

The scaling of this drawing cannot be assured

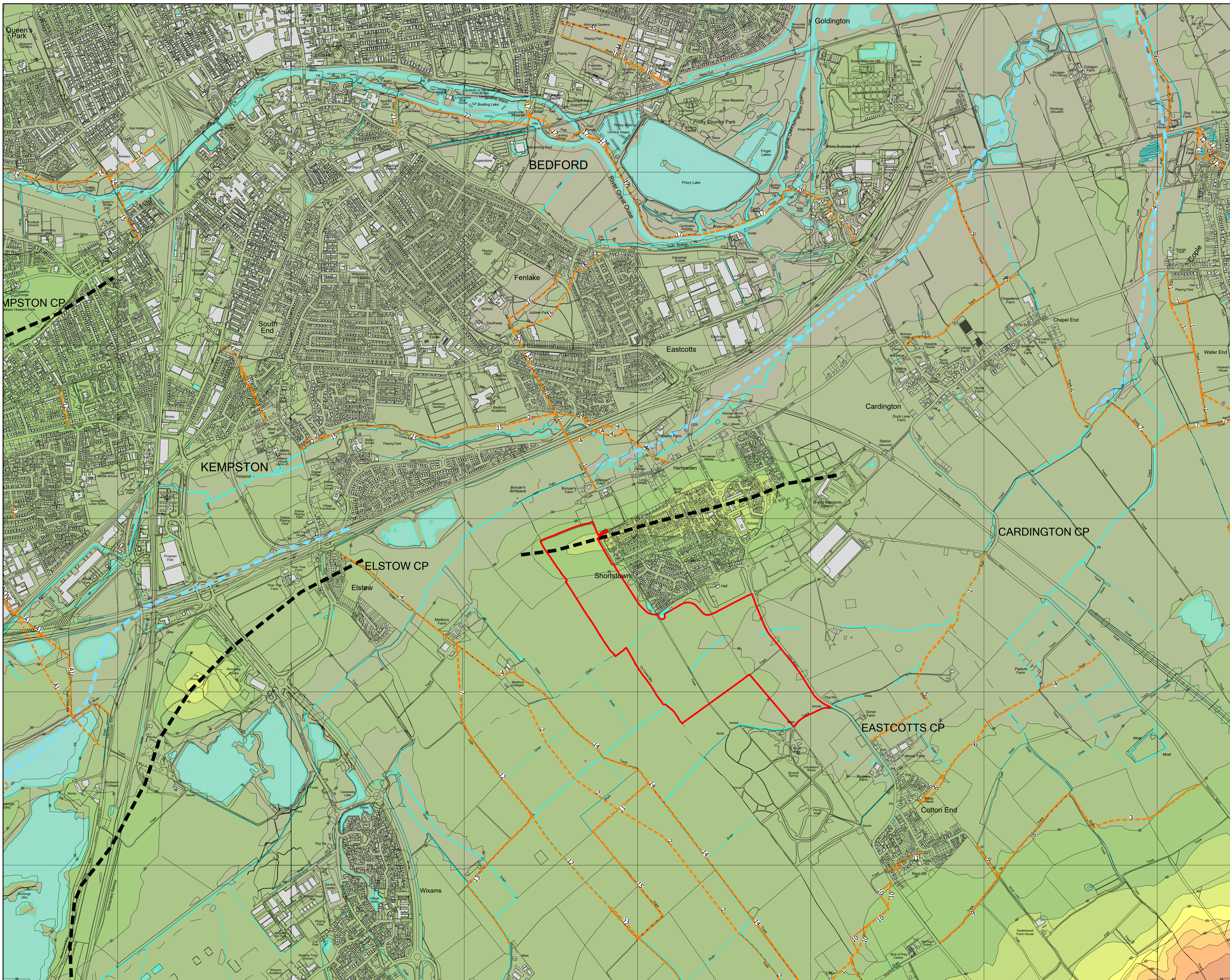
Revision _____ Date _____ Dm _____ Ckd _____

