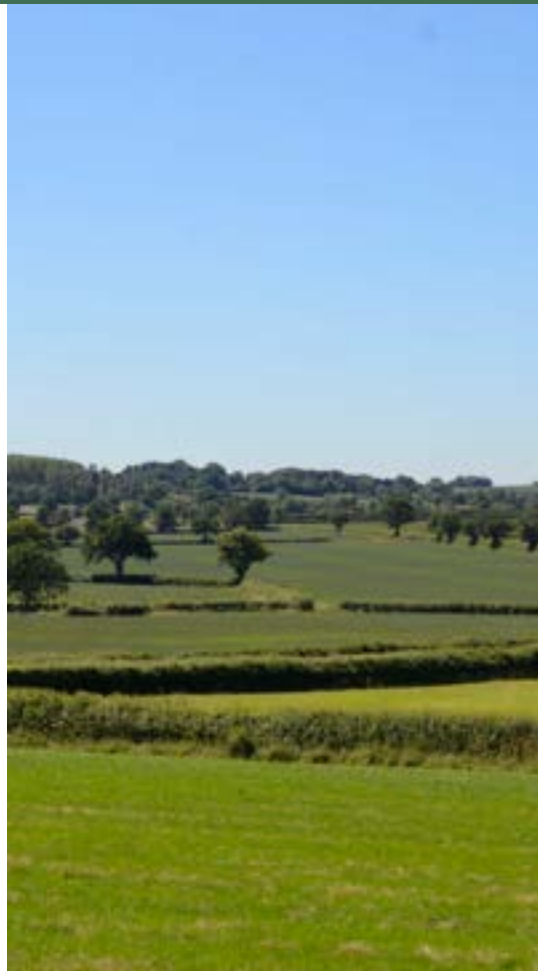


# Landscape Sensitivity Study to Residential Development in the Borough of Milton Keynes and Adjoining Areas



Landscape Sensitivity Study to  
Residential Development in the Borough  
of Milton Keynes and Adjoining Areas  
Final Report  
Prepared by Gillespies LLP  
October 2016

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# 1. Introduction

**1.1.1** Milton Keynes Council (MKC) is currently developing a new Local Plan. Planning to meet housing need will be a key part of Plan:MK. This is to comply with the requirement in the National Planning Policy Framework (NPPF) (Paragraph 14) that Local Plans should meet objectively-assessed needs unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, or that specific policies in the NPPF indicate that development should be restricted. In assessing potential site options, the NPPF states that 'allocations of land for development should prefer land of less environmental value' (Paragraph 17). The Local Plan should bring forward allocations which are consistent with these various requirements.

**1.1.2** In order to help understand how best to accommodate residential development in a way that is not detrimental to the local landscape, Milton Keynes Council commissioned Gillespies to undertake an assessment of the sensitivity of the landscape in the vicinity of Milton Keynes and Olney to this type and scale of change. The outputs of the study will form part of the evidence base for the consideration of preferred options within Plan:MK.

**1.1.3** The main aims of this study are;

- To assess the sensitivity of the 30 landscape areas around Milton Keynes, Newport Pagnell, Woburn Sands and Olney to residential development
- To identify where particular land areas may have greater or less capacity for residential development

## 2. Methodology

### 2.1 Guidance

**2.1.1** The approach used in this study is based on current published guidance and studies of a similar nature.

**2.1.2** The Guidelines for Landscape and Visual Impact Assessment (GLVIA3) Third edition April 2013 is the industry standard for landscape and visual assessment. In accordance with GLVIA3, assessments regarding landscape sensitivity are derived from combining judgements about the susceptibility to change arising from the specific proposals with judgements about the value attached to the landscape. In common with most recent residential landscape sensitivity studies the final assessment of sensitivity includes both landscape and visual aspects and combines judgements relating to:

- landscape susceptibility;
- the presence and sensitivity of visual receptors; and
- the value attached to the landscape.

**2.1.3** This study also draws on the guidance contained in An Approach to Landscape Character Assessment (October 2014)<sup>1</sup> and in Landscape Character Assessment Guidance (Topic Paper 6)<sup>2</sup>.

### 2.2 Relationship to other Studies

**2.2.1** Landscape character assessments for Milton Keynes and adjacent boroughs in Central Bedfordshire, South Northamptonshire and Aylesbury Vale form the spatial framework for this study. The LCT and LCA descriptions form the primary evidence base for this study<sup>3</sup>. The boundaries between the LCTs are indicative and close to their boundaries areas are likely to share characteristics. It is generally accepted that when siting residential development, landscape character should be maintained as far as possible. LCTs and LCAs within the study area are shown on Figure 1.

### 2.3 Review of Earlier Sensitivity Analysis Work

**2.3.1** The desk study includes a review of a previous study, The New Plan for Milton Keynes, Annex 6: Land Suitability

Evaluation Report (2006)<sup>4</sup> (The Annex 6 Report). The report grouped analysis of the suitability of potential sites around Milton Keynes into 17 land areas.

**2.3.2** The focus of this study is on the land areas identified within the Annex 6 Report but extends the study to include newly defined land areas agreed with Milton Keynes Council to the north and southeast of Milton Keynes and around the market town of Olney. The division of the existing land areas in the Annex 6 report was modified in consideration of the underlying landscape character of each area with further sub-division based on existing landscape elements (primarily roads, linear development and vegetation). These land areas are set out in **Figure A and B**. Certain land areas from the Annex 6 report were removed from consideration due to constraints such as the 1 in 100 flood risk or prior development as part of the Milton Keynes Expansion Areas or Strategic Land Areas.

**2.3.3** The land areas were visited between June and September 2015 by landscape architects experienced in landscape characterisation and sensitivity analysis, including a Chartered Member of the Landscape Institute (CMLI). The purpose of the site visits were to collect information on the landscape attributes for each land area which were sensitive to residential development. For landscapes that had not been assessed before, a field survey sheet (Appendix 1) was used to ensure site information was collected in a detailed and structured manner. For the land areas that had previously been assessed as part of the Annex 6 Report, a more rapid survey was undertaken to record any landscape changes that had occurred and to update existing evidence.

<sup>1</sup> Tudor, C (2014) An Approach to Landscape Character Assessment. Natural England

<sup>2</sup> Swanwick, C. (2003) Landscape Character Assessment Guidance. Topic Paper 6. Techniques and Criteria for Judging Sensitivity and Capacity. Countryside Agency

<sup>3</sup> Milton Keynes Landscape Character Assessment (Draft) (2015)  
Central Bedfordshire Landscape Character Assessment (Draft) (2015)  
Northamptonshire Current Landscape Character Assessment (2006)  
Aylesbury Vale Landscape Character Assessment (2008)

<sup>4</sup> The New Plan for Milton Keynes, Annex 6: Land Suitability Assessment of the Options for Growth (2006) produced by EDAW Plc Planning.

## 2.4 Structure of this Study

The remainder of this study is structured as follows:

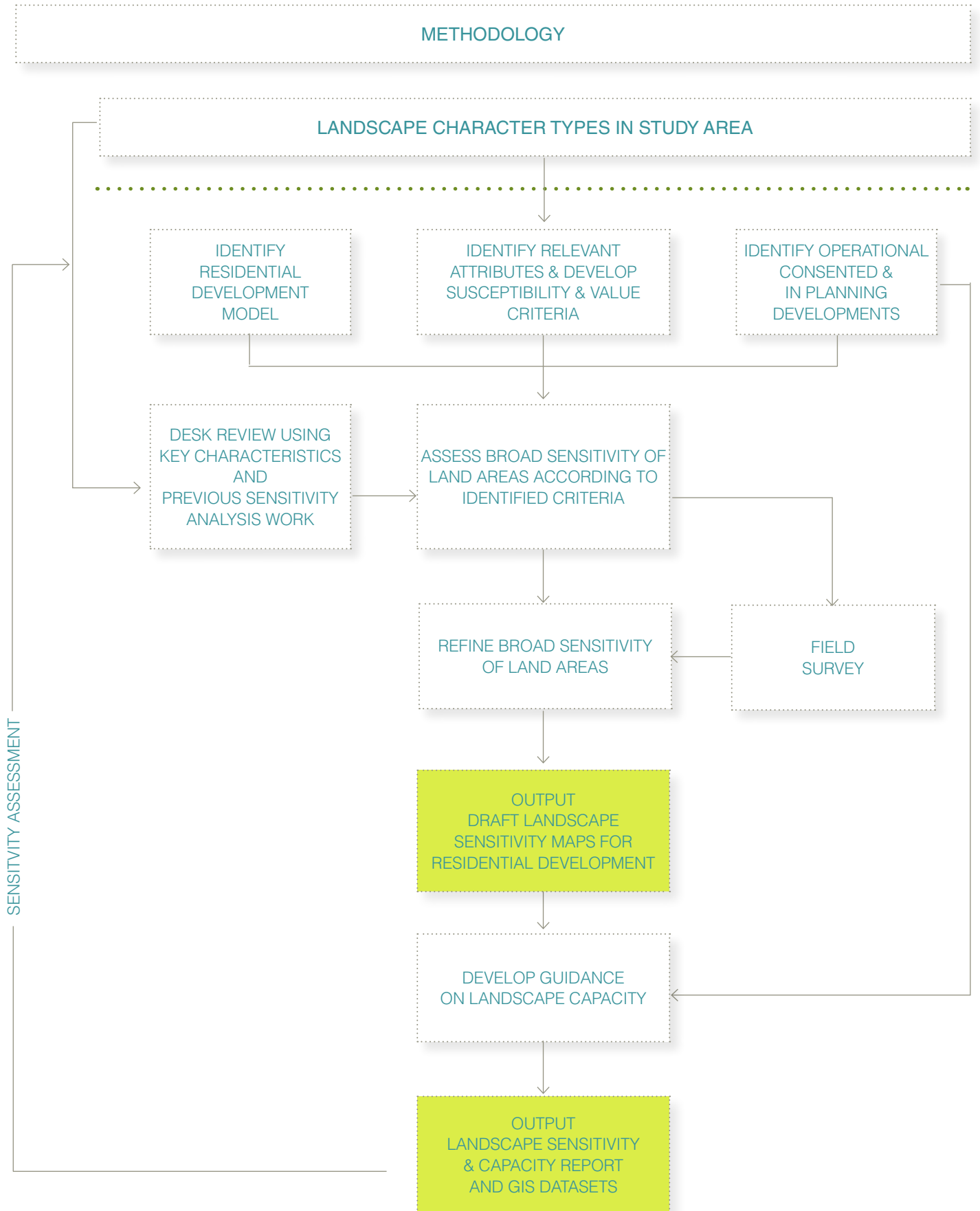
**Section 3** is an overview of the identification of the development model and landscape attributes

**Section 4** sets out the susceptibility criteria to residential development

**Section 5** defines Landscape Sensitivity to Residential Development

**Section 6** contains the landscape sensitivity assessment and guidance

**Section 7** contains the figures that illustrate the assessment



## 3. Identification of Development Model and Landscape Attributes

### 3.1 Residential Development Model

**3.1.1** This study considers the sensitivity of 30 identified landscape areas within and adjacent to the Borough to residential development. Identification of the type and scale of residential development is important as it will influence which landscape attributes are sensitive. This study considers the sensitivity of each landscape area to residential development according to parameters which have been agreed with Milton Keynes Council in terms of height and density. These parameters are intended to reflect the type of residential development most likely to be proposed by developers and is consistent with current approvals in the Borough and the immediately surrounding authorities. The model considered is a development density of up to 35 dwellings per hectare (dph), typically two-storey with some 2.5-storey buildings.

**3.2.2** For each attribute, criteria have been identified that indicate how susceptible a landscape may be to residential development. Table 1 below sets out the criteria that have been identified for indicating levels of sensitivity to residential developments. These are the criteria used to assess the susceptibility of each of the land areas identified.

**3.2.3** National and local designation and other sources of information have been used to assess the value of each landscape area. Residential development may be acceptable in designated landscapes providing the purpose of designation is not compromised. Conversely a landscape that is not designated may be highly sensitive to residential development if it has particular landscape or visual characteristics that are very susceptible to that development.

### 3.2 Identification of landscape attributes

**3.2.1** It is generally recognised that the characteristics of a landscape determine whether it is capable of accepting residential development without undue harm to the existing landscape character. Landscape and visual attributes most likely to be affected by residential development have been identified and are set out in Table 1.

---

## 4. Susceptibility Criteria

**4.1.1** This section sets out in detail the criteria considered for each landscape attribute when assessing its susceptibility to residential development. Indicators of lower and higher susceptibility are provided. Some of the attributes considered may be closely linked, for example the landform is likely to influence the degree of enclosure



TABLE 1 SUSCEPTIBILITY AND VALUE CRITERIA FOR RESIDENTIAL DEVELOPMENT

Landscape Attributes	Aspects indicating a lower susceptibility to residential development		Aspects indicating a higher susceptibility residential development
Scale	Large scale regular landscape.		Small-scale landscape with a mosaic of irregular fields.
Enclosure	A well enclosed landscape perhaps provided by tree belts/woodlands, settlement or topography.		An open or exposed landscape with few screening landscape features.
Landform	Absence of topographical variety. Flat or indistinct landform able to accommodate development with minimal manipulation		Presence of strong topographical variety. Distinct landform features such as rolling hills or steep slopes requiring manipulation to accommodate development.
Landcover pattern	Simple landscapes with regular or uniform landcover. Eroded landscape pattern or brownfield sites. Limited tree cover.		Complex/mosaic landscapes with intact structure. Rugged or irregular. Dominated by semi-natural land cover such as water meadows or extensive tree cover.
Built environment	Concentrated settlement pattern characterised by modern development. Presence of large scale industrial development or infrastructure beyond the settlement edge.		Dispersed settlement pattern. Presence of small scale historic or vernacular settlement. Settlement edge well integrated with the landscape. Very little or no presence of urban influences beyond settlement edge.
Historic landscape character	Little evidence of historic landscape patterns.		Evidence of historic landscape patterns. Registered parks and gardens or local landscape designations.
Intervisibility and visual sensitivity	Limited connections with surrounding landscapes. Not visible from designated viewpoints.		Extensive intervisibility with surrounding landscapes. Views from sensitive viewpoints such as designated landscapes/ national trails
Perception/experience	Heavily influenced by visible or audible signs of human activity.		Physically or perceptually remote, peaceful or tranquil.
Landscape Value	Low scenic quality landscape (brownfield site, industrial landscape or subject to agricultural intensification).		Highly scenic landscape with international, national or locally designations or valued for other factors that make a contribution to quality of life.

<sup>5</sup> Local designations listed are followed by an abbreviation of the local planning authority from which the designation originates.

# 5. Assessment of Landscape Sensitivity to Residential Development

## 5.1 Landscape Sensitivity

**5.1.1** The attributes of each of the land areas identified have been assessed against the criteria identified in Table 1 above and the results are set out below.

**5.1.2** In any given land area the attributes may produce conflicting scores. For example when considering susceptibility to residential development, a large scale open landscape (indicate lower susceptibility) may also have extensive views

from the surrounding landscape (indicating higher susceptibility). These issues are balanced in the overall discussion of landscape sensitivity which considers the susceptibility of the various attributes and the value of the landscape before reaching a conclusion on overall sensitivity of the land area to the residential development model identified above.

**5.1.3** A three-point sensitivity scale has been defined which is set out in Table 2 below. If the sensitivity of a land area falls between those levels, this is explained within the text

Table 2 Landscape Sensitivity Scale

Sensitivity Level	Definition
High	Residential development would result in a significant adverse change in landscape character and / or affect key landscape values.
Medium	There are likely to be opportunities to accommodate residential development without a significant adverse change in landscape character. However there are likely to be key sensitivities or values that must be respected in relation to development. Proposals must follow the guidance on siting, and cumulative impacts.
Low	Absence of topographical variety. Flat or indistinct landform able to accommodate development Residential development could be accommodated without affecting key characteristics and/or values in the landscape. Proposals must follow the guidance on siting.

## 5.2 Develop landscape guidance

**5.2.1** Finally using the sensitivity analysis, landscape guidelines which identify important aspects of landscape character to serve and enhance in planning for change have been produced to guide decisions regarding the form and location of potential residential development.

**5.2.2** It is not the purpose of landscape sensitivity assessments to say that development or change should be rejected on account of a sensitivity rating. Such decisions will depend on a wide range of different factors, such as sustainability, biodiversity, hydrology and historic environment as well as local policy.

## 6. Landscape Assessments

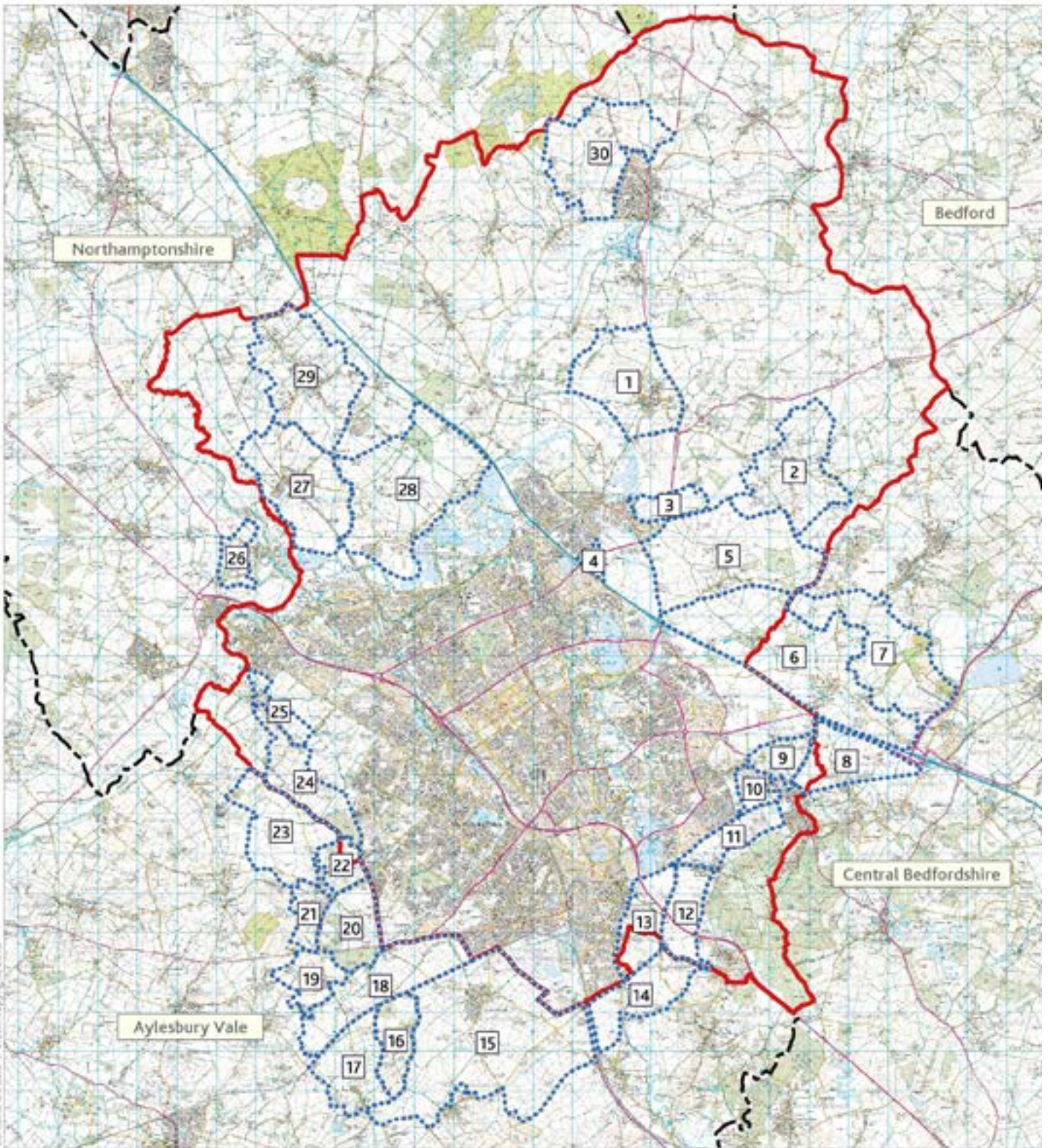
**6.1.1** This section looks at the detailed land areas adjacent to Milton Keynes, Newport Pagnell and Woburn Sands. Extensions to the villages of Castlethorpe, Hanslope, Olney, North Crawley, and Sherington, are also assessed. Figure 1.1 to 30.1 show how these land areas have been divided and 1.2- 30.2 show the National Designations and Local Plan Policies that apply to each land area.

# LAND AREAS

FIGURE A

Total Area: 11,780.09 hectares [117.8 km<sup>2</sup>]

0 2000 4000 6000 m




Continuum GIS data © Crown copyright 2015

## LEGEND

 Council Boundary

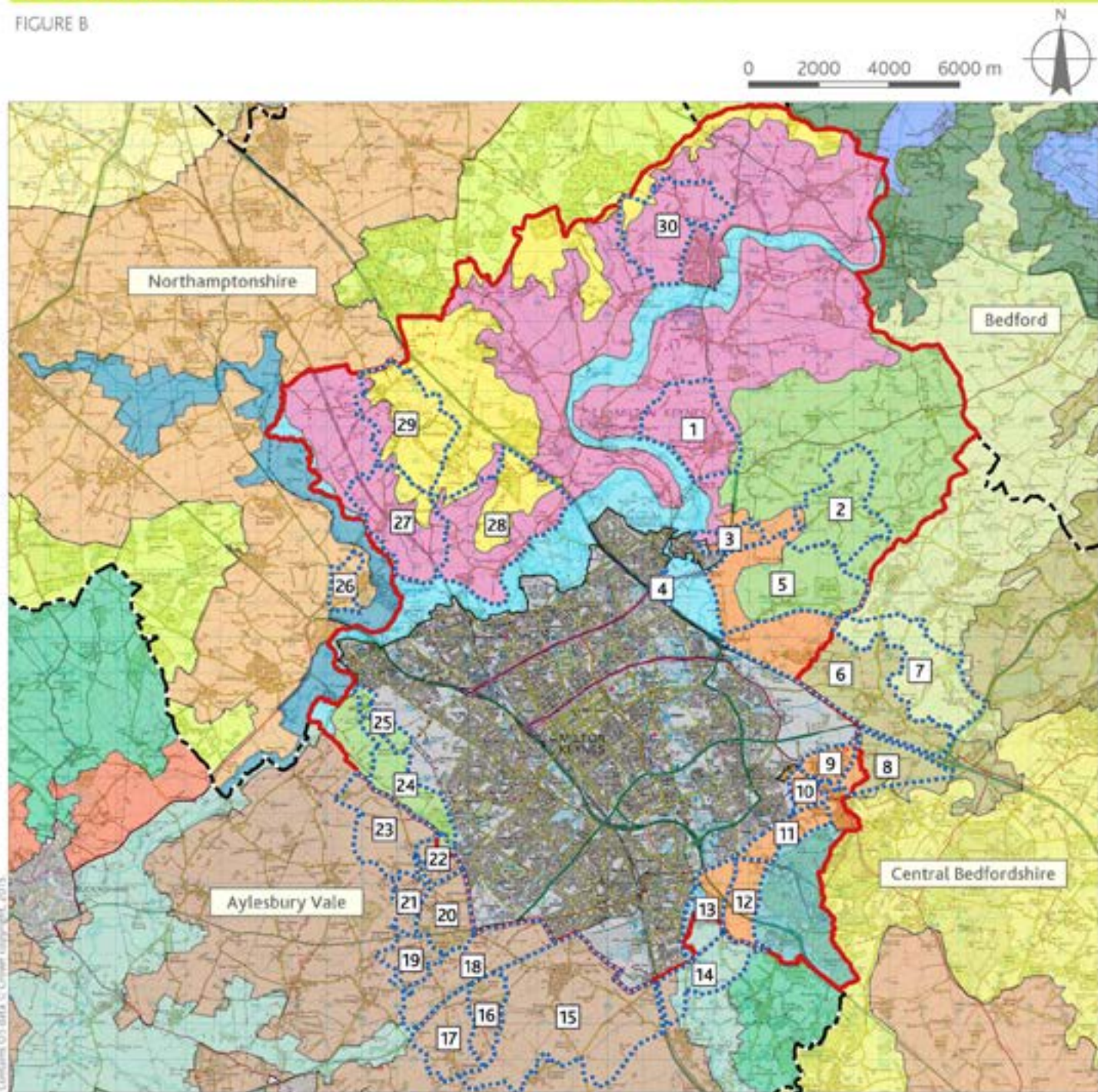
 Milton Keynes Borough

 Land Area

 Land Area Code

# LAND AREAS AND LANDSCAPE CHARACTER TYPES

FIGURE B



**LEGEND**

Milton Keynes Borough

Milton Keynes Urban Area

**NORTHAMPTONSHIRE**

- Undulating Hills and Valleys
- Undulating Claylands
- Low Wooded Clay Ridge
- River Valley Floodplain
- Urban Area

**AYLESBURY VALE**

- Wooded Ridge
- Incised Valleys
- Shallow Valleys
- Undulating Clay Plateau
- Wooded Rolling Lowlands
- Urban Area

**MILTON KEYNES**

- Clay Plateau Farmland
- River Valley
- Clay Plateau Farmland with Tributaries
- Clay Lowland Farm
- Undulating Clay Farmland
- Greensand Ridge

**BEDFORD/CENTRAL BEDFORDSHIRE**

- Clay Farmland
- Wooded Wolds
- Limestone Valleys
- Clay Vales
- Wooded Greensand Ridge
- Clay Hills

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## 6.2 LAND AREA 1 – Sherington

6.2.1 Land Area 1 is located around the village of Sherington.

### 6.2.2 Susceptibility to Residential Development

Landscape Attribute	Character	Low	Medium	High
Scale	Mixed field pattern from small scale landscape around the village to larger 20th century fields on higher ground to the north and along the valley floor.			
Enclosure	The undulating landform encloses the landscape around the village. There is a network of well-tended hedgerows. On higher ground to the north and in the broad Ouse valley, the landscape opens out.			
Landform	Much of the land area is characterised by the distinctive undulating landform typical of the Ouse Valley. This widens out along the valley floor.			
Landcover pattern	A mixed landscape of arable and pasture, with pasture mainly found around the village and along the valley floor. Little woodland cover except for three spinneys on higher ground to the north.			
Built environment	The small historic village of Sherington is compact with little presence of urban influences beyond the settlement edge.			
Historic landscape character	The village of Sherington with its ancient moat, sits between registered parkland at Tyringham Hall and Chicheley Hall, historic landscapes that are located just beyond the boundary of the land area. There are fragments of ancient woodlands on higher ground.			
Intervisibility	There are far reaching views from the higher ground to the north of the land area (for example on the Three Shires Way) across the undulating landscape both south towards Milton Keynes and north towards Emberton. There are also views across the river valley from around Sherington.			
Perception/ experience	This land area retains a tranquil rural character despite its proximity to Newport Pagnell.			
Landscape Value	The land area sits within the Area of Attractive Landscape. The landscape provides scenic interest from its distinctive undulating landform and the extensive river valley formed by a meander in the River Great Ouse. The land area has recreational value from long distance paths in including the Ouse Valley Way and Three Shires Way.			

# LAND AREA 1 – Sherington

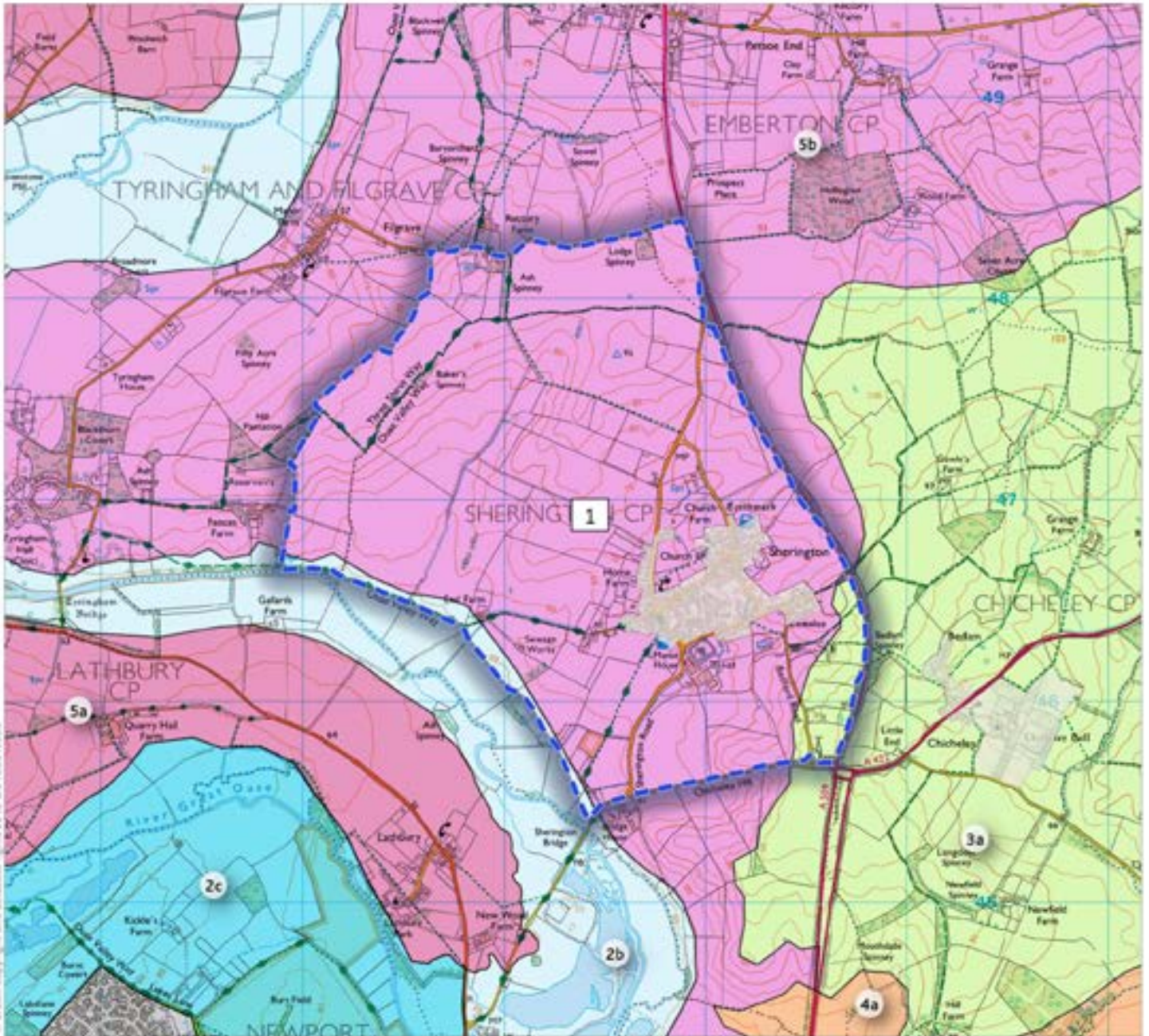
Total Area: 518.85 hectares

## Landscape Character Areas

FIGURE 1.1



0 500 1000 1500 m



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### LEGEND

- 1 Land Area
- Milton Keynes Borough
- Milton Keynes Urban Area
- Milton Keynes Settlement Area

### MILTON KEYNES

- 2b Ouse Rural River Valley
- 2c Ouse Urban River Valley
- 3a North Crawley Clay Plateau Farmlands with Tributaries
- 4a Broughton to Tickford Clay Lowland Farmland
- 5a Ouse North Undulating Clay Farmland
- 5b Ouse South Undulating Clay Farmland

# LAND AREA 1 – Sherington

Total Area: 518.85 hectares

National Designations and Local Plan Policies

FIGURE 1.2



0 500 1000 1500 m



## LEGEND

- 1 Land Area
- Council Boundary
- Milton Keynes Urban Area
- Milton Keynes Settlement Area

## NATIONAL DESIGNATIONS

- Scheduled Ancient Monument
- Ancient Woodland
- Registered Parks and Gardens

## MILTON KEYNES LOCAL PLAN

- Conservation Area
- Area of Attractive Landscape
- Open Countryside

## RISK OF FLOODING\*

- High
- Medium

\* High - chance of flooding of greater than 1 in 30  
 Medium - chance of flooding of between 1 in 30 and 1 in 100



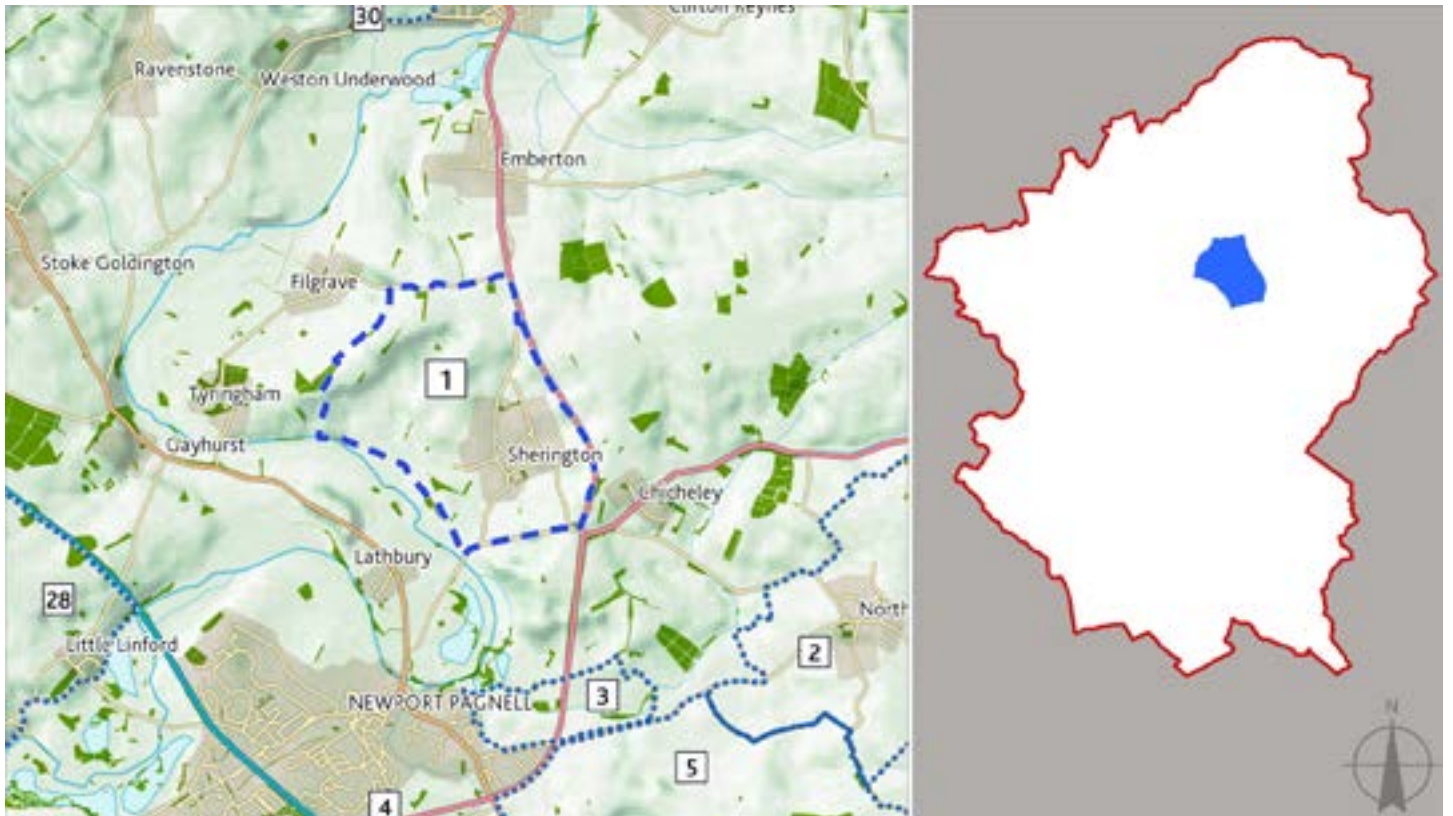
## LAND AREA 1 – Sherington

### 6.2.3 Sensitivity

Low	Medium	High
-----	--------	------

### 6.2.4 Capacity

Residential development would result in a significant adverse change in landscape character. Key characteristics and qualities of the landscape, including its tranquil rural character, the undulating landscape and the far reaching views to the surrounding countryside, make it vulnerable to change from development.



