

HILL FARM SHARNBROOK

WELCOME



Welcome to our public information event, which has been prepared by Redrow and Bellway, to provide information on the proposals for land at Hill Farm, Sharnbrook.

Redrow and Bellway are working in partnership to deliver a quality residential-led scheme, comprising up to 500 new homes, sport and recreational opportunities, land for a new community hub and a new primary school, and associated green infrastructure.

Our plans, which have now been submitted to Bedford Borough Council as part of a Full Planning Application, closely follow the recently approved Sharnbrook Neighbourhood Plan, which designates the site for housing development.

We are pleased to now share with you our plans for the site, and look forward to meeting you and answering any questions which you may have on the proposals.

If you would like to receive any of the materials shown today as a paper copy, or speak with us directly after this event, please contact DevComms, our community representatives, at **0800 080 3293** or email **hillfarm-sharnbrook@devcomms.co.uk**.



THE SITE



Site location

The proposed site, land at Hill Farm, Sharnbrook, lies to the east of Sharnbrook, and comprises approximately 38 hectares.

The main site comprises a working farm, contained within eight fields which are subdivided by hedgerows. The majority of the fields are grazed by cattle.

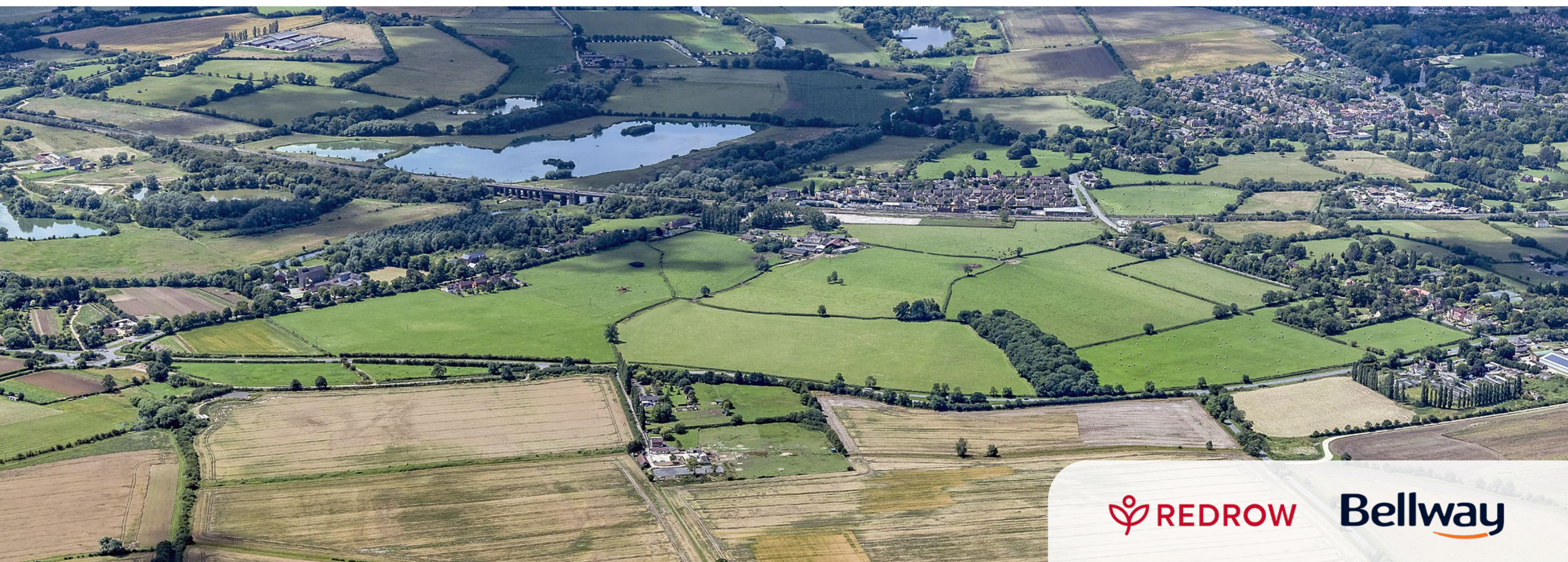
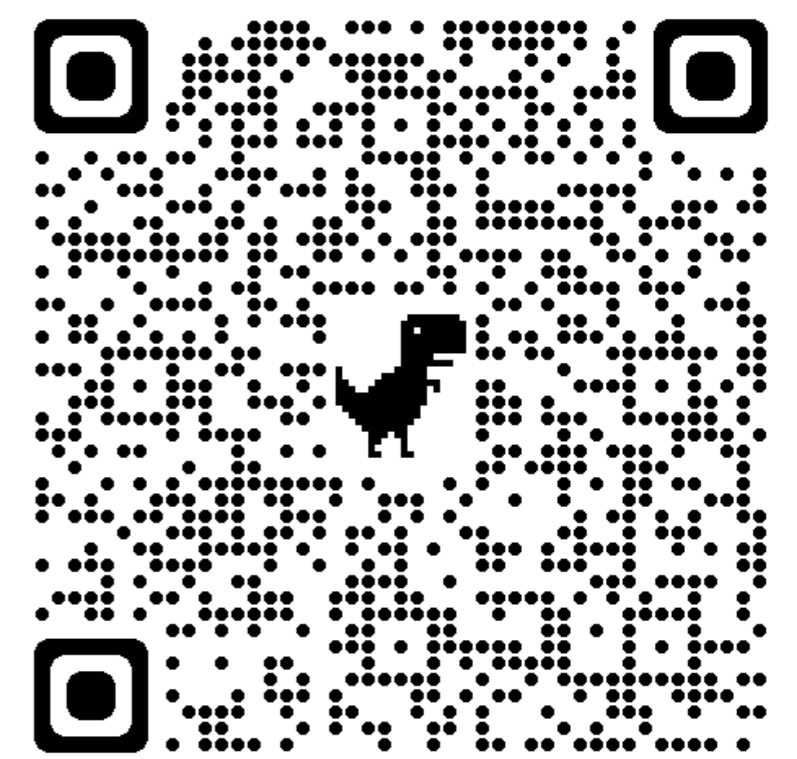
To the west, the site is bound by a wholesale plumbing merchants and the Midland Mainline Railway line, and to the south lie a number of residential and commercial properties. To the north there are a number of residential properties along Templars Way, and the eastern boundary adjoins the A6 Rushden Road.

