

A New Vision for Chaulington

Report Back, 30 April 2013



A Vision for Chaulington¹

Your invitation to our Community Planning Weekend



Community Planning Weekend:

Heathfield Hall

Friday 26 April 2pm - 6pm

Saturday 27 April 9:30am - 1pm

Followed by a Report Back presentation:

Caddington Village School

Tuesday 30 April 7pm

Everyone is welcome!

Please drop in for a short time, a few hours
or stay for the whole event if you can.

Contact

For further information about the Community Planning
Weekend, please visit www.chaulington.co.uk

Or contact our community line on Freephone 0800 086 769
or email chaulington@ppsgroup.co.uk



Friday 26 April

13.45 **Exhibition opens**

14.00 **Welcome and Introduction**

14.15 **Workshop 1 – The GM Site Today**

- What are the challenges and opportunities for developing the site?

- What is the site's relationship with its surroundings including the neighbouring villages?

Workshop 2 – Young People's Workshop

A chance for young people to talk about and draw ideas for the site

15.15 **Refreshment Break**

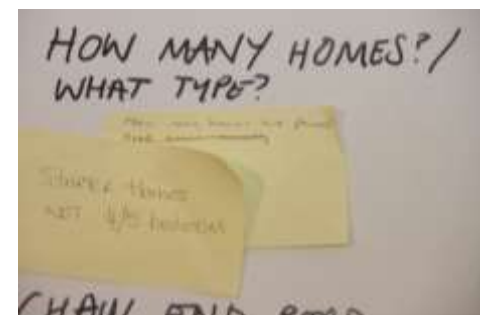
15.30 **Hands-on Planning Groups and Walkabouts**

Work in small, facilitated groups to consider key issues for the site and its relationship with the surrounding area and start to plan ideas for the future. Groups may choose to go on minibus tours of the site and neighbouring area to see and discuss opportunities.

17.15 **Refreshment Break**

17.30 **Reports Back from Hands-on Planning Groups**

18.00 **Close**





Saturday 27 April

9.30 **Exhibition opens**

10.00 **Welcome & Introduction**

10.05 **Workshop 3 - The Site Tomorrow**

- Housing and community facilities?
- Open space and recreation?
- Environment and ecology?
- Connections and accessibility?

Workshop 4 - Young People's Workshop

Another opportunity for young people to think about and draw ideas for the site

11.15 **Refreshment Break**

11.30 **Hands-on Planning Groups and Walkabouts**

Another opportunity to work in small, facilitated groups to plan ideas for the future. Groups may choose to go on minibus tours of the site and neighbouring area to see and discuss opportunities.

12.45 **Reports Back**

13.00 **Close**

Minibus tours of the site

In addition to the workshops, the community is invited to come on organised minibus tours of the vehicle storage site. Minibuses will leave at the following time from Heathfield Hall for a thirty minute tour.

Friday 1.00pm and 3.30pm

Saturday 9.30am and 11.30am



Informal conversations included those with:

- Young Mum and playgroup leader
- Retired couple, members of Caddhist
- People at Caddington & District Sports & Social Club
- Proprietor of Woodside Animal Farm
- Staff at Caddington Hall Residential Home
- Church of St John the Baptist, Markyate
- Staff at Slip End Pet Store
- Young Mums at Heathfield Centre
- Caddington Store and Post Office

*“I’ve been renting for four years.
I want to buy but it’s impossible.”*





COMMUNITY ANIMATION

“It’s a very desirable place to live, close to an airport, the railway, the countryside.”

“Everyone drives – it’s such a long way round on the buses.”

“Chaul End Road is so dangerous – there’s no grass verge to leap on to save yourself!”



Workshop with 30 children from Year 8

Majority lived in Caddington village – others from Slip End, Markyate, Aley Green, Kensworth, Woodside and a few from Dunstable and Luton (eg Lewsey Farm, Farley Hill).





one story
house

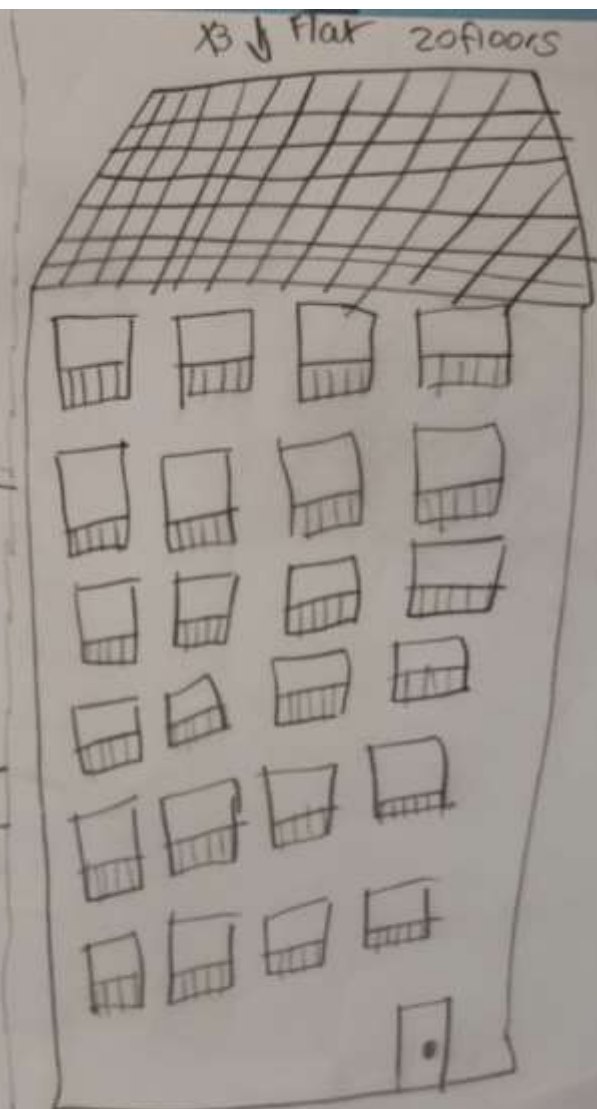
houses
separate!

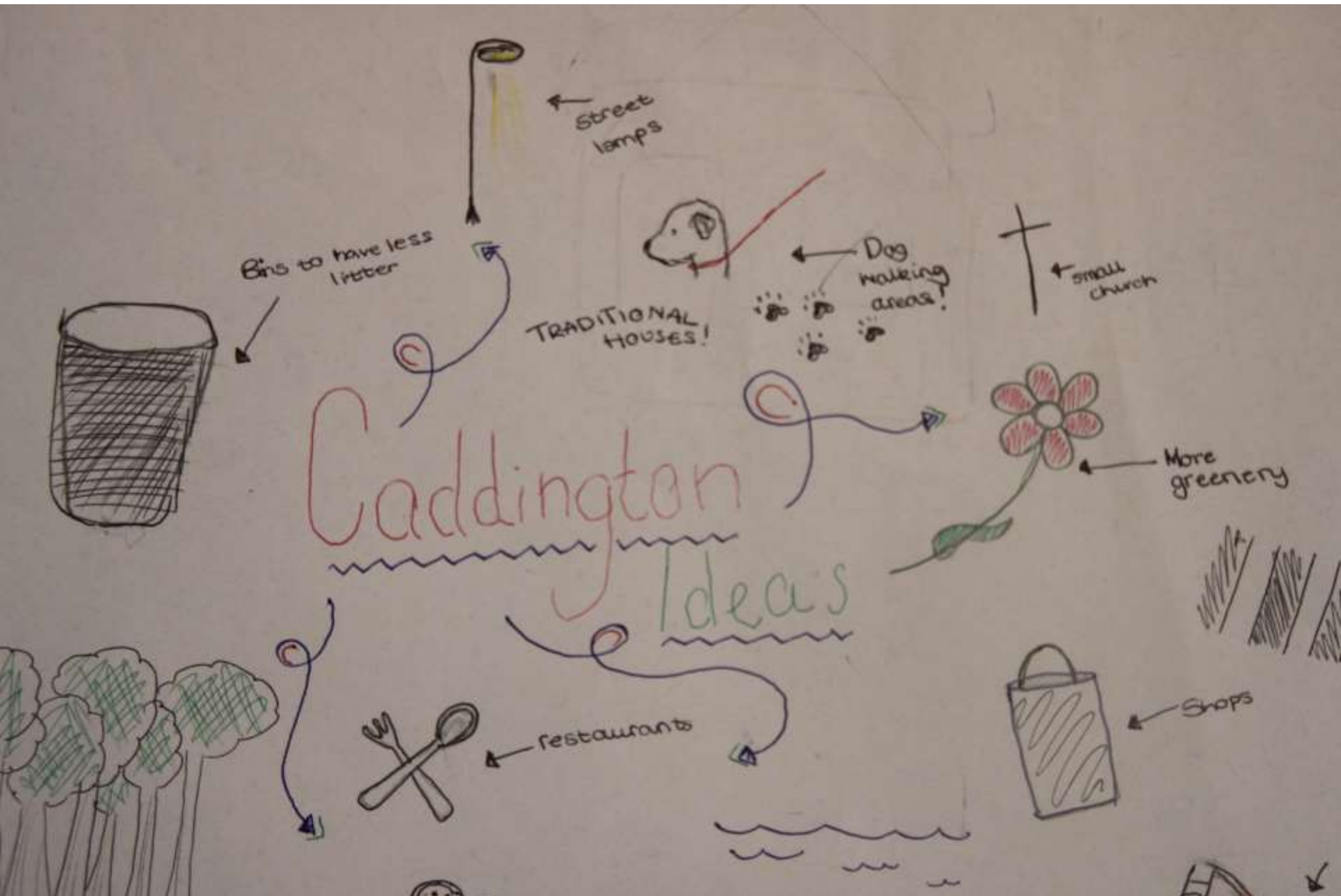
different
coloured
houses!



The House

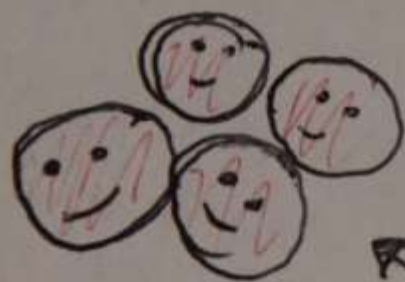




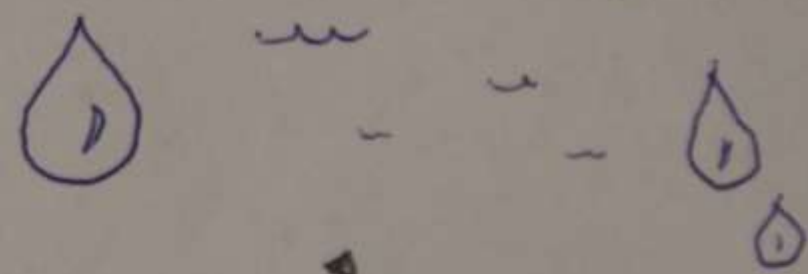
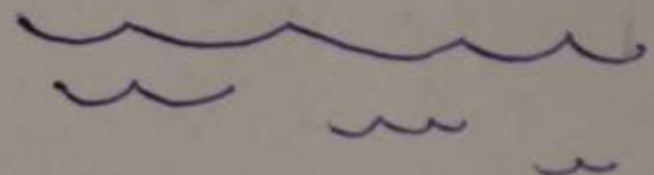




← restaurants



← places
to meet
friends/
community
centre



↑ swimming

Caddington Village School: Summary

We like....

- Country / rural environment – views, wildlife, fields, woods and wide open spaces
- Peace and quiet - not crowded
- Caddington village is compact and easy to get around - walking distance (for some) from home to school, shops and friends
- Housing design: large, modern but ‘cottagey’
- Friendly people and lots of good community spirit
- Popular local amenities: school with big field, small parks, shops and pubs

Caddington Village School: Summary

We don't like....

- Litter and dog poo, pot holes
- Busy roads and impact of traffic
- Difficult to get around: pavements suddenly end, lack of signage & lighting; dark alleyways (in winter); too few pedestrian crossings
- Not many dog walking places
- Poor public transport - difficult to get to other places; not many buses between Slip End and Caddington
- Some intimidation by groups of older teenagers
- Boredom – lack of things to do, especially at weekend
- Lack of bigger shops, restaurants and parking places
- Out of place buildings, eg flats in place of the Barn Owl pub

Caddington Village School: Summary

What about...?

- Better lighting in country lanes
- Dog walking areas & responsible dog owners
- Traffic calming to reduce speeding traffic; safe crossings
- More local facilities – e.g. children's gym, sports facilities, places to meet friends
- A shop next to the park
- Traditional detached housing with pitched roof and garage, stained glass windows, steps to the front door
- Eco features – solar panels etc
- A mixture of housing (cheap, middle class and expensive)

- 29th August 2012 Central Beds officers
- 29th August 2012 Ward members
- 30th August 2012 Gavin Shuker MP
- 24th October 2012 Chaul End Workshop
- 5th February Neighbourhood Planning Steering Group
- 13th March Neighbourhood Plan Forum

Community Planning Weekend

Friday 26-30 April 2013

Friday



TEAM SITE TOUR







Except for
loading















BRICK
KILN
BARN





Caddington Golf Club

Visitors and Societies Welcome

www.caddingtongolfclub.co.uk

GOLF COURSE & BAR

OPEN TO
EVERYONE!

GREEN FEES FROM ONLY
£5.00!

Caddington
Golf Club













VAUXHALL

High visibility jackets to be worn on site at all times.

IMPORTANT NOTICE:

All persons using this car park do so at their own risk, and for lawful purposes only. Neither Vauxhall Motors or IBC, without CCC approval, are liable for any loss or damage to persons or property incurred whilst you are at Vauxhall or IBC premises, save that resulting from the proven negligence of any Vauxhall or IBC employee, member or agent.

Site speed restriction is 10mph

All transporters are to keep within the Yellow line.
Do not drive onto designated car parking areas.

Keep to the left

Hazard lights and headlights are to be switched on at all times.

All vehicles and visitors are subject to random search



This is a No Smoking site your compliance is requested















DANGER
Deep water



Keep out































Welcome to

Stockwood Park



Athletics Track
Pedestrian access to Discovery Centre
and Riding Centre



Central
Bedfordshire

Welcome to
Central Bedfordshire

Central Bedfordshire Council



LITTLE GREEN
LANE









THE CHEQUERS

THE
CHEQUERS
PUBLIC HOUSE
ESTD
1840
THE CHEQUERS
PUBLIC HOUSE







ORCHARD CLOSE



Medigreen Pharmacy



EN56 SSX





Cornell Black
Accountancy
01582 381479

Beauty

01582 720700

01582 720700

SATURDAY 4TH
MAY
OPEN DAY
&
Second Birthday
celebrations
10am - 12pm
01582 720700

The co-operative food



Pizzeria

400887

Cafe no 7.

Cafe 7
Emergency Food
Ready in 10 minutes

Cafe 7
Emergency Food
Ready in 10 minutes



Cafe 7

Professional and personal
catering services

WEDNESDAY

THURSDAY

FRIDAY

SATURDAY

SUNDAY

MONDAY

TUESDAY

Cafe 7
ALL DAY
BREAKFAST £4.95
1 Bacon 2 Sausage
1 Hash Brown 8 eggs
Mushrooms • BEANS •
OR TOMATOES
SLICE OF TOAST OR
BREAD BUTTER
TEA OR COFFEE

Premier

Caddington Stores

POST
OFFICE

POST
OFFICE

POST
OFFICE



only
75p



Crew
Tel: 0300 000 000

Nice Baps

town&country

SALES

LETTINGS







HYDE ROAD















REGISTRATION



EXHIBITION

“It’s a genuine exercise. We’re still going to be neighbours. We’re not aiming to make a fast buck and walk away. ...”

*Julian Lyon,
General Manager of GM
Properties Europe*





Landowner



Planning



Architects & Community Planners



PR Consultants



Landscape Architects



Transport Planners

TEAM





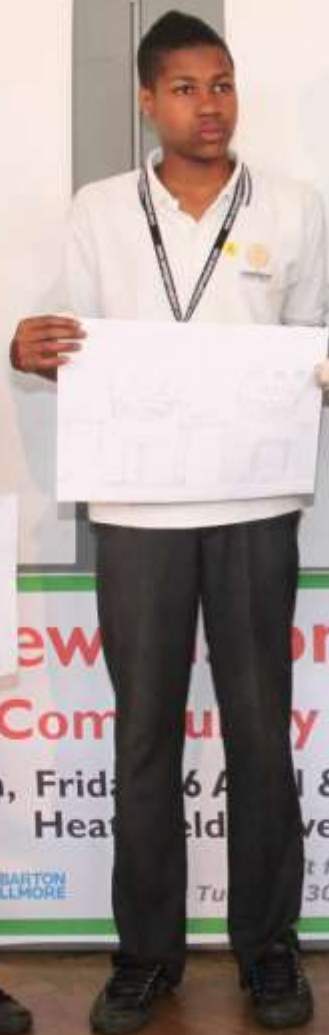
ISSUES

Young People's Workshop

SOLUTIONS

DR

Hands-on



New plan for Caddington
Community Plan, We

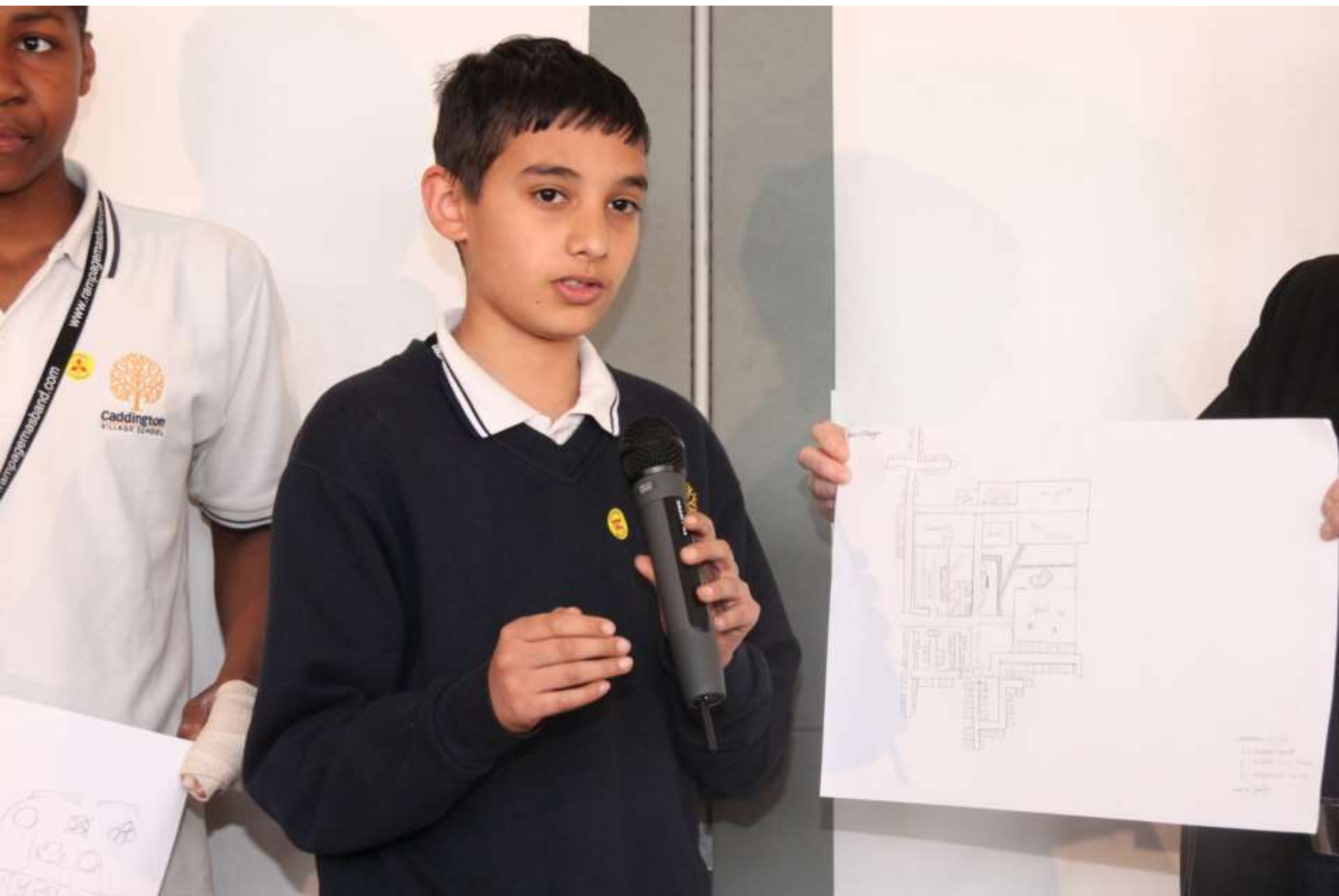
6pm, Friday 6 April & 9.30am, Saturday 7 April 20
Heathfield Primary School, Caddington

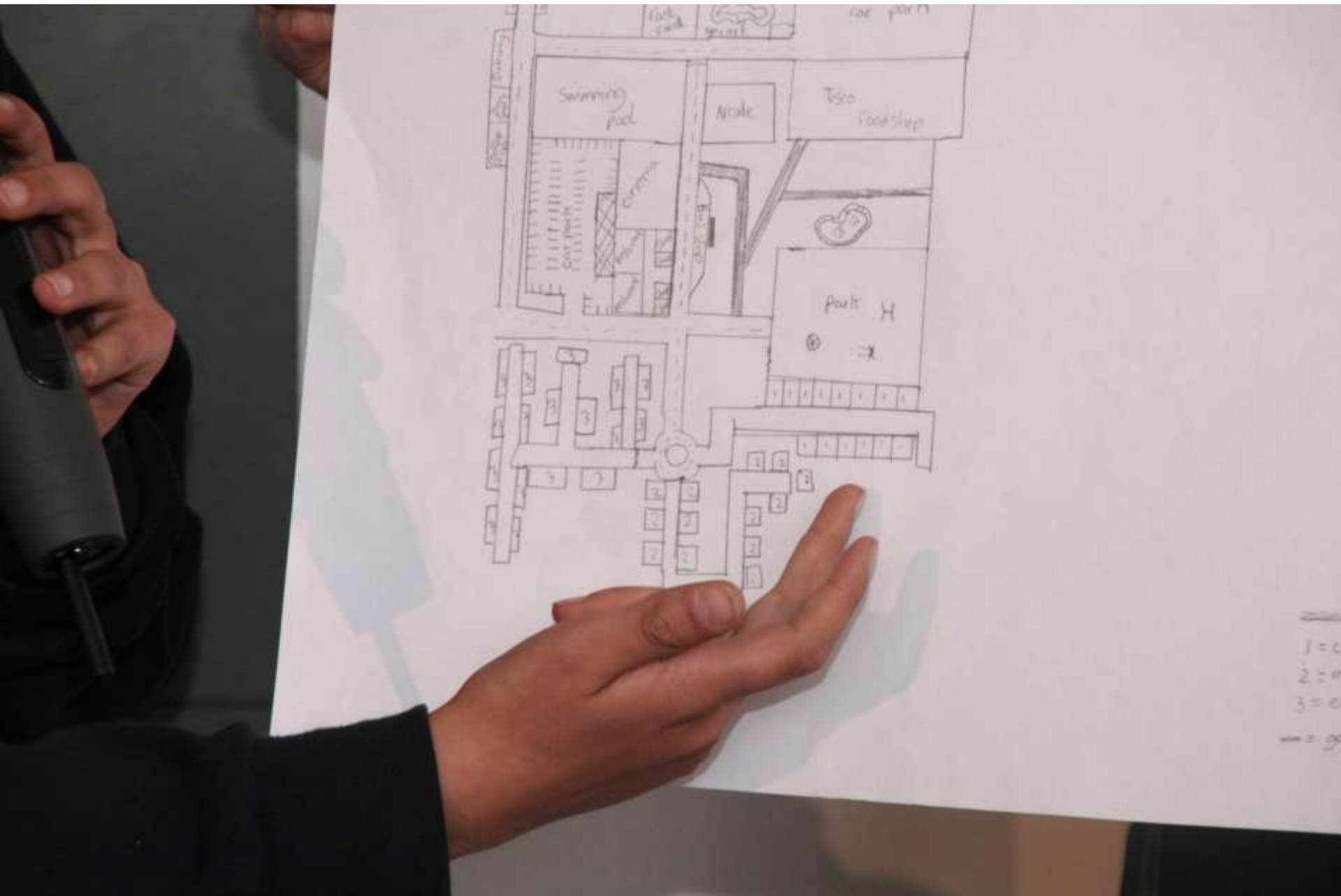
Don't forget to bring back:
Tuesday 30 April, Caddington Village School



“There are ways of making energy other than fossil fuels – I don’t see much eco friendly stuff around here ”







