

Aylett's Green

Kelvedon's exciting new community

June 2022



CALA



Computer generated image of street scene at Aylett's Green

New homes, green spaces and wildlife habitats

Welcome to Cala Homes' Aylett's Green newsletter, where we're shining a spotlight on Kelvedon's exciting new community.

In addition to providing 143 private new homes ranging from 1 and 2 bedroom apartments to 2-5 bedroom houses, we're also delivering 95 affordable homes – a mix of affordable rent and shared ownership by 'Sage Housing'. **For more information on affordable rent or shared ownership homes please visit:** www.sagehousing.co.uk

The development will also offer over two-hectares of green space, a tree-lined avenue and will incorporate well-established hedging throughout the development.

Homes have been designed to be sympathetic to the character of the village.

Design choices are true to Georgian-era housing such as two-storey bay windows, flat brick arches to tops of windows, cast stone cills and Georgian-style windows - and more modern elements such as red stock brick and colourful render to facades have also been incorporated.



Within the green open spaces there is an ecological protection area, a children's play area with mounds, undulations and boulders to spark imaginations, plus a central pond – expected to be a haven for wildlife, with woodland, wetland, waterbodies, wildflower and species rich grasslands to help provide shelter.

From hedgehog highways to allotments, we're introducing a range of interventions either on the development or in the immediate area to help play our part in delivering diverse ecosystems for species like birds, bats, bees and hedgehogs to help them thrive in urban areas. You can read more about Cala's sustainability strategy online by visiting cala.co.uk/sustainability.



Community investment agreed

Our Section 106 contribution is the agreement by which we provide further support to the local infrastructure in Kelvedon.

An investment of over £1.6m will be made to Braintree District Council for the delivery of on- and off-site improvements to the surrounding ecology, infrastructure and affordable housing provision to the village.

A substantial portion of our investment will be put towards improving public rights of ways, as well as other highway improvements in the area, such as the planned circular walking route.

There will also be improvements along the south side of Coggeshall Road and

Station Road, between Feering Hill and Swan Street junction.

As part of Cala's commitment to the Kelvedon community, some of the financial contributions will include: £270,476 towards early years and childcare, £174,714 towards secondary school transportation, £221,505 towards outdoor sports, £90,080 towards healthcare, £88,771 towards the creation of new allotments and over £118,000 towards a new community building.

Commenting on the Section 106 agreement, Cllr Gabrielle Spray, Cabinet Member for Planning and Infrastructure at Braintree District Council, said:

"The planning process plays a key role in helping to enhance community facilities on a wider level and this is a prime example of that. While new homes are needed across the Braintree District, it's important that the benefits are felt by communities at large, not just those who will be living in new developments, so it's great that these S106 contributions will go towards making a variety of improvements in Kelvedon from infrastructure and buildings, health, sports and education, to a new green space and walking route."



Stock photography

Our biodiversity plan

A 2021 study estimated that the UK has lost almost half of its native biodiversity since the industrial revolution. Across our new developments we'll be implementing a number of measures to ensure that urban environments can be wildlife rich.

At Aylett's Green, we aim to:

- Protect and enhance existing and new wildlife habitats within the site.
- Protect species including hedgehogs, birds, bats, reptiles, invertebrates as well as native flora – to ultimately increase biodiversity on site.



Stock photography

How are we doing this?

The site includes a 1.7 acre ecological protection area and with careful management we'll ensure that our biodiversity plan provides the perfect habitat for key species. We'll be installing information boards around the development to tell you which exact species of wildlife to look out for and how you can get involved whilst on the development.

Working closely with ecologists and the local community, we'll ensure that gaps within the hedgerows will be planted with whips of native woody species such as hawthorn, blackthorn, field maple, privet, and hazel. Hedgerows will be maintained by allowing bramble and other scrub species to grow at the base of the hedgerows. 'Neat' hedgerows will be avoided to provide foraging and nesting habitat for birds, hedgehogs, and invertebrates. Infrequent cutting of hedgerows will allow fruit and nut production which will benefit a wide range of fauna species.



Stock photography

A new sculpture for Kelvedon. Did you vote?

Recently appointed artist Matthew Lane Sanderson will create a site-specific permanent public sculpture for the development. Matthew works predominately with metals, using a combination of work by hand and modern industrial technology, and is heavily influenced by historical craft techniques.

Prior to the installation of the chosen artwork, we invited the community to take part in the initial design phase. Local people could vote for their preferred creative route out of three unique designs that Matthew created.

Matthew's work takes inspiration from Kelvedon's history as well as the

archaeological dig which took place at the site prior to construction.

Phillip Wright, Head of Land and Planning for Cala Homes North Home Counties, said: ***"It's been excellent to work with Matthew and to see the design elements come to life in his response to the brief."***

"The new open central space we're creating, in which the artwork will take pride of place, will provide a communal meeting area for residents - it'll serve as a real focal point for the community."

To find out which design received the winning votes and will be installed at Aylett's Green visit cala.co.uk/kelvedonpublicart



Artist Matthew Sanderson



Walking and cycling routes

New improvements to the pathway of the 7.4km circular route that exists beyond the development are to be made. This will include a new permeable self-binding gravel pathway added to the existing pedestrian footpath which is currently used as a dog walking route.

There will also be a 1.6km walking/jogging route within the perimeter of the development which residents will be able to enjoy in the coming years. Plus, don't forget about the existing cycling routes along the River Blackwater.



Pod of Peas



The Meeting Maple



The Three Broaches



Neolithic and Roman artefacts unearthed

The archaeological investigation, undertaken by Oxford Archaeology, began with a detailed survey of nine hectares of land before 47 trenches were excavated. Finds revealed the site served as a resting place for travellers and their horses. Elegant copper and silver alloy vessels and a blue glass bead were discovered, which suggested the high-status and affluent activities of those living in and visiting the town.

One of the most significant discoveries was a 2cm diameter copper alloy pendant with enamelled inset - believed to be a decorative horse harness fitting, dating from the 2nd to 3rd century AD (middle Roman period). These decorative brooches were hung from chest band harnesses, and so it's likely the item had fallen from a horse's harness.



The pendant was recovered from a back-filled ditch which formed part of a network of agricultural paddocks on the site. It comprises a circular piece of copper alloy with enamelled decoration and a geometric motif consisting of six pointed ovals arranged to form a rosette, surrounded by blue and yellow enamel and enclosed by a ring of blue enamel. These findings have been restored and are now on display at Braintree Museum.

Charitable giving

Community is at the centre of our ethos, and the Cala Community Bursary invites organisations, charities, groups and individuals across England and Scotland to apply for a proportion of £100,000 to support projects which make a difference to those in the community. Over the last 12 months Cala has donated to the following charitable organisations across Essex:



The Tom Bowdidge Youth Cancer Foundation - £1,000



North Avenue Youth Centre - £700



EC2Kplus - £1,000



St George's CofE Primary School - £700



Chelmsford City Youth Football Club - £1,000



The Ashwells Amenity and Pleasure Ground Trust - £500

The bursary is due to re-open for applications in Summer 2022. To apply, please keep an eye on our website by visiting cala.co.uk

Showhomes open daily, 10.30am - 5pm

Aylett's Green

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A line drawing of a person in mid-air, performing a backflip over a hurdle. The person is wearing a long-sleeved shirt and pants. The hurdle is a simple rectangular structure. The person's legs are bent, and their arms are extended, indicating the peak of the jump.

