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Welcome

Blakeney Estates Ltd and Woods Hardwick are pleased to welcome you to this public consultation event. The purpose of this exhibition is to inform local residents about Blakeney Estates Ltd proposals for residential development on the land off Milton Road, Clapham. This exhibition provides an overview of the proposed residential scheme and provides an opportunity to meet the project team, ask questions and provide us with your thoughts and comments.

Your Feedback is Important

Blakeney Estates Ltd welcome your views and your local knowledge. All your comments are taken on board and will help shape our proposals moving forward so please take the time to fill in our feedback form.

All of the information on display today can be downloaded from:

www.woodshardwick.com

Feedback forms and any queries can be sent to: t.Nikan@WoodsHardwick.com

Thank you for visiting and providing feedback on our emerging development proposals.

Site Context

The above plan shows the location of the proposed site outlined in red, showing it within the surrounding context of Clapham and the north west edge of Bedford.

The site is located to the north of the village, to the rear of existing houses on Milton Road. The route to the High Street runs along the western boundary of the site, with Twinwood Road defining the eastern boundary. The site comprises of a number of outbuildings, garden areas and a number of grazing fields, some of which are overgrown by scrub.

The site comprises a total area of approximately 3.94 Hectares (9.74 Acres).

The site is well contained on all four sides. A number of existing dwellings bound the south and western boundary. The existing structural planting on the eastern edge of the site which abuts the Twinwood Road.

The site slopes from 63 m in the north to 45 m to the south across a distance of circa 285 m.

Clapham is well situated in terms of the surrounding transport network with the A6 in close proximity connecting to the A421 and onwards to the M1. Existing roads provide direct linkages to the surrounding service centres and villages.

The nearest train station is in Bedford, approximately 3.5 miles to the south and is on the main line route to London St Pancras.