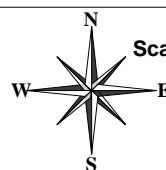


Policies Map: Inset Map 4, Land at Thorn Turn



Scale 1:20000



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Table 19 Land at Thorn Turn

Proposed use	Non-landfill Waste Management operation
Unitary Authority	Central Bedfordshire
Parish	Houghton Regis
Site area	24 Hectares
Operator	Unknown
Land owner	Central Bedfordshire Council
Grid reference	SP 99929, 24259
Probable Primary/Secondary Freight route to be used	Primary Freight routes- A505, A5 (towards Milton Keynes) and the developing A5-M1 link road. Secondary Freight route- A5 (towards Dunstable)
Existing and likely future access routes	Onto the adjacent A505/A5 roundabout or Thorn Road
Affected Public Rights of Way	A public bridleway crosses the site and numerous other footpaths run close to the northern, eastern and southern boundaries.
Mineral Safeguarding Area	None present
Heritage Assets	Contains the earthworks of a former 20 th century firing range. Just to the south-east of part of an Iron Age farmstead. Its full extent to the south is not known 400m south-west of the scheduled Thorn Spring moated site and associated woodlands. 1.2km north of the scheduled Maiden Bower Hillfort monument.
Proximity to active waste site	1.2km north of Dunstable HWRC. 1.5km north-west of Blackburn Road MRF.
Green Infrastructure, Biodiversity and Geodiversity Designations	300m north of the Houghton Regis Marl Lake Site of Special Scientific Interest (SSSI), Houghton Regis Chalk pit County Wildlife Site (CWS) and the Barley Brow CWS. 360m south-west of Thorn Spring CWS.
Landscape Designations/Green Belt	Within the South Bedfordshire Green Belt
Environment Agency Flood Zones	Partially within Flood Zones 2 and 3
Development Requirements	The site is currently located within the South Bedfordshire Green Belt. However the site is within a large area allocated for housing and employment use to the north of Houghton Regis, and identified in the Central Bedfordshire "Development Strategy". Therefore any development of the site must consider

	<p>its impact on neighbouring new housing development. The site is also immediately adjacent to a sewage treatment works, and to the north is the line of the A5-M1 link road now programmed to be built in 2014.</p> <p>Until such time as the Green Belt designation is removed any planning application for waste development at the site must demonstrate "special circumstances".</p>
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