

Welcome to this public consultation event for
**PROPOSALS FOR LAND TO THE REAR
OF 175-229 HIGH STREET, ARLESEY**

CALA



Welcome to this public consultation event for our proposed residential development of around 147 desirable new homes at Land to the rear of 175-229 High Street, Arlesey. Thank you for taking the time to attend our event.

To ensure that we can provide a safe and inclusive consultation, we are also undertaking a virtual exhibition which can be accessed at www.arlesey.consultationonline.co.uk

About Cala Homes

Cala Homes is a major UK home builder focused on building well-designed, high quality homes, in prime locations throughout the South of England, the Midlands and Scotland. Cala has been awarded the maximum 5 Star rating in the Home Builders Federation's National New Homes Customer Satisfaction Survey 2021, for the fourth year running.

We differ from other homebuilders by focusing on delivering exceptionally designed homes and communities in highly desirable locations. Cala adopts a consultative approach to design and planning activities that engages with local communities, interest groups and local authorities.

PROPOSALS FOR LAND TO THE REAR OF 175-229 HIGH STREET, ARLESEY



Our Proposals

Cala Homes plans to submit a proposal for around 147 high quality homes, including at least 30% affordable housing.

The scheme will include a range of property sizes to deliver a balanced community. This will include a range of house types up to five bedrooms and apartment types up to two bedrooms.

There are a number of community benefits that will be delivered as part of Cala's development, including:



New open areas including recreation space for children and extensive new tree planting



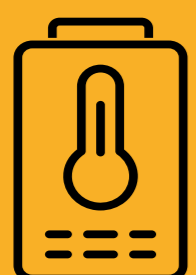
Biodiversity enhancements, including wet ponds for the attenuation basins



Provision of electric vehicle charging points for each new home



A significant financial contribution towards local infrastructure and education provision

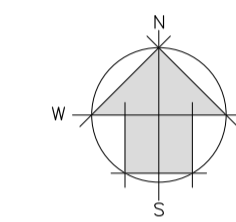
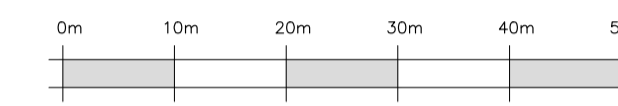


Sustainability measures including air source heat pumps in all homes



Improved infrastructure including further sections of the Arlesey Relief Road

PROPOSALS FOR LAND TO THE REAR OF 175-229 HIGH STREET, ARLESEY



REV DATE AMEN APP REVISION

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Architectural Design and Technology
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CLIENT: CALA Homes North Homes Counties

PROJECT: Phase 3, High Street, Arlesey

DRAWING: Layout Plan

DRG. NO: 20/006/SK001P10

SCALE: 1:500@A1 DATE: June 2022

DRAWN: CW APPROVED: JR

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Landscape and open space

The site is located to the West of High Street, Arlesey, to the rear of the existing residential development and directly south of the existing Cala sites at Arlesey Grange known as Arlesey Phase 1 and 2, where construction here is now almost complete. These earlier phases will connect to this site via the sections of the Arlesey Relief Road.

The site is part of a larger parcel of land in Arlesey that has been allocated for development by Central Bedfordshire Council's Development Plan. The larger site, known as Arlesey Cross, will deliver a minimum of 1,000 new homes as well as new employment spaces, a new school, health facilities, improved infrastructure, as well as environmental improvements.



Recreation space for younger children and teenagers



Informal open space at the centre of the development forming the 'village green' for relaxation with friends and family



Inclusion of the Public Right of Way footpaths and maintenance of the existing bridge over the railway line to the West of the development



Maintenance of existing hedgerows and trees at the North of the development, with extensive tree planting across the site



Improved infrastructure, including extension of the Arlesey Relief Road which bisects the site from North to South

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- — BOULEVARD
- PLAY ELEMENTS
- STREET TREES

Informal Play Area
Traditional play to encourage immersive natural play. The design of this area will incorporate imaginative, versatile elements in which children can play and interact.