1 = 0
2 = 0
3 = 0
= 0

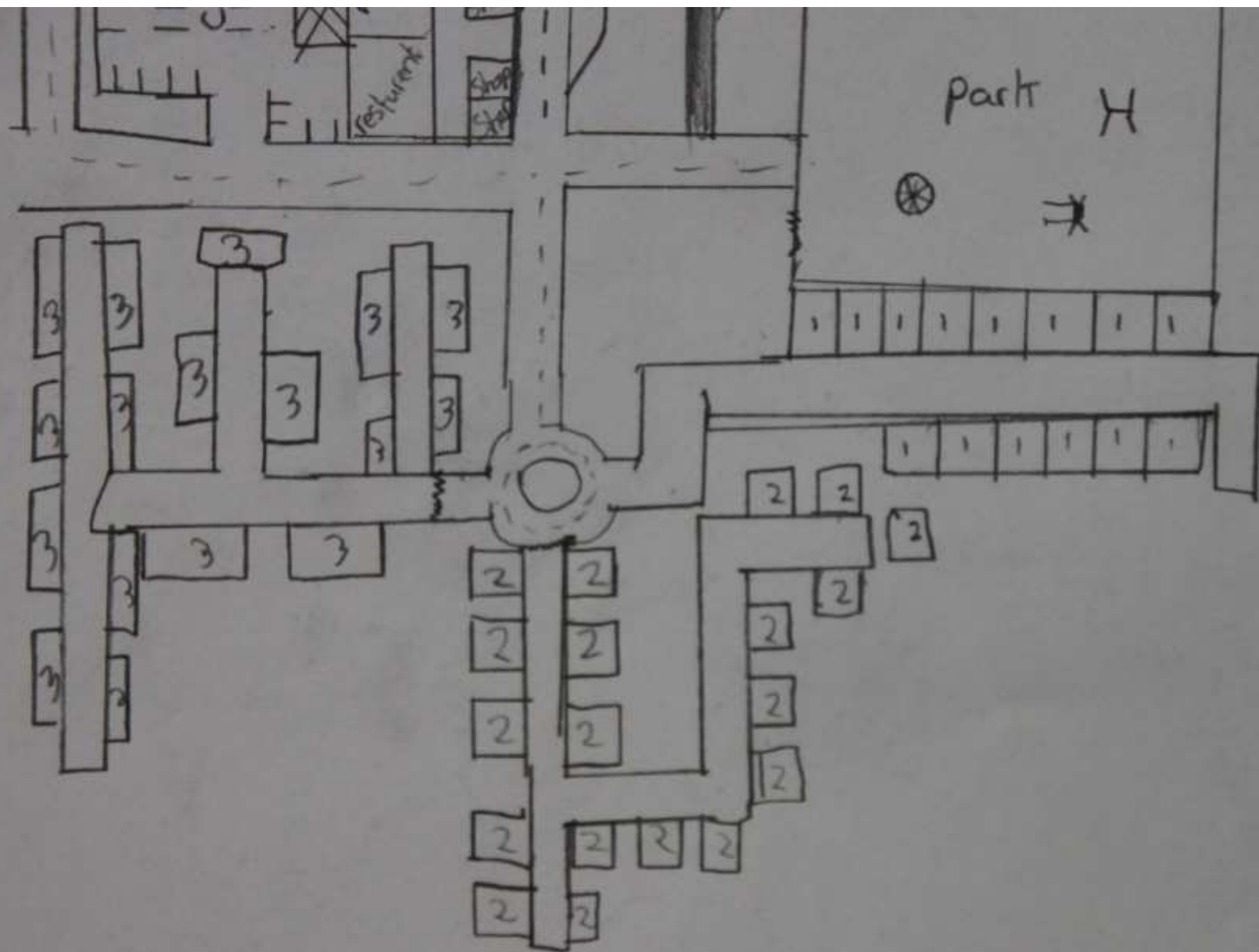
~~_____~~ = Path

1 = cheap house

2 = middle class house

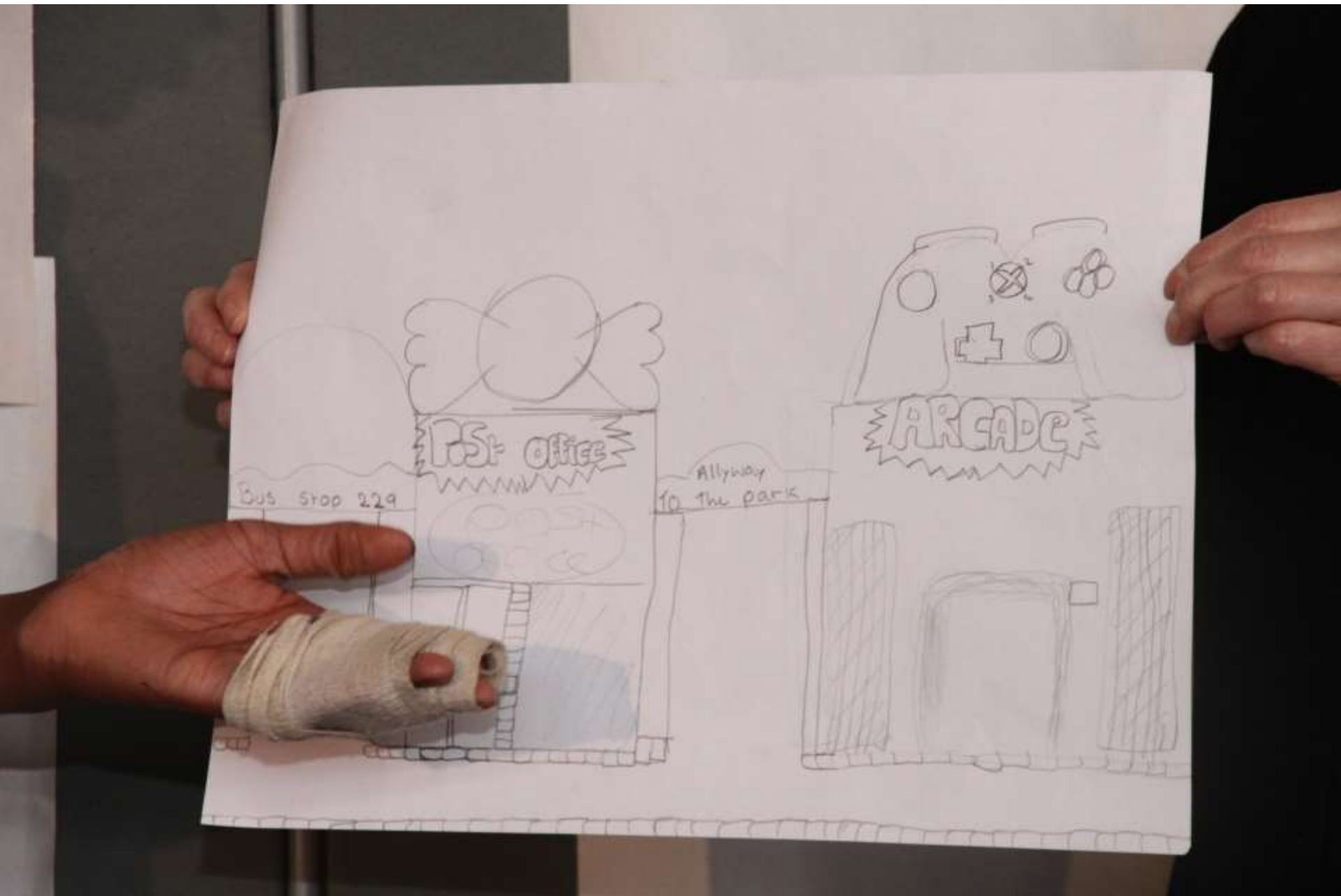
3 = expensive house

www = gate



g People's Worksho











WORKSHOP











“Caddington has an extremely good community spirit. We don't want a separate development.”

“There are a lot of public paths going through the fields – these should be enhanced and brought into the site and linked to Caddington.”

*“Create a place that is a
great place to live.”*



ISSUES

ISSUES

SHEET 1
Fri 26th April

VIABILITY
DREAM OR REALITY?

USES
MIXED USE!
RESIDENTIAL
VILLAGE - RURAL?

FACILITIES /
INFRASTRUCTURE
DRAINAGE
SCHOOLS
DOCTORS
SHOPS

BUS SERVICES
TRAM?

AFFORD
HOUSING

ROADS &
'CONGESTION'

DENSITY

HOUSE TYPES
STOREY HEIGHTS

FOOTPATHS / BRIDGEWAYS
CYCLE ROUTES

MAINTENANCE
OF EXISTING
FACILITIES -
BAS LIGHTING

PLANNING
POLITICS SPIN?

LACK OF RECREATIONAL
FACILITIES

SHEET 2
26 April
Friday

SUSTAINABILITY
STANDARDS?
SUPPLY?

ERFECTSON CADDINGTON

CONSCIENCE

CHARACTER IN
'ADDED'

CONSTRUCTION
TIMESCALES / DISRUPTION

OPEN
SPACE
PUB
HALL
CHURCH

VIABILITY.

DREAM OR REALITY.

3 ROADS

45 C/TOOLS

5 SHOPS

1 IS CHAULINBTON
1 A REALITY IF SO
1 WHEN

2

PARISH?

PLANNING ~
POLITICS: SPIN?

5
ITTING

ISSUES

Access to
from the Es

This seems like a unique way
to get local folks "on side"
prior to planning etc:

How do you intend to "SPIN"
today / tomorrows meetings

"ie - School children
want it."

for Development

Lack
faciliti

ROADS & HIGHWAYS 'CONGESTION'

Extra traffic
on the road
and

Side access

Access

1. Rt turn for
Lt turn on
Inconvenient if J
Rt towards Luton
2. Road into Caddington is
narrow & inadequate

ROAD INFRASTRUCTURE
FIRST+FOREMOST

CADDINGTON

FOOTPATHS / BRIDLEWAYS

- Inconvenient of J
Rt towards Luton
2. Road into Caddington is
narrow & inadequate

CADDINGTON.

FOOTPATHS / BRIDLEWAYS CYCLE ROUTES

Rights of Way preserved, walking bridlepaths

~~What is the intention of building?~~

What improvement to public pav
Caddington village from Chau

Foot and cycle access path
to Caddington

do you
plan on
building
a...

esent

long

45 C/HOOLIS

W H E M

65 HOPS

2

BUS SERVICES. TRAM?

AFQ
HID

Will there be a se
day Bus service.

Transport link Chaulington
to elsewhere (shops),
especially if any sheltered
housing built

III It be
Social c
private
housing

AREAS

USES:

MIXED USE /
RESIDENTIAL
URBAN — RURAL?

How BIG A DEVELOPMENT?
I.E. HOW MANY DWELLINGS?

PEOPLE WITH
HABITS.

HOUSE TYPES. STOREY HEIGHTS.

What is the maximum height of buildings?

tall
buildings

MIXED HOUSING

I.E HOW MANY DWELL

AFFORDABLE HOUSING

...aurlington
s),
sheltered

Will it be
social or
new

ISSUES

NOT KEEN ON
PROPERTIES

FACILITIES / INFRASTRUCTURE.

DRAINAGE:
SCHOOLS.
DOCTORS.
SHOPS.

ROADS &

SHOPS

EXIS
SER

ISSUES

Transport - Buses
Caddington ad
worker also to

BUSINESSES

the

ish?

to Coddington

long
Road

LACK OF RECREATIONAL FACILITIES.

Lack of recreational
facilities

SHEET 2
26 APRIL.
FRIDAY.

MAINTENANCE OF EXISTING - BINS FACILITIES - LIGHTING

Issues

all the
not ~~work~~
and dog

Issues

bad roads

Issues

Making it very urban.

Not lit up enough

not keeping it ~~as~~ very-etc.

ISSUES

Access +
from the
- as the
... from

State of disrepair on
(GRI-owned) houses

housing built

AREAS

DENSITY

DENSITY OF DWELLINGS
PER ACRE
or HECT.

? AMENITIES

EFFECTSON CADDINGTON

- Will caddington be affected
alot ^{affected}
- Will wood land be cut down

CONSTRUCT

Issues

might very

ALL NEW BUILDINGS SHOULD HAVE
SOLAR PANELS / WIND TURBINES
FITTED AS STANDARD + ~~WATER~~
RAIN WATER COLLECTION TANK
(UNDERGROUND) FOR WATER TO
USED FOR TOILET FLUSHING, CAR
GARDEN WATERING ETC.

SUPPLY?

What standards of Sustainable Development
are developers and their suppliers obliged
to work to, in order to tender for the build?

COALESCENCE

1922 'Chaul End' as a separate settlement
not great by Chaulington or later.

OPEN
SPACE.
PUB.
HALL.
CHURCH.

CHARACTER: TOWN
: WOODED

Impact on peaceful
hamlet atmosphere of
Chaul End Village

Desire to retain woodland
and Green Belt / Blean
Site

State of disrepair on
(GM-owned) barn at
Chound End Village

w and
now -
firms
us.

PARISH

SUSTAINABILITY - STANDARDS? SUPPLY?

Issues

Isn't very

ALL NEW BUILDS SHOULD HAVE
SOLAR PANELS / WIND TURBINES
FITTED AS STANDARD + ~~WATER~~
RAIN WATER COLLECTION TANK
(UNDERGROUND) FOR WATER TO
USED FOR TOILET FLUSHING, CAR
GARDEN WATERING ETC.

What standards of Sustainable Development
are developers and their suppliers obliged
to work to, in order to tender for the build?

COALESCENCE

CONSTRUCTION TIMESCALE / DISRUPTION.

TIMESCALE

DISRUPTION DURING
CONSTRUCTION

building
work

Control of construction
traffic during the
development

Noise & mess during the
development - need for

ALL NEW BUILDS SHOULD HAVE
SOLAR PANELS / WIND TURBINES
FITTED AS STANDARD + ~~WATER~~
RAIN WATER COLLECTION TANKS
(UNDERGROUND) FOR WATER TO BE
USED FOR TOILET FLUSHING, CAR WASHING
GARDEN WATERING ETC.

What standards of Sustainable Development are developers and their suppliers obliged to work to, in order to tender for the build?

DREAMS

DREAMS

SHEET 4
PM 2.00

"WISH YOU WERE
HERE"

PUBLIC / SOCIAL / OPEN
SPACES ~ POND

Handwritten notes on a yellow sticky note, including phrases like "Public space", "Social space", and "Open space".

SUSTAINABLE
GROWTH IN A COUNTRY STYLE

Handwritten notes on a yellow sticky note, including phrases like "Sustainable growth", "Country style", and "Rural development".

BUILDINGS IN
LOCAL CHARACTER
(VERACUCLAN).

Handwritten notes on a yellow sticky note, including phrases like "Local character", "Veracruz", and "Buildings".

THE PLACE WAS
CALM + PEACEFUL + SAFE
WITH QUALITY HOUSES,
& NO TERROR ISSUES

Handwritten notes on a yellow sticky note, including phrases like "Calm", "Peaceful", "Safe", "Quality houses", and "No terror issues".

HOUSING &
COMMUNITY SPIRIT

WANTS TO BE
DEVELOPMENT

Handwritten notes on a yellow sticky note, including phrases like "Housing", "Community spirit", and "Development".

LEISURE & RECREATIONAL
FACILITIES

Handwritten notes on a yellow sticky note, including phrases like "Leisure", "Recreational facilities", and "Community spirit".

BETTER PUBLIC TRANSPORT

Handwritten notes on a yellow sticky note, including phrases like "Better public transport", "Community spirit", and "Development".

SMALL SCALE
DEVELOPMENT - MODS.

Handwritten notes on a yellow sticky note, including phrases like "Small scale development", "MODS", and "Community spirit".

A RETIREMENT VILLAGE

Handwritten notes on a yellow sticky note, including phrases like "Retirement village", "Community spirit", and "Development".

DREAMS.

"WISH YOU WERE
HERE"

PLANES

I found a delightful village
of attractive houses around
a green and pretty pond.
Had meal in delightful pub.

4
CADDINGTON & CHAULINGTON 4

TO BE INTEGRATED AS

ONE - TOTAL ENVIRONMENTAL

~~PLAN~~

A VILLAGE WITH GROWTH, COUNTRY STYLE,
RECREATION, SCHOOLS, TRANSPORT ETC.

I found a tidy, well developed
community - nice houses and
recreational facilities. Lots of
open space and good access roads.

Community Spirit

Rural - trees, grassland etc.

Calm / peaceful.

Local facilities - doctor, shop, pub.

BREWER

High quality varied housing
including BUNGALOWS.

Plenty of open spaces

Village pond/pub.

Dreams

If the Team what they are
building could go to Enauling

COMMUNITY. STRIKI

A GREAT COMMUNITY SARIT
— SOCIAL ACTIVITIES — CHURCH/
HALL / RECREATION AREAS —
INDOOR & OUT. PUB / SHOP
RESTAURANT, GOOD TRANSPORT LINKS

Quality housing bounded by untouched ~~land~~
and thriving woods and green belt.

Much improved Chaul End Road with
pavements and speed restrictions for safe
family life.

Development must have
a centre or focal point

DREAM

Retirement village (Government proposals
where everything for (clinic/hotels),
retired + older people is available on site
Houses/flats/hospital facilities/care home fac
leisure/restaurants etc.

Eco-Forest Centre - like Marston Moor park

SMALL SCALE
DEVELOPMENT : 1960's.

DREAM
STAY AS IT WAS
IN 1960

A RETIREMENT VILLAGE

THE ENTIRE AREA
HAD BECOME A
MARINA WITH A
LONG STRIP OF WATER
FOR SEAPLANES

ISSUES

- Cynicism: dream or reality? Just a means to get people 'on side'?
- Fear of over development & urban sprawl
- Impact on peaceful atmosphere of Chaul End village
- Road infrastructure: width of Chaul End Road and lack of pavements; junction with Hatter's Way; condition (pot holes)
- Access to site
- Impact of additional traffic on Caddington village – congestion, safety
- More children will increase traffic impact on those who live near the school

ISSUES

- Need for better transport links to existing areas
- Housing: design, density and tenure
- Potential overload on local services & infrastructure: schools, doctors, policing, sewage and utilities
- Inadequate existing services, including recreation facilities
- Potential loss of woodland
- Identity – separate or linked to other settlements?
- Impact of construction – noise, mess and inconvenience to neighbours
- How to ensure and control quality when development is eventually built
- State of disrepair on (GM owned) barn at Chaul End village

ACTIONS

- Preserve Rights of Way – footpaths and bridle paths
- Retain woodland around site
- Control construction traffic during the development
- Build high quality varied housing, including bungalows, with eco-friendly features
- Include plenty of trees, open spaces, and create village pond
- Provide good access roads and mitigate traffic problems on Chaul End Road

ACTIONS

- Image and identity: 'country style' rural development with focal point
- Create a sense of community where people work and live well together - integrate Chaulington into Caddington
- Include facilities that support community spirit – doctor, shop, pub, social activities (eg gym, bowling green, safe play facilities)
- Provide foot and cycle access path to Caddington
- There was also the suggestion of using the site to build a Retirement Village



HANDS-ON PLANNING “CONSTRAINTS & OPPORTUNITIES”

Constraints & Opportunities

1. A505
2. Guided bus
3. Motorway M1
4. AONB
5. 6,500 parking spaces
6. Ponds
7. Bunded wooded belt and woodland
8. Existing footpaths
9. Potential footpath links
10. Existing vehicle access
11. Potential vehicle access
12. Chaul End Road
13. Chaul End hamlet
14. Barn at Chaul





VIEWS OF CHAIL END RESIDENTS 2

GENERAL POINTS

- RESIDENTS WANT MEANINGFUL, OPEN & CONSTRUCTIVE CONSULTATION.
- NEW DEVELOPMENT TO BE TOTALLY SEPARATE FROM CHAIL END VILLAGE. NO LINKS.
- LOW DENSITY PREMIUM HOUSING. # ABOUT HALF OF THE ORIGINAL ALSO SUGGESTED.
- PLANTING BUFFER TO SCREEN NEW DEVELOPMENT & INCREASE SEPARATION.
- NEWER PARTS OF CHAIL END VILLAGE & BRICK KILN BARN A GOOD EXAMPLE OF DEVELOPMENT STYLE.
- STRONG PREFERENCE FOR LARGER PREMIUM HOUSES RATHER THAN SMALLER, BUDGET HOUSES & APARTMENTS.
- CHAIL END ROAD - PROBLEMS WITH VEHICLE & PEDESTRIAN SAFETY & CONGESTION.

- MIXED VIEWS WHETHER ~~THE~~ INCLUSION OF ASSISTED LIVING WITHIN DEVELOPMENT.
- WOULD LIKE TO SEE OPEN SPACES
- DESIRE TO SEE GM'S SURROUNDING LAND OWNERSHIP CONTINUE AS WOODLAND/SCRUBLAND.
- OLD BARN TO BE REDEVELOPED AS PART OF CHAIL END VILLAGE.
- CONCERNS RE CONSTRUCTION PERIOD:
 - TRAFFIC
 - NOISE & MESS
 - LIGHT POLLUTION

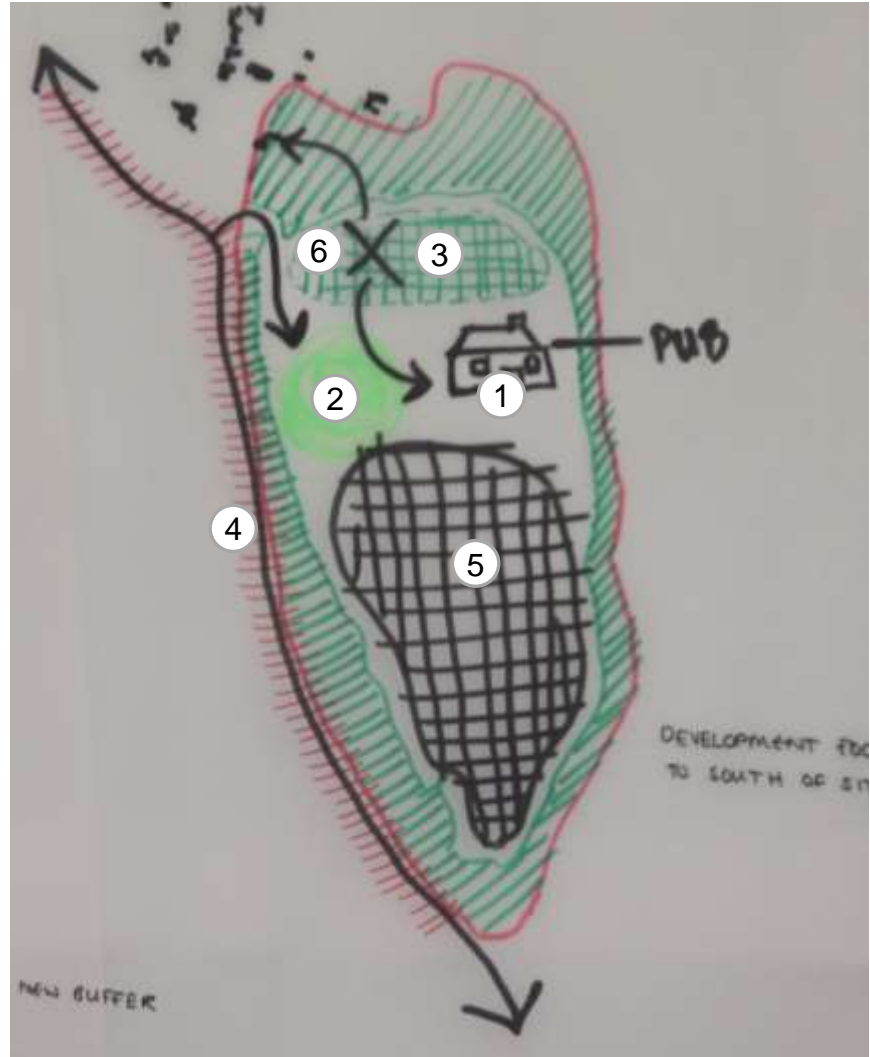
VIEWS FROM CHAIL END
RESIDENTS 3

au...
Weekend

ington

Chaul End Resident Ideas

1. Pub
2. Open space
3. Landscaped buffer
4. Chaul End Road – issues with road safety
5. Development focussed to the south of the site
6. No access between Chaul End and the site















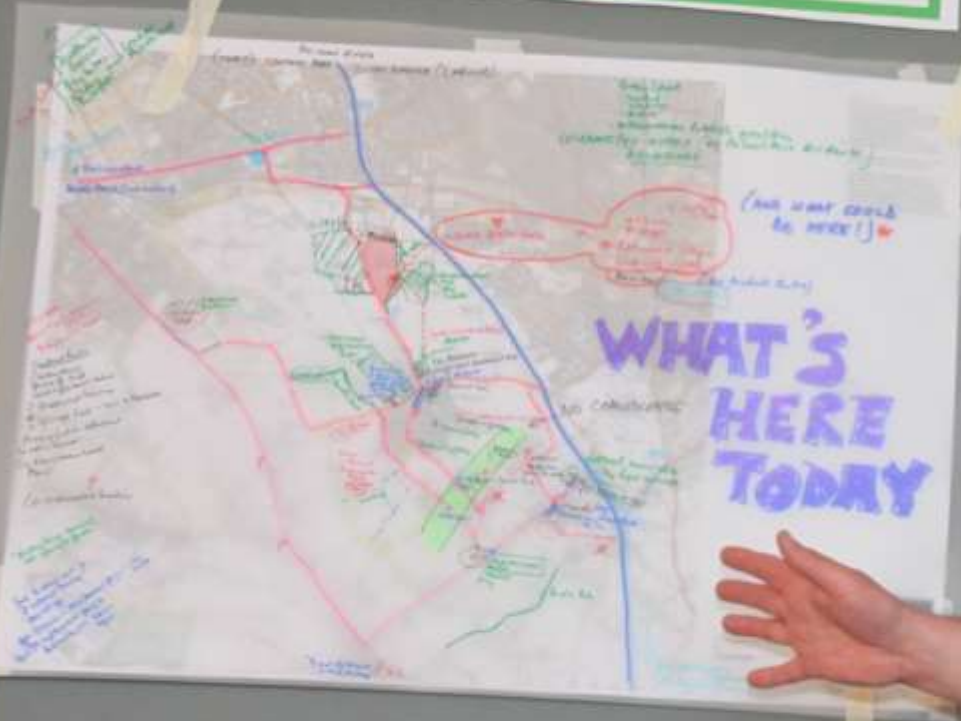
HANDS-ON PLANNING “WHAT’S HERE TODAY”

Don't forget the Report Back:
7pm, Tuesday 30 April, Caddington Village School

CBRE

jtp

Hands-on Planning



SECTIONS



jtp

What's Here Today

Existing facilities:

- Pubs
- Community halls
- Churches
- Schools
- Village stores and post office
- Local businesses
- Play areas
- Sports facilities
- Dog-walking areas
- Green spaces and links used by young people (cycling / parcour)
- Bridle paths
- Wild Animal Park



What's Here Today

Ideas for new amenities:

- Indoor skate park for young people
- Retirement village with associated facilities, eg library and shop
- Enhanced green links for walking, cycling and horse-riding
- Information boards celebrating the rich archaeological heritage of the area



“Keep the gap between Caddington & Slip End, but make sure Chaulington is seen as part of Caddington.”



HANDS-ON PLANNING “LANDSCAPE FRAMEWORK”

A New Vision for Chaulington

Community Planning Weekend



2pm - 6pm, Friday 26 April & 9.30am - 1pm, Saturday 27 April 2013
Heathfield Lower School Hall, Caddington

Don't forget the Report Back:

7pm, Tuesday 30 April, Caddington Village School

CBRE

isp.co.uk



Photographs including
this will be taken
and images taken here
will be used in future
publications and for
marketing purposes.
Please indicate if you wish
not to be photographed.