Site allocation

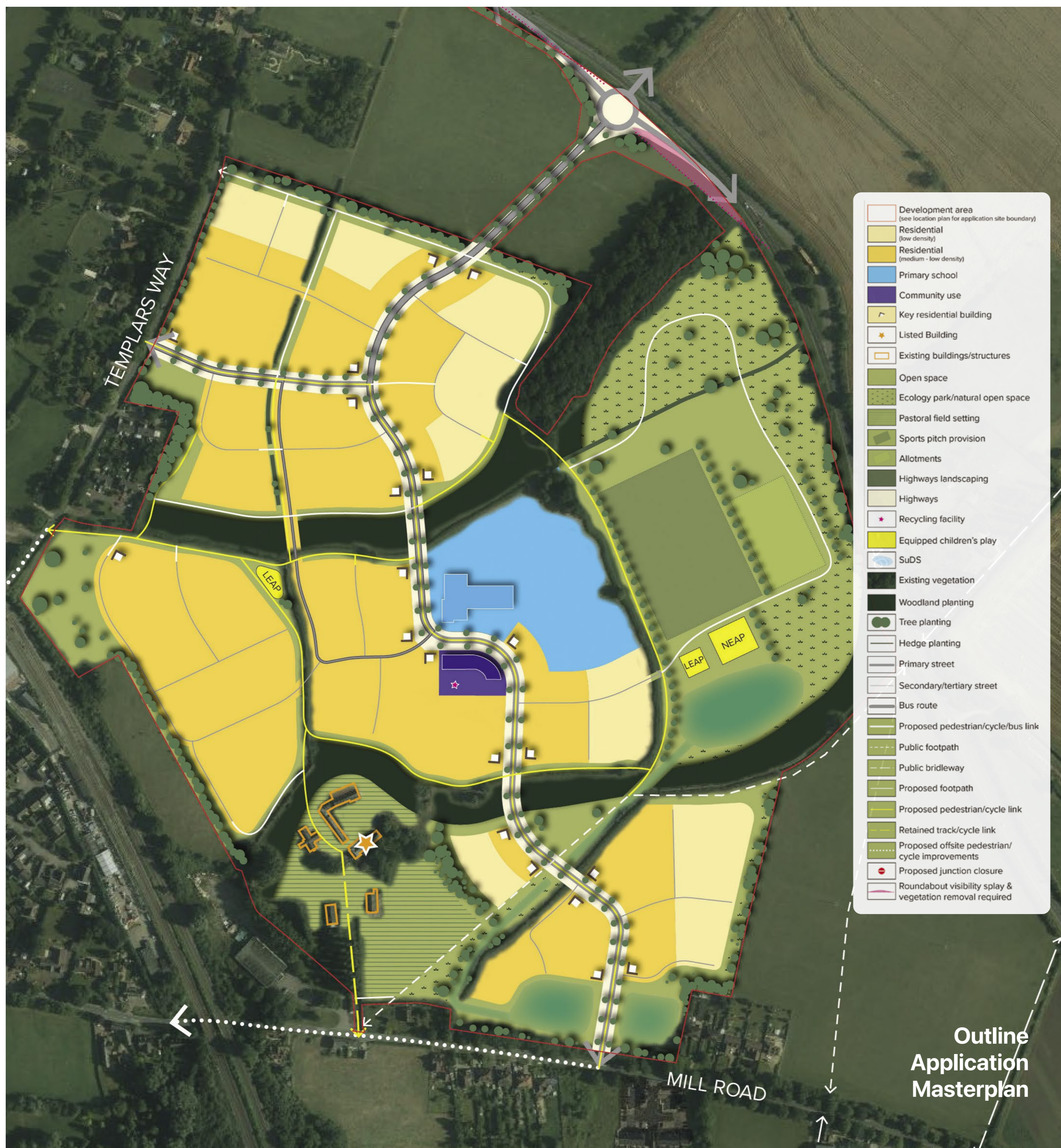
The site has been allocated for up to 500 new homes (including 150 affordable homes - 30% of the total), with associated green space, as part of the Sharnbrook Neighbourhood Plan, which was formally made by Bedford Borough Council in November 2021. The Neighbourhood Plan is an evidence-based document prepared by Sharnbrook Parish Council that allocates land for sustainable development.

The proposals for the site are in accordance with the Neighbourhood Plan allocation.

You can scan the QR code to the right to view the Sharnbrook Neighbourhood Plan:



PLANNING JOURNEY



Outline Planning Application

An outline planning application was submitted to Bedford Borough Council in May 2022, in accordance with the Neighbourhood Plan allocation. This application sought outline planning permission with access to be approved, and all other matters to be decided through future applications. The outline application sought permission for:

- Up to **500 new homes**, with 30% affordable housing provision;
- Provision of **formal and informal open space**;
- Land for a new **community hub** and / or **doctors surgery**;
- Land for a new **primary school**; and
- Up to **50% associated green space and infrastructure**.

This was submitted alongside an indicative Masterplan, which is shown to the left:

Full Planning Application

Following the submission of the Outline application, work has continued on preparing a detailed proposal for the site. Having progressed details (such as layout, appearance, proposed sizes, types and tenure of housing, pedestrian and cycle networks and location of streets and landscaping) to an advanced stage. Redrow and Bellway have now prepared a Full Planning Application for the development of the site and have submitted this to Bedford Borough Council to replace the previously submitted Outline Planning Application.



Illustrative Street Scenes

OUR VISION



A high quality, sustainable development in Sharnbrook which is set within substantial areas of open, green space and links well with the character of the local area.

Our aim is to:

- Provide high-quality new housing and attract new and existing residents to the area;
- Create a community where people can live, work, go to school and play;
- Integrate and link with the surrounding area and local facilities via a network of footways and cycleways;
- Encourage the use of sustainable modes of active travel such as walking and cycling; and
- Provide land for a new community hub for local people to visit and enjoy and for a new primary school.



OUR PROPOSALS



Planning Layout Site Overview

We have produced the above site layout plan, based on our collective vision for the site and the allocation in the Sharnbrook Neighbourhood Plan.

500 high-quality new homes comprising:

- 376 smaller 2 and 3 bedroom homes (75%);
- 106 larger family homes (21%);
- 18 apartments (4%);
- 30% (150) affordable housing provision;
- 284 new homes will be to Accessible and Adaptable Dwellings standards under Building Regulations Part M4(2) compliance;
- 25 new homes will be to Building Regulations Part M4(3) compliance providing for wheelchair user needs; and
- Appropriate associated car parking with both allocated visitor and unallocated parking spaces distributed across the site, in line with Bedford Borough Council standards.

Other much needed infrastructure included as part of the plan include:

- A new roundabout access on the A6 to form the principal site access;
- New vehicular accesses to Mill Road and Templars Way;
- New pedestrian and cycle connections;
- Land for a new primary school;
- Land for a new community hub and / or doctors surgery; and
- Formal and informal open space including designated play areas and 3 hectares of new woodland planting.