The inclusion of informal exercise/play/ recreation elements along the route in addition to street furniture will be balanced with active and passive areas.

Planting types will maximise biodiversity, with shrub and herbaceous species selected to attract invertebrates and butterflies, and greened walls, climbers and trees to provide foraging habitat and nesting areas for birds

Public Open Space
New informal and casual public open space will be provided including some POS features which also form part of the sustainable drainage strategy for the site, namely attenuation basins

Biodiverse edge. Opportunity for fruit/nut bearing trees/shrubs to create a 'foraging walk'.

SuDS + Ecological features
This include sinuous, varied-height shelves for maximum aquatic and marginal biodiversity, encouraging but managing local exposure to risk along a water body.

Doorstop Play
Occasional play spaces with seating provision for community amenity.

Woodland Screen
Planting along this boundary will be carefully selected to assist with screening the properties as well providing privacy.

Additional tree planting will be created to strengthen boundary edges.

Pedestrian Link / Doorstop play
An informal naturalistic play area will be provided to cater for younger children consisting of mounds, undulations, boulders, logs and items for creative & imaginary role play.

It will be accessible to the wider environment by the many links within the scheme.

Any informal play items will be timber and sourced from a sustainable source and will be inkeeping with this beautiful rural setting

Central Park
Breakout space for incidental doorstep play. Potential for a trim trail adjacent a crushed gravel path that is set back from the road to create a more natural and immersive route for inhabitants to walk/jog/dog walk, etc.

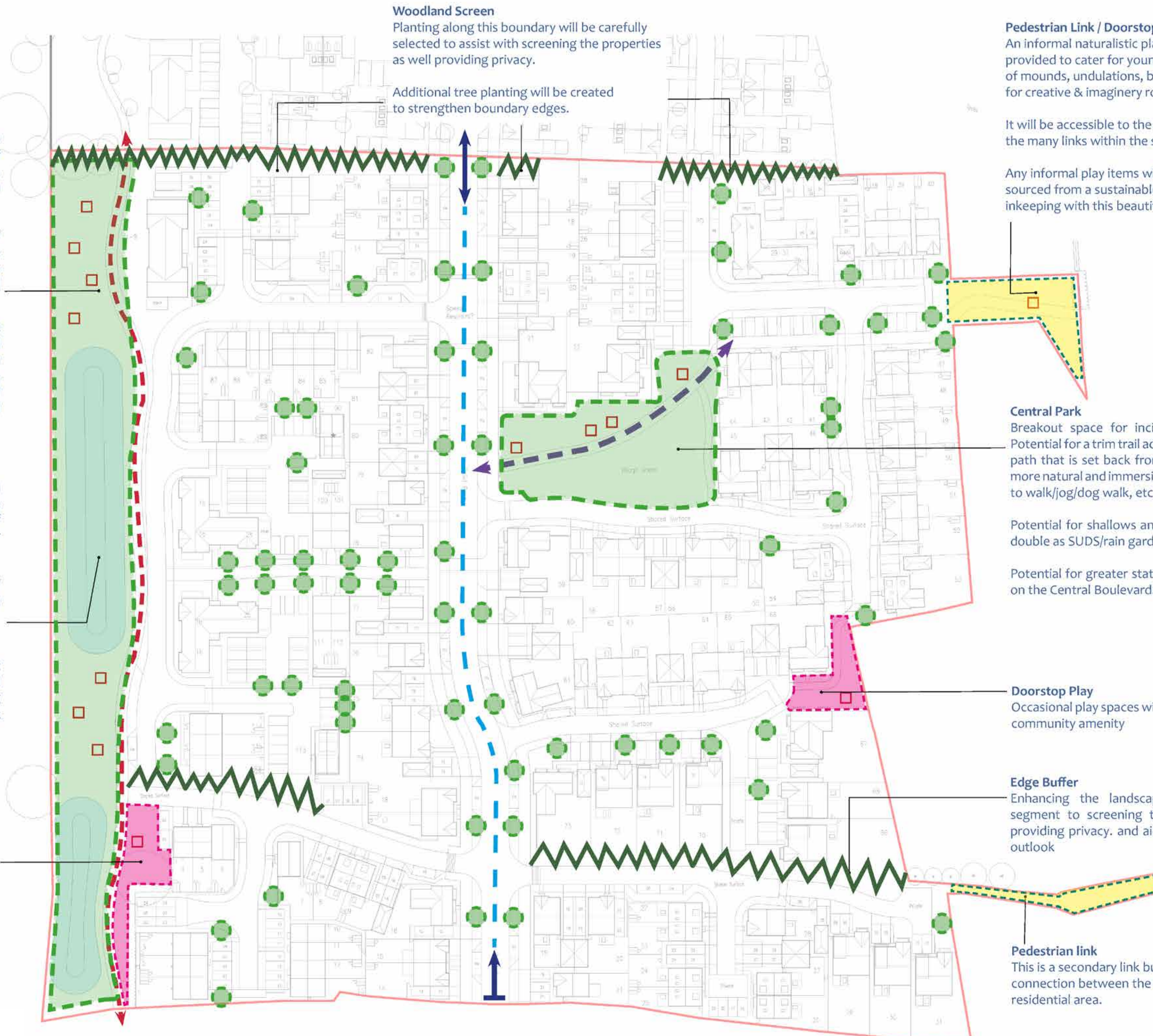
Potential for shallows and depressions can also double as SuDS/rain gardens

