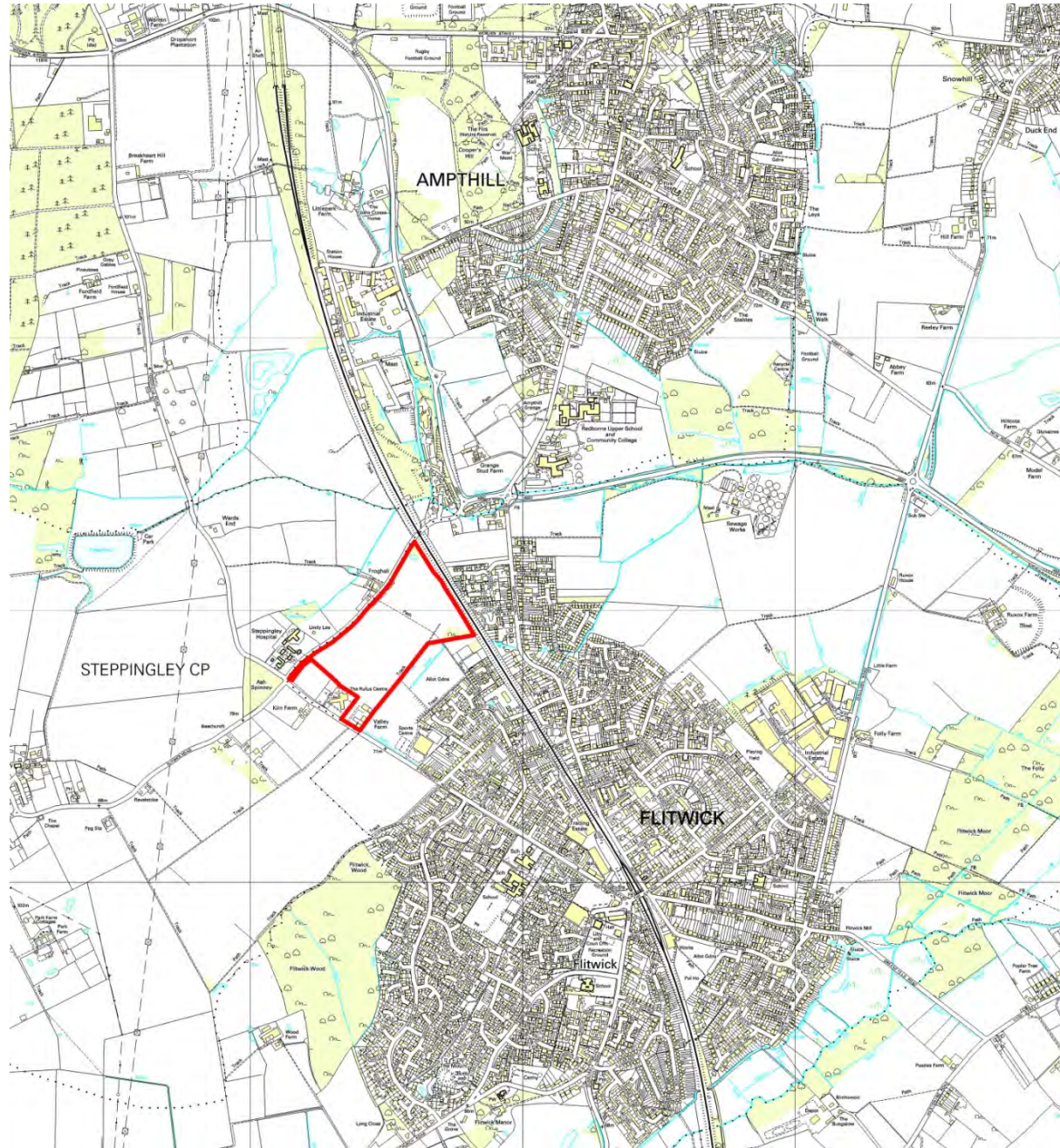




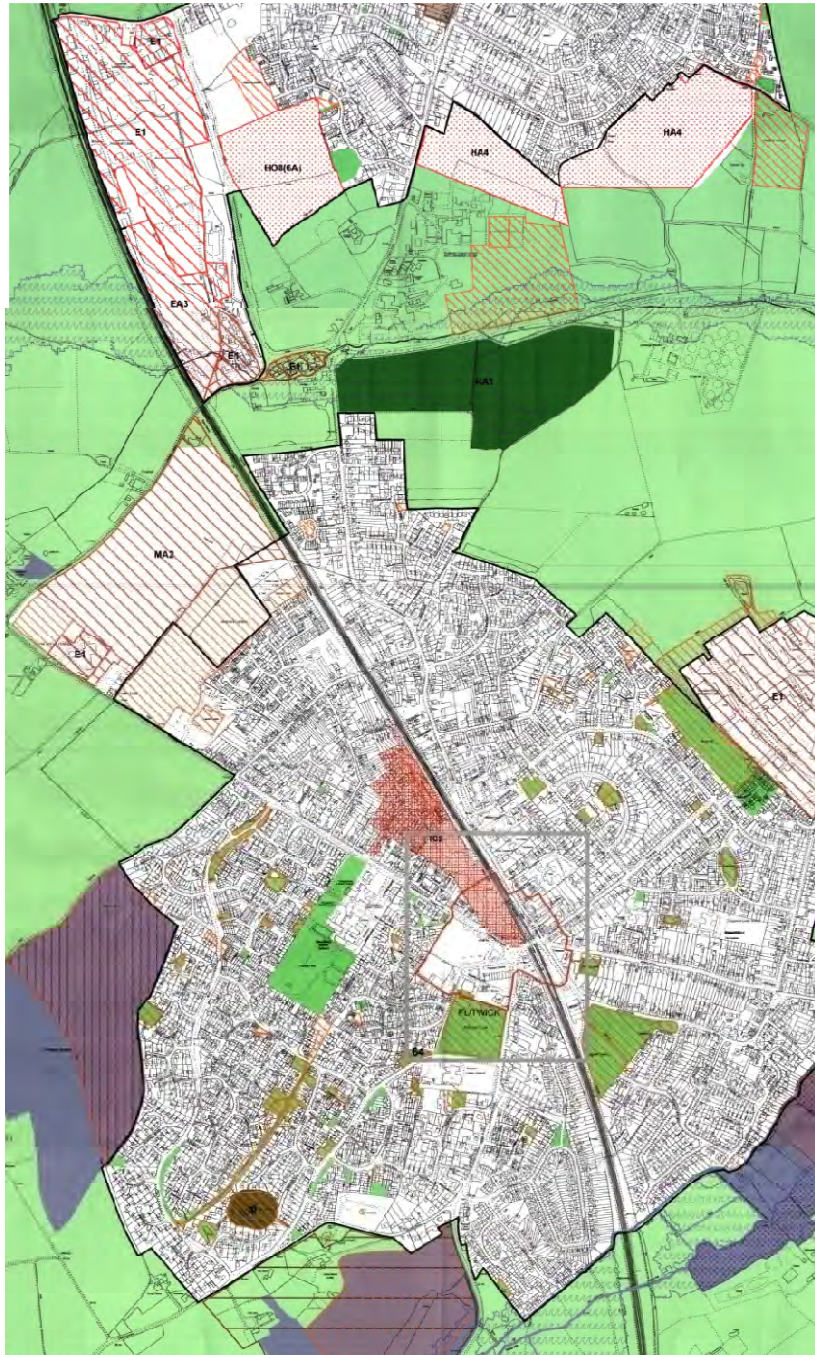
Land at Valley Farm,
Steppingley Road/
Froghall Road, Flitwick

