

WELCOME

LAND NORTH OF OAKLEY LANE, MERLEY

CALA

Welcome

Cala is pleased to share its emerging development proposals for new homes, significant highways improvements, Suitable Alternative Natural Greenspace (SANG), and public open space with play for both new and existing residents at Land North of Oakley Lane, Merley.

This consultation follows the resolution to grant Outline Planning Permission for up to 550 dwellings on the site, and relates to the detailed design proposals for Phase 1 of our development (comprising c. 285 homes), two community car parks and the new SANG and public open space.

As part of our commitment to community engagement, we welcome the opportunity to engage with the local community and

key stakeholders in relation to our emerging proposals and gather feedback to help further develop the detailed plans for the site.

Please take the opportunity to review the information presented as part of this public consultation and let us know your views.

If you have any questions, please do not hesitate to ask us. Here today are representatives from Cala Homes and our design team including Scott Worsfold Architects, ECE Architects, Tyler Grange (Landscape, Arboriculture and Ecology), PJA (Transport and Highways), Avalon (Heritage) and PJS (Flood Risk and Drainage).



ABOUT CALA HOMES

LAND NORTH OF OAKLEY LANE, MERLEY



About Cala

Cala Homes is a major UK housebuilder and leading provider of high-quality new homes across the South of England, the Midlands and Scotland. We have been delivering new homes since the 1970s with our homes characterised by exceptional design and sector-leading build quality. An example of our excellent track record:

Kings Barton, Winchester

Kings Barton is one of Cala Homes highest profile sites, and demonstrates Cala's commitment to creating high quality, sustainable communities within a sensitive setting. A collaborative approach to planning has secured a planning permission for 2,000 new homes and neighbourhood centre, including a primary school, retail space and community centre.

It is our ambition that Kings Barton will create a community which, over time, fits seamlessly into the historic City of Winchester, providing high quality housing and community facilities for generations to come.

More information on Cala's excellent track record in delivering high-quality homes can be found on our website:

www.cala.co.uk

Cala is committed to making a positive and lasting contribution to local communities, seeking to build long-term partnerships during the life of our developments through an active programme of community support.



Example Cala housing developments

SITE LOCATION & PLANNING CONTEXT

LAND NORTH OF OAKLEY LANE, MERLEY

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Site Location Plan

Site Location

The site, Land North of Oakley Lane, Merley (also referred to as 'Crupton Farm') lies immediately to the south of the river Stour and north of Oakley Lane, east of the A31. The A31 runs across the north-western edge of the site until it crosses the river Stour.

South of Oakley Lane is characterised by residential properties as well as Merley First School located on Oakley Straight and the local centre accessed from Sopwith Crescent. Canford School, and Canford Magna Parish Church are directly to the east of the site.

Current vehicular access to the site is from Oakley Lane via a shared access with Canford School and the Church. A public footpath is routed in an east-west direction across the site linking Canford School to the B3073 Oakley Lane, forming part of the waymarked Castleman Trailway, with additional pedestrian routes running parallel to the river Stour.

Planning Policy Context

The site was released from the Green Belt in 2018 and allocated for residential development in the Poole Local Plan to enable Bournemouth, Christchurch and Poole Council (BCP) to meet its housing need.

The emerging proposals seek to respond to the key principles associated with site allocation policy (UE1).

As such, the principle of residential development in this location has been established within the adopted Development Plan

OUTLINE PERMISSION - KEY PARAMETERS

LAND NORTH OF OAKLEY LANE, MERLEY

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The site recently received a resolution to grant outline planning permission by Bournemouth, Christchurch & Poole Council (BCP) (application ref. APP/19/00955/P) for a phased development of up to 550 new homes and a 62-bed care home. The scheme also includes a significant new area of public open space and SANG with associated car parking, as well as new allotments, play areas and a range of highway improvements.

The Council resolved to grant outline planning permission in April 2022 thereby establishing the principle and quantum of development permitted on the site. The outline permission includes the

approval of a number of parameter plans, which establish the key parameters against which the reserved matters proposals must accord (including the areas permitted for residential development, density of residential development, building heights, the form and location of access points for vehicles, pedestrians and cyclists and the location of the SANG and open space).

As part of the outline planning permission a full package of sustainable travel improvements and off-site highways mitigation was agreed with BCP Council and will be delivered by Cala Homes.



