



## THE VISION

College Farm presents the opportunity to rekindle the original vision for Shortstown as a Garden Village, providing the next chapter in its growth with the development of a sustainable community of up to 1000 new homes.

This vision will be driven by 3 key themes: **people**, **place** and **planet**.

**People** will be at the heart of the development with early community involvement playing a key role in designing for a wide range of users and ensuring successful integration of the development with Shortstown.

College Farm will be a **place** to live, work, exercise, socialise and create a vibrant community. It will positively plan for the health and wellbeing of residents, facilitating social cohesion and ensuring delivery of high quality infrastructure to serve residents, businesses and the community.

Sustainability and care for the **planet** are at the heart of the development. College Farm will adopt sustainable, low carbon solutions, minimising its impact on climate change and adopting technologies that play a key role in adaptability and smarter choices. The Vision provides a positive impact on the environment with the provision of a network of green spaces and movement corridors promoting travel by foot or cycle. The creation of 30% woodland coverage across the Site will also provide a generous space for wildlife to flourish and contribute to the Forest of Marston Vale's Forest Plan. This green vision will continue throughout the development with the retention and enhancement of existing landscape features and provision of high quality, sustainable homes and buildings.

The overall vision for College Farm, therefore, is to provide a high quality, sustainable extension to Shortstown that is sensitive to its context and delivers a positive legacy through its three main themes of people, place and planet.

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## 1. THE SITE

The Site lies predominantly on the western and southern edge of the settlement of Shortstown.

The Site comprises open arable fields bounded by mature hedgerows and hedgerow trees. An area of recently planted woodland lies adjacent to the southern boundary of the Site forming part of the publicly accessible Forest of Marston Vale Shocott Spring site.

The landform of the Site is broadly flat with a slight rise in topography at the northern boundary. The landform then falls towards the A421. The lowest point of the Site is located along the eastern edge.

Hedgerow along northern site boundary

Shortstown



A - Photo looking south into the site and towards Shortstown

Shortstown

RAF Cardington Sheds



B - Photo looking north into the site



Site Location plan

## 2. PLANNING FOR GROWTH

College Farm, Shortstown is a sustainable location for growth that can contribute to Bedford's housing supply early in the plan period.

### Planning Context

The Government's 'standard method' identifies a minimum annual housing need figure and for Bedford this currently stands at 1,340 homes per annum compared to the current objectively assessed need of 970 homes. This will require allocation of housing land for an extra 5,550 homes over the next 15 years, as a minimum.

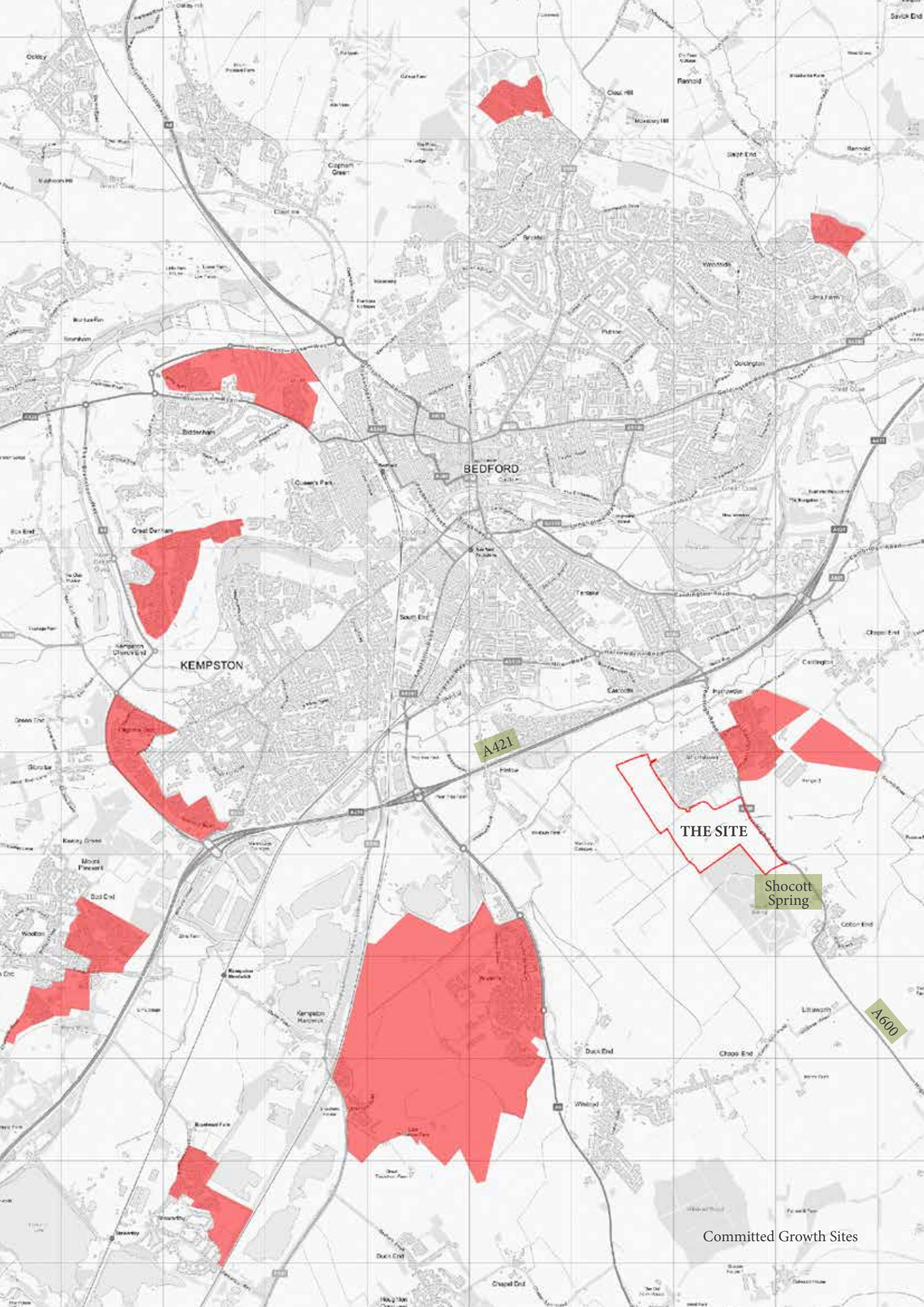
The Bedford Local Plan review will therefore need to identify a sufficient supply and mix of sites to meet a much higher level of housing need than currently planned for the next 15-20 years. This can be best achieved through planning for larger scale development such as extensions to existing villages or towns or new settlements, provided they are well located and designed and supported by the necessary infrastructure and facilities (as per para. 72 of the NPPF).

