

LAND SOUTH-WEST OF THE A6, SHARNBROOK, BEDFORDSHIRE



Welcome

Welcome to our public consultation event on proposals for up to 214 new homes, land for a new healthcare facility and public open space on land south-west of the A6 in Sharnbrook, Bedfordshire.

The purpose of today's event is to present the emerging proposals for the site which are being put forward by Ashberry Strategic Land, as well as gain your feedback.

The project team are keen to present the current proposals to you, answer any questions you may have and listen to your feedback.

We have a set of plans and information boards on display today, setting out the proposed extent and broad nature of the proposals, including key design and development principles.

These plans will form the basis of an outline planning application which we intend to submit to Bedford Borough Council in late Spring 2026.

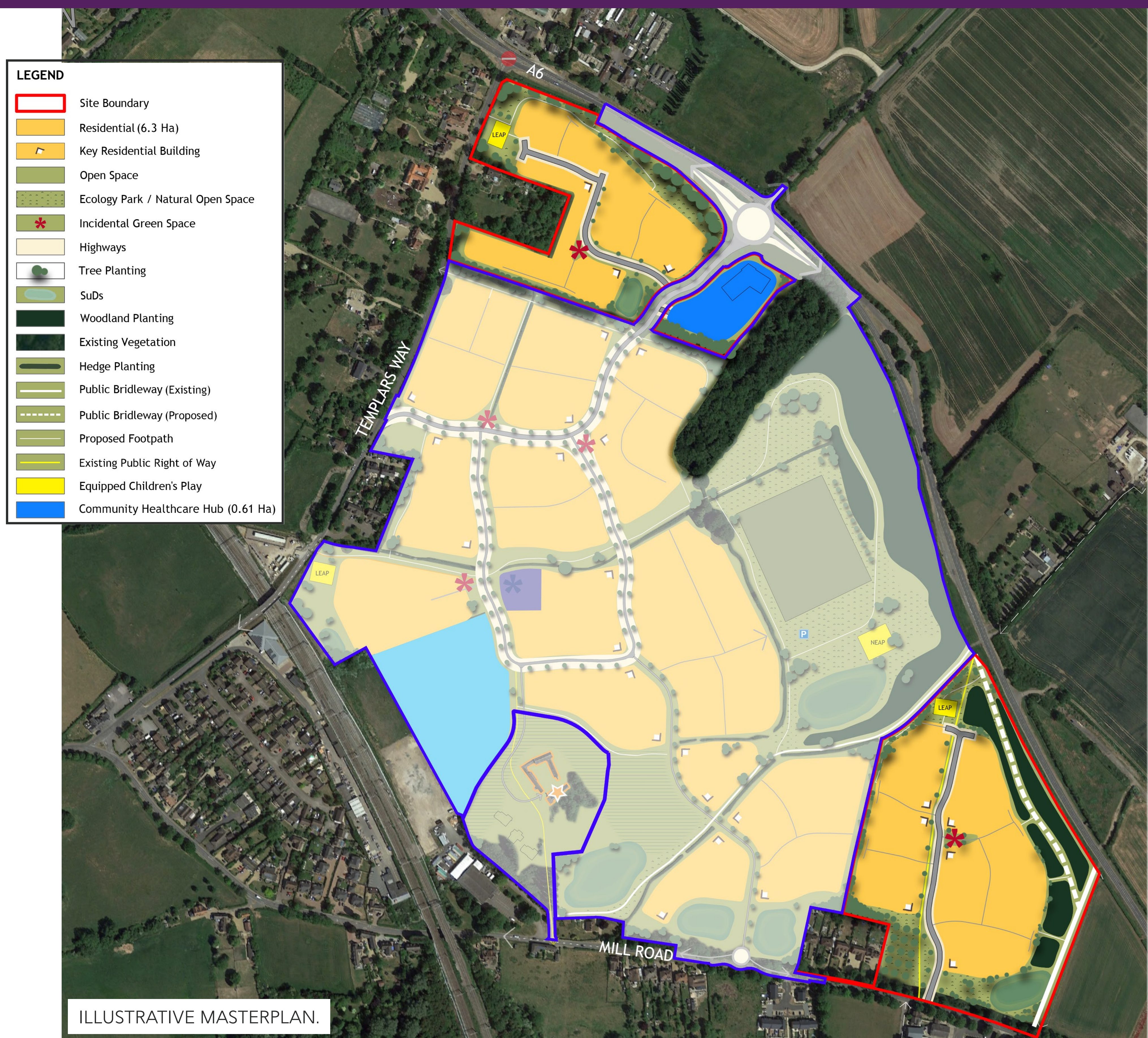
What is an outline planning application?