## 6.3 LAND AREA 2 – North Crawley

6.3.1 Land Area 27 is located around the village of North Crawley.

### 6.3.2 Susceptibility to Residential Development

Landscape Attribute	Character	Low	Medium	High
Scale	A large scale regular landscape.	Low	Medium	High
Enclosure	A flat open landscape with screening provided by boundary hedgerows and mature hedgerow trees.	Low	Medium	High
Landform	Large undulating plateau, isolated above the surrounding landscape.	Low	Medium	High
Landcover pattern	Mostly arable with some pasture and treed parkland around the village of North Crawley.	Low	Medium	High
Built environment	The historic village centre of North Crawley lies south of the High Street. The modern extension to the north presents a sharp urban edge, particularly along the plateau edge on Chicheley Road. This compact village has one area of ribbon development along Folly Lane which includes a small industrial estate at Hurst End.	Low	Medium	High
Historic landscape character	Chicheley Estate and North Crawley Estate lie either side of the village.	Low	Medium	High
Intervisibility	There are long distance panoramic views across the plateau, and towards Milton Keynes in the south west.	Low	Medium	High
Perception/experience	A tranquil agricultural area which can feel remote and empty thanks to the large scale of the arable fields.	Low	Medium	High
Landscape Value	Open Countryside. A good network of PProWs extend from the village.	Low	Medium	High

# LAND AREA 2 – North Crawley

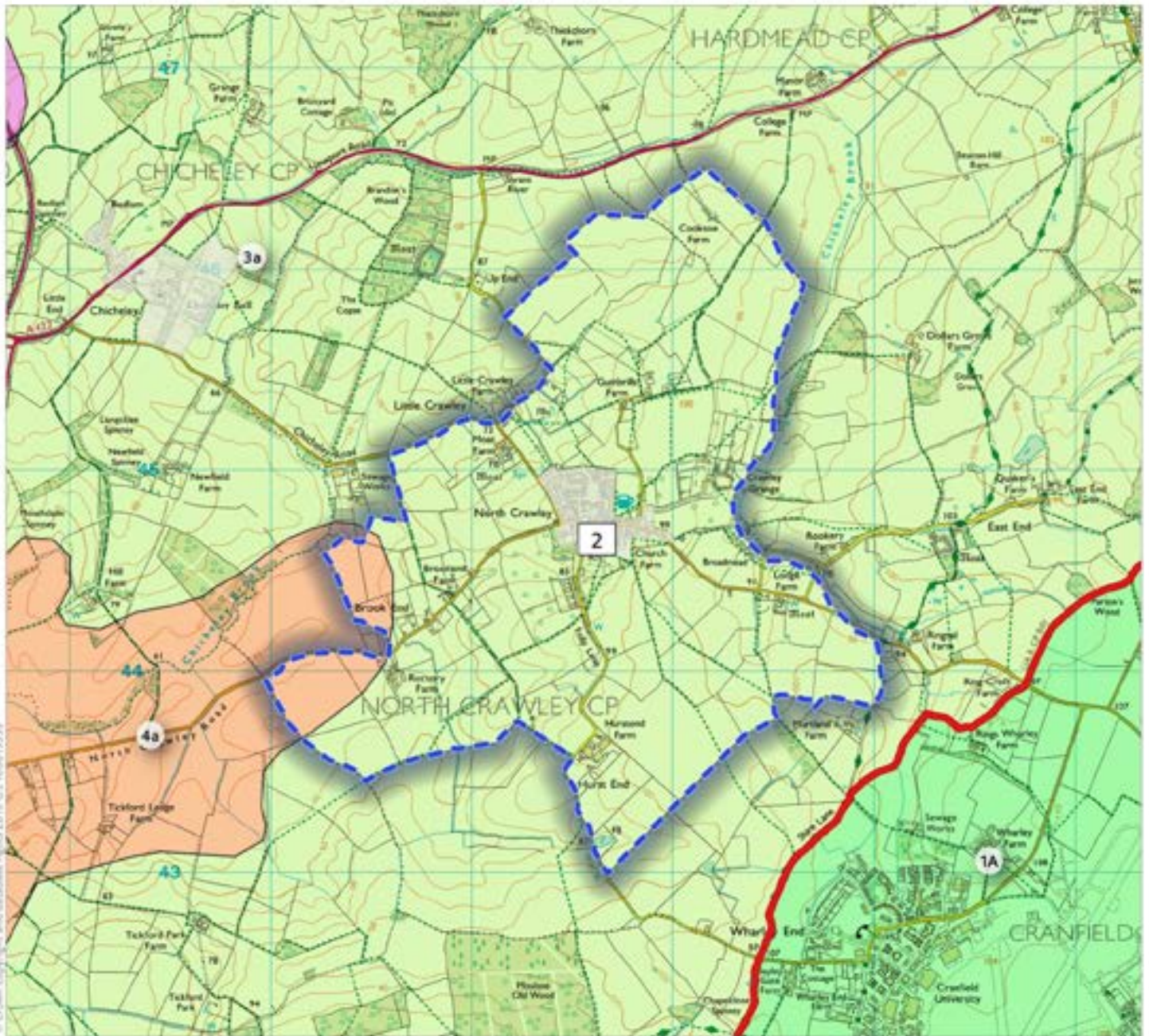
Total Area: 516.87 hectares

## Landscape Character Areas

FIGURE 2.1



0 500 1000 1500 m



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### LEGEND

- 2 Land Area
- Milton Keynes Borough
- Milton Keynes Settlement Area

### MILTON KEYNES

- 3a North Crawley Clay Plateau Farmlands with Tributaries
- 4a Broughton to Tickford Clay Lowland Farmland

### BEDFORD / CENTRAL BEDFORDSHIRE

- 1A Cranfield to Stagsten Clay Farmland

# LAND AREA 2 – North Crawley

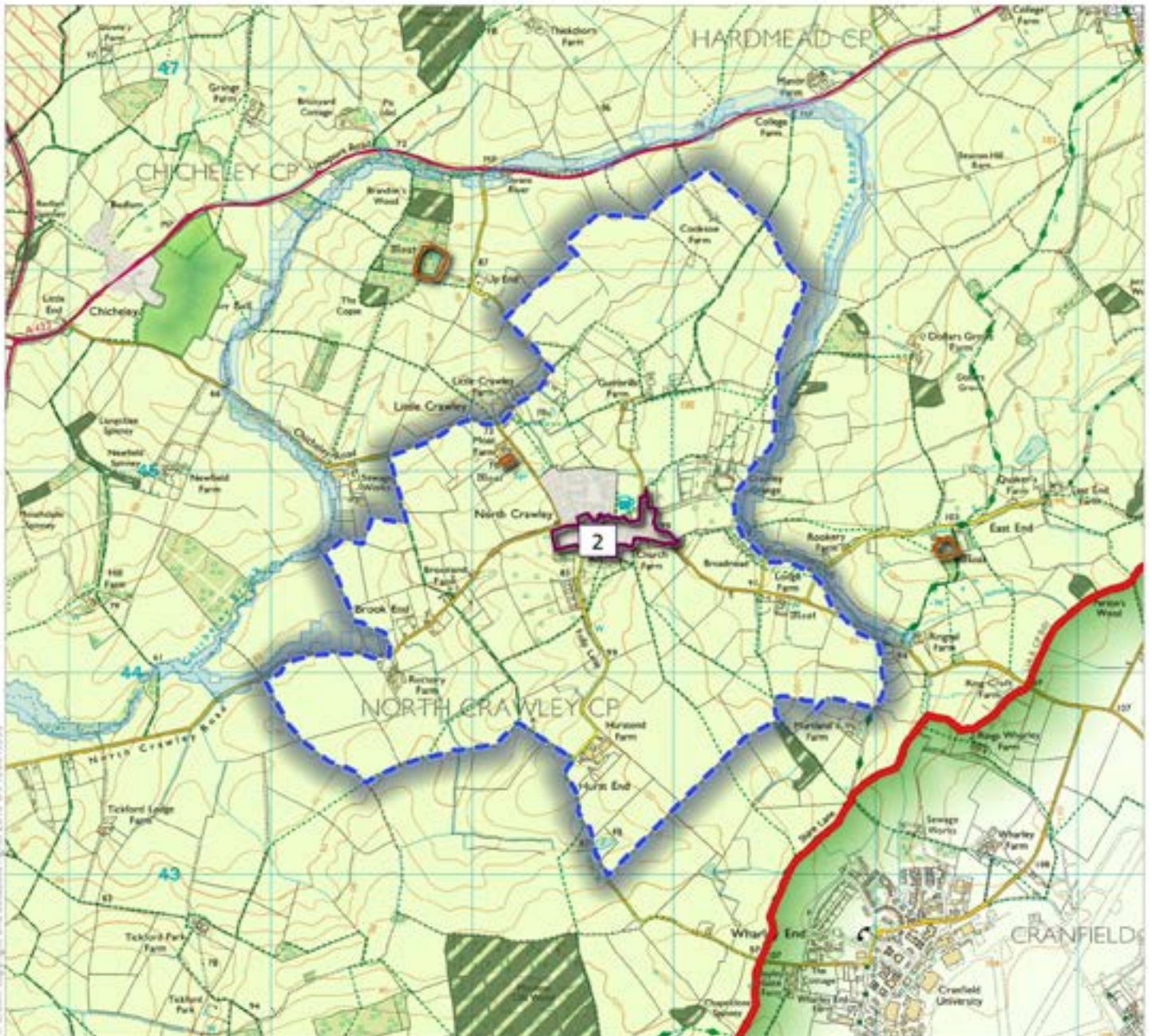
Total Area: 516.87 hectares

National Designations and Local Plan Policies

FIGURE 2.2



0 500 1000 1500 m



## LEGEND

- 2 Land Area
- Council Boundary
- Milton Keynes Borough
- Milton Keynes Settlement Area

## NATIONAL DESIGNATIONS

- Scheduled Ancient Monument
- Ancient Woodland
- Registered Parks and Gardens

## RISK OF FLOODING\*

- High
- Medium

## MILTON KEYNES LOCAL PLAN

- Conservation Area
- Area of Attractive Landscape
- Open Countryside

## BEDFORD / CENTRAL BEDFORDSHIRE LOCAL PLANS

- Forest of Marston Vale

\* High - chance of flooding of greater than 1 in 30  
 Medium - chance of flooding of between 1 in 30 and 1 in 100

## LAND AREA 2 – North Crawley

### 6.3.3 Sensitivity

Low	<b>Medium</b>	High
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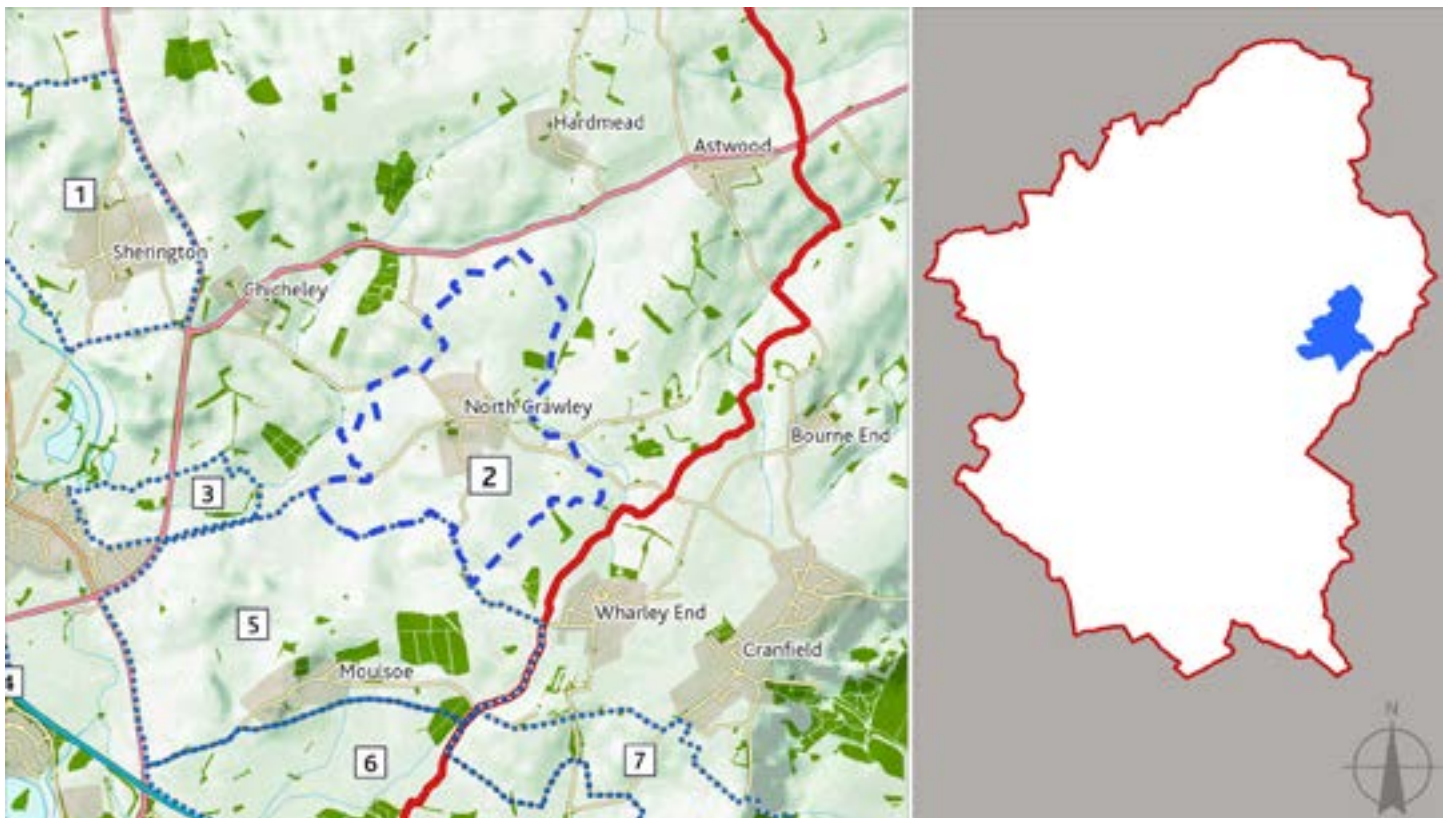
### 6.3.4 Capacity

There are likely to be opportunities to accommodate residential development without a significant adverse change in landscape character. This is a relatively simple plateau landscape which can feel empty and isolated from the surrounding landscape. There are no woodlands in the area although enclosure is provided by hedgerows and hedgerow trees in some areas.

Parkland trees within and around the village provide a positive setting to the historic village of North Crawley. The newer settlement edge north of the High Street makes little contribution to the setting of the village.

Development should be located away from the plateau edge to avoid intervisibility with a wider area. There is potential for the peaceful agricultural character of the area to be diluted.

Reinforce existing hedgerows to maintain a strong landscape pattern and provide enclosure.



## 6.4 LAND AREA 3 – Tickford Claylands

6.1.1 Land Area 3 is a small area, divided by the A422. The character of the landscape is noticeable different on the two sides of the road.

### 6.4.2 Susceptibility to Residential Development

Landscape Attribute	Character	Low	Medium	High
Scale	Small to medium scale landscape.			
Enclosure	A contained landscape with a strong sense of enclosure. Hedgerows are in good condition. Higher wooded ground beyond the boundaries of the land area give a sense of enclosure. The landscape becomes more open in the north west towards the Ouse river valley.			
Landform	East of the A509 the lowland landscape undulates down to the Chicheley Brook, enclosed by the higher plateau of Chicheley to the north and Moulsoe to the south.  East of the A509 the land becomes flatter with floodplain characteristics.			
Landcover pattern	A simple pattern of arable fields with woodland on the fringe of the area.			
Built environment	The area is dissected by the busy A509. The area to the west of the road is influenced by the settlement edge of Newport Pagnell including both residential areas and an industrial estate to the south.  The rural area to the east of the A509 remains more rural and remote, isolated by this busy road.			
Historic landscape character	Little evidence of historic landscape character.			
Intervisibility	Limited intervisibility with the surrounding landscape.			
Perception/experience	The western half of this land area is defined by the settlement edge of Newport Pagnell to the west and the A509 to the east.  The eastern half of the land area is more tranquil despite visual and auditory intrusion from the A509.			
Landscape Value	Area of Attractive Landscape (MK) covers the western half of the land area.			

# LAND AREA 3 – Tickford Claylands

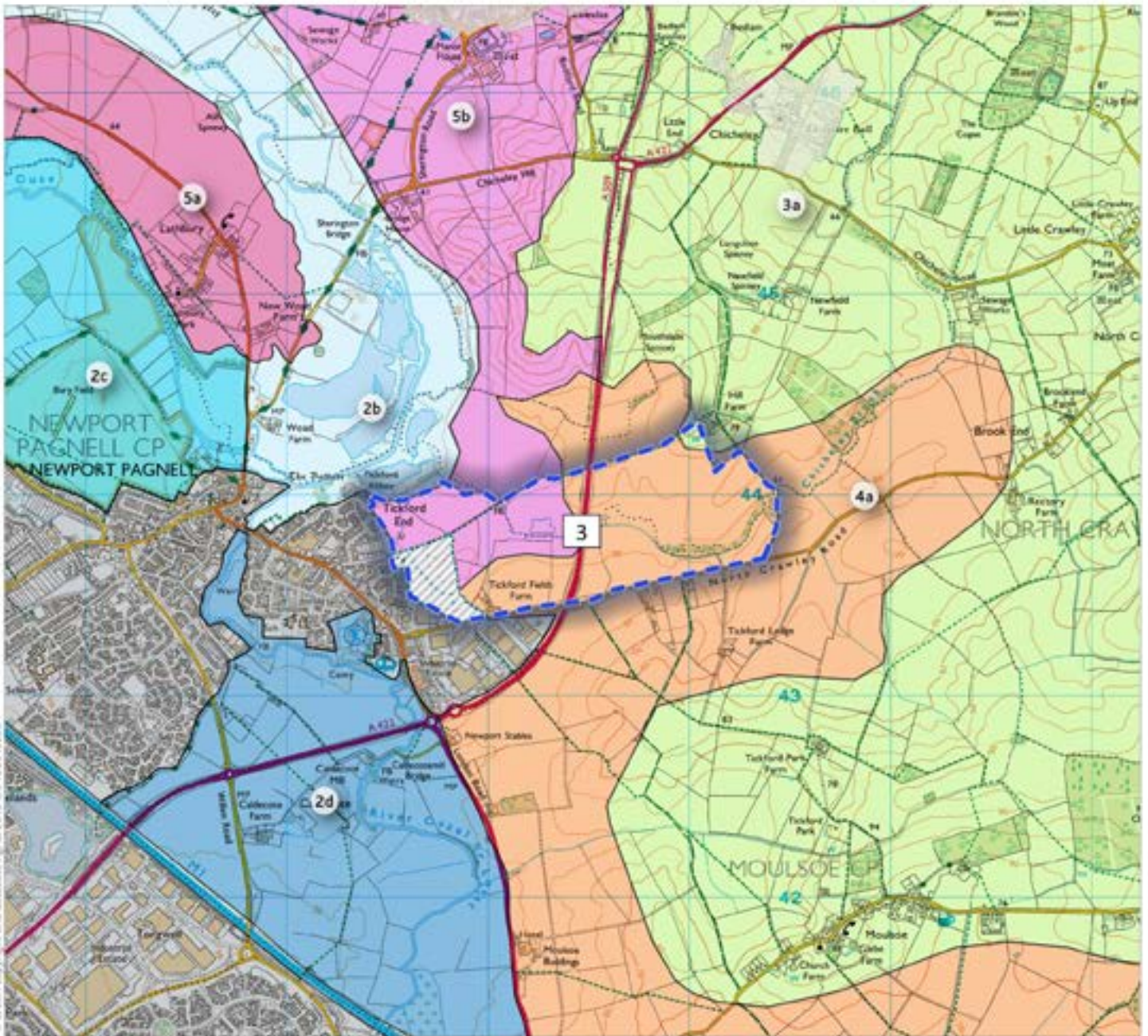
Total Area: 113.59 hectares

## Landscape Character Areas

FIGURE 3.1



0 500 1000 1500 m



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### LEGEND

- 3 Land Area
- Milton Keynes Borough
- Milton Keynes Urban Area
- Milton Keynes Settlement Area
- Expansion Areas and Strategic Land Allocation

### MILTON KEYNES

- 2b Ouse Rural River Valley
- 2c Ouse Urban River Valley
- 2d Ouzel North Urban River Valley
- 3a North Crawley Clay Plateau Farmlands with Tributaries
- 4a Broughton to Tickford Clay Lowland Farmland
- 5a Ouse North Undulating Clay Farmland
- 5b Ouse South Undulating Clay Farmland

# LAND AREA 3 – Tickford Claylands

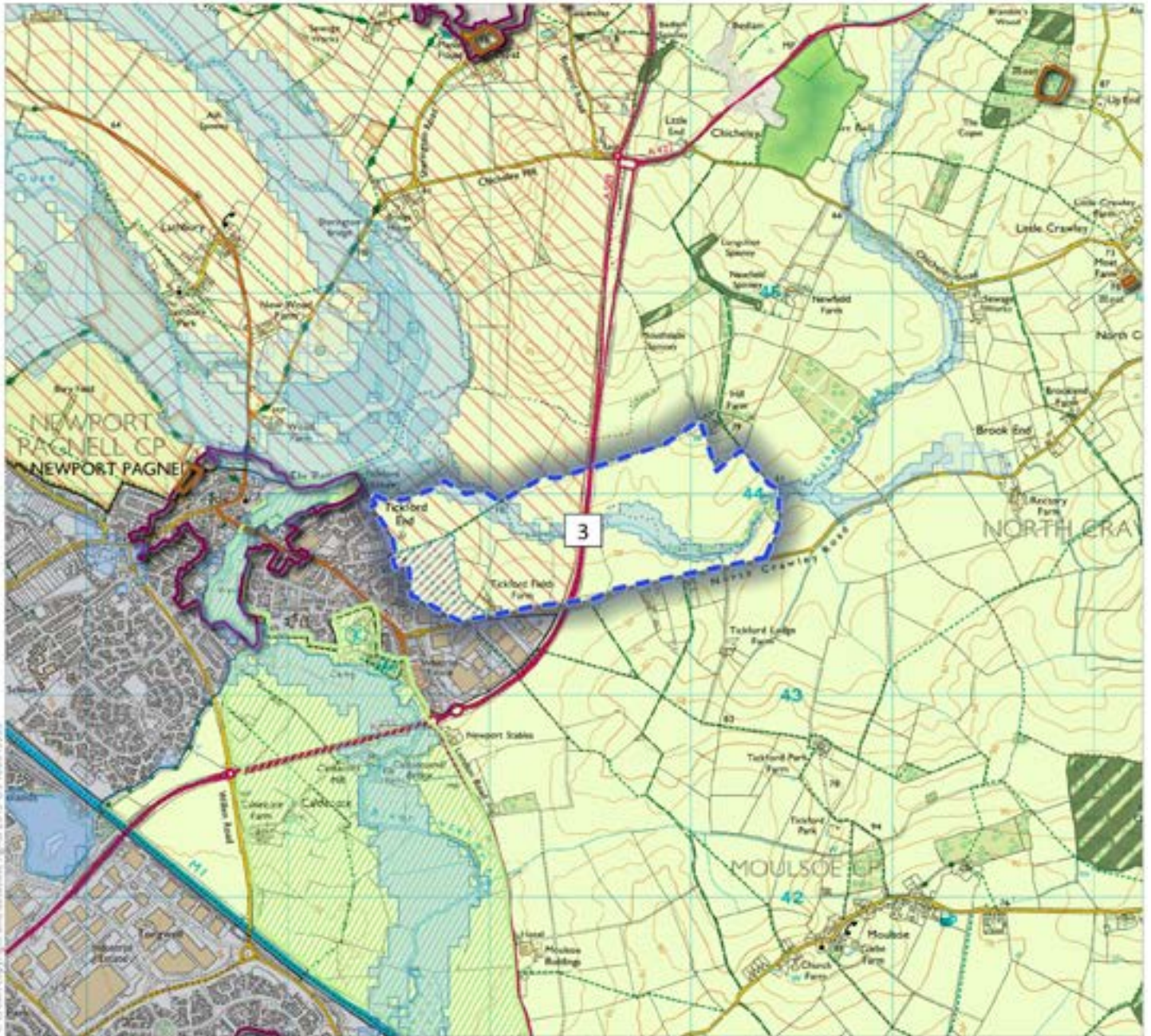
Total Area: 113.59 hectares

National Designations and Local Plan Policies

FIGURE 3.2



0 500 1000 1500 m



## LEGEND

- 3 Land Area
- Council Boundary
- Milton Keynes Borough
- Milton Keynes Urban Area
- Milton Keynes Settlement Area
- Expansion Areas and Strategic Land Allocation

## NATIONAL DESIGNATIONS

- Scheduled Ancient Monument
- Ancient Woodland
- Registered Parks and Gardens

## RISK OF FLOODING\*

- High
- Medium

## MILTON KEYNES LOCAL PLAN

- Conservation Area
- Linear Park Extension
- Area of Attractive Landscape
- Open Countryside

\* High - chance of flooding of greater than 1 in 30  
Medium - chance of flooding of between 1 in 30 and 1 in 100



## LAND AREA 3 – Tickford Claylands

### 6.4.3 Sensitivity

Low	Medium	High
-----	--------	------

### 6.4.4 Capacity

There are likely to be opportunities to accommodate residential development without a significant adverse change in landscape character. This is a well enclosed landscape with a good network of hedgerows.

Development should be located on the low lying areas, west of the A509 and adjacent to the existing settlement edge of Newport Pagnell. Contain development within the existing landscape framework. The more undulating rural landscape to the east around the Chicheley Brook is more sensitive to development.



## 6.5 LAND AREA 4 – Caldecote River Valley

**6.5.1** Land Area 4 is a small triangular area adjacent to the urban areas of Milton Keynes and Newport Pagnell, divided by the A422.

### 6.5.2 Susceptibility to Residential Development

Landscape Attribute	Character	Low	Medium	High
Scale	Large scale			
Enclosure	An enclosed landscape with good quality hedges along the road network.			
Landform	Flat floodplain landscape associated with the River Ouzel.			
Landcover pattern	Agricultural land that is currently used for gravel extraction.			
Built environment	The area is enclosed on two sides by the built edge of Milton Keynes but is isolated by the M1 and is dissected by the busy A422.			
Historic landscape character	Little evidence of historic landscape character.			
Intervisibility	Limited connections with the surrounding area.			
Perception/experience	This land area is influenced by the built environment of Milton Keynes and intrusion from the M1 corridor and the A422.			
Landscape Value	A site of low scenic value.			