Shortstown is one such location, and is already 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 20 minute cycle and 20 minute bus ride from Bedford Town Centre and will benefit from the new station at Wixams to the west and the existing A421 to the north for wider transport connections.

As a growth location, further expansion at Shortstown would provide much needed housing distribution to the south-east of Bedford, which is of similar scale to the existing committed growth sites to the west of Bedford. The scale and location of the proposed expansion to Shortstown would complement rather than compete with the larger potential growth sites, providing Bedford Borough Council with a mix of housing sites and a continuous housing supply throughout the plan period. We anticipate a trajectory for the site of up to 150 units per annum over 7-8 years, which will make a positive contribution to the Borough's rolling five year housing supply.

Shortstown is therefore acknowledged to be a sustainable location for growth in terms of Bedford's existing settlement hierarchy and expansion to its southern and western edges would provide a logical and proportionate extension to the settlement when viewed opposite committed housing to the east. It will also produce economic benefits for the local area, creating new jobs and additional footfall to support new and existing facilities/services in Shortstown.

As a whole the site provides a significant opportunity to deliver a high quality, sustainable community that creates multiple economic, social and environmental benefits for the local area.



A421

THE SITE

Shocott Spring

A600

Committed Growth Sites

### 3. STRATEGIC CONNECTIONS

A wide range of facilities are accessible from the site within a reasonable walking and cycling catchment. Shortstown is within a 1.3km walk and offers facilities including a primary school, doctors surgery, two food stores and Shortstown Village Hall.

Cotton End is also accessible within a 2km walking catchment and offers facilities including a primary school, a Baptist church and the Village Hall. To the north of the site Bedford Academy and Bedford Business Park can also be reached on foot via Bumpy Lane and are within a walking catchment of 2.7km.