ISSUES

Hands-on Planning

SOLUTIONS

GREEN BLUE NETWORK



A New Vision for Chaulington

Community Planning Weekend



2pm - 6pm, Friday 26 April & 9.30am - 1pm, Saturday 27 April 2013
Heathfield Lower School Hall, Caddington

Don't forget the Report Back:



Landscape Framework

1. Retain woodland belt surrounding the site, and create a buffer to enhance the existing habitat and visual enclosure
2. Maintain green buffer to the north to avoid affecting Chaul End Village (woodland or open space)
3. Use the existing ponds as part of a sustainable drainage system for the site
4. Create a village pond as the heart of the development
5. Create a blue-green network by linking the ponds within a green corridor for improved habitat and as an amenity feature



Landscape Framework

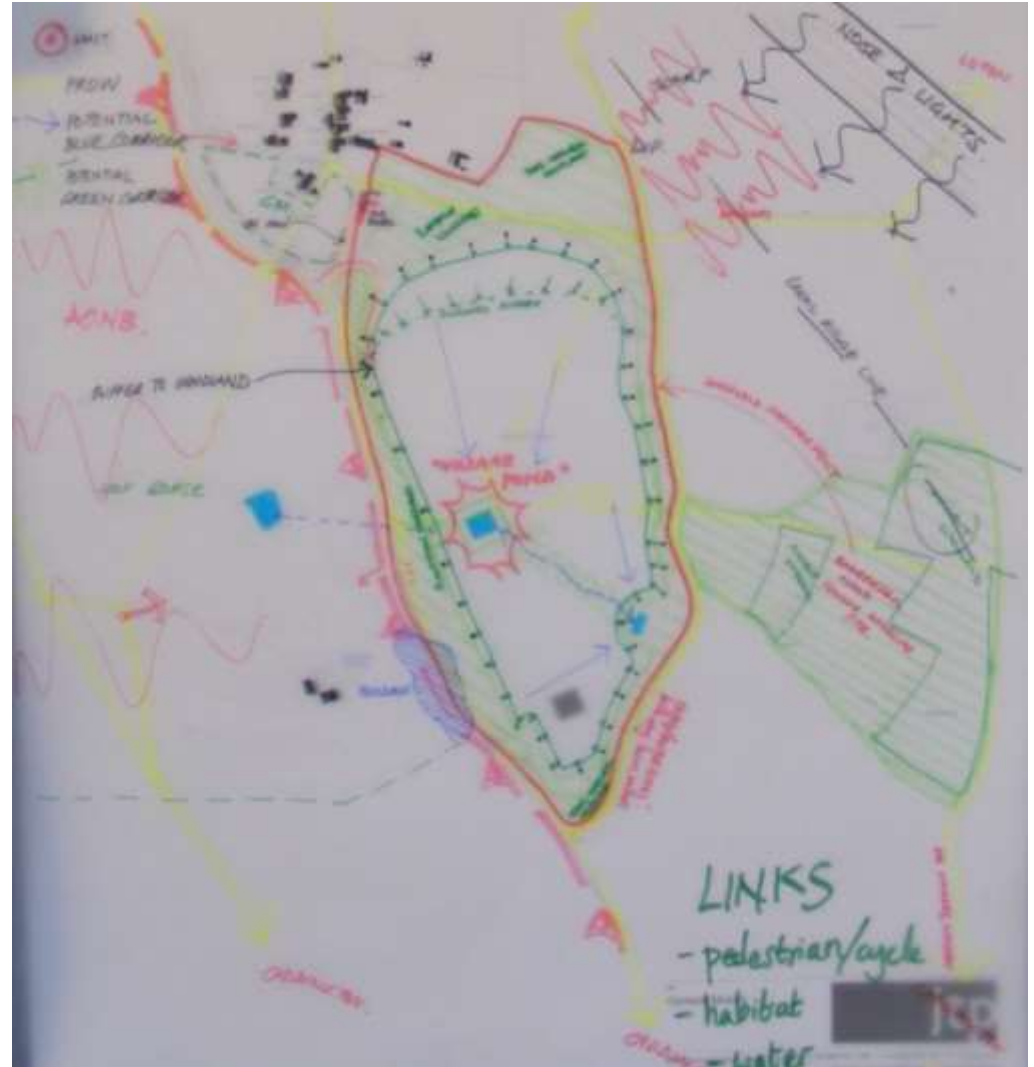
Improve pedestrian, cycle and
bridal links to Caddington and
connections to surrounding
countryside

Create an ecologically
sensitive, sustainable
development with a rural and
woodland character

Manage problems of quad and
motorbike use on public
footpaths and in ancient
woodland

Co-ordinate management of
woodland within and around
the site to relieve pressure on
ancient woodland

Create new pedestrian and
cycle links across the site







HANDS-ON PLANNING “SEA PLANE MARINAS”

Hands-on Planning

SEA PLANE MARINAS







Sea Plane Marinas

Potential movement interventions:

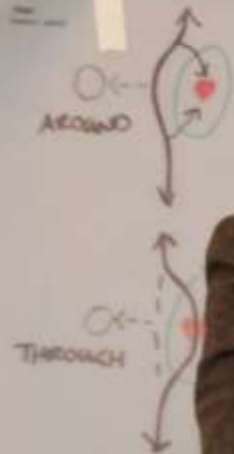
1. Need for a right turn and connection to guided bus stop
2. Need for improving safety of Chaul End road
3. Chaul End Road through the site crossing potential footpath to create a natural centre





HANDS-ON PLANNING “DECISIONS DECISIONS”

ISSUES



- Identify potential issues
- Get the agency team
- Identify an agency lead
- Get agency input on the
- "What, where, why, how"
- A community &...
- Project timeline

ROUGH D
GROUND?

CHAUL END ROAD 1

CHAUL END ROAD 2

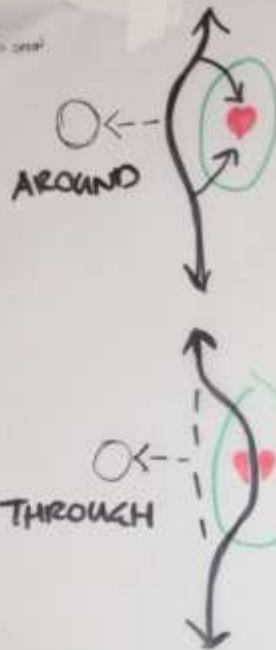
PRO. DESIGN SUPPORT
THE COMMUNITY

ONE DESIGN SUPPORT
COMMUNITY



HANDS-ON PLANNING “DECISIONS DECISIONS”

SPARK
ENGLAND 2008



PRO'S

- SPECIAL SETBACK CHARACTERISTICS
- OFF THE BEATEN TRACK
- SAFETY - A QUIET LANE THROUGH THE SETTLEMENT
- DIST. APPROXIMATE - COULD HELP TO PAY FOR TRAVEL CASHING ON CHALK END ROAD
- A COMMUNITY & CHARACTER OF ITSELF
- EASILY CREATABLE VILLAGE CENTER

CONS

- INLAND FROM MAIN ROAD / NO VIEW OF VILLAGES
- LACK OF OPPORTUNITY FOR PEOPLE TO VISIT / TRAVEL EASILY

PRO'S

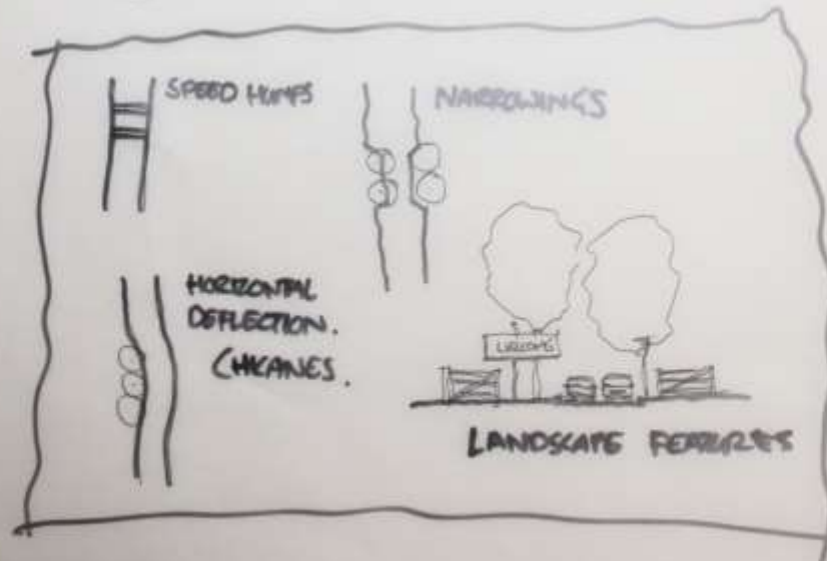
- CHALK END ROAD BEING DOWNGRADED - THESE ARE OPPORTUNITIES
- PART OF THE CHARACTER OF LOCAL VILLAGES

CONS

- ROAD COULD SEPARATE PARTS OF THE MAIN COMMUNITY

THROUGH OR AROUND?

DECISIONS
DECISIONS

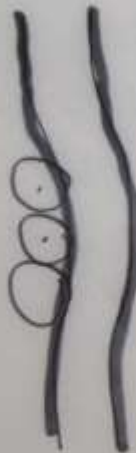




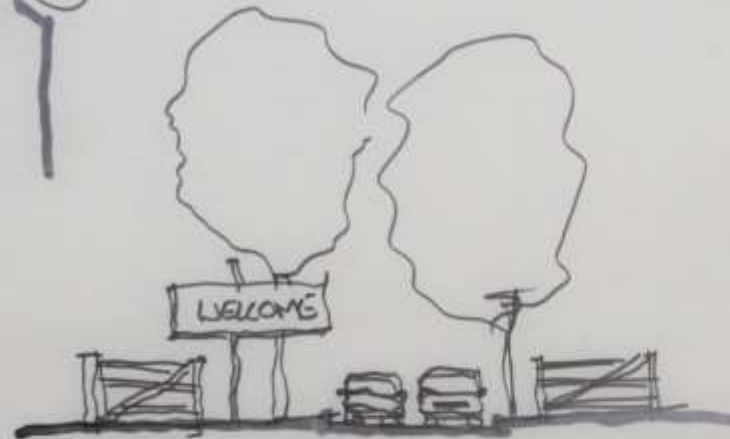
SPEED HUMPS



NARROWINGS



HORIZONTAL
DEFLECTION.
CHICANES.

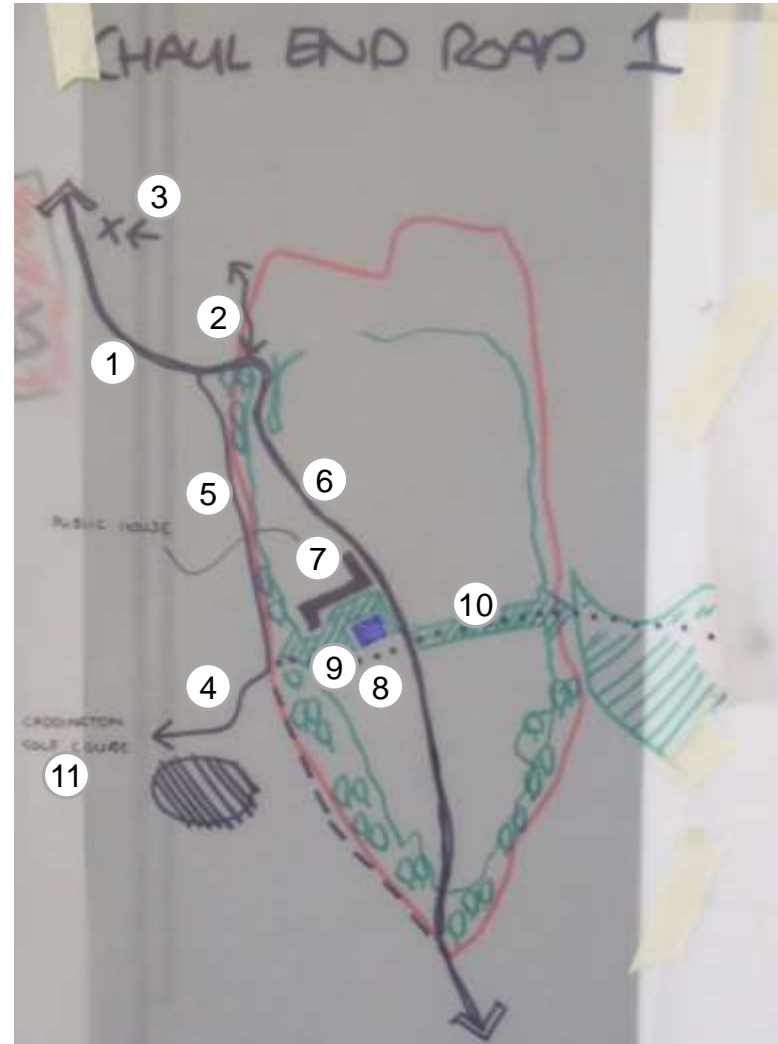


LANDSCAPE FEATURES

Decisions Decisions

Chaul End Road 1

1. Chaul End Road
2. Potential access to Chaul End hamlet?
3. Access from Chaul End Road to Chaul End closed?
4. Access to Caddington Golf Course only
5. Pedestrian/cycle route only
6. Chaul End Road redirected through the site
7. Multi-function community building/interpretation centre
8. Pond
9. The Common
10. Walking route
11. Caddington Golf Course



A New Vision for Chaulington

Community Planning Weekend

2pm - 6pm, Friday 26 April & 9.30am - 1pm, Saturday 27 April 2013
Heathfield Lower School Hall, Caddington



Don't forget the Report Back:
7pm, Tuesday 30 April, Caddington Village School

CBRE



ISSUES

DREAMS

SOLUTIONS

Constraints & Opportunities

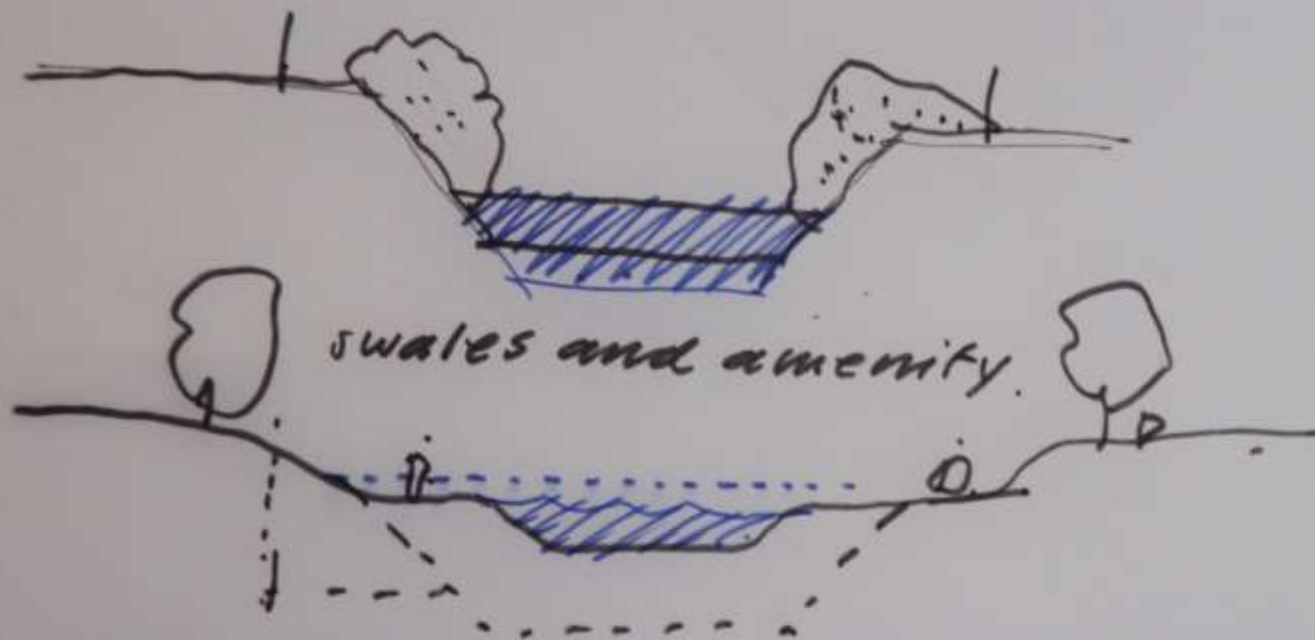
THE SITE
SPACE
PLACE
LIFE





HANDS-ON PLANNING “SPACE AND PLACE”

POND: AS IS: UNSAFE.



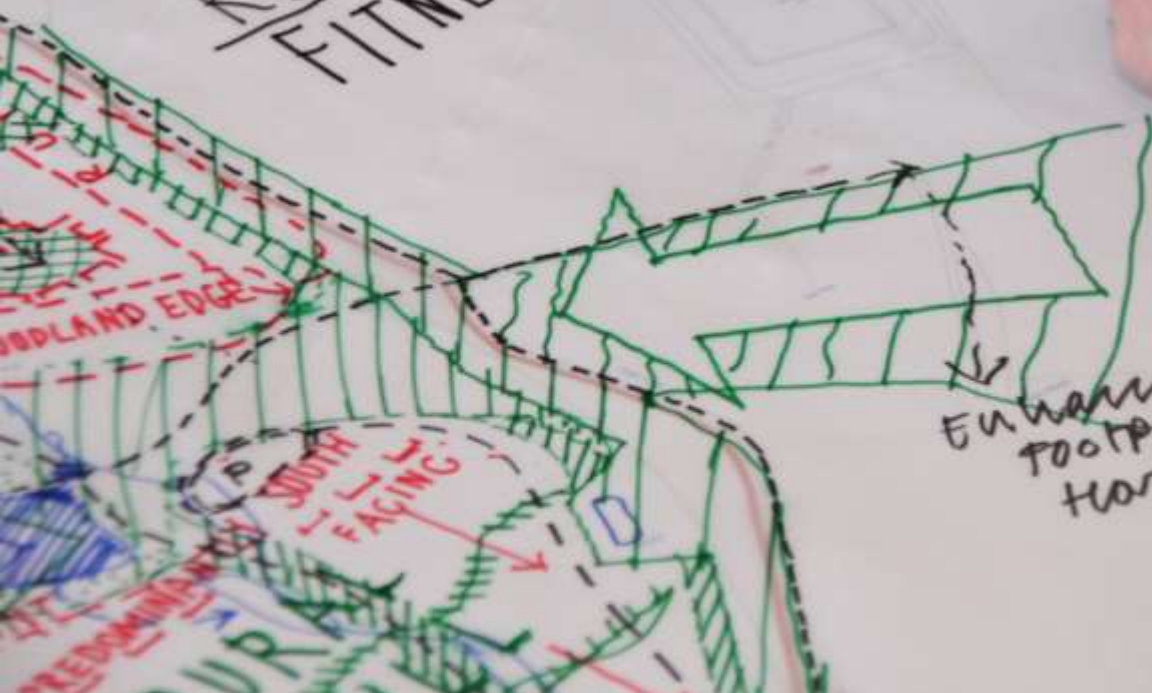
NEW FORM: USABLE: SAFE EDGES







WELCOME P
UNITY SPIRIT
MUST SAY HELLO TO
COMMUNITY SPACE
VILLAGE GREEN
RURAL IDYLL
FITNESS TRAIL



Enhanced
footpath / cycle
horse link to







CHARACTER

UNIQUE SPACE/OUTSIDE ROOM -
A HIDDEN WORLD ~
EVERYWHERE YOU LOOK WITHIN THE SITE YOU WILL
SEE TREES ~ (SELLING POINT)

• PRIVACY
• QUIET • PEACEFUL

lacks DENTIST - not good location

LIFE: WELCOME PACKS)

COMMUNITY SPIRIT: ↓
You 'MUST' SAY HELLO TO PEOPLE

COMMUNITY SPACE =
VILLAGE GREEN (

RURAL IDYLL

FITNESS TRAIL



Space and Place

Key Elements:

- Everywhere you look within the site you will see trees
- Improve safety along Chaul End Road
- Create an outdoor “room” in a greened environment, (like Lydecker Park in Harpenden)
- Community Spirit- Welcome packs for all new inhabitants- You must say hello to people!



Space and Place

Key Elements:

- Community Space = Village Green.
- Create a rural idyll with south facing houses separated from car parking.
- Enhance footpath and cycle links to surrounding countryside and Caddington.
- The new village pond should not be connected to the golf course (lack of summer water).



Saturday

A New Vision for Chaulington



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jtp.co.uk



ISSUES

TEAMS

SOLUTIONS





WORKSHOP

BURDEN
FACILI
INFRASTRUK

TRAFFIC

EXCUSE FOR
FURTHER
DEVELOPMENT





*“I take my life in my hands
coming out of my cottage now –
several times I’ve had near
misses. And potentially there
will be so many more cars
coming up and down that road.”*



“We need to see it fitting in to the village character.”

“We want ‘country style.’”

ISSUES

HOW MANY HOMES?/
WHAT TYPE?

ISSUES

SCHOOLS

Sat Workshop
Issues 1

MORE TRAFFIC

CHAUL END ROAD
SPEED/RUN-TIPPING/SAFETY

WHAT FACILITIES?

BURDEN ON EXISTING
INFRASTRUCTURE/FACILITIES

EXCUSE FOR FURTHER
DEVELOPMENT

ACCESS/
ENTRANCE

Sat Workshop
Issues 2

INVOLVING COMMUNITY
PLANNING PROCESS

CYCLE/PEDESTRIAN ACCESS

WILDLIFE/ECOSYSTEM

WHEN WILL
THIS HAPPEN

PUBLIC TRANSPORT

DREAMS

SELF-SUFFICIENT VILLAGE

Handwritten notes on sticky notes under 'SELF-SUFFICIENT VILLAGE'.

WELL-PLANNED

Handwritten notes on sticky notes under 'WELL-PLANNED'.

OPEN SPACE + WALKING + POND

Handwritten notes on sticky notes under 'OPEN SPACE + WALKING + POND'.

NOT 5-STORY HOUSING

GOOD PUBLIC TRANSPORT

BALANCED COMMUNITY

Handwritten notes on sticky notes under 'BALANCED COMMUNITY'.

Handwritten notes on sticky notes under 'GOOD PUBLIC TRANSPORT'.

DEFINED BOUNDARY

Handwritten notes on sticky notes under 'DEFINED BOUNDARY'.

RETIREMENT VILLAGE

Handwritten notes on sticky notes under 'RETIREMENT VILLAGE'.

LESS TRAFFIC

Handwritten notes on sticky notes under 'LESS TRAFFIC'.

Set walking program 2

NEW VILLAGE WITH GOOD ACCESS / TRANSPORT LINK

Handwritten notes on sticky notes under 'NEW VILLAGE WITH GOOD ACCESS / TRANSPORT LINK'.

A easy to access facility e.g. Cycle
roots, park, shops and a well sized
estate (not 5 story high housing)

The traffic has
gone down / Lots
of buses instead.

GREAT PUBLIC

TRANSPORT

A BALANCED AND

HAPPY COMMUNITY

Retirement village with
full range of facilities

- bungalows - sheltered
housing, care home
sport / social facilities

AN ISOLATED

HAMLET

SURPRISE TO SEE AN OPEN SPACE
GREEN AREA WITH POND + LEISURE
FACILITIES

I found plenty of open space with play areas for the children, a well landscaped area with houses in small groups - maybe 3 or 5 spaced out. Lots of areas to walk and enjoy the space

Little village with road
through the middle. Cycle
only access on old road, plus
cycle path on eastern side.
Roundabout onto Hatters way.

Green spaces in village

A GREEN
FIELD

It is now a
nature reserve instead
for local schools to use.

Developed site, well
Planned. Open spaces,
park for children.

Some where I would
like to live

ISSUES

- An excuse for further development – phase one of Bushwood?
- Negative impact on rural area and wild life
- Burden on facilities and infrastructure, eg doctors, schools
- Rubbish and fly-tipping; more people will make it worse
- Getting to and from the site with - and without - a car: extra traffic on an already difficult road

ISSUES

- Getting around – wider links
- Traffic impact on Caddington Village: congestion, parking, speed
- Traffic problems in roads near Caddington Village School
- Type and tenure of accommodation
- Time scale of development

ACTIONS

- Ensure development has a defined boundary – no excuse to sprawl
- Encourage creation of a balanced and happy community
- Include leisure and play areas
- Provide facilities that makes the community self sufficient
- Ensure development can be accessed safely and easily by car and bicycle
- Improve access on to Hatter's Way

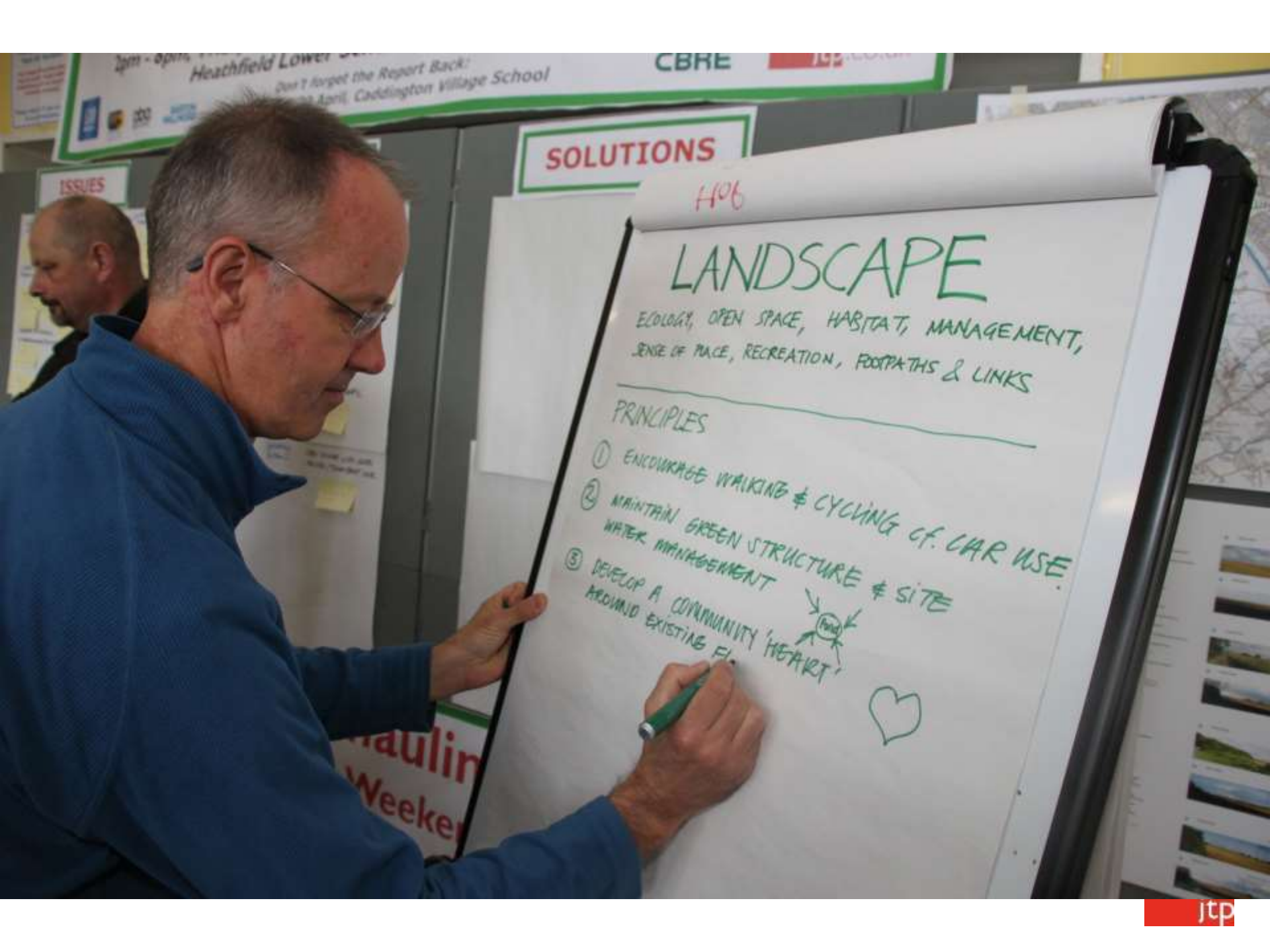
ACTIONS

- Provide low density housing in clusters set in landscaped open space with green areas and pond
- Invest in community facilities
- Improve getting around by public transport
- Other suggestions included a Retirement Village with full range of facilities and a care home; a green field and Nature Reserve



HANDS-ON PLANNING “GREEN ASSETS”





SOLUTIONS

H06

LANDSCAPE

ECOLOGY, OPEN SPACE, HABITAT, MANAGEMENT,
SENSE OF PLACE, RECREATION, FOOTPATHS & LINKS

PRINCIPLES

- ① ENCOURAGE WALKING & CYCLING CF. CAR USE
- ② MAINTAIN GREEN STRUCTURE & SITE
WATER MANAGEMENT
- ③ DEVELOP A COMMUNITY 'HEART'
AROUND EXISTING FL.