Outline planning applications are used to decide whether the overall principle of a development is acceptable to the local planning authority – in this case, Bedford Borough Council. They can cover matters such as proposed land uses, how the site is arranged, and the general design approach.

If approved, the application sets the framework for development, with more detailed proposals submitted later through reserved matters applications covering layout, scale, appearance, landscaping and access.

THE PROJECT TEAM REPRESENTED HERE TODAY:

Ashberry | STRATEGIC LAND | p.p.s. | rappor | Woods Hardwick | devcomms



The land is in a sustainable location and is being promoted to address the Borough's housing need.

The land being promoted extends to approximately 12.8 hectares and comprises three parcels: two residential parcels and one parcel identified for a health facility.

The parcels currently comprise undeveloped grassland used for livestock grazing. The two parcels to the north west will benefit from the existing link road off the A6, while the south east parcel, will be located off Mill Road.

Careful consideration has been given to existing site features, including the retention of trees and hedgerows where possible except for access, as well as retaining public right of way.

The site is well located, lying adjacent to the allocated and permitted development at Sharnbrook (22/02193/MOF), which has been approved for a new primary school, community hub, playing pitches and associated infrastructure.

The Proposals



ILLUSTRATIVE MASTERPLAN
WITH PARCEL A HIGHLIGHTED.

Our vision is to create a high-quality, sustainable development that delivers up to 214 thoughtfully designed homes, responding to local needs and enhancing the character of the area.

The development will provide a mix of market and affordable homes. Homes will be set within a landscape-led masterplan that prioritises green and public open spaces, children's play areas and promote health, wellbeing and biodiversity.

Sustainable drainage features will be carefully integrated throughout the site, managing surface water while contributing to the overall green character of the development.

Access will be provided via the spine road connecting Hill Farm to the A6 and Mill Road, supporting safe and convenient movement for all users.

The proposals also seek the delivery of new healthcare facilities, supporting existing services and contributing to long-term community resilience.

What is proposed?

-  Up to 214 residential dwellings.
-  A mix of market and affordable homes, including 30% affordable housing in line with local planning policy.
-  The provision of green infrastructure, such as public open space, play areas and landscaping.
-  Associated sustainable drainage infrastructure.
-  Site access points from Mill Road and the soon to be constructed spine road off the A6.

ILLUSTRATIVE MASTERPLAN
WITH PARCEL C HIGHLIGHTED.



Meeting the Local Housing Need

A range of dwelling types, sizes and tenures will be delivered, including family and affordable homes.

The Council currently does not have enough approved housing sites to meet its required five-year housing supply.

