

LAND SOUTH-WEST OF THE A6, SHARNBROOK, BEDFORDSHIRE



Invitation to Public Consultation Event – April 2026

Dear Resident,

Ashberry Strategic Land would like to invite you to attend a public consultation event to view and comment on emerging proposals for development on land south-west of the A6 in Sharnbrook.

As you may know, development for 500 new homes, sports and leisure facilities, land for a new community hub, a primary school and green infrastructure was consented by Bedford Borough Council in August 2025 and the development is currently under construction and making good progress.

The proposal we want to discuss relates to three parcels of land adjoining the approved development site. The plans overleaf show their location and the areas being considered for new homes and a potential healthcare facility.

We are sharing these early proposals so residents can give their views before plans are finalised and an outline planning application is submitted to Bedford Borough Council in late Spring 2026.

WHAT IS AN OUTLINE PLANNING APPLICATION?

The planning application we intend to submit will be an outline planning application. This type of application establishes the principle of development and defines key parameters such as access points, land uses, development areas and housing numbers. More detailed elements including building design, landscaping and layout will be considered later through separate applications known as 'reserved matters' which are also subject to public consultation.

THE PROPOSALS WOULD PROVIDE:



Up to **214 new homes**.



30% affordable housing in line with local planning policy.



Land for a potential **community healthcare hub**.



New landscaping, including public open space, children's play areas and planting to support health, wellbeing and biodiversity.



Access via the Hill Farm development spine road, connecting to the A6, as well as new access from Mill Road.



The retention of the Public Rights of Way on site and the **promotion of walking and cycling** through links to existing Public Rights of Way and bridleways.

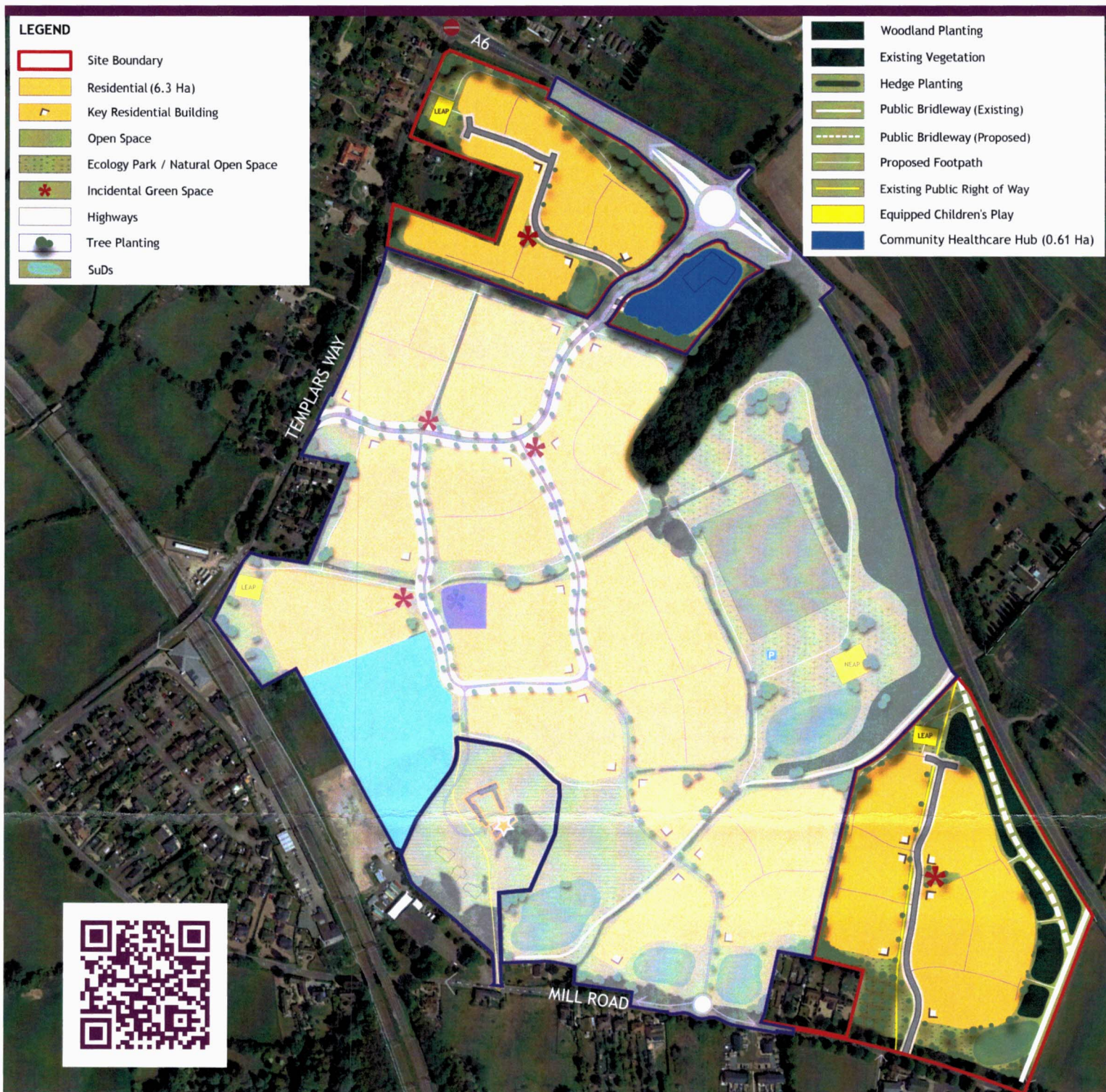
Access to healthcare is an important issue for the local area and we are in discussions with the Bedfordshire, Luton and Milton Keynes Integrated Care Board and local GP practices about the potential for such a facility to be delivered as part of the wider development. To assist with this process, the plans above identify land where this healthcare facility could be located.

We believe this land represents a sensible extension to the approved Hill Farm development and is well placed to support the future growth of Sharnbrook. There is a clear need for new homes across the Borough, including affordable housing for local people and family homes.

LEGEND

-  Site Boundary
-  Residential (6.3 Ha)
-  Key Residential Building
-  Open Space
-  Ecology Park / Natural Open Space
-  Incidental Green Space
-  Highways
-  Tree Planting
-  SuDs

-  Woodland Planting
-  Existing Vegetation
-  Hedge Planting
-  Public Bridleway (Existing)
-  Public Bridleway (Proposed)
-  Proposed Footpath
-  Existing Public Right of Way
-  Equipped Children's Play
-  Community Healthcare Hub (0.61 Ha)



COME AND VIEW THE PLANS

The event details are as follows:

Location: **Sharnbrook Methodist Church**

Date: **Tuesday 14th April**

Time: **14:30 - 18:30**

We hope you will be able to attend and view the information we have prepared. Members of the project

team will be available throughout the session to answer questions and discuss the proposals in more detail. Your feedback is important to us and will help inform the proposals before a planning application is submitted.

Following the consultation period, all feedback will be reviewed before an outline planning application is submitted to Bedford Borough Council in late Spring 2026.

NOT ABLE TO ATTEND?

If you are unable to attend the event, the consultation materials will be available online, where you will also be able to submit feedback. The consultation will remain open until **Sunday 19th April**. If you have any questions in the meantime, please feel free to contact the project team using the details below or by scanning the QR code.

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