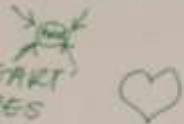


H06

LANDSCAPE

ECOLOGY, OPEN SPACE, HABITAT, MANAGEMENT,
SENSE OF PLACE, RECREATION, FOOTPATHS & LINKS

PRINCIPLES

- ① ENCOURAGE WALKING & CYCLING OF CAR USE
- ② MAINTAIN GREEN STRUCTURE & SITE WATER MANAGEMENT
- ③ DEVELOP A COMMUNITY 'HEART' AROUND EXISTING FEATURES 
- ④ MAINTAIN CHARACTER OF CHALK-END ROAD AS A LANE NOT A ROAD...
- ⑤ PROVIDE A PLAY AREA
- ⑥ ENHANCE THE POND AREA / CONNECTION TO SWALES
- ⑦ MAINTAIN & ENHANCE EXISTING ECOLOGY.
- ⑧ CLUSTERS OF HOUSING AROUND GREEN OPEN SPACE
- ⑨ MAINTAIN WIDER LINKS TO COUNTRYSIDE & COMBINE THESE WITH ADULT TRAIL TRAILS / OFF ROAD CYCLING / HORSE RIDING / DOG-WALKING
- ⑩ ENSURE A PROPER MAINTENANCE REGIME IS PUT IN PLACE + LOCALLY CONTROLLED

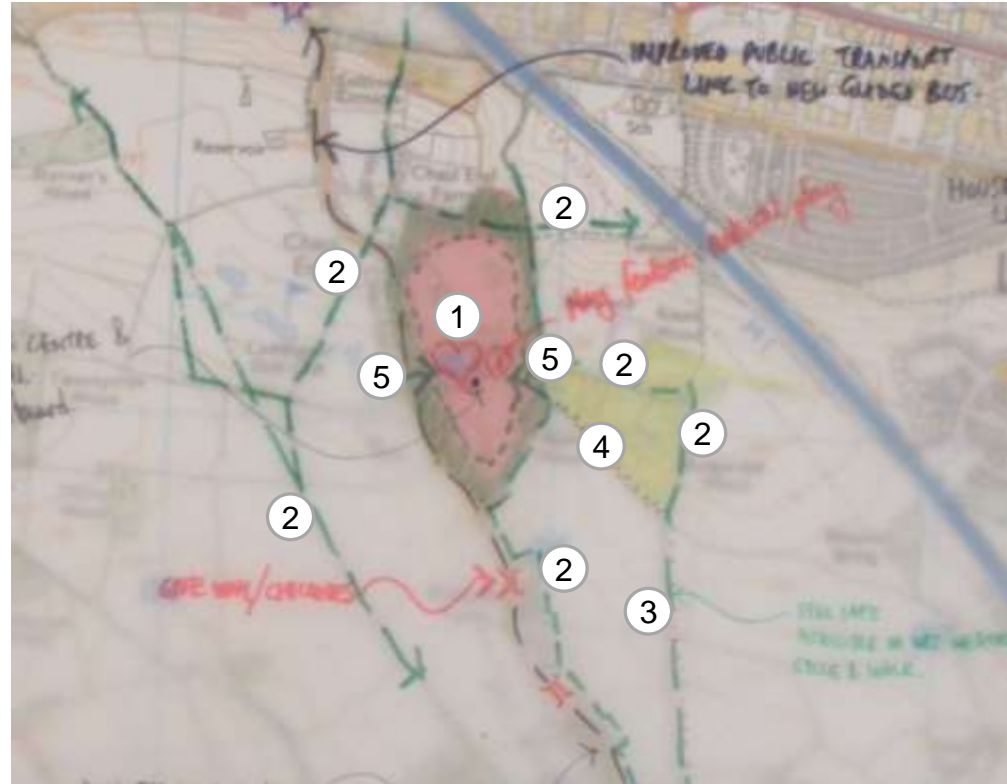
Hands-on Planning

THE GREEN ASSET



Green Assets

1. Heart to development focused on village pond
2. Existing public rights of way
3. Improved public right of way, with surfacing and lighting
4. New footpath and cycle way
5. New pedestrian links into the Site
6. Natural play features within green open space



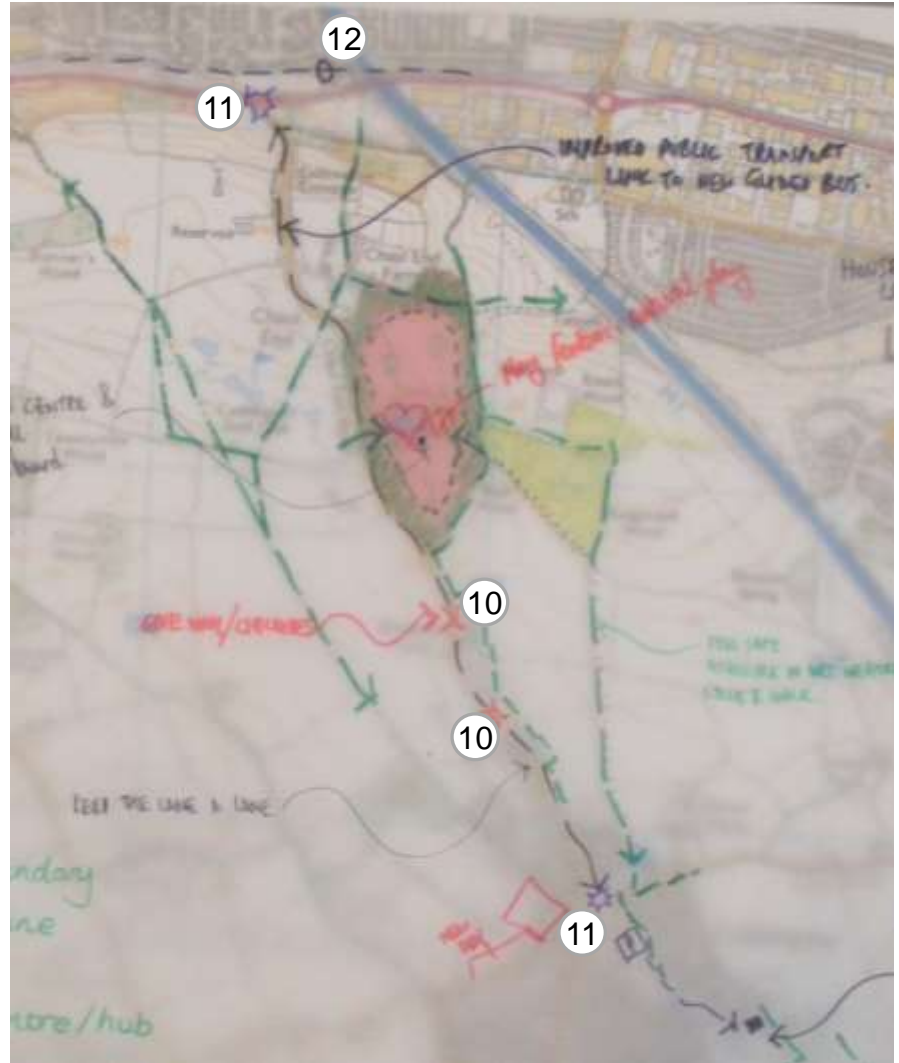
Green Assets

7. Community building located at heart of development: Forest Centre with environmental interpretation, notice board, halls or rooms for hire, tea rooms
8. Buffer to existing woodland
9. Existing woodland



Green Assets

10. Retain lane character of Chaul End Road and increase traffic calming through landscaped chicanes
11. Junctions with traffic issues
12. Proposed guided bus stop



Landscape Principles

- Encourage walking and cycling to reduce car use
- Maintain green structure and site water management (to pond)
- Develop a community heart around existing features
- Maintain character of Chaul End Road as a lane, not a road
- Provide a play area
- Enhance the pond area – connection to swales



Landscape Principles

- Maintain and enhance existing ecology
- Clusters of housing around green open spaces
- Maintain wider links to countryside and combine these with adult trim trails / off road cycling / horse riding / dog walking
- Ensure a proper maintenance regime is put in place and locally controlled





HANDS-ON PLANNING “HAMLETS WITH PRINCIPLES”



New Vision for Chaulington

Community Planning Weekend



Friday 26 April & 9.30am - 1pm, Saturday 27 April 2013
Heathfield Lower School Hall, Caddington

RTON
MORE

Don't forget the Report Back:
7pm, Tuesday 30 April, Caddington Village School

CBRE

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Hands-on Planning

UTIONS



New Vision for Chaulington

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Friday 26 April & 9.30am - 1pm, Saturday 27 April 2013
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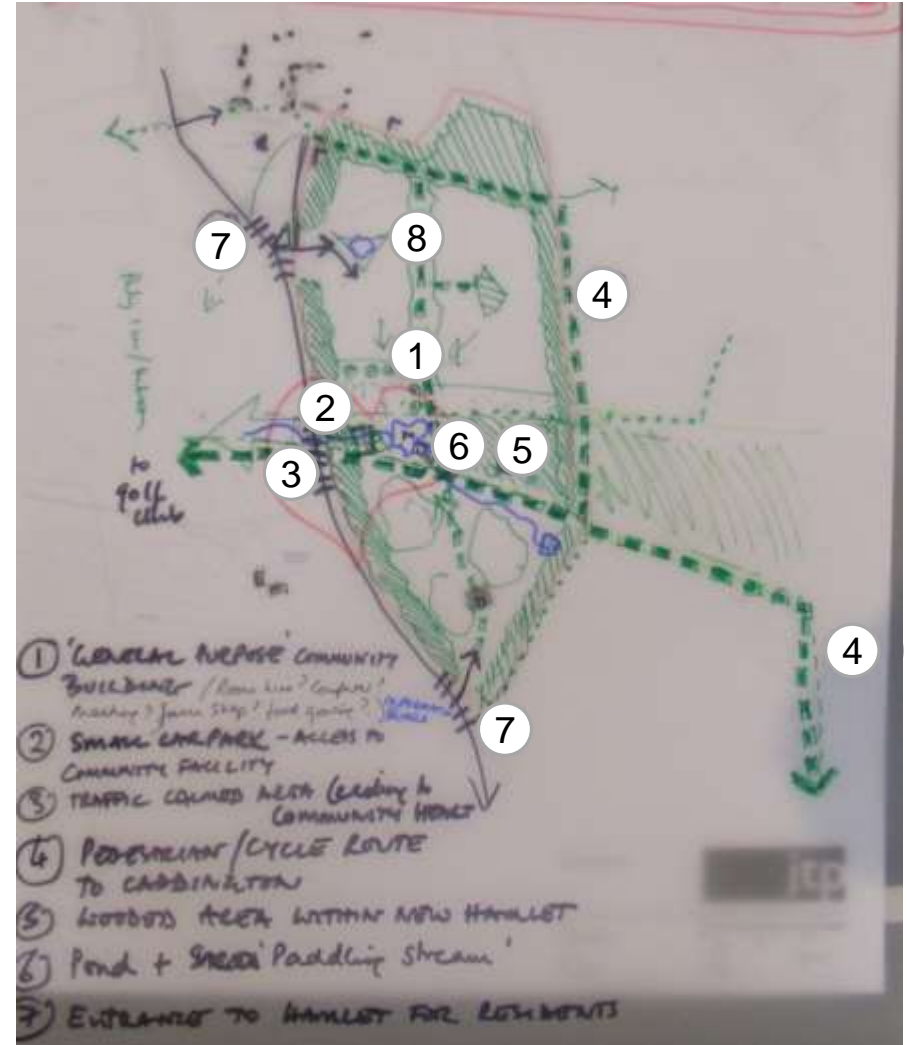
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Hamlets with Principles

1. General purpose community building - room hire, internet, meeting, farm shop, interpretation
2. Small car park - access to community building and country walks
3. Traffic calm Chaul End Road at junctions and crossing points
4. Green route to Caddington
5. New wooded area between hamlets linked to Round Wood and Badger Dell Wood
6. Village pond
7. Access to hamlets
8. Green spine with swale





HANDS-ON PLANNING “MOVEMENT PRINCIPLES”

Report Back

Ha



2ND MOVEMENT

- ① KEEP EXISTING ALIGNMENT OF CHARLTON ROAD
- ② EXTEND EXISTING TRAFFIC CALMING FROM THE SOUTH UP TO THE SITE
- ③ GATEWAY TO SITE - HARD OR SOFT TREATMENT
- ④ TWO ACCESSES TO THE SITE BUT NOT CONNECTED EXCEPT FOR BIKES
- ⑤ GREEN CONNECTIONS EAST WEST ACROSS THE SITE
- ⑥ POTENTIAL NEW FOOTPATH FROM THE SOUTH ROAD TO THE LUNGS
- ⑦ SAVE GREENSPACES OVER OFFICE AND ROAD TO GOLF COURSE
- ⑧ ADD BIKES TO THE ROAD TO GOLF COURSE
- ⑨ IMPROVE FOOTPATH TO SCHOOL

Report Back

Ha



2ND MO

- ① KEEP EXIST CHAIL END
- ② E D EXIS
- ③

Movement Principles

1. Keep existing road alignment
2. Extend existing traffic calming on Chaul End Road up to site
3. Gateway to site – hard or soft landscaping to slow traffic
4. Two accesses into the site but only connected for buses
5. Green connections east-west across the site
6. Potential new footpath for direct route into Caddington
7. Safe crossing over Chaul End Road to golf course
8. Add right turn to connect community bus to guided bus
9. Upgrade footpath to connect to primary school



Movement Principles

1. Bus serves Chaulington, Caddington and Slip End
2. Early morning and late evening connection to Railway Station
3. School drop off and pick up for Primary and Secondary schools
4. Flexible trips to everyday facilities in Caddington and to Tescos and guided bus stop





HANDS-ON PLANNING “SAM’S VISION”





HANDS-ON PLANNING “SAM’S VISION”

Sam's Vision - Oakland

+++ Track

--- Cycle Route

--- Pedestrian Route

/// New Pond

1. Chicane Crossing
2. 2 Storey Housing
3. 3 Storey Housing
4. Parking
5. Community Café (eco)
6. Play Area
7. Community Shop
8. Family Housing
9. Retirement Housing
10. Nature Reserve
11. BMX track









The Key Themes

Retain the village 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.”

Improvements to Chaul End Rd

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 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.”

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”

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."

Continuing community participation

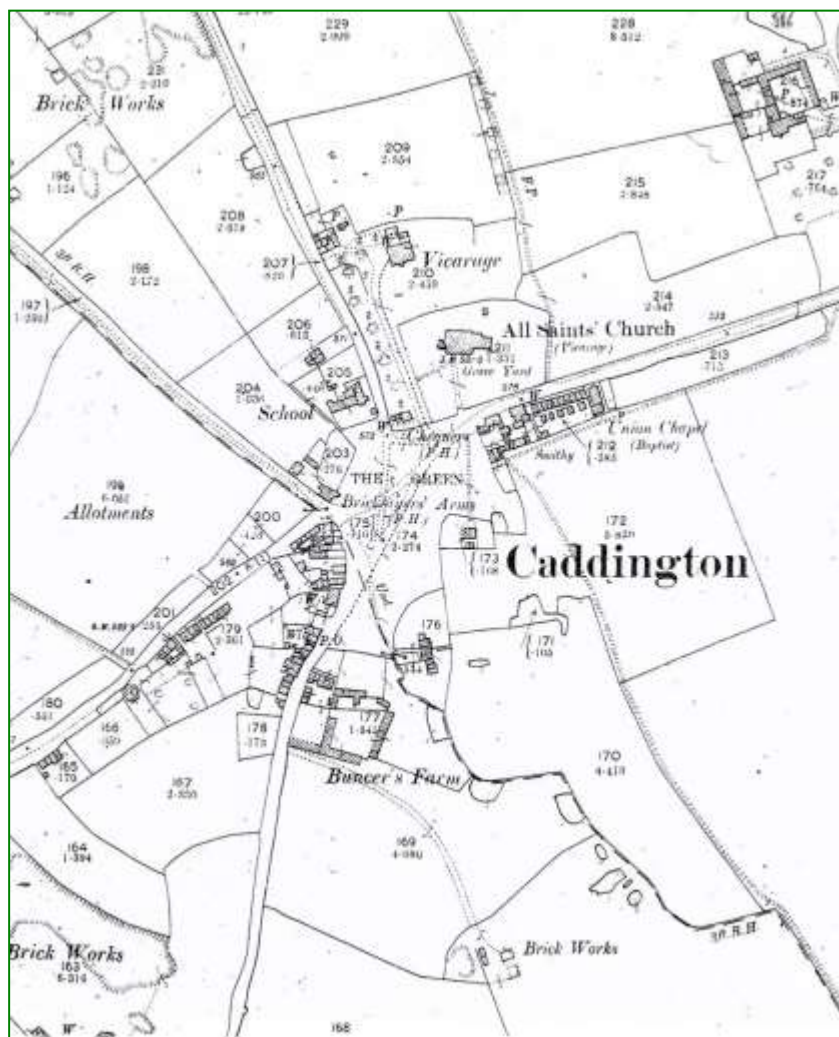
People appreciated the opportunity to participate in the creation of a Vision for the future of the GM site. It is important that good levels of communication continue to ensure that local people, including Chaul End residents, can work together with architects, planners and developers to create the 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.

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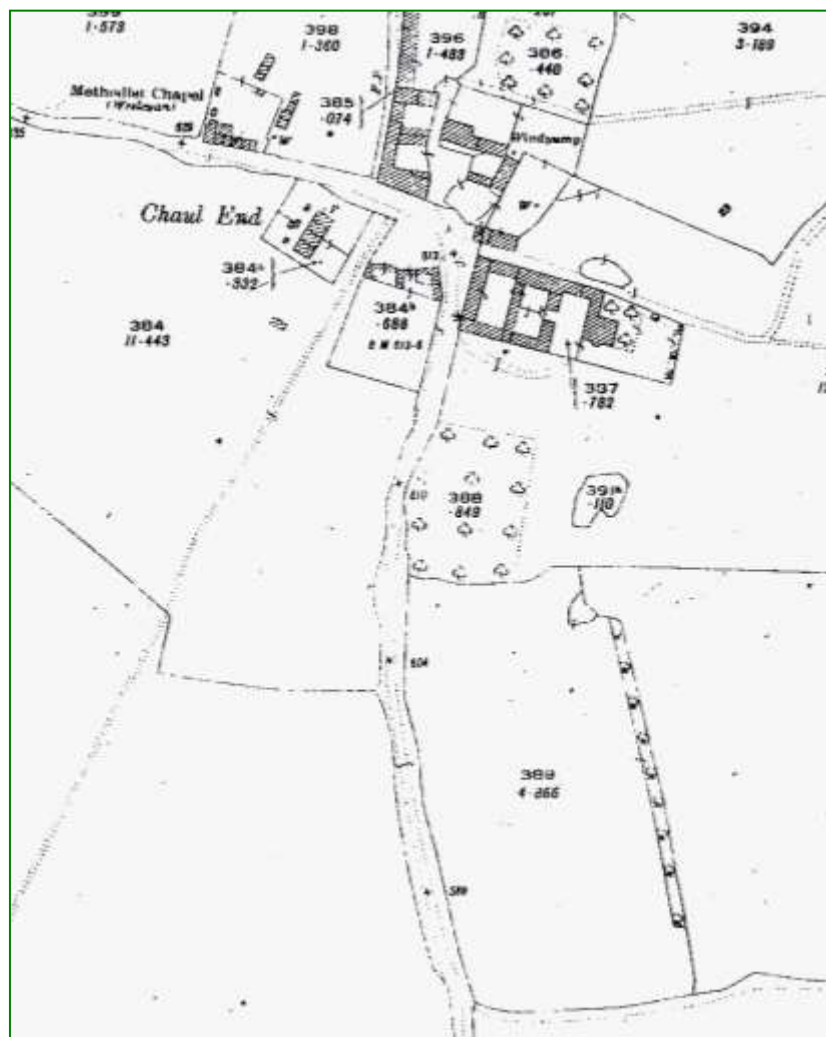
“You have given us a way to voice what we feel. I hope it will go forward with what we’ve said in mind.”

Local History





Caddington village in 1901



Chaul End hamlet in 1925

Early 20th century: Views of Caddington in the 1930s



Caddington Village School, built 1859, demolished 1960s



Dunstable Road

Mid 20th century

The first inter-city motorway to be completed in the UK, the M1 was inaugurated by the Minister of Transport on 24th March 1958



Between 1956 and 1959 a research and test centre was constructed by Vauxhall Motors at Chaul End. By the mid 1960s the test facilities were considered no longer adequate for the new motorway era. In 1968 a dedicated proving site was built at Millbrook, near Ampthill



In the 1990s Vauxhall invested in a programme of improvements including extensive landscaping at the former test track.



New roads may have carved through the countryside...



The M1 at Luton in the 1960s



The decision to use the former Vauxhall test track for car parking led to the creation of a new road and revised layout from Hatter's Way to the site, bypassing Chaul End Village

But the community spirit in Caddington is as strong as ever: Then....



Outside the Cricketers Pub, early
20th C



All Saints Football Club, 1911



Peace celebrations, 1919



The Hunt, 1958

in 2009....