- ### Legend
- Site Boundary
 - Ancient Woodland #
 - Existing Woodlands, Copses and Tree Belts ^
 - Existing Scrub ^
 - Existing Water Courses and Features ^
 - Contours/Spot Heights (Metres AOD) ^
 - Public Rights of Way *
 - National Trails # / Long Distance Walks ^
 - Sustrans Cycle Route +
 - ★ Listed Buildings ~
 - Registered Parks and Gardens ~
 - Scheduled Monument ~
 - Local Nature Reserve #
 - Country Park #
 - Location of Photographic Viewpoints (Site Context Photographs: 1-11)
 - National Character Area (NCA) Profiles #
 - 88, Bedfordshire and Cambridgeshire Claylands
 - 90, Bedfordshire Greensand Ridge
 - Bedford Local Plan #
 - Conservation Area
 - Settlement Policy Area Boundary H24/E17/CP12
 - Bedford River Valley Park AD26
 - County Wildlife Site NE3
 - Existing Cycle Route AD39
 - Proposed Cycle Route AD39
 - Forest of Marston Vale AD25
 - 2 Upper Great Ouse River Valley
 - 3 Lower Great Ouse River Valley
 - 4 Bedford to Milton Keynes - Marston Vale
 - 5 Greensand Ridge Fringes
 - 6 Bedford Northern Fringes
 - Local Gap AD42
 - Urban Open Space Gap AD43

FIGURE 1
 Project
College Farm, Shortstow
 Drawing Title
Landscape and Visual Context Plan
 Date 15.06.2020 Scale 1:10,000 @A1 Drawn by WL
 Project No 29533 Drawing No LN-LP-01 Revision A

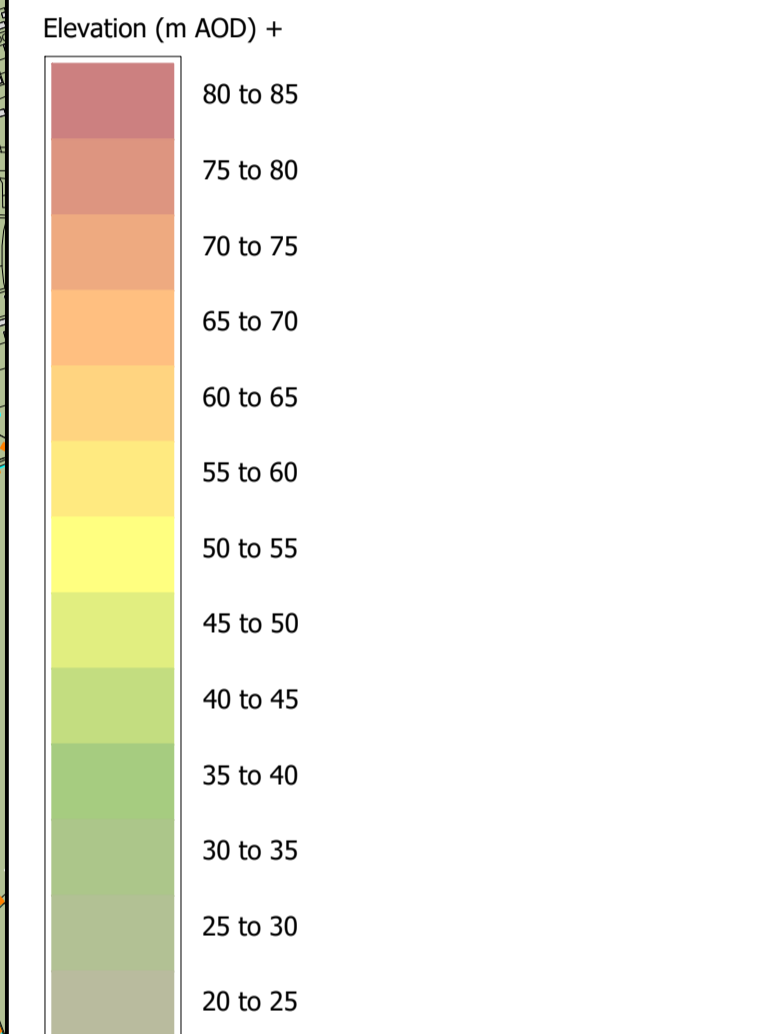
Sources:
 OS Mapping
 Natural England GIS Data Set
 Historic England National Monument Record GIS Data Set
 Bedford Borough Council GIS Data Set
 Sustrans National Cycle Network GIS Data Set
 Bedford Borough Council Local Plan Proposals Map Adopted

Data collected for constraints and analysis is based on publicly available sources at the time of preparation. Bedford Borough Council and Barton Willmore shall not be liable for the accuracy of data derived from external sources.