Approved Parameter Plan - Access & Circulation

Design Code

A Design Code for the site has been approved as part of the Outline Planning Permission and ensures that this new sustainable neighbourhood will be delivered to the highest standards of architectural quality, integrity, and coherence.

The site is broken down into four identity areas, to ensure the creation of an exemplar scheme which positively responds to the local vernacular and sensitively addresses the key architectural and heritage context of the site.

OUR EMERGING RESERVED MATTERS PROPOSALS

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LAND NORTH OF OAKLEY LANE, MERLEY

In summary, the emerging proposals for the whole site comprise:

- Up to 550 highly sustainable homes, including a mixture of house sizes and types in line with local needs, 40% of which will be affordable.
- A maximum 62 bed care home facility.
- A Suitable Alternative Natural Greenspace and public open space with play for new and existing residents.
- Increased planting, including tree lined streets.
- Seeking to achieve a 10% net increase in biodiversity across the site, and a range of ecological enhancements.
- The scheme will be making a variety of financial contributions through a S106 agreement to help fund improvements to local highways, schools, health services and public transport
- An additional Community Infrastructure Levy (CIL) payment will also apply to the scheme, providing approximately £1.6 million in community funding.



Illustrative site layout

We are in the early stages of developing our reserved matters proposals, to seek approval for layout, scale, internal access (not including the five agreed access points to Oakley Lane), appearance and landscaping following the resolution to grant Outline Planning Permission.

We envisage the development will come forward in three main phases:

- **Phase 1:** The first reserved matters application will seek approval for approximately 285 new homes on the eastern part of the site, as well as a new public open space and the SANG and two new community car parks;

- **Phase 2:** The second reserved matters application will seek approval for up to a further 265 new homes on the western part of the site and further public open space including allotments; and
- **Phase 3:** The third reserved matters application will seek approval for the development of a 62-bedroom care home.

This consultation relates to the detailed design proposals for Phase 1. The timings of Phases 2 and 3 are to be confirmed, and the care home may come forward for development before the second residential phase.

OUR EMERGING DESIGNS FOR PHASE 1

LAND NORTH OF OAKLEY LANE, MERLEY

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Our emerging proposals for Phase 1 seek to create a high-quality residential development, which includes significant areas of public open space and a SANG, alongside new and retained landscape features. Vehicular access will be taken via the new access points onto Oakley Lane approved as part of the Outline Planning Permission, with new pedestrian links also proposed.

Phase 1 includes the following three identity areas as set out in the approved Design Code:

- **Canford Magna Interface**
- **Stour Valley Edge**
- **Oakley Lane Formal**



Proposed Layout -Phase 1 Residential Area

CANFORD MAGNA INTERFACE

LAND NORTH OF OAKLEY LANE, MERLEY



Identity Area – Canford Magna Interface

Key characteristics – Traditions : Verdant :
Sympathetic : Parkland

The Design Code states: “This area should take its cue from the immediate context of the former Canford Manor Park and other estate cottage settings throughout Wessex.



Artists sketches of proposed Canford Magna Interface



Proposed Site Plan Canford Magna Interface

STOUR VALLEY EDGE

LAND NORTH OF OAKLEY LANE, MERLEY



Identity Area – Stour Valley Edge

Key Characteristics – Rural : Sylvan :
Family Living : Riverside

The Design Codes states: “This Identity Area will provide a sensitive response to the semi-formal character of the Carriage Drive avenue immediately north and the proposed linear woodland to the south.”



3D renders and artists sketches of proposed Stour Valley Edge



Proposed Site Plan Stour Valley Edge

OAKLEY LANE FORMAL

LAND NORTH OF OAKLEY LANE, MERLEY



Identity Area – Oakley Lane Formal

**Key Characteristics – Formal : Gateways :
Tree Lined Street**

The Design Code States: “This area should take its cue from the blend of Victorian and Georgian formality to be found in the more historic parts of Poole and Wimborne.”



3D renders and artists sketches of proposed Oakley Lane



Proposed Site Plan Oakley Lane

OPEN SPACE AND LANDSCAPING

LAND NORTH OF OAKLEY LANE, MERLEY



Open Space and Landscaping

The design of the open space and landscaping has been co-ordinated by landscape architects, ecologists, drainage engineers and arboriculturists. As a result, almost 40% of the total site area is taken up by new public open space and landscaping.