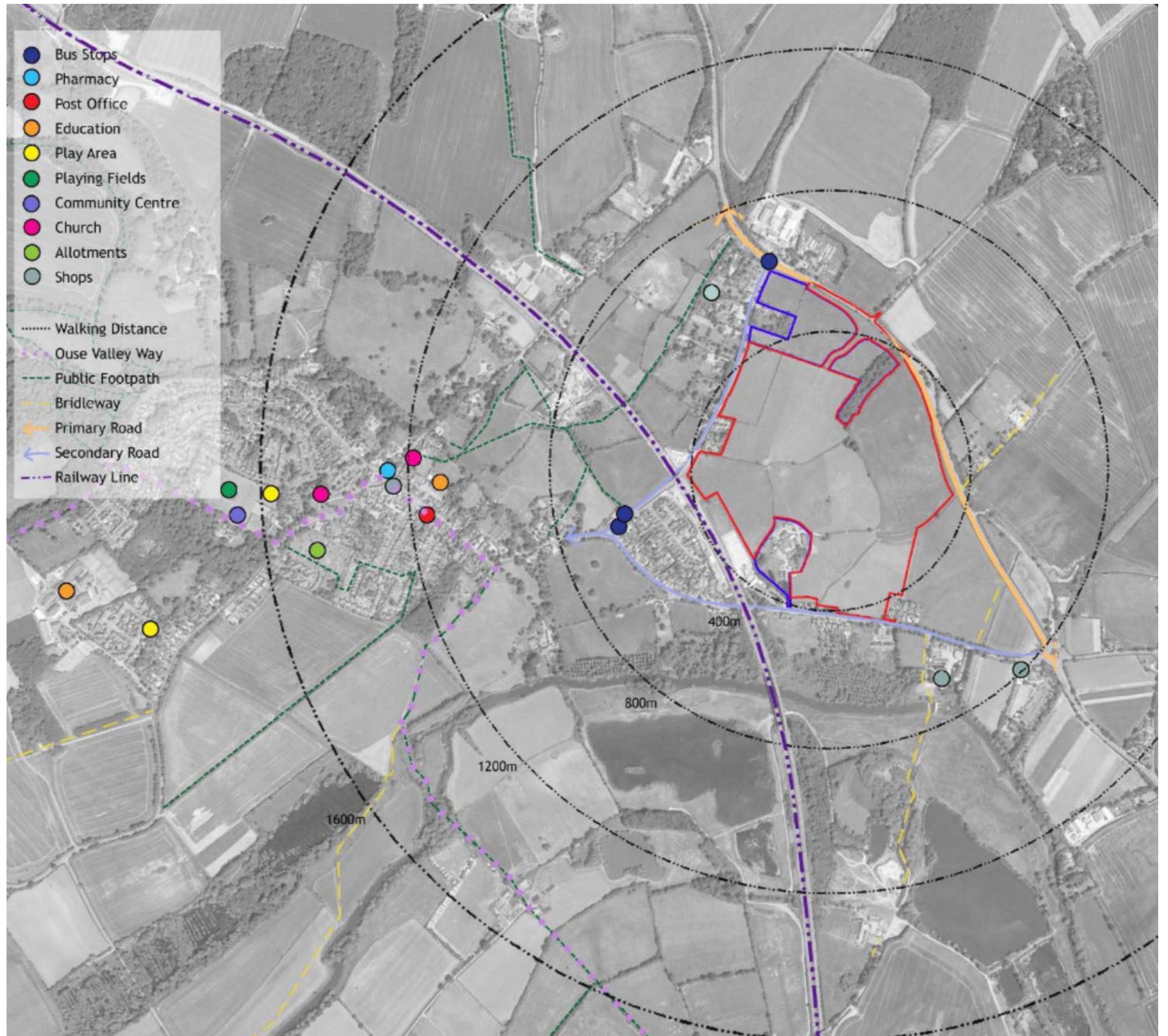


INFRASTRUCTURE FOR ALL

Our proposals for the site have been sensitively designed to respect existing features, as well as incorporating a range of on-site infrastructure requirements to be provided as follows:

- Retention and enhancement of key landscape / ecological features across the site and boundaries;
- Provision of new areas of inclusive public open space, including designated play areas and some 3 hectares of new woodland planting;
- Land for a new primary school;
- Land for a new community hub / doctors surgery;
- Retained and new pedestrian and cycle links, from and across the site; and
- Sustainable drainage basins to store and manage surface water.

Our site benefits from proximity to a range of local infrastructure and amenities, some of which can be seen on the plan below.



Education, healthcare and other contributions

In addition to on-site infrastructure, the proposals will be required to provide appropriate contributions towards education, healthcare, public transport and other facilities in the area to mitigate impact on local infrastructure.

These contributions would be secured through either the Community Infrastructure Levy or a legal agreement and the details will be discussed with the Borough Council and other stakeholders as the scheme moves forwards.



A new development of 38 hectares, of which over 50% will be green infrastructure / community facilities



500 new homes with 30% affordable housing



Land for a new community hub and/or doctors surgery



Land for a proposed new primary school



New parks, play areas and formal and informal open spaces

LANDSCAPE, ENVIRONMENT & SUSTAINABILITY



Almost 14 hectares of curated green space, including a public park, approximately 3 hectares of new woodland planting, cycling, walking and running paths, and other associated green infrastructure.

Ecological improvements

The site is currently in agricultural use and has limited ecological value or wildlife habitat.

Our proposals will protect the limited, existing on-site habitats, through the preservation of as many of the existing trees and hedgerows as possible. In addition, we are creating new habitats, including semi-wetlands (in association with sustainable drainage features) and grasslands within open spaces across the site.



Sustainability

Redrow and Bellway have a commitment to create a long term sustainable community, and are therefore bringing forward a series of measures in order to promote sustainable living in Sharnbrook.

These include, but are not limited to:



A network of pedestrian and cycle links improving sustainable links throughout the site and into the village



Public bus (No.50 service) re-routed through the development promoting sustainable travel



Use of sustainable building techniques and materials



Sustainable drainage systems throughout the site



A net gain in on-site biodiversity



Creation of 3 hectares of new woodland

LANDSCAPE

Informal amenity footpath network runs around the development to provide an attractive green outlook for residents. Native tree and shrub planting line the footpath with key seating points for users to stop at.



Native Shrub & Hedge Planting

- Acer campestre
- Cornus sanguinea
- Corylus avellana
- Crataegus monogyna
- Ilex aquifolium
- Ligustrum vulgare
- Prunus spinosa
- Rhamnus cathartica
- Rosa canina
- Sambucus nigra
- Viburnum lantana
- Viburnum opulus



Existing native hedge to be enhanced where required to maintain a strong hedgeline through the development.

Formal open space design with the use of large statement tree species and formal amenity lawn. Design approach used to create an open character when entering the development from the west.

Mixed Native Hedgerows

- 10% Cornus sanguinea
- 10% Corylus avellana
- 40% Crataegus monogyna
- 5% Ligustrum vulgare
- 25% Prunus spinosa
- 5% Rosa canina
- 5% Viburnum lantana



Sculptural trail to be designed within the accessible woodland corridor to add additional recreational value to the green corridor.