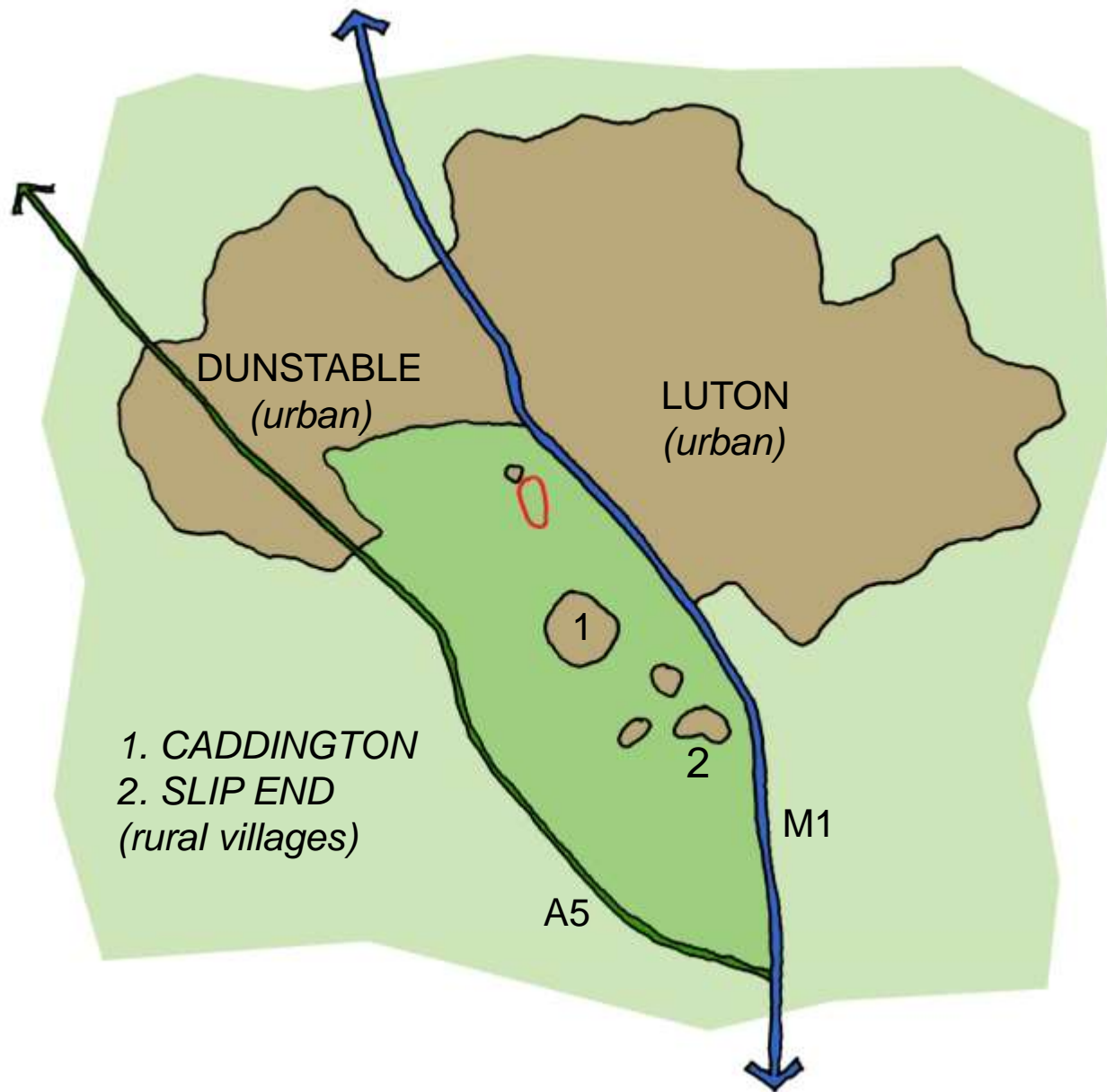
The gas emergency of Christmas 2009

.....and in the future

Existing context

Luton and Dunstable are urban

Caddington and Slip End are rural



String of Pearls

*A series of villages along the
ridgeline form a string of pearls
including:*

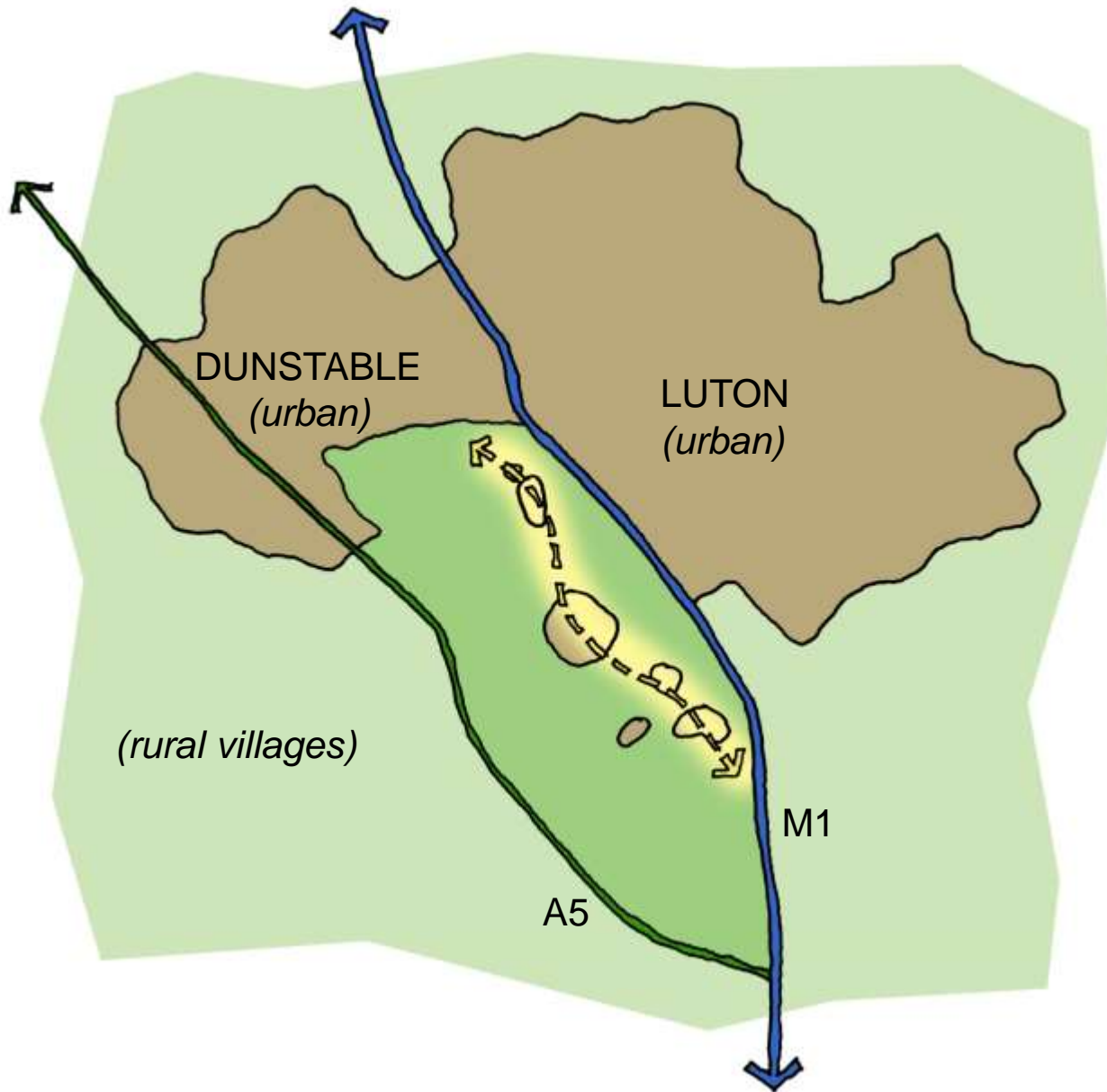
Chaul End

Brick Kiln

Caddington

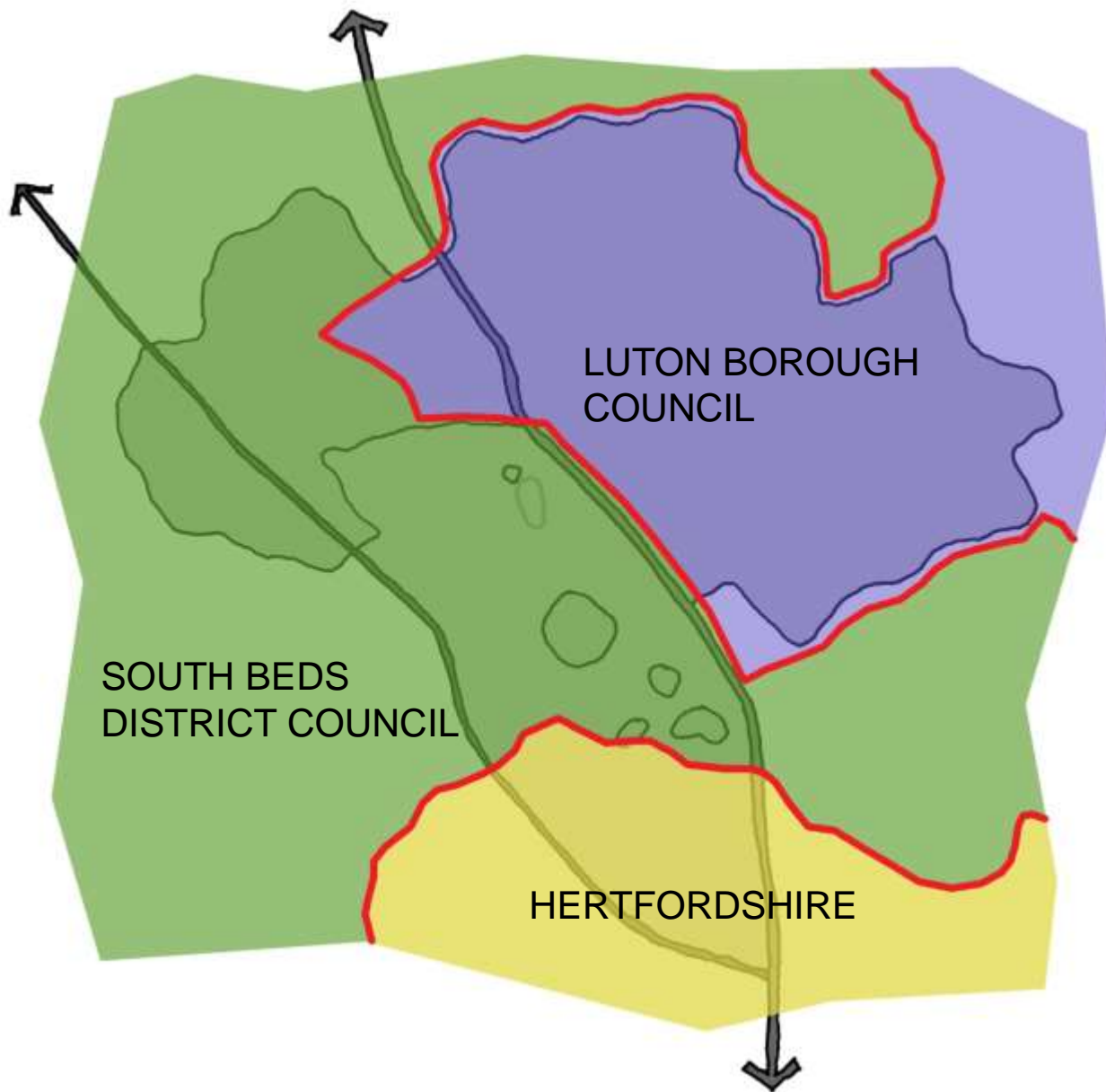
Woodside

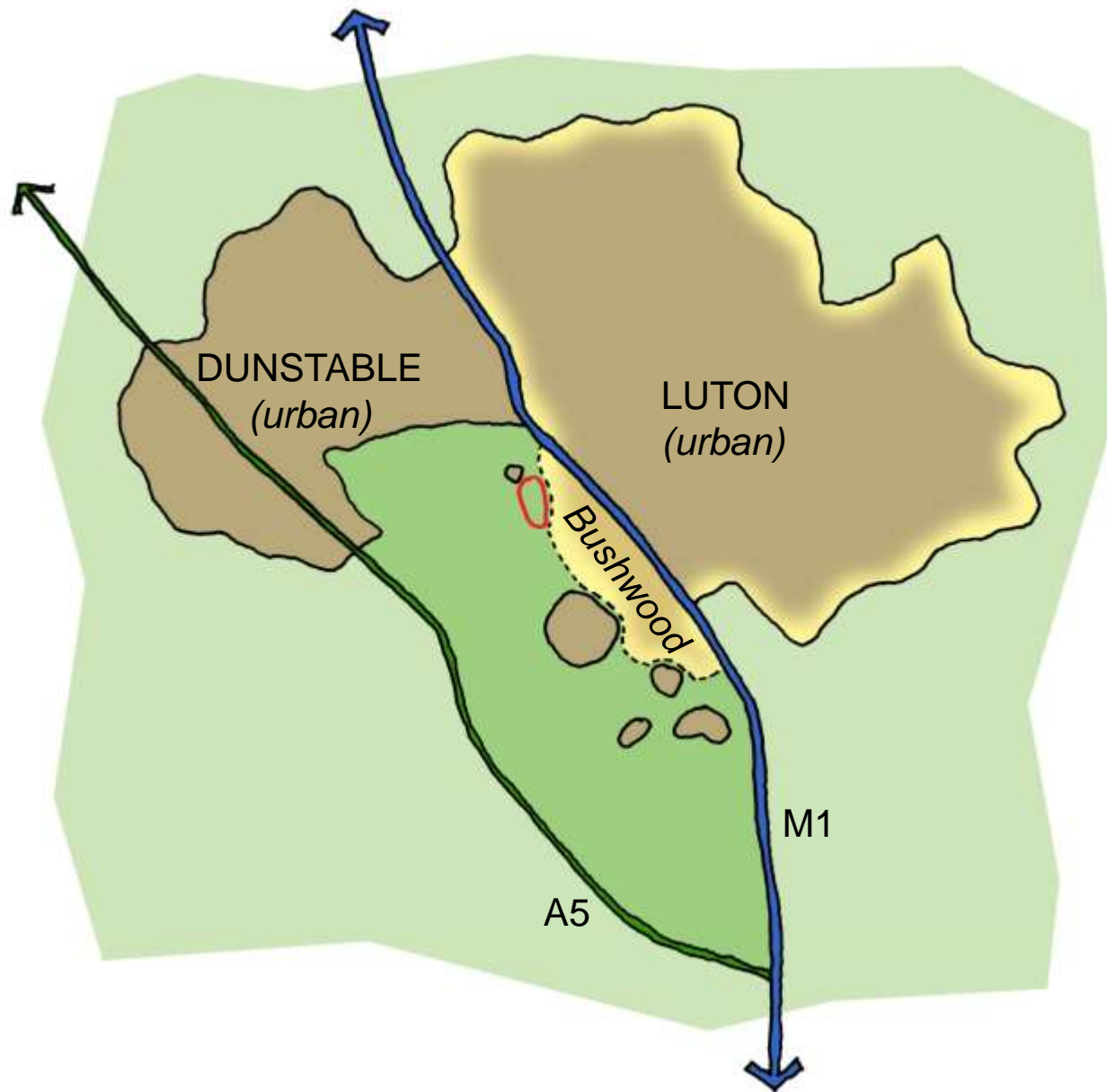
Slip End



Up to 2009:

South Beds and Luton District Councils worked together to develop a Local Development Framework

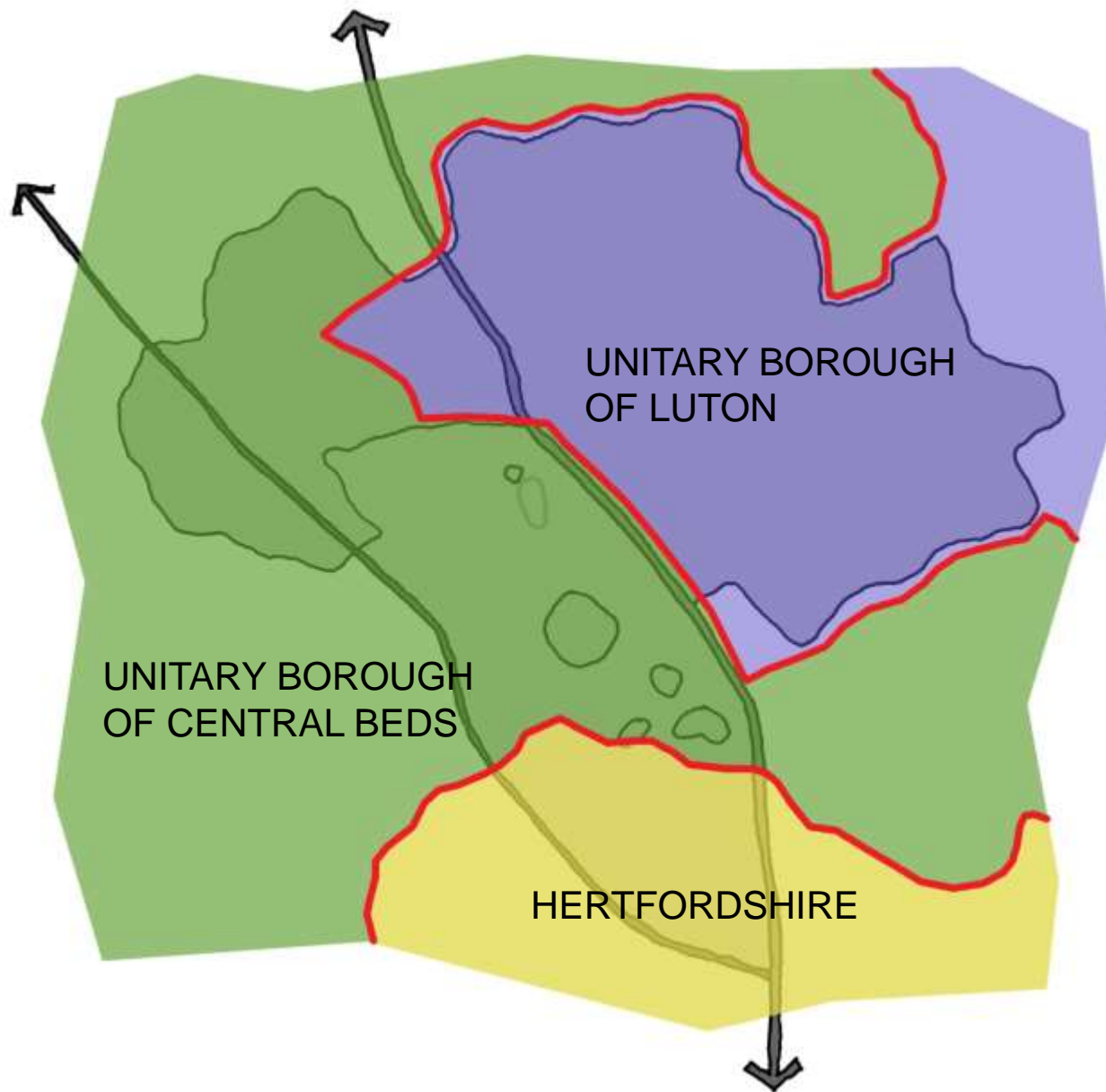




Up to 2009:

As part of the Local Development Framework, Bushwood was proposed as an urban extension to Luton

The Bushwood development sat within Caddington and Slip End Parish Councils



After 2009:

Mid Beds and South Beds formed the Unitary Borough of Central Beds

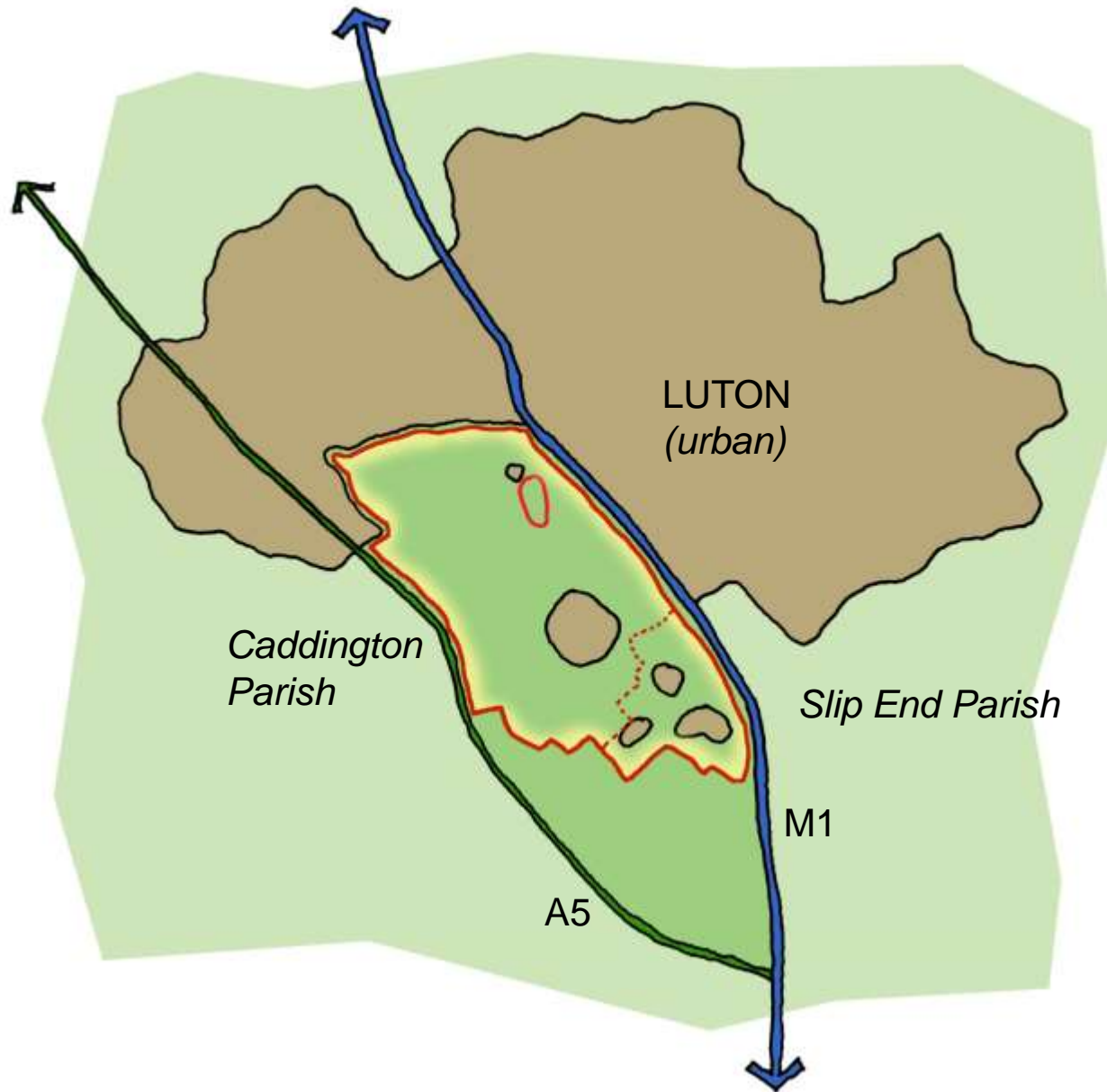
The previous joint Local Development Framework was abandoned and a Core Strategy is being developed for the whole of Central Beds

The Neighbourhood Plan:

Caddington and Slip End Parish Councils came together to develop a Neighbourhood Plan

This area consists of rural villages set within open landscape

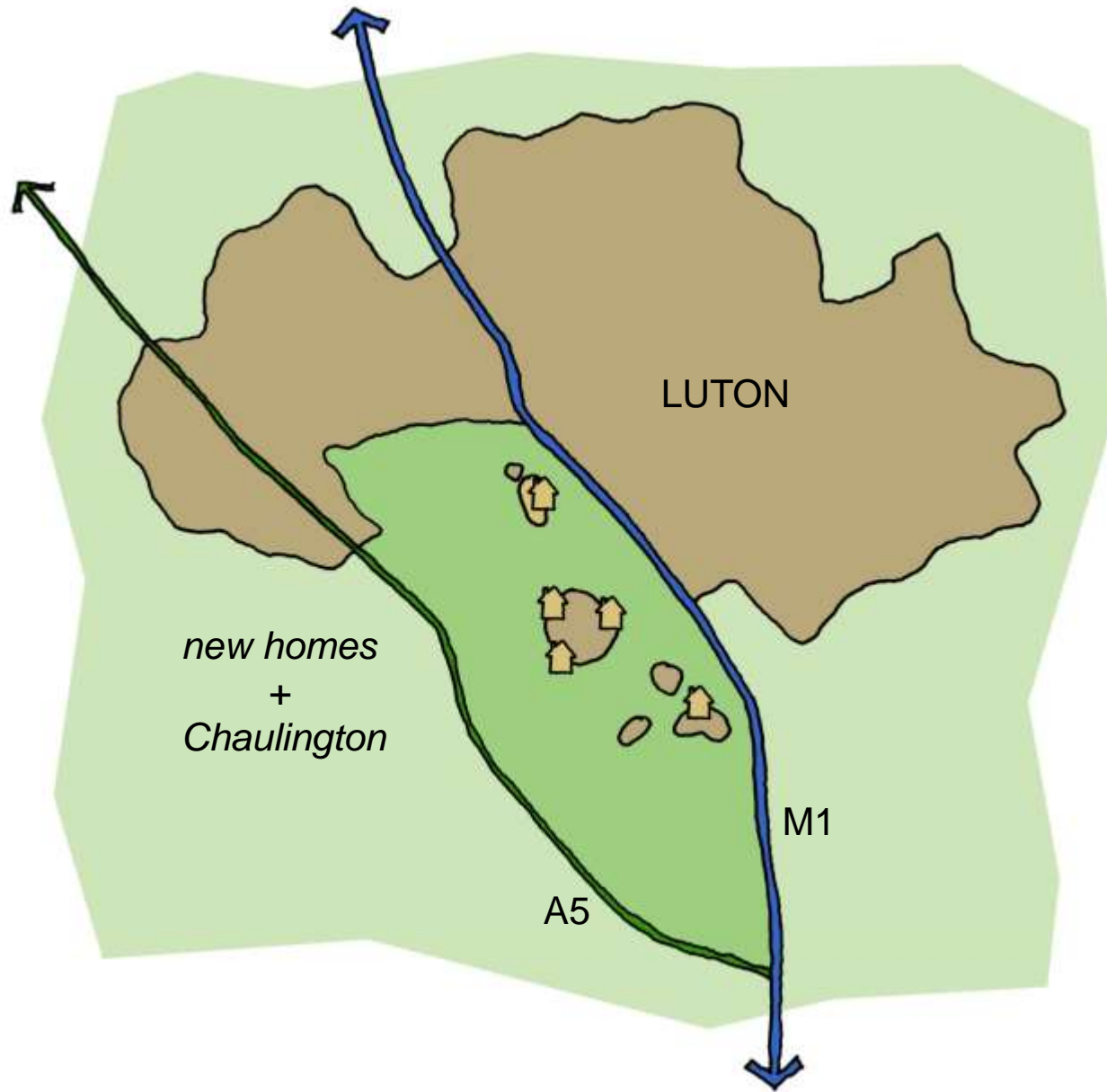
The Neighbourhood Forum are currently formulating the Neighbourhood Plan and have recently sent out a Questionnaire to local residents seeking their views

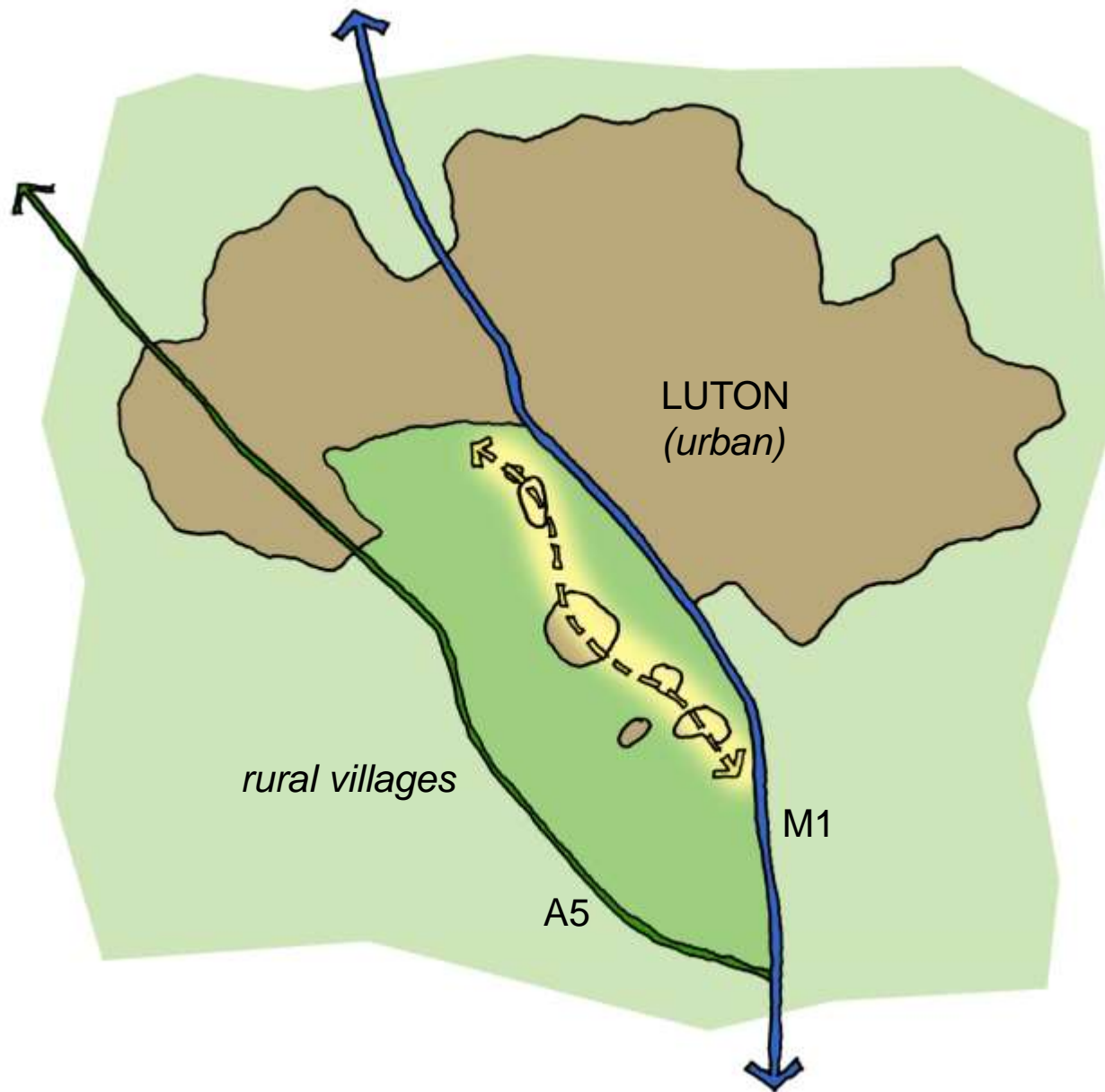


Chaulington site:

Following the Community Planning Weekend and further evidence based research, approximately **250-300 new homes** would be appropriate at Chaulington

Development at Chaulington would allow Caddington and Slip End Parishes to meet 5 year housing shortages and to grow at an organic pace





String of Pearls

Chaulington complements the series of villages along the ridgeline forming a string of pearls. Villages and hamlets include:

