



Cala Homes

Land off Bromham Road, Biddenham

10/03/2023



About Cala

Cala is a five-star national housebuilder and leading provider of high-quality new homes across the South of England, the Midlands and Scotland.

- Founded in 1875 as City of Aberdeen Land Association
- Awarded the Home Builders Federation five-star rating
- Deliver exceptionally designed homes in desirable locations
- One of the top 10 homebuilders in the UK, delivering around 3,000 homes each year



Sustainability

Homes emit 20% of the UK's carbon emissions and as a responsible housebuilder, Cala is addressing energy efficiency within its own properties.

Our sustainability strategy aims to build homes that are operationally net zero from 2030. In doing so, Cala is pioneering new technologies such as Air Source Heat Pumps and electric vehicle charging points.



Our approach to development

- Genuine engagement through consultation with the communities where our homes will be built is an essential part of the planning process
- We endeavour to meet with local representatives and hold open events where possible to allow our teams to explain our proposals and receive feedback
- Cala will be hosting a drop-in in-person consultation event on 16 March at Biddenham Village Hall



Our approach to affordable housing

- Cala works closely with Parish Councils to ensure we build the right mix and type of homes and tenures to satisfy local housing need
- Cala's focus on quality design extends to our affordable housing portfolio to ensure we create cohesive developments
- We continually look at innovative ways to make our homes even more affordable whilst not compromising on space
- We work closely with registered providers to unlock housing supply and provide high-quality, affordable homes



The Community Pledge

- Our sustainability roadmap isn't limited to reducing carbon
- We want to leave a lasting legacy by creating social value
- Through authentic consultation, communities benefit from development
- We strive to leave a lasting positive legacy
- For example, our curriculum-based schools programme Land to Life builds awareness of how new homes are developed and the role housebuilders play in developing sustainably



The site

Cala's site lies directly behind nos 94a-114 Bromham Road, to the south of the River Great Ouse, and to the west of the major 132ha mixed-use development north of the A4280. The site sits a comfortable distance from surrounding listed buildings, including St Owen's Church, and historic Bromham.

Planning History

- Residential allocation in Bedford's Local Plan 2030
- Included in emerging Local Plan 2040
- Outline planning permission granted in 2020 with all matters reserved except for access
- We have consulted Bedford Borough Council officers
- Public consultation in March, followed by submission in Q2 2023



Our proposals

Cala is seeking to bring forward a reserved matters application for 57 high-quality homes, of which 30% will be affordable.

Summary of Proposals:

- 57 high-quality new homes
- New pedestrian crossing and bus stop enhancements
- Open spaces for families with younger children
- Creation of new, accessible open spaces and play areas
- Extensive tree planting along the site's boundaries
- Air Source Heat Pumps
- Electric vehicle charging points for all new homes
- Bird boxes, bat boxes, and swift bricks
- Section 106 contributions to the Borough Council



High-quality design

- We work with local communities to build their thoughts into our designs
- Incorporating sustainable principles into the design of our new homes is important to us
- Our layouts and new homes maximise the use of land and minimise impacts on the environment



Landscape and ecology

- Our landscaping proposals are the result of architectural, ecological, and drainage considerations
- The site is bordered by existing homes to the south and west, green fields to the north, and playing fields to the east
- Cala proposes to retain the open space to the north of the site
- Landscape buffers would be planted along the site boundaries
- Play areas for families are included
- Ecological surveys and modelling indicate that the proposal will deliver a biodiversity net gain meeting or exceeding requirements
- All homes will provide opportunities for wildlife



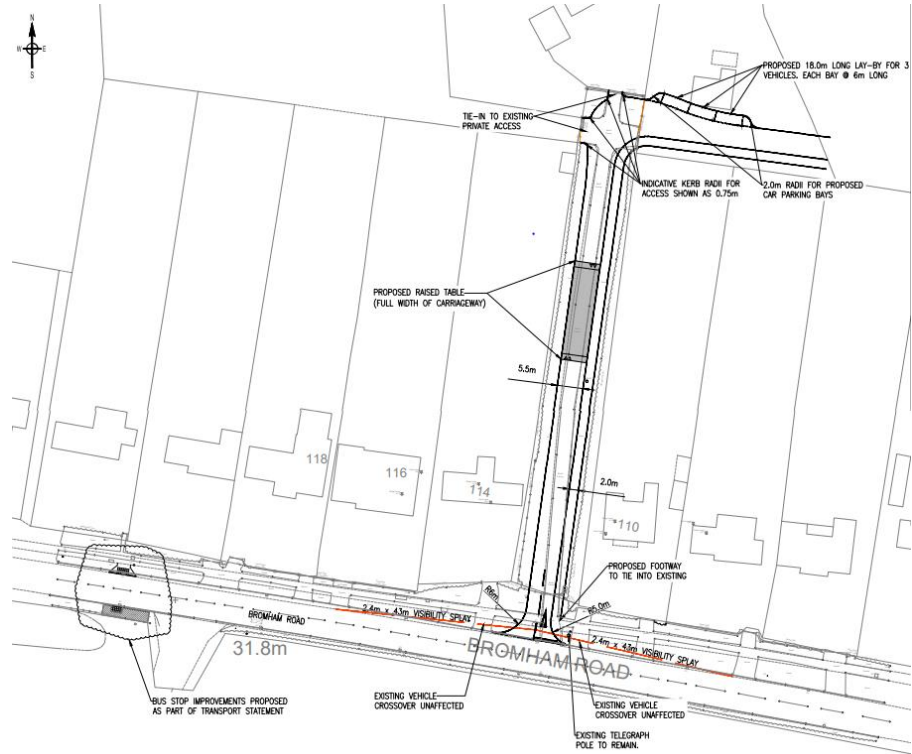
Access and highways

As agreed with Bedford Borough Council within the outline planning permission, access to the site will be from the existing vehicular access between 110 and 114 Bromham Road.

The proposal will include on-site car parking for residents, including the provision of disabled spaces.

Highways Impact:

- The impacts of the proposed development on the highway network were assessed as part of the outline planning application for the site
- This demonstrated that the potential increase in traffic would not be material
- A safe crossing to the westbound bus stop is proposed with a new section of footway there
- Funding would be provided to the Council for more improvements, including to the bus stops





Thank you

Any questions?