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# Building Sustainable Communities Together

Starting the conversation on The High Road, Shortstown

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# Introduction



Gladman Developments Ltd (Gladman) is on behalf of the landowner, the Southill Estate, promoting land off The High Road, Shortstown for residential development.

The site offers the unique and exciting opportunity to create a sustainable extension to Shortstown that can deliver housing to support local need. It has the potential to deliver a combination of high-quality and well-designed homes and significant greenspace in a sustainable location.

Attractiveness, sustainability and high-quality will drive the design of the development to create a beautiful and sustainable place that celebrates the existing characteristics and context of the site.

This vision document explores the context and importance of the site and introduces the rationale behind promoting land off The High Road, Shortstown for residential development.

# The Site

The site, which comprises two fields parcels, lies alongside the northern edge of Shortstown. It extends to approximately 8.49 hectares (21 acres).

The two field parcels are separated by the A600 (The High Road), which links Shortstown with Bedford and surrounding settlements.

There are several Grade II listed buildings situated to the north of the site's western field parcel, and these will be taken into account and protected through any proposed development of the site.

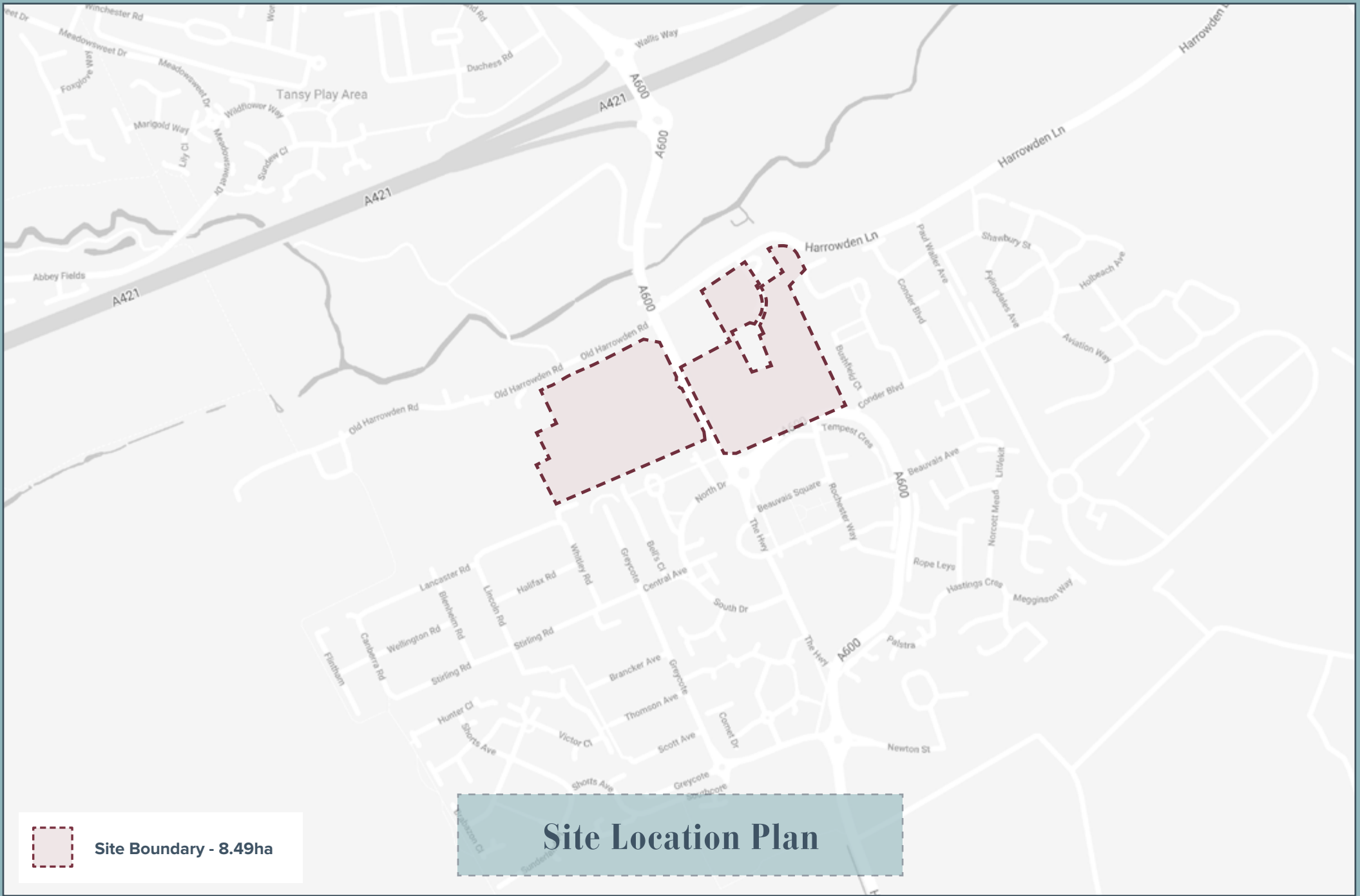
The site has a gentle sloping gradient from the southern edge to the northern boundary.