Location Plan

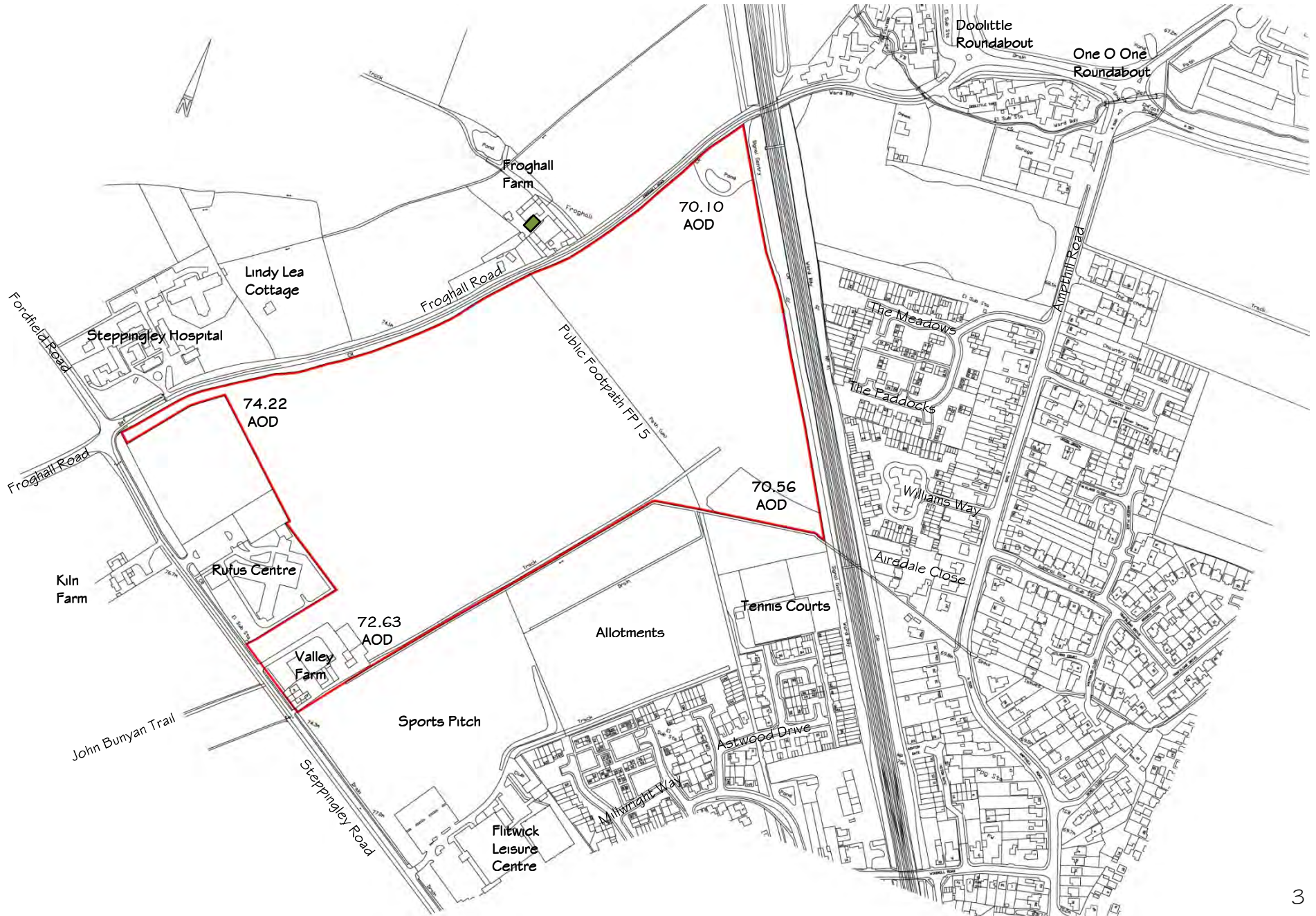


Policy Context

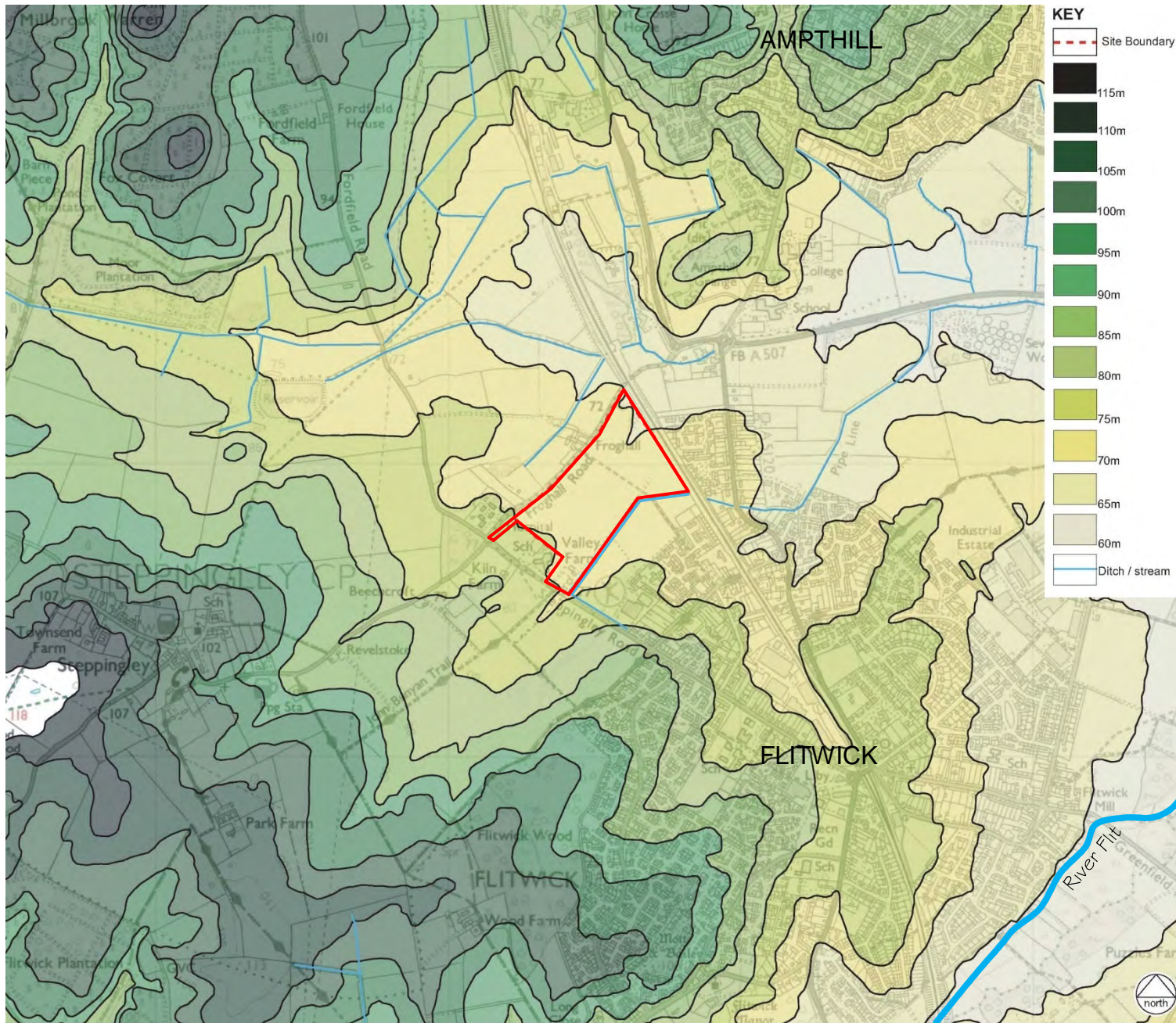
- CS3/DM17** **Open Space, Sports and Recreation (PPG17 Study)**
Style may vary - area, line or point depending on type.
Refer to study for clarification of individual sites.
- CS12/DM7** **Town Centre**
- CS13** **Floodplain (Floodplain on Side A&B is solid blue)**
Source: Indicative Floodplain maps 2008 as published by the Environment Agency.
Probability of Flooding 0.1 - 1.0%. www.environment-agency.gov.uk
- CS15/DM13** **Conservation Area**
- CS15/DM15** **Historic Parks and Gardens**
Source: English Heritage. www.english-heritage.org.uk
- CS18/DM15** **CWS/LNR**
Source: LNR - Natural England. www.naturalengland.org.uk
CWS - Biodiversity and Recording Monitoring Centre
- CS18/DM15** **SSSI/NNR**
Source: Natural England. www.naturalengland.org.uk
- CS18** **Local Geological Sites (Previously RIGS Regionally Important Geological/Geomorphological Sites)**
Source: Biodiversity and Recording Monitoring Centre
- DM4** **Settlement Envelope**
- DM5a** **Important Open Space**
- E1** **Key Employment Site**
- EA** **Employment Allocation**
- HA** **Housing Allocation**
- MA** **Mixed Use Allocation**
- RA** **Recreational Allocation**
- TC2** **Town Centre - Flitwick**