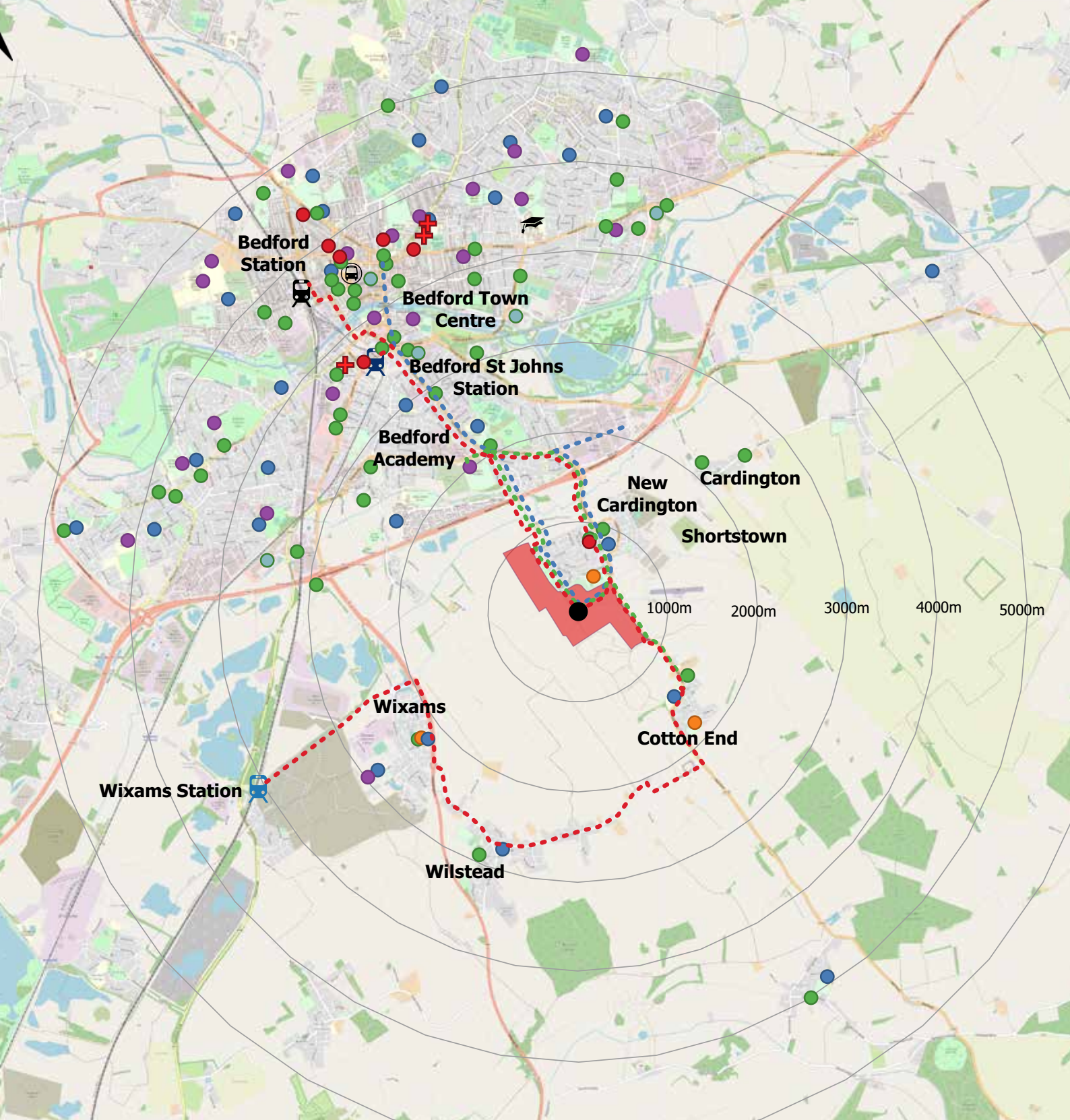
Bedford St Johns and Bedford Railway Stations are within a 5km and 6km cycling catchment respectively, and Bedford town centre, Bedford Hospital and Bedford College are

within an 7km cycling catchment. Wixams Village and the proposed Wixams Railway Station are within a 9.6km cycling catchment of the site. These facilities are accessible via A600 and Wilstead by either pedal cycle or an e-bike.


















The figure opposite identifies the key pedestrian and cycle route/s to major employment areas, education facilities and railway stations. The table below sets out the walk/cycle distance and time to the facilities along these routes taken from a weighted centroid of the College Farm land parcel.

Destination	Walk Distance	Walk Time	Cycle Distance	Cycle Time (Standard Bike)	Cycle Time (E-bike)
Bedford Railway Station	5.3 km	63 minutes	6.1 km	23 minutes	15 minutes
Bedford St Johns Railway Station	4 km	48 minutes	4.8 km	18 minutes	12 minutes
Wixams Railway Station	9.6 km	115 minutes	9.6 km	36 minutes	23 minutes
Bedford Academy	2.7 km	32 minutes	3.4 km	13 minutes	8 minutes
Cotton End Primary School	1.7 km	21 minutes	1.7 km	6 minutes	4 minutes
Bedford Town Centre	4.9 km	58 minutes	6.9 km	26 minutes	17 minutes
Bedford Business Park	2.7 km	33 minutes	2.7 km	10 minutes	7 minutes

NB: Walk speed is assumed to be 4.8kph/3mph (ref. DfT MfS, Paragraph 4.4.1 ), and cycle speeds are assumed to be 16.1kph/10mph for standard bikes (DfT LTN 1/20, Paragraph 5.1.2) and 24.9kph/15.5mph for e-bikes (DfT LTN 1/20, Paragraph 5.4.3)



Key pedestrian and cycle routes

- |  |   |   |
|--|---|---|
|  College Farm Land Parcel                   |  Secondary School        |  Proposed Wixams Railway Station    |
|  Weighted Centroid of College Farm Land Par |  Village Hall            |  Bedford St Johns Railway Station   |
|  Doctors Surgery                            |  Retail Facilities       |  Ped/Cycle Link to Education        |
|  Hospital / A&E                             |  University              |  Ped/Cycle Link to Employment       |
|  Foodstore                                  |  Bedford Bus Station     |  Ped/Cycle Link to Railway Stations |
|  Primary School                             |  Bedford Railway Station |   |

## 4. EVOLUTION OF SHORTSTOWN

### Shortstown History

Shortstown is a village located just south of Bedford. It was only built from 1916 when demand for housing arose to accommodate the workforce needed in the establishment of the Cardington Airship Works to the southeast. The village then evolved into a settlement for people working at the RAF Cardington base.