Chaul End

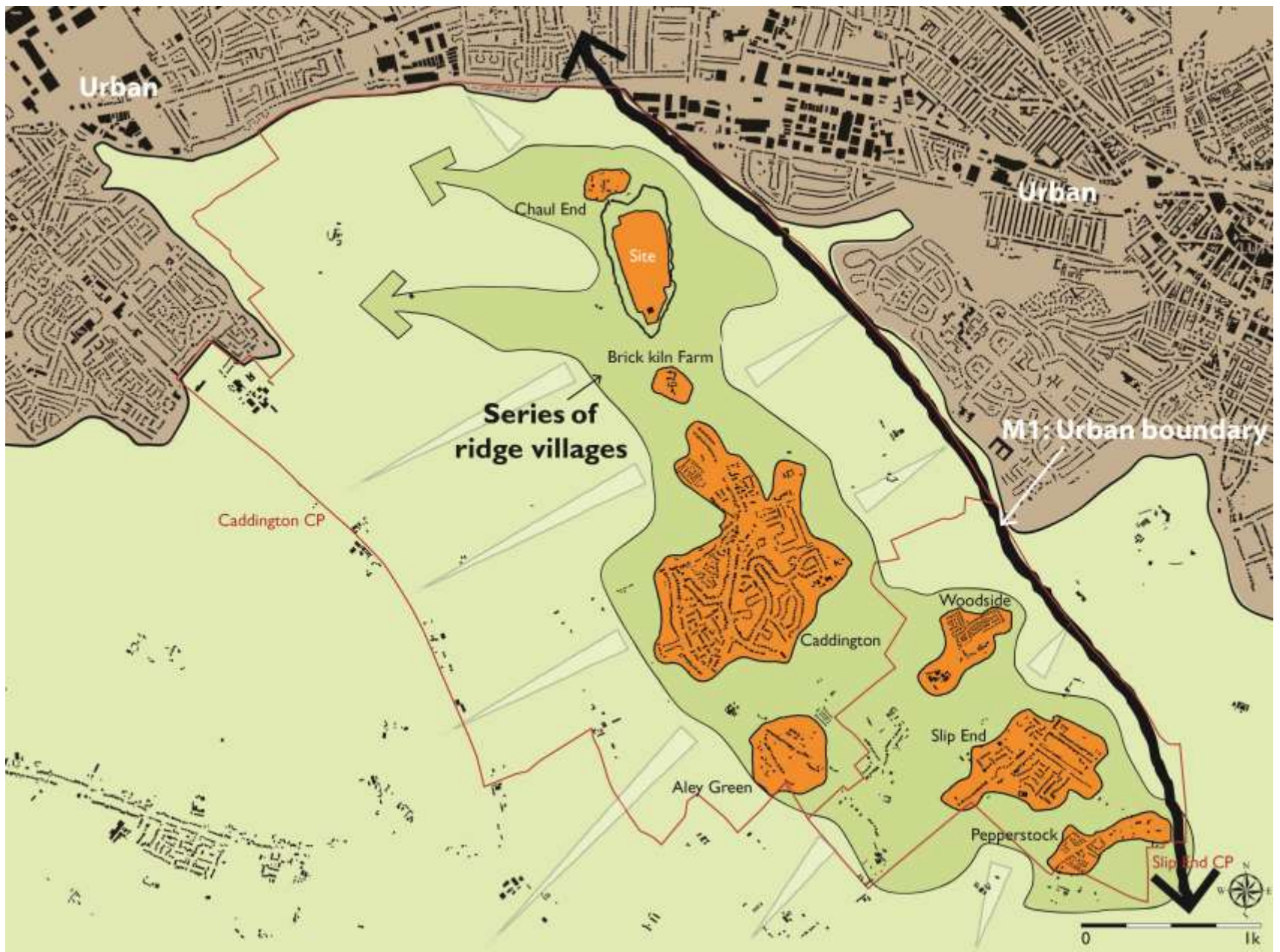
Chaulington

Brick Kiln

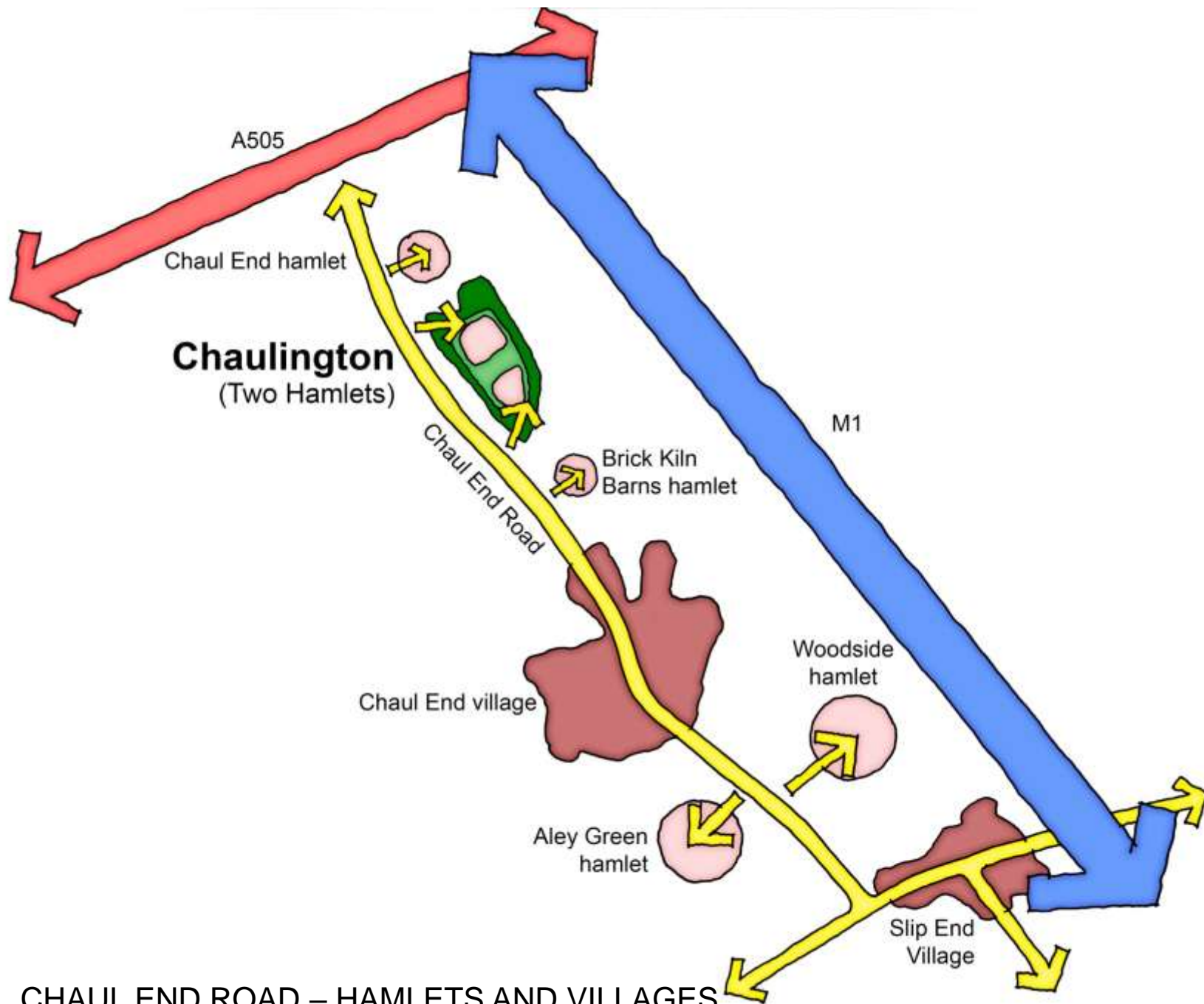
Caddington

Woodside

Slip End



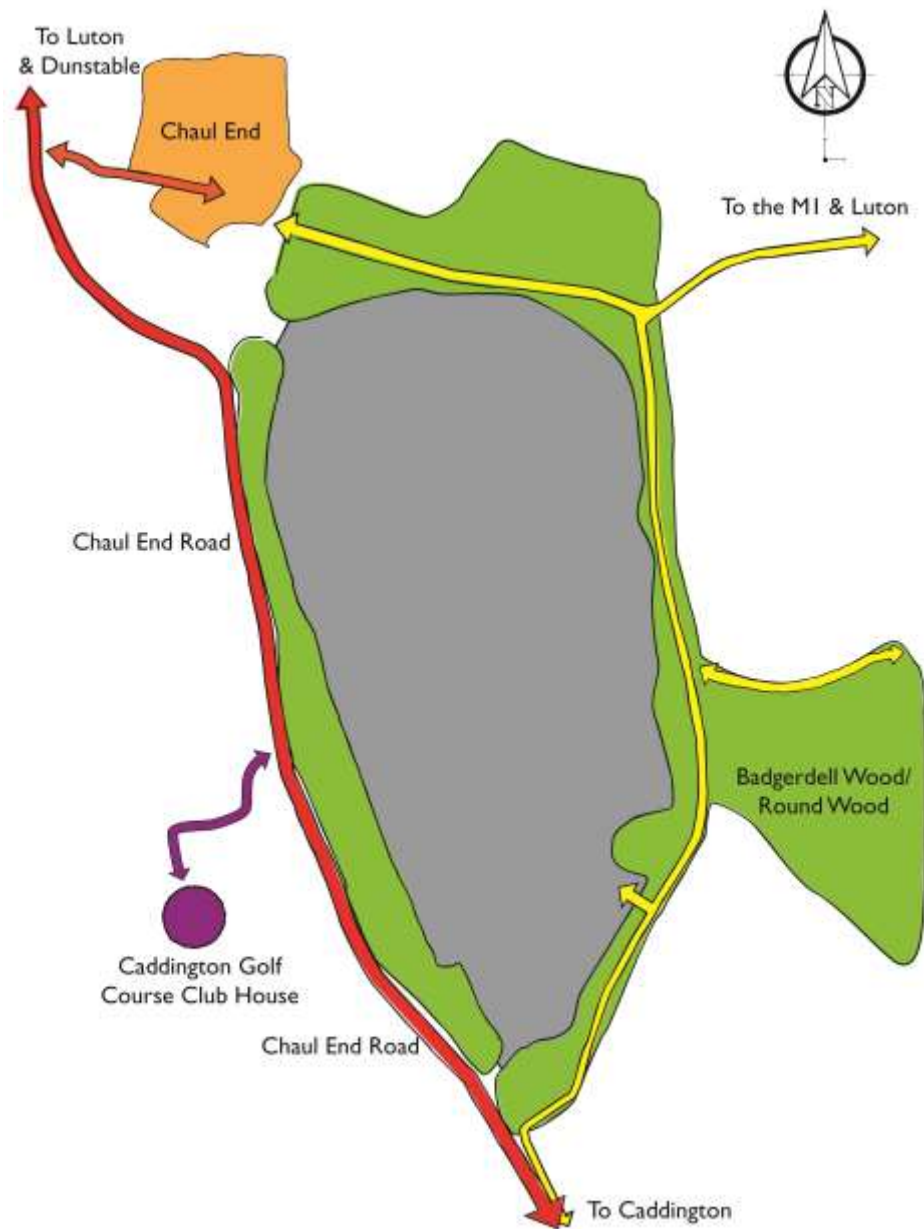
SITE CONTEXT



CHAUL END ROAD – HAMLETS AND VILLAGES

Development Principles

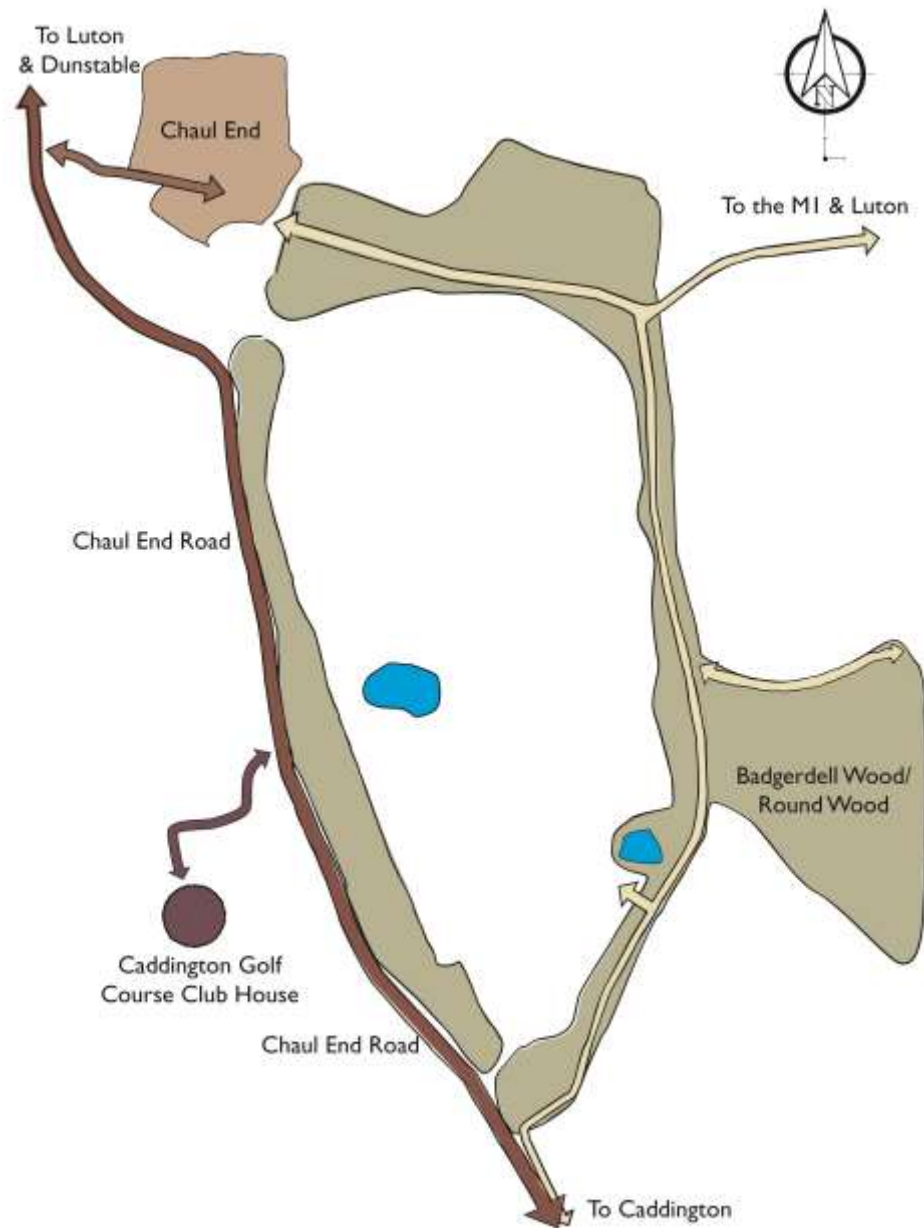
Remove area of hard standing



Development Principles

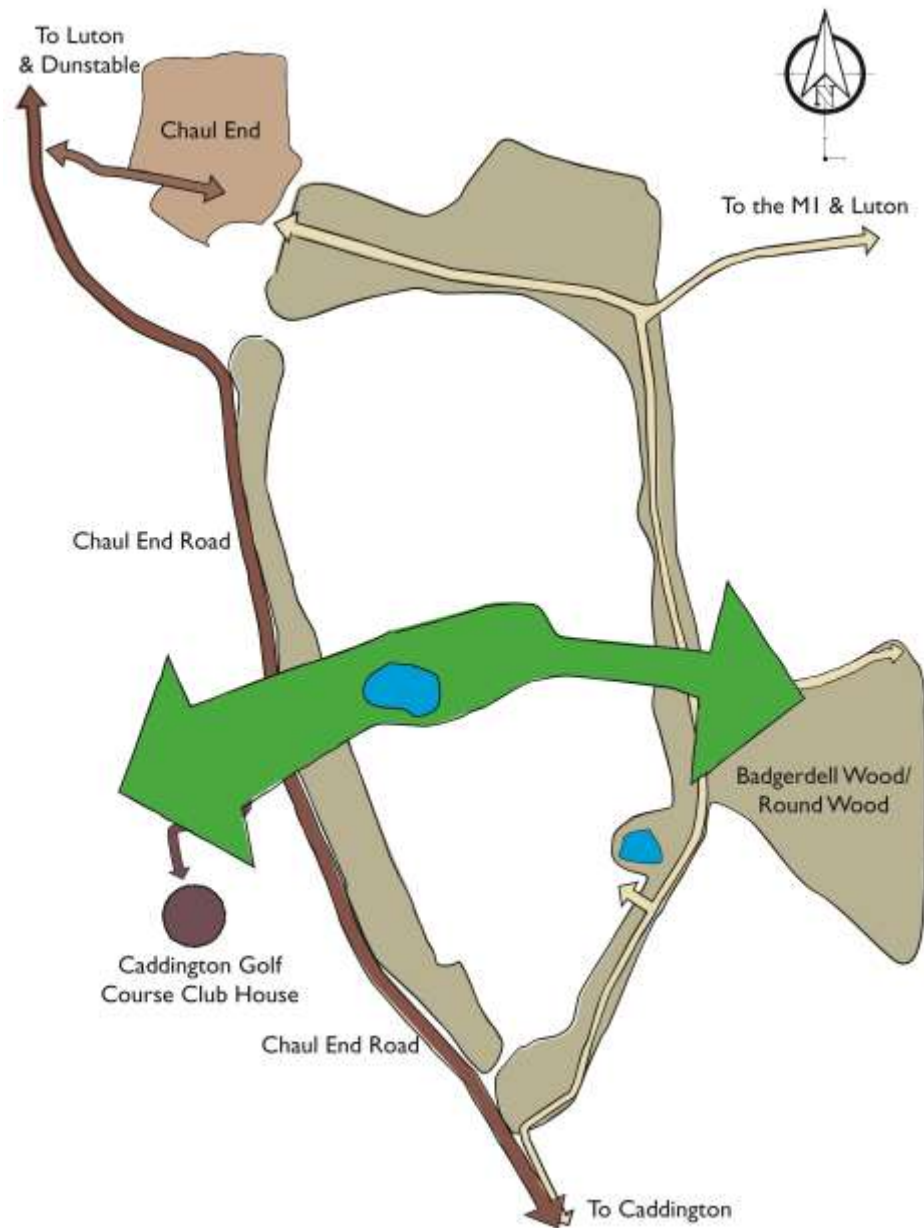
Retain existing ponds

Re-profile pond in the hard standing area



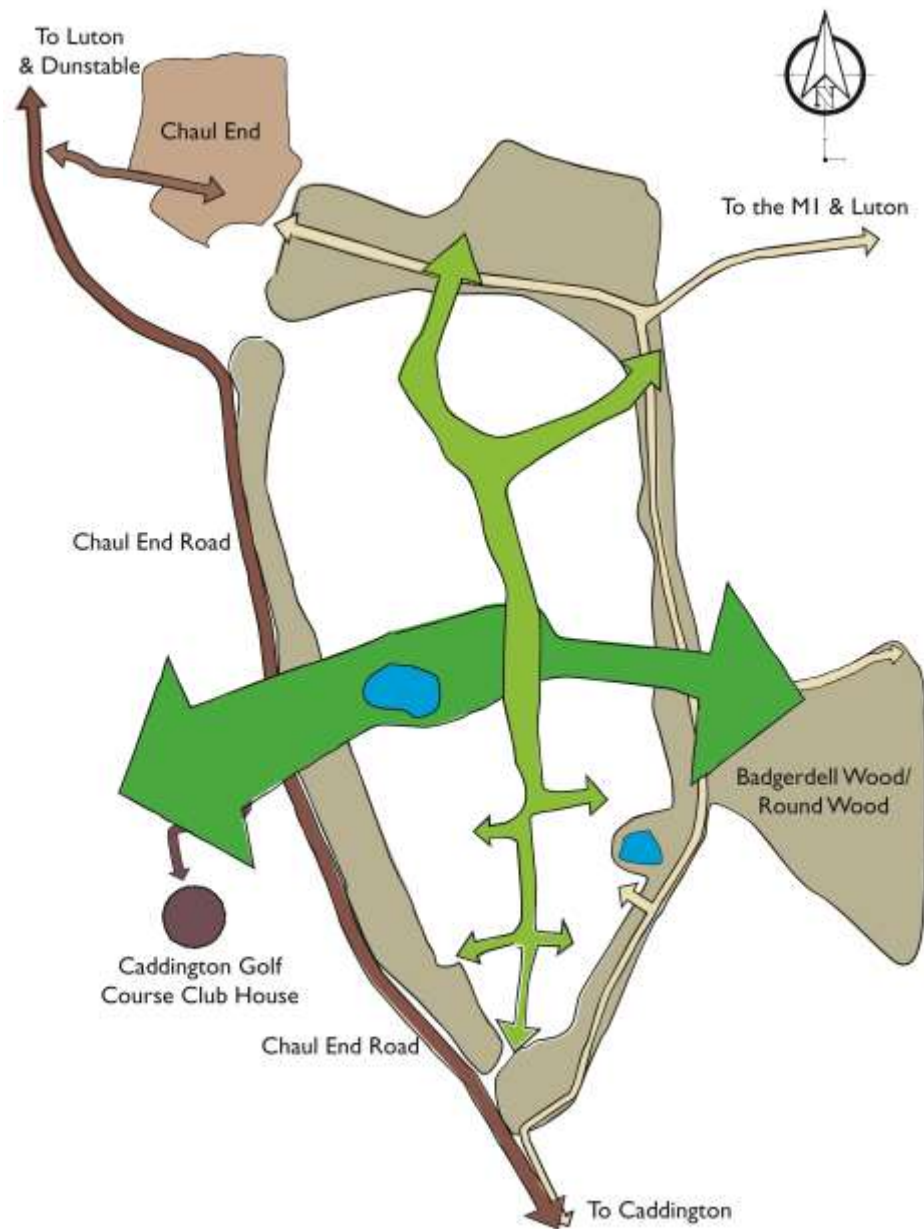
Development Principles

East – west green
community common



Development Principles

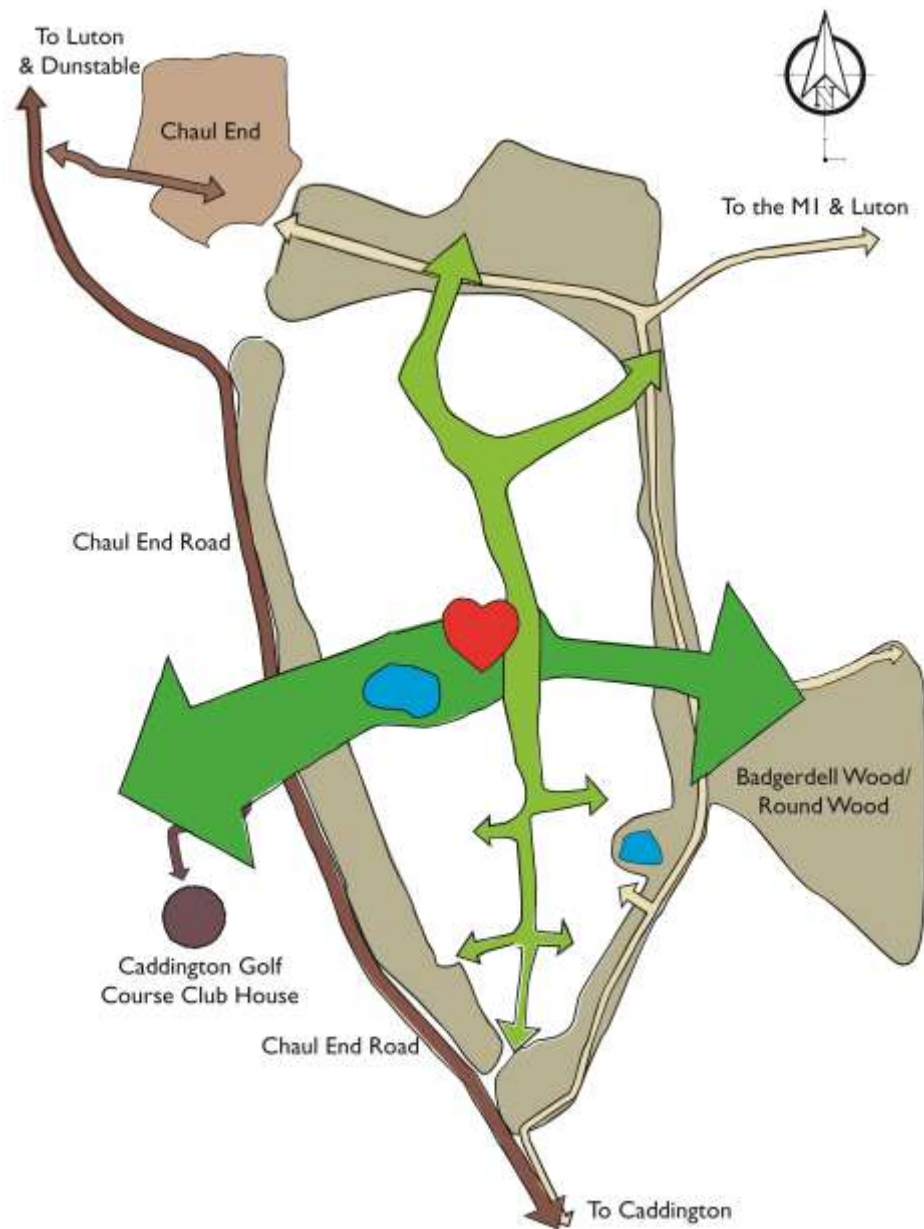
North – south green swale



Development Principles

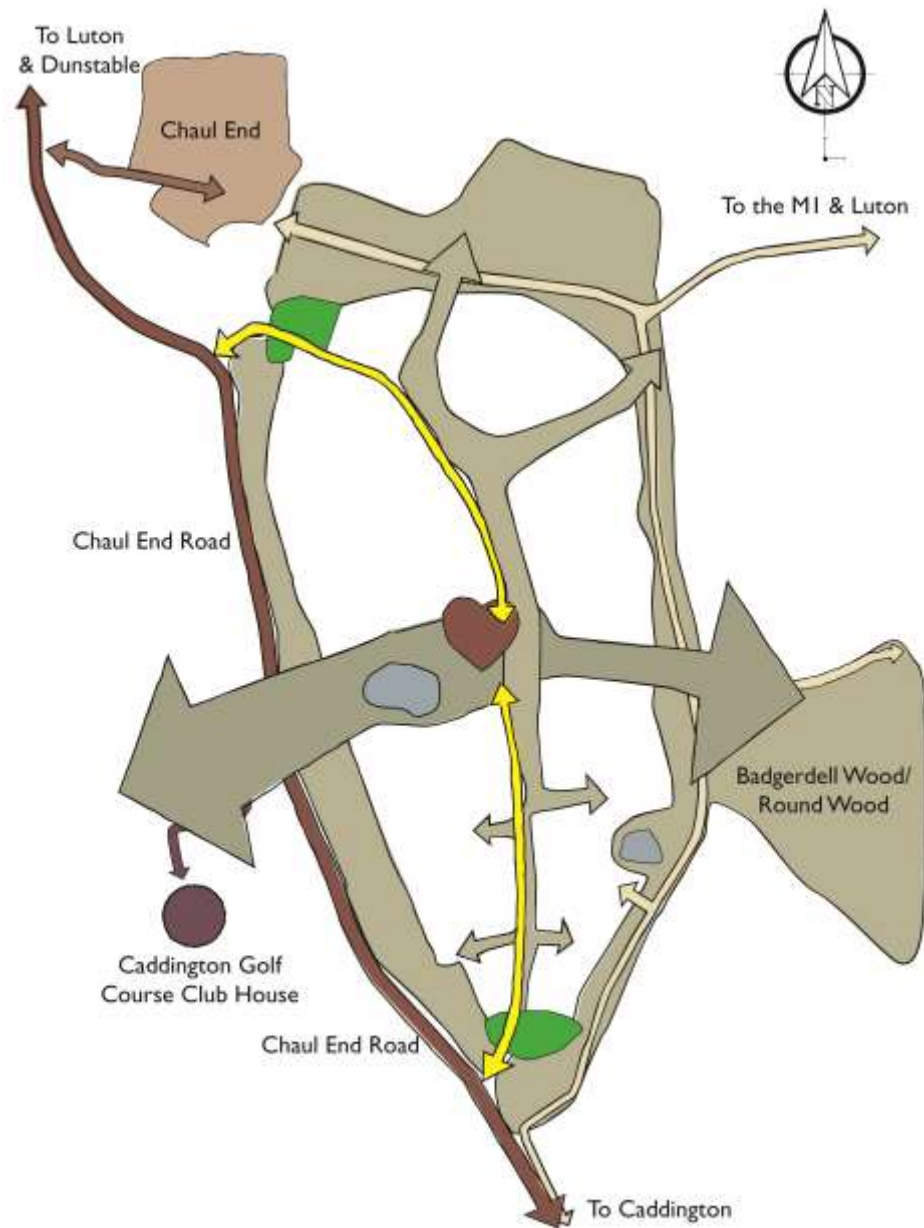
The Heart!

