemployed (1.4%). 7 of these residents (0.4%) were categorised as long-term unemployed. This rate of unemployment compares favourably to that of North Somerset as a whole, in which 4.2% of the workforce was unemployed (in 2011).

With respect to education and skills, the 2001 census found that 37% of parish residents (aged 16 and over) were educated to degree level (or higher). Likewise, 10% residents (aged 18 and over) are categorised as students in full time education. In contrast 14% of the parish population held no formal qualifications, with many of these being older residents.

The 2010 Index of Multiple Deprivation (IMD) indicates the Parish of Churchill and Langford to be amongst the 5% least deprived areas in England (being rated 12,546 out of 12,707).

3.4 Local Facilities

Langford and Churchill are well served by local amenities. Two public houses (the Churchill Inn and the Stag and Hounds) are located in the immediate proximity of the proposal site. A further two public houses (the Nelson Arms and the Crown Inn) are situated approximately 900m to the south east. A petrol station, with accompanying amenity shop (Budgens) is located 250m to the east of the application site. A post-office, with accompanying café and village shop is located on Front Street, Churchill.

With respect to public amenities, Langford is served by a primary school (Churchill Church of England Primary School) and sports centre (Churchill Sports Centre). Both of these amenities are sited within approximately 500m of the application site. A secondary school (Churchill Academy and Sixth Form) is situated approximately 1.5 km to the west. Four churches (of varied denominations) are located within Langford and Churchill Parish.

The Wrington Vale Medical Practice is situated in Pudding Pie Lane, approximately 500 m to the north of the application site.

Local employment opportunities exist at the Langford Veterinary College (operated by Bristol University), the Churchill Dry Sky Slope, the Thatchers Cider plant (at nearby Sandford) as well as large agri-businesses such as Monaghan Middlebrook. A wider range of employment opportunities and amenities are available in Weston-super-Mare (approximately 8 km to the west) and Bristol (approximately 14.5 miles to the north east). These major settlements are accessible by a range of bus routes which traverse the A38 (Bristol Road) and which stop at the Churchill Inn bus stop that is located immediately west of the application site.
4.0 RESPONSE TO OBJECTIVES OF GOOD DESIGN

4.1 Character - Architecture

4.1.1 The Vision

The vision for this proposal is to create a small infill to Langford which enhances and engages the village and creates a characterful and memorable ‘place’ by means of the following urban design intentions:

- A clear hierarchical pattern of ‘places’ - the inhabited green at the centre, well-defined streets and lanes leading off this and interesting and varied spatial events at the north-west, north-east and south-east corners where there is also pedestrian access meaning that the streets and lanes actually lead somewhere.
- An effective combination to the formality of the road layout with the variety of the houses defining these - suitable for a rural location.
- Vehicle circulation which avoids any frustrating dead ends - and finding any particular address will be easy.
- The houses belonging to, and having their access from within, the new neighbourhood (i.e. the scheme) with the green as a potential social focus, with certain justified exceptions to this rule.
- Relating to the A38 and the rest of the settlement by making key houses alongside the main access points visible from the main road as markers of the entries to the scheme. Rear gardens screened by a high stone wall and dense planting.
- The totality looking well from the ridge to the south - with the trees on the green (and others) helping this inward view.
- The necessary drainage swale to distance the scheme a little from the A38.

Figure 23: Layout superimposed on aerial view of site
4.1.2 Layout

The access to the development is midway along the north boundary and the Main Street arrives directly at The Green, which forms the heart of the scheme. To the left and right of the Main Street are Mews Courts 1 and 2 which form a logical loop around the site and a series of interesting vistas and spaces. The two footpaths link out to the A38 at each end of the site are marked by an intimate arrangement of houses at the east end and houses overlooking a pond at the west end. This west link leads directly to a pedestrian crossing and the existing footpath towards the primary school and the medical centre. A third pedestrian link is provided out to Says Lane which leads towards the Mendips.

The frontage onto the A38 is set back behind a drainage swale and comprises a combination of feature houses which mark the access points to the site and dense planting and a stone wall which screen the intervening rear gardens. The houses have been set back from the Bristol Road to enhance their amenity. In this way, the public ‘face’ of the development will reinforce its village setting and avoid any sense of a ‘formulaic’ approach. The layout is designed to encourage a sense of ‘connection’ both within itself and within the wider village.

