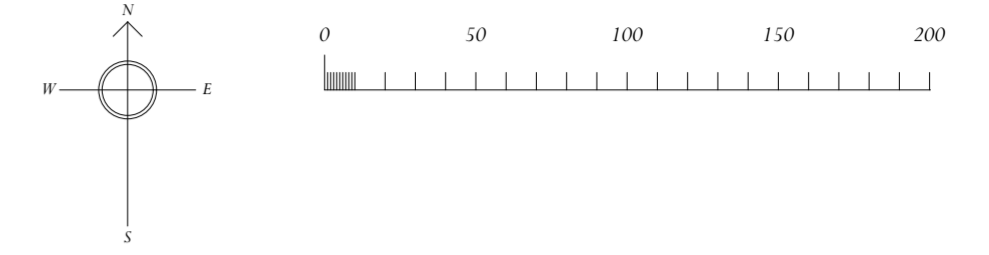


Adjacent properties and boundaries are shown for illustrative purposes only and have not been surveyed unless otherwise stated. All areas shown are approximate and should be verified before forming the basis of a decision. Do not scale other than for Planning Application purposes. All dimensions must be checked by the contractor before commencing work on site. No deviation from this drawing will be permitted without the prior written consent of the Architect. The copyright of this drawing remains with the Architect and may not be reproduced in any form without prior written consent. Reassessment is essential when the ground conditions are apparent, and redesign may be necessary in the light of soil conditions found.



- Site boundary
- SANG route
- Primary roads
- Bus route
- ⋯⋯⋯ Public rights of way
- ⋯⋯⋯ Opportunity to upgrade existing PROWs and footpaths
- ⋯⋯⋯ Opportunity to connect existing footpaths
- ✱ Existing Bus stop
- Leighton Buzzard cycleway
- ▨ 0.5m Contours
- ▾ Slope
- ▭ Lakes and ponds
- Existing trees and hedgerows with tree gradings
- ▭ Local green space
- Dense hedgerows & vegetation blocking views between site and park
- Overhead power cables
- ▭ Opportunity for SANG (approx. 2.3Km walking trail)
- ▨ Sensitive site edge
- Sensitive area exposed to distant views
- Glimpsed views towards the site
- Long range view to wider landscape setting & Mentmore towers
- ▭ Sensitive area (proximity to scheduled monuments)
- ▭ Conservation Area
- ♥ Listed buildings (Grade I-II\*-II)
- ▭ Scheduled monument
- ▭ Parks and Gardens Grade II\*
- ⚡ Noise constraints
- ▭ Edge of development
- Existing and proposed vehicle access
- Opportunities for pedestrian access
- Existing pedestrian access
- Foul sewer line
- ✱ Location for heritage information boards
- ▭ Existing tree canopy extents

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