The initial vision for Shortstown was to create a new “Garden City” type settlement alongside the works, but only 151 houses were built. Further phases were envisaged to the south and west, but by the time these were realised, they no longer resembled the original Garden City aesthetic.

The architectural style in this initial development was heavily influenced by the Arts and Crafts movement. Houses are mainly red brick with dark red tile roofs and are reminiscent of Hampstead Garden Suburb. The road layout is formal like in most Garden City developments, houses are mainly terraced, set-back distances vary, and the streets are softened by planting, either in the front gardens or within a verge.

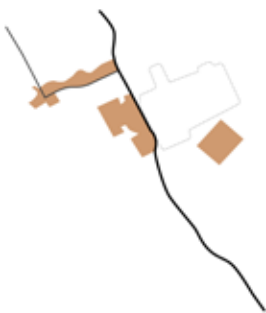
### Shortstown today

Since 2012 there has been significant housing development on land to the east of the A600, this is part of the village extension.

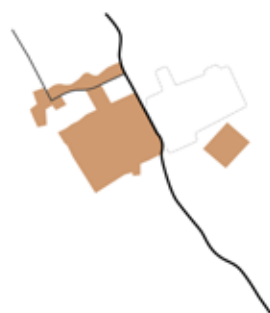
The plans below show how the village started to develop and grow towards the west. Only in recent years has development started to appear on the east of the A600. College Farm is a natural westerly expansion that can reflect many of the Garden City principles established when Shortstown was originally developed at the start of the 20th century.



Early Shortstown visualisation c.1916



Early 20th century Shortstown appears as a Garden Village



Mid/Late 20th Century further westerly growth and expansion of the village



Further expansion to Shortstown in recent years



Present and future developments to aid expansion towards the east and west of the village



Typical 'Garden City' street arrangement seen in Shortstown



Early buildings in Shortstown resembling Arts & Crafts Movement aesthetics



The Shorts Building, originally built as the Administration Block to Cardington Airship Station

## 5. SITE CONTEXT APPRAISAL

Baseline reports have been produced for the College Farm site. The plan presented on the opposite page shows some of the key findings.

### Landscape and Visual Appraisal

The Site itself comprises open arable fields bounded by mature hedgerows and hedgerow trees. The vegetation along the boundary with the A600 is scrubby with little tree cover allowing for open views into the Site. An area of recently planted woodland lies adjacent to the southern boundary of the Site forming part of the publicly accessible Forest of Marston Vale Shocott Spring site.

In summary, from a visual perspective within the Site, there is inter-visibility between fields. However, the site is visually and physically separate due to intervening built form. There are relatively open views across the landscape from the John Bunyan Trail, which demonstrates the settlement pattern of Shortstown occupying a localised ridge of elevated land with the Site largely visible from this location.

### Heritage

There are no listed buildings within the red line boundary of the site, however there are several designated heritage assets in the wider area that will have to be considered in the design of the site. Those at closest proximity are:

- Cardington Number 1 & Number 2 Sheds – Grade II\* listed
- 251 & 252 Old Harrowden Road – Grade II listed
- 253 & 254 Old Harrowden Road – Grade II listed
- 255, 256 and 257 Old Harrowden Road – Grade II listed
- 258 Old Harrowden Road – Grade II listed

The site does not lie within a conservation area and there are none within proximity of the site.



View to the south of the site

### Drainage

The majority of the Site is located within an area of low flood risk (Flood Zone 1). The EA Flood Map shows that parts of the Site are located in Flood Zones 2 and 3 resulting from fluvial flooding; however, site-specific hydraulic modelling shows a much reduced extent of fluvial flooding. Removal of on-site culverts together with improvements to the floodplain through ground raising to the north of the Cople Brook and ground lowering to the south of the Brook are carried out to compensate for any loss of floodplain storage, and to mitigate any increase in flood risk downstream as a result of the removal of culverts. The masterplan presents potential to include a wide-range of Sustainable Urban Drainage Systems (SUD) including permeable paving, rain gardens, green roofs on selected outbuildings and rainwater harvesting.

