

Linmere, Houghton Regis AMP3



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Barratt Homes are excited to report that we have secured two more housing parcels in the third phase of Linmere, known as 'AMP3'. This phase is located to the east of the wider masterplan, adjacent to the Woodside Link Road. Our new parcels will deliver 188 high quality homes that will compliment those currently being delivered at Betony Meadows in AMP1. A planning application for these new homes is being worked up and is due to be submitted to Central Bedfordshire Council in August 2022.

This newsletter aims to tell you a little more about our proposals for this next phase of Linmere and we'd love to know what you think about our emerging plans. You can get in touch for free via email, post or on the telephone. Contact details are provided below and on the final page of this newsletter.

If you'd like to speak with someone or raise any specific questions you can call us on

0800 148 8911

or email info@barratthomeslinmere.co.uk

Parcels 3 and 4, AMP3

This application is for four residential parcels that sit within the area known as AMP3. This phase of Linmere includes new homes, along with community facilities such as a Locally Equipped Area of Play, a public house, a hotel and other mixed use retail units, along with connecting roads, footpaths, cycleways and strategic sustainable drainage. These wider facilities will come forward as part of separate applications and will be delivered by HRMC.

The application sites extend to an area of just over 6 hectares and are located in the northern quadrant of AMP3. They are adjacent to the new Woodside Link Road to the east and the Kingsland School campus to the west. In between the two parcels can be found the play area, hotel and pub referred to above.

The approved masterplan and Design Code for AMP3 set out a range of fixed principles that must be adhered to in our new development proposals. These principles include:

- The location and configuration of strategic roads and footpaths, which are being delivered by HMRC.
- The location of vehicular and pedestrian entrance and exit points into each of the housing parcels.
- The location of the pedestrian footpath into the Kingsland School Campus, which Barratt Homes will deliver on behalf of HRMC.
- Guidance on building materials, architectural detailing, surface treatments and landscaping.
- Connections into the wider sustainable urban drainage network.



Design and Appearance

Parcels 3 and 4 at AMP3 will deliver 188 new high quality homes, ranging from 1 and 2 bedroom apartments to larger 3 and 4 bedroom family homes. In line with the requirements of the outline planning permission, 10 of these new homes will be affordable. These affordable homes will be split equally between Affordable Rent and Shared Ownership tenures.

The approved Design Code for AMP3 states that the overarching design character for this area of Linmere as 'Industrial-Chic'. In line with this, the proposed architectural style for Parcels 3 and 4 is contemporary in character and utilises a variety of industrial details, including metal balconies, metal panelling, varying roof pitches, floor to ceiling glazing and grey windows and doors. Some example precedent images for 'Industrial Chic' are provided, along with an extract from our draft street scenes for the Gateway and Spine Road character areas.

The proposed landscaping scheme adheres to the overarching design principles for AMP3. It will predominantly consist of formal hard landscaping, along with pockets of incidental soft landscaping and tree planting. The draft landscape masterplan can be found below and will be agreed in conjunction with Central Bedfordshire Council as part of the forthcoming application process.



Examples of Industrial Chic Design

Street Scenes



Section 1/1



Section 2/2



Section 19/19

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Barratt Homes Quality

Barratt Homes is proud to have been awarded the maximum five stars from the House Builders Federation for buyers recommending Barratt Homes to friends and family - the only major national home builder to achieve this every year since 2010.

Barratt Homes take a 'fabric first' approach when it comes to designing and building their homes. Through the use of effective insulation and the installation of energy efficient boilers and lighting systems, Barratt ensures that the homes they deliver meet the relevant environmental and sustainable building regulation targets and perform well in terms of their energy consumption.

Next Steps

A planning application will be submitted to Central Bedfordshire Council in August. Once submitted it will be subject to the statutory period of public consultation and it will be possible for comment on the application at that point in time. In the meantime, if you would like to comment on our emerging proposals, or if you have any specific questions, please do get in touch via the contact details provided.

Want to know more?

Call us on:

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or contact via email:

info@barratthomeslinmere.co.uk

Write to us at:

**Freepost, MPC Consultation or
complete the attached feedback
card**

