

Our ref: 127039
Date: 13th August 2020

FISHER GERMAN LLP
8 Stephenson Court
Fraser Road
Priory Business Park
Bedford
MK44 3WJ

t. 01234 823661
fishergerman.co.uk

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

Bedford Borough Local Plan – Call for Sites Submission
Land at Cotton End Road, Wilstead
On Behalf of C. Taylor & Sons

Dear Sir / Madam,

On behalf of Fisher German's client, [REDACTED] I am pleased to submit Land at Cotton End Road, Wilstead in response to the Council's Call for Sites consultation.

The site measures some 11.8 hectares and at an assumed density of 30 dwellings per hectare (dph) is capable of delivering up to 354 dwellings. The site is currently in agricultural use.

Land at Cotton End Road is located within flood risk zone 1 which is the lowest risk of flooding with a 1 in 1,000 year probability. There are no listed buildings on or near to the site. In terms of access, there is an existing agricultural access point from Cotton End Road which could be improved and upgraded to accommodate the dwellings (subject to relevant technical assessments).

The site is available and is capable of being delivered within 5 years.

If you have any queries in respect of this submission, please do not hesitate to contact me. Otherwise, I look forward to receiving confirmation that this submission has been received.

Yours sincerely,

[REDACTED]

[REDACTED]

For and on behalf of Fisher German LLP

[REDACTED]

[REDACTED]