Proposed open space to provide recreational amenity space with the provision of a LEAP and seating area. Planting design to provide a park and garden character with the inclusion of feature focal tree planting.

Proposed seating area with natural play items to provide and meeting point along the internal footpath network.

Native buffer planting is included along the boundary to help screen views into the neighbouring industrial site.

Pastoral land to be proposed with pockets of native tree and shrub planting to the boundaries.

Ornamental Shrubs

- Cistus corbariensis, Cornus sanguinea, Euonymus fortunei 'Silver Queen', Fatsia japonica, Hebe 'Nicola's Blush', Hebe rakalensis, Viburnum davidii



Attenuation Basin Planting & Wetland Meadow

- Emorsgate Wet Grass Mix EM8, Dogwood (Cornus sanguinea), Coppiced Willow (Salix spp), Alder (Alnus glutinosa), Downy Birch (Betula pubescens).



Species Rich Wildflower Grass

- Emorsgate EM2 General Purpose Meadow Mix, EH1 Hedgerow Mix & EM10 Tussock Mix



Attenuation features planted with pockets of native shrub planting and feature tree species to create an attractive gateway into the development

Ecology park to include wildflower meadows and structural native hedge and shrub planting.

1.2M wide timber edged hoggin footpaths to open space and woodland footpath network

Orchard Fruit tree planting and foraging landscape design is provided to create with the use of foraging hedgerows.

Proposed informal open space to provide outdoor recreational and sport opportunities.

Recreational space to include proposed NEAP and LEAP playspace design

Woodland corridors are proposed to provide ecological corridors which runs through the development connecting key open space parcels.

Key:

- Site Boundary
- Ownership Boundary
- Archeology Preservation in Site boundary
- Existing Tree
- Proposed Tree Planting
- Proposed Orchard Tree Planting
- Proposed Woodland Planting
- Proposed Native Hedgerow
- Proposed Ornamental Shrub Planting
- Proposed Native Shrub Planting
- Proposed Marginal Planting
- Proposed Wildflower Grass Mix
- Proposed Wet Grass Mix
- 1.2m wide timber edged hoggin footpath
- Proposed Primary School Area
- Proposed Pastoral Landscape
- Area Subject to Future Detailed Proposals
- Proposed Community Hub Area

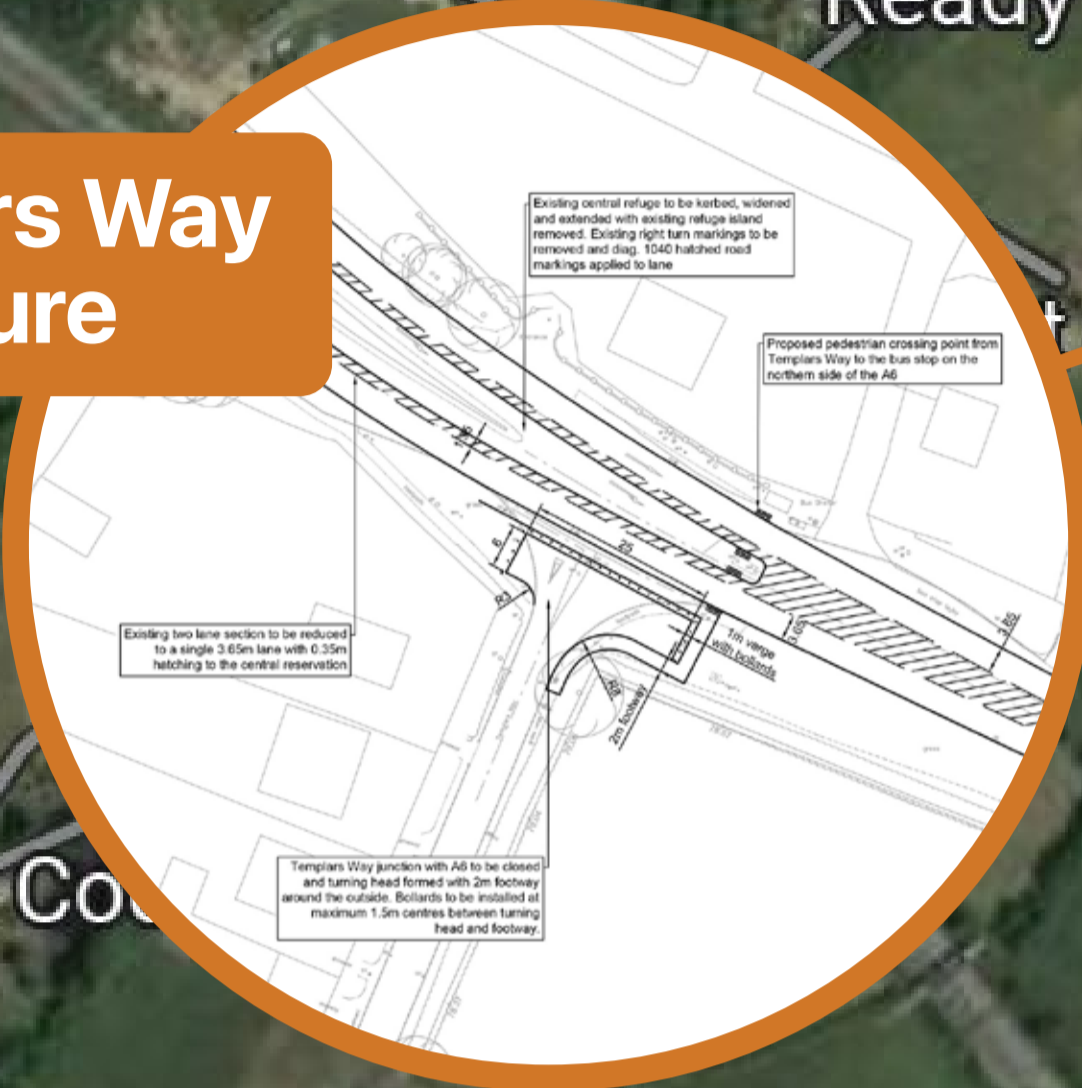
Internal Ornamental & Street Trees

- Acer campestre 'Streetwise'
- Amelanchier arborea 'Robin Hill'
- Betula pendula
- Carpinus betulus 'Lucas'
- Corylus colurna
- Malus trilobata
- Prunus avium 'Plena'
- Pyrus calleryana 'Chanticleer'
- Sorbus aucuparia 'Sheerwater Seedling'
- Tillia cordata 'Rancho'
- Tillia tomentosa 'Brabant'
- Ulmus 'New Horizon'