The evolution of the open space and landscaping for the scheme focuses on the incorporation of important existing features with provision of new trees, hedgerows and shrubs typical of the area and that are designed to contribute towards an improved Green Infrastructure (GI) strategy. The key principles in respect of the approach to the open space and landscaping are summarised as follows:

Existing Trees

The proposed layout has been informed by a fully detailed BS5837 tree quality survey to ensure retention of the best trees on site and the safeguarding of the existing veteran specimens within the site layout. This enables the emerging scheme layout to address the existing arrangement of mature tree cover and wider GI when informing the development footprint, public open space and SANG arrangement and associated soft landscaping inputs and wider GI enhancements.

We are seeking input to our GI Strategy as part of this consultation. Please speak to a member of the team who can show you our interactive landscape plans where you can provide comments and suggestions of what you would like to see from these spaces.

Proposed Trees

Tree planting has been carefully considered from the outset of the scheme proposals. The Phase 1 layout is split into three 'identity areas'; Oakley Lane Formal, Stour Valley Edge and Canford Magna Interface. Within Oakley Lane formal, a principal tree lined street is designed to run through the parcels and connect with Oakley Lane to the south. This tree-lined street comprises field maple and lime trees planted in a uniform pattern. Within the Stour Valley Edge, the homes are designed to overlook parkland with large trees within the open spaces and formal tree planting within larger garden frontages in 'Green Mews' within the development layout. Within the Canford Magna Interface, trees are designed to be located in informal groups, with both scattered and clusters of large-stature trees planted around the periphery of the development to filter/soften views from the nearby Conservation Area. The proposed tree species have been selected to respond to the identity areas and provide seasonal, amenity and habitat interest.



OPEN SPACE PLAN

LAND NORTH OF OAKLEY LANE, MERLEY

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Open Space & Play

The provision of open space has been informed by the GI strategy and analysis of public open space typologies as agreed at the outline stage. The open spaces within the scheme are split into six GI areas;

- Crupton Vale Park -predominantly semi-formal multifunctional amenity space with areas for play and recreation;
- Stour Valley Park -informal and semi-natural multifunctional open space incorporating SUDs and pedestrian routes at the interface with the SANG and Carriage Drive;
- Stour Glade -predominantly natural space designed to visually and physically separate the Oakley Lane Formal and Stour Valley Edge identity areas and provide strong tree cover within the development;
- Oakley Lane Fringe -semi-formal linear green space incorporating pedestrian and cycle routes with new hedgerow and trees, adjacent to Oakley Lane;
- Two Oaks Green -a 'green' centred on the veteran Oak and mature oak with natural play features;
- Canford Magna Parkland -a semi-formal parkland with a SUDs feature and pedestrian routes. It provides an important interface with the Canford Magna Conservation Area and as such, large-stature trees are proposed within this open space both standalone and in clusters to filter/soften views.

This GI strategy seeks to provide a varied and interesting selection of open space opportunities close to the development layout, which connect with the wider, more natural setting of the SANG to the north adjacent to the River Stour.



SANG

Suitable Alternative Natural Green Space (SANG) are places that are large open spaces with a naturalistic setting that are available for the general public to use free of charge and without time restrictions. The SANG along the River Stour is designed to have a semi-natural character with a simple and informal path system (rolled hoggin for the most part with some boardwalks in marshy areas to allow access) providing connections to the development, which includes a dual surface path to incorporate the existing route established by the rowing club. The SANG will include signage and implementation boards to identify clearly defined routes, occasional new native trees and informal areas to sit and appreciate views of the river. The SANG links to other SANGs along the valley, providing opportunities for much longer walks. The existing marshy grassland and wetland will be managed to maximise floral diversity and avoid excessive scrub encroachment via the implantation of a management plan. Being part of the Stour river corridor, and as is the case for other SANGs nearby, parts of the SANG will flood in winter, though this will provide additional ecology interest and there will be drier areas available year-round.



SANG location plan

Biodiversity

Much of the biodiversity gains will be realised within the SANG area, with a management plan that has already been agreed in principle to maximise the biodiversity potential of the existing habitats through, for instance, more sympathetic grass cutting regimes that allow the grasses and wildflowers to flower and set seed, thereby attracting insects and birds. Other enhancements will be provided along the river with new ponds also created. The footpath network will be designed to allow access whilst retaining secluded areas to minimise disturbance to species known to be present, including otter and kingfisher.

