



Local Plan Review Call for Sites  
Bedford Borough Council  
Planning Policy Team  
Borough Hall  
Cauldwell Street  
Bedford  
MK42 9AP  
By email to: [planningforthefuture@bedford.gov.uk](mailto:planningforthefuture@bedford.gov.uk)  
Our Ref APL-046

12 August 2020

Dear Sir/Madam

### **Bedford Borough Local Plan Review Call for Sites**

On behalf of our client, [REDACTED], please find attached a completed Call for Sites form which responds to the Local Plan Review Call for Sites, Summer 2020. The submission proposes land at West Park Farm, south of Wilstead and follows a submission made in 2018.

The land at West Park farm is identified on the enclosed plan. Development of the c.21ha site has the potential to deliver the following:

- A strategic site of approximately 525 dwellings (based on 25 dph);
- A roundabout on the A6 at the junction of Chapel End Road. This would lead to a significant improvement in highway safety on a strategic road;
- Potential for a realignment of the Luton Road, removing the access onto the A6 and continuing it through the site to the new roundabout at Chapel End Road;
- Further highway safety improvements by providing a new access serving existing and consented residential properties adjacent to the A6, just south of Chapel End Road, and removing the existing access point onto the A6;
- Strategic open space and landscape buffers;
- Potential for new community facilities and public open space to complement those in Wilstead and serve the wider community;

Our client wishes that the land be considered by both Central Bedfordshire and Bedford Borough Councils for future development. Our client can confirm that the land is available now, deliverable, free of any legal constraints or restrictions and achievable.



In the event that further information is required please do not hesitate to contact us on the details at the head of this letter.

Best regards

[Redacted signature]

[Redacted contact information]