Welcome to this exhibition which shows emerging plans for land owned by University of Bristol at Langford.

The University of Bristol owns a 5 hectare (12 acre) site at the north of Langford village bounded to the south by Pudding Pie Lane, to the east by Stock Lane and to the north by Jubilee Lane.

The University has appointed a project team to look at ways of redeveloping the site as a new, sustainable extension to Langford.

The current proposals are for approximately 150 new homes, together with a new community hall and significant open space provision. The development would also improve pedestrian and cycle linkages across the site.

Have your say:

The University would like to hear the views of the local community and invite public comment.

ABC has been appointed as an independent facilitator to organise a programme of public consultation on behalf of the University and it's project team.

Having looked at the exhibition please let us know what you think by completing one of the comment forms which you can either post in the box provided or return to the address shown on the form.

You can also view the exhibition material online at:

www.bristol.ac.uk/estates/projects/langford
The Site

- The proposed site is located adjacent to the northern fringe of Langford, bordered on three sides by existing roads and lanes.

- Stock Lane to the east provides the main vehicular route to the site, providing a link from the A38 to the south and the A370 to the north.

- Pudding Pie Lane to the south of the site is a residential street with mature planting and a mixture of on street and off street parking.

- Jubilee Lane is a narrow lane to the north of the site and has a rural character with mature trees and hedges and woodland located beyond to the north.
1. The site has a very gentle slope downwards to the north without any significant change in levels.

2. The existing layby on Stock Lane provides the ideal location for access to the site and can be converted into a single new junction (proposed vehicular routes indicated by solid yellow arrows).

3. The proposed development can offer important safe pedestrian and cycle routes to the Veterinary School and Jubilee Lane linking through to the areas beyond (proposed routes indicated by dashed blue arrows).

4. The existing trees and hedges within the site can be retained to create the basis for a green neighbourhood. The existing trees and hedgerows can be added to or reinforced creating play areas, natural avenues and landscaping buffers to sensitive boundaries such as Jubilee Lane.

5. The development will be a sustainable extension to Langford, being a continuation of the existing residential area and existing development at Pudding Pie Lane.

6. There is an opportunity to move the existing overhead electric cables crossing the site underground to reduce their impact (service route indicated by black dashed line).

7. Community benefits such as a community hall, natural habitat landscaping, community orchards can also be added.
The planning application will be determined in accordance with the relevant planning policies which are set out in the North Somerset Core Strategy and those saved in the North Somerset Replacement Local Plan (2007). The National Planning Policy Framework which sets out Government policy is also an important consideration.

The Core Strategy shows that the site is not located within the Green Belt or any other designations that prevent its development. However to the south west of the site there are trees that are protected by a Tree Preservation Order. There are no listed buildings on the site and it is not within a flood zone.

According to national policy, the housing policies within the Core Strategy, including those which concern where housing should be located are out of date. Therefore the application must be determined on the basis of whether the development constitutes sustainable development and whether there are any adverse impacts that would outweigh the benefits of bringing forward the site for development. In this instance the key benefits of the development is bringing forward much needed additional housing and associated community benefits.

At this stage, the technical assessments have not found anything that would outweigh these benefits.
Masterplan Concept

The proposed development will introduce green corridors that follow the routes of the existing hedgerows and introduce new pedestrian & cycle links across the site.

These green routes will provide the location for safe pedestrian and cycle priority routes across the site.

Recreation and Play space

The green spaces could also potentially include:

- Community Hall
- Wildflower planting
- Fruit tree orchards
- A children’s playspace
- A community / educational garden

Identity and Character

- Traditional housing layout to complement Langford.
- Predominantly two storey dwellings with pitched roofs.
- Mixture of house types and materials in keeping with locality.
- Dwellings to provide natural surveillance.
A new junction off Stock Lane is proposed to form the main vehicular entrance to the site.

A separate vehicular entrance will serve the community hall car park.

It is proposed an existing site access off the corner of Stock Lane & Jubilee Lane is also utilised as a secondary vehicular entrance for emergency vehicles only.

Vehicular routes split down and decrease in scale to serve separate areas of the development.

A combined pedestrian and cycle path is proposed to provide additional permeability to the site. These will link the residential areas & amenities to the south and west to the University site, employment zones & woodlands to the north & east.
Community benefits could potentially include:

- A new community hall.
- A community / educational garden.
- New recreation and play areas.
- Access to new pedestrian & cycle routes across the site.
- Highway upgrades to Stock Lane.

Sketch View of potential community hall

Examples of potential community hall uses
Your comments and views are important

Your comments and views will be important in helping to shape the emerging plans and will be carefully considered by the University and its design team as they proceed to draw up more detailed proposals.

If you leave contact details at the exhibition we will make sure you are kept informed about the progress of this application.

What happens next:

Feedback from this exhibition will inform the work of the masterplanning team as they develop the final scheme ahead of submitting an outline planning application in May.

Once the application has been registered North Somerset Council will formally consult on the proposals and you will be able to view the planning documents and comment online at www.n-somerset.gov.uk following links to the online planning portal.

If you have any queries about this exhibition or the consultation process please contact:

ABC, consultation co-ordinator
Email: info@abc-pr.co.uk  tel: 0117 977 2002