

Welcome[🌿] to our latest Masterplan exhibition

Thank you for joining us to view the latest Masterplan for Chaulington, a proposed new development using the land at General Motors' Vehicle Storage Centre at Chaul End. If you came along to our Community Planning Weekend you will see that the key principles you helped to develop have remained at the heart of our plans.

We would like to hear your feedback again today to ensure that your comments can be taken in to consideration in finalising our plans for the proposed new community within the network of villages. Have a read of our plans and if you have any questions or comments feel free to have a chat with any of the Chaulington team.

After we have heard and considered your feedback today, we will begin to finalise our outline application to Central Bedfordshire Council for up to 325 homes. This application will establish the principle of development and a subsequent applications will also need to be submitted to establish the specifics of the scheme. There will be another opportunity to comment and shape the proposals further at this stage.



Project Team

Landowner – General Motors (GM)

Architects & Community Planners - John Thompson & Partners (JTP)

Community liaison/PR – PPS Group

Planning – CBRE

Transport Planning – Peter Brett Associates

www.chaulington.co.uk

08000 086 769

chaulington@ppsgroup.co.uk

 [@Chaulington](https://twitter.com/Chaulington)

Community Planning Weekend

Your views



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

"The site has a nice idyllic setting – that's its unique selling point – it's important to keep that."

"We need to get Caddington's community spirit into Chaulington."

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

"The key thing is to link it all up."

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

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



What have we been doing?

The evolution of our plans

Since the Community Planning Weekend, the project team has been undertaking the necessary research and investigations to progress the Vision towards a workable Masterplan.

On the next few boards you will see how our proposals for new homes and amenities have developed from the ideas discussed at the Community Planning Weekend to a Masterplan almost ready for submission.

We have retained all the key principles established at the Weekend, and have worked on potential solutions to other issues raised, including:

Improvements to Chaul End Road

Proposed Chaul End Road improvements include:

- Additional traffic calming measures and new gateway treatments
- Potential footpath link to Hatters Way
- Potentially lower speed limits
- Improved surface quality

Sustainable connectivity

Investment in a “Green” movement network:

- Improved footpaths, cycle ways and bridleways
- Helping to create a ‘Green Spine’
- Community bus to key local destinations

Creating a community

Delivering the amenities for community life:

- A community centre
- A community green
- A duck pond
- Trim trail
- Children’s play areas

Housing mix

Types of homes:

- A mix of homes including houses, bungalows and flats
- Providing good space for each residential unit, while still meeting the local housing need

Landscape[•]

The evolution of our plans

The woodland surrounding the site will be retained and enhanced to help maintain the integrity of the existing network of villages.

In our proposals, a new landscaped edge to the woodland will provide ecological enhancements and strengthen the woodland setting for the new homes and open spaces.

New accessible green areas will be created on site such as the Community Green and duck pond, which connects the North and South areas of the development. Areas such as the sports / games area and play areas will give access to safe and attractive social and play areas for all ages, creating green focal spaces for the community as well as allowing connections to paths leading to the surrounding countryside.

Trim trails along the green routes through Chaulington ('the green movement network') will create fun and active routes around the development, for walkers and joggers, as well as incorporating informal and naturalistic play features.

Our proposals will also allow future generations to benefit from a Green Spine connected to Chaulington and the neighbouring villages.



