

Marston Thrift



Promoting a new sustainable community for Bedfordshire

CLIENT

Catesby Estates Plc

LPA

Central Bedfordshire

STATUS

Ongoing

SERVICES

Planning, Sustainability,
Expert Witness

Our role

- Marston Thrift represents an opportunity for a highly sustainable new community within the Oxford-Cambridge Arc, along the route of the regionally important East-West Expressway.
- Turley Planning and Sustainability have actively promoted the site for Catesby through the Central Bedfordshire Local Plan since 2017, including attendance at the Local Plan examination.
- Working with Catesby and the consultant team, the proposals have been informed by extensive engagement with stakeholders, including the Bedfordshire Clinical Commissioning Group, NHS England, Highways England, and leisure, education and planning officers from the council.

Results

- The proposals comprise 2,000 new homes and a 50-bed extra care home. This scale of growth will enable the delivery of a range of significant on site community infrastructure, including a new lower and middle school, a new local centre, substantial open space and a new country park and woodland.
- The proposals will deliver at least 30% new hedgerow, tree and woodland planting, increasing woodland coverage within the Forest of Marston Vale.
- As a result of work by our Sustainability team, the site scores as one of the most sustainable sites in Central Bedfordshire in the council's Sustainability Appraisal.