

Our ref: 127039
Date: 13th August 2020

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Bedford Borough Council
Planning Policy Team
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Bedford Borough Local Plan – Call for Sites Submission
Land at Ivy Lane, Wilstead
On Behalf of P.C. Taylor

Dear Sir / Madam,

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

The site measures some 4.4 hectares and at an assumed density of 30 dwellings per hectare (dph) is capable of delivering up to 135 dwellings. The site is currently in agricultural use.

Land at Ivy Lane 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 the site and there is 1 no. Grade II listed building (Compton Cottage) adjacent to the site, on Ivy Lane to the west. In terms of access, there is an existing agricultural access point from Ivy Lane which could be improved and upgraded to accommodate the dwellings, or a new access could be achieved from Ivy Lane, further south (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]
[REDACTED]
[REDACTED]
[REDACTED]