INTRODUCTION

Introduction
Gladman Developments Ltd has successfully invested in communities throughout the UK for over 30 years, developing high quality and sustainable residential, commercial and industrial schemes. A process of public consultation is being undertaken by Gladman Developments Ltd in order to present the emerging development proposals for land south of Cambridge Road, Langford to the local community. We are proposing a new residential development of up to 150 homes and associated green infrastructure. The site has been provisionally allocated for housing under emerging Local Plan Policy HA1. The purpose of this consultation process is to outline the details of the draft scheme and seek comments from the local community which will be considered before the outline planning application is submitted to Central Bedfordshire Council.

Site Description
The site comprises 7.5ha of agricultural land and is located adjacent to the south eastern edge of Langford. The site comprises two relatively flat, medium sized rectangular parcels of arable land. The site is bound to the north by Cambridge Road, to the east by the mainline rail corridor, to the west by residential development and to the south by Poppy Hill Farm. A track flanked by hedgerow and a Public Right Of Way, bisect the site north to south. A woodland block is prominent within the south western section of the site, with site boundaries predominantly comprising fragmented hedgerows punctuated with intermittent hedgerow trees.

Housing Need
Every Council is required by the Government to significantly boost the supply of housing and to make planning decisions in the light of a presumption in favour of sustainable development. Central Bedfordshire Council is required to provide enough housing land to meet its future housing needs. Approval of this development will help towards meeting the housing needs within the local authority area.

Why is the site suitable for development?
The site is sustainably located with easy access to a wide range of existing community amenities and the local public transport network. It is a logical housing site with existing development to the north and east and is located adjacent to the existing road network.

The Application
Gladman Developments Ltd intends to submit an outline planning application to Central Bedfordshire Council in the near future. This would establish the principle of development.

Development Proposals
- A residential development to include up to 150 new homes (including 35% Affordable) of varying sizes, types and tenures.
- Green Infrastructure, comprising: new publicly accessible greenspace, recreational paths, tree, shrub and woodland planting along with sustainable urban drainage.
**HISTORIC CONTEXT**

**Historic Maps**

The historic maps below show the proposed development site in the context of the growth of Langford since the late 19th century.

The earliest map of 1881-82 shows the site in the context of a pre-industrial agrarian landscape, transected by a network of paths and tracks along which settlements have evolved. In general, the transport infrastructure has remained essentially unaltered over the mapping period, with the main roadways, and rail network forming prominent features within the landscape, along with the meandering River Ivel. The configuration of the field parcels are evident reflecting the enclosures in the 18th and 19th century.

Development in the area was minimal up until the 1960’s. Before this residential development was focused sparsely along the main streets (High Street, Church Street, Station Road, Cambridge Road and the Leys). During the 1960’s and 70’s there was a significant increase in development along the main streets, generally becoming denser, with the exception of development along Station Road.

More recently modern infill development is proposed towards the eastern edge of the settlement with a number of consented developments under construction. There has been little change to the surrounding field pattern, including the site itself. The development proposals will seek to retain and reflect the field pattern and will incorporate the track and PROW which bisect the site from north to south.
**Landscape Character**

The site comprises arable land at the edge of Langford. The site lies within National Character Area (NCA) 88 ‘Bedfordshire and Cambridgeshire Claylands’, published by Natural England, with the following key characteristics of relevance to the study area:

- Gently undulating, lowland plateau divided by shallow river valleys...
- Variable, scattered woodland cover comprising smaller plantations, secondary woodland, pollarded willows and poplar along river valleys, and clusters of ancient woodland...
- Predominantly open, arable landscape of planned and regular fields bounded by open ditches and trimmed, often species-poor hedgerows...
- A number of historic parklands, designed landscapes and country houses... provide a strong sense of history and place;
- Settlements cluster around major road and rail corridors, with smaller towns, villages and linear settlements widely dispersed throughout, giving a more rural feel.