# LAND AREA 4 – Caldecote River Valley

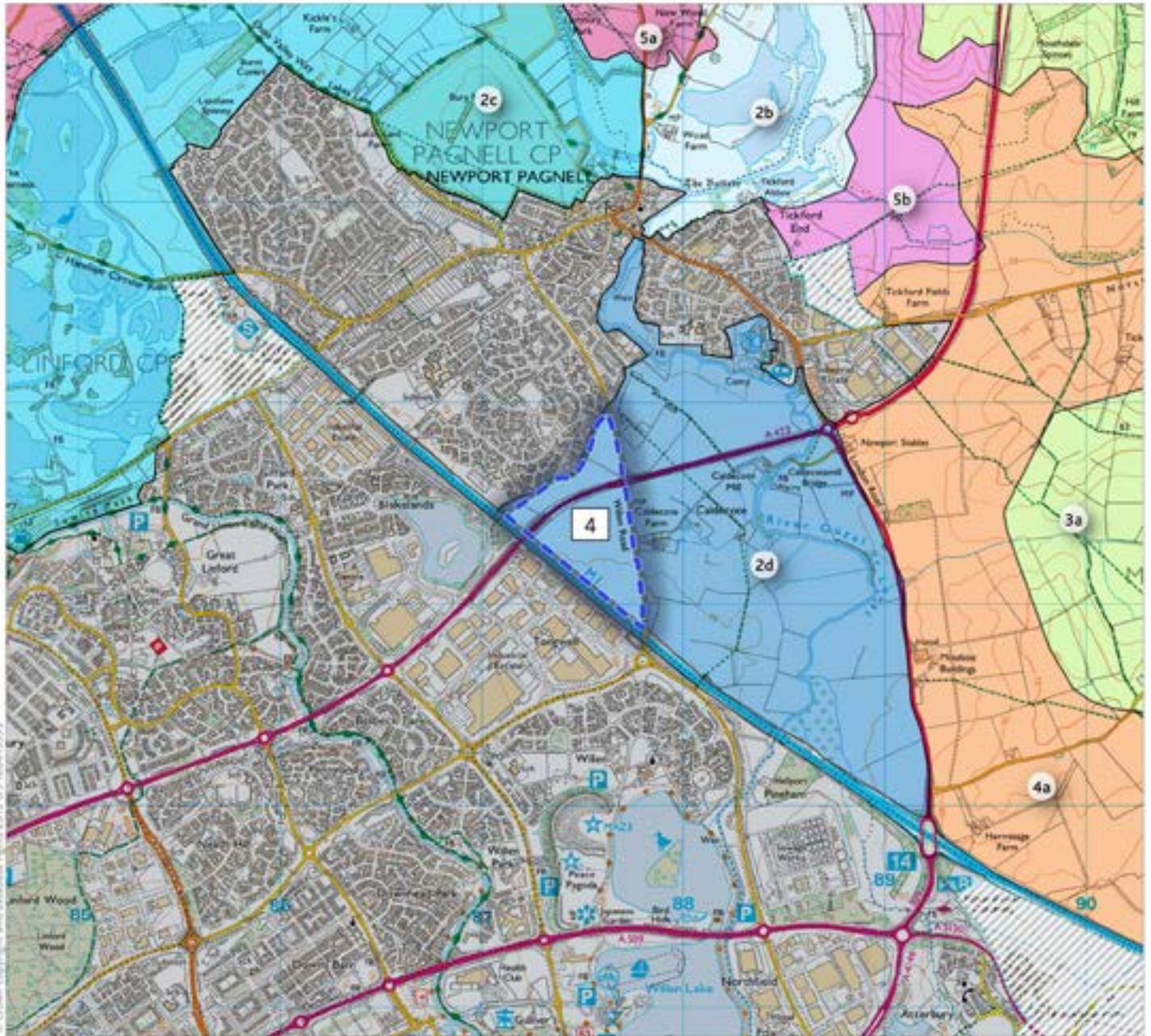
Total Area: 30.35 hectares

## Landscape Character Areas

FIGURE 4.1



0 500 1000 1500 m



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### LEGEND

- 4 Land Area
- Milton Keynes Borough
- Milton Keynes Urban Area
- Expansion Areas and Strategic Land Allocation

### MILTON KEYNES

- 2b Ouse Rural River Valley
- 2c Ouse Urban River Valley
- 2d Ouzel North Urban River Valley
- 3a North Crawley Clay Plateau Farmlands with Tributaries
- 4a Broughton to Tickford Clay Lowland Farmland
- 5a Ouse North Undulating Clay Farmland
- 5b Ouse South Undulating Clay Farmland

# LAND AREA 4 – Caldecote River Valley

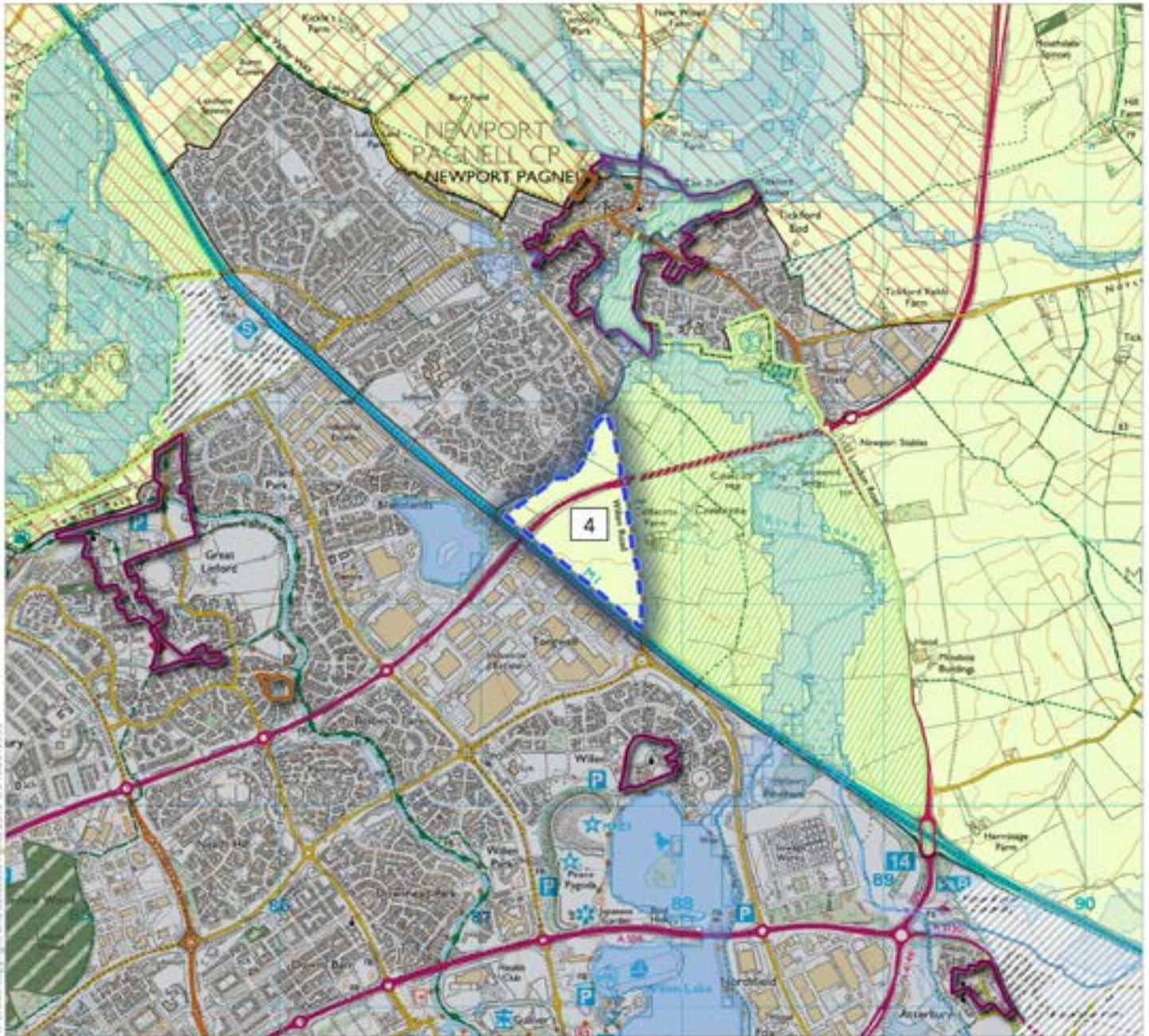
Total Area: 30.35 hectares

National Designations and Local Plan Policies

FIGURE 4.2



0 500 1000 1500 m



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## LEGEND

- 4 Land Area
- Council Boundary
- Milton Keynes Borough
- Milton Keynes Urban Area
- Expansion Areas and Strategic Land Allocation

## NATIONAL DESIGNATIONS

- Scheduled Ancient Monument
- Ancient Woodland

## MILTON KEYNES LOCAL PLAN

- Conservation Area
- Linear Park Extension
- Area of Attractive Landscape
- Open Countryside

## RISK OF FLOODING\*

- High
- Medium

\* High - chance of flooding of greater than 1 in 30  
Medium - chance of flooding of between 1 in 30 and 1 in 100

## LAND AREA 4 – Caldecote River Valley

### 6.5.3 Sensitivity

<b>Low</b>	<b>Medium</b>	<b>High</b>
------------	---------------	-------------

### 6.5.4 Capacity

Residential development could be accommodated without affecting key characteristics and/or values in the landscape. The landscape is a brownfield site currently used for gravel extraction.

This land area adjoins the built edge of Newport Pagnell and Milton Keynes. However, except for a small area to the north between Tongwell Lane and the A422 the site is isolated by the M1 and the A422 and the floodplain of the River Ouzel to the east.



## 6.6 LAND AREA 5 – Moulsoe Plateau

**6.6.1** Land Area 5 stretches between the A509 and the eastern boundary of Milton Keynes. The plateau area, ascending towards the east encompasses the northern areas of Moulsoe.

### 6.6.2 Susceptibility to Residential Development

Landscape Attribute	Character	Low	Medium	High
Scale	Medium to large scale plateau landscape.	Low		
Enclosure	The landscape is enclosed on higher ground by areas of semi-natural woodland blocks and copses. Hedgerows are generally in a good condition. The lower slopes are more open.		Medium	
Landform	A complex undulating landform, with rolling topography particularly around Moulsoe. Lower, south and west facing slopes which fall towards the River Ouzel are less complex.		Medium	
Landcover pattern	Generally arable fields with woodland blocks, some extensive such as Moulsoe Old Wood.		Medium	
Built environment	Generally unsettled apart from the village of Moulsoe which sits on a low hill and a small number of isolated farms.		Medium	
Historic landscape character	The village church at Moulsoe is a prominent landmark on the plateau. Moulsoe Old Wood is an area of ancient woodland.		Medium	
Intervisibility	Open views across the rolling countryside from higher ground around Moulsoe. Long distance views south towards Milton Keynes and warehouse development along M1 and towards the Greensand Ridge.		Medium	
Perception/experience	Despite its proximity to Milton Keynes, this is a tranquil area which is generally remote and inaccessible apart from by public rights of way. On the lower slopes to the west of the area, there are some modern intrusions such as the industrial development on the edge of Newport Pagnell to the north west and visual and auditory intrusion from the M1 corridor.			High
Landscape Value	Open countryside (MK). Ancient Woodland. Recreational value due to the strong network of PRowS.		Medium	

# LAND AREA 5 – Moulsoe Plateau

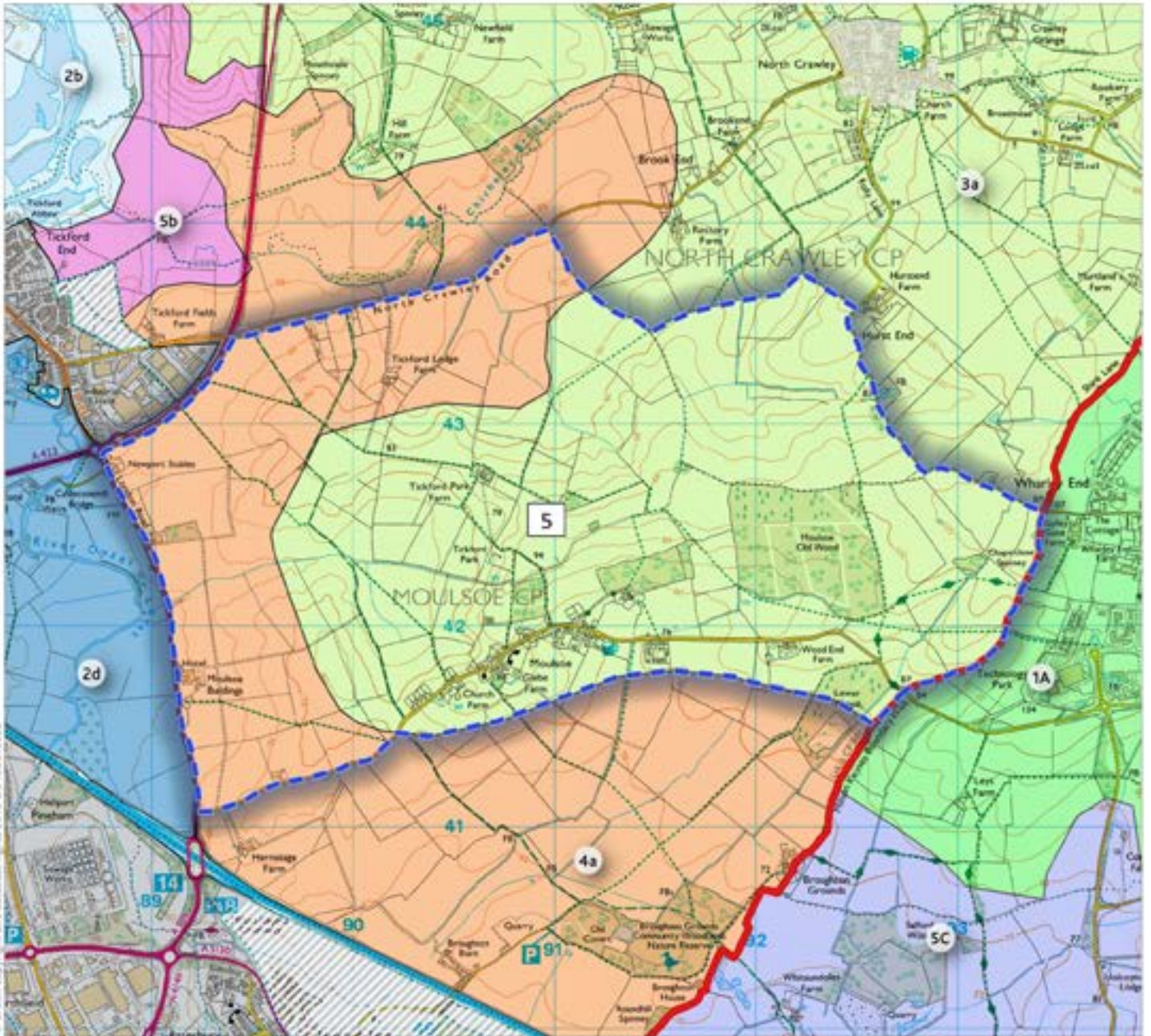
Total Area: 809.73 hectares

## Landscape Character Areas

FIGURE 5.1



0 500 1000 1500 m



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### LEGEND

- 5 Land Area
- Milton Keynes Borough
- Milton Keynes Urban Area
- Milton Keynes Settlement Area
- Expansion Areas and Strategic Land Allocation

### MILTON KEYNES

- 2b Ouse Rural River Valley
- 2d Ouzel North Urban River Valley
- 3a North Crawley Clay Plateau Farmlands with Tributaries
- 4a Broughton to Tickford Clay Lowland Farmland
- 5b Ouse South Undulating Clay Farmland

### BEDFORD / CENTRAL BEDFORDSHIRE

- 1A Cranfield to Stagsten Clay Farmland
- 5C Salford-Apsley Clay Vale

# LAND AREA 5 – Moulsoe Plateau

Total Area: 809.73 hectares

National Designations and Local Plan Policies

FIGURE 5.2



0 500 1000 1500 m



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## LEGEND

- 5 Land Area
- Council Boundary
- Milton Keynes Borough
- Milton Keynes Urban Area
- Milton Keynes Settlement Area
- Expansion Areas and Strategic Land Allocation

## NATIONAL DESIGNATIONS

- Scheduled Ancient Monument
- Ancient Woodland

## RISK OF FLOODING\*

- High
- Medium

## MILTON KEYNES LOCAL PLAN

- Conservation Area
- Linear Park Extension
- Area of Attractive Landscape
- Open Countryside

## BEDFORD / CENTRAL BEDFORDSHIRE LOCAL PLANS

- Forest of Marston Vale

\* High - chance of flooding of greater than 1 in 30  
 Medium - chance of flooding of between 1 in 30 and 1 in 100



## LAND AREA 5 – Moulsoe Plateau

### 6.6.3 Sensitivity

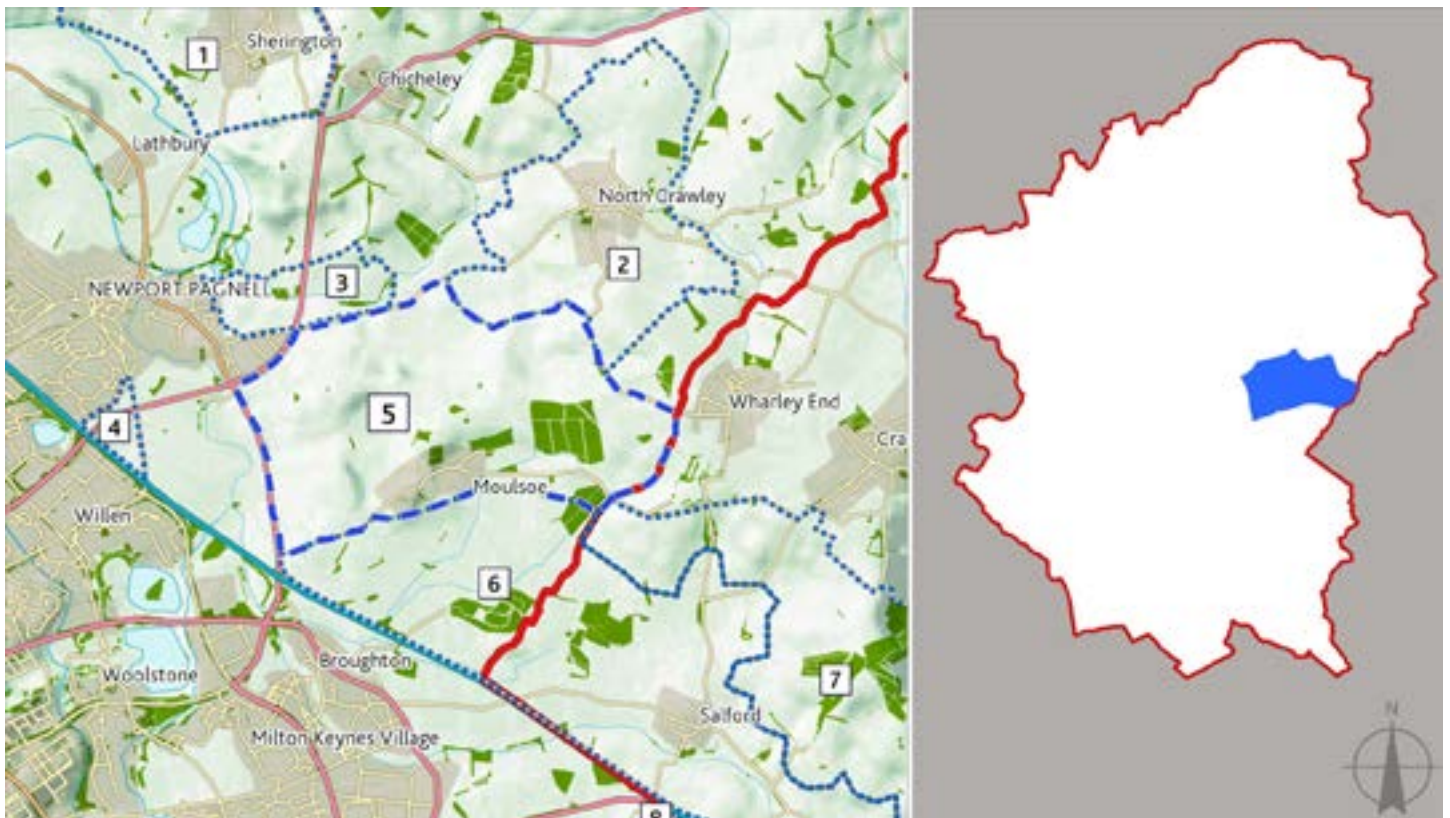
Low	Medium	High
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### 6.6.4 Capacity

There are likely to be opportunities to accommodate residential development without a significant adverse change in landscape character. The more open landscape on the lower slopes of the Ouzel valley, in proximity to the A509 London Road and the North Crawley Road are less sensitive to residential development.

The higher rolling plateau around Moulsoe is a quiet rural area which is generally remote and inaccessible, except for the good network of PRoWs. The rolling landscape with its woodland pattern including the ancient woodland at Moulsoe Old Wood has high recreational value and is vulnerable to change.

Maintain the character of the village of Moulsoe. Conserve the pattern of woodlands including Moulsoe Old Wood and the existing landscape framework.



## 6.7 LAND AREA 6 – Salford Claylands

**6.7.1** Land Area 6 is the second largest of the assessed land areas. The Land Area adjoins the M1 on its north eastern side, stretching through the eastern boundary of Milton Keynes to the area of Salford in Central Bedfordshire.

### 6.7.2 Susceptibility to Residential Development

Landscape Attribute	Character	Low	Medium	High
Scale	Medium to large scale landscape.			
Enclosure	An open landscape. Hedgerows are generally in a poor condition, often marked by hedgerow trees. There are only remnant areas of woodland (Salford Wood and Broughton Ground Community Woodlands Nature Reserve).			
Landform	Generally flat landform			
Landcover pattern	Generally large open arable fields. Marginal, unmanaged land along the M1 corridor, plus areas dominated by horse paddocks with a poor landscape structure.			
Built environment	The M1 corridor, particularly at Junction 13 and 14 is a dominant visual and audible presence that runs along the southern boundary. The Eastern Expansion of Milton Keynes runs adjacent to the area to the south west of the M1 between the A421 and Junction 14. Generally unsettled apart from the villages of Salford and Hulcote which both lie in a tributary valley of the Ouse.			
Historic landscape character	There are slight settlement earthworks around Salford & Hulcote, and a medieval moated site at Conn's Farm, Cranfield. There are pockets of medieval ridge and furrow.			
Intervisibility	The relatively flat topography allow long distance views towards and the wooded Greensand Ridge to the south and the elevated clay plateau around Cranfield to the north.			
Perception/experience	Parts of this area are quiet and rural. However, the proximity of the M1 and the edge of Milton Keynes are urbanising influences on the perception of the area.			
Landscape Value	Strategic Green Infrastructure/ forest of Marston Vale (Central Bedfordshire) covers the eastern half of the land area.  Open countryside (MK)			

# LAND AREA 6 – Salford Claylands

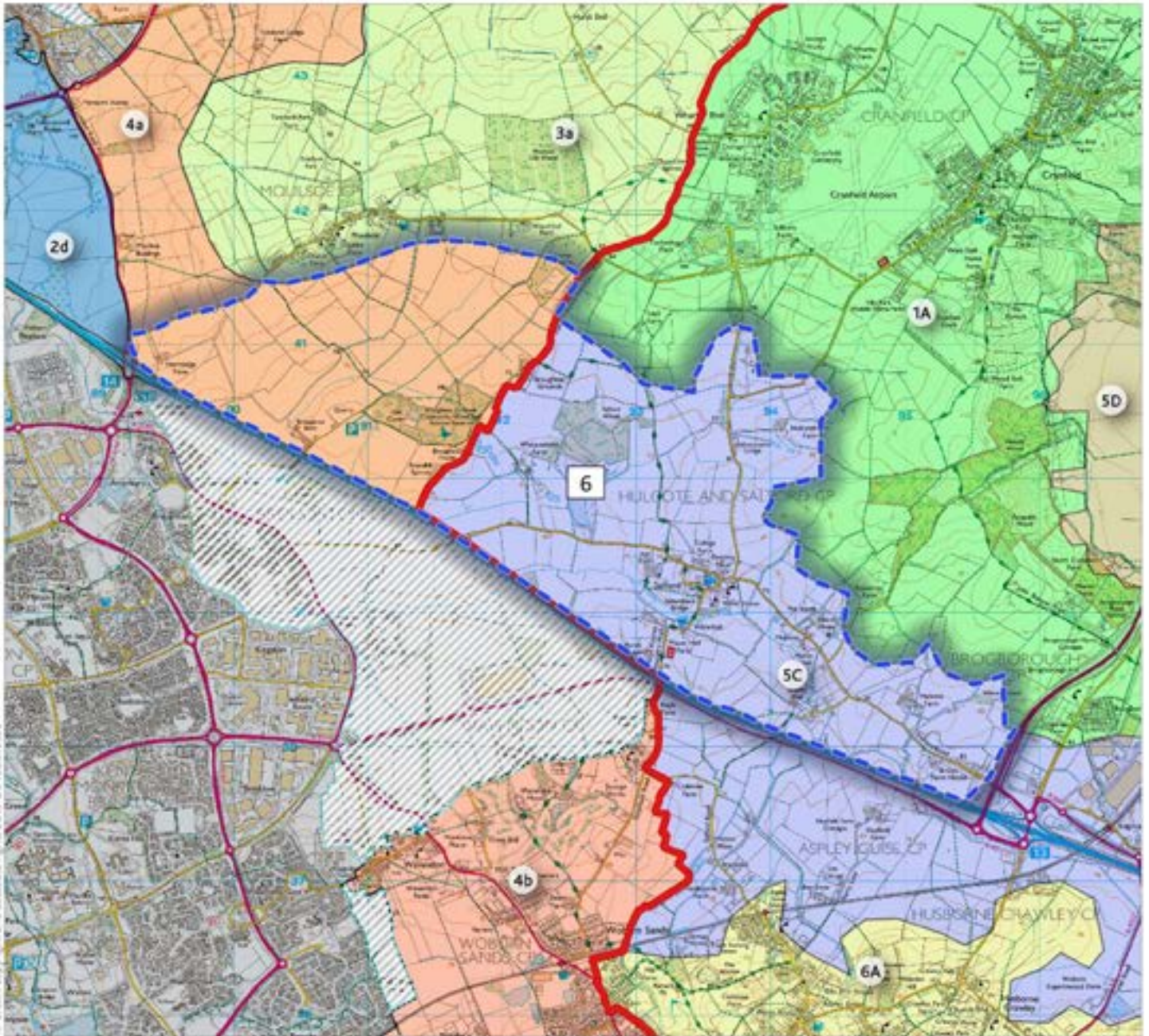
Total Area: 1054.95 hectares

## Landscape Character Areas

FIGURE 6.1



0 500 1000 1500 m



### LEGEND

- 6 Land Area
- Milton Keynes Borough
- Milton Keynes Urban Area
- Expansion Areas and Strategic Land Allocation

### MILTON KEYNES

- 2d Ouzel North Urban River Valley
- 3a North Crawley Clay Plateau Farmlands with Tributaries
- 4a Broughton to Tickford Clay Lowland Farmland
- 4b Wavendon Clay Lowland Farmland
- 5b Ouse South Undulating Clay Farmland

### BEDFORD / CENTRAL BEDFORDSHIRE

- 1A Cranfield to Stagsten Clay Farmland
- 5D North Marston Clay Vale
- 5C Salford-Apsley Clay Vale
- 6A Woburn Greensand Ridge

# LAND AREA 6 – Salford Claylands

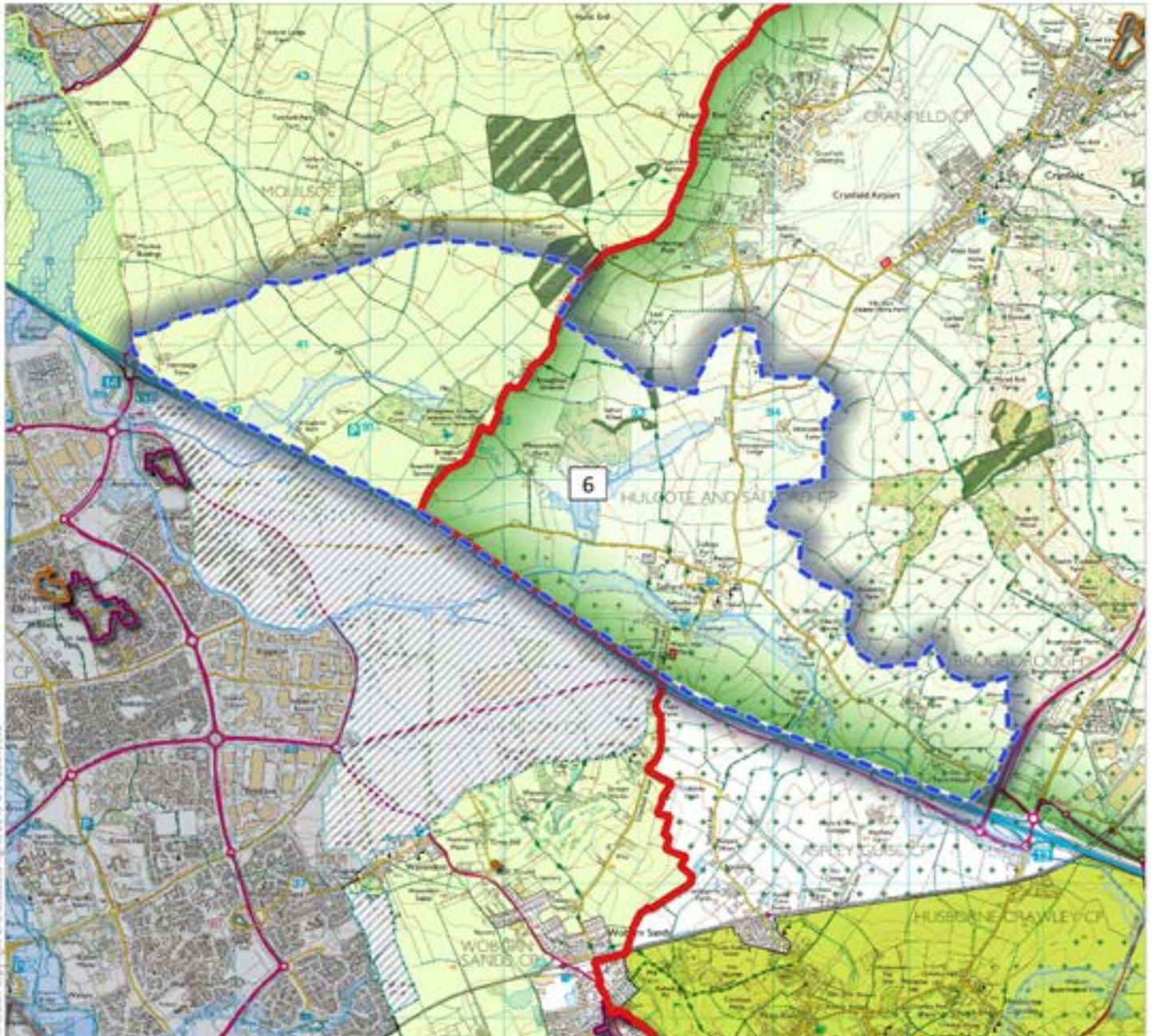
Total Area: 1054.95 hectares

## National Designations and Local Plan Policies

FIGURE 6.2



0 500 1000 1500 m



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### LEGEND

- 6 Land Area
- Council Boundary
- Milton Keynes Borough
- Milton Keynes Urban Area
- Expansion Areas and Strategic Land Allocation

### NATIONAL DESIGNATIONS

- Scheduled Ancient Monument
- Ancient Woodland
- Green Belt

### RISK OF FLOODING\*

- High
- Medium

### MILTON KEYNES LOCAL PLAN

- Conservation Area
- Linear Park Extension
- Open Countryside

### BEDFORD / CENTRAL BEDFORDSHIRE LOCAL PLANS

- Strategic Green Infrastructure
- Forest of Marston Vale

\* High - chance of flooding of greater than 1 in 30  
Medium - chance of flooding of between 1 in 30 and 1 in 100

## LAND AREA 6 – Salford Claylands

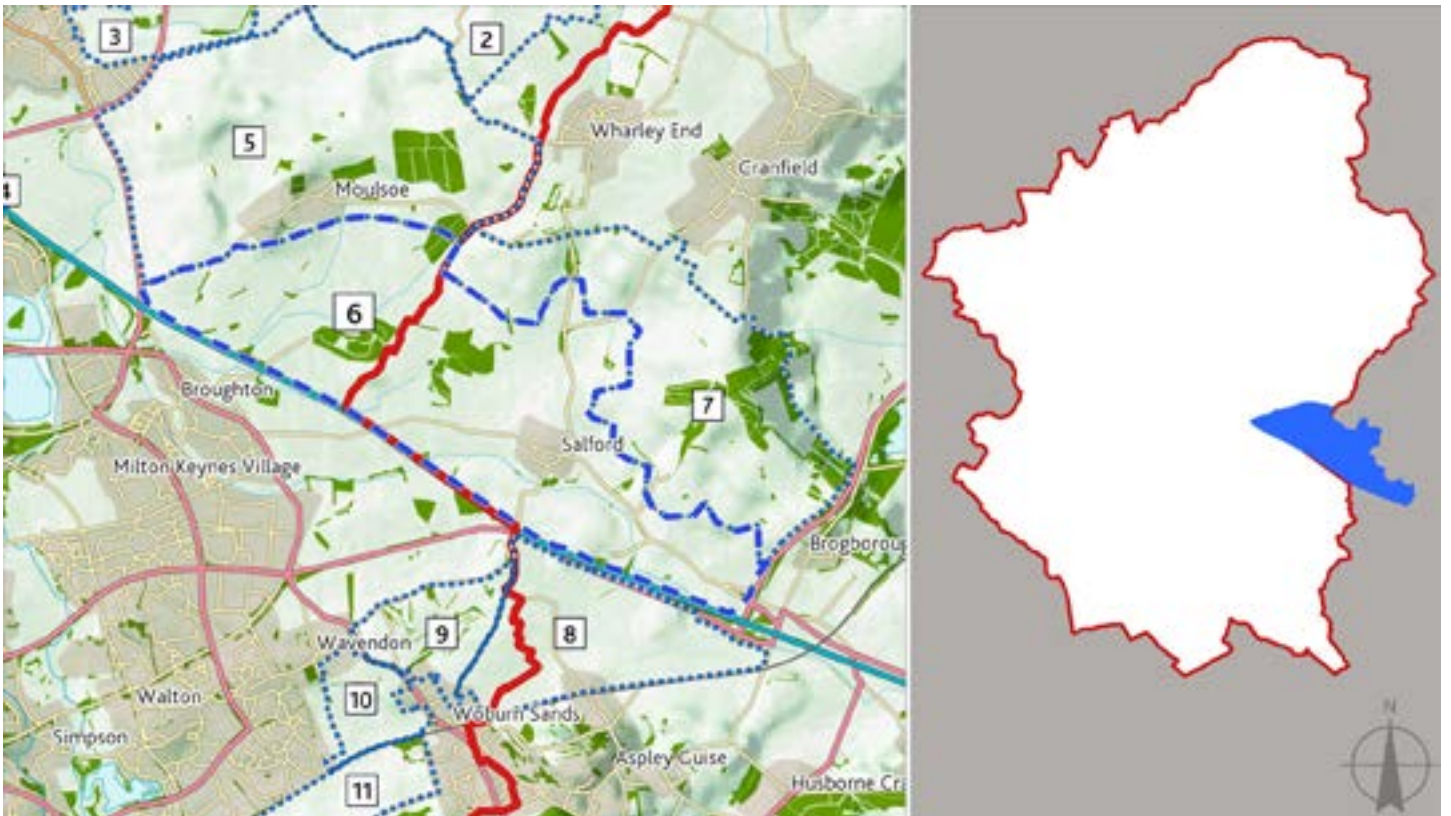
### 6.7.3 Sensitivity

<b>Low</b>	<b>Medium</b>	<b>High</b>
------------	---------------	-------------

### 6.7.4 Capacity

Residential development could be accommodated without affecting key characteristics and/or values in this landscape. The landscape area adjoins the M1 between junction 13 and 14 and the ongoing development south of the motorway has an urbanising impact on the area.

The flat topography and relatively poor landscape structure offer little enclosure. Integrate new development with a strong landscape structure to shield long distance views from the higher ground on the Brickhill escarpment and the plateau to the north. Reinforce existing hedgerows to provide a strong landscape pattern. Conserve and reinforce existing woodlands.



