Our Ref: F094008

5th August 2020

Bedford Borough Council

Planning Policy Team

Borough Hall

Cauldwell Street

Bedford

MK42 9AP

Dear Sir/Madam,

**Bedford Borough Local Plan Review Call For Sites August 2020 – Land At Top Farm (Incorporating Chawston Lake & Morris Walk)**

I write on behalf of our client and wish to make a Call For Sites submission for Land At Top Farm (Incorporating Chawston Lake & Morris Walk).

The site is submitted independent of the wider Wyboston Garden Village proposals, and works with or without the delivery of a strategic allocation at Wyboston.

We strongly contend that Wyboston Garden Village represents a unique opportunity to deliver a new sustainable settlement at the heart of the Oxford to Cambridge Arc. This location benefits from the A421/428 Expressway, the new Black Cat Roundabout improvements, the A1 north/south linkages and future connectivity into the East-West Rail corridor.

This specific site comprises the area known as Top Farm, extending south across the Chawston Lakes and east to the boundary of Doves Farm, incorporating fields around Morris Walk. The site area also incorporates an area fronting The Lane which has been identified under a separate submission as a suitable location for self-build and custom housing.

The submission comprises of the following plans and documents:

* Cover Letter
* Call For Sites Form
* Site Location Plan

I trust that the above documents are acceptable and will enable the Council to take a positive view on this proposal. Should you require any additional information, please don’t hesitate to contact me.

Yours faithfully,

Director

PHILLIPS PLANNING SERVICES