Legend

- Site Boundary
- Existing Woodlands, Copses and Tree Belts ^
- Existing Scrub ^
- Existing Water Courses and Features ^
- Contours/Spot Heights (Metres AOD) ^
- Local Ridgelines
- Local Valleys
- Public Rights of Way *
- Long Distance Walks ^



Sources:
 * OS Mapping
 + OS Terrain 50 Height Data
 - Bedford Borough Council GIS Data Set

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FIGURE 2
 Project
College Farm, Shortstown
 Drawing Title
Topographical Features Plan

Date 15.06.2020	Scale 1:10,000 @A1 1:20,000 @A3	Drawn by ML	Check by WL
Project No 29533	Drawing No LN-LP-02	Revision A	

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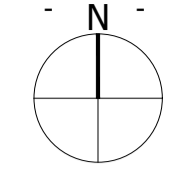
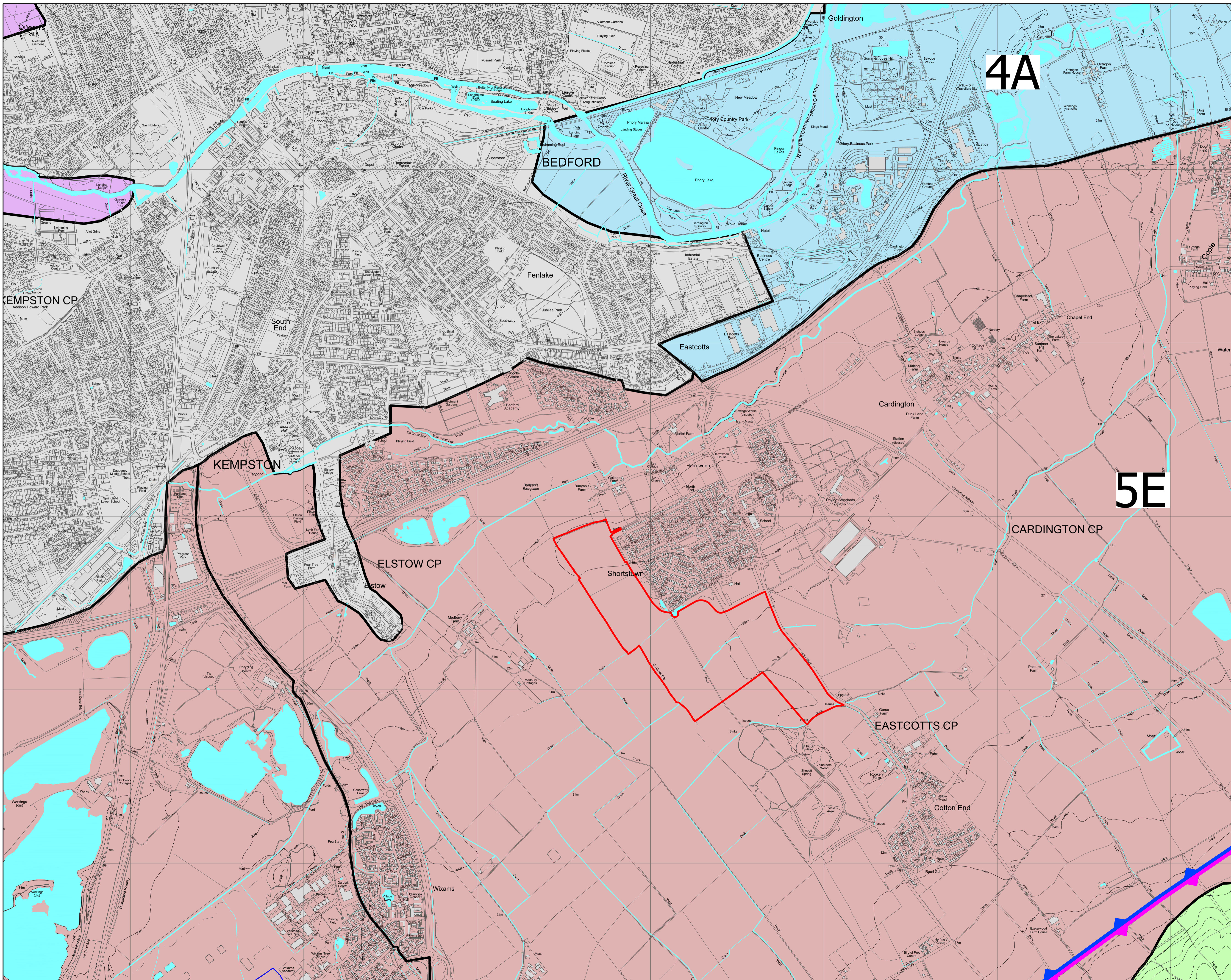
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3:129000-29999;29500-29599;29533 - College Farm, Shortstown(A4 - Drawings & Registers)\Landscape\29533 LN-LP-02 Topographical Features Plan.dwg - A1