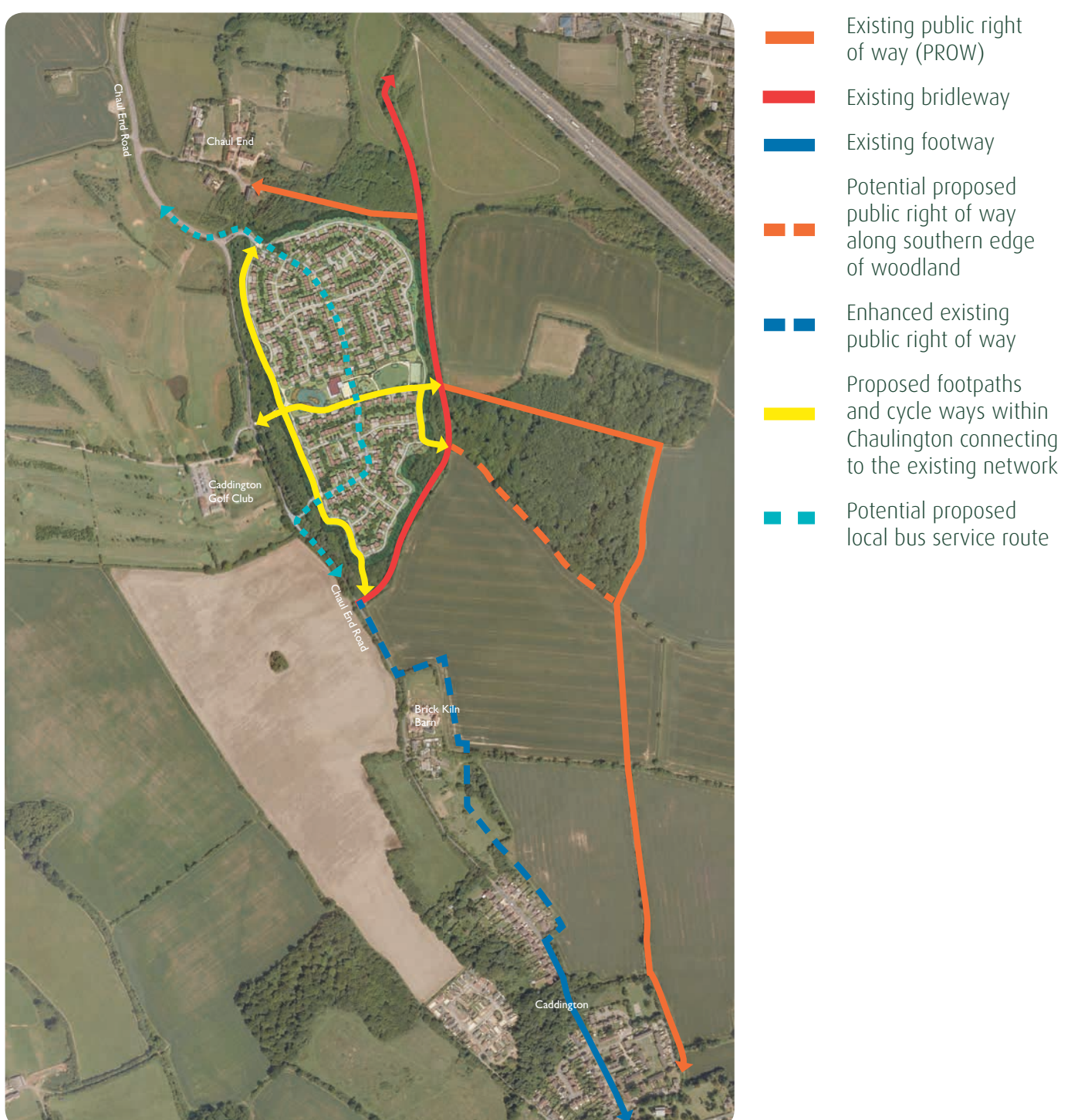
Connecting Chaulington'

Local residents have informed us of the importance of ensuring that strong, sustainable connections are built between Chaulington and Caddington.

We are proposing a local bus service which will be managed and resourced through a Community Trust. This means that the local community will have control over the frequency and timings of the services to suit their needs. For instance, services could be organised to serve the school run and commuting hours. This will create a real sustainable alternative to car use for the residents of Chaulington and for Caddington and Slip End residents too.

What is the Community Trust?

The details are not yet finalised but the idea is to hand-over a small proportion of houses to the local community so that it has a sustainable source of income to look after itself. How the funds are spent is up to the community, but it could cover things like the local bus service, the upkeep of the surrounding woodland, looking after the roads, paths, play areas and community building.



