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Bedford Borough Council  
Planning Policy Team  
Borough Hall,  
Cauldwell Street,  
Bedford,  
MK42 9AP

Our ref [REDACTED]  
Direct line [REDACTED]  
Email [REDACTED]

**Submitted via Email only to:**  
**planningforthefuture@bedford.gov.uk**

14th August 2020

Dear Sir/Madam,

**LAND SOUTH OF WIXAMS, BEDFORDSHIRE – WIXAMS END**

**BEDFORD BOROUGH COUNCIL CALL FOR SITES SUBMISSION JULY-AUGUST 2020**

On behalf of our client Wates Developments Limited, please find enclosed our response to the Call for Sites Consultation.

Included with the submission is a ‘Vision Document’ which sets out the proposed development details including the design approach. It also summarises the results of third-party technical reports which have been undertaken to inform the proposals. A number of technical reports have also been included alongside the Vision Document, as identified below, and these are submitted alongside the completed Council Call for Sites form and site location plan.

Accordingly, please find enclosed with this submission the following documents:

- Completed Bedford Borough Council Call for Sites submission form;
- Wixams End Vision Document, compiled by Re-Format Architects;
- Site Location Plan, Re-Format Architects;
- Economic and Wellbeing Benefits Assessment, Lichfields;
- Flood Risk Assessment and Drainage Strategy, JNP Group;
- Ground Conditions and Utilities Summary; JNP Group;
- Historic Environment Desk Based Assessment, Orion;
- Preliminary Ecological Appraisal, Aspect Ecology;
- Baseline Transport Appraisal, i-transport.

We look forward to receiving confirmation that the call for sites representation, including the above documents, has been received and registered. In the meantime, if you require any





further information or clarification please do not hesitate to contact me on [REDACTED]  
at [REDACTED]

Yours faithfully,

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Jones Lang LaSalle Ltd