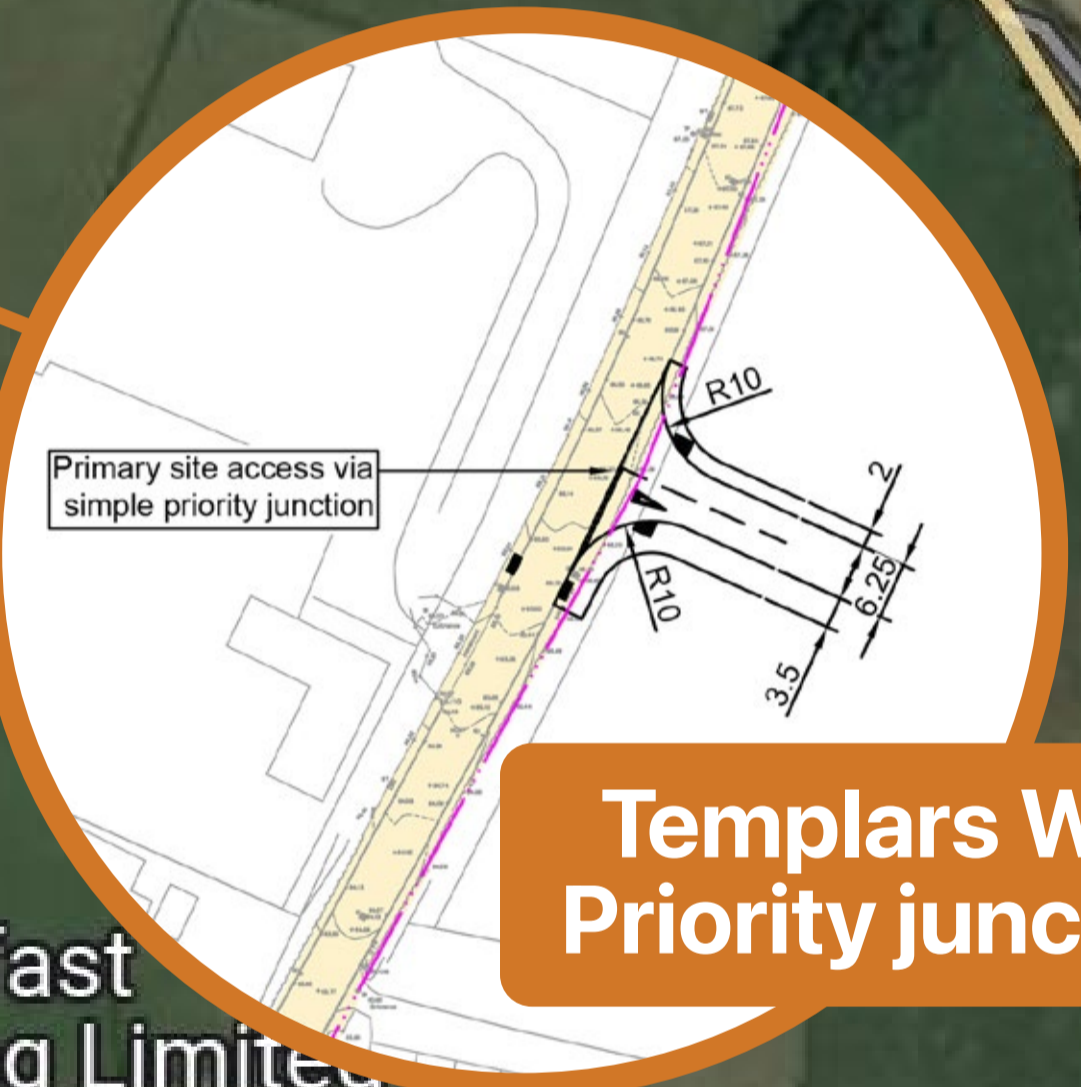


OFF SITE HIGHWAYS IMPROVEMENT

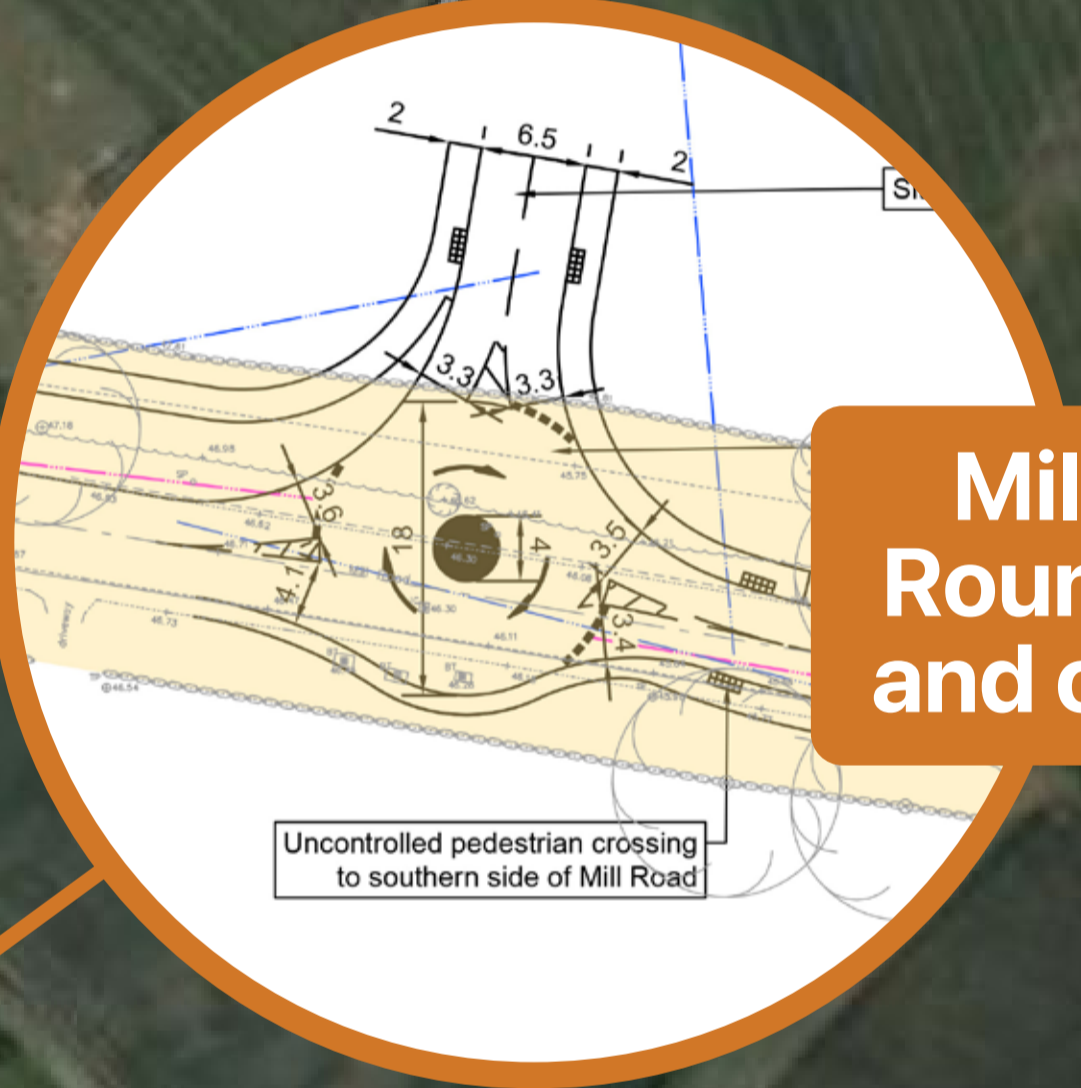
Templars Way closure



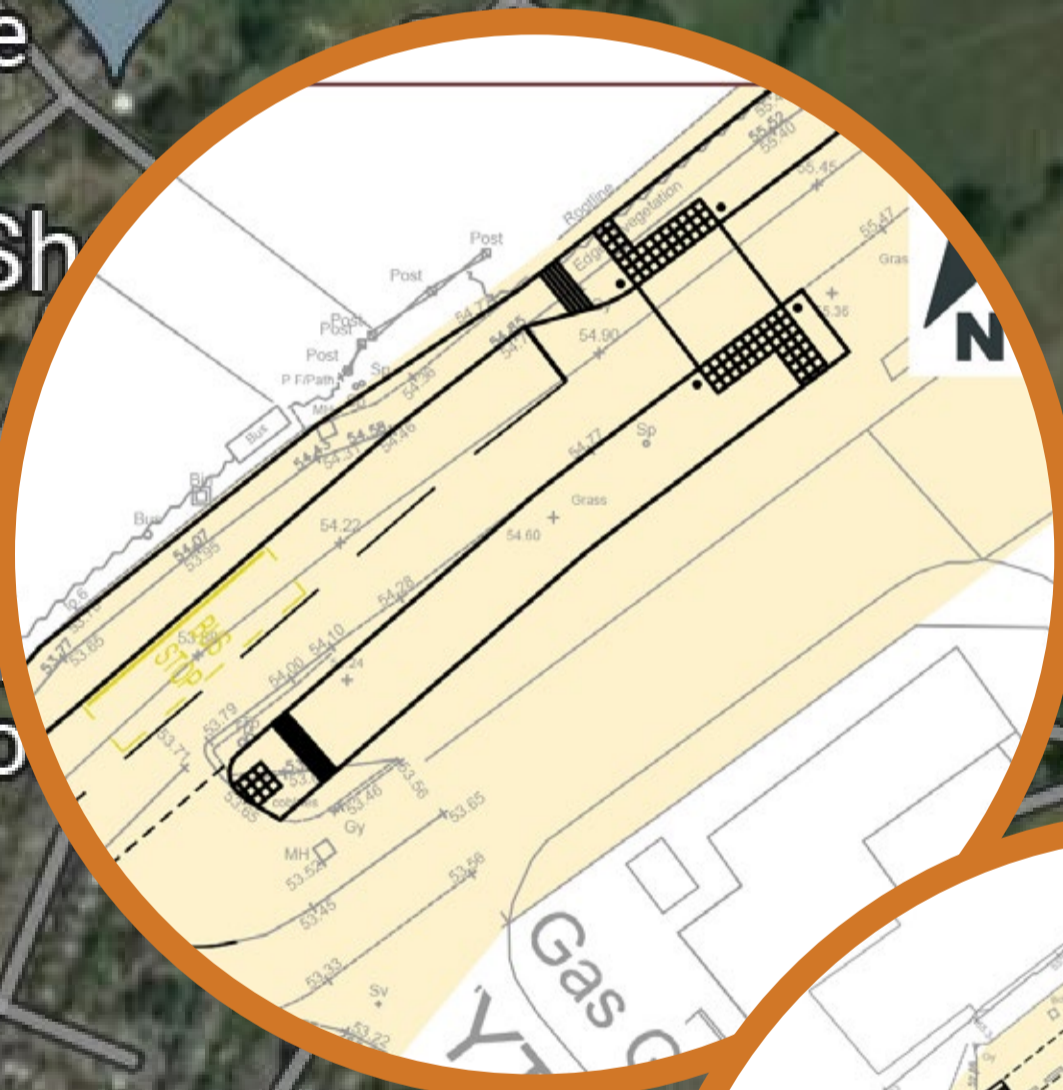
A6 roundabout design



Templars Way Priority junction



Mill Road Roundabout and crossing



Improvements to Templars Way down to Kennel Hill



TRANSPORT & MOVEMENT

Vehicle access and local road network