Connecting Chaulington⁽²⁾

We have been given the clear message from local residents that if the development is to be successful, we need to find a solution to Chaul End Road to ensure that it serves the development and the neighbouring villages well.

We have been working hard to find the right solution for the community by looking into a range of options and entering into discussions with the local Highways Authority. Below we have outlined some of the key solutions we have proposed. We would appreciate your feedback on this element today as we continue to finalise our plans ahead of submission of our application.

Decreasing the speed limit from 60mph to 40mph

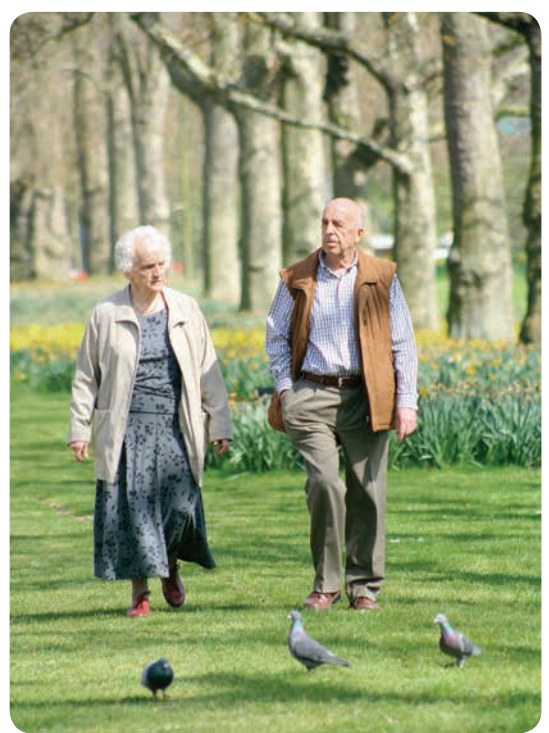
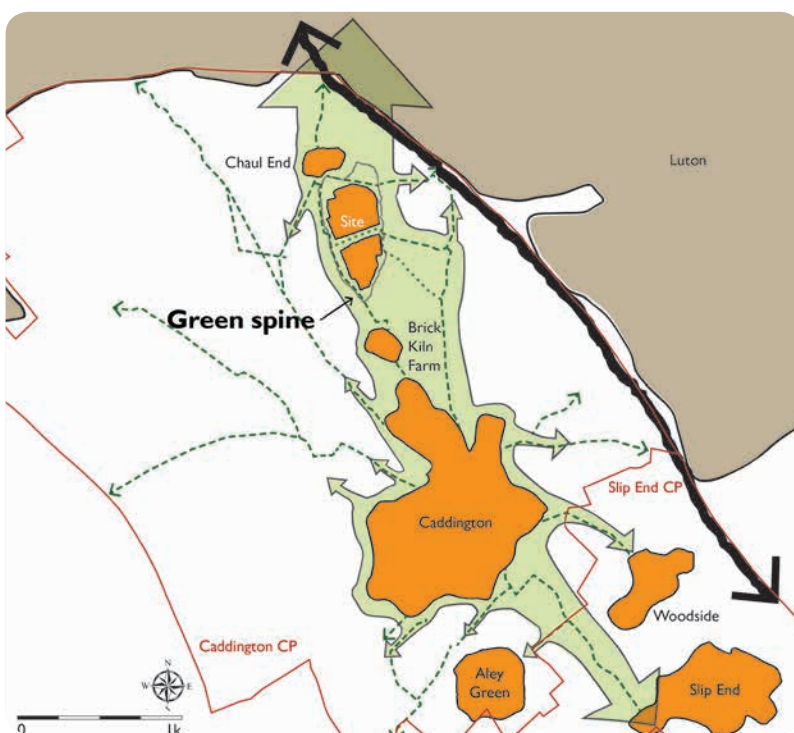
- By lowering the speed limit to 40mph we hope to create a safer environment for vehicles and pedestrians around the site. This will mean that there is a transition between the 60mph speed limit on the A505 Hatters Way and the 30mph speed limit that applies within Caddington village.
- We also feel that there is potential to extend the village's existing 30mph speed limit further north to include the hamlet of Brick Kiln Barns.