Interpretation centre and community space?



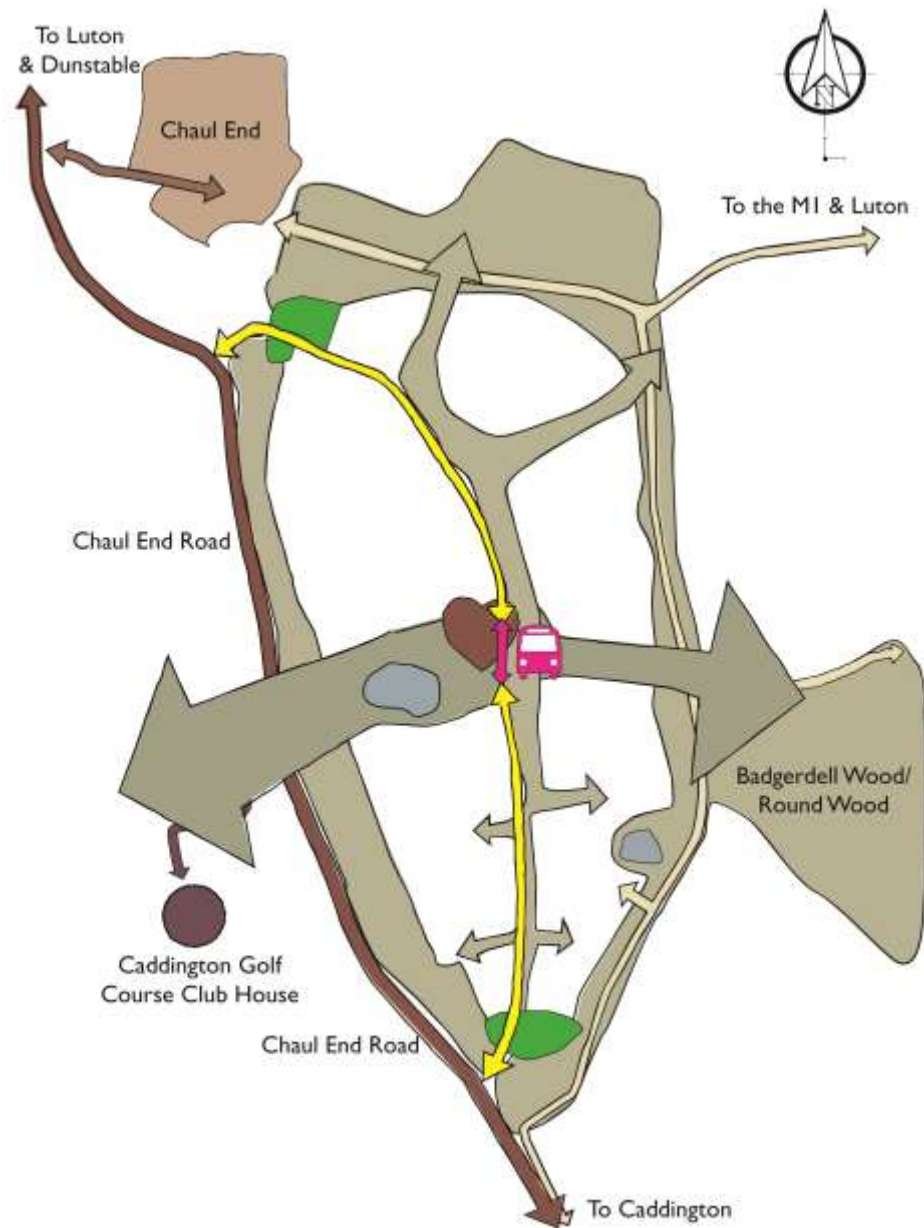
Development Principles

Pedestrian, cycle and community bus spine



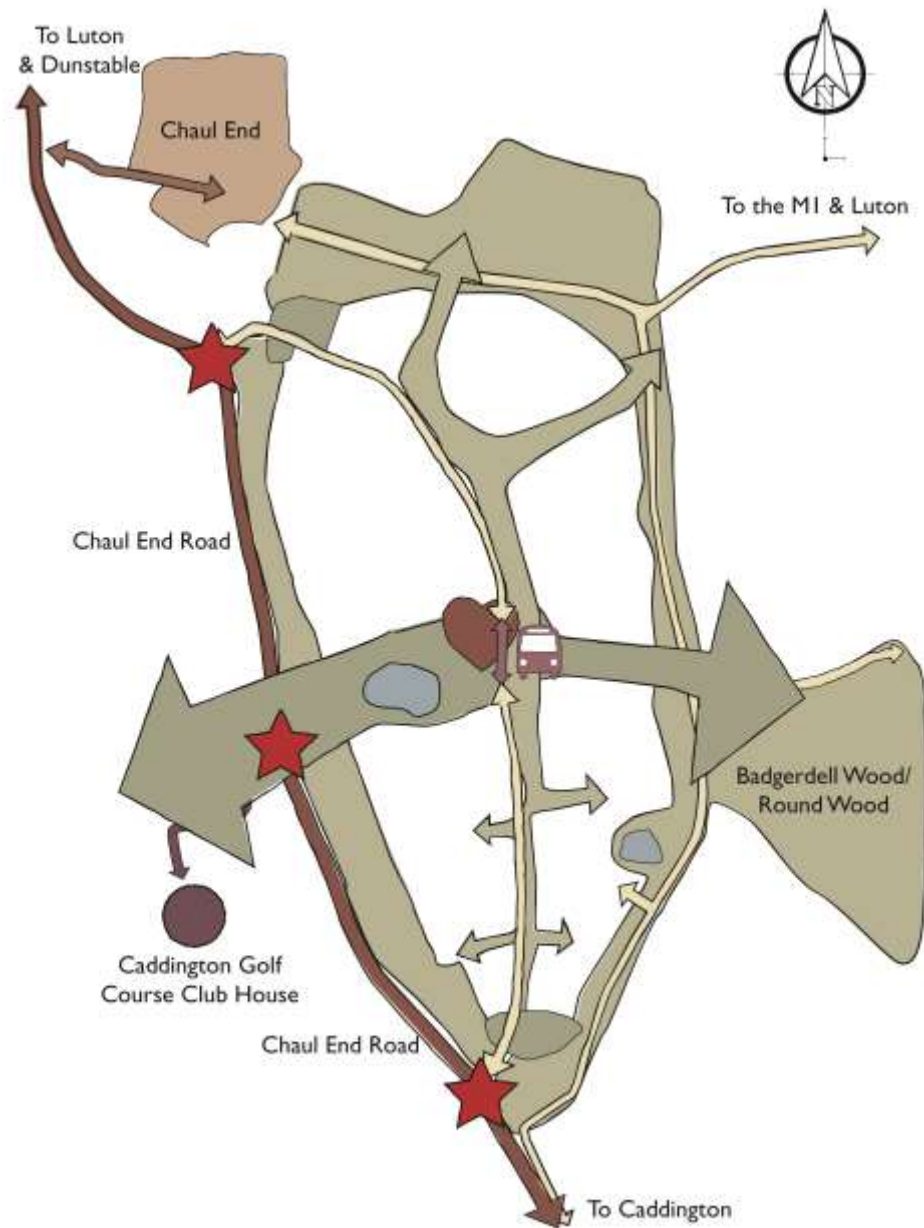
Development Principles

Community bus link only



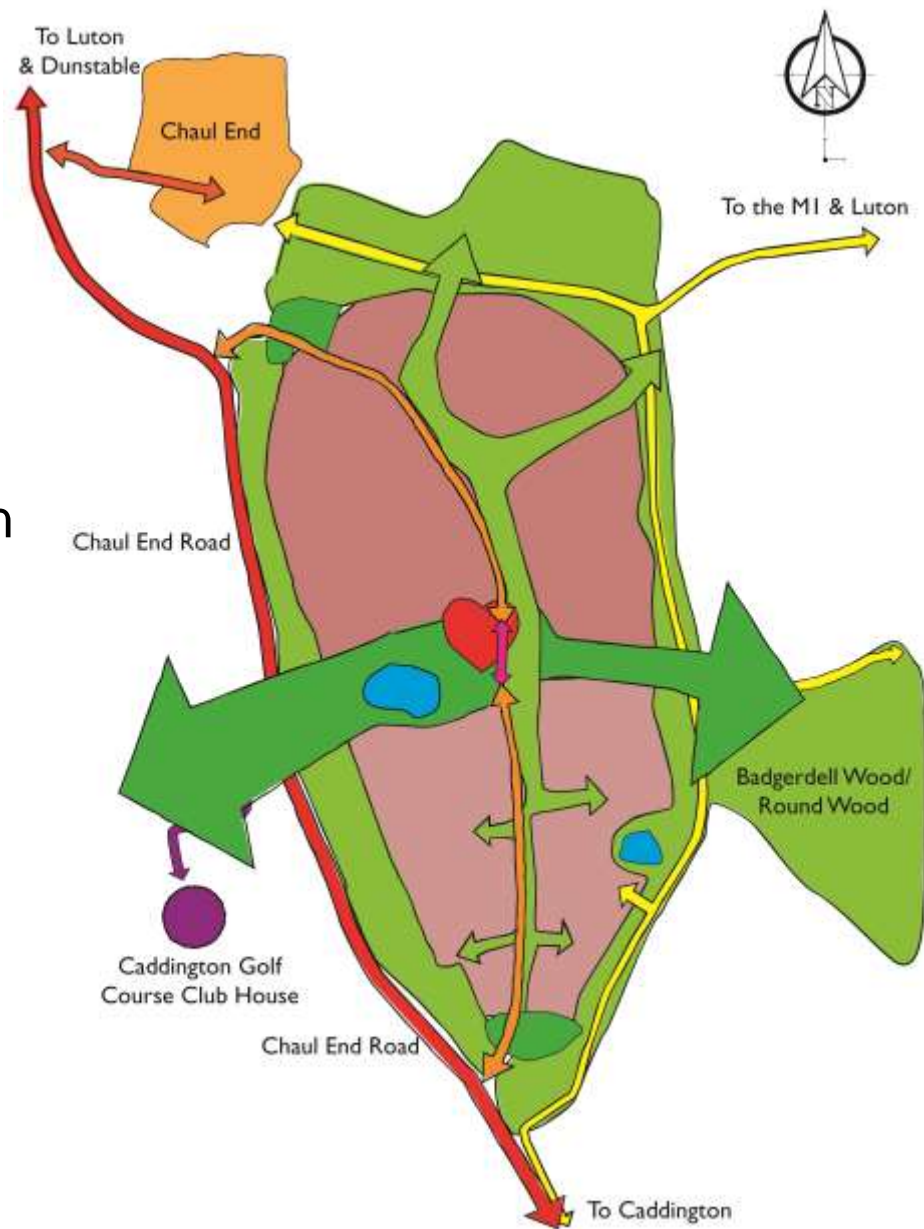
Development Principles

Possible location of traffic calming features



Development Principles

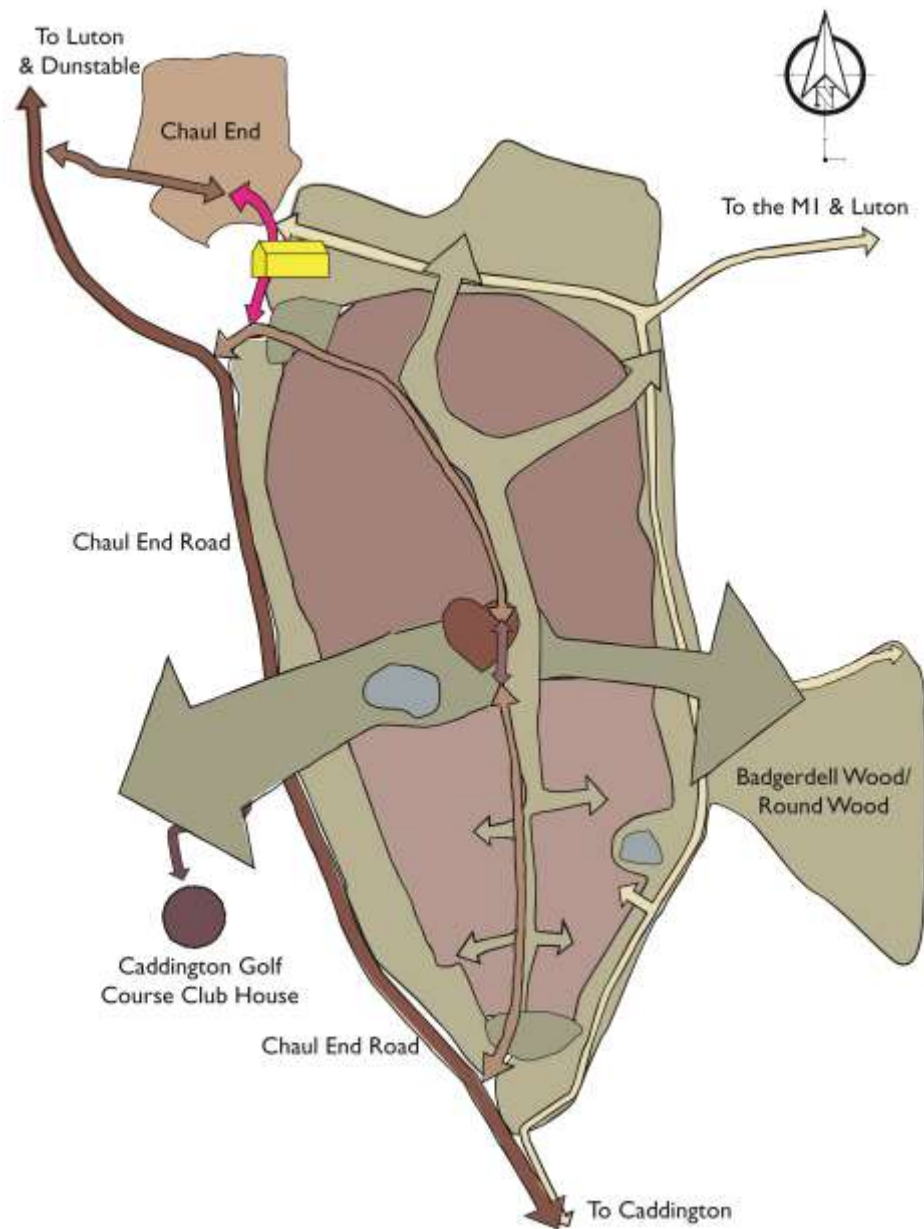
Two hamlets, one heart and a common with a duck pond



Development Principles

Refurbish or demolish and rebuild?

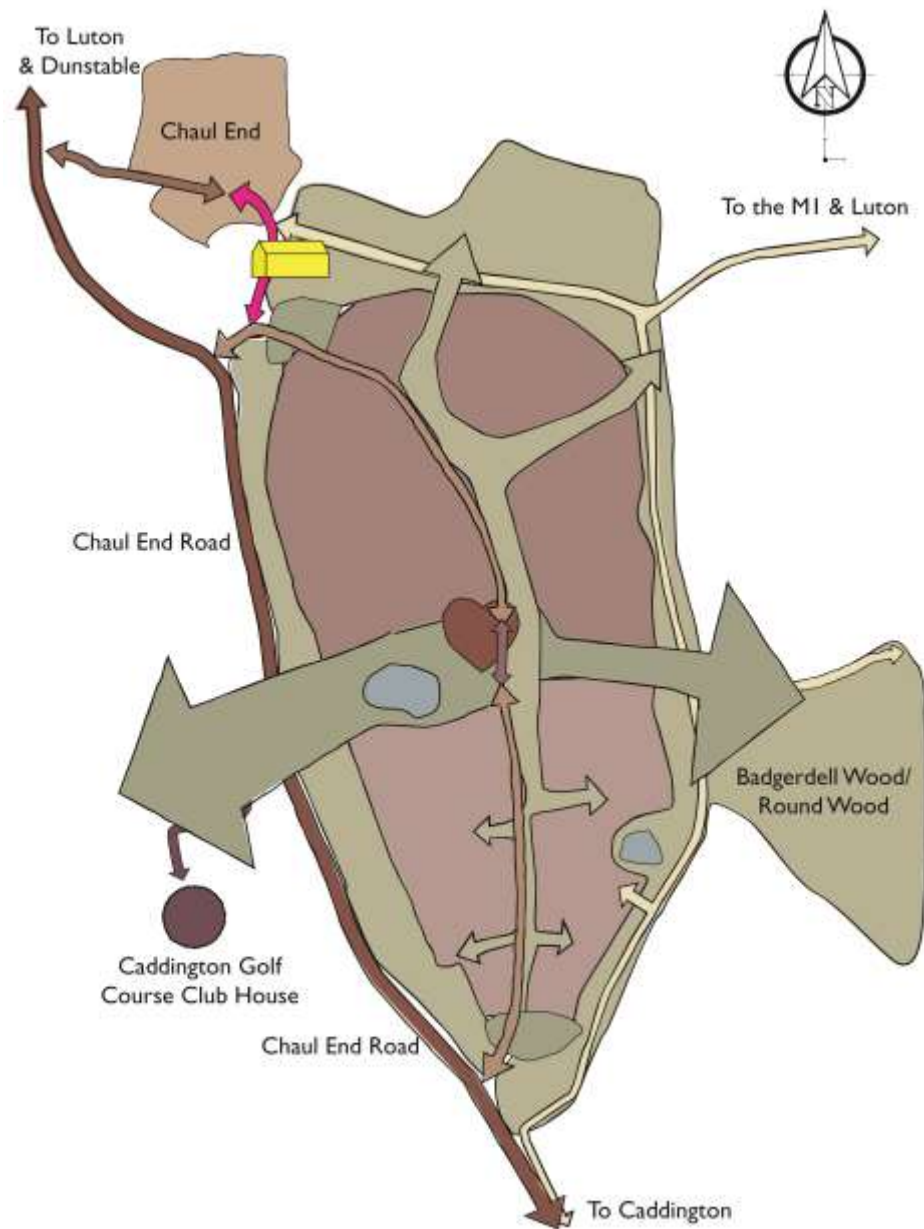
Chaul End barn as a private residence



Development Principles

Refurbish or demolish and rebuild?