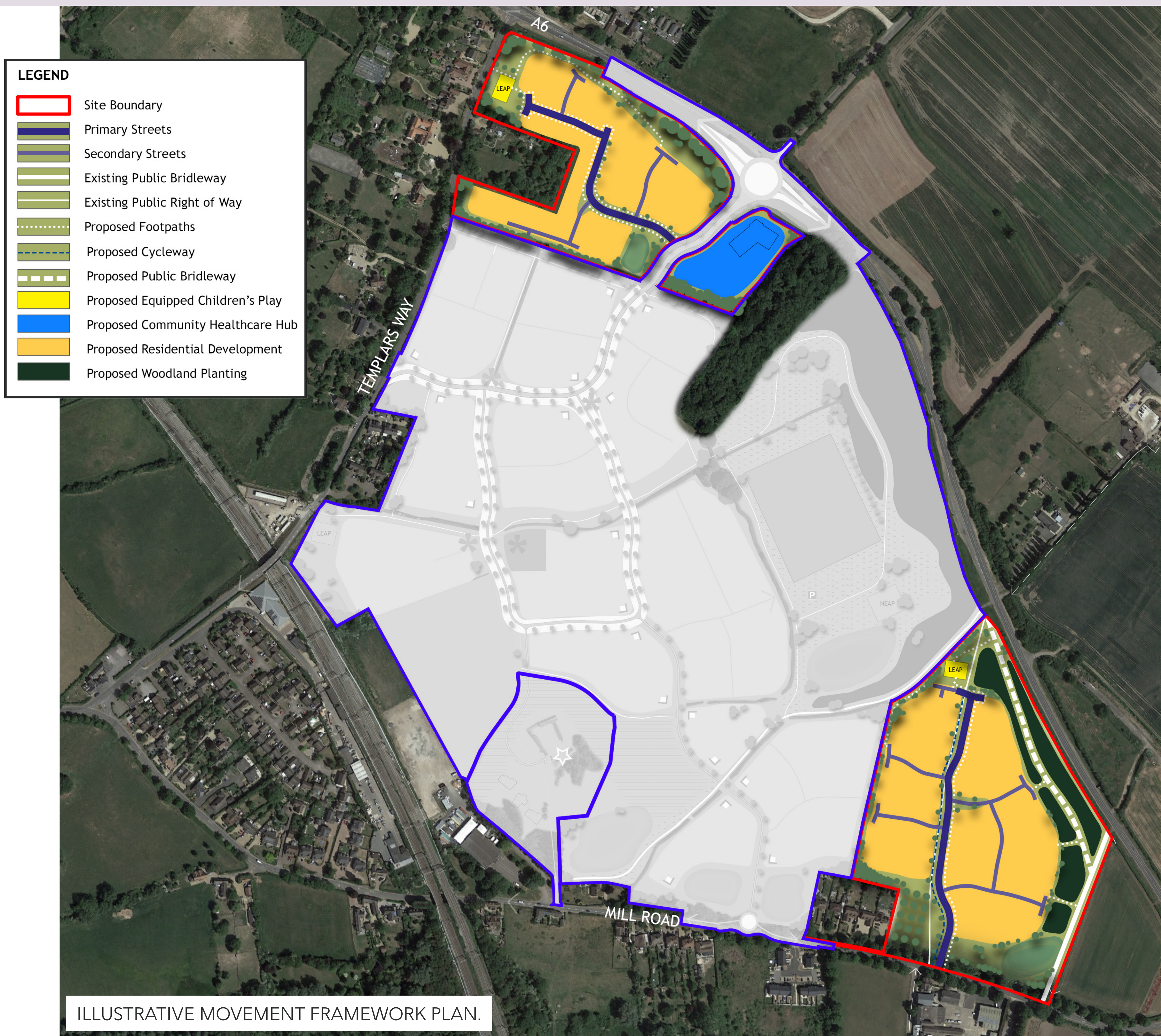
Recent reports and planning appeals indicate that the Borough has only around 3.35 years of deliverable housing land supply, leaving a clear shortfall against the five-year requirement.

If approved, this development could help address that gap by delivering new homes in the near future and supporting the Borough in meeting its identified housing needs.

You can read Bedford Borough Council's Five Year Supply of Deliverable Housing Sites by scanning the QR code.



Travel and Transport



The proposals seek to create an accessible network of green routes which will encourage walking and cycling within and around the site.

Vehicular access to the site will be from the Hill Farm Development spine road, connecting to the A6, and Mill Road. The new access route from Mill Road has been carefully designed to respect and protect the existing avenue of trees, safeguard established habitats and retain the environmental character that marks the approach to the site.

Pedestrian and cycle access points have been located to create attractive connections with the existing highway network.

The scheme promotes active travel by enabling the retention of existing Public Rights of Way and Bridleways. This creates safe and convenient routes for both walking and cycling.

A review of pedestrian and cycle routes to key destinations will be undertaken with potential improvements identified where necessary and feasible within land available.

We Would Be Grateful for Your Feedback

Thank you for attending our consultation event for the proposed development on land south-west of the A6, Sharnbrook.

We would like to invite you to share your feedback and questions via the feedback form provided today.

You can also send feedback online, using the link www.landoffa6sharnbrook.co.uk or by scanning the QR Code below.

We would be grateful if you could provide any feedback by **Sunday 19th April**.

WHAT'S NEXT

We intend to submit an application for outline planning permission to Bedford Borough Council in **late Spring 2026**.

CONTACT US

If you have any further questions about the project, please contact us via

Email:
a6sharnbrook@devcomms.co.uk

Phone:
0800 080 3160



TIMELINE

The team will continue to discuss the proposals with the Local Planning Authority and other key stakeholders, but at the current time it anticipates moving forward with the following timescales:

- Step 1:**
Submission of Outline Planning Application to Bedford Borough Council in **late Spring 2026**
- Step 2:**
Consultation undertaken by the Council on the planning application in **Summer 2026**
- Step 3:**
Consideration of the application proposals by the Council in **Summer or Autumn 2026**
- Step 4:**
Decision by Bedford Borough Council expected within 13-week statutory determination period in **Autumn 2026**
- Step 5:**
Construction on site to commence in the **middle of 2028**
- Step 6:**
Completion in **2034**