

Planning Policy Team
Planning Services
4th Floor
Borough Hall,
Cauldwell Street,
Bedford,
MK42 9AP

By Email Only

18th May 2021

Land off The High Road, Shortstown

Dear Planning Policy Team,

Gladman wish to promote land North of Shortstown adjacent to The High Road as part of the Local Plan Review. The 20.5 acre site presents an ideal opportunity to create a sustainable, high quality residential development situated in a sought-after location. A new residential development on this site would incorporate both new market and affordable housing of a variety of types and tenures, to help meet the current and future housing needs of Shortstown and the District.

Development of this site would respond to and complement its surrounding to achieve seamless integration. Gladman would welcome the opportunity to discuss the potential delivery of this site with you in more detail so it can be considered full in preparation of the emerging Local Plan.

Site and Planning Context

The site is located on the northern edge of Shortstown and is formed from two separate parcels of land to the west and east of The High Road. The western parcel of land totals 10 acres and is formed from a number of field parcels separated by fencing. The eastern parcel constitutes 10.5 acres and is formed from one field.

The western site boundaries to the east are formed of the High Road, to the north lies Old Harrowden Road and to the south is the existing built area of Shortstown. The western boundary is formed from a hedgerow which leads onto countryside and in the north western part of the boundary is formed by existing residential development and employment development.

The proposed developable area can accommodate up to 150 dwellings with associated open space and landscaping.

A Vibrant Community

Shortstown is a vibrant settlement. The 2011 Census identifies that the population of Shortstown was 3,239 residents, this included all those living within the civil parish of Eastcotts. Since April 2019 Shortstown is now its own Civil Parish but there are no up to date figures on population currently. Shortstown has good public transport links to the surrounding area, Bedford, the principal settlement of the authority lies to the north. It is accessible via the number 9/9a/9b bus service which travels between Bedford and Hitchin. There are a high frequent of services towards Bedford running from 06:33 until 22:33, while frequencies are dependent upon the time of day they offer a flexible and reliable service to Bedford taking approximately 25 minutes to reach Bedford, Bus Station located at the centre of Bedford enabling access to a greater level of facilities and services for future residents.

Shortstown is an active and successful community and provides residents with direct access to a number of facilities which includes; Shortstown Surgery, Shortstown medical centre, a number of play areas, a Tesco express, Shortstown Primary School, newsagents, Post Office, café, pharmacies, take-aways, shops. The location of the site on the northern boundary ensures that future residents will be able to access these services and facilities easily.

The site is well located to allow for travel by sustainable modes of transport to a full range of facilities and destinations.

Principle of Development

The principle of development in Shortstown is well established through existing and emerging planning policies. Within the currently adopted Local Plan 2030 Shortstown is categorised as a Key Service Centre. These settlements are identified as containing a good range of services and are well connected to larger town centres by regular public transport. The adopted Local Plan goes on to state that these key service centres provide a strong service role for the local community and surrounding areas.

Over the Plan period the Local Plan aims to deliver a minimum of 3,169 new dwellings, with Key Service centres delivering around 2,000 dwellings over the plan period clearly demonstrating the key role that these settlements are anticipated to play in the housing delivery for the authority.

Site Development Potential

The site is capable of delivering up to 150 dwellings of varying sizes, types and tenures. Part of the housing delivery will also include affordable housing (in accordance with the most up to date planning policy).

Gladman consider that the market and affordable housing on this site is capable of being brought forward within the next five years.

Accompanying this document is a draft Framework plan which gives an indication as to how the site could be developed. As can be seen from the plan, anticipated development adjoins the existing built area of Shortstown and is focused on The High Road, where access would be secured. This development is then wrapped around by open space on the western and northern sides. This establishes a buffer to the surrounding countryside but also retains a break between the built up area of Shortstown and the existing buildings of Harrowden.

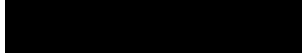
As stated, the Framework Plan is a draft and is still subject to redrafting. Gladman are also undertaking a number of technical reports to investigate a range of matters which will influence the final design of the site, in particular consideration will be given to the property, known as Harrowden House, as development of the eastern parcel of land would surround the curtilage of the property. We will also take on board comments from the Council and from consultees as to opportunities that the site could deliver for both existing and future residents of Shortstown.

As stated at the start of this letter Gladman are keen to engage with yourselves in order to discuss the potential delivery of the site in further detail and we look forward to hearing from you.

Yours sincerely

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Senior Planning & Development Director

A black rectangular redaction box covering the contact information of the signatory.