Location Plan

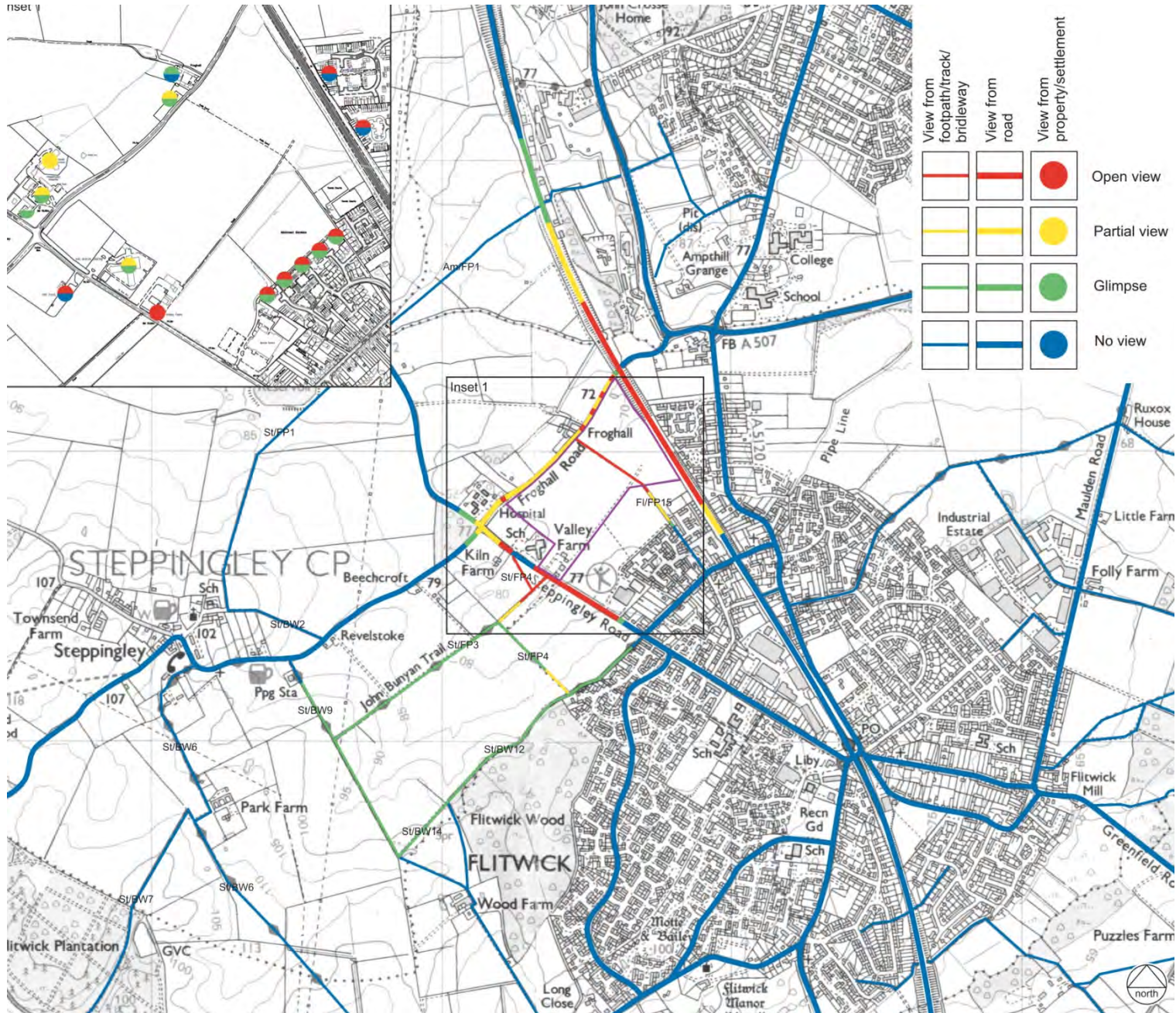


Topography

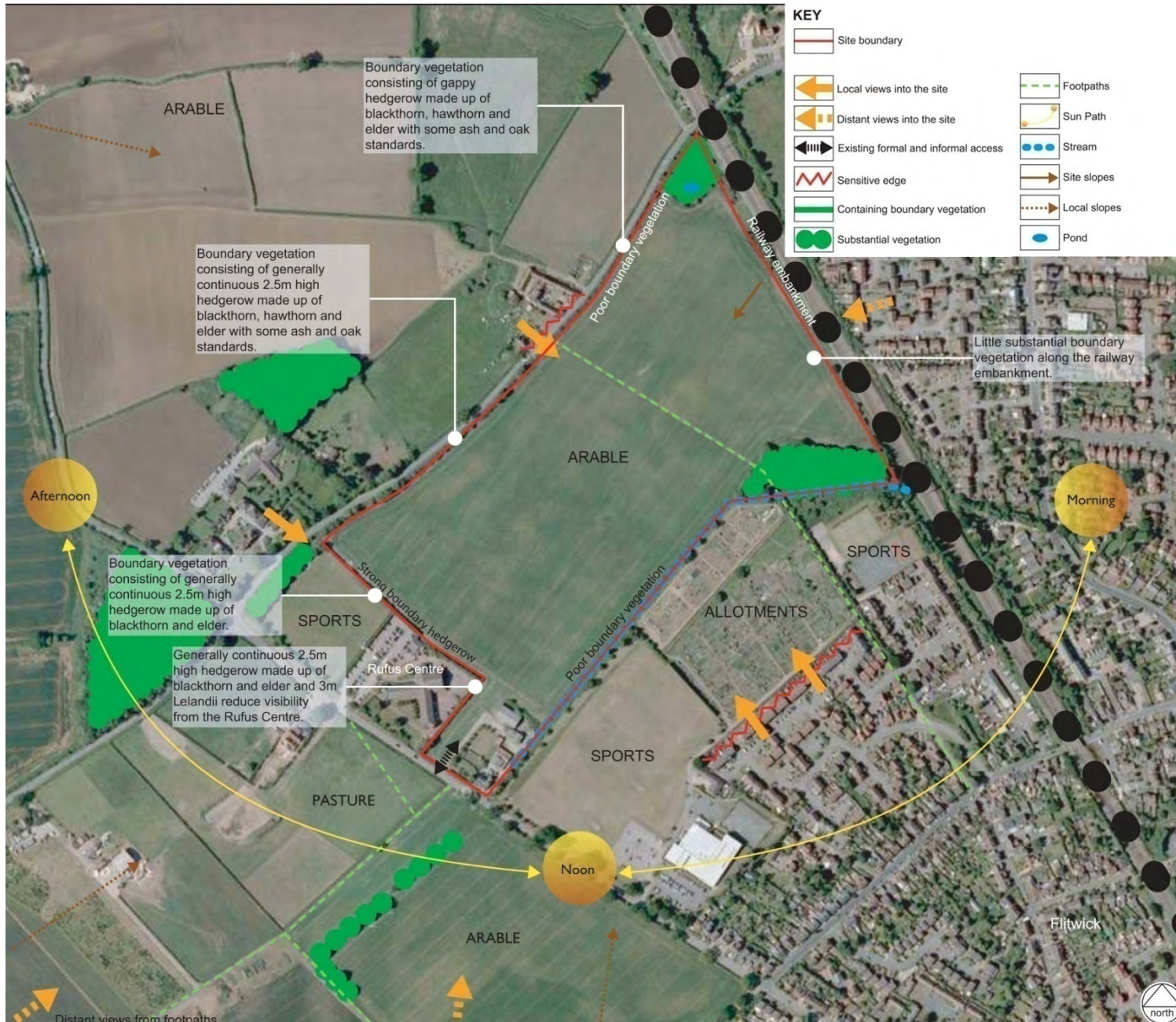


Landscape & Visual Impact Assessment I