## 6.8 LAND AREA 7 – Cranfield Plateau

6.8.1 Land Area 7 is located between Salford and Cranfield.

### 6.8.2 Susceptibility to Residential Development

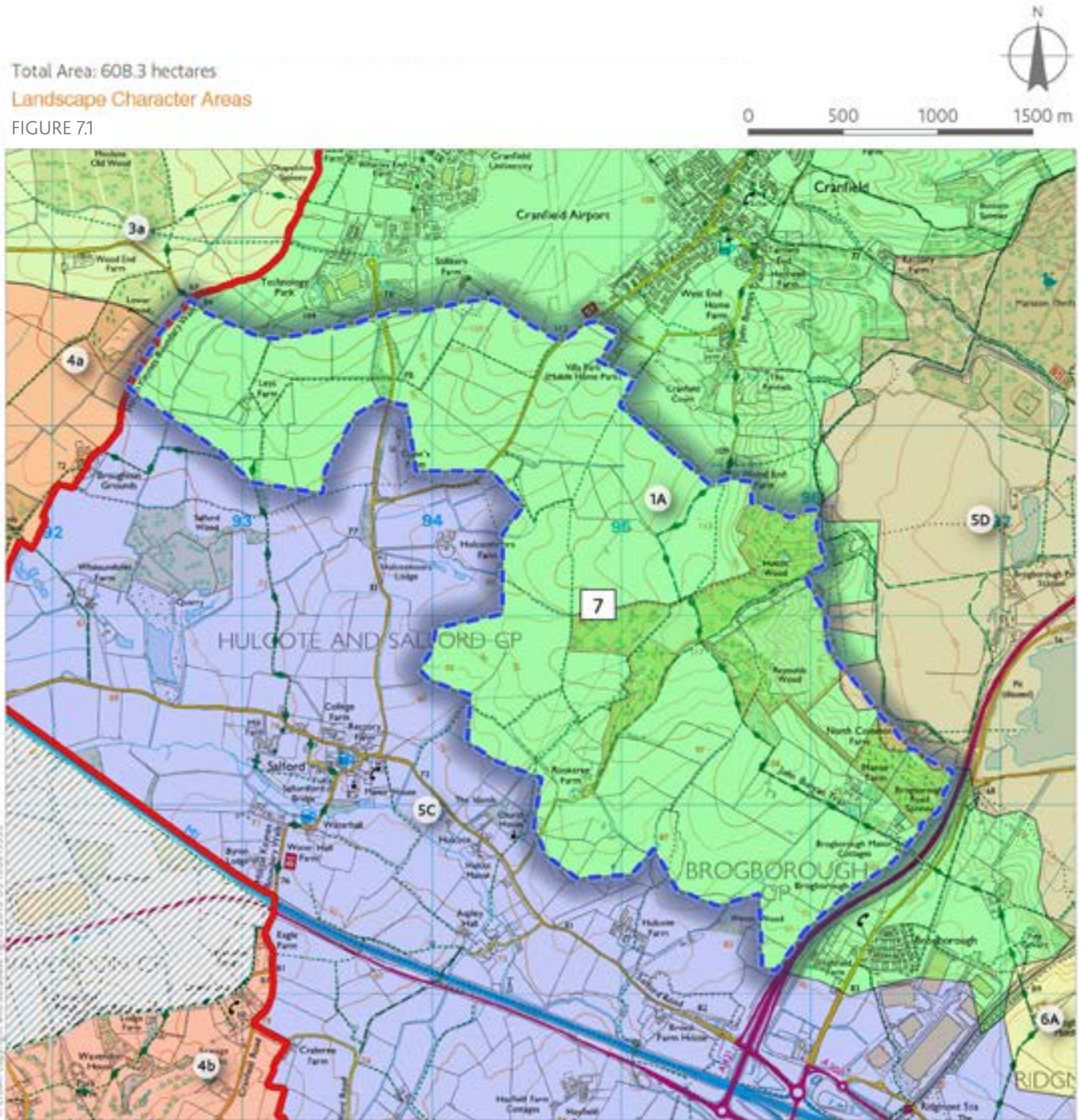
Landscape Attribute	Character	Low	Medium	High
Scale	Medium to large scale plateau landscape.			
Enclosure	Open and exposed with long distance views with variable field and roadside boundaries.			
Landform	Gently rolling landform levelling out to areas of flat plateau on the highest ground near Cranfield which forms local skyline. Slopes to the south west.			
Landcover pattern	Predominantly arable production with areas of semi-natural woodland including ancient woodland (such as Holcot Wood) to the east of the area.			
Built environment	Sparse settlement pattern with isolated farms. Large areas inaccessible except by small country lanes. Cranfield village and airport lie north of the area. Large warehouses along the M1 corridor visible to the south are an urbanising element.			
Historic landscape character	Pockets of ridge and furrow and unscheduled medieval earthworks.			
Intervisibility	Long distance views towards Milton Keynes and warehouse development along M1 and beyond to the Greensand Ridge.			
Perception/experience	Most of this area is quiet and rural. It is generally remote and inaccessible except by public rights of way such as the John Bunyan Trail. However, views to Milton Keynes and warehouse development along M1 are an urbanising element.			
Landscape Value	Strategic Green Infrastructure /Forest of Marston Vale (Central Bedfordshire). Ancient Woodland.  Recreational value due to the strong network of PRowS.			

# LAND AREA 7 – Cranfield Plateau

Total Area: 608.3 hectares

## Landscape Character Areas

FIGURE 7.1



### LEGEND

- 7 Land Area
- Milton Keynes Borough
- Milton Keynes Urban Area
- Expansion Areas and Strategic Land Allocation

### MILTON KEYNES

- 3a North Crawley Clay Plateau Farmlands with Tributaries
- 4a Broughton to Tickford Clay Lowland Farmland
- 4b Wavendon Clay Lowland Farmland

### BEDFORD / CENTRAL BEDFORDSHIRE

- 1A Cranfield to Stagsten Clay Farmland
- 5D North Marston Clay Vale
- 5C Salford-Apsley Clay Vale
- 6A Woburn Greensand Ridge

# LAND AREA 7 – Cranfield Plateau

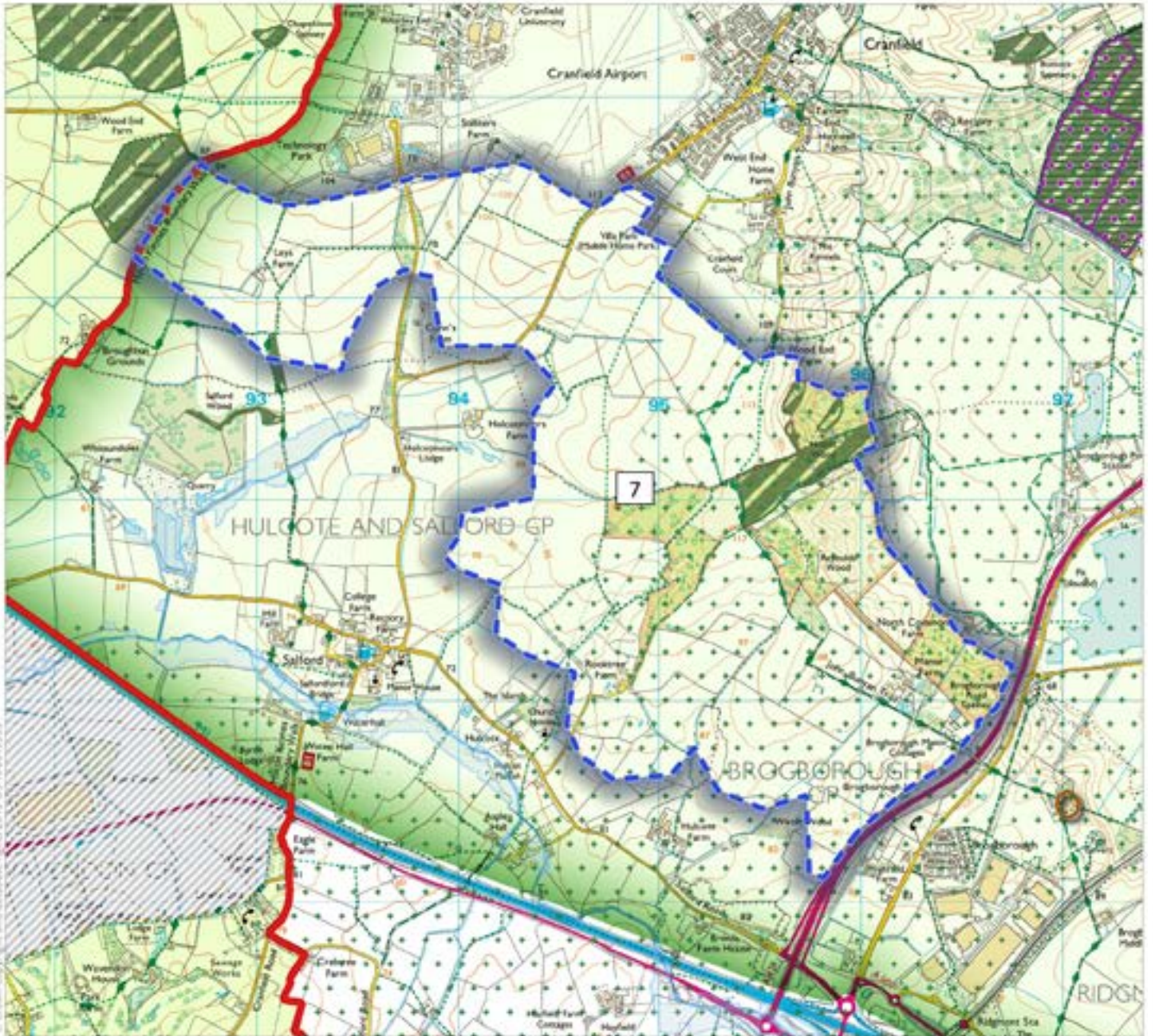
Total Area: 608.3 hectares

National Designations and Local Plan Policies

FIGURE 7.2



0 500 1000 1500 m



## LEGEND

- 7 Land Area
- Council Boundary
- Milton Keynes Borough
- Milton Keynes Urban Area
- Expansion Areas and Strategic Land Allocation

## NATIONAL DESIGNATIONS

- Scheduled Ancient Monument
- Ancient Woodland
- Site of Special Scientific Interest
- Local Nature Reserve

## RISK OF FLOODING\*

- High
- Medium

## MILTON KEYNES LOCAL PLAN

- Open Countryside

## BEDFORD / CENTRAL BEDFORDSHIRE LOCAL PLANS

- Strategic Green Infrastructure
- Forest of Marston Vale

\* High - chance of flooding of greater than 1 in 30  
Medium - chance of flooding of between 1 in 30 and 1 in 100



## LAND AREA 7 – Cranfield Plateau

### 6.8.3 Sensitivity

Low	Medium	High
-----	--------	------

### 6.8.4 Capacity

There are likely to be limited opportunities to accommodate residential development without a significant adverse change in landscape character. The more open landscape on the lower slopes are less sensitive to residential development.

The higher plateau with its pattern of woodland is a quiet rural area which is generally remote and inaccessible, except for PRowWs. The rolling landscape has high recreational value and is vulnerable to change.

Key characteristics and qualities of the landscape, including the ancient woodland to the east, the elevation of this landscape and the far reaching views to the surrounding countryside, make it vulnerable to change from development. Conserve the pattern of woodlands including Holcot Wood and the existing landscape framework.



## 6.9 LAND AREA 8 – Aspley Guise Triangle

**6.9.1** Land Area 8 is a triangular area on the eastern edge of Milton Keynes, located south of the M1.

### 6.9.2 Susceptibility to Residential Development

Landscape Attribute	Character	Low	Medium	High
Scale	Medium to large scale field pattern.			
Enclosure	Generally open with low hedgerows or hedgerow loss. Enclosure is provided by hedgerow trees in some areas.			
Landform	Low lying flat claylands north of the Greensand Ridge. The scarp slope is a distinctive feature to the south of the area, becoming less distinctive as it nears Junction 13 of the M1.			
Landcover pattern	Mixed land use including arable, pasture land and horse paddocks. Some urban fringe activities including nurseries and small business units particularly along the Salford Road.			
Built environment	Sparse settlement pattern with isolated farms. The M1 and A421 causes visual and aural intrusion to the north and east of the area.			
Historic landscape character	Little evidence of historic landscape character.			
Intervisibility	Intervisibility with the adjacent Greensand Ridge and the village of Aspley Guise.			
Perception/experience	Parts of this area have a quiet and tranquil character with the distinctive wooded slopes of the Greensand Ridge as a backdrop. However, the proximity of the M1 and parallel A421 have a strong influence of the perception of the area and also isolate it from adjacent areas.			
Landscape Value	Strategic Green Infrastructure			

# LAND AREA 8 – Aspley Guise Triangle

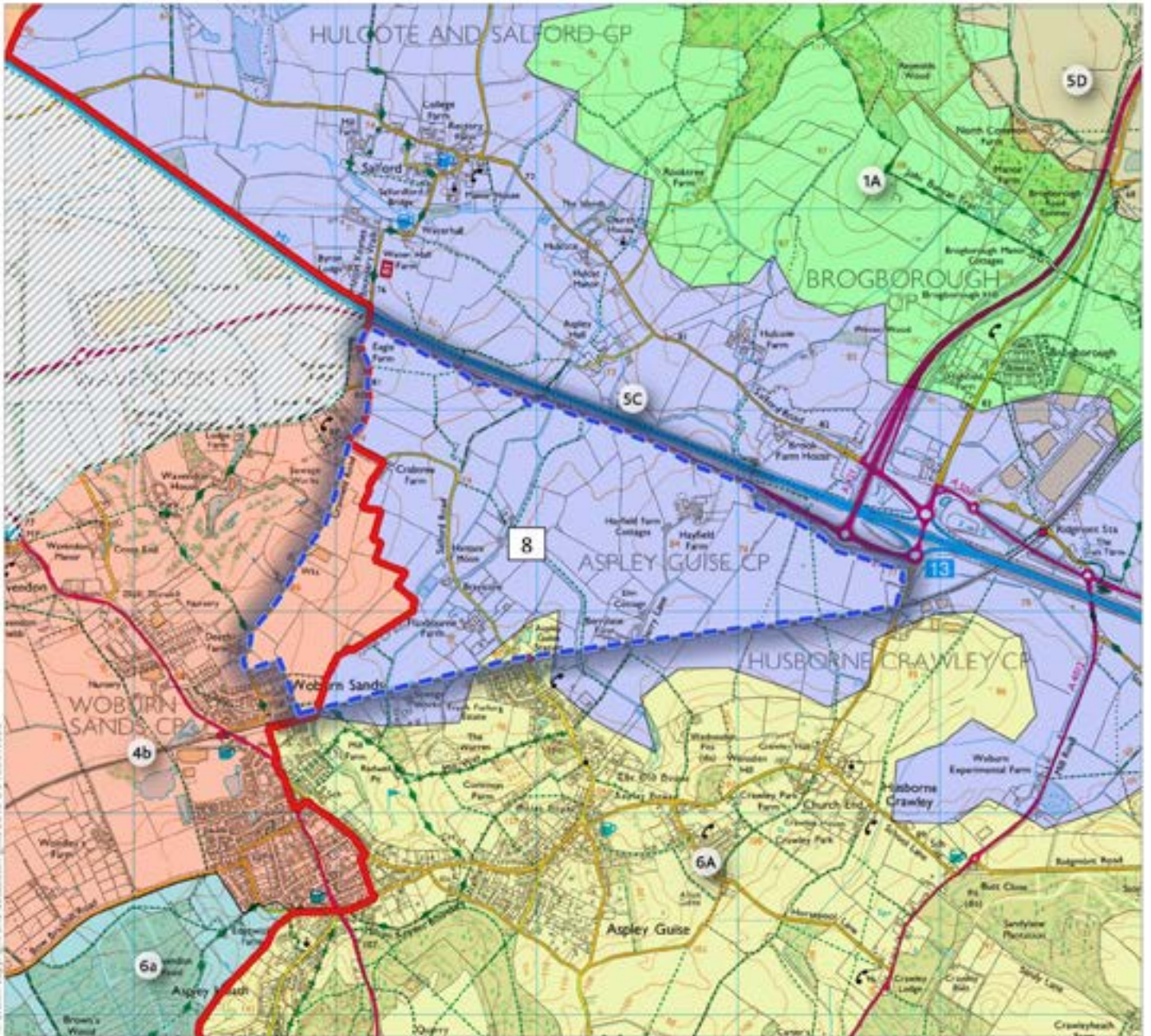
Total Area: 305.09 hectares

## Landscape Character Areas

FIGURE 8.1



0 500 1000 1500 m



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### LEGEND

- 8 Land Area
- Milton Keynes Borough
- Milton Keynes Urban Area
- Expansion Areas and Strategic Land Allocation

### MILTON KEYNES

- 4a Broughton to Tickford Clay Lowland Farmland
- 4b Wavendon Clay Lowland Farmland
- 6a Brickhill Greensand Ridge

### BEDFORD / CENTRAL BEDFORDSHIRE

- 1A Cranfield to Stagsten Clay Farmland
- 5D North Marston Clay Vale
- 5C Salford-Apsley Clay Vale
- 6A Woburn Greensand Ridge

# LAND AREA 8 – Aspley Guise Triangle

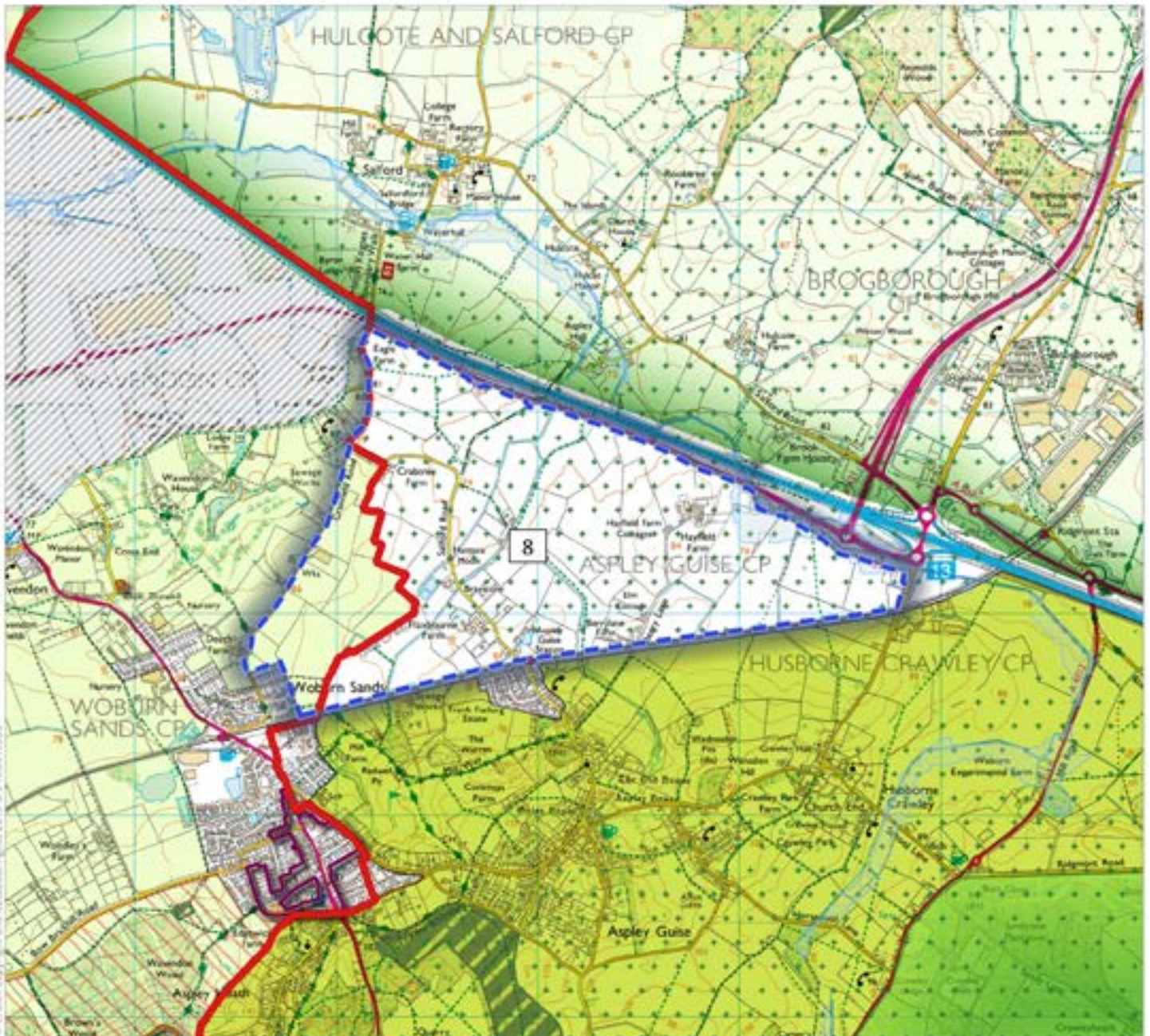
Total Area: 305.09 hectares

National Designations and Local Plan Policies

FIGURE 8.2



0 500 1000 1500 m



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## LEGEND

- 8 Land Area
- Council Boundary
- Milton Keynes Borough
- Milton Keynes Urban Area
- Expansion Areas and Strategic Land Allocation

## NATIONAL DESIGNATIONS

- Scheduled Ancient Monument
- Ancient Woodland
- Registered Parks and Gardens
- Green Belt

## RISK OF FLOODING\*

- High
- Medium

## MILTON KEYNES LOCAL PLAN

- Conservation Area
- Area of Attractive Landscape
- Open Countryside

## BEDFORD / CENTRAL BEDFORDSHIRE LOCAL PLANS

- Strategic Green Infrastructure
- Forest of Marston Vale

\* High - chance of flooding of greater than 1 in 30  
 Medium - chance of flooding of between 1 in 30 and 1 in 100

## LAND AREA 8 – Aspley Guise Triangle

### 6.9.3 Sensitivity

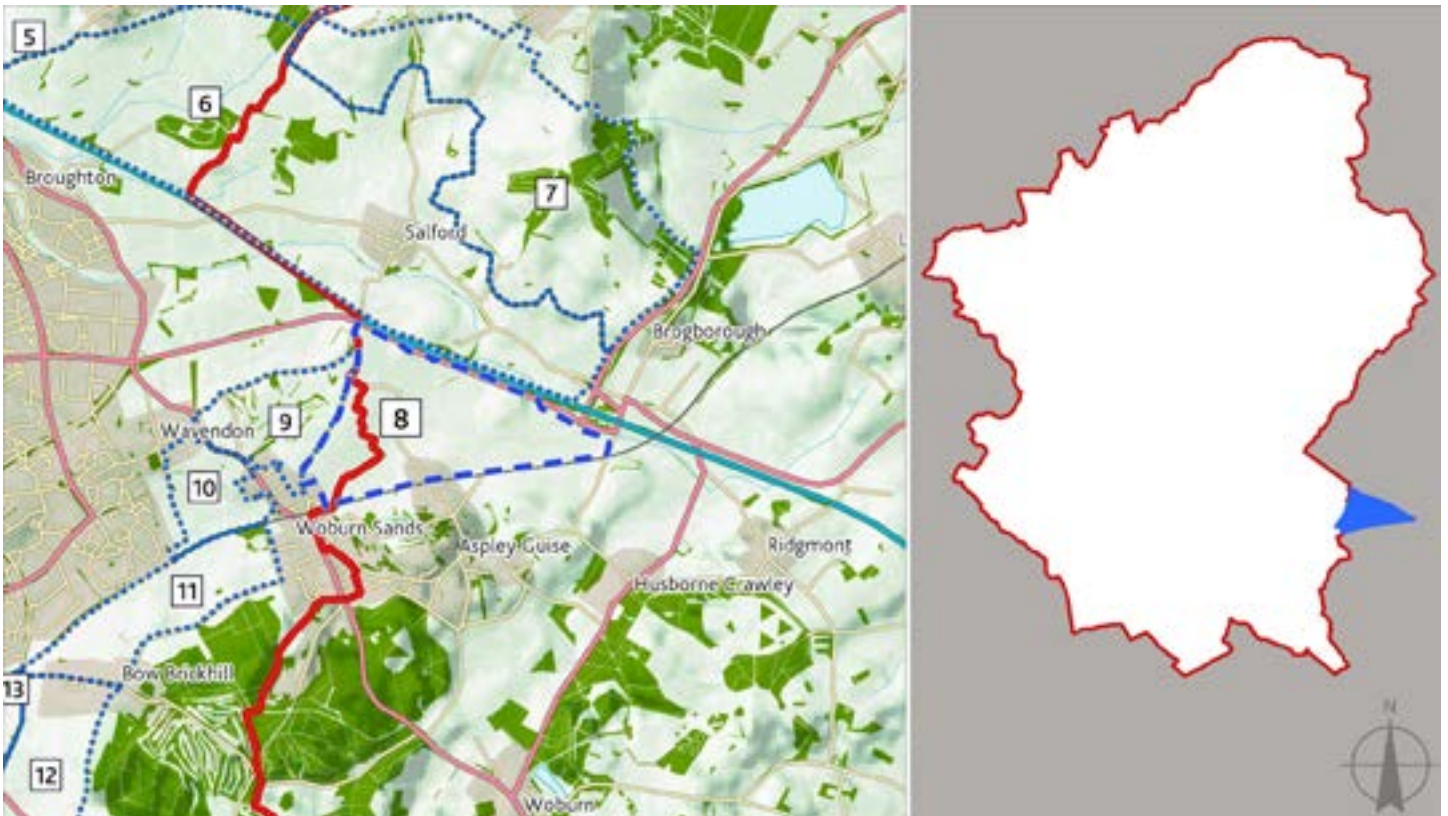
Low	Medium	High
-----	--------	------

### 6.9.4 Capacity

There are likely to be opportunities to accommodate residential development without a significant adverse change in landscape character. Although the area can appear rural and isolated, the proximity of the M1 has a strong urbanising influence and urban fringe activities predominate particularly around the Salford Road. The landscape is low lying and enclosure is provided by hedgerow trees in some areas. Provide a strong landscape structure to shield views within the valley and from the higher ground on the Greensand Ridge. Avoid coalescence with Aspley Guise.

The steep scarp of the Greensand Ridge that lies adjacent to the south is a key landscape characteristic that is vulnerable to change and must be respected in relation to future development. Extensive residential development on the lower ground in close proximity to the Greensand Ridge has the potential to affect

the perception of the Greensand Ridge as a key landform feature diluting the contrast between the flat claylands and the Greensand Ridge. There is potential for the distinct sense of separateness/contrast and the peaceful character of the Greensand Ridge to be diluted. The integrity of the historic village of Aspley Guise is also vulnerable to change.



## 6.10 LAND AREA 9 – Wavendon Claylands

**6.10.1** Land Area 9 is located south of the eastern Strategic Land Allocation area of Milton Keynes, constrained by Wavendon and Woburn Sands to the southwest, and by Cranfield Road to the southeast.

### 6.10.2 Susceptibility to Residential Development

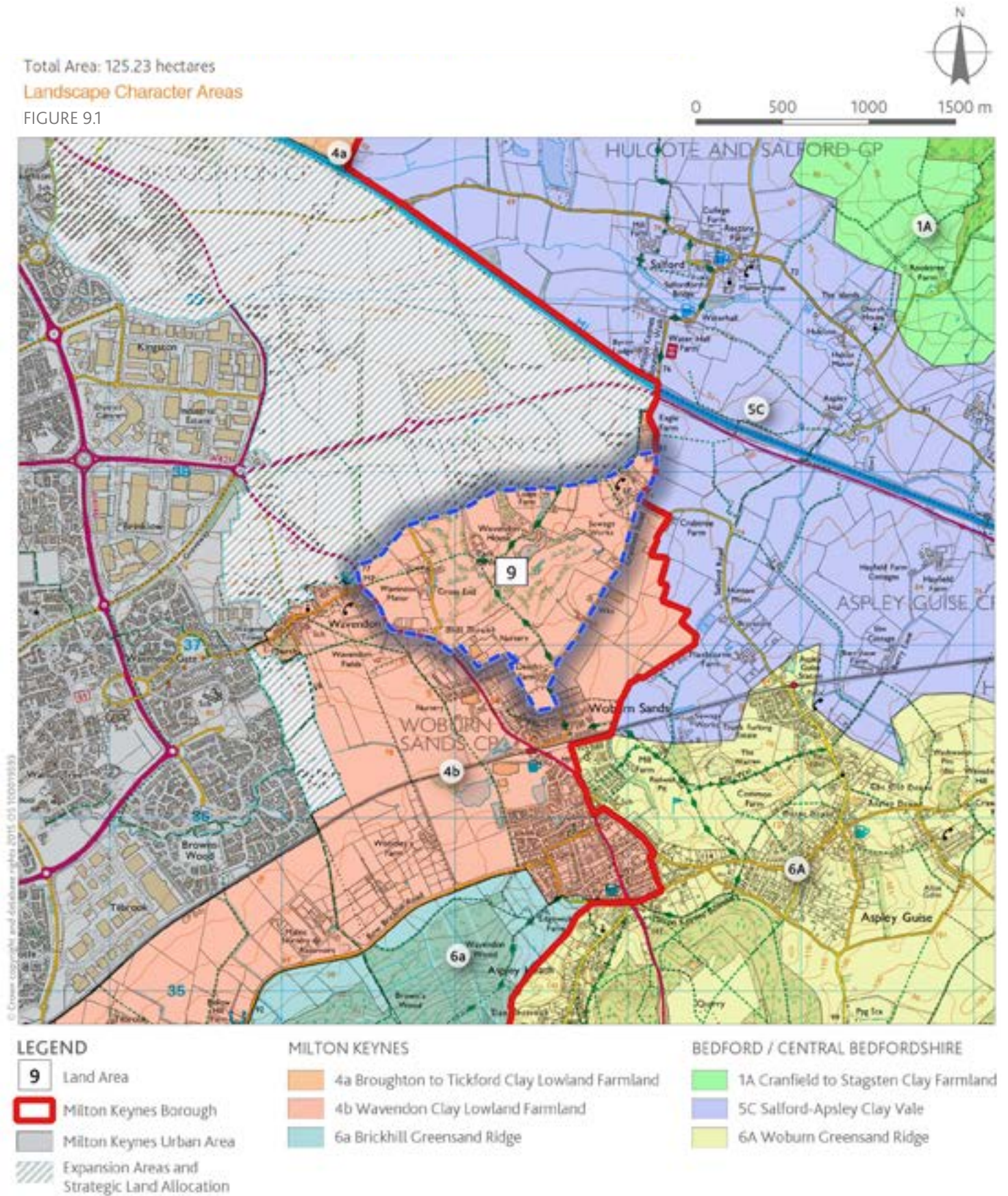
Landscape Attribute	Character	Low	Medium	High
Scale	Small scale landscape.			
Enclosure	Parkland and hedgerow trees provide enclosure.			
Landform	Low lying flat landform.			
Landcover pattern	Different land cover, including parkland, golf course, horse paddocks and pasture.			
Built environment	Milton Keynes Strategic Land Allocation adjoins the area to the north (between Lower End Road and the A421) and ongoing development will extend the settlement edge of Milton Keynes in this area. Woburn Sand lies to the south and the village of Wavendon to the west.			
Historic landscape character	Parkland associated with Wavendon House is still intact.			
Intervisibility	Limited intervisibility with surrounding areas.			
Perception/experience	Generally this is a peaceful area, enclosed by mature tree belts. However, the area will be increasingly influenced by the development of the Milton Keynes Eastern Expansion area along the M1 corridor and in particular development to the north and south of the busy A421.			
Landscape Value	Open Countryside (MK) The golf course is a recreational amenity.			