Legend

- Site Boundary
- Existing Water Courses and Features ^
- Contours/Spot Heights (Metres AOD) #
- 110m +
- National Character Area (NCA) Profiles #
 - NCA 88: Bedfordshire and Cambridgeshire Claylands
 - NCA 90: Bedfordshire Greensand Ridge
- Bedford Borough and Central Bedfordshire Landscape Character Areas and Types **/~/~
 - 3 - Limestone Valleys
3B: Oakley - Great Ouse Limestone Valleys
 - 4 - Clay Valleys
4A: Great Ouse Clay Valleys
4C: Upper Ivel Clay Valleys
 - 5 - Clay Vales
5D: North Marston Clay Vales
5E: East Marston Clay Vales
 - 6 - Wooded Greensand Ridge
6B: Mid Greensand Ridge
 - Urban

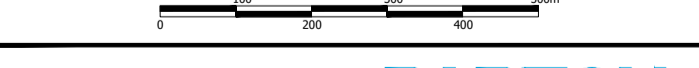
Sources:
 ^ OS Mapping
 # Natural England GIS Data Set
 ** Bedford Borough Landscape Character Assessment, May 2014
 ~ Central Bedfordshire Landscape Character Assessment, January 2015

Data collected for constraints and analysis mapping is based on publicly available sources at the time of preparation inserted using the British National Grid and may itself not be accurate. Barton Willmore shall not be liable for the accuracy of data derived from external sources.

FIGURE 5

Project
**College Farm,
 Shortstown**
 Drawing Title
Landscape Character Plan

Date	Scale	Drawn by	Check by
15.06.2020	1:10,000 @A1 1:20,000 @A3	DK	WL
Project No	Drawing No	Revision	
29533	LN-LP-05	A	



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Google Earth Pro Aerial Photograph dated 20/05/2018

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Revision _____ Date _____ Drn _____ Ckd _____

Legend

- Site Boundary
- Existing Water Courses and Features ^
- Contours/Spot Heights (Metres AOD) -
- Public Rights of Way *
- National Trails # / Long Distance Walks ^
- Listed Buildings ~

Bedford Local Plan ##

- Existing Cycle Route AD39
- Proposed Cycle Route AD39
- Local Gap AD42
- Location of Photographic Viewpoints (Site Appraisal Photographs: A-G)

Sources:

- ^ OS Mapping
- # Natural England GIS Data Set
- ~ Historic England National Monument Record GIS Data Set
- * Bedford Borough Council GIS Data Set
- + Sustrans National Cycle Network GIS Data Set
- ## Bedford Borough Council Local Plan Proposals Map Adopted
- EA Lidar

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FIGURE 3

Project
College Farm,
Shortstown

Drawing Title
Site Appraisal Plan

Date	Scale	Drawn by	Check by
15.06.2020	1:5,000 @A2 N.T.S. @A3	ML	WL
Project No	Drawing No	Revision	
29533	LN-LP-03	A	