Existing Visibility







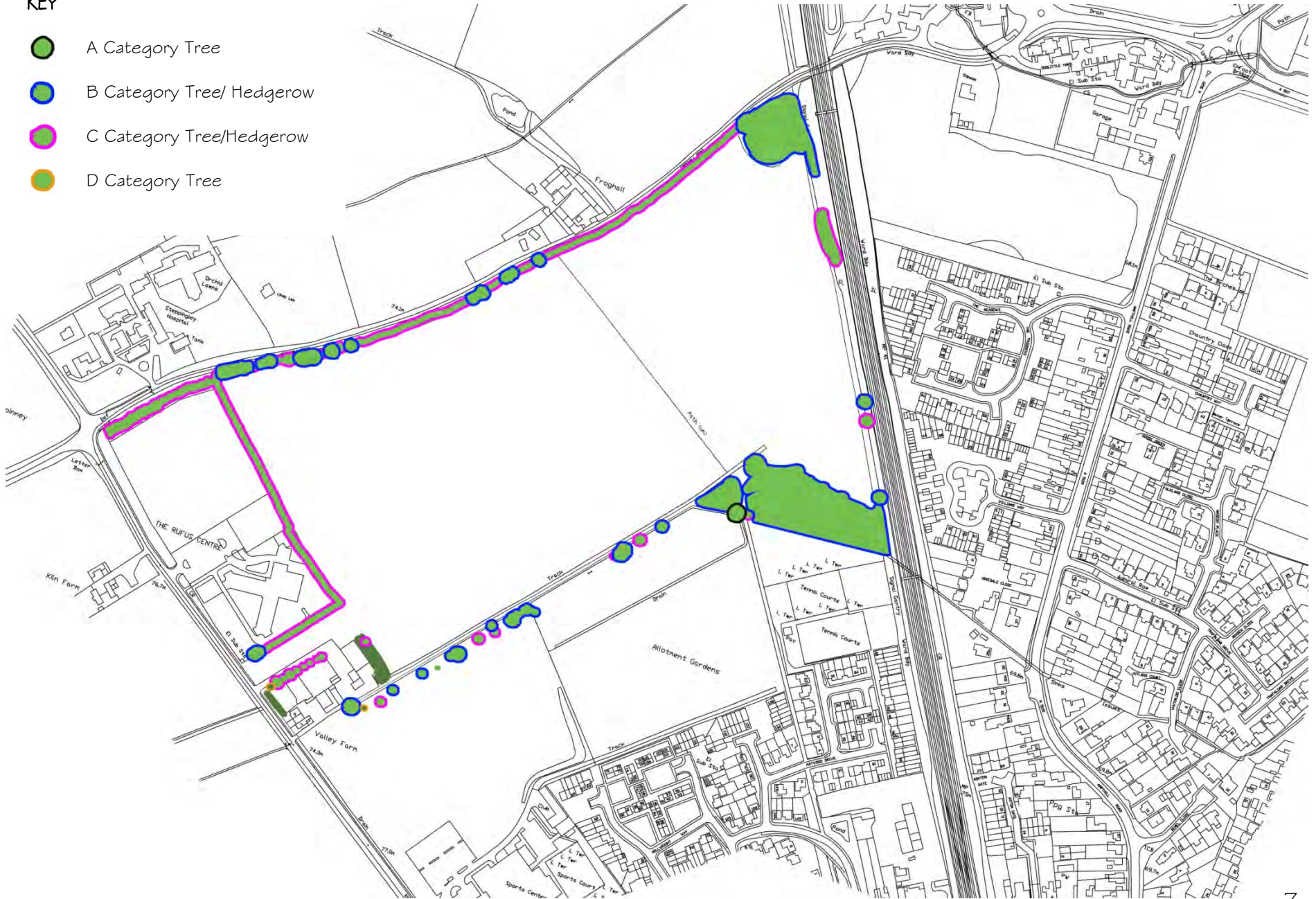
Landscape & Visual Impact Assessment 2 Analysis