It is considered that a suitable vehicular access can be obtained for both parcels from the A600 (The High Road).

The site borders existing residential development and its curtilage and forms a rational location for Shortstown to expand sustainably.



- Site boundary
- Flood Zone
- Employment allocation
- Heritage
- Committed Development



 Site Boundary - 8.49ha

# Site Location Plan

# Shortstown

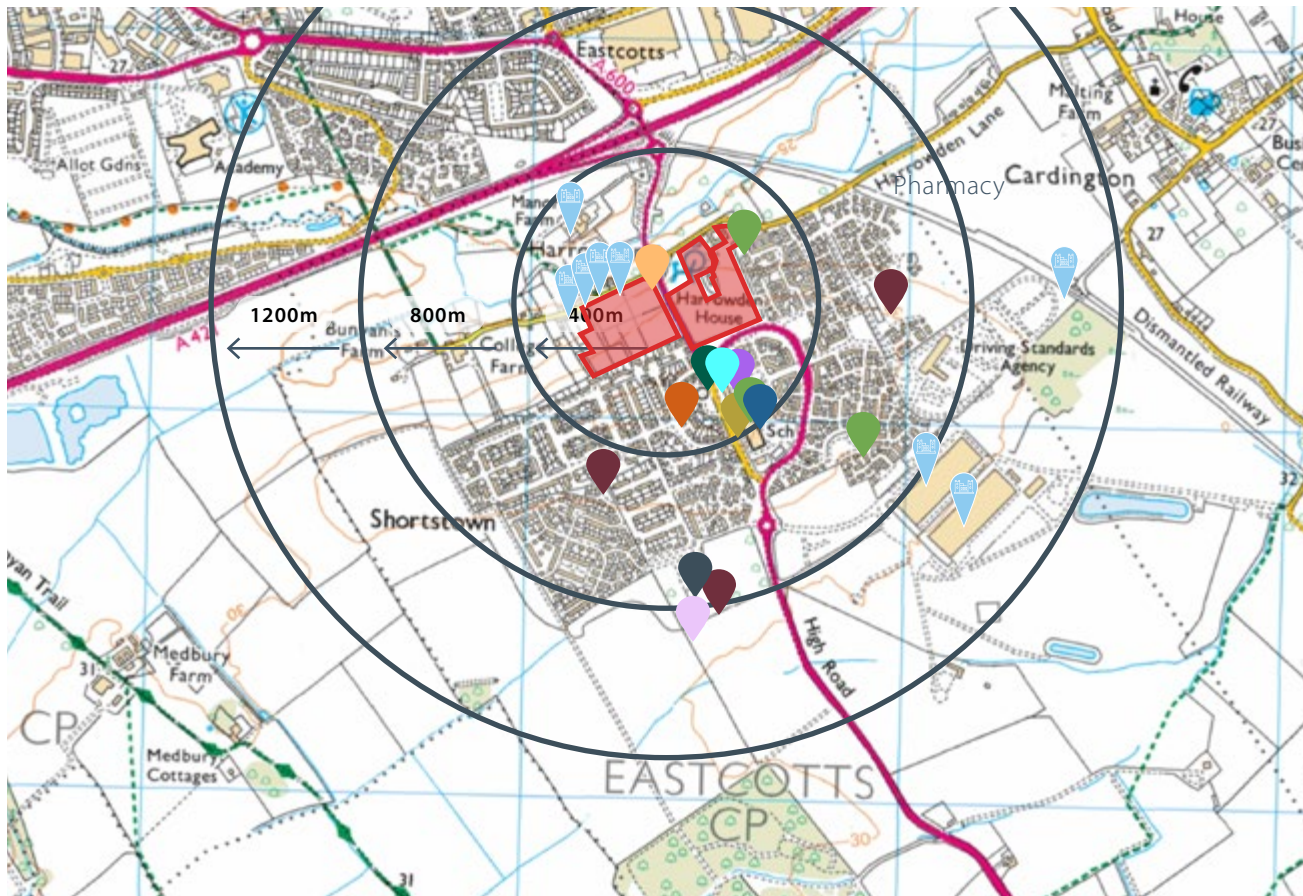
Shortstown is a village and civil parish located close to the southern urban edge of Bedford.

