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3 September 2021

Sent by email to: [planningforthefuture@bedford.gov.uk](mailto:planningforthefuture@bedford.gov.uk)

Dear Sir / Madam,

**RE: Local Plan 2040 – Site Submission (Land off The High Road, Shortstown)**

On behalf of the landowner, [REDACTED] are pleased to promote the development of land off The High Road, Shortstown through the Local Plan 2040 Draft Plan: Strategy and Draft Policies consultation. The site represents an available, suitable and achievable location for residential development that will make a positive contribution to the housing supply in the Borough and create multiple economic, environmental and social benefits for the local area.

The attached vision document provides details on the appropriateness of the site for development and the potential opportunities this could bring in terms of benefits. In addition, the attached development concept plan illustrates in broad terms the form and extent of the site's development potential.

**Site Context**

The site comprises two land parcels to the west and east of the A600 (The High Road), which together extend to approximately 21 acres (8.49 hectares).

The site is located within Flood Zone 1 (in an area of low flood risk) and is not in a conservation area nor contains designated heritage assets. Several listed buildings are situated to the north of the western land parcel, and these will be taken into account and protected through any residential development on the site.

A suitable vehicular access to both land parcels can be achieved from the A600 (The High Road).

The site is within a sustainable and accessible location on the northern edge of Shortstown, adjoining an established residential area. It is well served by public transport with local bus services providing a regular service to Bedford town centre and the surrounding area. The site is also located within walking and cycling distance of nearby local services and facilities.



The site has capacity to deliver up to 165 dwellings of varying types, sizes and tenures. A policy compliant level of affordable housing would be provided on site, equating to around 50 dwellings in affordable tenures. Development of the site will be driven by a design philosophy that connects function and form and meets national and local design standards. The overall vision for the site is to create an attractive, high-quality and sustainable expansion to Shortstown which maximises the site's potential and delivers a vibrant and attractive place for people to live.

### **Deliverability Credentials**

In terms of housing land supply, it is essential that a range of housing sites in sustainable locations are allocated in the new Local Plan. Providing a variety of housing sites to meet the demands of the market will be a key aspect of ensuring housing delivery is increased and can be sustained. As a growth location, additional development at Shortstown would provide much needed housing distribution to the south east of Bedford. The current Local Plan consultation identifies Shortstown as being within the South Transport Corridor, which is collectively assessed in a number of the preferred spatial options as being a suitable area to contribute between 750 and 2,000 dwellings to meeting the Borough's housing needs over the new Local Plan period.

The smaller scale and location of the proposed development allows for more immediate delivery in comparison with larger strategic sites that require infrastructure improvements, which in turn would help to provide the Borough with a mix of housing sites. We anticipate that the site could be delivered within a five-year timescale, which will make a positive contribution to the Borough's five-year housing land supply within the early years of the new Local Plan.

Shortstown is well located close to the A421 corridor at the southern edge of the Bedford Urban Area with employment and recreational facilities close by. The village is defined as a 'Key Service Centre' comprising a good range of services and facilities and being well connected to larger town centres by public transport and cycling. It is acknowledged to be a sustainable location for growth within Bedford's existing settlement hierarchy and should play a central role in meeting the revised growth requirement to 2040. The location of the site, to the north of the settlement would represent a logical extension in a location that is well related to the services and facilities in Shortstown and the Bedford Urban Area to the north.

Gladman trust that the opportunities presented by the development of the site will be of interest to the Council and we will be pleased to provide further information or enter into discussions as needed.

[Redacted]

[Redacted]

**Senior Planning & Development Director**  
**Gladman Developments Ltd**

[Redacted]