# LAND AREA 9 – Wavendon Claylands

Total Area: 125.23 hectares

## Landscape Character Areas

FIGURE 9.1



# LAND AREA 9 – Wavendon Claylands

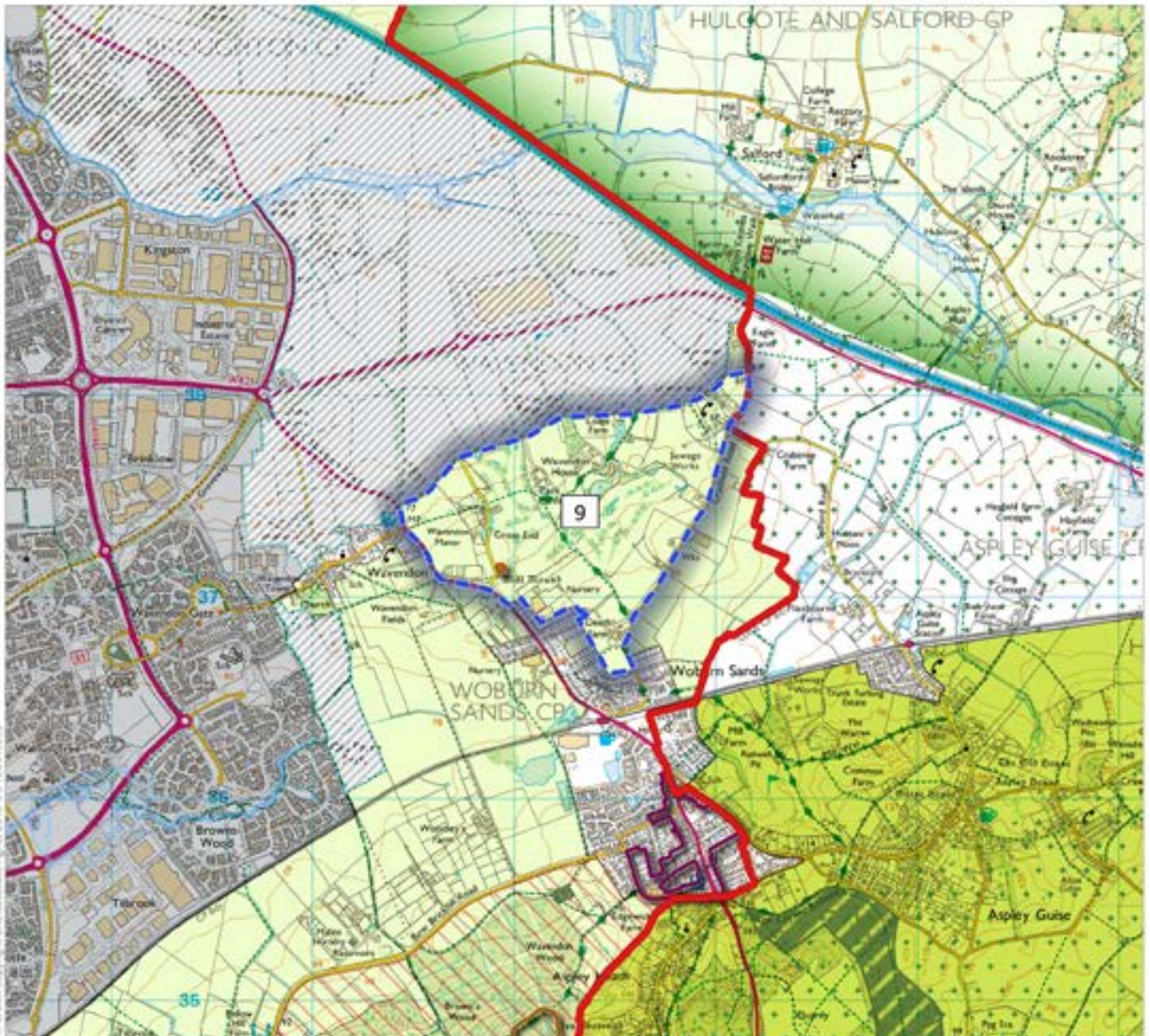
Total Area: 125.23 hectares

National Designations and Local Plan Policies

FIGURE 9.2



0 500 1000 1500 m



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## LEGEND

- 9 Land Area
- Council Boundary
- Milton Keynes Borough
- Milton Keynes Urban Area
- Expansion Areas and Strategic Land Allocation

## NATIONAL DESIGNATIONS

- Scheduled Ancient Monument
- Ancient Woodland
- Green Belt

## RISK OF FLOODING\*

- High
- Medium

## MILTON KEYNES LOCAL PLAN

- Conservation Area
- Area of Attractive Landscape
- Open Countryside

## BEDFORD / CENTRAL BEDFORDSHIRE LOCAL PLANS

- Strategic Green Infrastructure
- Forest of Marston Vale

\* High - chance of flooding of greater than 1 in 30  
 Medium - chance of flooding of between 1 in 30 and 1 in 100



## LAND AREA 9 – Wavendon Claylands

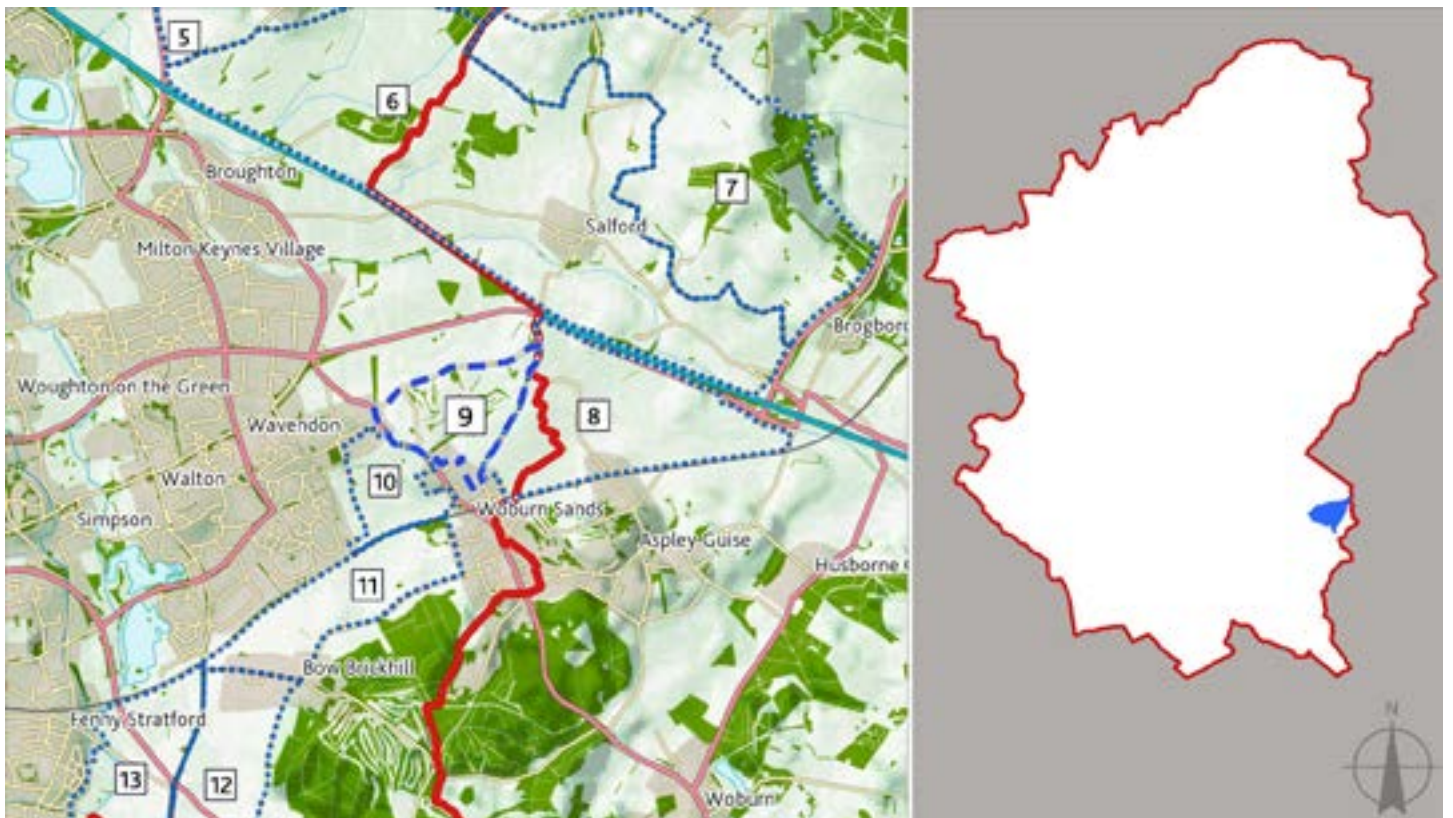
### 6.10.3 Sensitivity

Low	Medium	High
-----	--------	------

### 6.10.4 Capacity

Although there are likely to be opportunities to accommodate residential development at present without a significant adverse change in landscape character in this land area, there is little capacity for development due to the current usage of much of the land as a golf course.

Future development within the Strategic Land Allocation area to the north will have a significant impact on the landscape character of the area extending the built development of Milton Keynes towards the northern boundary of this area and the cumulative impact of this development combined with the need to avoid coalescence with the historic town of Woburn Sands and Wavendon would result in adverse changes in landscape character should there be residential development in this small area.



## 6.11 LAND AREA 10 – Woburn Sands Claylands

**6.11.1** Land Area 10 is located on the southern eastern edge of the Milton Keynes Urban Area. The Land Area sits north of the Bletchley — Bedford Marston Vale railway line, between a Strategic Land Allocation area of Milton Keynes and Newport Road.

### 6.11.2 Susceptibility to Residential Development

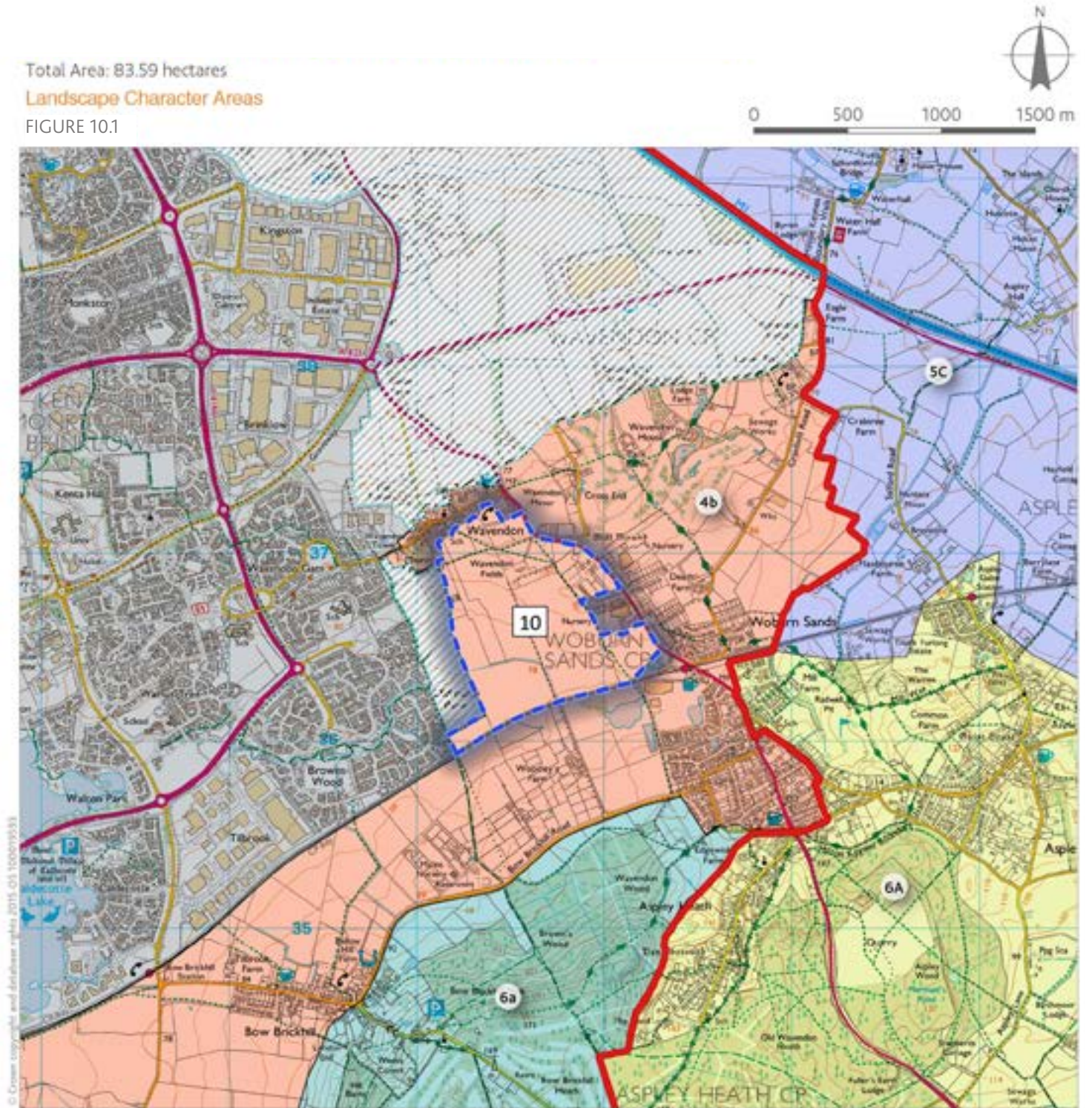
Landscape Attribute	Character	Low	Medium	High
Scale	Small to medium scale fields, frequently horse paddocks.			
Enclosure	Hedgerows are scrubby but mature hedgerow trees provide enclosure.			
Landform	Low lying flat landform.			
Landcover pattern	A relatively simple pattern of pasture and horse paddocks.			
Built environment	Milton Keynes Strategic Land Allocation (SLA) adjoins the area and in future this settlement edge will be visually dominant. Woburn Sand lies to the east and the village of Wavendon to the north. The Bedford to Bletchley railway defines the southern boundary.			
Historic landscape character	Early field enclosures.			
Intervisibility	The Greensand Ridge to the south overlooks the area, and there are clear views towards the scarp slope.			
Perception/experience	The site is contained by settlement edges on three sides, which creates an urban edge character. This urban influence will increase with the future extension of Milton Keynes in the SLA.			
Landscape Value	Open Countryside (MK)			

# LAND AREA 10 – Woburn Sands Claylands

Total Area: 83.59 hectares

## Landscape Character Areas

FIGURE 10.1



### LEGEND

- 10** Land Area
- Milton Keynes Borough
- Milton Keynes Urban Area
- Expansion Areas and Strategic Land Allocation

### MILTON KEYNES

- 4b Wavendon Clay Lowland Farmland
- 6a Brickhill Greensand Ridge

### BEDFORD / CENTRAL BEDFORDSHIRE

- 1A Cranfield to Stagsten Clay Farmland
- 5C Salford-Apsley Clay Vale
- 6A Woburn Greensand Ridge

# LAND AREA 10 – Woburn Sands Claylands

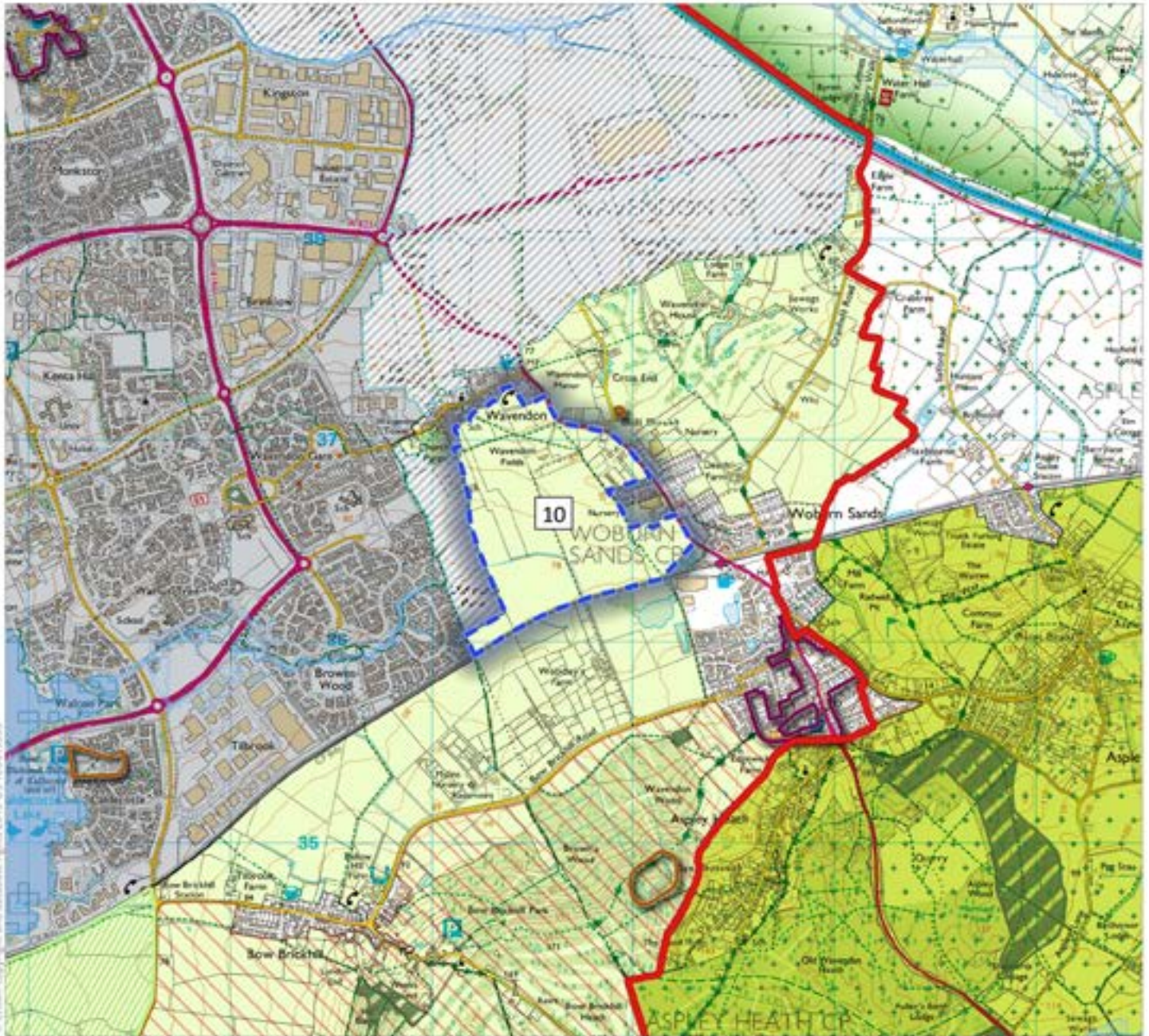
Total Area: 83.59 hectares

National Designations and Local Plan Policies

FIGURE 10.2



0 500 1000 1500 m



## LEGEND

- 10 Land Area
- Council Boundary
- Milton Keynes Borough
- Milton Keynes Urban Area
- Expansion Areas and Strategic Land Allocation

## NATIONAL DESIGNATIONS

- Scheduled Ancient Monument
- Ancient Woodland
- Green Belt

## RISK OF FLOODING\*

- High
- Medium

## MILTON KEYNES LOCAL PLAN

- Conservation Area
- Linear Park Extension
- Area of Attractive Landscape
- Open Countryside

## BEDFORD / CENTRAL BEDFORDSHIRE LOCAL PLANS

- Strategic Green Infrastructure

\* High - chance of flooding of greater than 1 in 30  
Medium - chance of flooding of between 1 in 30 and 1 in 100

## LAND AREA 10 – Woburn Sands Claylands

### 6.11.3 Sensitivity

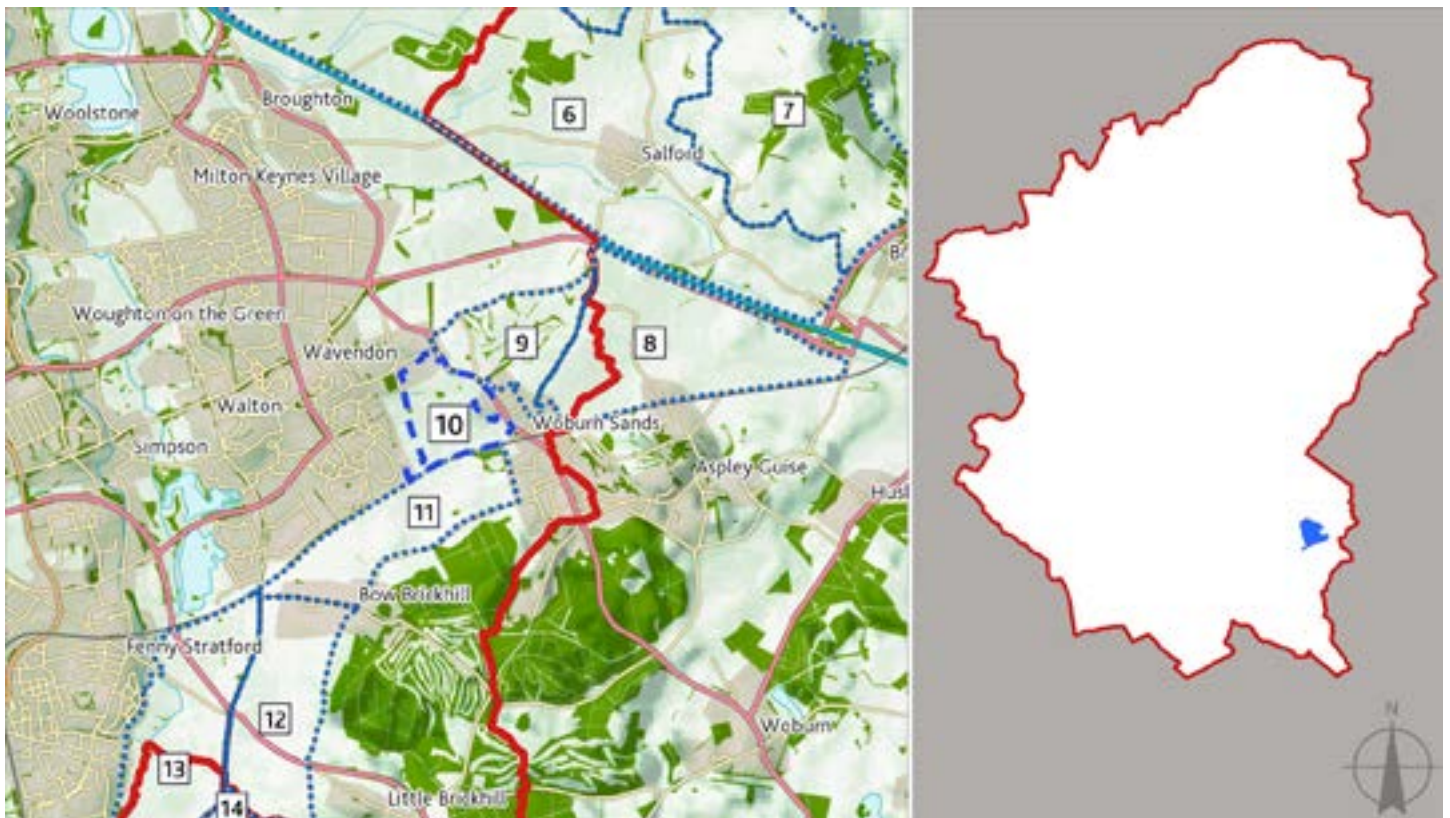
<b>Low</b>	<b>Medium</b>	<b>High</b>
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### 6.11.4 Capacity

Residential development could be accommodated without affecting key characteristics and/or values in this landscape. This small area is constrained by the built edge of Milton Keynes and future development within the Strategic Land Allocation (SLA) will have a significant impact on the landscape character of the area. Existing hedgerow trees will provide a landscape structure to shield views from the higher ground on the Greensand Ridge.

Wavendon and Woburn Sands are vulnerable to change from development through coalescence. Development should be located close to the edge of the SLA to avoid coalescence with these historic settlements.

Reinforce existing hedgerows to give a strong landscape pattern in order to maintain the sense of separation between this land area and the Greensand Ridge.



## 6.12 LAND AREA 11 – Woodley’s Farm Claylands

**6.12.1** Land Area 11 is located on land running south of the Bletchley — Bedford Marston Vale railway line, bordered by the Bow Brickhill to the south, and the urban area of Woburn Sands to the east.

### 6.12.2 Susceptibility to Residential Development

Landscape Attribute	Character	Low	Medium	High
Scale	Small scale fields, frequently horse paddocks.			
Enclosure	High hedgerows provide enclosure.			
Landform	Low lying flat landform.			
Landcover pattern	Pasture and horse paddocks.			
Built environment	The south eastern settlement edge of Milton Keynes adjoins the area and these residential areas are visually dominant. The historic village of Bow Brickhill lies to the south west and Woburn Sands to the north east.			
Historic landscape character	Areas of ridge and furrow survive on the pastures between the railway and Bow Brickhill.			
Intervisibility	The Greensand Ridge to the south east overlooks the area, but connections with the surrounding area are limited by the high hedgerows and flat topography.			
Perception/experience	The site is contained by settlement edges on three sides, which creates an urban edge character. There is audible intrusion from the Bow Brickhill Road.			
Landscape Value	Open Countryside (MK)			

# LAND AREA 11 – Woodley's Farm Claylands

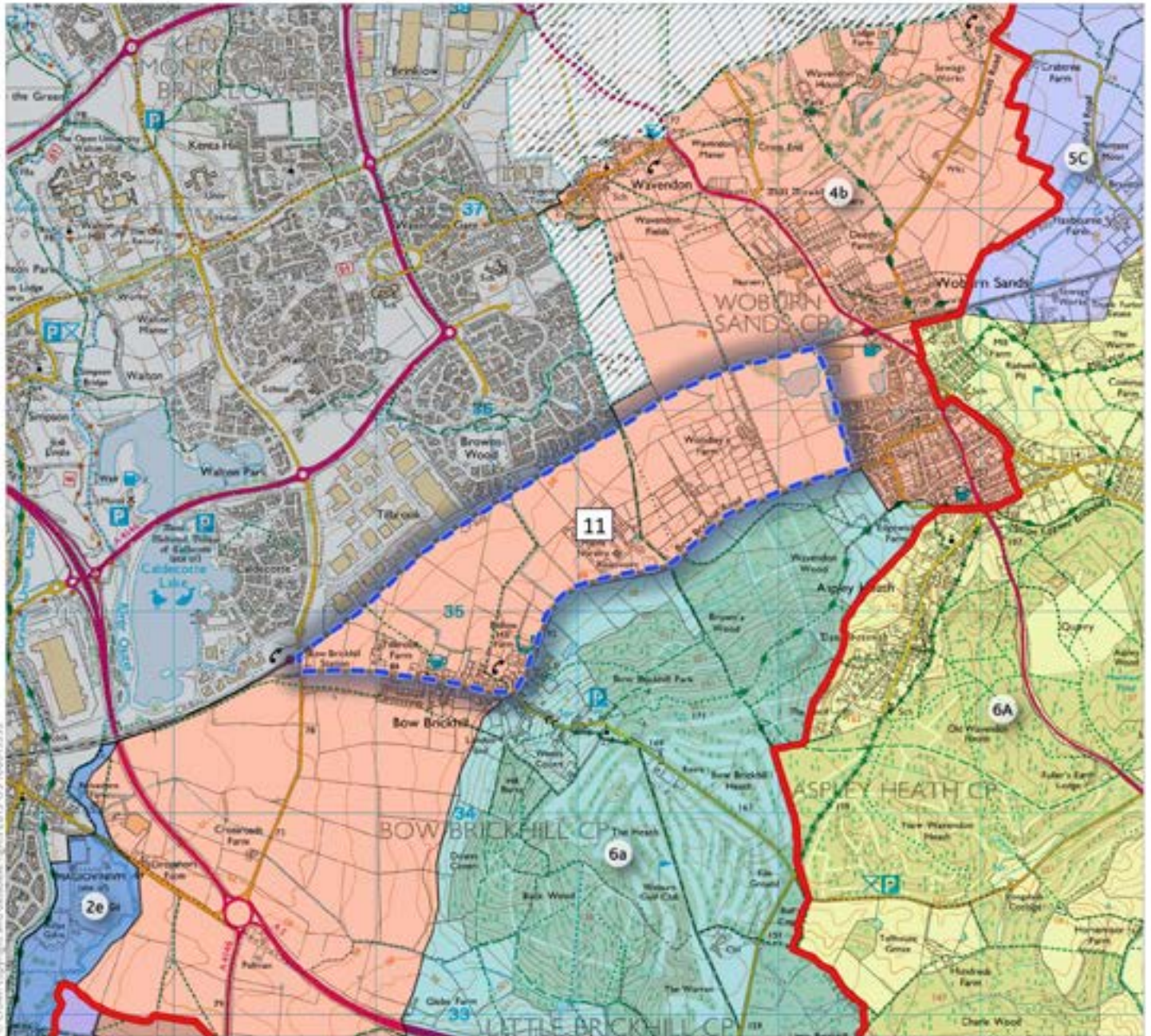
Total Area: 172.77 hectares

Landscape Character Areas

FIGURE 11.1



0 500 1000 1500 m



## LEGEND

- 11** Land Area
- Milton Keynes Borough
- Milton Keynes Urban Area
- Expansion Areas and Strategic Land Allocation

## MILTON KEYNES

- 2e Ouzel South Urban River Valley
- 4b Wavendon Clay Lowland Farmland
- 6a Brickhill Greensand Ridge

## BEDFORD / CENTRAL BEDFORDSHIRE

- 5C Salford-Apsley Clay Vale
- 6A Woburn Greensand Ridge

# LAND AREA 11 – Woodley's Farm Claylands

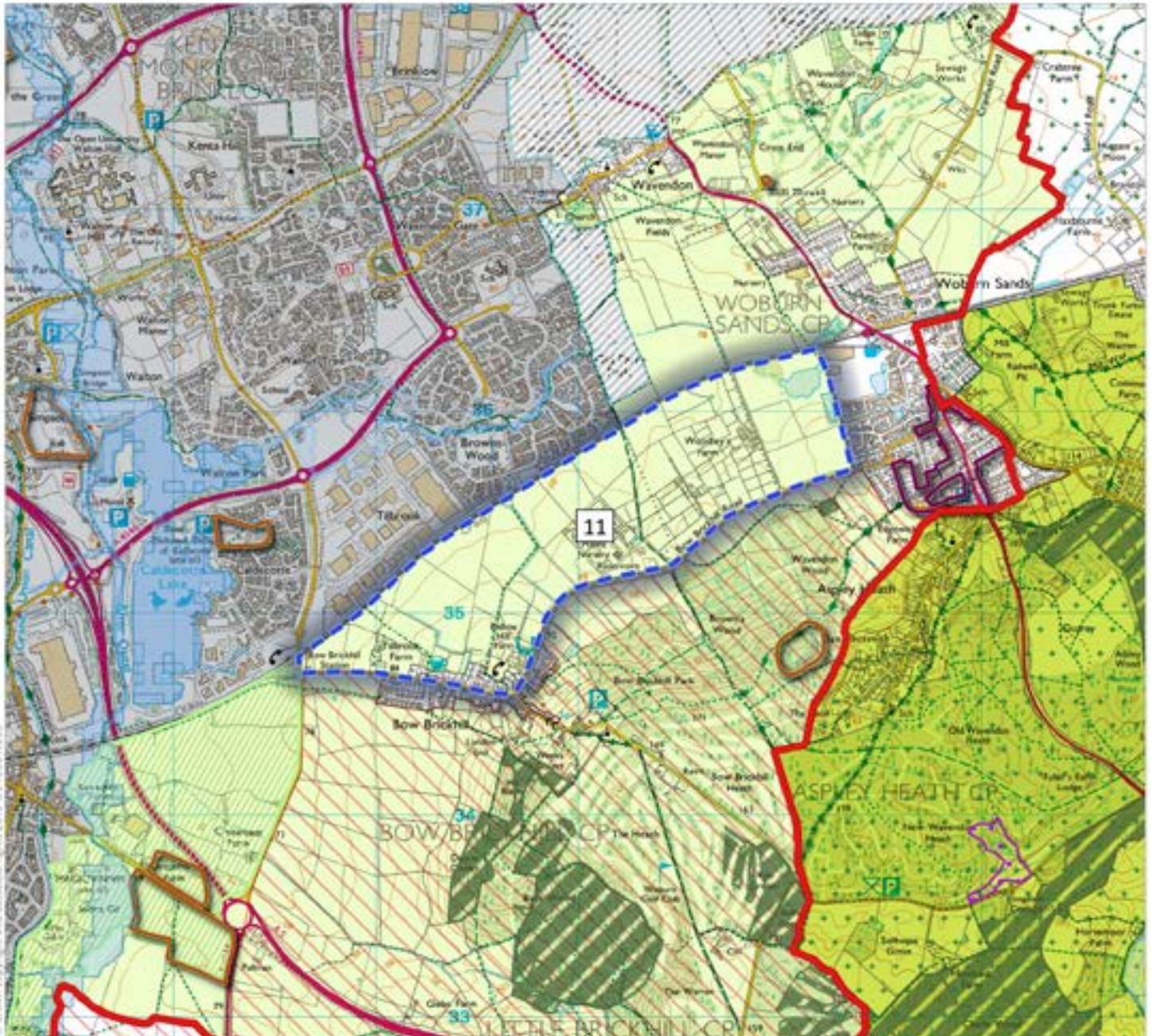
Total Area: 172.77 hectares

National Designations and Local Plan Policies

FIGURE 11.2



0 500 1000 1500 m



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## LEGEND

- 11 Land Area
- Council Boundary
- Milton Keynes Borough
- Milton Keynes Urban Area
- Expansion Areas and Strategic Land Allocation

## NATIONAL DESIGNATIONS

- Scheduled Ancient Monument
- Ancient Woodland
- Site of Special Scientific Interest
- Green Belt

## RISK OF FLOODING\*

- High
- Medium

## MILTON KEYNES LOCAL PLAN

- Conservation Area
- Linear Park Extension
- Area of Attractive Landscape
- Open Countryside

## BEDFORD / CENTRAL BEDFORDSHIRE LOCAL PLANS

- Strategic Green Infrastructure

\* High - chance of flooding of greater than 1 in 30  
Medium - chance of flooding of between 1 in 30 and 1 in 100



6.12.3 Sensitivity

Low	Medium	High
-----	--------	------

6.12.4 Capacity

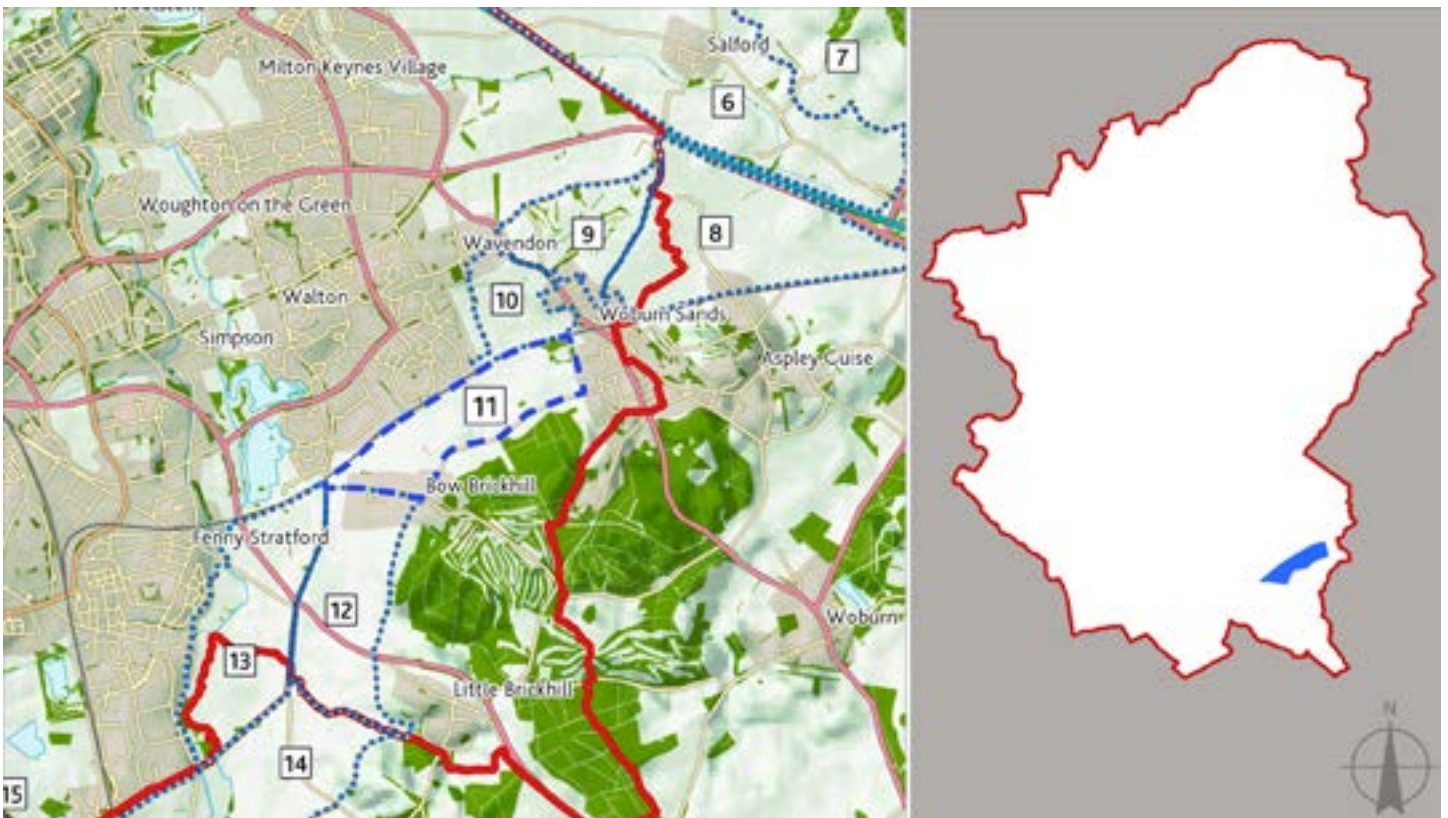
Residential development could be accommodated without affecting key characteristics and/or values in the landscape. The area physically adjoins the suburban edge of Milton Keynes. Good enclosure from hedgerows and the relatively flat topography make the visibility of the landscape low.