Shortstown is defined in the current Local Plan 2030 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 approximately a 25 minute bus ride (via the no. 9a/9b service) from Bedford Town Centre and also benefits from close access to the A421 for wider transport connections.

Bedford Railway Station is approximately a 30 minute bus ride from Shortstown and provides a regular service to London St Pancras, Luton and Brighton. The Bedford Local Plan Review identifies plans for the delivery of a new town centre railway hub in Bedford, which will provide direct links to Oxford and Cambridge.

As a Key Service Centre, Shortstown offers a range of local employment opportunities. The nearby town of Bedford, which is identified in the Local Plan 2030 as a 'Strategic Centre', provides further employment opportunities for residents of Shortstown.





- |               |                           |                |            |
|---------------|---------------------------|----------------|------------|
| Site boundary | Open Space                | Primary School | Cafe       |
| Heritage      | Supermarket               | Play area      | Skate Park |
| Village Hall  | Post Office/General Store | Doctors        | Bus Stop   |
| Pharmacy      |                           |                |            |

# Services and Facilities

Shortstown is a sustainable settlement with a good range of services and facilities, including a Post Office/general store, primary school, supermarket, GP surgery, pharmacy and village hall.

The site can accommodate around 165 new homes within easy walking or cycling distance of Shortstown's local centre. New residents of the development will increase spending in the local area providing a positive contribution to supporting the economic viability and social vitality of the existing settlement.

Existing public transport links will ensure that future residents of the development have sustainable means of access to services and facilities available in nearby larger town centres (including Bedford Town Centre).



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# Planning Context

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The Bedford Borough Local Plan 2030 was adopted in January 2020 and sets a strategy for meeting the Borough's growth needs to 2030. It includes a requirement for the Council to undertake a review of the Local Plan 2030, which should commence no later than one year after the adoption of the plan. This review is necessary in order to reflect emerging national policies for the Oxford to Cambridge Arc.

## **The Bedford Local Plan Review**

The Council is now in process of preparing a Local Plan Review and, at the time of writing, is consulting on the 'Local Plan 2040 – Draft Plan: Strategy and Draft Policies' document. This sets out the Council's emerging preferred options for growth and development across Bedford up to 2040.

The Government's standard method for calculating future housing requirement identifies a minimum annual housing need figure and for Bedford this currently stands at of 1,275 homes per annum.

This represents a substantial increase to the annual minimum requirement in the adopted Local Plan 2030 of 970 dwellings per year. Taking account of existing commitments, the new Local Plan will need to allocate land to provide a minimum of 12,500 new dwellings.

It is essential that the Bedford Local Plan Review identifies a sufficient supply and mix of sites to meet a much higher level of housing need than what is being currently planned for in the adopted Local Plan 2030. This can be best achieved through the allocation of a wide range of housing sites of various sizes and characteristics, allowing for flexibility in relation to the type and location of development that can be delivered.