### Ground Conditions

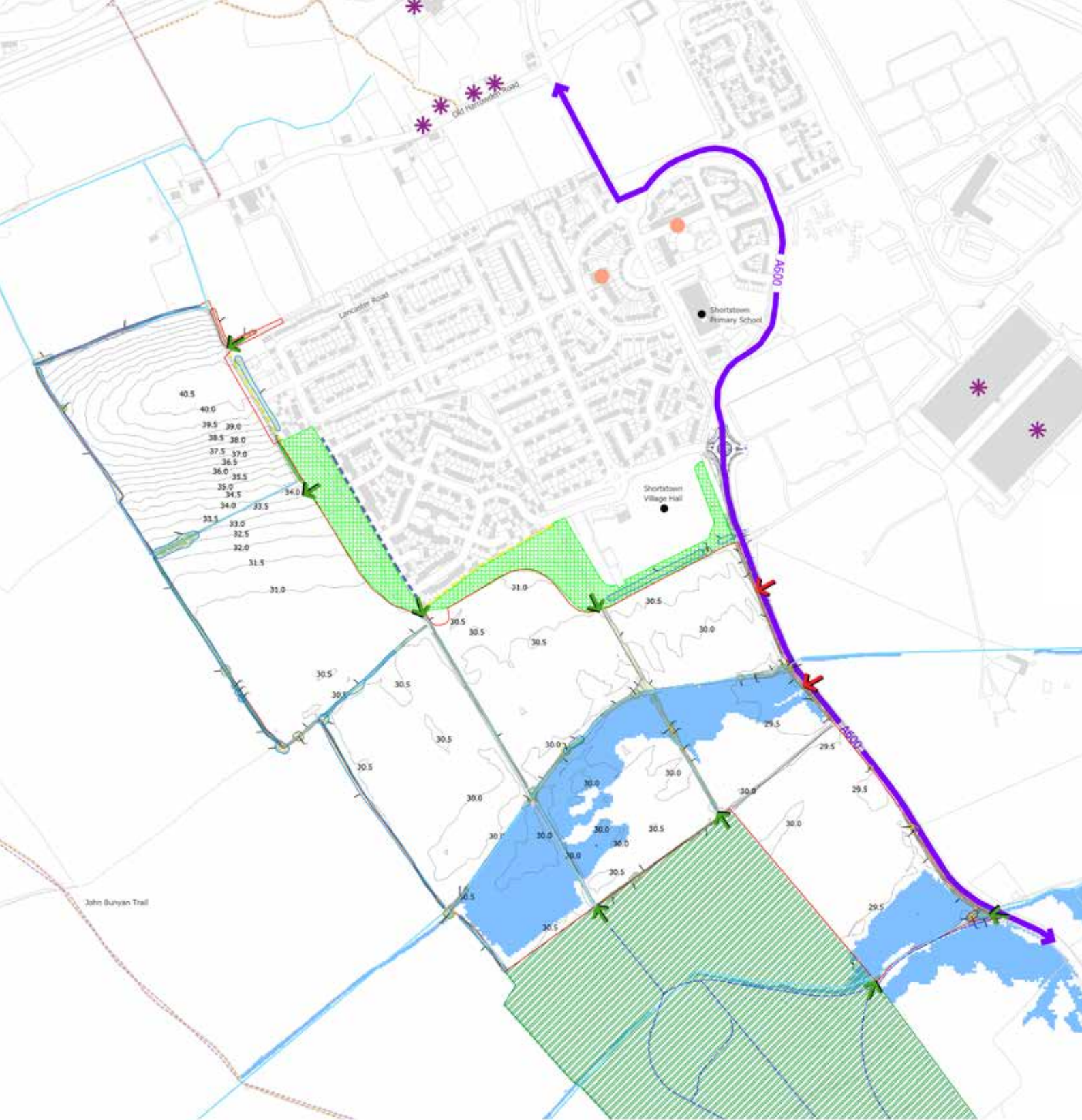
No significant sources of contamination have been identified on or adjacent to the site. Several potential sources of offsite contamination have been identified, due to adjacent areas having been developed and utilised historically for commercial/military purposes. However, based on the distance to the Site and known severity of contamination, the potential for significant impact on the Site is low.

### Ecology

The site is not within 2km of any statutory designated sites or ancient woodland. Existing habitats on the site provide potential for amphibians, badgers, bats, birds, otters, reptiles, water voles, dormice and hedgehogs. Ecological impacts can be successfully managed through a number of measures such as the creation of wildlife corridors, enhancement of hedgerows and field boundaries and provision of green roofs. There is an opportunity for the site to be well connected to existing green infrastructure and provide biodiversity net gains.

### Topography

The site is largely flat but with a gradual incline running from south to north within the northern area.



