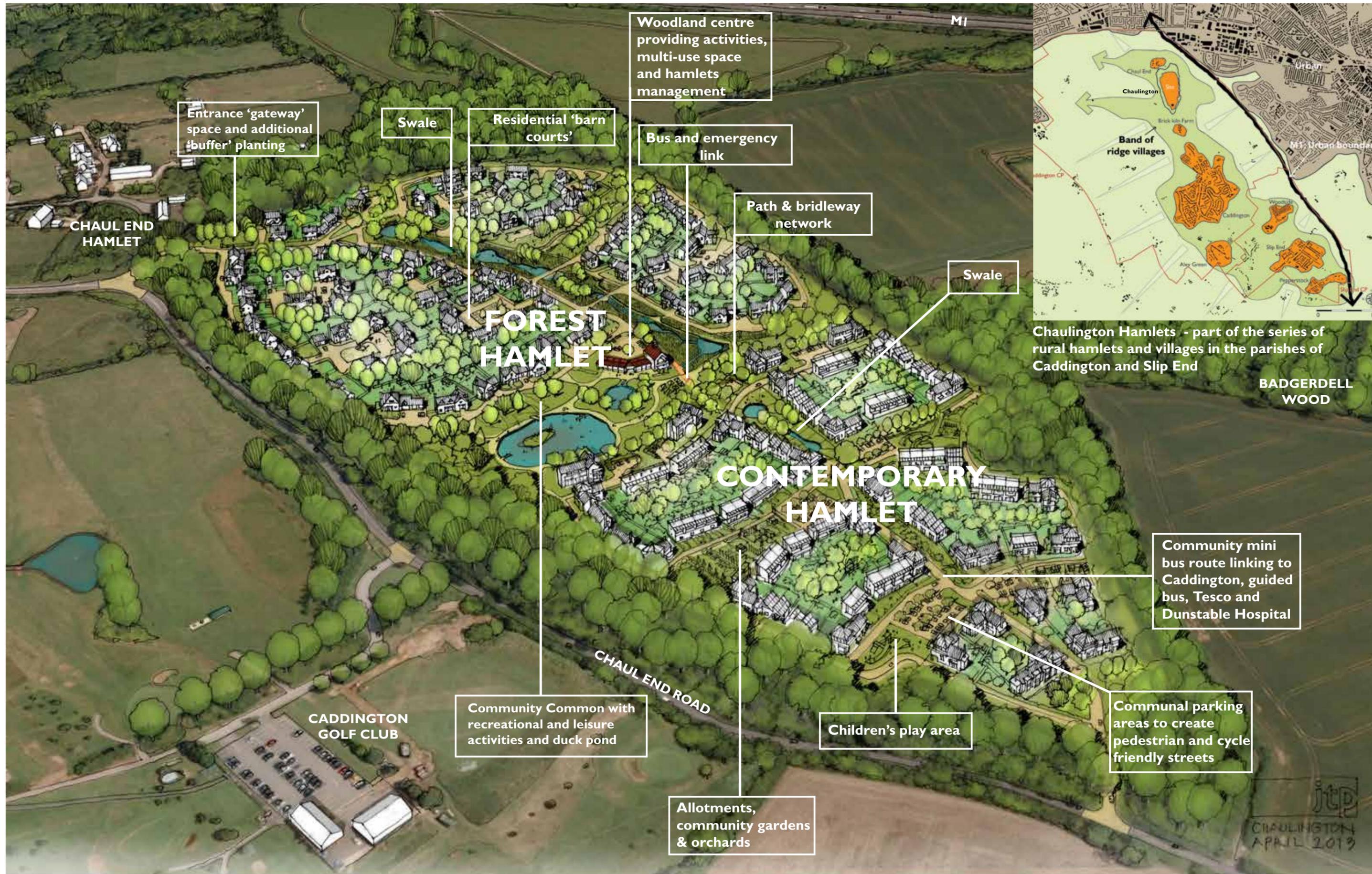


A New Vision for Chaulington Illustrative Aerial



A New Vision for Chaulington Community Planning Weekend Report Back Newsletter



April 2013



Community Common with Duck Pond

A Vision for Chaulington

These are just some of the ideas to emerge at the Vision for Chaulington Community Planning Weekend (CPW):

- Residential hamlets set in a tranquil landscape surrounded by woodland
- A mix of home types and tenures to create a balanced community
- A new 'heart' established with a multi-purpose community building facing a new common with a duck pond
- A new minibus service linking Chaulington to key local destinations, and
- Improved foot and cycling provision to Caddington.

Background

Chaulington is the working name for a 27 hectare site owned by GM, which is currently used to store up to 6,500 vehicles produced in Luton. GM no longer needs a storage facility of this size and is looking to develop new proposals for the site. To do this, GM appointed architects John Thompson & Partners (JTP) to work with the local community and create a new Vision for Chaulington.