## **Shortstown – a sustainable location for growth**

Shortstown is a sustainable location for allocating housing land and is already defined in the adopted Local Plan 2030 as a 'Key Service Centre' – comprising a good range of services and facilities and public transport provision.

It is also included in a number of the emerging preferred options for future growth in the Borough outlined in the emerging Local Plan Review. The 'Strategy and Draft Policies' document identifies Shortstown as being within the South Transport Corridor, which is an area identified as having the capacity to contribute towards 750 and 2,000 dwellings to meeting the Borough's housing needs.

In the Bedford Borough Local Plan 2002, Shortstown was allocated around 1,100 homes and associated community infrastructure. This development which was concentrated to the east of Shortstown has already contributed to the Borough's growth strategy in recognition of its sustainability and capacity to support new growth. The site therefore has the potential to continue to support this strategy of directing housing development towards sustainable settlements. It would also contribute to meeting the Borough's housing needs in the short to medium term.

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# Site Opportunities



The site could deliver approximately 165 dwellings, which will include a policy compliant level of affordable housing onsite.

Housing will be set within a robust green infrastructure framework, comprising of structural landscaping and tree planting (up to 30% of the site could be planted with new trees). The green infrastructure will help maintain and enhance the ecological value of the site, as well as providing an attractive setting in which to live.

The site is well contained within the landscape and is well-related to the existing built up area of Shortstown. Its development would represent a logical and natural extension to the village, with the enclosed illustrative concept masterplan providing for a scheme that is well integrated with its landscape and townscape setting and which would create a soft, positive settlement edge.

The following pages provide an overview of the wider opportunities represented by the development of the site.





**Building Beautiful**

# Building Beautiful

Following the Planning White Paper, and reports by the Building Better, Building Beautiful Commission, Gladman intends to “deliver beauty, refuse ugliness and promote stewardship” (BBBC, 2020: iv).

Gladman encourage applications promoting:

1. **Place-making**
2. **Generating sense of community**
3. **Sustainability**
4. **Healthy living**
5. **Adaptability**

We agree with the BBBC which mandates that “beauty is the benchmark that all new developments should meet”.



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# Building Beautiful

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The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities (NPPF 2021).

The delivery of a high-quality and well-designed scheme is a key element of the vision for the development of the site. Use of good design will ensure that an attractive and sustainable form of development is achieved on the site, which positively contributes to its rural setting and the wider sustainability of Shortstown. The design of the development will integrate the ten characteristics of beautiful, enduring and successful places set out in the National Design Guide and will reflect the detailed guidance and design principles established in the National Model Design Code and the emerging Bedford Borough Design Guide.

New housing will be set within a network of connected streets and surrounding green infrastructure, integrated within the landscape to create a sense of place that is distinctive and reflects the local character of Shortstown. The green infrastructure will deliver functional well designed spaces that will enhance biodiversity and landscape character, as well as providing play and recreation opportunities. Public areas, such as streets, green space and play areas, will be designed so that they are safe, easily accessible and attractive to use.

The development will be well connected to its surroundings, providing convenient, safe and direct links for pedestrians and cyclists to the rest of the settlement.

