

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 East Of Heddings Farm, The Lane, Wybsoton

I write on behalf of [REDACTED] and wish to make a Call For Sites submission for Land East Of Heddings Farm, The Lane, Wybsoton.

This site has been subject to a detailed planning application and an appeal. While the proposals were dismissed at appeal, they were only dismissed on the basis that the site is presently within open countryside in the adopted Proposals Maps and with the Borough Council able to demonstrate a 5 year supply of housing land, the site's development would not be in accordance with Development Plan policy. The proposed development was satisfactory in all other matters.

The site is therefore deliverable and is supported by a range of professional reports demonstrating its suitability for development. These assessments have been independently reviewed by the Planning inspectorate who are in agreement. We believe the site would therefore make an excellent site for open market, or indeed self-build plots and custom housing.

The submission comprises of the following plans and documents:

- Cover Letter
- Call For Sites Form

- Site Location Plan
- Proposed Site Plan
- Archaeological Evaluation
- Carbon Reduction Options Report
- Heritage Statement
- Phase I Contamination Report
- Preliminary Ecological Appraisal
- Sustainability Statement
- Tree Survey Report

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