

LAND WEST OF WILDEN ROAD, SALPH END RENHOLD

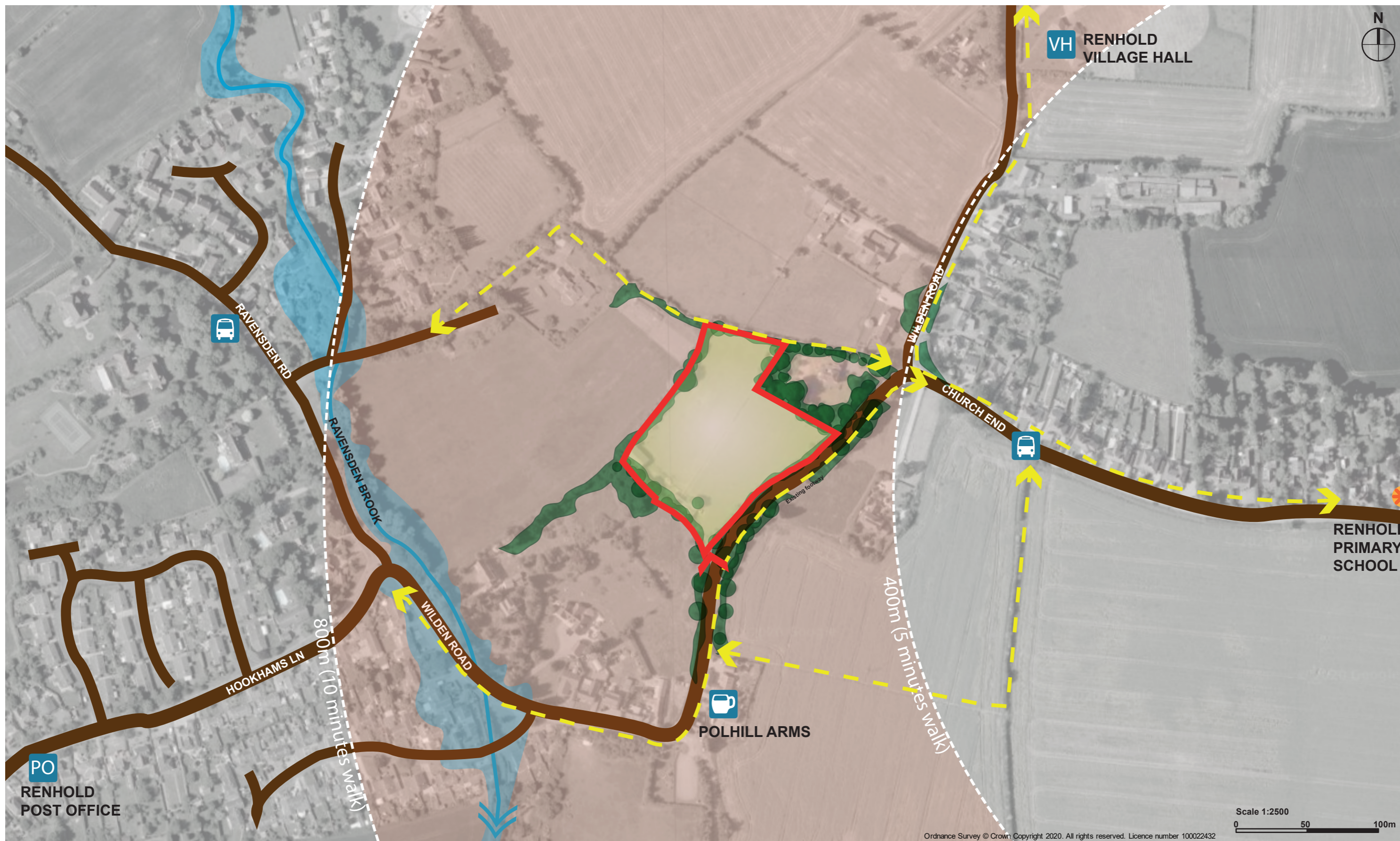
Site Promotion
Site Appraisal

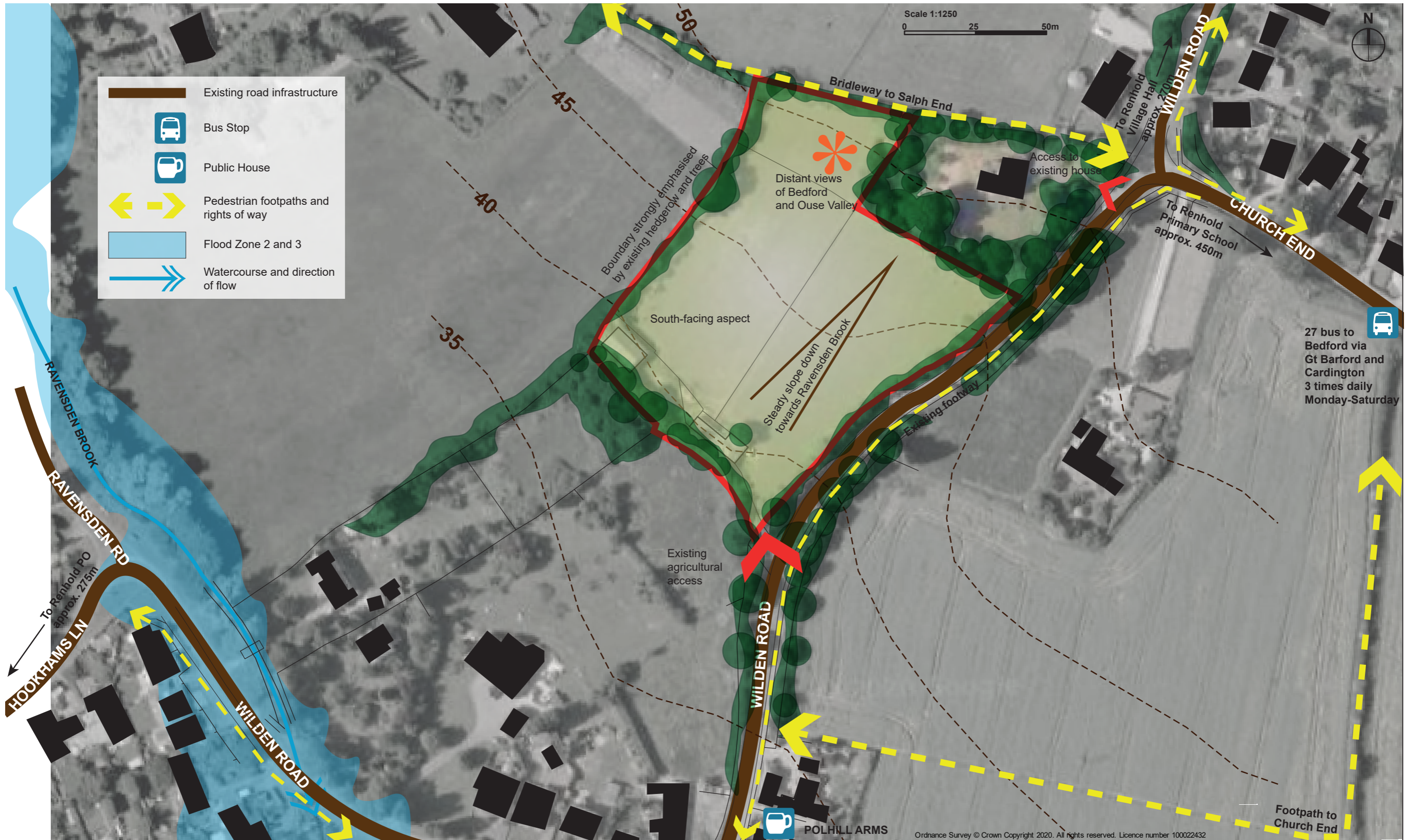
For and on behalf of:



21 July 2020







Opportunities

- Potential to provide good quality, well-designed homes that respect the village character of Salph End
- Existing pedestrian paths and bridleways provide good connectivity to Salph End and Church End
- Easy walking distance to Renhold Village Hall, Public House and existing public transport links
- Potential to provide family housing within 5mins of Renhold Primary School, reducing term-time congestion
- Long-distance views from the top of the hill towards Bedford and Great Ouse Valley
- Within cycling distance of Bedford town centre and employment opportunities at Elm Farm Estate
- Current use of the site as paddocks for horses limits ecological value across the site
- Contiguous with the village of Salph End
- Obscured from nearby vantage points by mature hedgerows and trees
- Potential to introduce appropriate traffic calming measures to improve traffic flows on Wilden Road, noted anecdotally as a 'rat-run'

Constraints

- Long distance views from Bedford towards Renhold hill
- Strong hedgerow boundaries with potential ecological value
- Distinct sloping topography and relevant impacts on surface water drainage and street design



Top: Local public house and Wilden Road looking northeast
Above: Distant views of Bedford and Ouse Valley villages

Below: Existing site access
Bottom: Bridleway to Salph End looking west





View northeast along Wilden Road towards Church End at the outside of the bend



View southwest along Wilden Road towards Polhill Arms and Salph End taken at the same point as photo to Top Left



Sloping topography



Current site use limits ecological value



Distant views of Bedford and outlying villages



- Northern extent of the site retained as public open space to reduce potential impact on views of the site from surrounding villages
- Potential to connect public open space to existing bridleway and through the site towards the southern end of the village
- Relocation of site access to achieve visibility criteria along Wilden Road
- 30 units achievable at an average density of 45 dwellings per hectare
- Housing mix to include one and two storey houses in a range of types and tenures to suit the needs and character of Salph End village
- Attenuation or infiltration ponds possible at the southern boundary if required
- Subject to detailed design, passive traffic calming such as road narrowing, pinch points or gateway features and 30mph repeater signs could be introduced to discourage 'rat-run' behaviour along Wilden Road