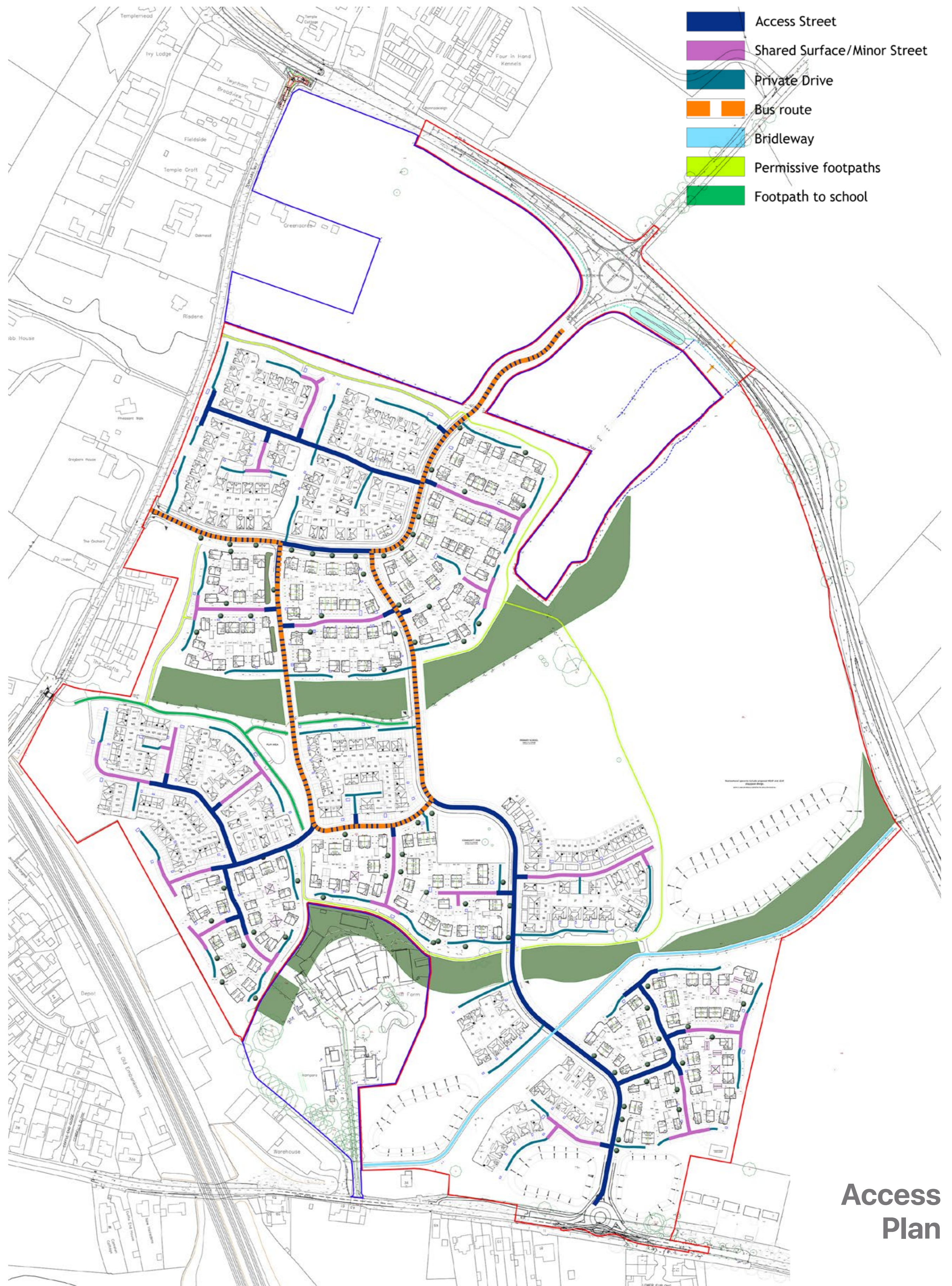
An assessment of how the allocation of the site for up to 500 homes would be managed on local roads has already been undertaken as part of the evidence base for the Neighbourhood Plan. Our own transport assessment has also been submitted as part of the full planning application for the site which has involved extensive dialogue with Bedford BC Highways Department.