Chaul End barn as a private residence



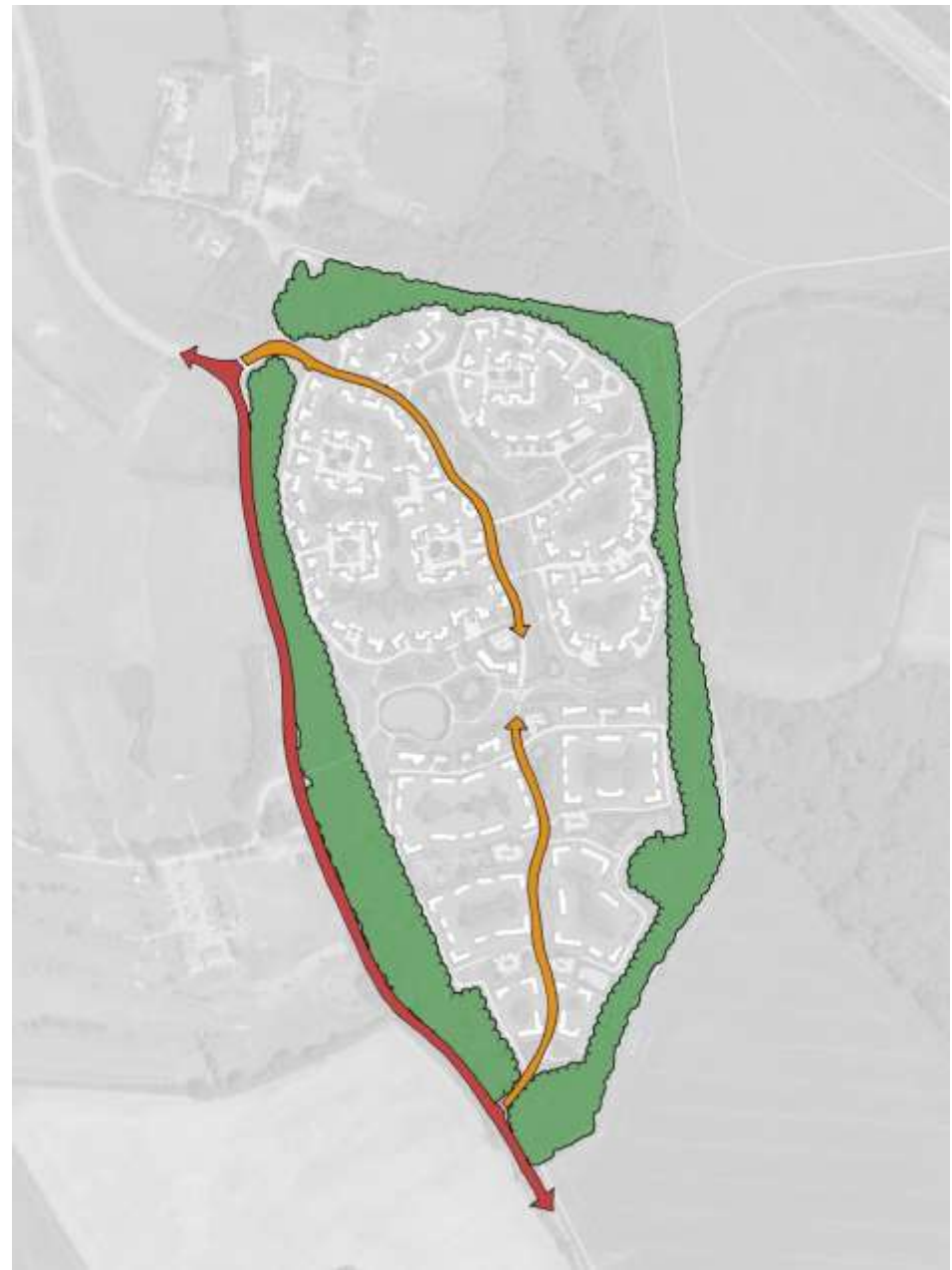
Masterplan Layers

Two access points from Chaul End Road



MOVEMENT STRATEGY

Community bus route



MOVEMENT STRATEGY

Bus gate connects both hamlets



MOVEMENT STRATEGY

Lanes serve the residential areas



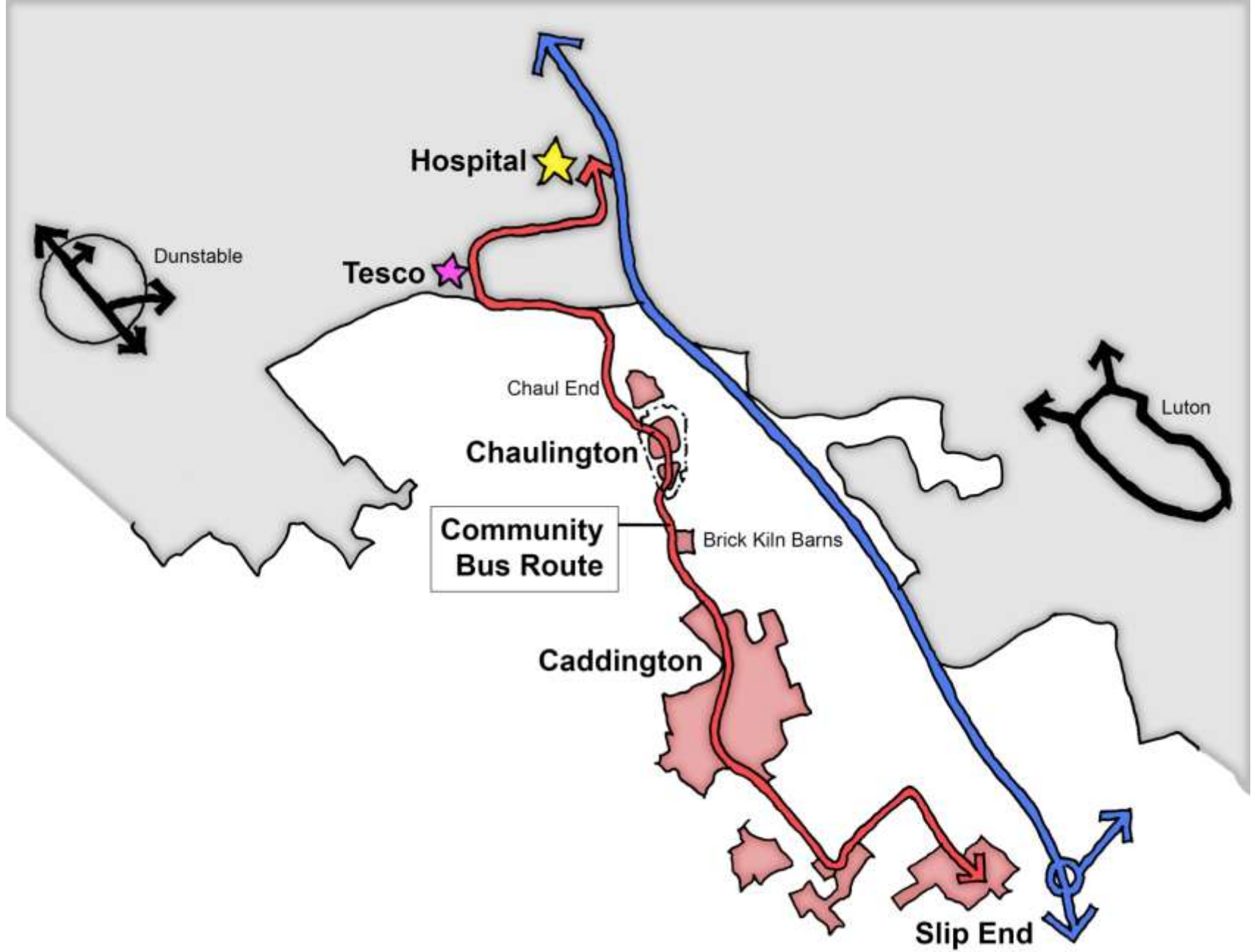
MOVEMENT STRATEGY



Shared surface streets provide access to the dwellings



MOVEMENT STRATEGY



COMMUNITY BUS ROUTE

Footpaths and cycleways connect the hamlets and the wider context



Woodland buffer maintained and enhanced



LANDSCAPE STRATEGY

Community common connects the hamlets as the main recreational green space



Green fingers extend between the residential areas



LANDSCAPE STRATEGY

The duck pond



LANDSCAPE STRATEGY



Swales run through the green fingers to the pond



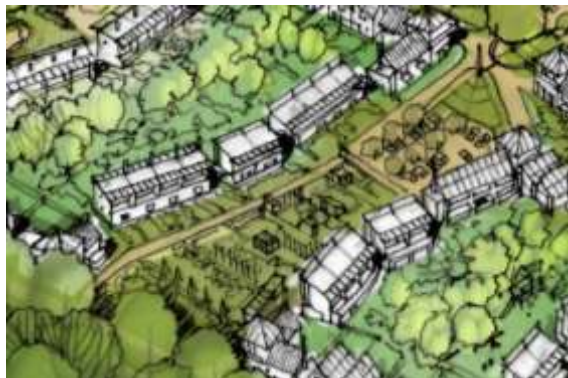
LANDSCAPE STRATEGY

Landscape features create a gateway to the scheme at both accesses



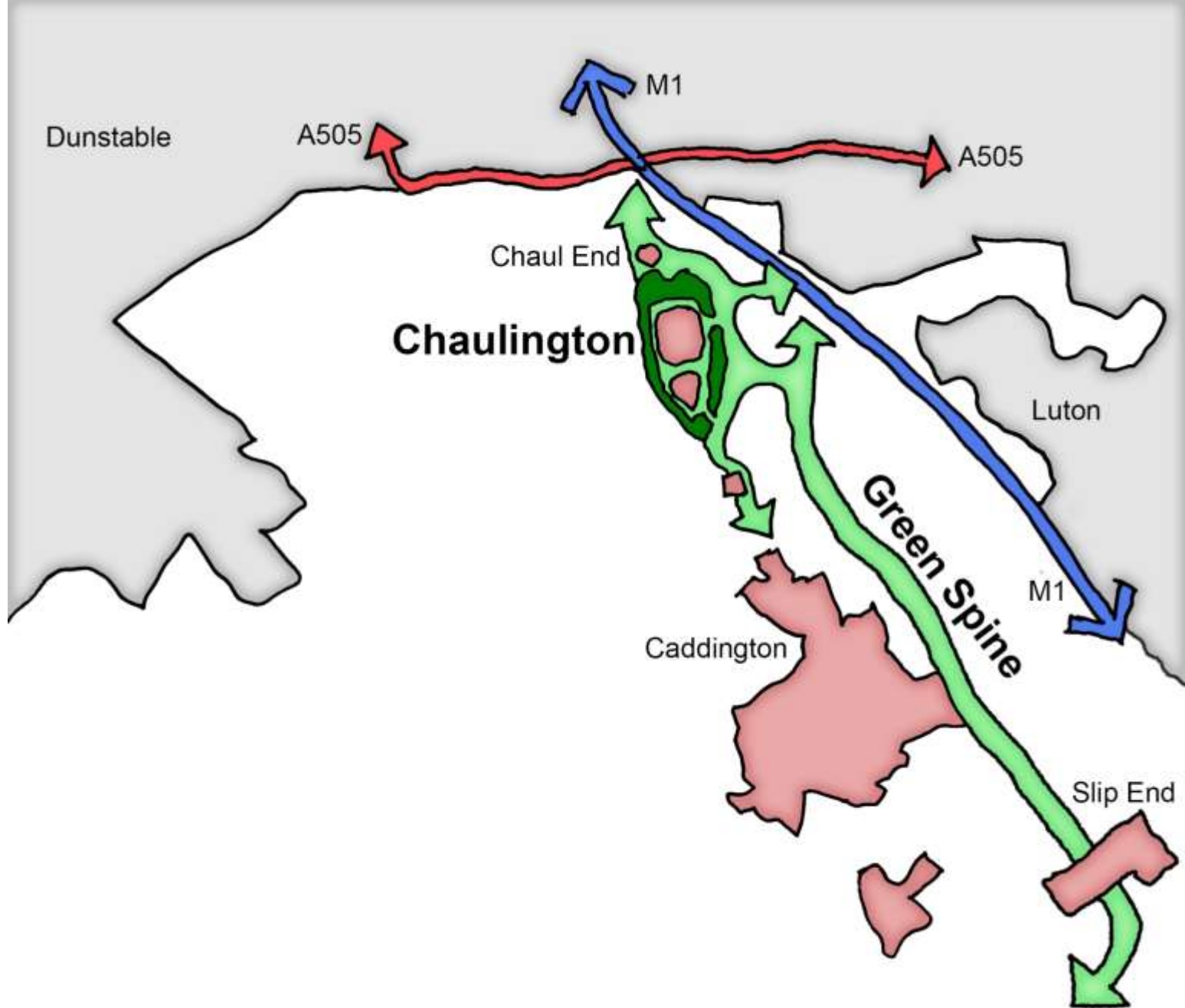
LANDSCAPE STRATEGY

Play areas and allotments set within the green fingers for children's play and community activity



Generous private gardens for the dwellings in keeping with the rural character of the area

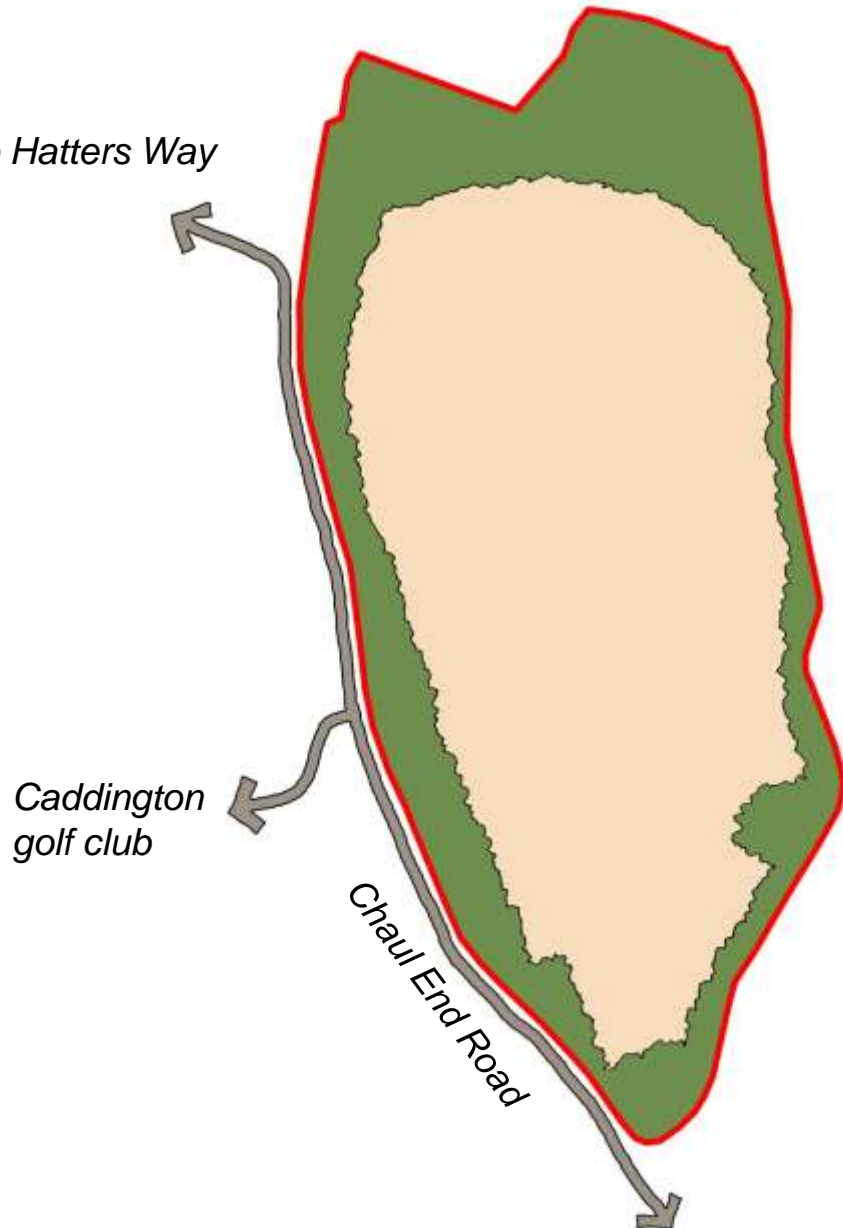
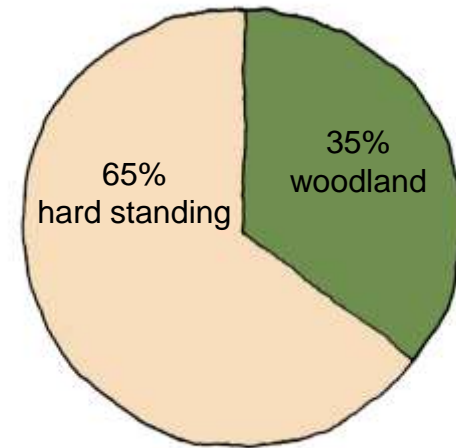




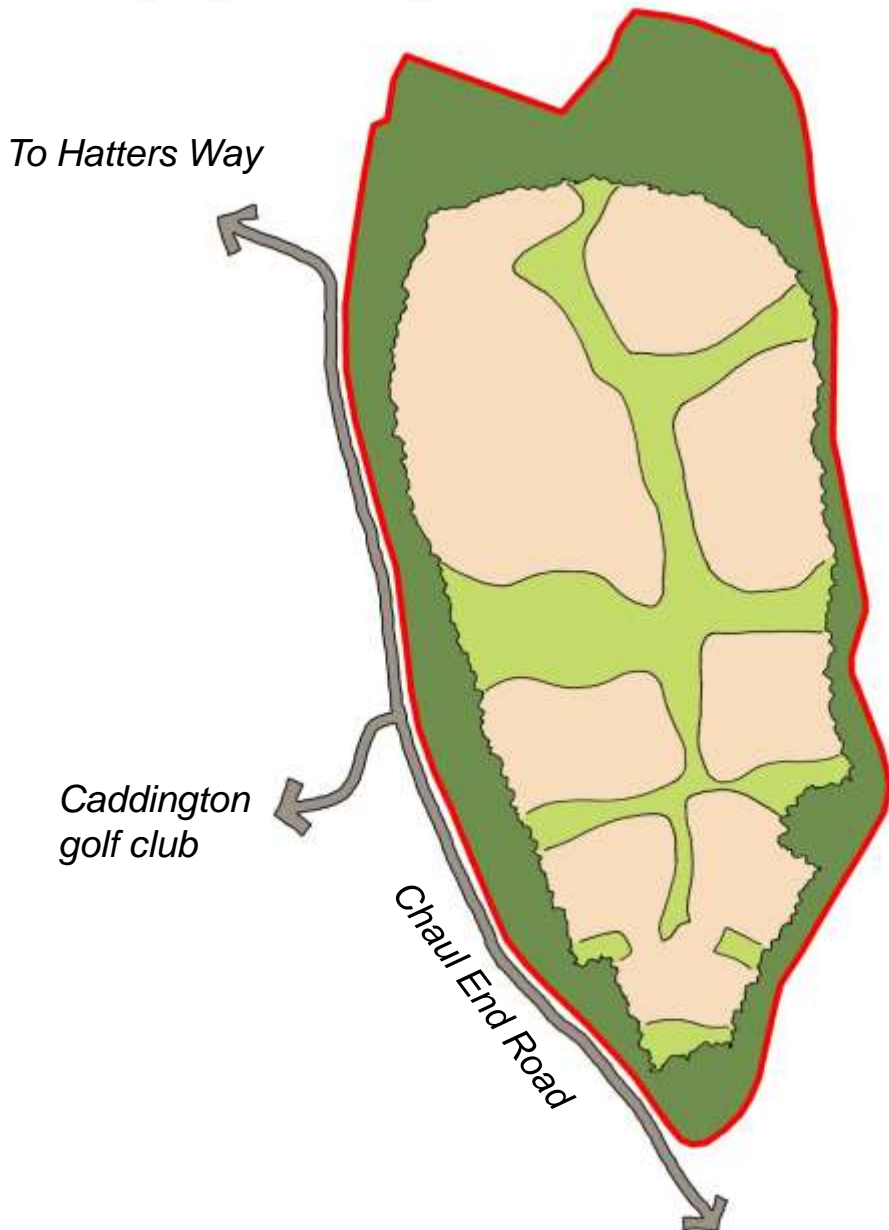
Appropriate development

Existing site:

8 hectares of woodland
15 hectares of hard standing

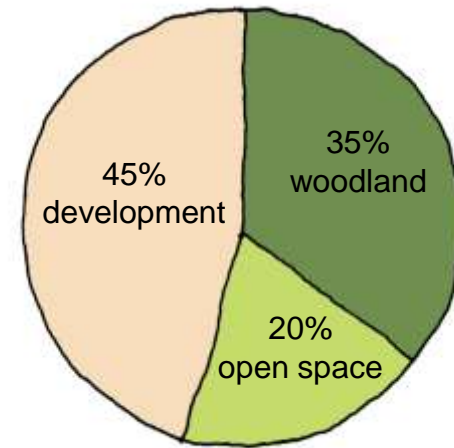


Appropriate development



Proposed site:

8 hectares of woodland
11 hectares of development
4 hectares of public open space
TOTAL SITE 23 ha



**30% of the existing hard standing
will become public open space**

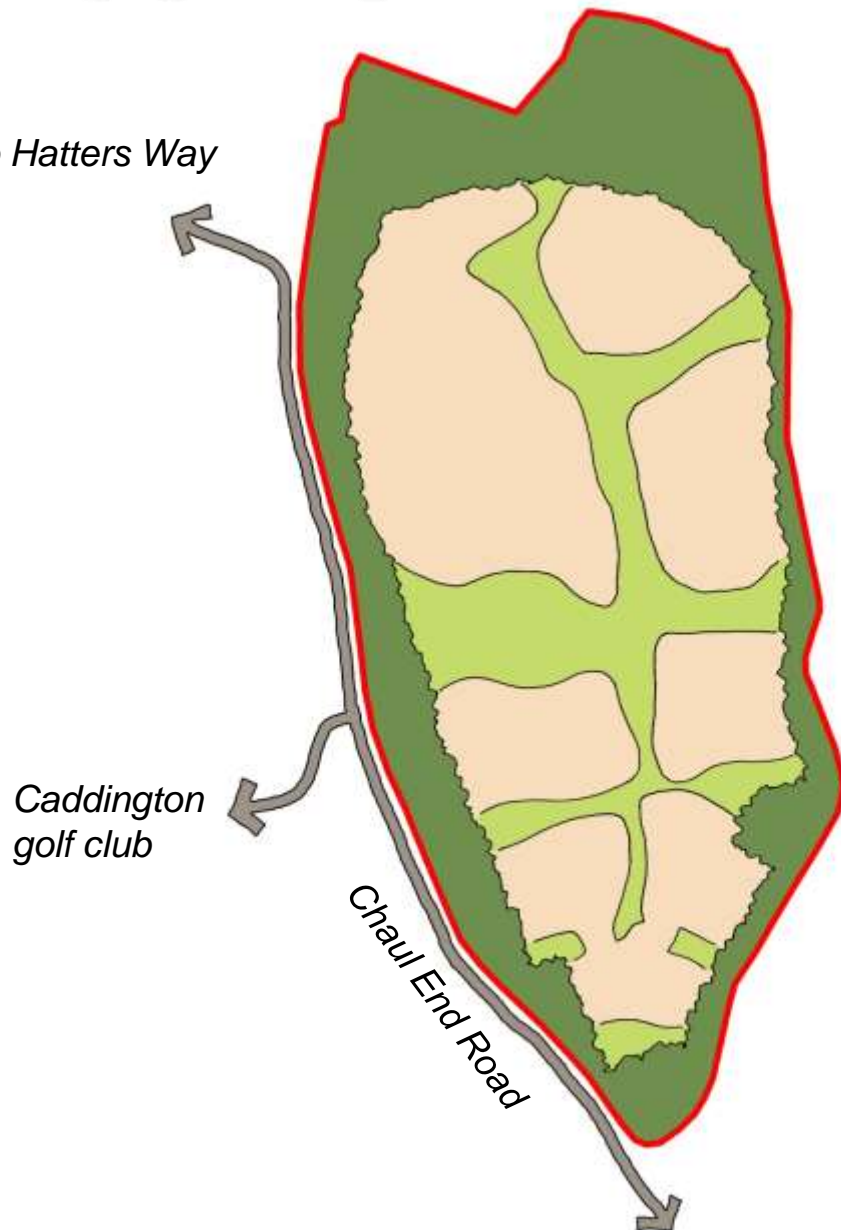
Appropriate density

Within the 45% of development area:

240 dwellings at 22.5 dw/ha
(Caddington is approximately 22-25 dw/ha)

250 dwellings at 23.4 dw/ha

300 dwellings at 28 dw/ha



Appropriate density



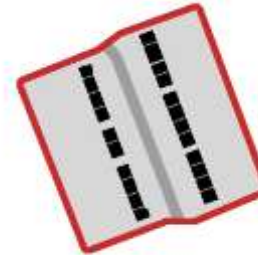
Caddington village density:

Approximately 22-25 dw/ha overall

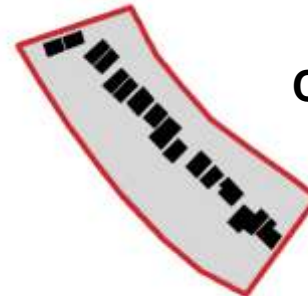
Sample areas:



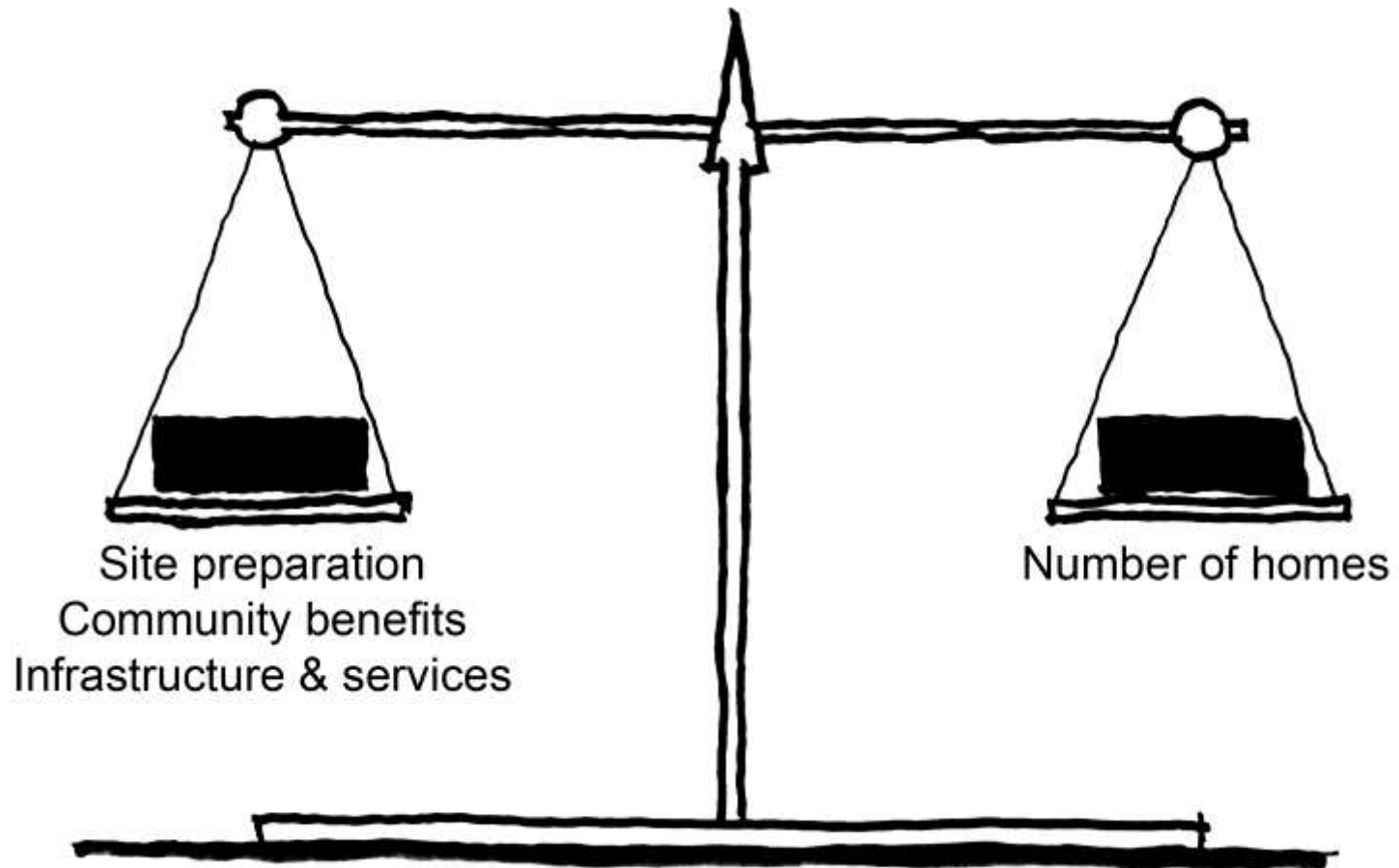
A: 25 dw/ha



B: 28 dw/ha



C: 18 dw/ha



BALANCING DELIVERABILITY

The Vision





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APRIL 2013

The Vision

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 Vision

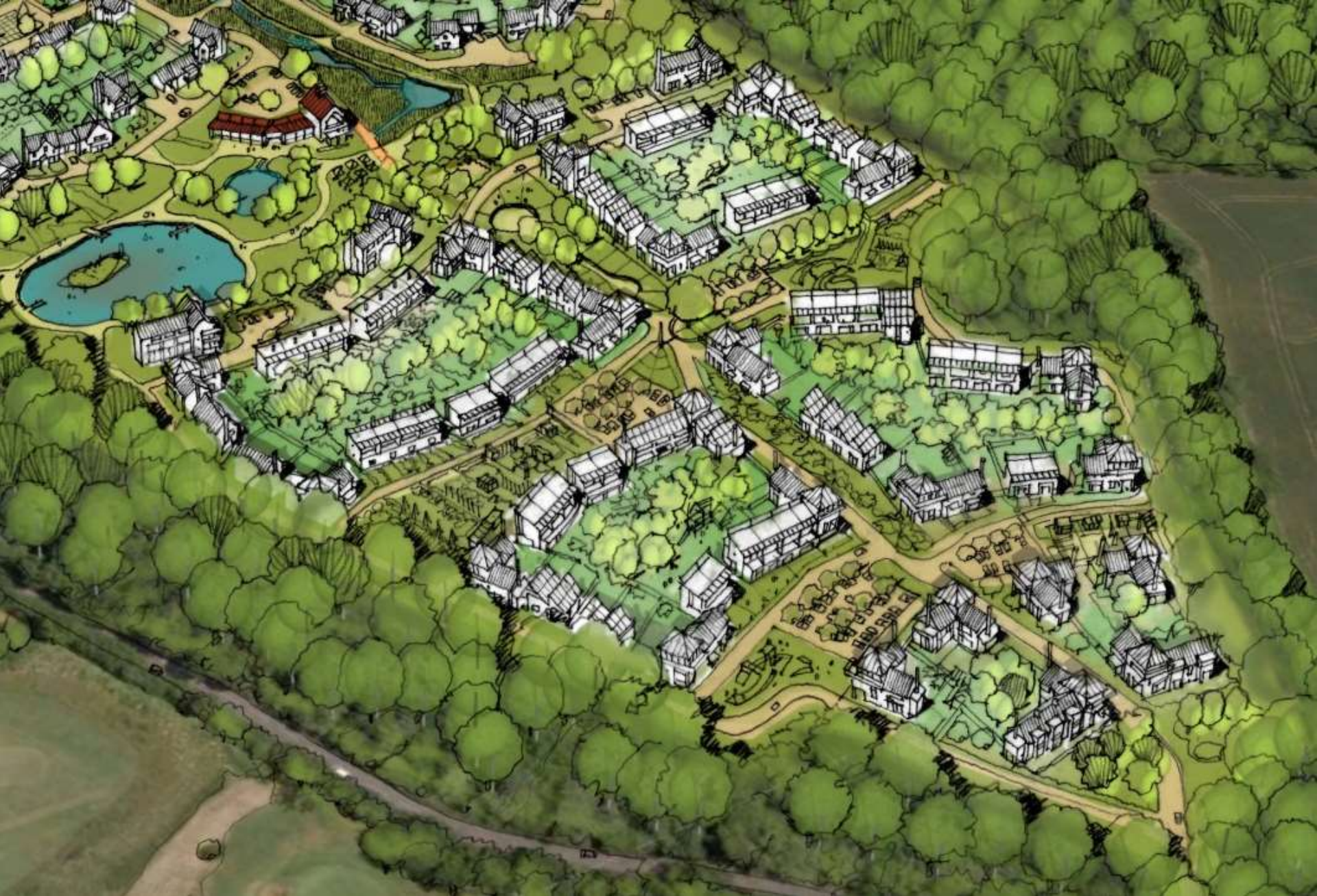
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Entrance 'gateway'



Forest Hamlet Woodland Fringe



Swale running through Forest Hamlet



Aerial view of residential 'barn courts'



Community common with duck pond



Typical view of Contemporary Hamlet



Community common with duck pond



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