The Central Bedfordshire Landscape Character Assessment locates the site within the following Landscape Character Types ‘4C: Upper Ivel Clay Valley’ and ‘5G: Dunton Clay Vale’. The key characteristics are as follows:

- A level wide river valley with many rivers and tributary streams...
- Large and medium scale geometric arable fields are bounded by hedgerows in mixed condition with some hedgerow trees...
- Essentially an open arable landscape with limited woodland cover. Occasional mature hedgerow trees and roadside oaks on wide grass verges are a distinctive feature;
- Individual farmsteads and associated agricultural buildings occur occasionally throughout the landscape;
- Historic centres of villages (such as Langford) feature stone churches, red and yellow brick and render buildings with clay tile and slate roofs, while on the outskirts of settlements and spreading along roads there is more modern development in mixed materials;
- Open views over level arable farmland contrast with more intimate, enclosed pastures along the immediate river corridors;

**Settlement Character**

Langford was originally a Saxon settlement along the River Ivel. An extended linear settlement, the Church of St Andrew (Listed Grade I) forms the historic core. The vernacular is predominately yellow brick and render with clay tile and slate roofs. Multiple extensions to the village have occurred since the 1960s, introducing a mix of semi-detached properties spreading along the main routes in addition to recent modern infill development.
Site and Setting

No specific landscape policies or landscape designations apply to the site or immediate context.

The site comprises two relatively flat parcels of arable farmland and lies along a low lying vale landscape to the southeast of the existing settlement edge of Langford. Residential development adjoining the site to the west as well as the railway corridor located to the east, influence the character of the site, as does a number of agricultural structures located adjacent to the site’s southern boundary.

The site is visually well contained to the west and to the north by existing residential development. To the east lies the railway, beyond which there are a broad collection of open agricultural fields permitting partial long distant views towards the site.

Residential dwellings with views onto the site are limited to those backing onto the site to the west and north-west. These views are partially screened by the existing trees and hedgerows along the site boundaries and within existing gardens.

There are views of the site from the Bridleway which traverses north to south through the site. Views of the site from the wider PROW network are permitted from select locations to the south, partially contained by intervening hedgerows and trees.
What are the local facilities?

The site is sustainably located with easy access to public transport links and the local footpath network. The local bus routes provide access to Biggleswade, Hitchin, Potton and Sandy. The local centre provides a number of facilities including a post office, foodstore and other amenities such as a public house and a primary school. The proposed residential development would be located within close proximity, providing easy access to local areas of open space and recreation. The local playing fields are located approximately 1.1km to the north-west of the site to the west of Church Street. Henlow Common and Langford Meadows Local Nature Reserve lies approximately 560m to the west of the site along the western banks of the River Ivel.
Key Considerations

The assessment of the site and its surroundings has identified a number of features which should be protected, retained and enhanced wherever possible as part of the development proposals for the site. These considerations provide the opportunities and constraints for development and have been used to inform the preparation of the Framework Plan.
The Framework Plan addresses the constraints and opportunities identified for the site. Proposed green infrastructure (GI) wraps around the development, serving to set the proposals within an established landscape structure of retained and proposed tree and vegetation cover, as well as enhancing ecological corridors through the site. Public Open Space (POS) and GI covers approximately 35% of the total site area. This will comprise new tree and shrub planting, a conveniently located and equipped children’s play area, habitat corridors, attenuation ponds (SuDS), traffic free pedestrian routes and informal recreational areas. Public Rights of Way will be retained with the existing bridleway through the site enhanced with tree planting and appropriate surfacing to create an attractive route through the development.
Have Your Say

Thank you for taking the time to view this information. Your comments and suggestions will be taken into account when formulating the final planning application submission. All comments and feedback will be provided to the Local Planning Authority as part of the planning application.

Comments can be sent via the website:
www.your-views.co.uk/cambridgeroadlangford

Or you can respond by email:
comments@your-views.co.uk
(using "Cambridge Road, Langford" as the subject line)

Or by post:
Your Views; Cambridge Road, Langford
Gladman Developments Ltd
Gladman House
Alexandria Way
Congleton
CW12 1LB

Gladman consider all correspondence received and our response to the issues raised will be set out in a Statement of Community Involvement (SCI).

As part of the planning application, Gladman will submit a complete copy of all correspondence received (including any details such as your name, address and email where you have provided them) to the Local Planning Authority. This ensures all your comments are available to the Council during their consideration of the application and shows who we have consulted. As the SCI forms part of the formal application documents, the Council may publish it online, subject to their own Data Protection policies.

Should the application be the subject of an appeal, the same information will be forwarded to the Planning Inspectorate.

If further consultation is carried out as part of the planning process, Gladman may use your details to make you aware of this and to ask for your views, but will not use this information for any other purpose.