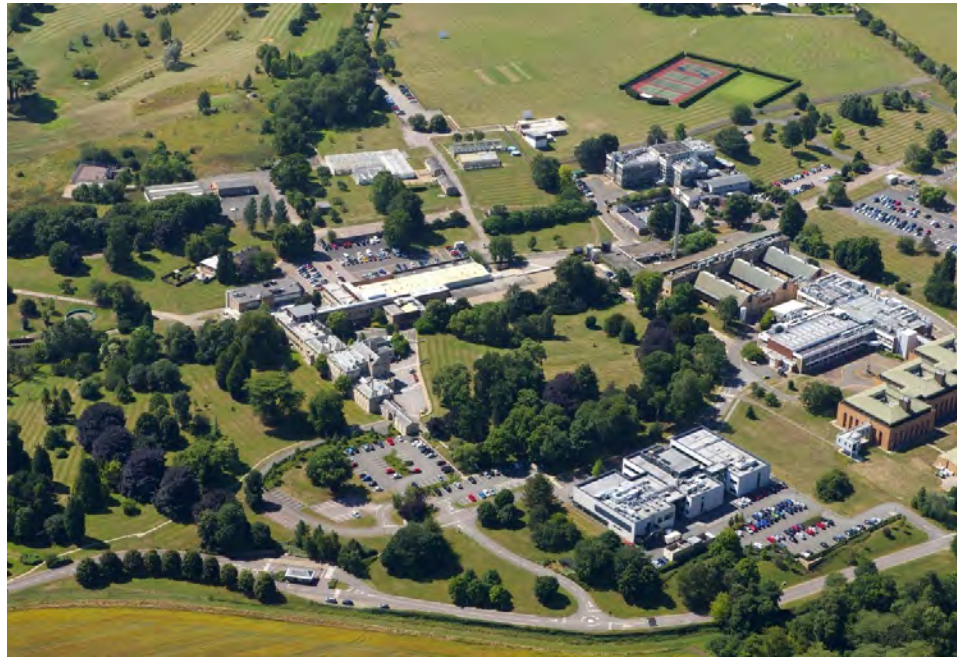




# COLWORTH PARK, SHARNBROOK, BEDFORDSHIRE



## OVERVIEW

### CLIENT

AG Colworth Park B.V.

### SECTORS

Commercial

### LOCATION

Sharnbrook, Bedfordshire

### PLANNING AUTHORITY

Bedford Borough Council

### HIGHWAY AUTHORITY

Bedfordshire County Council

### PROJECT TEAM

Town Planning Services  
BCR Infinity Architects

### PROJECT MANAGER

Andrew Snowden

### PROJECT DIRECTOR

Rupert Lyons

## PROJECT

We were instructed by AG Colworth Park B.V. to support two separate planning applications for the development of an advanced manufacturing facility (3,203sqm GIA) and a National Hydroponics Training Centre (8,446sqm GIA) at the Colworth Science Park, Sharnbrook.

## APPROACH

We initially carried out pre-application discussions with the highway authority to agree the scope of assessment, before preparing a Transport Statement to support each planning application.

The key issue identified related to the impact of increased HGV movements on Sharnbrook High Street. Through the Transport Statements we demonstrated that the anticipated increase would not be significant in comparison to existing traffic flows. We also demonstrated that the proposed development would be associated with far fewer vehicle movements in comparison to the historic use of Colworth Park, where employee numbers had decreased from around 1,500 in the 1990's to around 850 employees at the time of the application.

## OUTCOME

The planning applications were granted permission in January 2021. We have subsequently assisted in the discharge of various planning conditions, including the preparation of a Construction Traffic Management Plan, Travel Plan and a road signage strategy.

We continue to assist Colworth Park in the development of a long-term masterplanning strategy to improve the existing facilities at the site.

## RELATED PROJECTS

West Cheltenham