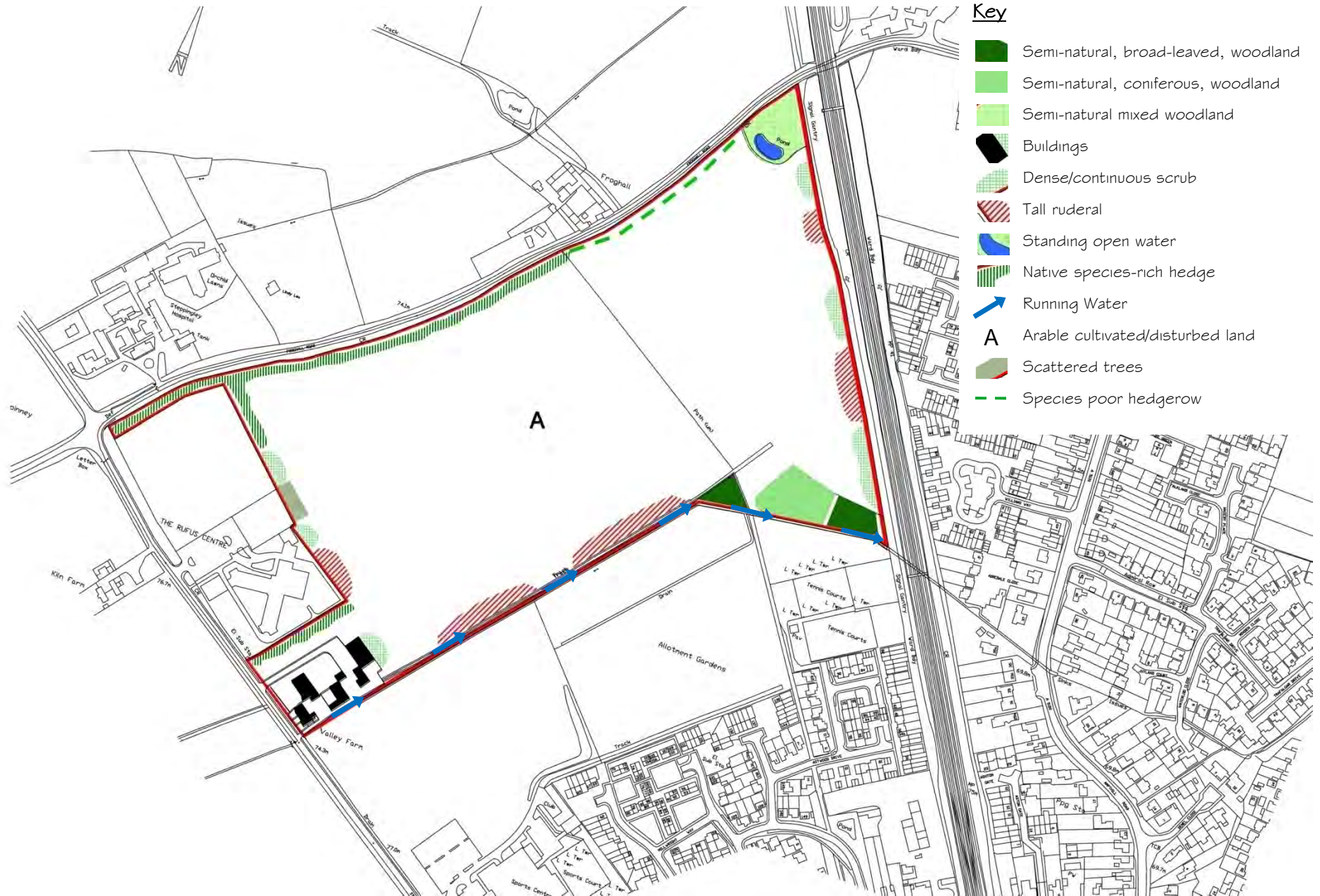
Landscape & Arboricultural

KEY

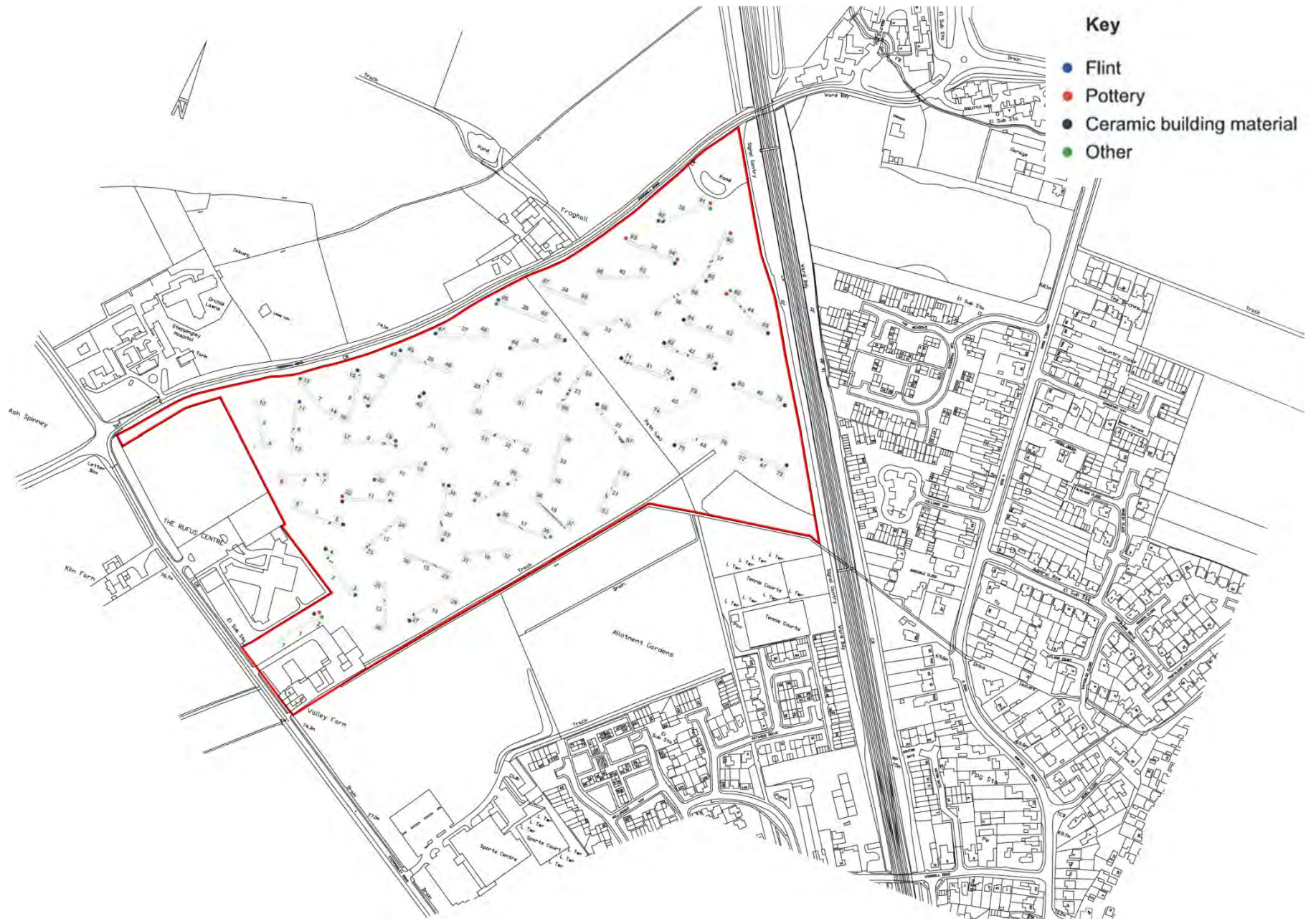
-  A Category Tree
-  B Category Tree/ Hedgerow
-  C Category Tree/Hedgerow
-  D Category Tree