Opportunity Plan



## 6. OVERARCHING VISION THEMES

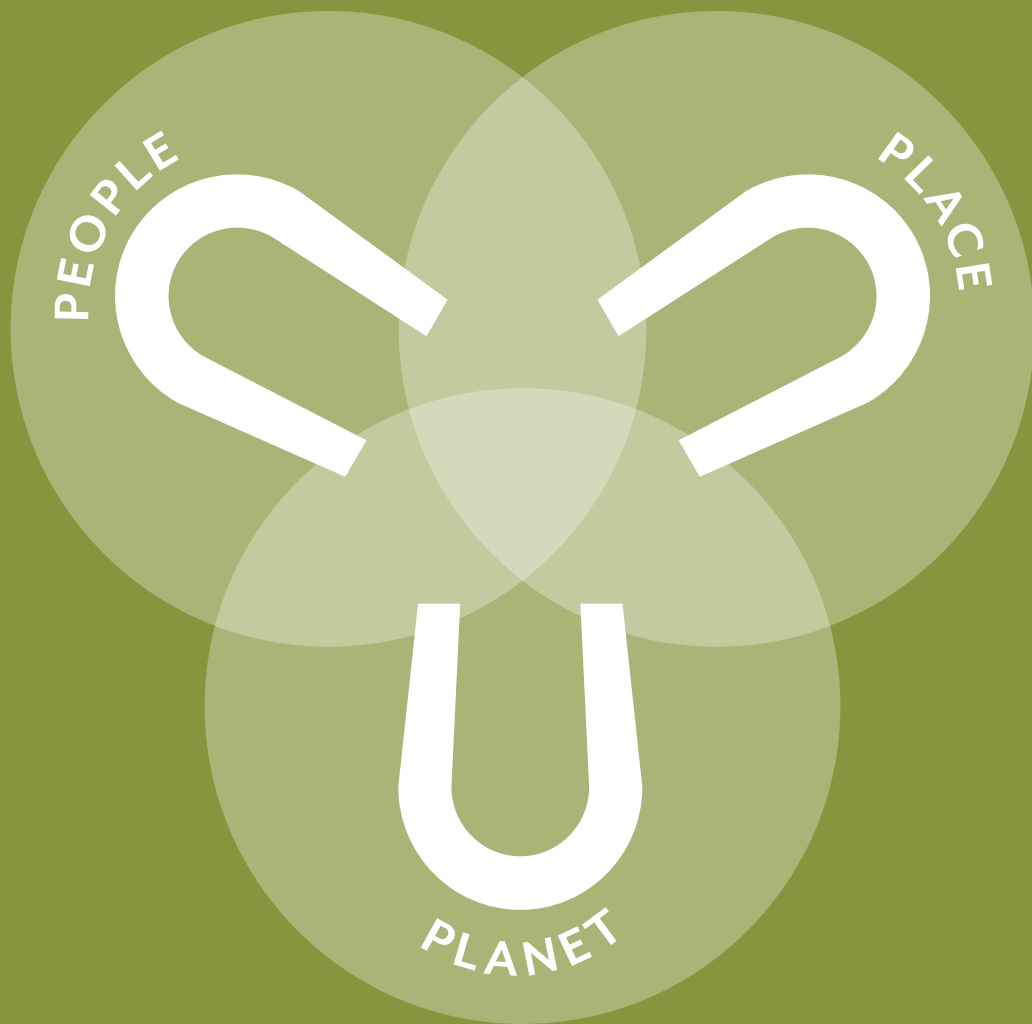
*People* are the heart of any development and design needs to cater for a diverse range of users. Early community involvement plays a major role in maintaining ongoing place ownership and stewardship where the key objectives are legacy, high-quality and beauty.

*Place* making is key in any design process. Developments should be attractive, distinctive, and enhancing of their context. It is important that they are legible and present a coherent built form that integrates a range of uses and spaces. Buildings need to be functional and adaptable for the purposes of different end users.

*Planet* developments aspire to being Net Zero Carbon and need to adopt sustainable solutions so it is important that they endure through time and can adapt through their lifespan. Technology plays a key role in adaptability and sustainability.

People are the heart of any development.

Places will be designed to be attractive, distinctive and beautiful.

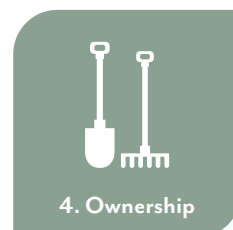


Adaptability, resilience and resource efficiency is key for developments that will endure through time





To deliver our Vision at College Farm we will follow 5 design principles:





## I. Holistic



## A Holistic Community












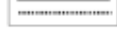













We will deliver a holistic community with a balance of mixed and integrated uses to encourage internalisation and meet the everyday needs of residents. This includes:

- A new local centre will provide essential community facilities and space for new services to complement those already in Shortstown.
- A new Primary School within the heart of the new development for education and to support community events.
- A carefully phased development that ensures facilities are provided at the appropriate stage.
- Up to 1000 new homes that could incorporate 'smart' technologies to support home working e.g. high-speed broadband, energy saving devices and electric charging points for cars.
- A range of housing tenures to support the local housing need.

The plan opposite reflects the initial ideas to deliver the vision for College Farm, focusing on strong green links, the delivery of woodland planting, a local centre with a new primary school, water attenuation, play areas and public open spaces.





-  Site Boundary
-  Potential Main Access
-  Potential Pedestrian / Cycle Access
-  Listed Buildings
-  Local Shops
-  Existing School
-  Public Right of Way
-  Bridleway
-  Proposed woodland planting/ new trees
-  Existing Green infrastructure
-  Green Link
-  Existing Key frontages
-  Built/proposed Developments
-  Key Spaces
-  Play Area
-  Main Spine Street
-  Potential Location for Attenuation Basin
-  Transport Hub / E-Hub
-  Pedestrian and cycle paths
-  Residential
-  3FE Primary School
-  Room For School Expansion
-  Local Centre (Potential uses inc. dentist, pub and local shops)
-  Allotments / Sport Pitches
-  Shocott Spring






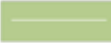


## A Healthy Community

We will deliver a scheme that provides 30% forest cover across the Site, contributing to the regeneration of the Forest of Marston Vale and supporting carbon sequestration.