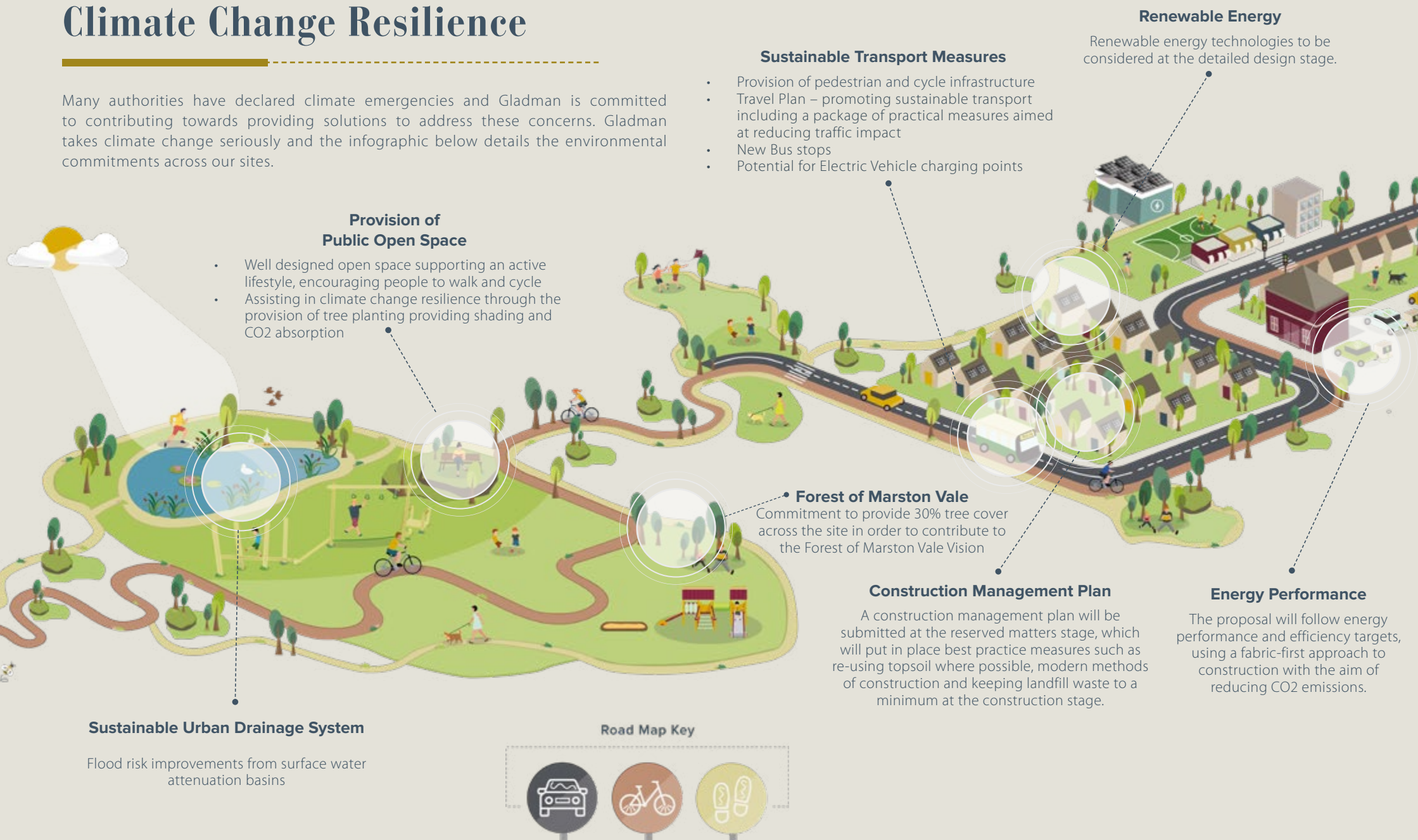
The development of the site will deliver a beautiful and sustainable scheme, which will respect and complement the the existing built form and vernacular and simultaneously improving the entrance experience to the village from the north.



Climate Resilience

# Climate Change Resilience

Many authorities have declared climate emergencies and Gladman is committed to contributing towards providing solutions to address these concerns. Gladman takes climate change seriously and the infographic below details the environmental commitments across our sites.





Affordable Housing

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# Affordable Housing



New development should take account of the District's housing needs. The Local Housing Needs Assessment (LHNA) (2021) provides an up to date source of information regarding the size, type and tenure of homes needed in the Borough. It identifies an overall affordable housing need of 6,170 dwellings over the 20-year period 2020-40 (309 per annum).

The Council's affordable housing delivery record over the adopted plan period up to 2018/19 shows a shortfall in affordable housing provision in the Borough.