But within the development itself, opportunities for wildlife associated with buildings and gardens (bats, hedgehogs, birds and insects) will be provided for each home, in accordance with Cala's commitment to our "urban wildlife strategy". Existing mature oak trees are retained within green spaces that permeate through the development to allow for movement of wildlife and also access to nature for residents, which has shown to benefit wellbeing.

We welcome feedback from the community on the type of landscaping you would like to see within the public open spaces and SANG in particular, as well as things such as the type of play equipment. We encourage you to provide feedback on our interactive station at this event so we can incorporate the feedback we received into our final designs.

Access

As agreed with BCP Council within the outline planning permission, five new vehicular accesses will be created from Oakley Lane alongside a comprehensive package of traffic calming and pedestrian and cycle improvements to ensure safe access for all modes of travel.

The new vehicular accesses have been carefully positioned to ensure highways safety and limit any impact on existing trees and hedgerows. Prior to their installation they will be subject to a full, independent highway safety audit.

Parking provision

The proposal will include on-site car parking spaces for residents, including the provision of disabled spaces, in accordance with the adopted standards or as otherwise agreed. Car parking spaces will include a mixture of appropriately sized garages, on-plot spaces and on-street parking for visitors. All homes will be provided with an electric vehicle charging point.

In addition, all dwellings will be provided with secure cycle storage and provision will be made within the public areas for visitor cycle parking and the future introduction of hubs for the Beryl Bike cycle share scheme.

Transport Statement

The impacts of the proposed development on the highway network were assessed within the Transport Assessment submitted as part of the Outline Planning Application. The Transport Assessment identified mitigation measures to offset these impacts, including:

- Traffic calming measures and pedestrian and cycle enhancements including new crossing facilities along Oakley Lane;

- Improvements to the Oakley Lane / B3073 Oakley Hill ('Willet Arms') signalised junction;
- Reconfiguration of the A341 Magna Road / Canford Magna junction;
- Reconfigured traffic calming measures and a new 20mph speed limit in Canford Magna;
- Reconfiguration of the A349 / B3073 Oakley Hill roundabout junction (Merley Roundabout).

This Reserved Matters Application will be supported by a Transport Statement that will set out the design of the highways and transport related elements of the scheme, including the design of internal access roads, footpaths, and cycle routes, details relating to car and cycle parking, emergency access and waste collection.

Sustainable Travel

New footpath links are proposed along the site's borders and through the SANG, to enable access to the wider area and encourage sustainable modes of travel. This includes the provision of a new cycle route running parallel to Oakley Lane through the site which, in addition to the approved crossing locations and enhancements to Oakley Lane, will provide a convenient and safe route to Merley First School.

As agreed within the outline planning permission, the development will also deliver a significant enhancement to public transport services with up to four buses an hour providing connections to key destinations. High quality bus stops, including shelters, real time information and cycle parking will be provided on Oakley Lane. Additionally, the main spine road through the site has been designed with sufficient width to accommodate a future bus service should a route be desirable to operators and BCP.

FLOOD RISK AND DRAINAGE

LAND NORTH OF OAKLEY LANE, MERLEY

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Flood Risk

As established as part of the outline planning permission, the housing development is not located within an area of flood risk. Furthermore, it seeks to ensure that there is no increase in flood risk to the site or surrounding area. All sources of flooding have been considered to inform the proposal in line with planning policy and best practice.

Existing Sewers

Existing Wessex Water public foul and surface water sewers are present within the site. The surface water sewers are to be retained along the original route with the public foul sewer network subject to diversion through the site.

Foul Drainage Proposals

Extensive liaison with Wessex Water has established a foul diversion proposal along the northern corridor of the development which will also serve to facilitate the foul drainage from proposed dwellings.