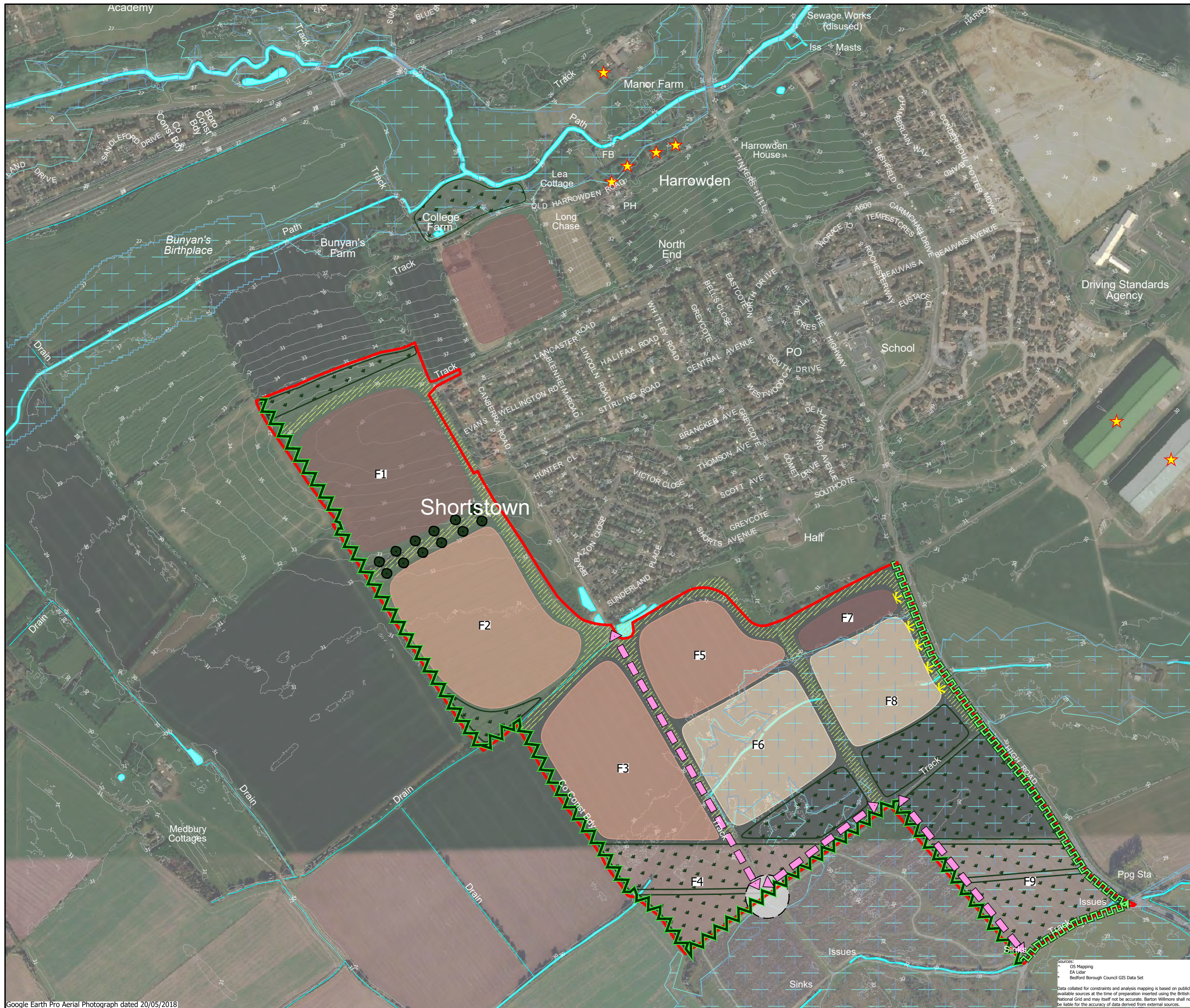
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Revision _____ Date _____ Drn _____ Ckd _____

Legend

- Site Boundary
- Existing Water Courses and Features ^
- Contours/Spot Heights (Metres AOD) ^
- Listed Buildings ~

Opportunities and Constraints

- Proposed Low Density Development (Plot up to 2 storey)
- Proposed Medium Density Development (Plot up to 2.5 storey)
- Potential zones for development subject to additional detailed flood risk assessment
- Linear open space route to enhance connection with existing public open spaces
- Proposed Footpath Connectors
- Retain and enhance existing boundary vegetation to provide robust visual and physical barrier as well as biodiversity enhancements
- Proposed native woodland planting to contribute to BBC Policy AD25 30% woodland cover
- Indicative native canopy tree planting within open space to soften transition of built form on rising topography to north-west
- Establish new positive green frontage with native hedgerow and tree planting
- Development setback from the A600 and positive green frontage created
- Flood Zone 2
- Flood Zone 3
- Proposed connection with forest of Marston Vale Land at Shocott Spring

FIGURE 4

Project
College Farm,
Shortstown

Drawing Title
**Opportunities and Constraints
Plan/Development Principles Plan**

Date	Scale	Drawn by	Check by
15.06.2020	1:5,000 @A2	SS	WL
Project No	Drawing No	Revision	
29533	LN-LP-04	B	

0 50 100 150 200 250m

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