However, capacity in this small area is limited because of constraints relating to the settings of the steep scarp of the Greensand Ridge and the issues of coalescence between Milton Keynes, Bow Brickhill and Woburn Sands. Any development should be small scale and should reinforce the landscape framework.

The steep scarp of the Greensand Ridge that lies adjacent to the south east is a key landscape characteristic that is vulnerable to change and must be respected in relation to future development. Extensive residential development on the lower ground in close

proximity to the Greensand Ridge has the potential to affect the perception of the Greensand Ridge as a key landscape feature diluting the contrast between the flat claylands and the Greensand Ridge. There is potential for the distinct sense of separateness/contrast and the peaceful character of the Greensand Ridge to be diluted. Reinforce the existing landscape structure to shield views from the higher ground on the Greensand Ridge

The integrity of the historic village of Bow Brickhill and the town of Woburn Sands are vulnerable to change. Avoid coalescence with the historic village of Bow Brickhill and Woburn Sands and maintain the sense of separation between these villages and Milton Keynes.



## 6.13 LAND AREA 12 – Bow Brickhill Claylands

**6.13.1** Land Area 12 is located on the southern eastern edge of Milton Keynes incorporating the southern side of Bow Brickhill vilage, and divided by the A5.

### 6.13.2 Susceptibility to Residential Development

Landscape Attribute	Character	Low	Medium	High
Scale	Large scale rectilinear fields with evidence of field amalgamation.	Low	Medium	High
Enclosure	An open landscape generally lacking tree cover except for mature field boundary trees.	Low	Medium	High
Landform	Gently sloping landscape from the Greensand Ridge towards the River Ouzel.	Low	Medium	High
Landcover pattern	A simple landscape largely comprising large arable fields with some grazing and horse paddocks.	Low	Medium	High
Built environment	The settlement edge of Milton Keynes is often visible to the west, characterised by both industrial and residential areas. The historic village of Bow Brickhill lies to the north, although the settlement edge on the boundary of this land area is largely 20th century development.	Low	Medium	High
Historic landscape character	The historic village centre of Bow Brickhill lies to the north of the land area.	Low	Medium	High
Intervisibility	The Greensand Ridge to the east provides a backdrop to many views over the relatively flat landform. Thicker hedgerows on roadsides provide enclosure on the periphery of the land area to the west and south.	Low	Medium	High
Perception/experience	The area is influenced by the built edge of Milton Keynes and has an urban edge character. The area is dissected by the busy dual carriageway of the A5. The heavy traffic associated with the A5 and the large roundabout at its junction with the A4146 is visually and aurally intrusive.	Low	Medium	High
Landscape Value	Area of Attractive Landscape (MK)	Low	Medium	High

# LAND AREA 12 – Bow Brickhill Claylands

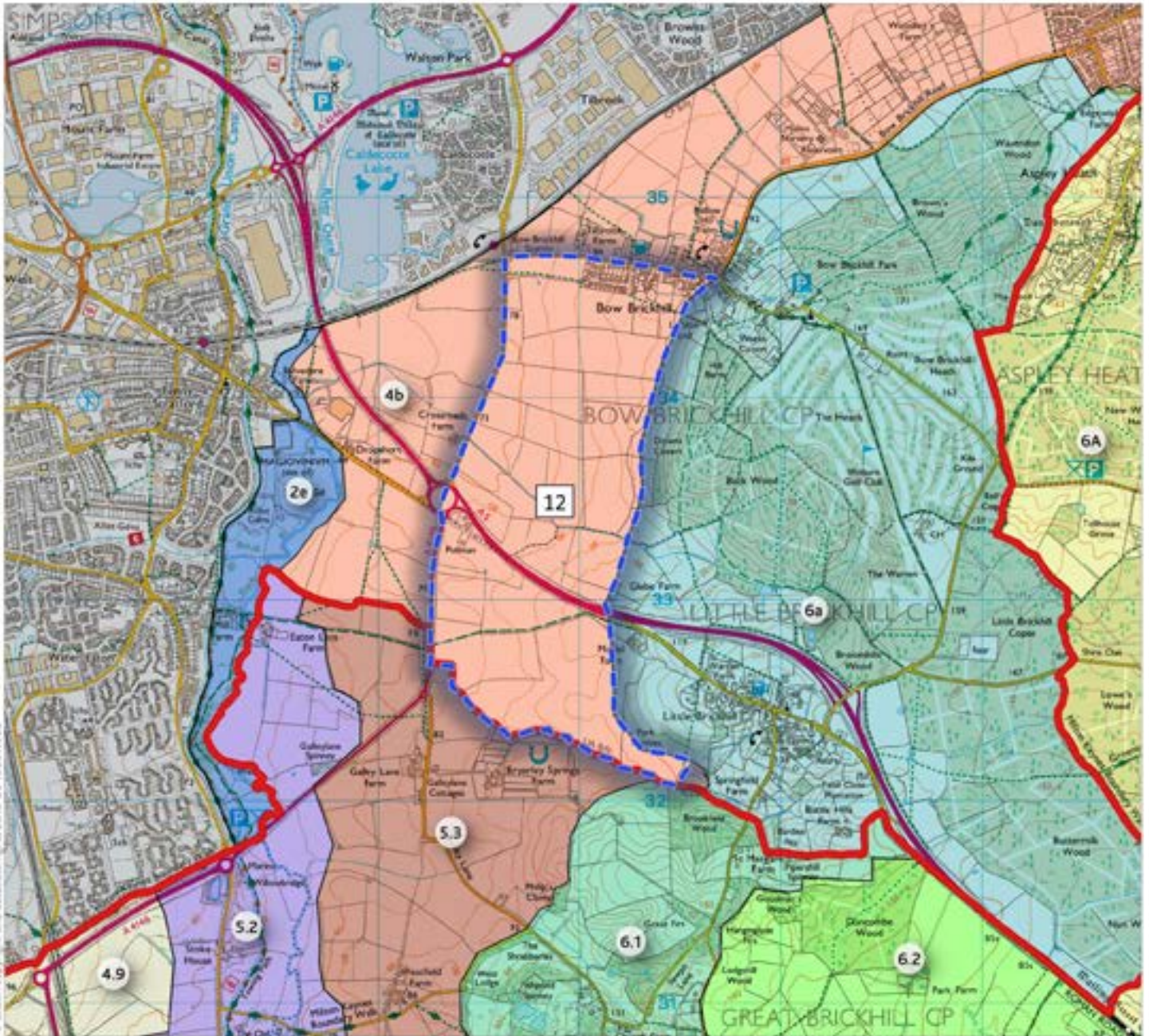
Total Area: 210.43 hectares

## Landscape Character Areas

FIGURE 12.1



0 500 1000 1500 m



### LEGEND

- 12 Land Area
- Milton Keynes Borough
- Milton Keynes Urban Area

### MILTON KEYNES

- 2e Ouzel South Urban River Valley
- 4b Wavendon Clay Lowland Farmland
- 6a Brickhill Greensand Ridge

### BEDFORD / CENTRAL BEDFORDSHIRE

- 6A Woburn Greensand Ridge

### AYLESBURY VALE

- 4.9 Newton Longfield-Stoke Hammond Claylands
- 5.2 Ouzel Valley
- 5.3 Ouzel Valley Lower Slopes
- 6.1 Brickhills Scarp
- 6.2 Stokegrove Wooded Slopes

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# LAND AREA 12 – Bow Brickhill Claylands

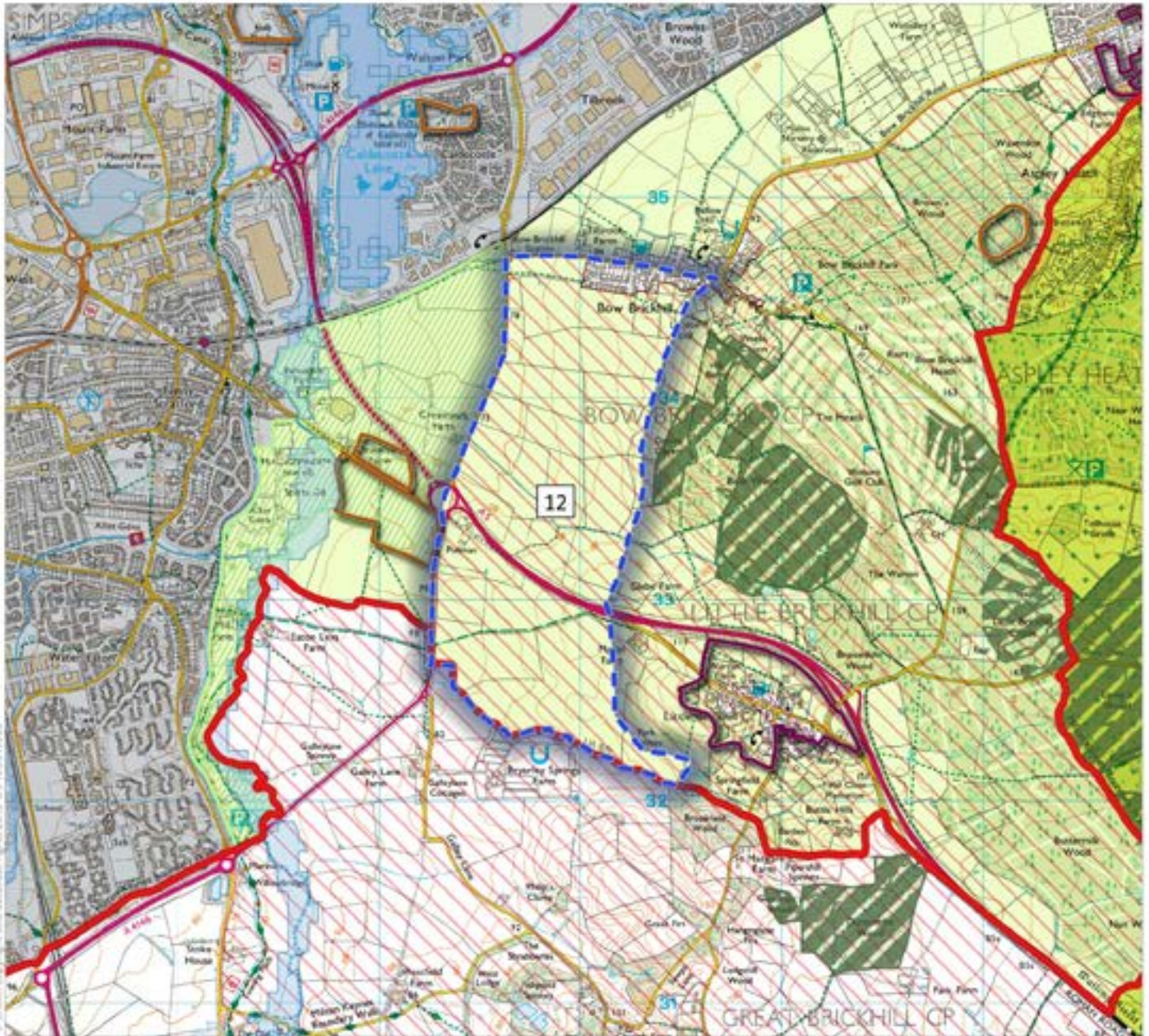
Total Area: 210.43 hectares

National Designations and Local Plan Policies

FIGURE 12.2



0 500 1000 1500 m



## LEGEND

- 12 Land Area
- Council Boundary
- Milton Keynes Borough
- Milton Keynes Urban Area

## NATIONAL DESIGNATIONS

- Scheduled Ancient Monument
- Ancient Woodland
- Green Belt

## RISK OF FLOODING\*

- High
- Medium

## MILTON KEYNES LOCAL PLAN

- Conservation Area
- Linear Park Extension
- Area of Attractive Landscape
- Open Countryside

## AVDC LOCAL PLAN

- Area of Attractive Landscape

\* High - chance of flooding of greater than 1 in 30  
Medium - chance of flooding of between 1 in 30 and 1 in 100

## LAND AREA 12 – Bow Brickhill Claylands

### 6.13.3 Sensitivity

Low	Medium	High
-----	--------	------

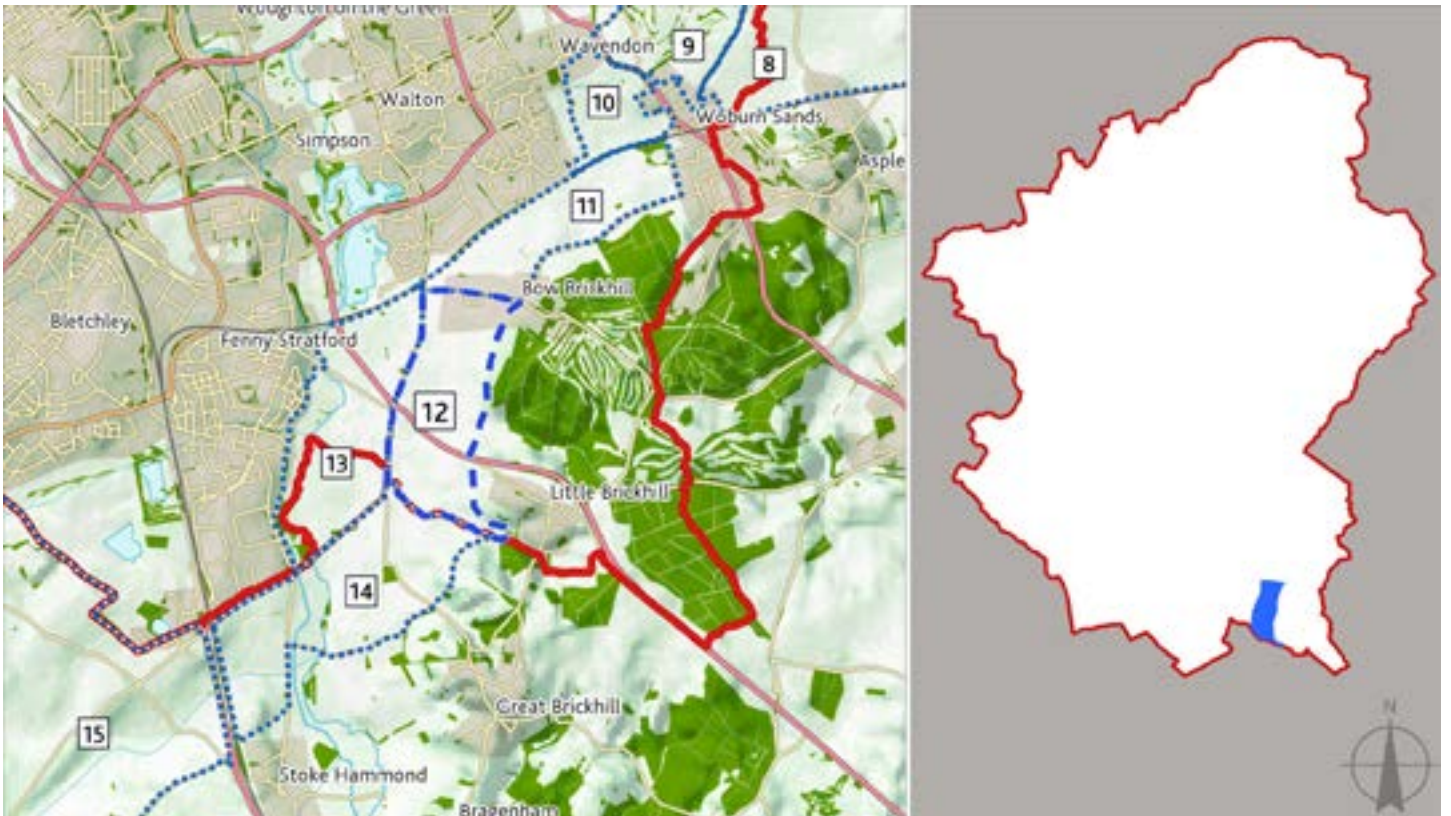
### 6.13.4 Capacity

There are likely to be opportunities to accommodate residential development without a significant adverse change in landscape character. This is a relatively simple landscape which is characterised by modern intrusion from the built edge of Milton Keynes and the busy road network.

The east of the site is more sensitive due to its relationship with the steep scarp of the Greensand Ridge. This is a key landscape characteristic that is vulnerable to change and must be respected in relation to future development. Extensive residential development on the lower ground in close proximity to the Greensand Ridge has the potential to affect the perception of the Greensand Ridge as a key landform feature diluting the contrast between the flat claylands and the Greensand Ridge. There is potential for the distinct sense of separateness/contrast and the peaceful character of the Greensand Ridge to be diluted.

Provide a strong landscape structure to shield views from the higher ground on the Greensand Ridge.

The integrity of the historic village of Bow Brickhill is vulnerable to change. Avoid coalescence with the historic village of Bow Brickhill.



## 6.14. LAND AREA 13 – Eaton Leys Claylands

**6.14.1** Land Area 13 is a small area on the south eastern edge of Milton Keynes that sits between the River Ouzel to the west and the Greensand Ridge to the east.

### 6.14.2 Susceptibility to Residential Development

Landscape Attribute	Character	Low	Medium	High
Scale	Large rectilinear fields with evidence of field amalgamation.	Low		
Enclosure	An open landscape with a lack of tree cover except along the River Ouzel and Grand Union Canal, particularly within Waterhall Park to the south of the area. There are new tree belts flanking the A4146.		Medium	
Landform	Flat lowland.	Low		
Landcover pattern	Mostly arable.	Low		
Built environment	The settlement edge of Milton Keynes including residential areas in Bletchley, Water Eaton and Fenny Stratford adjoins the area to the west. The area is enclosed by a busy road network, with the A5 meeting the A4246 at a large roundabout junction to the north.	Low		
Historic landscape character	The S.A.M. in the north of the area, near the Dobbie's Garden Centre marks the site of the Roman settlement of Magiovinium on the old Roman Road of Watling Street. The western boundary of the area is marked by the Grand Union Canal.		Medium	
Intervisibility	There is intervisibility between the low lying claylands and the Greensand Ridge to the east which provides a backdrop to most views.		Medium	
Perception/experience	The agricultural landscape is heavily influenced by the built edge of Milton Keynes. The busy road network and the infrastructure and heavy traffic associated with it are visually and aurally intrusive. Recreational value and an important green corridor is provided by Waterhall Park which runs along the western boundary of the land areas between the River Ouzel and the Grand Union Canal.		Medium	
Landscape Value	Area of Attractive Landscape (AVDC) to the south of the land area. Open Countryside /S.A.M. (MK).  Historic built elements in the canal, bridges and locks.		Medium	

# LAND AREA 13 – Eaton Leys Claylands

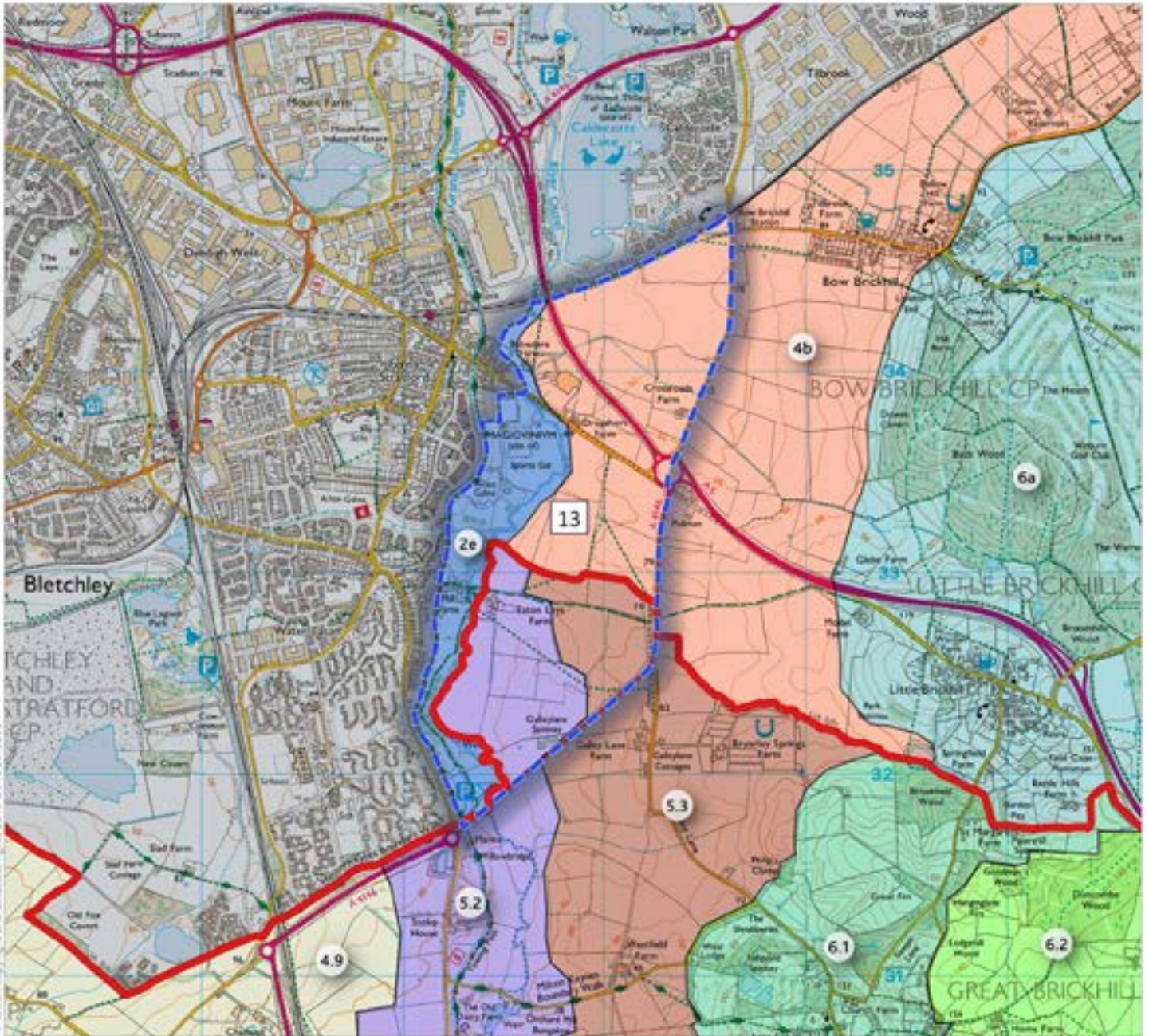
Total Area: 252.86 hectares

## Landscape Character Areas

FIGURE 13.1



0 500 1000 1500 m



### LEGEND

- 13 Land Area
- Milton Keynes Borough
- Milton Keynes Urban Area

### MILTON KEYNES

- 2e Ouzel South Urban River Valley
- 4b Wavendon Clay Lowland Farmland
- 6a Brickhill Greensand Ridge

### AYLESBURY VALE

- 4.9 Newton Longfield-Stoke Hammond Claylands
- 5.2 Ouzel Valley
- 5.3 Ouzel Valley Lower Slopes
- 6.1 Brickhills Scarp
- 6.2 Stokegrove Wooded Slopes

# LAND AREA 13 – Eaton Leys Claylands

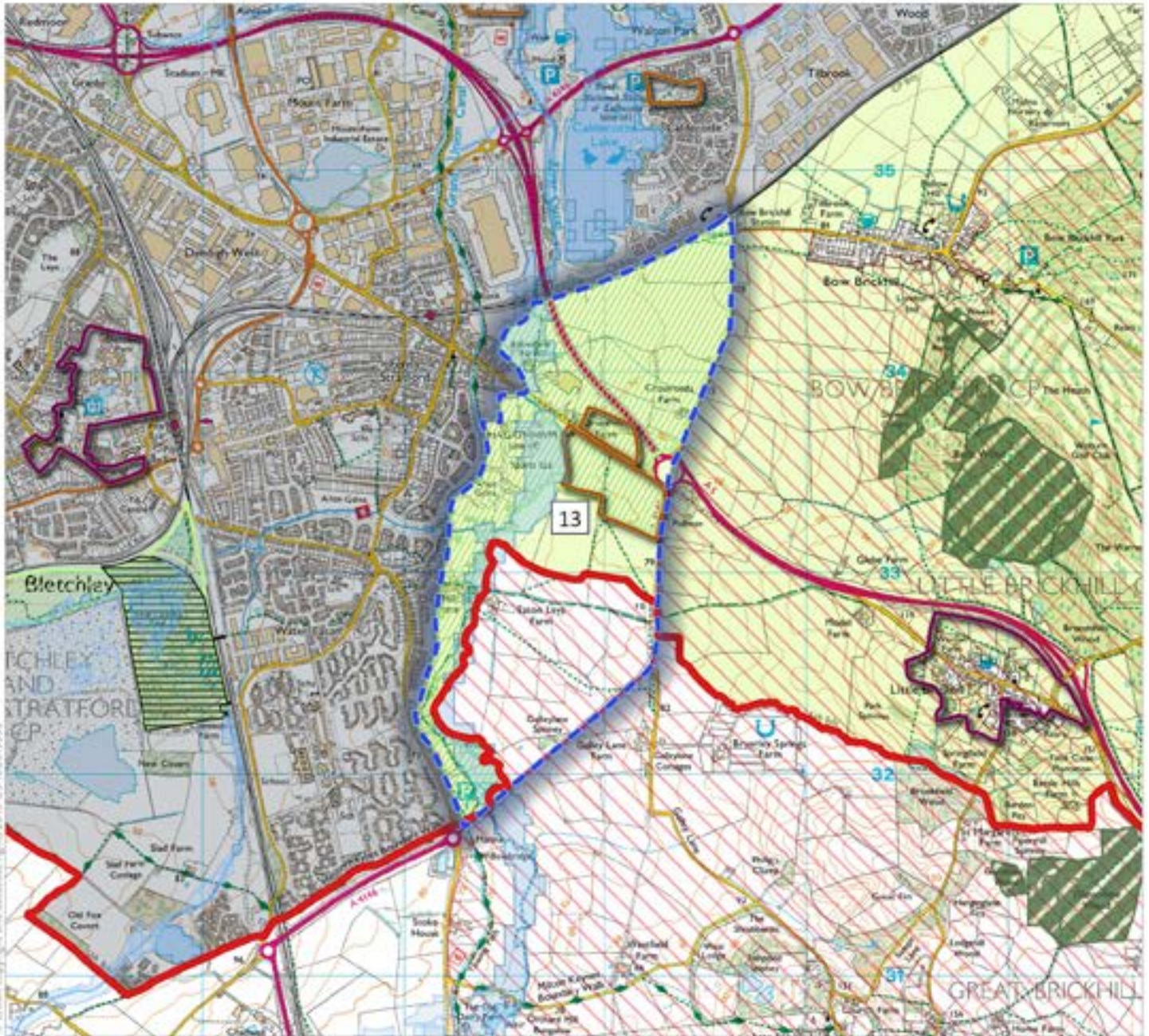
Total Area: 252.86 hectares

National Designations and Local Plan Policies

FIGURE 13.2



0 500 1000 1500 m



## LEGEND

- 13 Land Area
- Council Boundary
- Milton Keynes Borough
- Milton Keynes Urban Area

## NATIONAL DESIGNATIONS

- Scheduled Ancient Monument
- Ancient Woodland
- Local Nature Reserve

## RISK OF FLOODING\*

- High
- Medium

## MILTON KEYNES LOCAL PLAN

- Conservation Area
- Linear Park Extension
- Area of Attractive Landscape
- Open Countryside

## AVDC LOCAL PLAN

- Area of Attractive Landscape

\* High - chance of flooding of greater than 1 in 30  
 Medium - chance of flooding of between 1 in 30 and 1 in 100



6.14.3 Sensitivity

Low	Medium	High
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6.14.4 Capacity

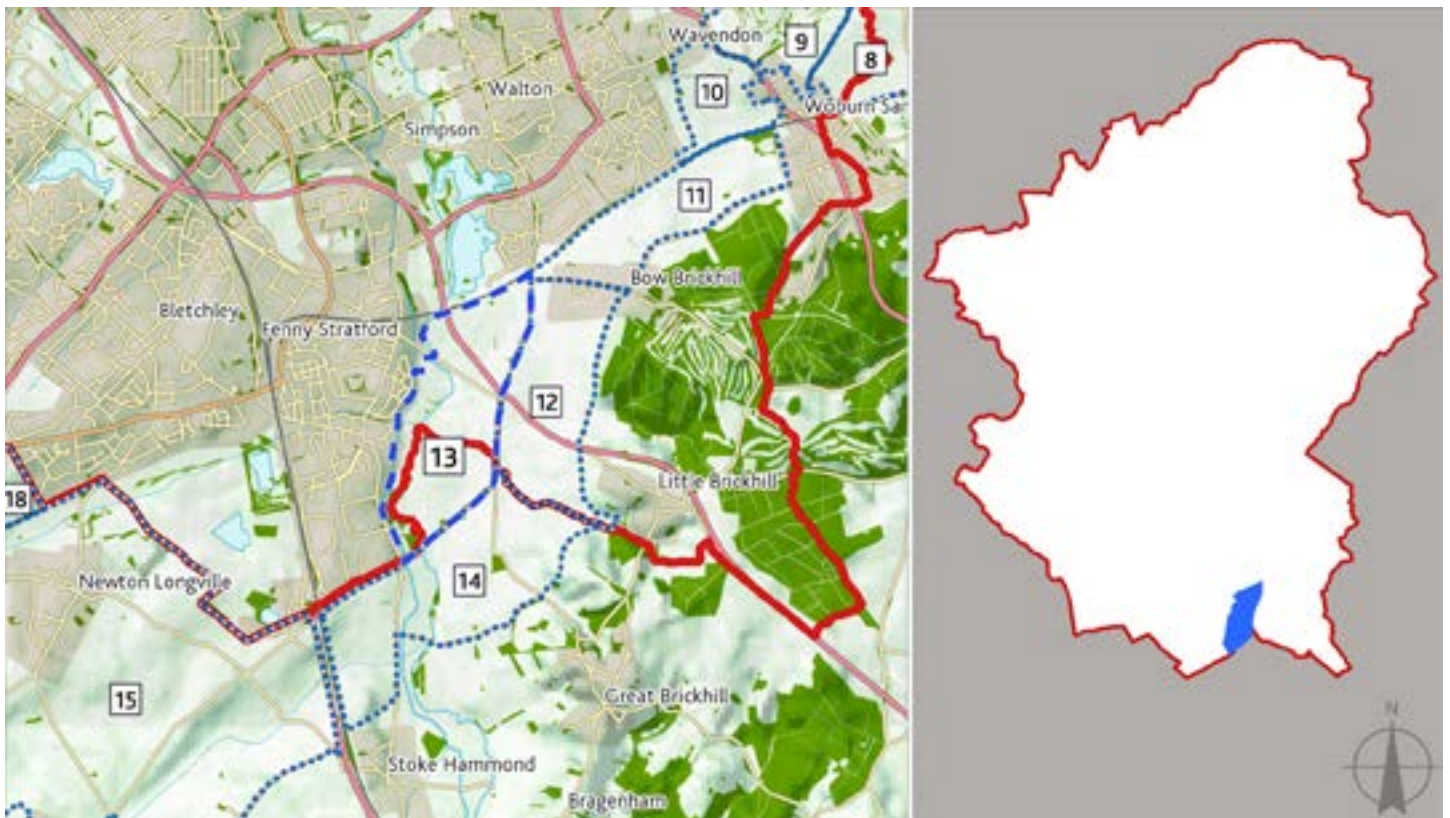
Residential development could not be accommodated without affecting key characteristics and/or values in the landscape. The area suffers from visual and auditory intrusion from the transport network. It lies close to the built edge of Milton Keynes to the north and west, separated by the floodplain of the River Ouzel but due to its open nature it is visually influenced by this suburban development. The flood plain provides an important gap between the built edge and views across the 'Area of Attractive Landscape' to Bow Brickhill.

However, the valley bottom along the river Ouzel and the Grand Union Canal is a locally distinctive landscape characteristic that is vulnerable to change from development. The area is an important green corridor with high recreational value linking Milton Keynes to the surrounding countryside.

The Roman remains in the SAM to the north of the area are an important historical characteristic of the area.

Conserve and promote green corridors along the River Ouzel and Grand Union Canal. Retain links from this corridor to the surrounding countryside and the Greensand Ridge.

Maintain views along the valley and up to the Greensand Ridge to the east. Any residential development in this area would block views across to the east and affect the setting of the AAL.