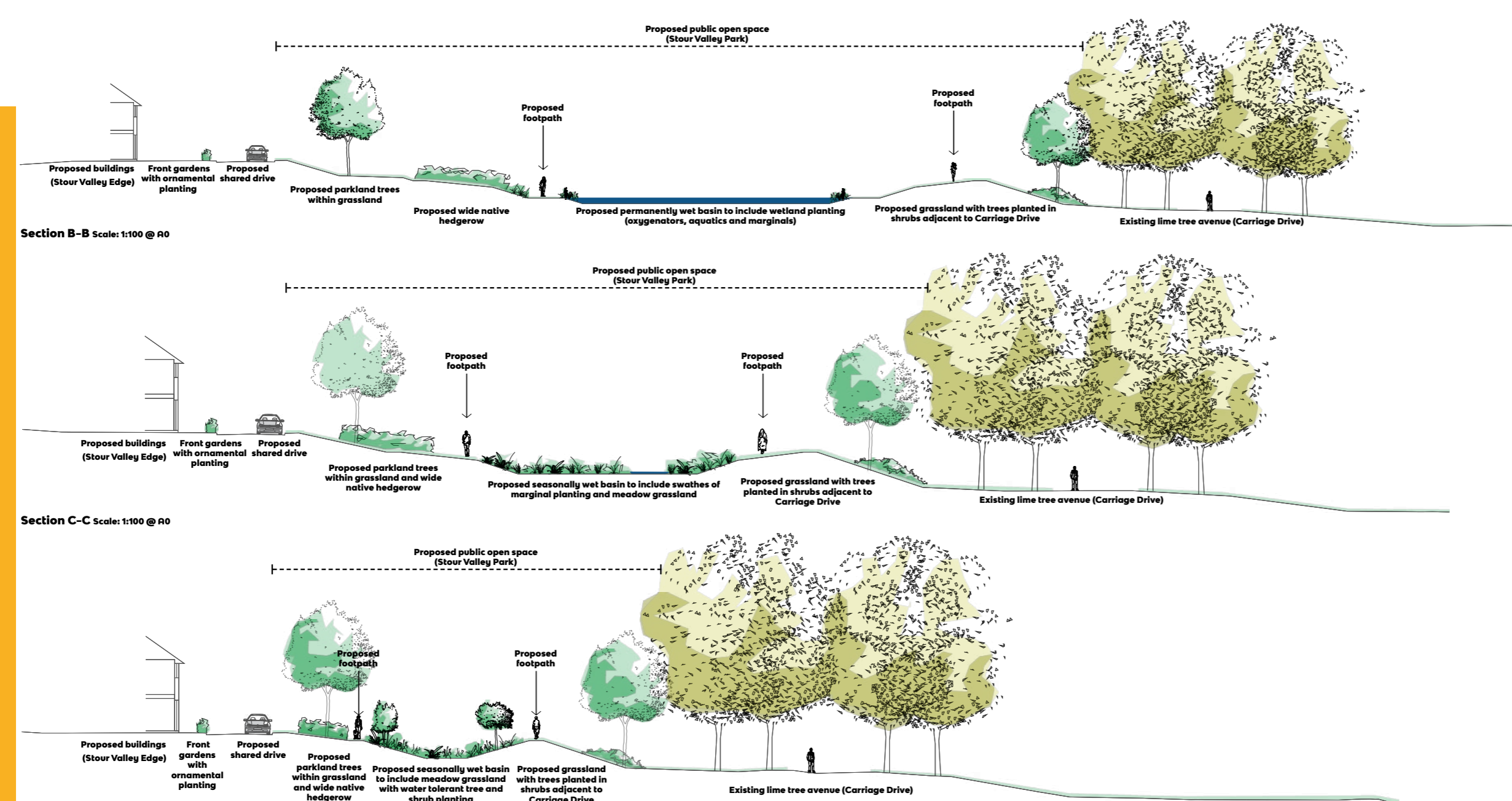
Surface Water Drainage Proposals

We have worked closely with both Wessex Water and LLFA to establish a suitable sustainable drainage strategy for the scheme.

The outline scheme considered a hierarchical approach in line with national standards and established the principle of utilising infiltration drainage. The approach comprises a series of infiltration basins along the lower lying northern corridor of the site. Each basin having shallow side slopes and barrier planting strategies developed to deal with surface water flows from the upstream development parcels.

This approach mimics the existing drainage scenario whereby greenfield runoff flows towards the lower lying area and naturally infiltrates. The infiltration basins have the added benefit of providing an opportunity to enhance water quality, biodiversity and amenity.

The Reserved Matters Submission will be supported by a Drainage Statement that will set out the design of the drainage related elements of the scheme. It shall highlight how the scheme tabled within the outline scheme has compliantly evolved.