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“ We all feel linked together in Caddington so it's important to make sure the new people at Chaulington feel part of here. ”

Local resident



The Vision for Chaulington Community Planning Weekend was organised by John Thompson & Partners, architects and masterplanners on behalf of GM. If you would like any more information please visit www.chaulington.co.uk or contact Ieva Ansaberga, John Thompson & Partners at ia@jtp.co.uk or on Freephone: 0800 0126 730

jtp.co.uk

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Over 100 people participated in site tours, workshops and hands-on planning groups during the CPW. Following the public sessions the JTP team analysed and summarised the outcomes before drawing up the illustrated Vision for Chaulington. This was reported back to the community on Tuesday, 30 April 2013 at Caddington Village School.

At the CPW the community expressed a desire to continue to be involved in the development of the proposals for Chaulington. In response to this, GM announced that they are committed to maintaining an open dialogue as the proposals develop. Information updates will also be available at chaulington.co.uk



Contemporary Hamlet



Swale running through Forest Hamlet



Forest Hamlet Woodland Fringe



Community Common with Duck Pond and Woodland Centre Community Building



Key

1. Entrance 'gateway' space and additional 'buffer' planting
2. Residential 'barn courts'
3. Community mini bus route linking to Caddington, guided bus, Tesco and Dunstable Hospital
4. Bus and emergency link
5. Community Common with recreational and leisure activities and duck pond
6. Woodland centre providing activities, multi-use space and hamlets management
7. Allotments, community gardens & orchards
8. Children's play
9. Communal parking areas to create pedestrian and cycle friendly streets
10. Path & bridleway network
11. Swale

The outcomes from the public workshops have been analysed and are summarised below.

Retain rural villages structure

The Caddington and Slip End parishes are comprised of a string of villages and hamlets. The settlement pattern has remained the same for centuries, although many residents now commute elsewhere for work. It is important that new development at Chaulington fits into this existing rural villages structure. Urban sprawl to or from Luton is inappropriate and unwelcome.

“There’s a fear that housing will come marching over the hills. So not one brick closer to Luton!”

Principle of developing the site for housing

The site is currently an extensive vehicle storage area. There is recognition that the site is a suitable location for new homes, and the number has to be balanced with the cost of developing the site including putting in the necessary infrastructure and services. The existing woodland buffer creates the opportunity for a development that is physically contained and sensitive to its rural environment. The site’s secluded screened setting should define the character of the new settlement, which could be developed as a series of small hamlet clusters within a wooded perimeter.

“The site has a nice idyllic setting – that’s its unique selling point – it’s important to keep that.”

Links with Caddington

While Chaulington would not extend physically beyond the ‘natural’ woodland screening around the site, there is a desire that Chaulington should not be a ‘stand alone’ community but rather be linked with the Caddington community. This integration can be accomplished through of a network of green links, as proposed in the emerging Neighbourhood Plan, and by spreading the sense of community spirit that already permeates Caddington and is valued by residents of all ages.

“Chaulington will obviously have a different look and feel but we don’t want it to be a separate community.”

Chaulington’s character and identity

At the planning weekend the concept emerged of clusters of high quality, mixed tenure homes in a landscape setting and linked by a network of safe pedestrian and cycle routes. The internal road design should discourage ‘rat running’. Participants welcomed the suggestion of a ‘community heart’, with a multi-purpose building where people can meet and be informed about local activities and a common with a landscaped pond, providing a focus for the new development.

“Chaulington should become a new friend for the village rather than a threat.”

Improvements to Chaul End Road

Traffic along Chaul End Road needs calming and such measures should be implemented in association with the new development. Although there are road width constraints that lie outside GM’s control, there is an opportunity to introduce calming measures at the entrances to Chaulington and by the Golf Course entrance, which would have the effect of reducing speeds along the whole stretch between Caddington Green and Hatter’s Way (A505). Options to alter the junction with the A505 to allow right turns in the direction of Luton should be explored.

“Tame the car! Slowing down Chaul End Road would act as a deterrent to through traffic.”

Invest in a strong community

Caddington has a happy and well-balanced community, with people keen to see that this is replicated at Chaulington. Investment in a strong community can bring benefits and enhance what already exists. Caddington residents could benefit from the new development and also help welcome the new residents. Ongoing community involvement could perhaps lead to a structure of community management at Chaulington.

“We need to get Caddington’s community spirit into Chaulington.”

Invest in the “green” movement network

A community minibus connecting to key local destinations, if viable, would be a welcome amenity. Although cars will remain the main means of getting about, there is support for investment in a network of safe ‘green’ links in line with proposals in the emerging Neighbourhood Plan. These could be used for leisure purposes or as a viable means of accessing Caddington by foot or bicycle.

“The key thing is to link it all up.”

Continuing community participation

People appreciated the opportunity to participate in the creation of a Vision for the future of the GM site. It is important that good levels of communication continue to ensure that local people, including Chaul End residents, can work together with architects, planners and developers to create the optimum outcome. The community planning event underlined the fact there are a number of articulate and talented young people in Caddington whose enthusiasm and ideas should be supported and incorporated.

“You have given us a way to voice what we feel. I hope it will go forward with what we’ve said in mind.”