## 6.15 LAND AREA 14 – Ouzel Claylands

6.15.1 Land Area 14 is located on the south eastern edge of Milton Keynes.

### 6.15.2 Susceptibility to Residential Development

Landscape Attribute	Character	Low	Medium	High
Scale	Mixed field sizes, smaller in the flood-plain but with large arable fields on the valley sides.			
Enclosure	An open landscape with a lack of tree cover except along river and canal. Field amalgamation has resulted in hedgerow loss on the valley sides.			
Landform	Flat river valley of the River Ouzel to the west and gently sloping valley sides to the east below the Greensand Ridge.			
Landcover pattern	Mostly arable with some pasture.			
Built environment	Dispersed farmsteads. South eastern built edge of Milton Keynes adjoins the area and is visually dominant. The western edge of the area is marked by the west coast mainline railway.			
Historic landscape character	Fragmented historic landscape. The area is crossed by the Grand Union Canal opened in 1805.			
Intervisibility	There are long distance views over the valley to Milton Keynes. The Greensand Ridge to the east which provides a backdrop to most views over the relatively flat landform.			
Perception/experience	The area is influenced by the built edge of Milton Keynes. There is visual and aural intrusion from the busy A4146 and other link roads. However the landscape provides recreational opportunities along the river and canal which are distinctive landscape elements.			
Visual Receptors	Users of PROWs and canal towpath.			
Landscape Value	Area of Attractive Landscape (AVDC).  Historic built elements in the canal, bridges and locks.			

# LAND AREA 14 – Ouzel Claylands

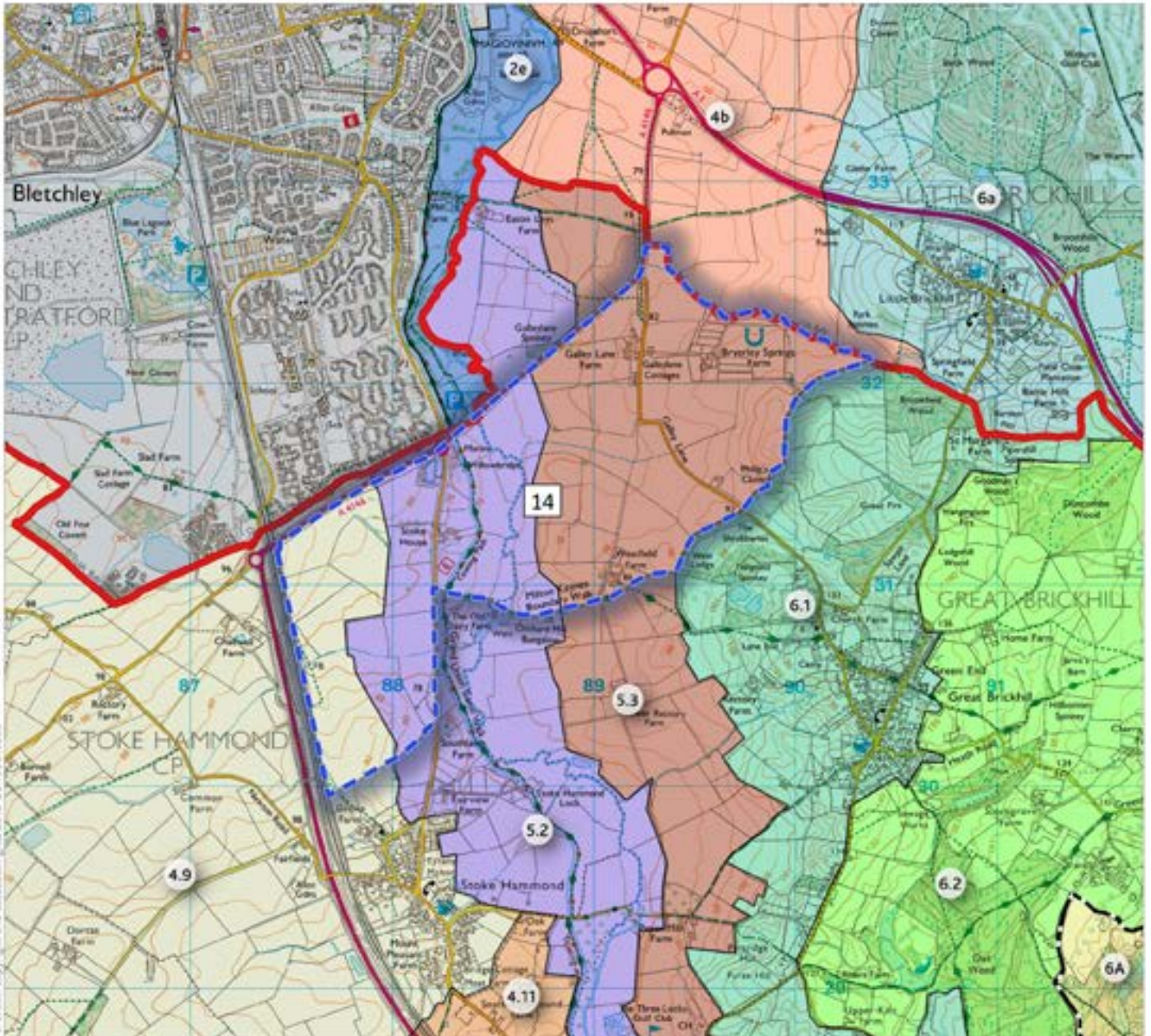
Total Area: 302.04 hectares

## Landscape Character Areas

FIGURE 14.1



0 500 1000 1500 m



### LEGEND

- 14** Land Area
- Milton Keynes Borough
- Milton Keynes Urban Area

### MILTON KEYNES

- 2e Ouzel South Urban River Valley
- 4b Wavendon Clay Lowland Farmland
- 6a Brickhill Greensand Ridge

### BEDFORD / CENTRAL BEDFORDSHIRE

- 6A Woburn Greensand Ridge

### AYLESBURY VALE

- 4.9 Newton Longfield-Stoke Hammond Claylands
- 4.11 Mursley-Soulbury Claylands
- 5.2 Ouzel Valley
- 5.3 Ouzel Valley Lower Slopes
- 6.1 Brickhills Scarp
- 6.2 Stokegrove Wooded Slopes

# LAND AREA 14 – Ouzel Claylands

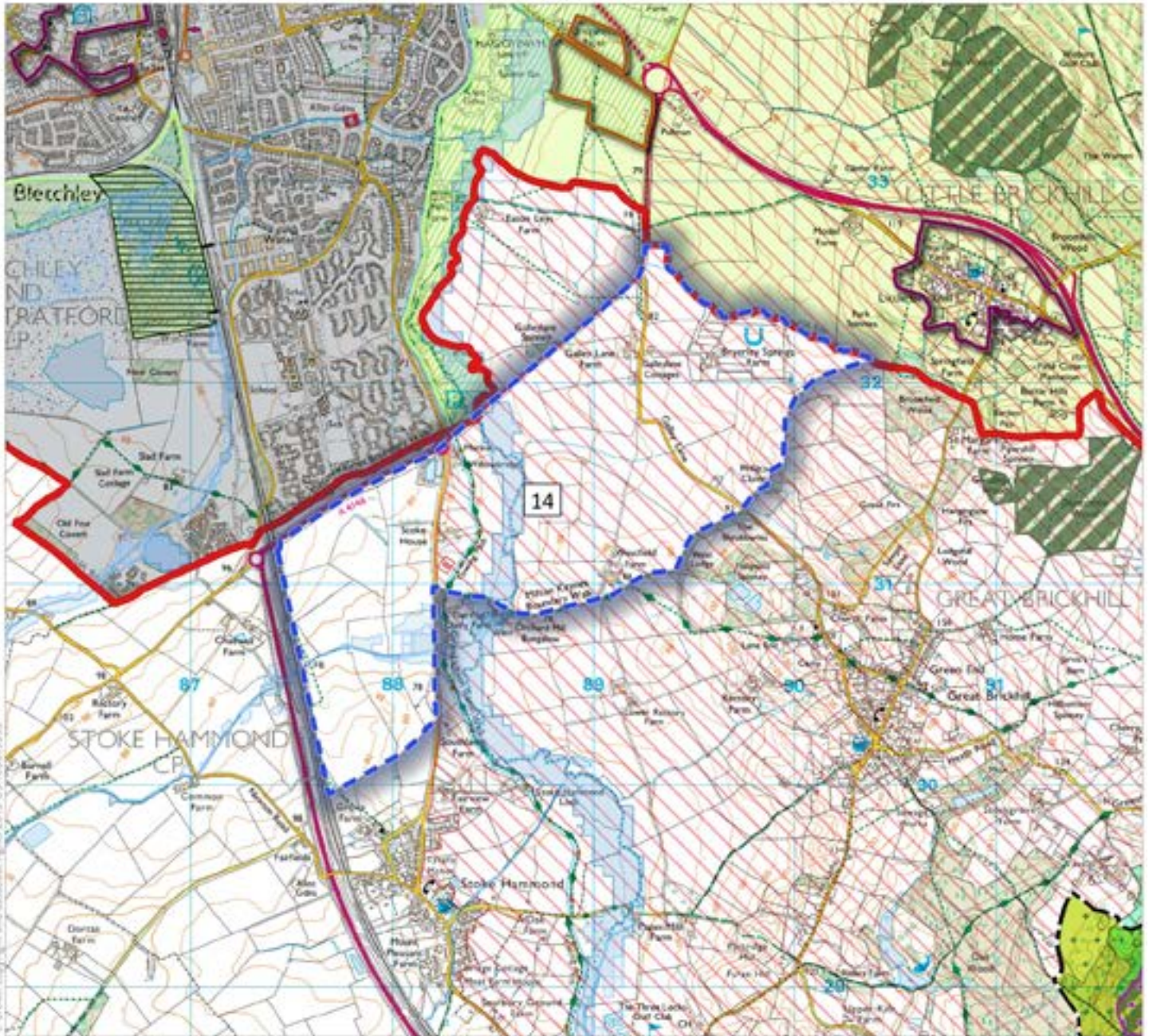
Total Area: 302.04 hectares

National Designations and Local Plan Policies

FIGURE 14.2



0 500 1000 1500 m



### LEGEND

- 14 Land Area
- Council Boundary
- Milton Keynes Borough
- Milton Keynes Urban Area

### NATIONAL DESIGNATIONS

- Scheduled Ancient Monument
- Ancient Woodland
- Site of Special Scientific Interest
- Local Nature Reserve

### RISK OF FLOODING\*

- High
- Medium

### MILTON KEYNES LOCAL PLAN

- Conservation Area
- Linear Park Extension
- Area of Attractive Landscape
- Open Countryside

### AVDC LOCAL PLAN

- Area of Attractive Landscape

\* High - chance of flooding of greater than 1 in 30  
 Medium - chance of flooding of between 1 in 30 and 1 in 100

6.15.3 Sensitivity

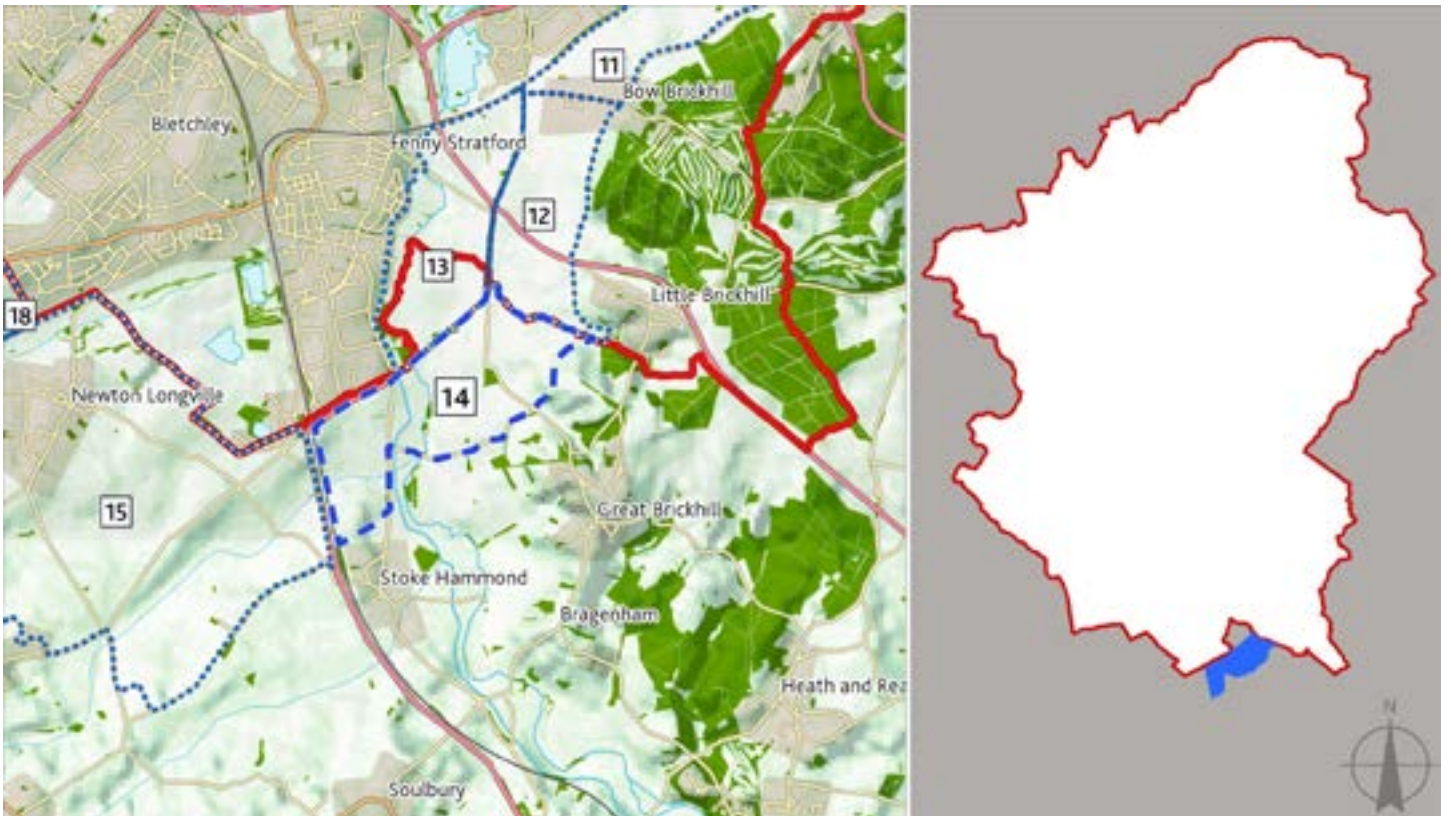
Low	Medium	High
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6.15.4 Capacity

There are likely to be opportunities to accommodate residential development without a significant adverse change in landscape character. The landscape area physically adjoins the built edge of Milton Keynes and due to its open nature most of the area is visually influenced by suburban development. There is intrusion from the busy road network and field amalgamation on the valley slopes results in a weak sense of place.

However, the valley bottom along the river Ouzel and the Grand Union Canal is locally distinctive and vulnerable to change from development. The area is an important green corridor with high recreational value linking Milton Keynes to the surrounding countryside. Conserve and promote links and green corridors from the Grand Union Canal Walks to the surrounding countryside and the Greensand Ridge.

The steep scarp of the Greensand Ridge that lies adjacent to the east is a key landscape characteristic that is vulnerable to change and must be respected in relation to future development. Extensive residential development on the lower ground in close proximity to the Greensand Ridge has the potential to affect the perception of the Greensand Ridge as a key landform feature diluting the contrast between the flat claylands and the Greensand Ridge. There is potential for the distinct sense of separateness/contrast and the peaceful character of the Greensand Ridge to be diluted. Integrate any new development with a strong landscape structure to shield views from the higher ground on the Greensand Ridge.



## 6.16 LAND AREA 15 – Newton Longville Claylands

6.16.1 Land Area 15 is located around the village of Newton Longville.

### 6.16.2 Susceptibility to Residential Development

Landscape Attribute	Character	Low	Medium	High
Scale	Regular rectilinear medium to large field sizes with smaller fields around Newton Longville.			
Enclosure	Open farmland with well-maintained hedged field boundaries. Generally a lack of tree cover although willow scrub is found along streams and ditches.			
Landform	Gently undulating ground			
Landcover pattern	Dominated by arable with some pastoral land cover.			
Built environment	Newton Longville is a substantial village with modern development around the edges. Otherwise settlement within the land area consists of scattered farms. The main west coast railway line runs along the eastern edge of the area and there are plans to develop the disused railway to the north into an East West Rail Link with a major station at Newton Longville.			
Historic landscape character	Strip fields on the west of Newton Longville.			
Intervisibility	Folds in the landscape help prevent some long distance views except from ridges. The Greensand Ridge to the east provides a backdrop to many views over the undulating landform from higher ground.			
Perception/experience	Generally a rural character but the area is influenced by the suburban edge of Milton Keynes. There are views towards the landfill on the southern edge of Bletchley. The degraded urban fringe between Bletchley and Newton Longville has a weak landscape structure.			
Landscape Value	There are no designations in this land area. Higher ground around Drayton Parslow offer panoramic views across this land area towards Milton Keynes.			

# LAND AREA 15 – Newton Longville Claylands

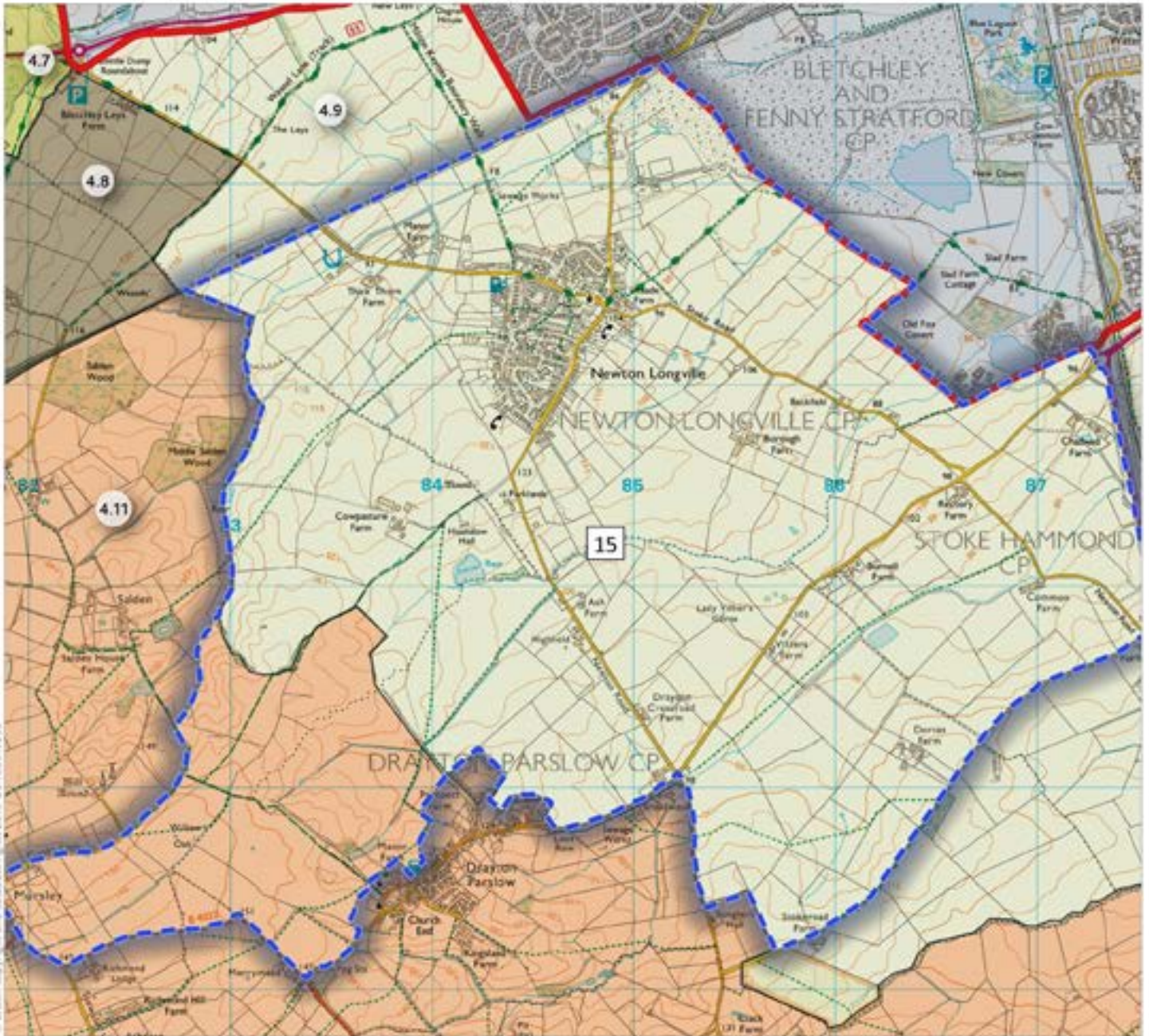
Total Area: 1416.56 hectares

## Landscape Character Areas

FIGURE 15.1



0 500 1000 1500 m



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### LEGEND

- 15 Land Area
- Milton Keynes Borough
- Milton Keynes Urban Area

### AYLESBURY VALE

- 4.7 Whaddon Chase
- 4.8 Horwood Claylands
- 4.9 Newton Longfield-Stoke Hammond Claylands
- 4.11 Mursley-Soulbury Claylands

# LAND AREA 15 – Newton Longville Claylands

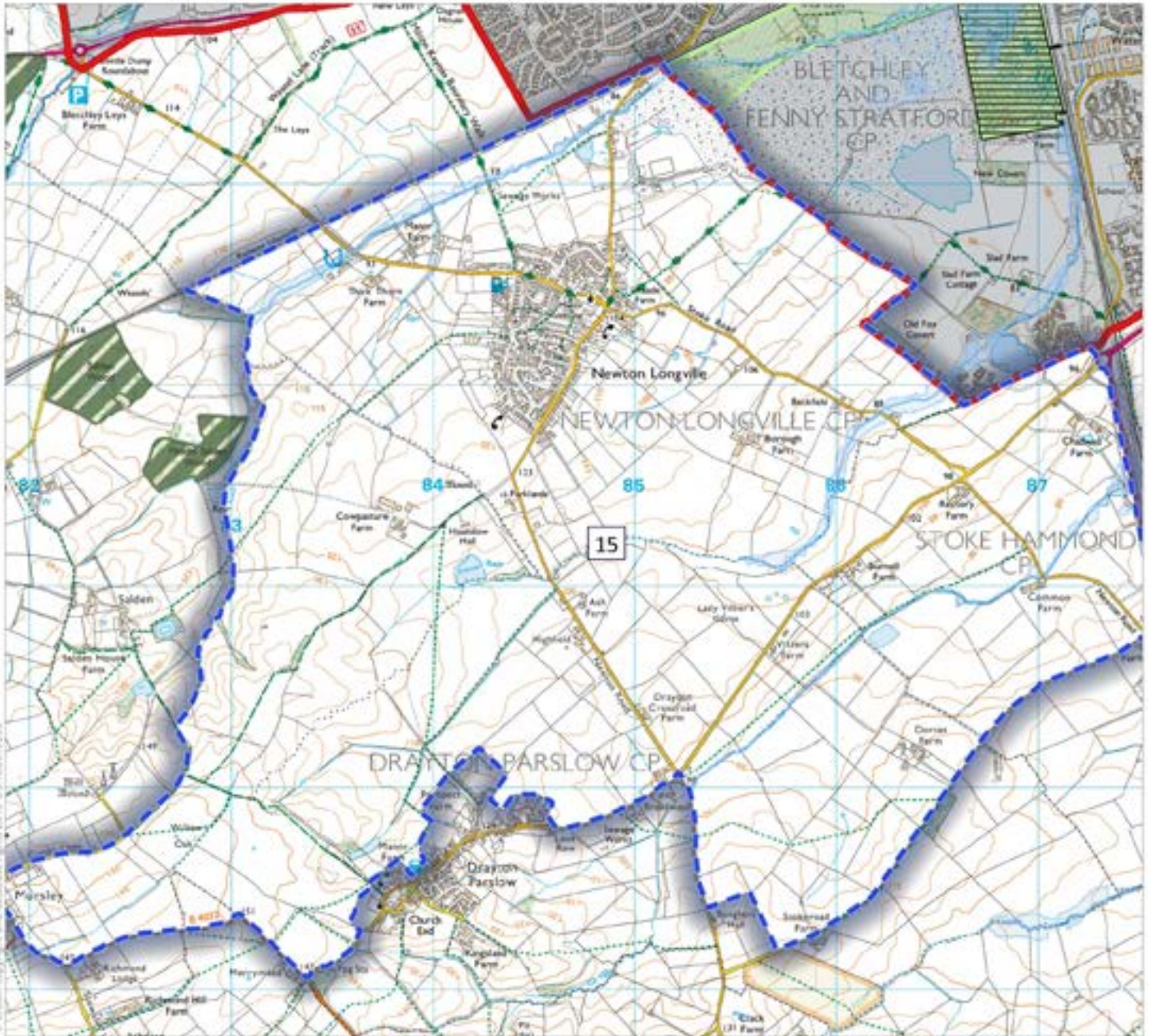
Total Area: 1416.56 hectares

National Designations and Local Plan Policies

FIGURE 15.2



0 500 1000 1500 m



## LEGEND

- 15 Land Area
- Council Boundary
- Milton Keynes Borough
- Milton Keynes Urban Area

## NATIONAL DESIGNATIONS

- Ancient Woodland
- Local Nature Reserve

## MILTON KEYNES LOCAL PLAN

- Linear Park Extension

## RISK OF FLOODING\*

- High
- Medium

\* High - chance of flooding of greater than 1 in 30  
 Medium - chance of flooding of between 1 in 30 and 1 in 100



## LAND AREA 15 – Newton Longville Claylands

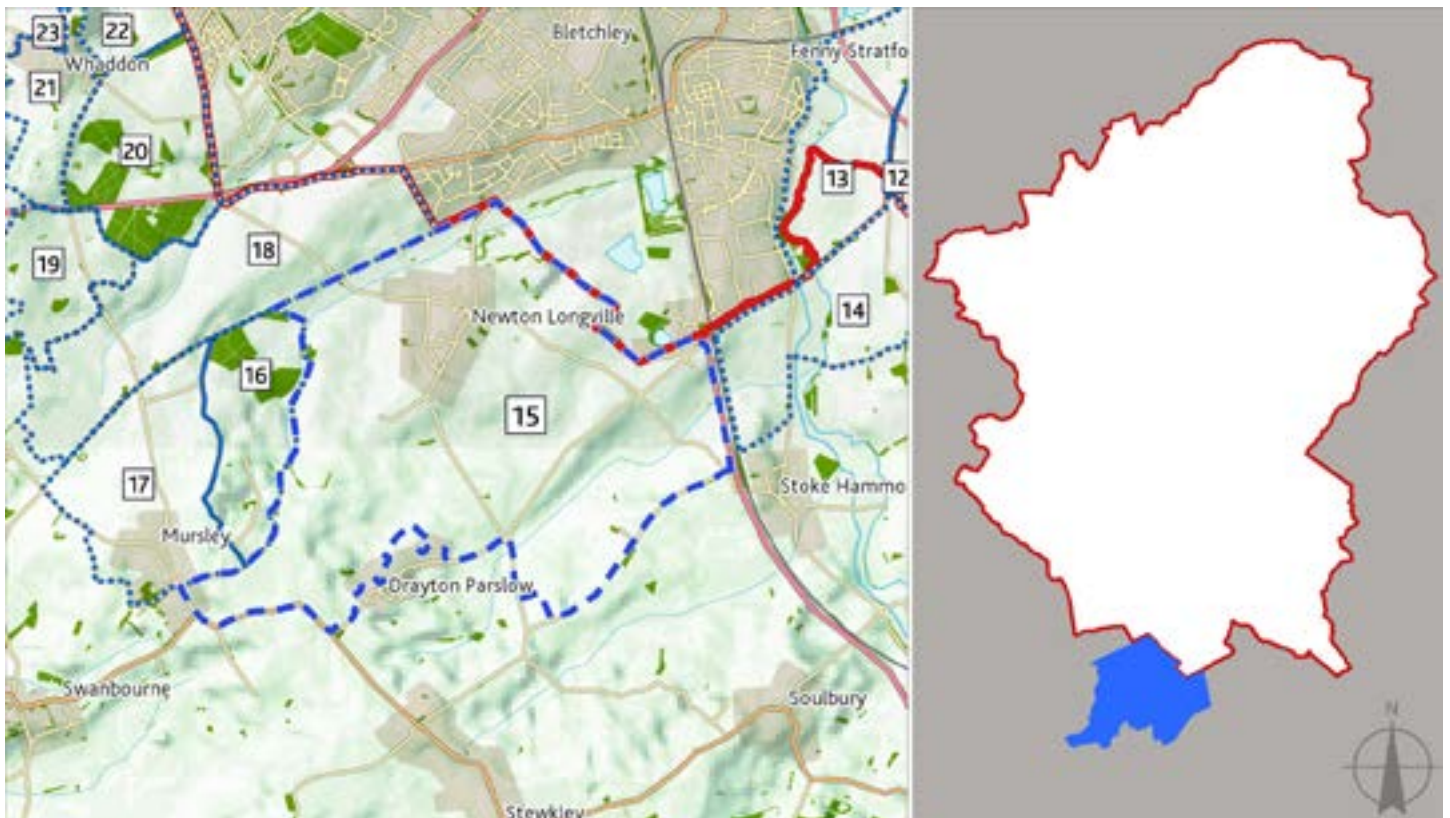
### 6.16.3 Sensitivity

<b>Low</b>	<b>Medium</b>	<b>High</b>
------------	---------------	-------------

### 6.16.4 Capacity

Residential development could be accommodated without affecting key characteristics and/or values in the landscape. Physically the area adjoins the built edge of Bletchley/Milton Keynes where some landscape elements are in decline. Strong enclosure is provided by the well maintained hedges and folds in the landscape which creates areas that are visually enclosed.

The integrity of the village of Newton Longville, particularly with future development pressure from the reinstatement of the railway, is vulnerable to change. Avoid disturbance of the historic field pattern to the west of the village.



## LAND AREA 16 – Salden Woods

6.17.1 Land Area 16 is located on the higher land south of the disused railway line around the hamlet of Salden.

Landscape Attribute	Character	Low	Medium	High
Scale	Medium to large.			
Enclosure	An exposed landscape with few screening landscape features.			
Landform	Ridge elevated above surrounding areas up to 150m AOD.			
Landcover pattern	Mixed agricultural use with arable and grazing.			
Built environment	Scattered large farms. There are plans to develop the line as part of the proposed East West Rail Link to the north.			
Historic landscape character	Parliamentary and pre-18th century enclosure. Ancient woodland at Salden Wood and Middle Salden Wood.			
Intervisibility	Long distance views across the lower claylands to Milton Keynes and the Greensand Ridge.			
Perception/experience	A rural area on a distinctive ridge above the surrounding countryside with areas of deciduous woodland.			
Landscape Value	A scenic landscape with areas of ancient woodland.			