The transport assessment includes information on the number of private vehicle trips expected from the proposals and where these trips will travel on the local road network. The impact of these trips on a range of local road junctions is also assessed.

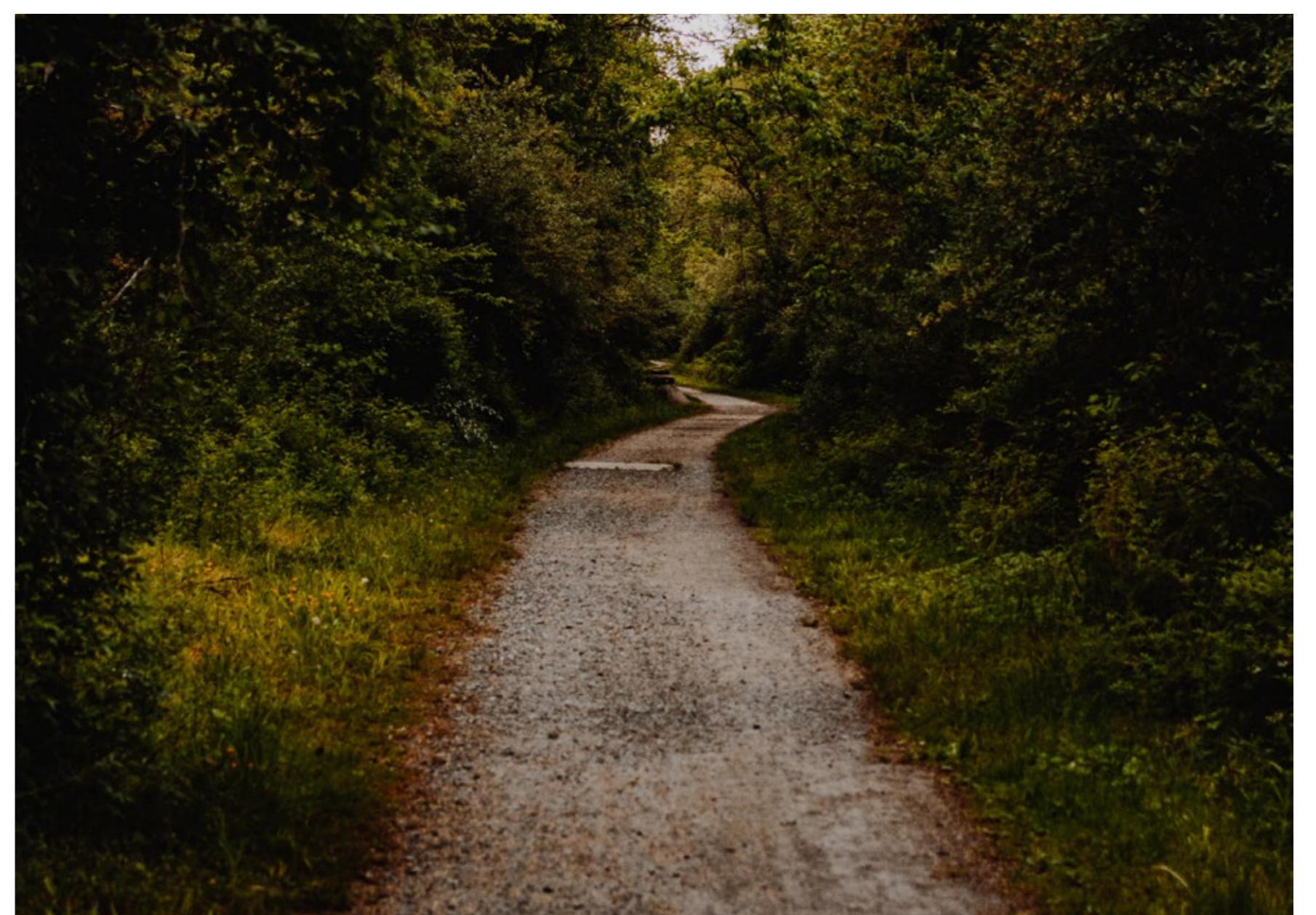
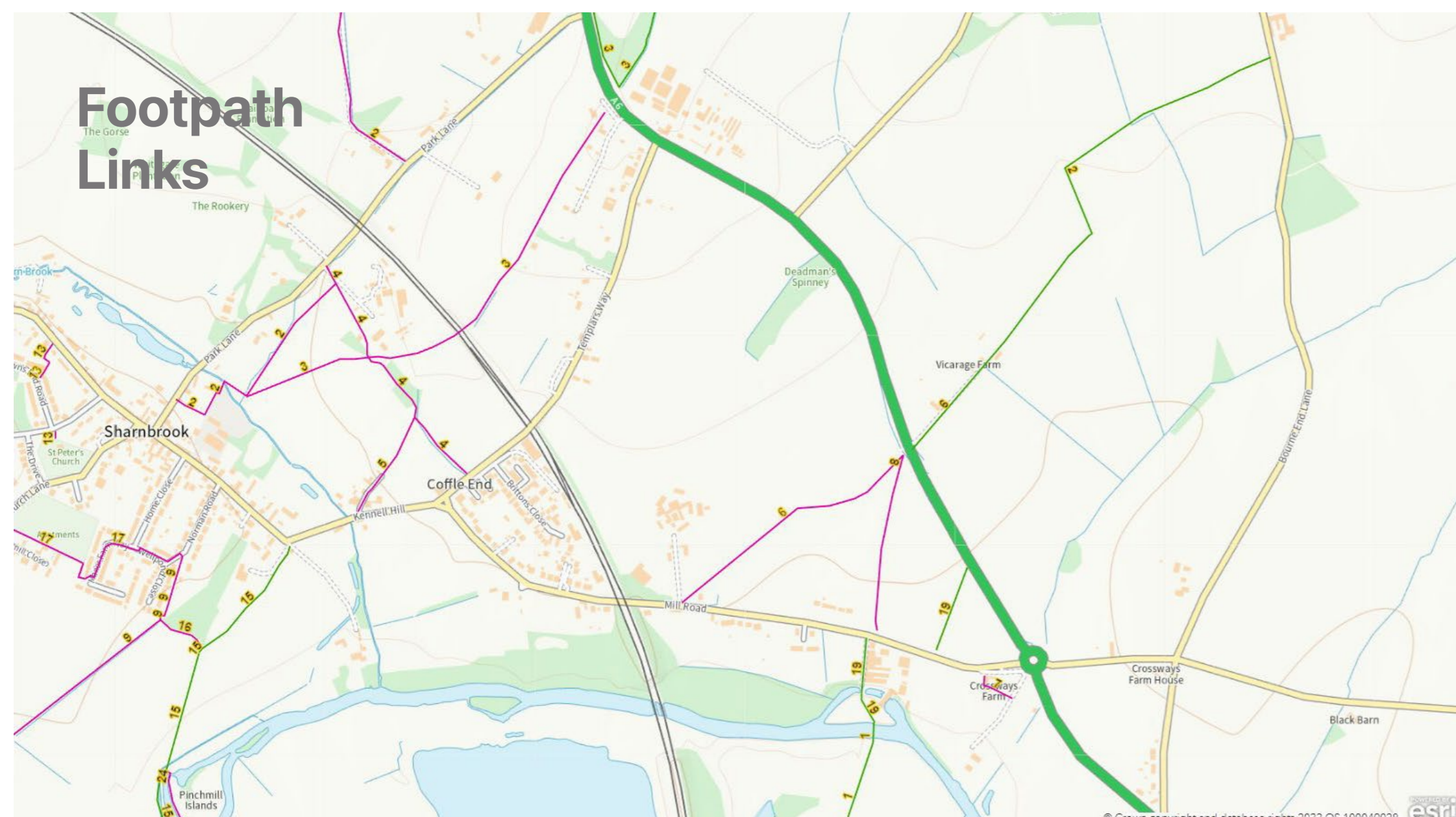
Our proposals include a new roundabout access on the A6, new compact roundabout on Mill Road with new bus stop locations, gateway feature, speed limit signs and localised footpath widening, and a new vehicular access to Templars Way.

