

Development Plans

Central Bedfordshire Council

Priory House, Monks Walk
Chicksands, Shefford
Bedfordshire SG17 5TQ
www.centralbedfordshire.gov.uk



Mr S Long
Marston Moreteyne Action Group

Contact Development Plan Team
Direct Dial 0300 300 8307
Email LDF@centralbedfordshire.gov.uk
Your Ref 10/00202
Date 23 September 2013

Dear Mr Long,

Consultation on Wixam Park Master Plan

The Wixam Park Master Plan is being published for comment starting **Friday 27th September 2013 for six weeks until Friday 8th November 2013.**

The Master Plan is being developed alongside the Development Strategy, which will be the main planning document for Central Bedfordshire. The Development Strategy sets out new policies for development including how many houses and jobs are needed and where they should go; as well as more detailed policies which will be used to determine planning applications

Wixam Park is the collective name for two separate sites that are situated immediately to the south of the new Wixams settlement:

- MA3 – this land is already allocated in Central Bedfordshire's adopted Site Allocations (North) Development Plan Document (2011) for 1,000+ new homes, 5 hectares of employment land and other mixed uses;
- Draft Policy 63 – this land has been identified in the Council's emerging Development Strategy to provide approximately 500 new homes and a country park.

Together these two sites are intended to form a southern extension to the new settlement of Wixams and deliver up to 1,500 new homes, 5 hectares of employment land, as well as community infrastructure and a new country park.

There is a requirement to produce a Master Plan Document for this development in order to demonstrate how the land can be delivered in a coordinated and sustainable manner, and how this development will integrate into the Wixams settlement.

Central Bedfordshire Council has been working alongside site promoters O&H Properties and ORS Ltd to produce a draft Master Plan Document which is being put up for public consultation.

You are invited to view plans and have your say on the emerging development proposals for Wixam Park. There are a number of ways in which to view and comment on the draft document:

1) Visit the Public Exhibition:

- **A public exhibition is taking place on Friday 27th September 2013 (between 2pm-8pm) at Houghton Conquest Village Hall, High Street, Houghton Conquest**

2) Visit the website:

www.centralbedfordshire.gov.uk/council-and-democracy/have-your-say/currentonline-consultations.aspx

3) View the document at the following locations:

- CBC Offices, Priory House, Monks Walk, Chicksands, Shefford SG17 5TQ
- CBC Offices, Technology House, Floor 2, 239 Ampthill Road, Bedford MK41 9BD
- Ampthill Library, 1 Dunstable Street, Ampthill MK45 2NL (Opening hours: Mon 10am-6pm; Tues Closed; Weds 10am-6pm; Thurs 2pm-6pm; Fri 10am-6pm; Sat 10am-1pm; Sun Closed)
- Flitwick Library, Coniston Road, Flitwick MK45 1QJ (Opening Hours: Mon 9:30am-6pm; Tues 9:30am-6pm; Weds Closed; Thurs 9:30am-6pm; Fri 9:30am-6pm; Sat 9:30am-4pm; Sun Closed)

4) Paper copies of the document are available on request by contacting the Local Planning and Housing Team on Tel. 0300 300 4353.

All written comments should be submitted by **Friday 8th November 2013**, and posted to the following freepost address or emailed to ldf@centralbedfordshire.gov.uk

Wixam Park Draft Master Plan consultation

FREEPOST RSJS GBB2 SRZT
Central Bedfordshire Council
Priory House
Monks Walk
Chicksands
Shefford
SG17 5TQ

Following this consultation period, the master plan will be updated, taking account of any relevant suggestions or comments received. The revised master plan will then be considered by the Executive Committee of Central Bedfordshire Council for endorsement as technical guidance.

Yours sincerely



Richard Fox
Head of Development Planning and Housing Strategy