The development is well screened from the AONB to the south and incorporates the requirement for affordable housing.
4.1.3 Sense of Place

The layout creates a strong sense of place in the following ways:

- Intriguing sense of arrival along the A38.
- The central Green forms the focus of the scheme and is overlooked by 30% of the houses.
- The formality of a footpath is restricted to one side of the Main Street only. The remainder of the circulation is shared surface.
- The pond in the north-east corner which is surrounded by hedgerows and overlooked by houses.
- The interesting court areas at the extremities of the Mews Court loop, which encourage human interaction.
- The two houses along the south boundary which are pulled apart to allow full appreciation of the fine group of mature trees.
- The combination of parking in garages, on-plot, in small courts and in groups on the street, softened with trees.

4.1.4 Amount

The proposal is for 43 houses, including 13 or 30% affordable units. This achieves a density of 22.5 dwellings per hectare. The low density reflects its semi-rural setting.

The scheme comprises a mixture of 2, 3, and 4 bedroom houses, to cater for a wide range of demand and thus set the basis for a balanced community.

4.1.5 Scale

House 22 which is on axis at the south end of the Main Street, and directly visible from the entrance, is 2 ½ storeys high, to act as a focal point on The Green. All other houses are 2 storeys high; some with single or 1 ½ storey dormered extensions. The streets are similarly small scale, to match the village setting, to create a strong sense of intimacy.

4.1.6 Materials and Colours

The materials and colours proposed for the new houses reflect the variety of materials/colours/styles within the Lower Langford Conservation Area and North Somerset in general:

- Painted render
- Rubble stone
- Orange pantiles
- Red brick chimneys
- Windows in traditional patterns and colours
- Black half-round guttering

4.1.7 Community Sustainability

The scheme has been designed as an integral part of the village and to take full advantage of its attractive semi-rural setting. The site is surrounded by existing native hedgerows on all sides and furthermore by open countryside and particularly the Mendips and Dolebury Warren to the south.

The focal point of the layout is the Green which is centrally located and immediately overlooked by 30% of the houses. At the north-east corner of the site is a balancing pond which will provide a further amenity for the community.

4.2 Character - Landscape/Ecology

4.2.1 Landscape

The site is located in a transitional landscape where the relief of the Mendip Hills descends to the flat drained Somerset Levels, with rolling farmland to the east, that surround River Yeo. The site lies along the A38 road corridor, that runs thought the settlement of Langford. The wooded limestone scarp slopes of Dolebury Warren in the Mendip Hills AONB, rise to the south of the site. Lower Langford lies to the east of the site, strung along the B3133 and is designated a conservation area. The settlement of Churchill lies to the west of Langford, beyond the A38 and A368 junction, with dwellings orientated along the A368 trunk road.

The site and surrounding settlement footprint lies on relatively flat ground around 38m AOD at the bottom of a steepening scarp slope that rises up to a high point of 181m AOD at Dolebury Warren, approximately 1km to the south of the site.

The pastoral field that forms the site is surrounded by housing on three sides and bounded by various substantial, predominantly native hedgerows in relatively good condition. The land cover in the local area consists of a network of, predominantly pastoral fields grazed by sheep and horses, to the south of the site. Residential properties with substantial gardens lie to the west, north and east of the site orientated along the A38.

4.2.2 Ecology

The Site consists of a single improved grassland field of negligible ecological interest. The surrounding hedgerows are of low to moderate value.
4.3 Access

4.3.1 Site Access

The proposed development will be served by a new priority junction arrangement via the A38 Bristol Road. The access proposed includes footways on both sides of the access road into the site. Footways will also be provided on the Bristol Road along the site frontage.

In addition an uncontrolled pedestrian crossing with a 1.5 metre wide pedestrian splitter island is to be provided to the east of the proposed vehicular access to connect to the existing footway to the north of the site.

4.3.2 Internal Movement & Parking

The internal residential streets will be designed with pedestrian and cyclists as a priority and in line with Manual for Streets. The layout will provide a permeable network of streets to encourage walking and cycling.

The scheme will also be designed to accommodate the local municipal and emergency services as required.

It is proposed that the roads within the site will be built to an adoptable standard and likely to be offered for adoption with some private drives.

Car parking will be provided in line with standards set out in North Somerset Parking Standards Supplementary Planning Document (November 2013).

4.3.3 Accessibility DDA

Level access into each dwelling will be provided from the parking space, driveway or roadway. Level access will normally be provided to the front door of the dwelling. Where this is not possible it will be to the side door.

4.3.4 Access to Local Facilities

The local highway network in the vicinity of the site and throughout Langford is generally flat and straight and considered suitable for use by cyclists and pedestrians.