Potential for greater stature trees to be located on the Central Boulevard.

Doorstop Play
Occasional play spaces with seating provision for community amenity

Edge Buffer
Enhancing the landscape buffer along this segment to screening the properties as well providing privacy. and aid with protecting their outlook

Pedestrian link
This is a secondary link but an accessible connection between the High Street and this residential area.



Proposed site layout

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Ecology and Wildlife Strategy

Cala has undertaken Ecological Surveys to understand the biodiversity value of the site. The proposal will deliver biodiversity net gain as part of the policies pursuant to the Council's Development Plan.

The development proposal includes the retention of hedgerows and trees on the Northern and Southern borders of the site and the layout will reflect the need to respect the required root protection zones. Further hedgerow planting will take place, with gaps in existing hedgerows being filled.

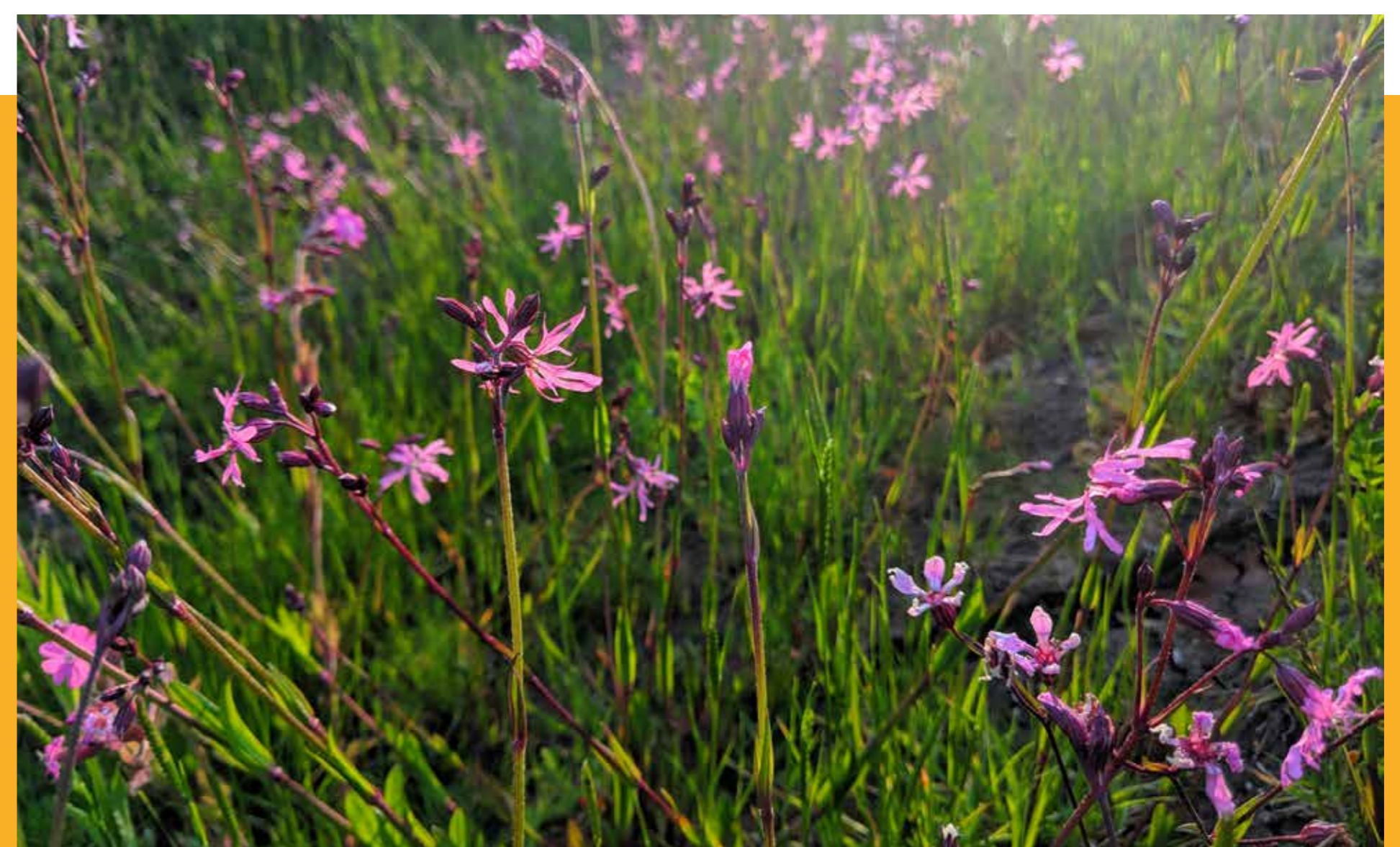
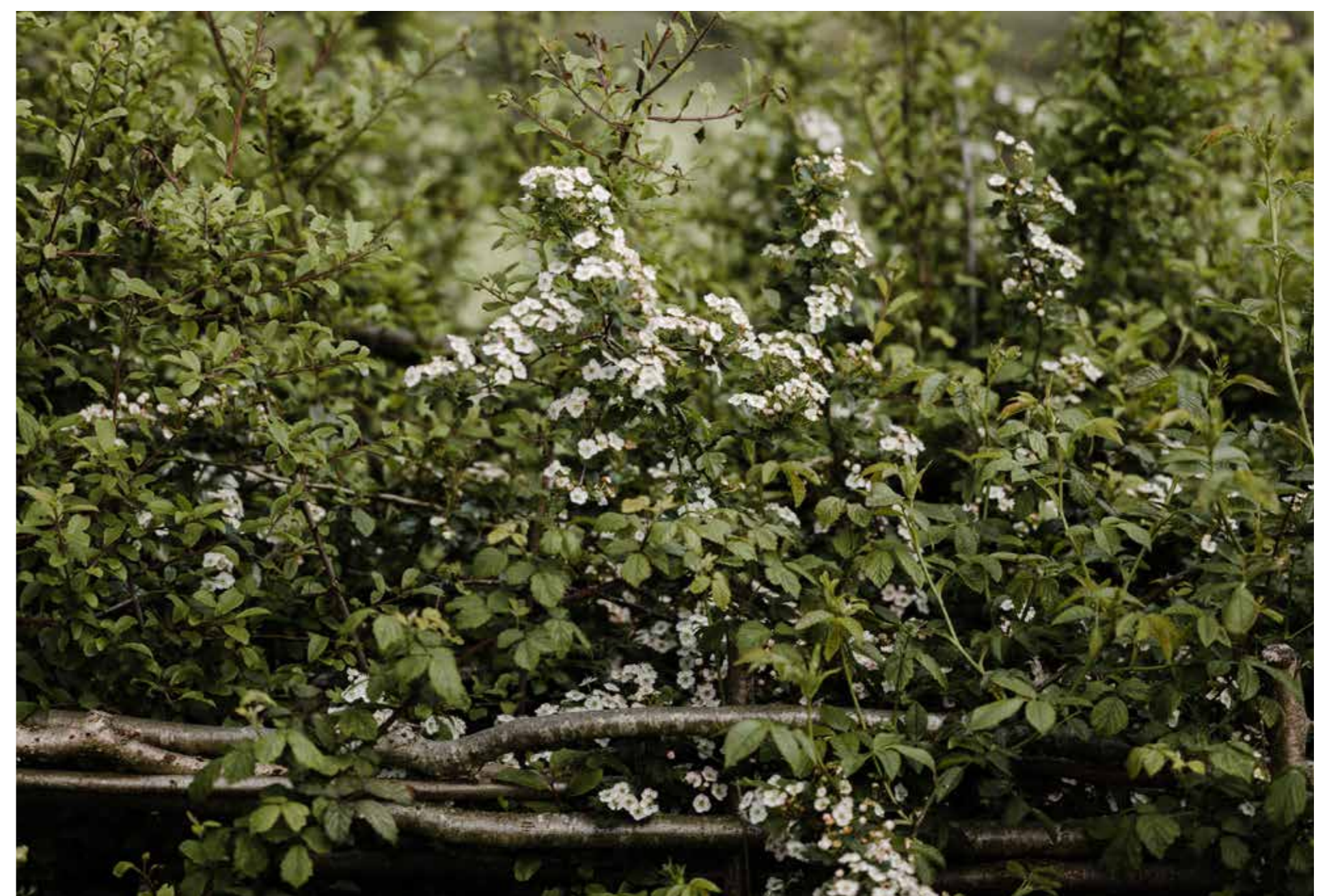
A range of biodiversity enhancement features such as fruit tree planting, nectar rich planting and bird boxes within maintained hedgerows will take place throughout the site.