- The contribution of land dedicated to the aims of the Forest of Marston Vale would provide significant benefits to biodiversity and net environment gain for the benefit of all.
- Journeys by car will be made to be less direct to encourage healthy modes of transport, connections will be made to the existing footway network in Shortstown.
- The site offers direct connections to Shocott Spring and the proposed Green Infrastructure builds on existing green features.
- Routes to the local centre will be designed to be safe, attractive and overlooked.
- As well as routes within green corridors, a network of quieter streets will provide a choice of alternative routes to the local centre and other destinations.
- A large area of Public Open Space within the south of the site as a parkland for a range of health based activities.
- Provide opportunities for the new community to grow food locally, such as allotments, community orchards and grow patches.
- Wherever possible homes will be designed to look onto either open spaces or street trees to have a beneficial effect on mental well-being.



Pedestrian/Cyclist Link to Bedford and Bedford Academy Senior School

-  Proposed woodland planting/ new trees
-  Existing Green Infrastructure
-  Green Link
-  Built / proposed Developments
-  Main Play Areas
-  Public Open Space
-  Potential Location for Attenuation Basin
-  Pedestrian and cycle paths
-  Potential pedestrian / cycle access
-  Allotments / Sport Pitches
-  Shocott Spring

- The Forest of Marston Vale Trust is working towards helping the area recover from the effects of the clay industry after extensive excavations took place throughout the surrounding countryside. As a result, tree coverage reduced significantly.
- Forest of Marston Vale's 'Forest Plan', sets out its main objectives to plant trees and use woodlands to create a better life for people, and wildlife.
- Development at College Farm can help towards the goal of increasing tree coverage in the area. The retention and enhancement of existing green features along with extensive new tree planting on the site, will make a positive contribution that can deliver environmental gains for the community and the planet.

John Bunyan Trail

Shocott Spring



### 3. High Quality



## High Quality

We will provide a design that is of the highest quality and reflects the aesthetic of Shortstown and Bedford, sitting sensitively within its context.

- A development that has a coherent pattern and offers functional and dynamic buildings, that endure over time.
- Use of high quality building materials and surface materials in the public realm.
- Generous planting of trees including a 30% contribution of the site area to the Marston Vale Community Forest, woodland area to the south of the site, and street trees in most of the streets.
- Enhances its surroundings, creating attractive and distinctive areas.
- As set out in the National Design Guides' call for well-designed, beautiful places, the site will ensure the delivery of a high quality design through a tailored design code.
- Support for a low carbon approach to energy provision including a district renewable energy scheme based on the best technology at the time of delivery.





#### 4. Ownership



### Community Ownership

We will create a development that encourages community ownership.

- Involving the existing and new community from the earliest stages in the development of the masterplan.
- Consultation on community control and stewardship.
- College Farm will aim to create a community group where new residents can play a role in the management of the development.
- Through the creation of an attractive and high-quality design, College Farm will encourage a sense of community ownership where new residents feel pride over the development.
- Open spaces will be designed to be active, vibrant and high quality, to encourage social interaction amongst new and existing residents.