HERITAGE

LAND NORTH OF OAKLEY LANE, MERLEY

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Heritage

The application site sits next to the Canford estate (now Canford School), the centrepiece of which is Canford House, a Grade I listed gothic mansion which was designed in 1825 by Edward Blore and remodelled by Charles Barry from 1848. The main gatehouse (Grade II, also by Barry) overlooks the eastern edge of the site alongside the medieval parish Church of Canford Magna (Grade I listed). The early 19th century carriageway to the gatehouse survives as an attractive treelined pedestrian route leading from the B3073.

Further south along Canford Magna and to the west along Oakley Lane, are clusters of former estate cottages, known as 'Lady Wimborne' cottages (listed Grade II). These are generally designed in a distinctive gothic style, of buff or toned brick with historicist gabled forms and details such as arched or hood moulded leaded windows.

The scheme has been carefully designed to integrate with its historic context. At the Canford Magna Interface a new cluster of

'Lady Wimborne' cottages is proposed, designed to replicate and create a visual connection with the examples nearby at Nos. 11-15 and 16-20 Canford Magna. The new cottages are laid out with spacious lawns and a village green to create an intimate setting to the gate house and parish church of Canford Magna.

The layouts to Stour Valley Edge and Oakley Lane Formal have been designed to preserve the verdant character of the carriage drive, with a large buffer and additional planting at the carriageway's southern edge. The driveway surface will be repaired and interpretation boards installed to better reveal the route's historic significance as a principal approach to Canford Manor.

The detailed design for the Stour Valley Edge proposes a contemporary reinterpretation of the Lady Wimborne style, drawing inspiration from their historic forms and detailing but articulating these in a contemporary manner in order to preserve the distinctiveness of the originals.



SCHEME BENEFITS AND SUSTAINABILITY

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LAND NORTH OF OAKLEY LANE, MERLEY

The scheme will deliver a range of local benefits, including:



Development of an allocated site in accordance with the adopted Poole Local Plan.



A mix of high-quality new homes to meet identified needs, including affordable and family homes.



Highly sustainable design and thermally comfortable homes exceeding Building Regulations.



Sustainable design and construction methods, responsibly sourced materials and opportunities to optimise embodied carbon by embracing circular economy principles and following the waste management hierarchy at construction stage.



Provision of renewable energy technologies for onsite generation via solar panels, use of Air Source Heat Pumps and a reduction in gas use where appropriate.



Promoting health and wellbeing in design with community focused landscapes.



Provision of 40% affordable in a range of house types and tenure.



Off-site highways improvements.



Areas of public open space for new and existing residents.



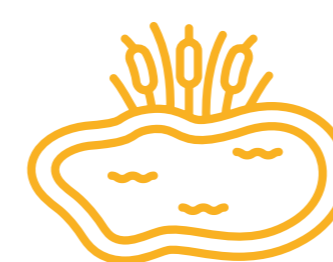
Biodiversity Net Gain and provision of new ecological features, including new tree planting, bird/bat boxes, and hedgehog friendly fencing.



Provision of facilities that enable healthy lifestyles and sustainable mobility including cycle stands, cycle/foot paths and electric vehicle charging points for every new home.



Consideration of lighting elements and configuration design for safety and security.



Integration of sustainable urban drainage systems (SUDs).



Financial contributions to help fund key local services and infrastructure upgrades.



Fostering jobs and opportunities during the construction phase.