Ecological

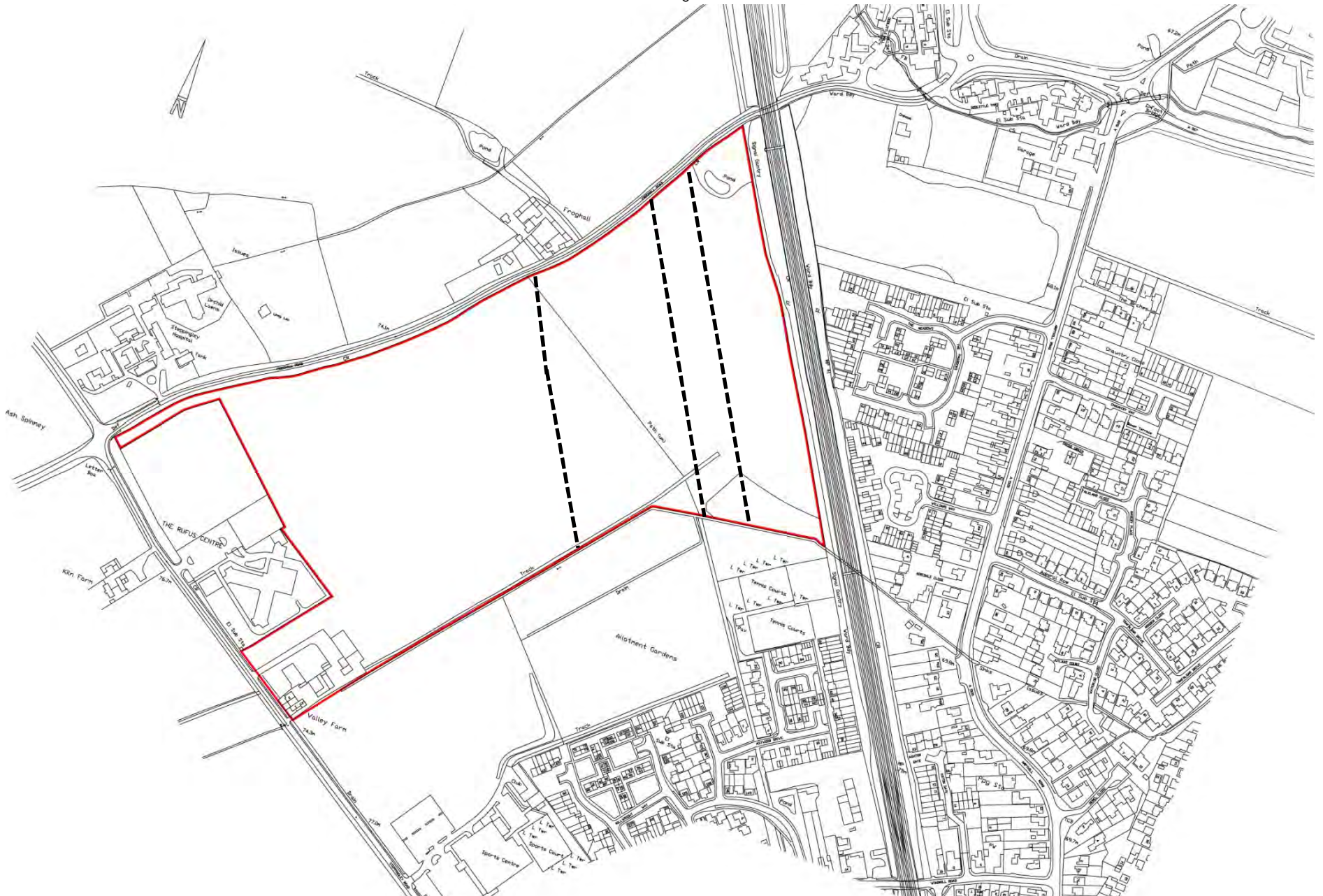


Archaeological

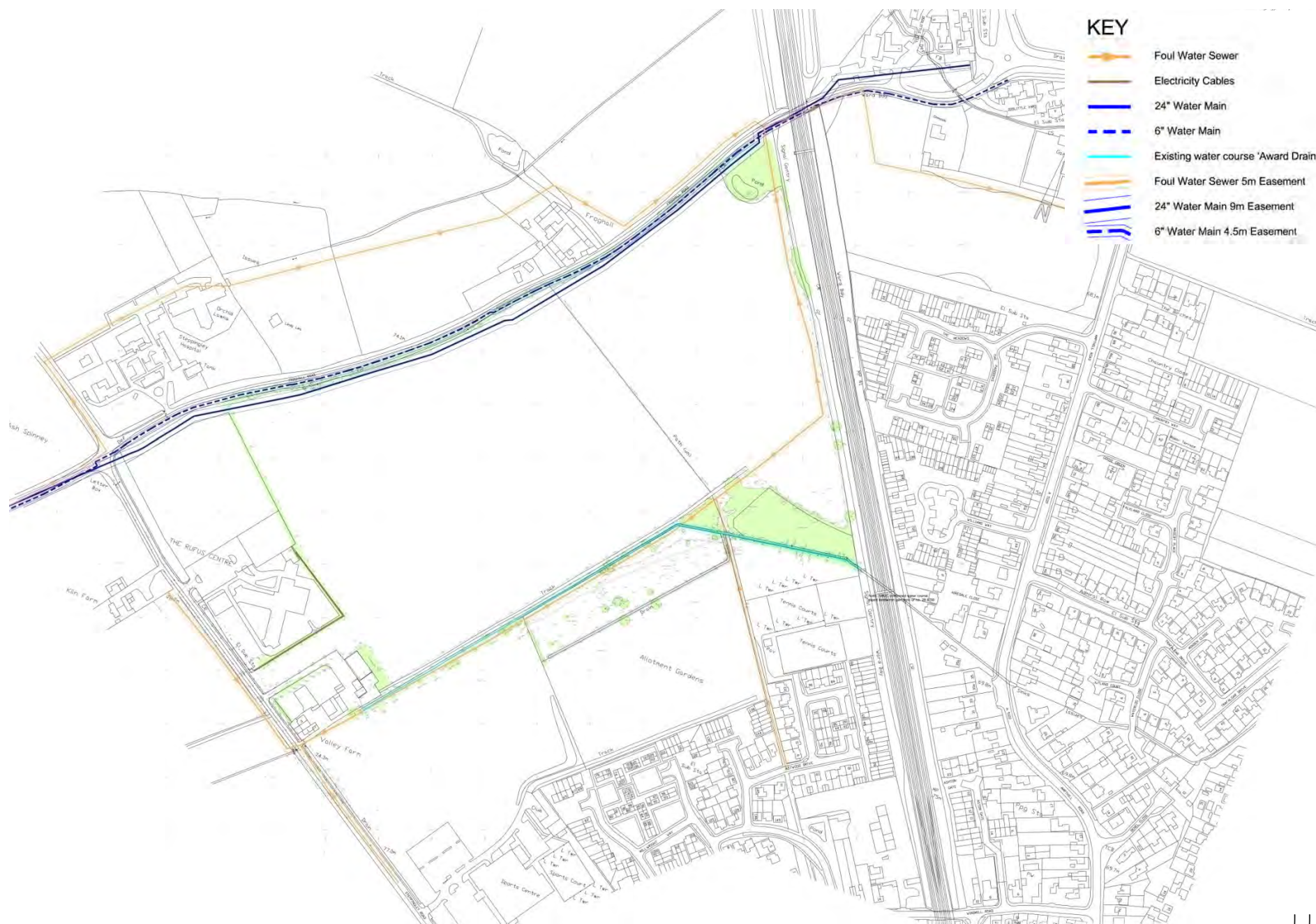


Noise Contours

Baseline Field Evaluation – Night time La max Contours