## 5. Movement

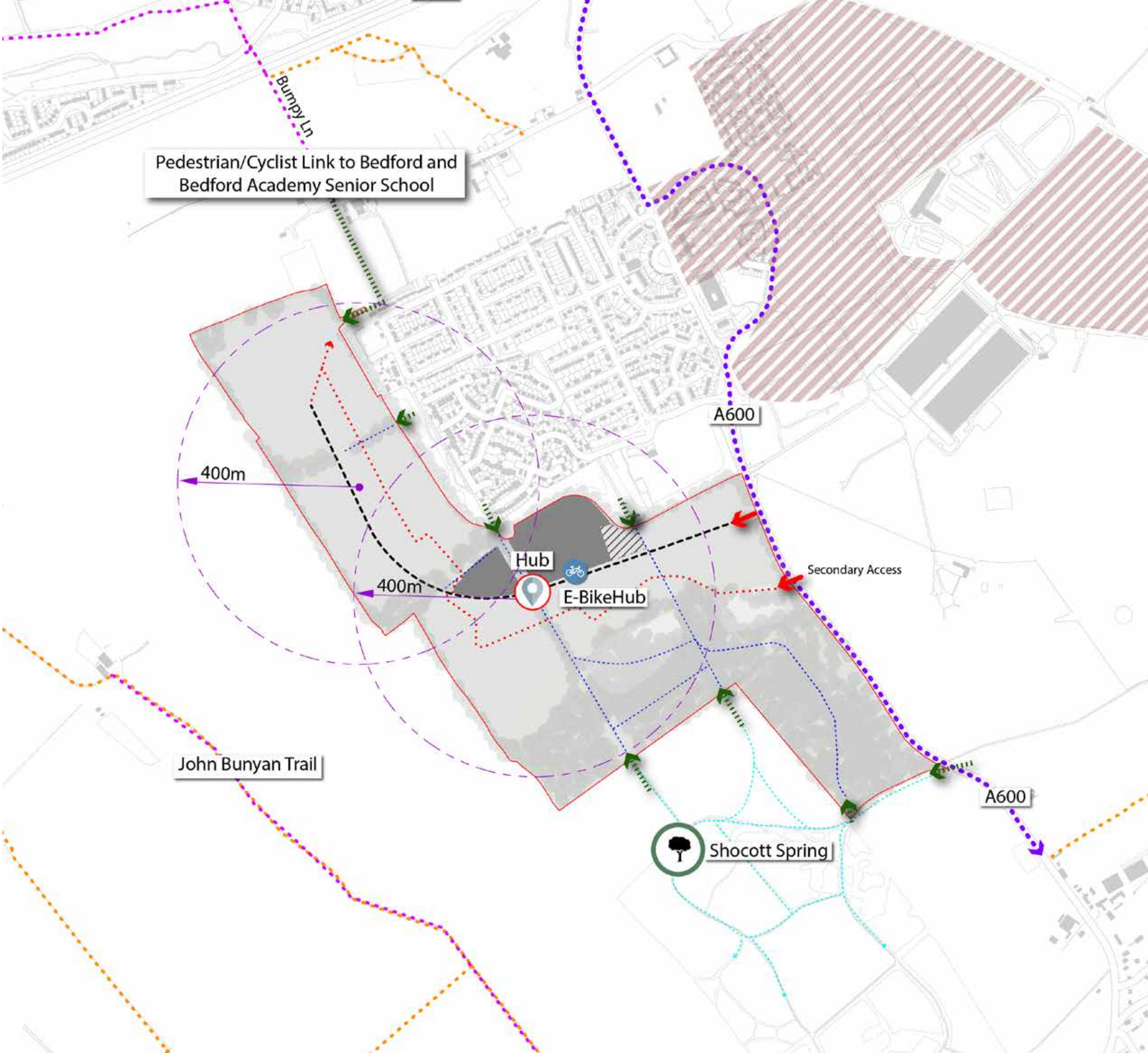


### Sustainable Movement

We will deliver a sustainable place which minimises the carbon footprint:

- Main access will be from the A600 leading into a central spine street that will accommodate a cycle route and buses as well as cars. A secondary access off the A600 will also serve the site to offer increased permeability.
- A transport hub will be located at the local centre for buses, e-scooters, electric bike hire, EV Charging Points and bike parking.
- A number of cycle/footways will link the site with existing areas of Shortstown, Bedford via Bumpy Lane to the north, Shocott Spring to the south and an existing cycle route along the A600.
- The proposed masterplan will accommodate extended local bus services that could viably extend into the site and serve a central transport hub accessible within an acceptable walking distance of dwellings and other facilities. Bus services would also provide access to the local rail stations, including the nearest station at Bedford for rail travel towards London and the north, and for future connections to East West Rail for travel to Oxford and Cambridge. The site will also benefit from the new station at Wixams to the west.





Pedestrian/Cyclist Link to Bedford and Bedford Academy Senior School

Bumpy Ln

A600

400m

400m

Hub

E-BikeHub

Secondary Access

John Bunyan Trail

Shocott Spring

A600

-  Site Boundary
-  Potential Main Access
-  Potential Pedestrian / Cycle Access
-  Public Right of Way
-  Bridleway
-  Built/proposed Developments
-  Main Spine Street
-  Pedestrian and cycle paths
-  Secondary Street
-  Existing Foot/Cycleway
-  A600 (Including Existing Cycleway)
-  Proposed Bus Stop

## 8. THE MASTERPLAN

The plan opposite reflects our vision ideas and objectives for College Farm

- 1 High quality, well designed homes to contribute to the local housing need
- 2 The opportunity for allotments
- 3 Streets imaginatively designed to create places and 'street pictures' and the grouping of buildings to create 'places'
- 4 Bus stops
- 5 Multi functional greenspaces/play areas
- 6 Direct and legible movement routes to encourage walking and cycling
- 7 Lower density development and planted edges
- 8 Higher density frontage along Avenue with formal tree planting
- 9 Informal tree planting along secondary routes
- 10 Well structured development form, aiding legibility and way finding
- 11 3FE Primary School (with room for expansion)
- 12 Local Centre
- 13 New woodland planting to integrate with Shocott Spring and contribute to the Forest of Marston Vale Forest Plan
- 14 John Bunyan Trail
- 15 Landscape buffer
- 16 Sustainable Urban Drainage Ponds
- 17 Sports Pitches
- 18 Main Access
- 19 Secondary Access
- 20 Neighbourhood Play Area



Illustrative Masterplan

crowden Road

Shortstown

Shortstown  
Village Hall

A600





Gallagher Developments Group Limited  
Gallagher House  
Gallagher Way  
Gallagher Business Park  
Warwick  
CV34 6AF

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