The addition of traffic calming features

- We are proposing physical measures to reduce speeds along Chaul End Road which will result in a safer highway environment. Traffic calming measures will help to slow down and regulate traffic flow between Brick Kiln Barns and Caddington Village.
- These traffic calming features could include gateway treatments such as white lining and coloured surface treatment, rumble strips, additional speed humps and speed awareness signs upon entry to Caddington and potentially Brick Kiln Barns.

Upgraded footways along sections of Chaul End Road

- Within the village there may be potential to provide additional sections of footpath on the eastern side of Chaul End Road subject to land ownership. There is already a continuous footway on the western side.
- To the north of the site there is scope to provide a footway/cycleway between the site access and A505 Hatters Way within existing highway land subject to land ownership and the agreement of the Highway Authority.



Chaulington

Our Masterplan



- 1 Additional woodland planting
- 2 Community green
- 3 Community centre
- 4 Sports/games area
- 5 Duck pond
- 6 Pedestrian and cycle connections
- Tree lined avenue

www.chaulington.co.uk
 08000 086 769
chaulington@ppsgroup.co.uk
 @Chaulington

Chaulington¹

Our Masterplan

Our masterplan has retained the key principles established at the Community Planning Weekend and has developed to outline a deliverable residential community.

The site presents a unique opportunity to deliver housing numbers for the local area whilst remaining discreet and having defensible boundaries that will reinforce the existing village network.

Our proposals include up to 325 homes, divided into two hamlets to maintain the integrity of the 'string of villages' in the wider area. The type of new homes will be mixed, including a variety of houses, bungalows and flats, in order to create a balanced community.

Right at the heart of the development will be a communal hub including a duck pond, play space, sports and games area and a community centre. It is envisioned that the community centre could contain areas for local groups and small businesses to hire, and will have high speed internet to allow residents to avoid travelling to the office on a daily basis.



What's Next?

Seeing your Vision become your neighbouring community

Thank you for attending our Chaulington Masterplan information event. We hope you have found it to be informative and have had the opportunity to discuss our plans with the Chaulington Project Team.

General Motors will use your feedback to inform their outline planning application, which we hope to submit in the next few months.

Contact


If you have any further feedback or require more information on any aspect of our proposals, please visit **www.chaulington.co.uk**.

Alternatively, you can contact our Community Line on Freephone **08000 086 769** or email **chaulington@ppsgroup.co.uk**

 **Chaulington** @Chaulington 2 May
We have some great images of our Community Planning Weekend here - check them out and share with friends! ow.ly/kD8m3
Expand Reply Retweet Favorite More HootSuite

 **Chaulington** @Chaulington 2 May
If you missed our report back session Tuesday night, you can still find out about our Vision by visiting chaulington.co.uk
Expand Reply Retweet Favorite More HootSuite

 **Chaulington** @Chaulington 2 May
[@mycaddington](#) thank you - hope you found the Community Planning Weekend useful!
[View conversation](#) Reply Retweet Favorite More HootSuite

 **Chaulington** @Chaulington 27 Apr
Hands on planning at Community Planning Weekend #Chaulington
pic.twitter.com/tiZccamQFL



 Expand Reply Retweet Favorite More HootSuite

 **Chaulington** @Chaulington 27 Apr
Great collection of pics from yesterday's Community Planning from Rod Wynne-Powell #Chaulington fntn.co.uk/rodwp/Chauling...
Expand Reply Retweet Favorite More HootSuite

 **Chaulington** @Chaulington 27 Apr
Welcome to the 2nd day of the Community Planning Weekend #Chaulington
Expand Reply Retweet Favorite More HootSuite