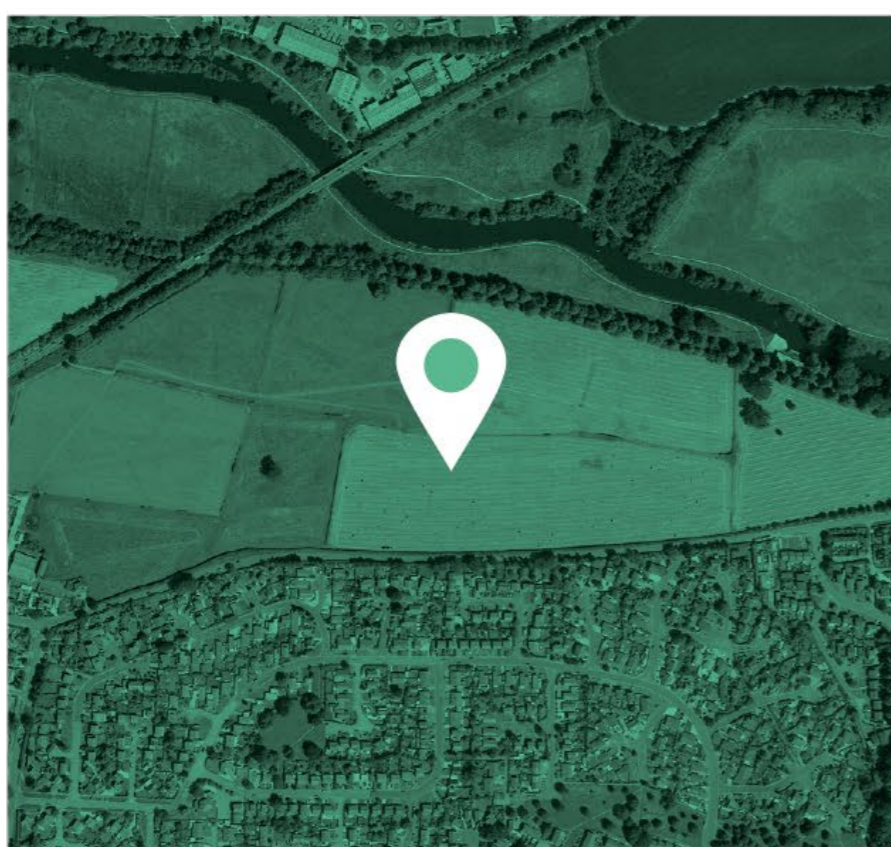
ECONOMIC BENEFITS

LAND NORTH OF OAKLEY LANE, MERLEY



The economic benefits of **Land North of Merley (UE1)**

The proposed development comprises of 550 new homes, a 62-bedroom care home, and public open space, allotments, play areas, and associated works. This will assist with meeting Bournemouth, Christchurch & Poole's housing targets and stimulate economic growth.



The proposal

550 New homes **40%** Affordable homes

Other details:
The proposed development will include a 62-bedroom care home, and the formation of public open space, allotments, play areas, attenuation basins, suitable alternative natural greenspace, associated services, infrastructure and associated highway works.

Construction benefits

- £115.0m** Construction value (total construction cost)
- £44.1m GVA** Economic output (additional GVA p.a.)
- 255 Jobs** Construction jobs (temporary jobs over the 7 year build period)
- 334 Jobs** Supply chain jobs (indirect/induced 'spin-off' jobs supported)

Operational and expenditure benefits

- £3.7m** First occupation expenditure (spending to make a house 'feel like a home')
- Around 100 FTE jobs** (additional jobs from new commercial/community uses)
- 46 Supply chain jobs** (indirect/induced jobs supported)
- £8.9m** Resident expenditure (within local shops and services p.a.)
- 100 Supported jobs** (from increased expenditure in local area)
- £3.6m** Economic output (additional GVA p.a.)

Local Authority revenue benefits

- £1.0m** Council Tax revenues (p.a.)
- £9.5m** Planning contributions (S106 or CIL)

TIMELINE & NEXT STEPS, FEEDBACK

LAND NORTH OF OAKLEY LANE, MERLEY

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TIMELINE & NEXT STEPS

January 2023

Public consultation with community and local stakeholders

February 2023

Review of consultation feedback

March 2023

Submission of Phase 1 Reserved Matters to BCP Council

Spring/Summer 2023

Ongoing engagement with council officers and local stakeholders

Late Summer 2023

Estimated determination of application by BCP Council

Autumn 2023

Start on site (subject to Reserved Matters Approval being granted and associated planning conditions)

Autumn 2024

First occupation

Have your say

Thank you for taking your time to view our emerging proposals for Phase 1. We value your feedback, please take a moment to let us know your thoughts by Thursday 2 February via the following channels:

0800 298 7040

feedback@consultation-online.co.uk

calaplanning.co.uk/oakleylane

We will carefully consider all feedback received and use it to inform the ongoing development of our proposals.



Construction Management

Prior to any construction works taking place, a Construction and Environmental Management Plan (CEMP) will be developed in consultation with BCP Council and other stakeholders to mitigate any impacts associated with the construction process.

The timing and routing for construction traffic will be carefully considered with the planning and highway authorities to ensure minimal disruption to the local road network.