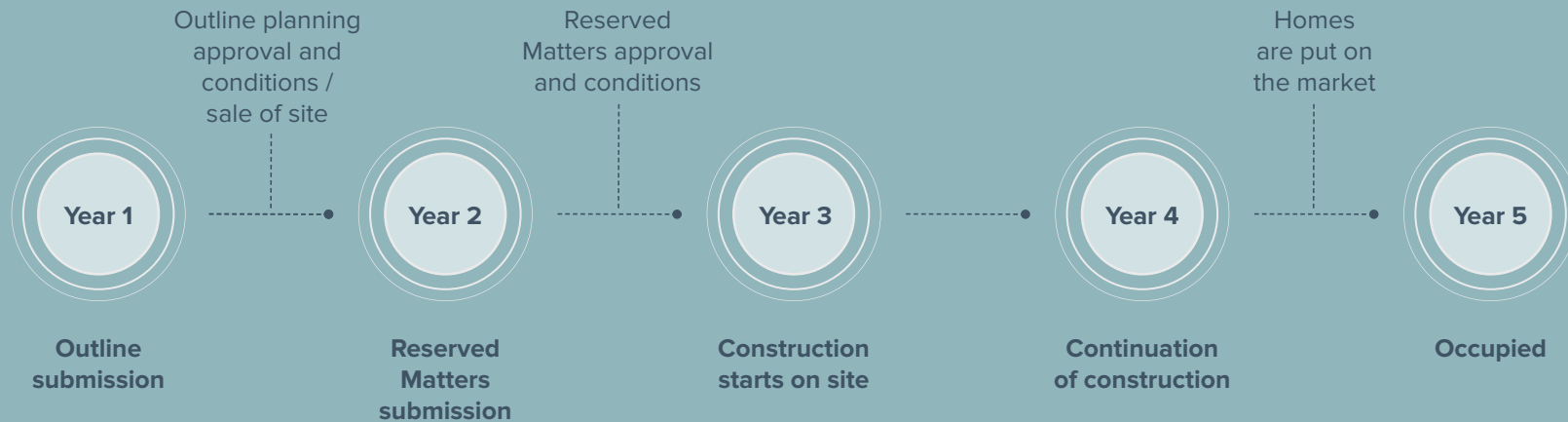
Development on the site would provide a policy compliant level of affordable housing in accordance with the Local Plan. Against the 30% affordable housing requirement of the Local Plan 2030, the site could provide around 50 affordable units.

A suitable mix of housing types would be provided as part of the development of the site to reflect existing and future affordable housing needs and would be proportionate to the scale and mix of market housing provided to create a balanced and inclusive community.

# Site Delivery

The site can accommodate around 165 dwellings and is suitable, available and achievable for development within the early years of the new Local Plan period. It can make a positive contribution to meeting the Borough's housing needs in the short term.

**Below is an indicative timeline for the delivery of the site.**







Community Engagement

# What does Gladman stand for?

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Gladman is driven by empowering communities, strengthening climate resilience, and increasing local economic spending through delivering high quality developments. We want to unlock these benefits by work collaboratively with councils and local communities so that we can respond appropriately to local needs and sensitivities.

Following the introduction of the Planning White Paper, Gladman believes that it is more important than ever to thoroughly engage with decision makers and communities to ensure that the most appropriate sites are delivered. Our goal is to deliver schemes that residents are proud to call home, that integrate seamlessly with existing settlements and that aid in meeting the policy objectives of Local Plans.

By working with councils, we want to lead the way in delivering exceptional, high quality development through a transparent and collaborative process while providing significant economic, social, and environmental benefits. We would welcome an opportunity to discuss the site with Bedford Borough and the development that, together, we could deliver.



# How do we work with communities?

At Gladman we take a collaborative approach to design in order to meet local needs. This includes important consideration of first-time buyers and young families, ensuring that they have the opportunity to get onto the housing ladder. By working with local people and the Council, we aim to provide the opportunity for residents to remain in the settlement to which they have an important local connection.

## **Affordable Housing**

A vital element of any housing site is the provision of affordable housing. Over the last nine years, Gladman has secured delivery of 8,323 affordable homes and has a track record of meeting Local Plan affordable housing policies.