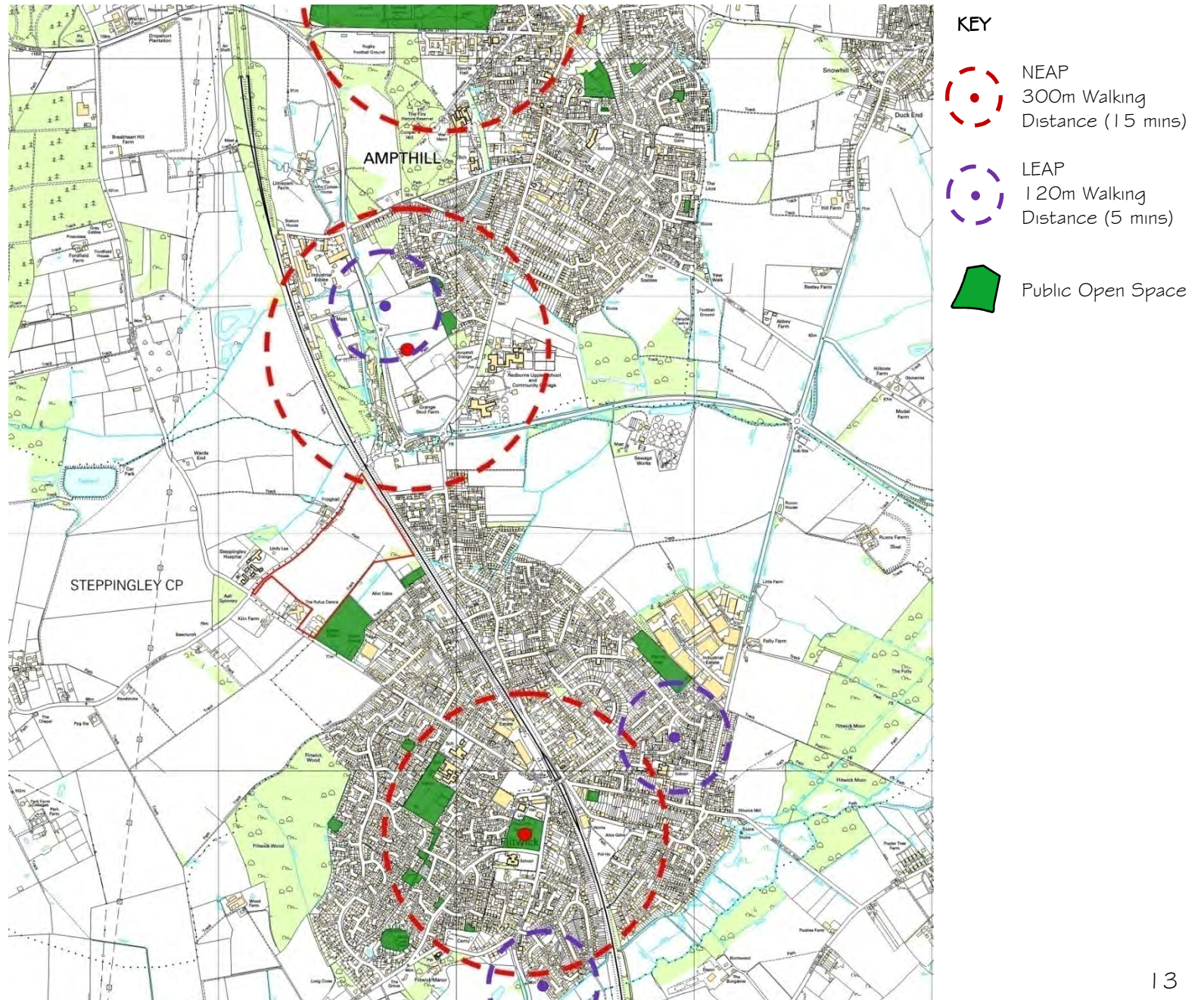
Drainage / Underground Infrastructure



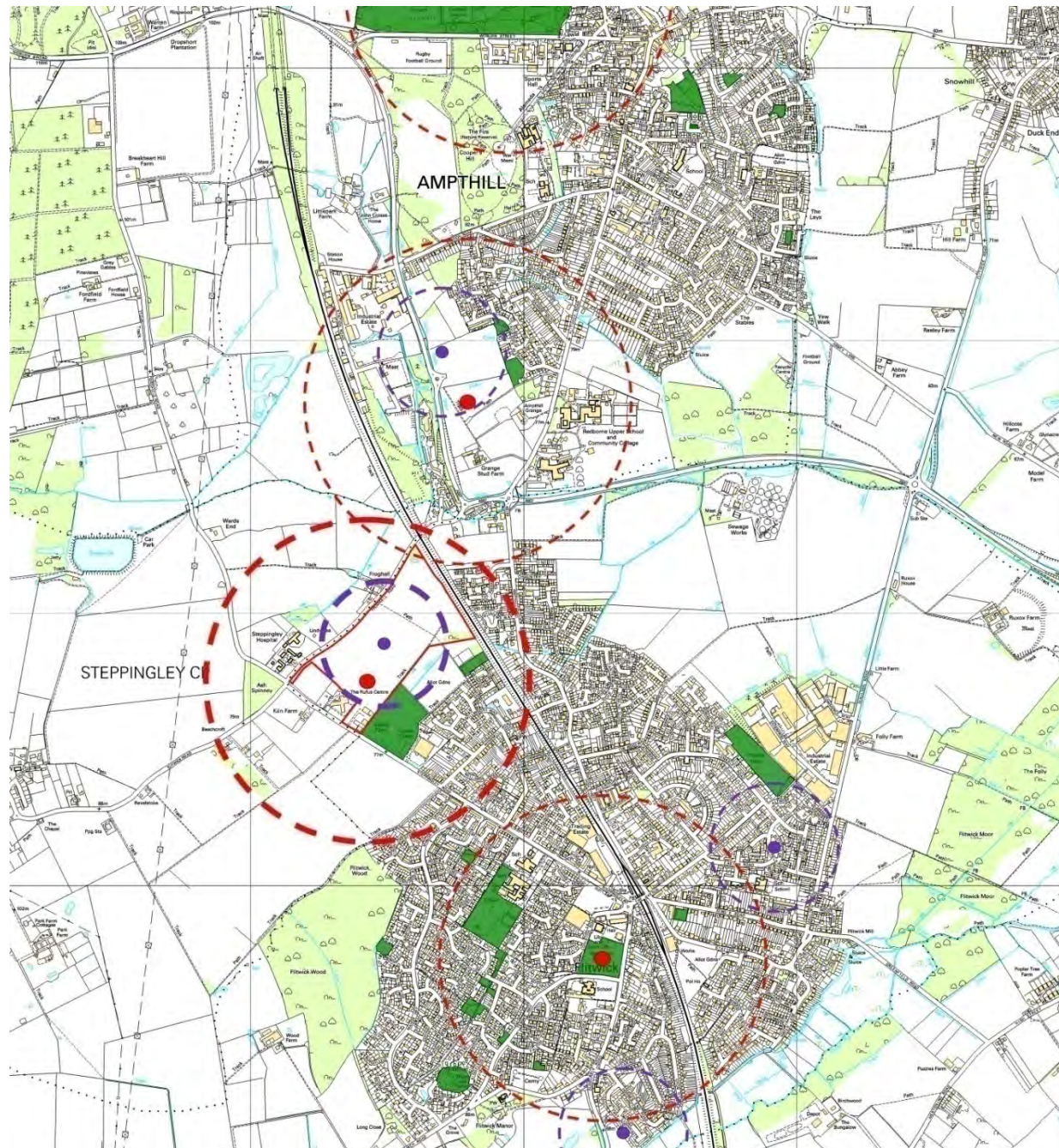
Land Use Principles






Children's Play Provision I – Wider Locality



Children's Play Provision 2 – Site Provision



- KEY**
-  NEAP
300m Walking
Distance (15 mins)
 -  LEAP
120m Walking
Distance (5 mins)
 -  Public Open Space

Access & Connectivity