4.4 Community and Safety

The layout has been designed very much with community safety in mind as detailed below:

- Environmental quality and sense of ownership: there is clear definition between public and private spaces, with all rear gardens enclosed by high walls or fences, and access to rear garden areas protected by lockable gates.
- Passive surveillance: all public areas are overlooked by houses, pedestrians and vehicle movements. Houses with corner plots have dual aspect.
- Access and footpaths: the layout is pedestrian and cycle friendly with connections to the A38 at each end and onto Says Lane.
- Highway safety: vehicle speeds are kerbed by changes of direction at a maximum of every 60 metres, rumble strips at strategic points.
- Car parking: cars are generally parked within the secure curtilage of the plots. Cars parked on-street are within mews 1 and 2 and are directly overlooked by houses.
- Rear gardens are separated by fencing and/or walls to a height of 1.5 metres.
4.5 Engineering and Services

4.5.1 Flood Risk and Surface Water Drainage

The site is in Flood Zone 1, at low risk of flooding, according to the Environment Agency Flood Map for Planning, and residential development is therefore appropriate in accordance with the guidance given in the National Planning Policy Framework on flood risk. The site has a gentle fall of about 1 in 60 from southwest to northeast, and is not vulnerable to surface water runoff according the Environment Agency surface water flooding maps.

There are no drains or ditches serving the site, and the land tends to fall towards the A38 where surface water drainage is gathered by a highway drain under the footway adjacent to the site.

A site investigation has been undertaken which shows that the ground conditions have low permeability. The proposed surface water drainage system will employ sustainable drainage features such as permeable drives, an infiltration swale along the A38 frontage (but within the site) and an infiltration pond at the low point in the northeastern corner of the site. The swale and pond will add to amenity and provide an attractive landscaped setting for the site.

The drainage system will be designed to contain the 1 in 100 year storm on site, (with additional 30% storage to accommodate climate change effects). If the infiltration system is inadequate, North Somerset Council would be prepared to consider a connection to the highway drain, provided it has capacity and is in suitable condition.

The proposed drainage system will therefore employ sustainable drainage techniques (SUDS) and the development will not cause increased flood risk off site – indeed, it is likely to reduce runoff causing nuisance on the A38, and will therefore bring betterment to the environment. The removal of farming, albeit sheep farming, will improve water quality entering the environment.

4.5.2 Foul Drainage

Wessex Water has supplied a copy of their sewer record plan and a 150mm sewer lies in Says Lane, to which a gravity connection is proposed from the dwellings. Consultations will be held with Wessex Water to ensure that their existing system has capacity to receive the flows, or it will be improved accordingly by agreement with Wessex Water. Modern low water use appliances will be used, to minimise the demands on the Wessex Water network.

4.5.3 Utilities

The dwellings will be designed efficiently to minimise their demands for energy, and with low water use appliances. It is proposed to connect to the main gas, electricity, BT and water utility plant which is located in the A38, and consultations will be held with the utility companies to provide capacity. BT and electricity also run along Says Lane.

There are no known services within the site which will require diversion.

4.5.4 Street Lighting

Appropriate street lighting in agreement with the Council will be detailed at Reserved Matters.

4.6 Refuse and Recycling

North Somerset Council collect refuse and green/garden waste on a bi-weekly basis and recycling and food waste every week. Each property has a wheele bin for refuse, a box for recycling, a brown caddy for food waste and residents can purchase green bags for garden waste.

The bins/boxes will be stored in private rear gardens and presented at the edge of the highway on collection days. The road layout is designed as a continuous loop so that there is no need for the refuse vehicle to reverse or manoeuvre. All houses have access to their rear gardens.
5.0 CONCLUSION

The proposal aims to create a high quality, sustainable residential development in the village of Langford, on the A38 midway between Churchill and Lower Langford, in North Somerset. The site is directly alongside the village boundary and creates a natural infill on the south side of the A38, at the junction of Says Lane.

The site plan has been designed with care and imagination and informed by study of the ancient village of Lower Langford, some 300 metres from the site. The layout is based on current best practice and follows the guidelines in Manual for Streets. The layout has a central access from the A38 and a varied and characterful sequence of routes and spaces, focusing on the Green in the centre. Connectivity with the village at large is created by the careful provision of two pedestrian links onto the A38 and a third onto Says Lane. The site is well screened on all sides by existing trees and hedgerows.

A wide mix of house types has been proposed for the development, including two, three and four bedroom, both open market and affordable dwellings, thereby appealing to a wide market. The development has the potential to create a sustainable, mixed tenure community, which will help to meet the need for affordable houses and the demand for new market housing in this part of the country.

In summary, this development would create many benefits for the area, including:

- Creation of an attractive highly characterful residential development which would reinforce the character of the area, relating particularly to the ancient village of Lower Langford.
- Provision of 43 new family houses, which would expand choice within the area.
- Boost to community facilities within the village.

This modest proposal is an excellent use of this site, which will enhance the character of the village and provide additional residents who will fuse with the existing community to create a cohesive whole.