We commit to working with local decision makers and the community to identify and deliver appropriate housing to help those who are in real need of a home.

See the infographic on the next page that demonstrates the social and economic implications of poor-quality housing, underlining the importance of increasing the provision of affordable housing to citizens who currently live in substandard accommodation.



# Affordable Housing

## Real People in Real Need

### Need and delivery in Bedford



Overall spending on housing benefit **£21.9 billion**

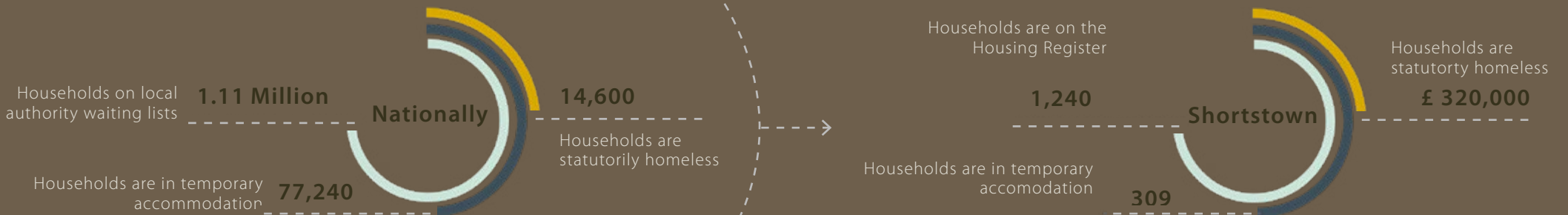
It costs the wider economy **£18.6 billion**

It costs the NHS between **£1.4-2.5 billion**

### The health impacts



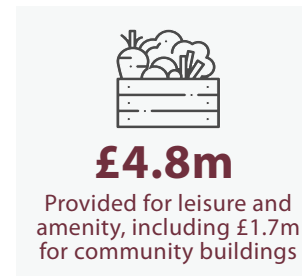
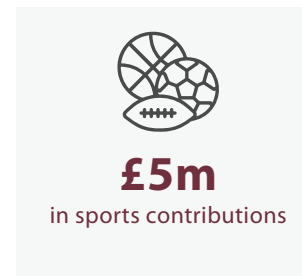
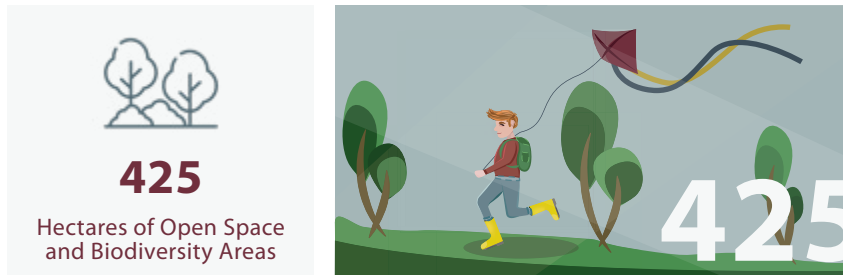
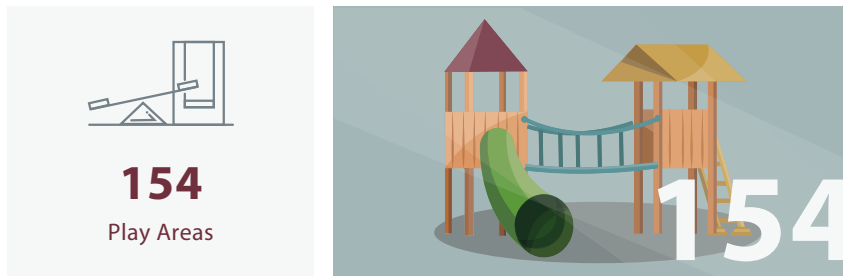
### The cost of poor quality housing (per annum)



# Community Facilities

Gladman takes community engagement seriously. Thriving local communities make a place feel welcoming, secure, and provide people with a home they can be proud of. It is essential therefore that local decision makers, the public and local residents have the opportunity to shape and guide our proposals to achieve a scheme that delivers what they require.