Footpaths and pedestrian links

The proposals have been carefully considered to ensure that there are good pedestrian and cycle links throughout the site and to the village centre. The proposals will upgrade part of Footpath 6 to a bridleway and extend to this through the development to the A6 for the benefit of new and existing residents. A financial contribution will be provided for improvements to Public Rights of Way which provide alternative walking routes back into the Village Centre.



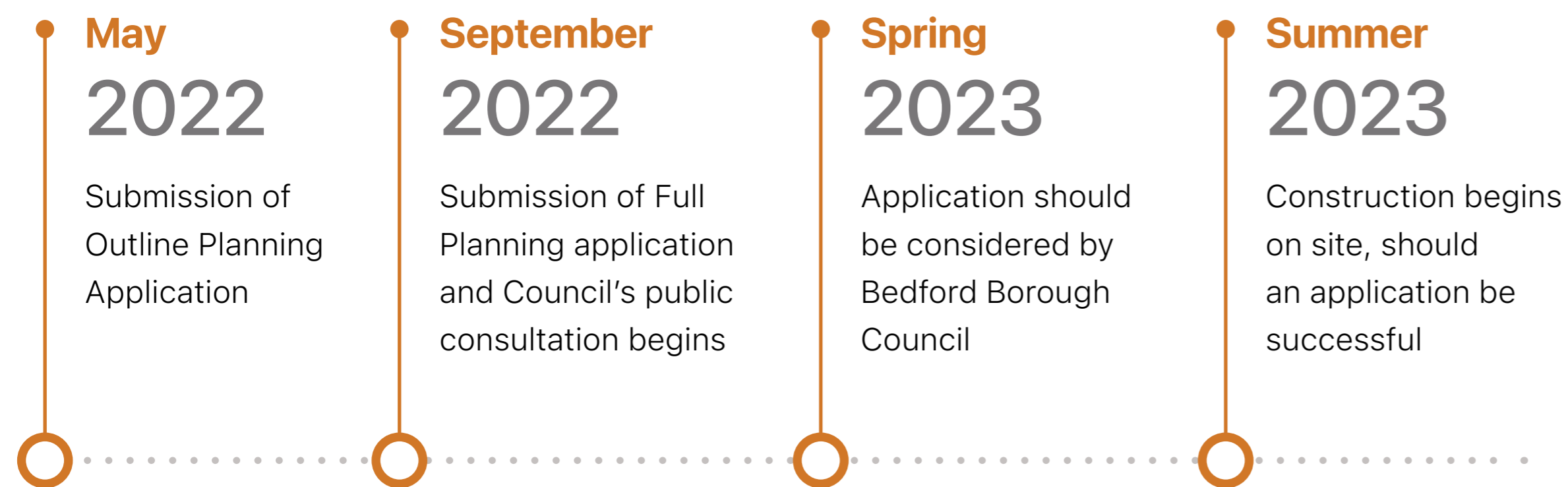
Access Plan



NEXT STEPS

Thank you for visiting our information setting for Land at Hill Farm, Sharnbrook, and we hope that the information provided has been helpful. A Full Application for the site has now been submitted to Bedford Borough Council, who have now begun a consultation on the proposals, where you can provide your views.

Estimated timeline



Get in touch

We hope that this information is helpful in setting out our proposals for land at Hill Farm, Sharnbrook, which has now been submitted to Bedford Borough Council.

Should you have any questions on the information shown today, please visit the FAQ page of our dedicated project website, which can be found at: <https://consultwithyou.co.uk/sharnbrook/hillfarm>

If you would like to contact us directly, please call our community representatives at DevComms, on **0800 080 3293** or email hillfarm-sharnbrook@devcomms.co.uk