As part of Cala's Sustainability Strategy, Bat Boxes, Swift Bricks and Bee Bricks will also be incorporated into the homes, to encourage habitat biodiversity.

Drainage Strategy

The site is allocated within Flood zone 1 as identified by the Environment Agency Planning Maps and therefore the site is at low risk of flooding.

A drainage scheme is being developed which will allow the surface water from the site to drain into the proposed attenuation basins.



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Housing design

The style and materiality of the new homes will reflect the architecture found within the earlier phases to ensure the developments read as cohesive and integrated residential area.

Unifying features on each of the house types along with a consistent mix of detached, semi detached and terraced units will ensure design continuity throughout the scheme.

The development will comprise predominantly of two storey homes, with some three storey apartment buildings. The majority of homes will be finished using a light or red brick, however some will use boarding and render similar to homes in the earlier phases, to ensure design cohesion throughout the development.



Cala Homes at Arlesey Grange

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Highways and parking

The road design for this site took influence from Phases 1 and 2, dictated primarily by the alignment of the connecting Relief Road through which vehicular access to the site is available. The Relief Road will bisect the site from north to south, allowing us to join up to future sites within the larger Arlesey Cross Masterplan area.

All homes on the site will have levels of parking provisions in line with the Council's parking requirements. Over-sized garages will be provided to ensure that they are large enough to park a car, along with the ability to store bicycles as well.

Electric vehicle charging points will be provided for all new homes and accessible to all apartments.



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Have your say

If you would like any more information, or have any questions, please call our freephone information on **0800 298 7040**.

The proposal is for the development of a high quality and considerate design, which will provide new homes with a character that complements this part of Arlesey.

All the comments received today and following this event until the consultation ends on **4th August 2022**, will be considered when we prepare the detail of our planning application.

Thank you for taking the time to attend our exhibition.

There are lots of ways to give us your feedback.



www.arlesey.consultationonline.co.uk



feedback@consultation-online.co.uk



Cala Homes at Arlesey Grange