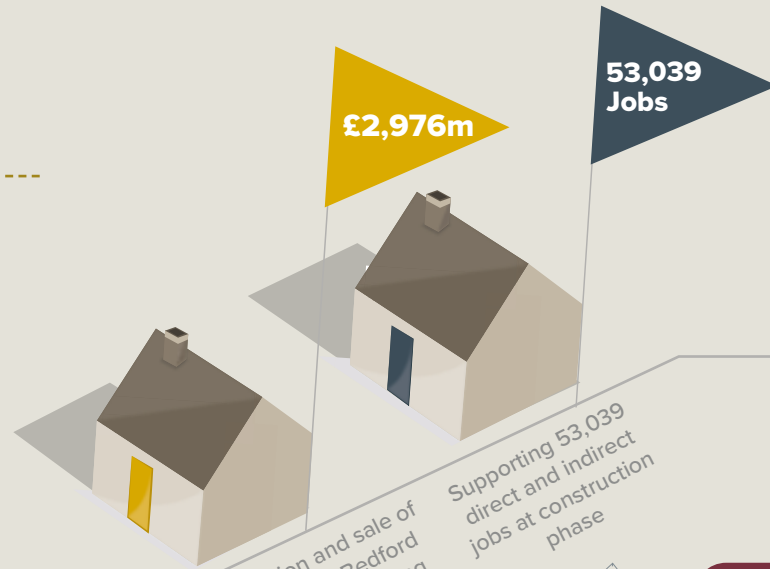
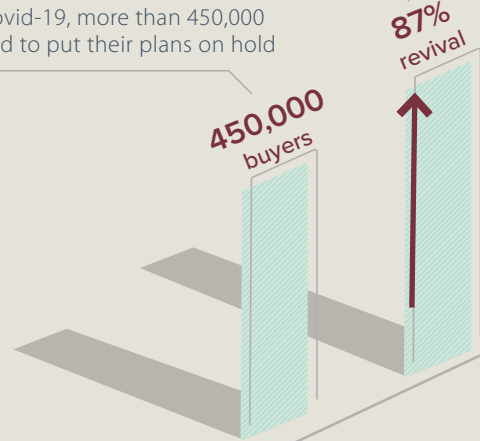
The settlement is theirs and developers therefore must thoroughly engage with these groups to positively enhance the settlement. By using the aforementioned channels of engagement to identify local needs, we are able to direct our contributions to help communities prosper. See the breakdown below for our contributions over the last 9 years, demonstrating our ability to consistently meet local needs as well as statutory requirements.



# Economic Recovery Post-Covid

First-time buyer demand is now outpacing pre-lockdown levels

Due to Covid-19, more than 450,000 buyers had to put their plans on hold



The construction and sale of 25,500 dwellings Bedford Borough Council housing requirement is worth £2,976 million to the local economy

Supporting 53,039 direct and indirect jobs at construction phase



Financial impact due to the COVID-19 Pandemic

£2.3 bn  
additional spending in 2020/21 by LPAs due to covid

£300bn  
The overall cost to the UK economy



GDP will contract by **11.3%** in 2021/22, the largest **decrease** in **300 years**

£7bn  
Total planning obligations in 2018/19

£4.7bn  
Contributions from planning obligations





# What could the Development Deliver?

Please click on the icon(s) to view Development details.



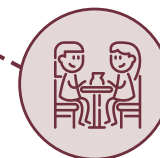
**Building Beautiful**



**Climate Resilience & Biodiversity**



**Local Economy**



**Community Benefits**



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## What do you think?

Thank you for taking the time to read through our proposal. We hope that it is clear that we are serious about community engagement, climate resilience, boosting the local economy and developing sites that promote beauty. Gladman believe that it is more important than ever to work with Councils, local decision makers and communities.

We are excited to engage in constructive conversation with yourself and invite you to contact [REDACTED] to begin this process.

01260 288 800  
[www.gladman.co.uk](http://www.gladman.co.uk)

Gladman House | Alexandria Way | Congleton | Cheshire | CW12 1LB

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