# LAND AREA 16 – Salden Woods

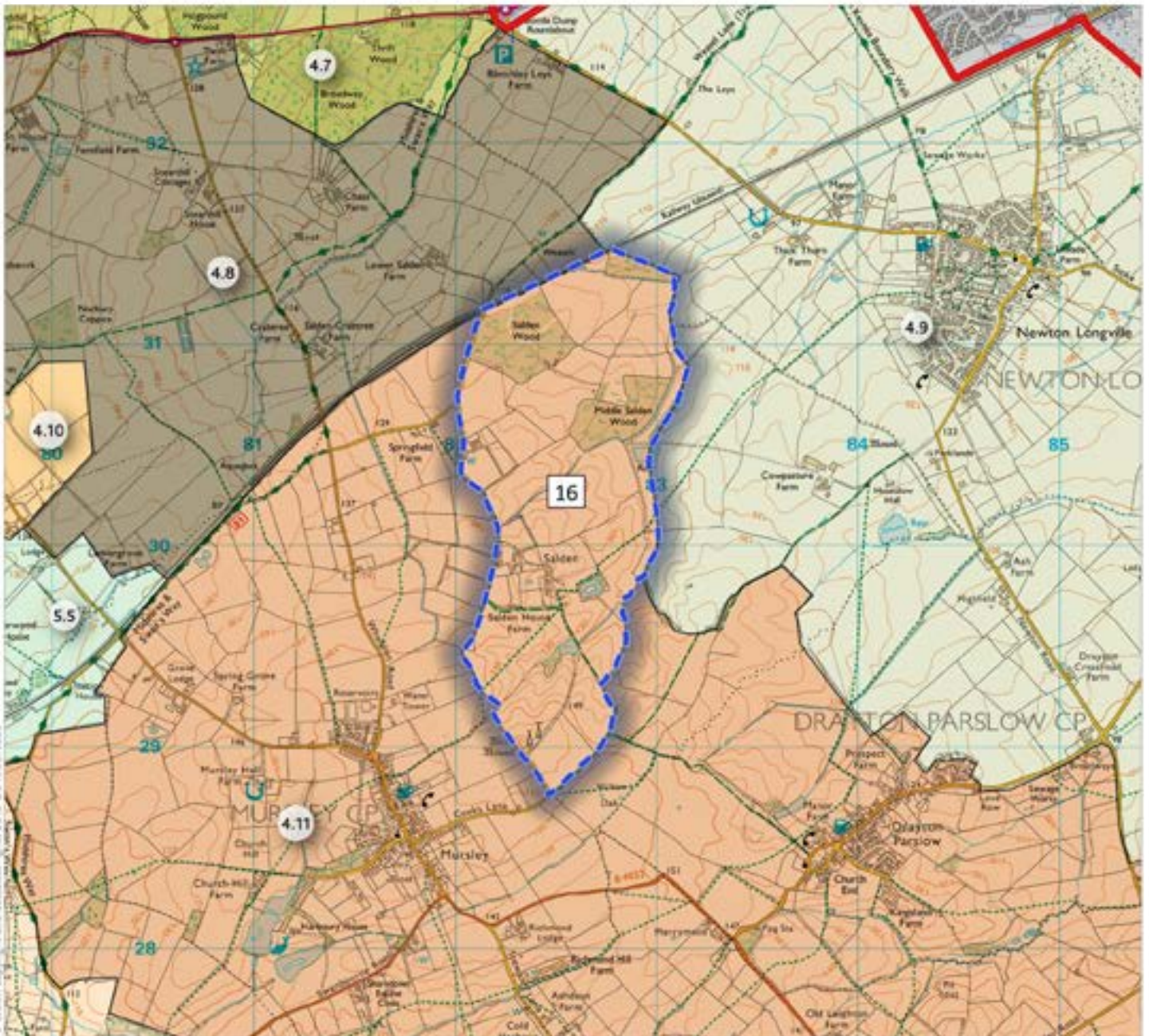
Total Area: 201.66 hectares

## Landscape Character Areas

FIGURE 16.1



0 500 1000 1500 m



### LEGEND

- 16 Land Area
- Milton Keynes Borough
- Milton Keynes Urban Area

### AYLESBURY VALE

- 4.7 Whaddon Chase
- 4.8 Horwood Claylands
- 4.9 Newton Longfield-Stoke Hammond Claylands
- 4.10 Greenway Open Farmland
- 4.11 Mursley-Soulbury Claylands
- 4.12B Winslow Ridge (East)
- 5.5 Claydon Tributary

# LAND AREA 16 – Salden Woods

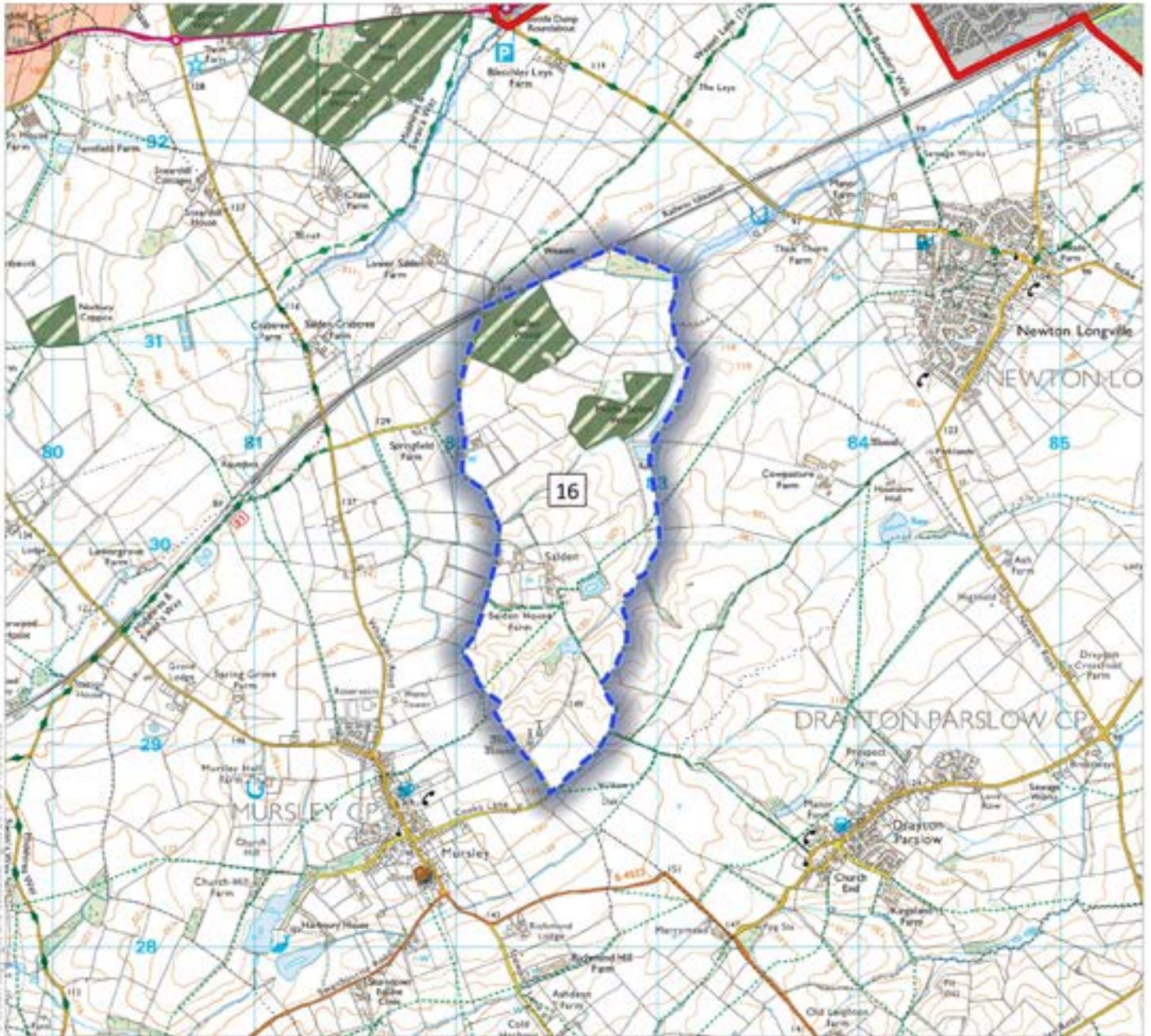
Total Area: 201.66 hectares

National Designations and Local Plan Policies

FIGURE 16.2



0 500 1000 1500 m



### LEGEND

- 16 Land Area
- Council Boundary
- Milton Keynes Borough
- Milton Keynes Urban Area

### NATIONAL DESIGNATIONS

- Scheduled Ancient Monument
- Ancient Woodland

### MILTON KEYNES LOCAL PLAN

- Linear Park Extension

### RISK OF FLOODING\*

- High
- Medium

### AVDC LOCAL PLAN

- Local Landscape Area

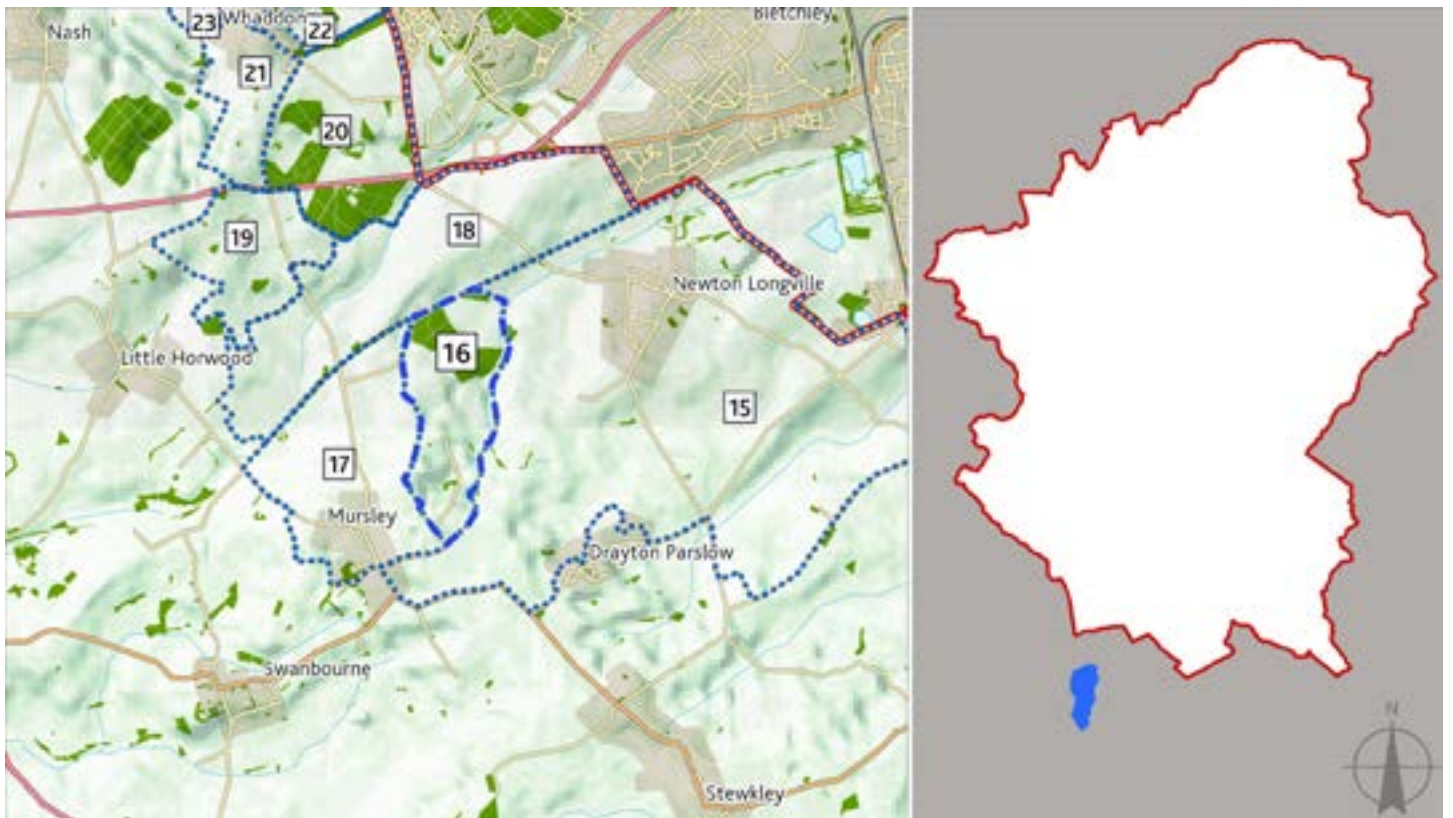
\* High - chance of flooding of greater than 1 in 30  
 Medium - chance of flooding of between 1 in 30 and 1 in 100

6.17.3 Sensitivity

Low	Medium	High
-----	--------	------

6.17.4 Capacity

Residential development would result in a significant adverse change in landscape character. Key characteristics and qualities of the landscape, including the ancient woodland to the north, the exposed nature of this elevated landscape and the far reaching views to the surrounding countryside, make it vulnerable to change from development.



## 6.18. LAND AREA 17 – Mursley Claylands

**6.18.1** Land Area 17 is located to the south of the proposed East West Rail Link and north of Mursley.

### 6.18.2 Susceptibility to Residential Development

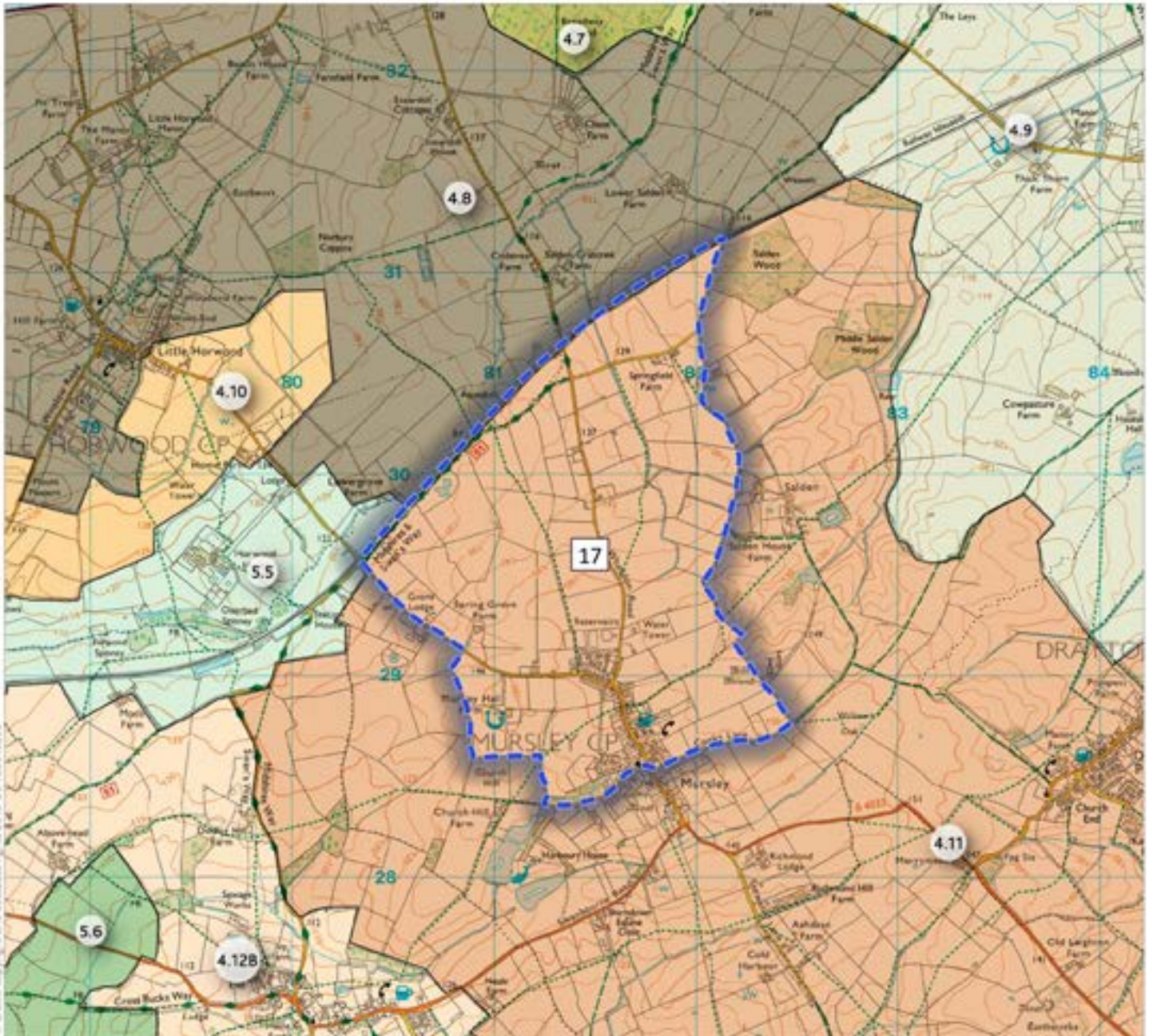
Landscape Attribute	Character	Low	Medium	High
Scale	Irregular small scale field pattern.			
Enclosure	Fenced or overgrown hedgerow boundaries with mature hedgerow trees.			
Landform	Gently undulating plateau edge sloping down towards the disused railway from Mursley which sits on the ridge top.			
Landcover pattern	Mostly pasture.			
Built environment	Isolated farms. There are plans to develop the railway line as part of the proposed East West Rail Link.			
Historic landscape character	The linear village of Mursley which lies to the south of the area has a well preserved historic core. Parliamentary enclosures survive around Mursley.			
Intervisibility	Undulating landform allow a moderate degree of visibility with views towards Salden Wood and Milton Keynes.			
Perception/experience	A working agricultural landscape with some detractors in the form of electricity poles and farm buildings. The Mursley water tower is widely visible.			
Landscape Value	An area of moderate scenic value with no designations.			

# LAND AREA 17 – Mursley Claylands

Total Area: 314.33 hectares

## Landscape Character Areas

FIGURE 17.1



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### LEGEND

**17** Land Area

### AYLESBURY VALE

- 4.7 Whaddon Chase
- 4.8 Horwood Claylands
- 4.9 Newton Longfield-Stoke Hammond Claylands
- 4.10 Greenway Open Farmland
- 4.11 Mursley-Souldon Claylands
- 4.12B Winslow Ridge (East)
- 5.5 Claydon Tributary
- 5.6 Claydon Valley

# LAND AREA 17 – Mursley Claylands

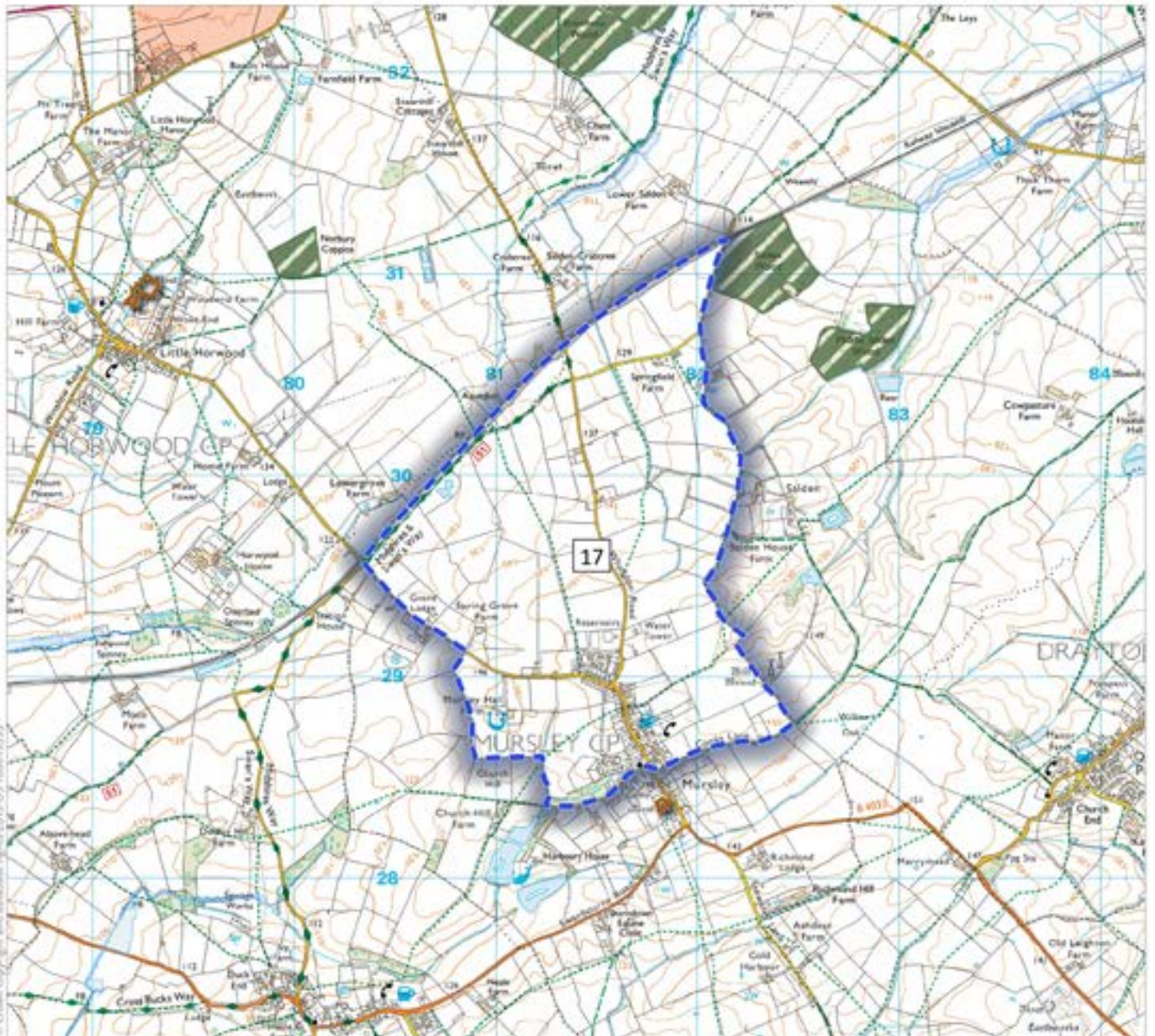
Total Area: 314.33 hectares

National Designations and Local Plan Policies

FIGURE 17.2



0 500 1000 1500 m



## LEGEND

- 17 Land Area
- Council Boundary

## NATIONAL DESIGNATIONS

- Scheduled Ancient Monument
- Ancient Woodland

## AVDC LOCAL PLAN

- Local Landscape Area

## RISK OF FLOODING\*

- High
- Medium

\* High - chance of flooding of greater than 1 in 30  
 Medium - chance of flooding of between 1 in 30 and 1 in 100



## LAND AREA 17 – Mursley Claylands

### 6.18.3 Sensitivity

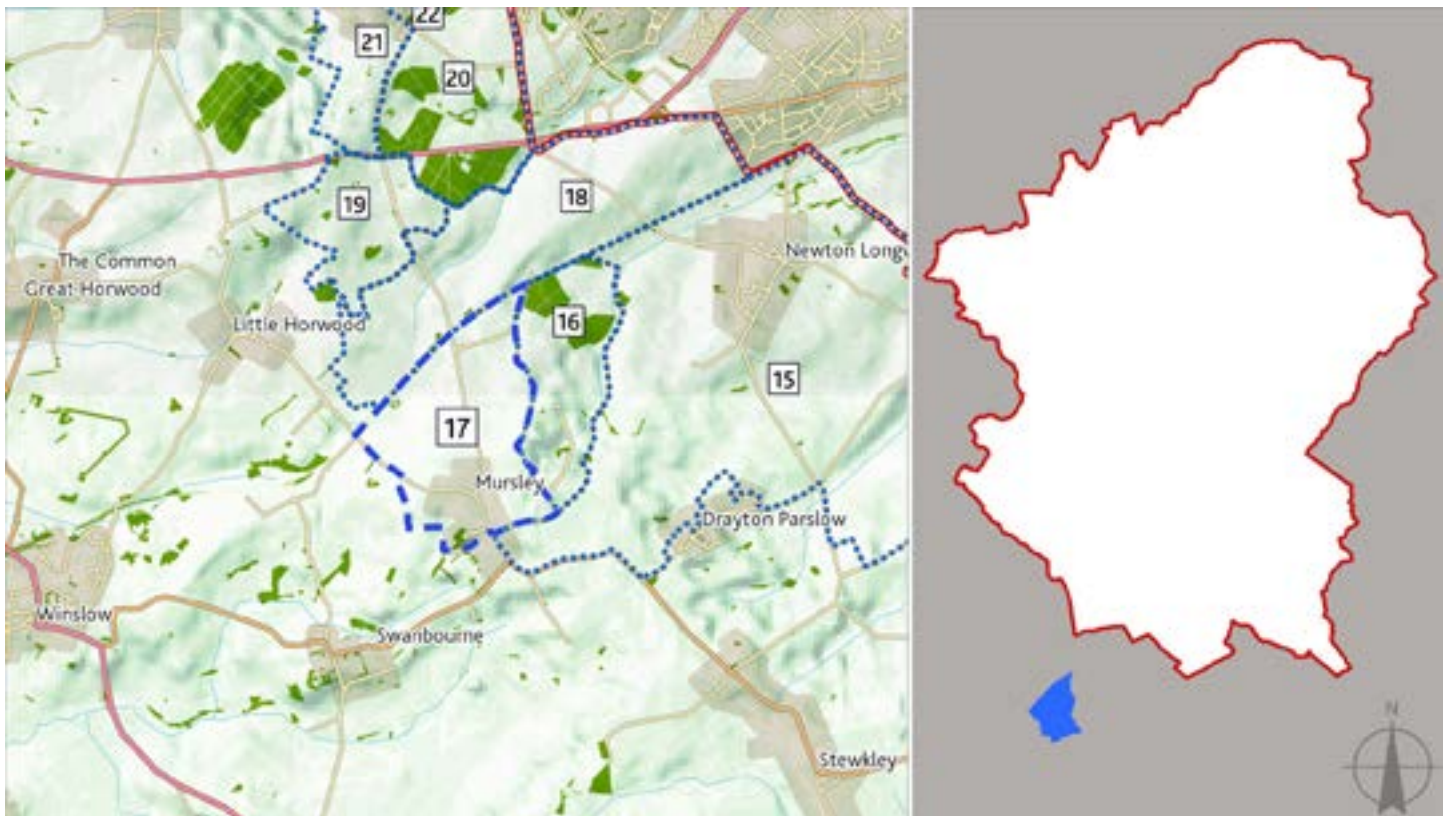
Low	Medium	High
-----	--------	------

### 6.18.4 Capacity

There are likely to be opportunities to accommodate residential development without a significant adverse change in landscape character. This area is well enclosed with hedgerow boundaries with mature hedgerow trees. It is a working agricultural landscape with no designation and some detractors.

The small scale irregular field pattern is a key landscape characteristic that is vulnerable to change and must be respected in relation to future development.

The integrity of the historic village of Mursley is vulnerable to change. Avoid coalescence with Mursley.



## 6.19 LAND AREA 18 – Salden Claylands

**6.19.1** Land Area 18 is located on land running north of the disused railway line which is proposed as a future East West Rail Link.

### 6.19.2 Susceptibility to Residential Development

Landscape Attribute	Character	Low	Medium	High
Scale	Medium field sizes.	Low	Medium	High
Enclosure	An open landscape with some hedgerow trees but a notable absence of woodland cover.	Low	Medium	High
Landform	Flat to gently undulating.	Low	Medium	High
Landcover pattern	Mostly arable.	Low	Medium	High
Built environment	Isolated farms with Newton Longville and Bletchley visible on the edge of the area. Intrusion from overhead power lines which follow the middle of the valley. There are plans to develop the railway line as part of the proposed East West Rail Link with a major station at Newton Longville.	Low	Medium	High
Historic landscape character	This area was part of Whaddon Chase until its enclosure in the mid-19th century, but only relic woodlands survive on the northern boundary of this land area.	Low	Medium	High
Intervisibility	Relatively low intervisibility due to undulating topography except for some long distance views towards the Greensand Ridge.	Low	Medium	High
Perception/experience	The built edge of Milton Keynes and Newton Longville are visible from most areas. Busy roads running south from the A421 cross the area.	Low	Medium	High
Landscape Value	An area of moderate scenic value with no designations	Low	Medium	High

# LAND AREA 18 – Salden Claylands

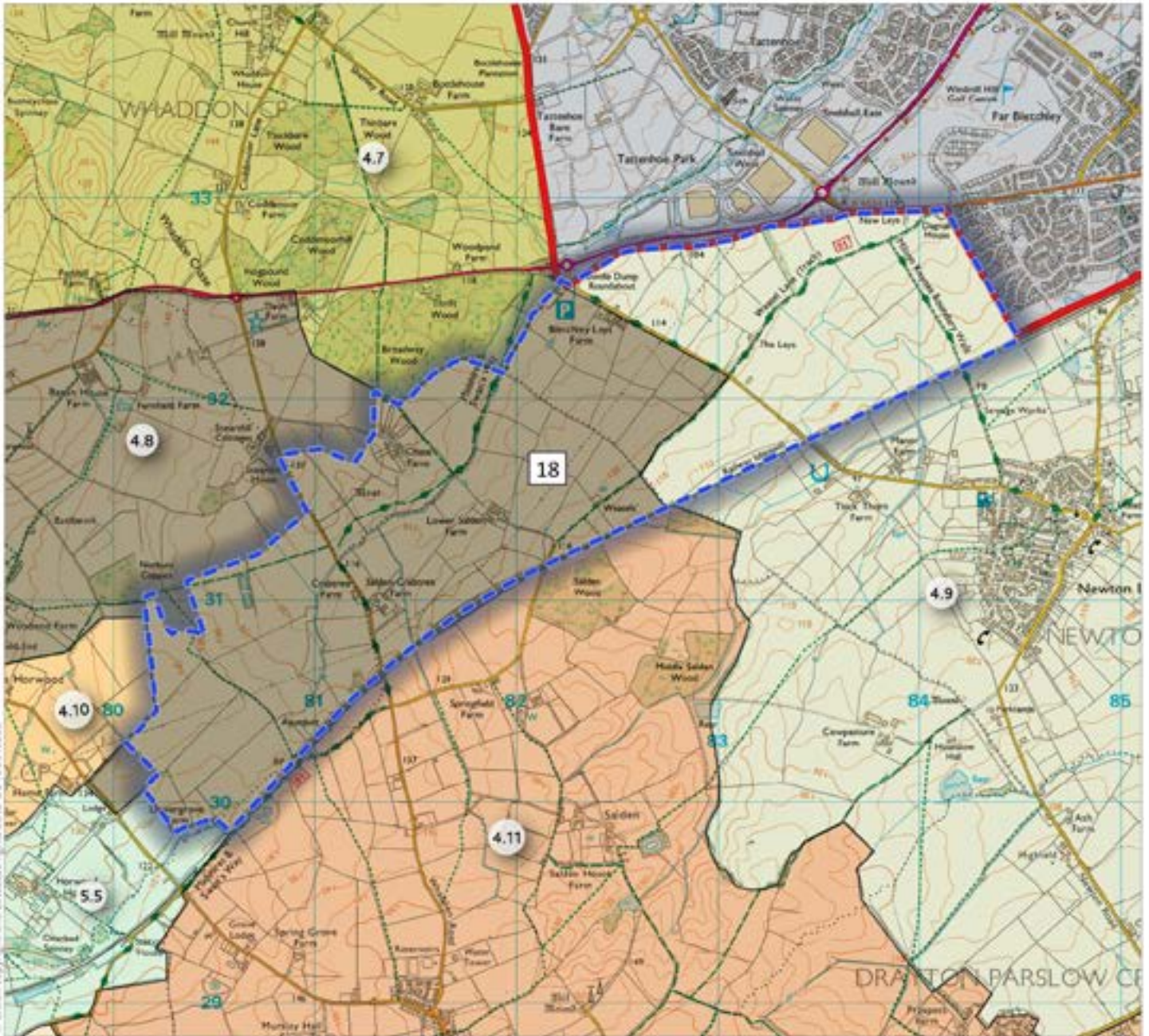
Total Area: 483.93 hectares

Landscape Character Areas

FIGURE 18.1



0 500 1000 1500 m



## LEGEND

- 18 Land Area
- Milton Keynes Borough
- Milton Keynes Urban Area

## AYLESBURY VALE

- 4.7 Whaddon Chase
- 4.8 Horwood Claylands
- 4.9 Newton Longfield-Stoke Hammond Claylands
- 4.10 Greenway Open Farmland
- 4.11 Mursley-Soulbury Claylands
- 4.12B Winslow Ridge (East)
- 5.5 Claydon Tributary

# LAND AREA 18 – Salden Claylands

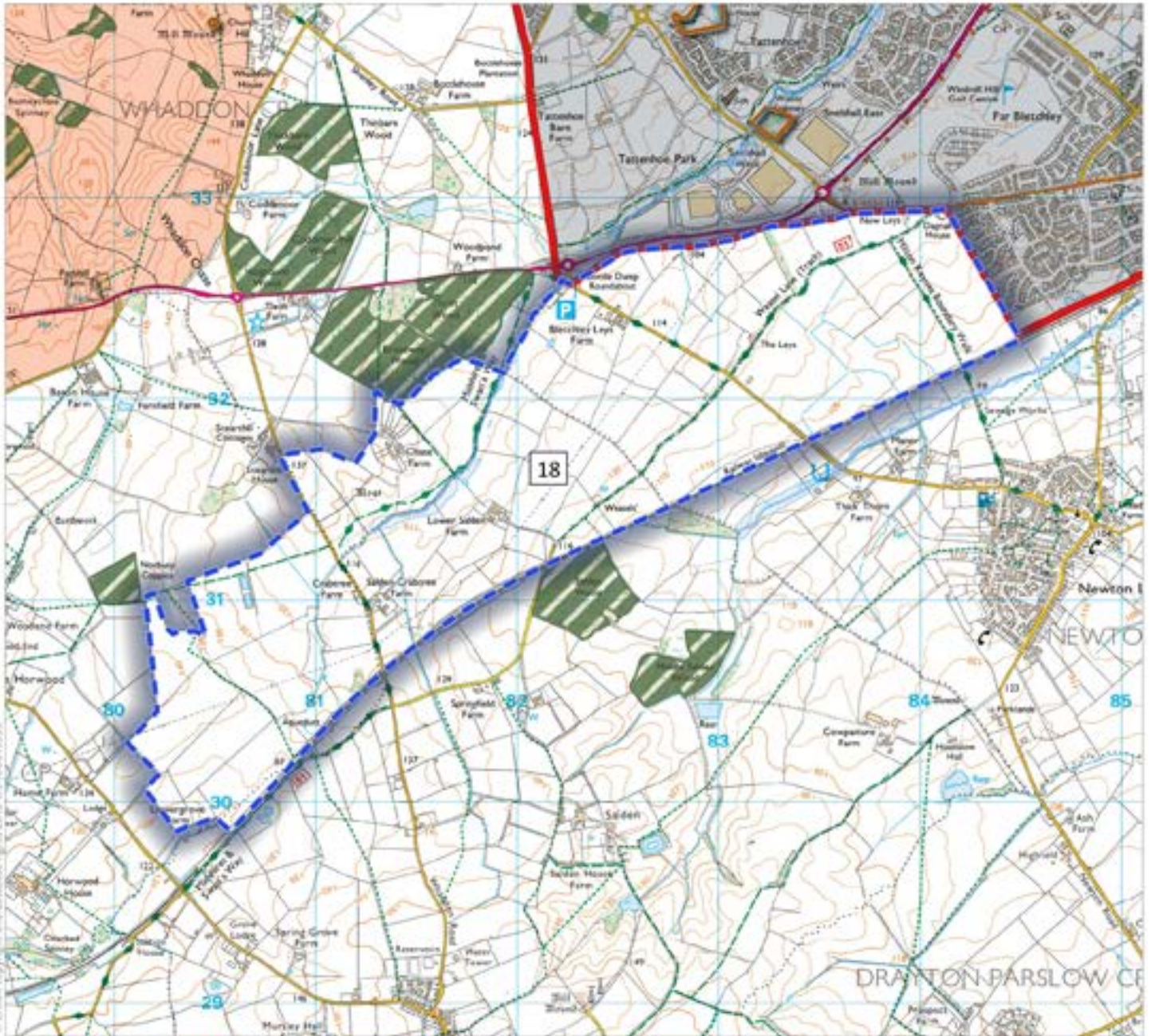
Total Area: 483.93 hectares

National Designations and Local Plan Policies

FIGURE 18.2



0 500 1000 1500 m



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## LEGEND

- 18 Land Area
- Council Boundary
- Milton Keynes Borough
- Milton Keynes Urban Area

## NATIONAL DESIGNATIONS

- Scheduled Ancient Monument
- Ancient Woodland

## AVDC LOCAL PLAN

- Local Landscape Area

## RISK OF FLOODING\*

- High
- Medium

\* High - chance of flooding of greater than 1 in 30  
 Medium - chance of flooding of between 1 in 30 and 1 in 100

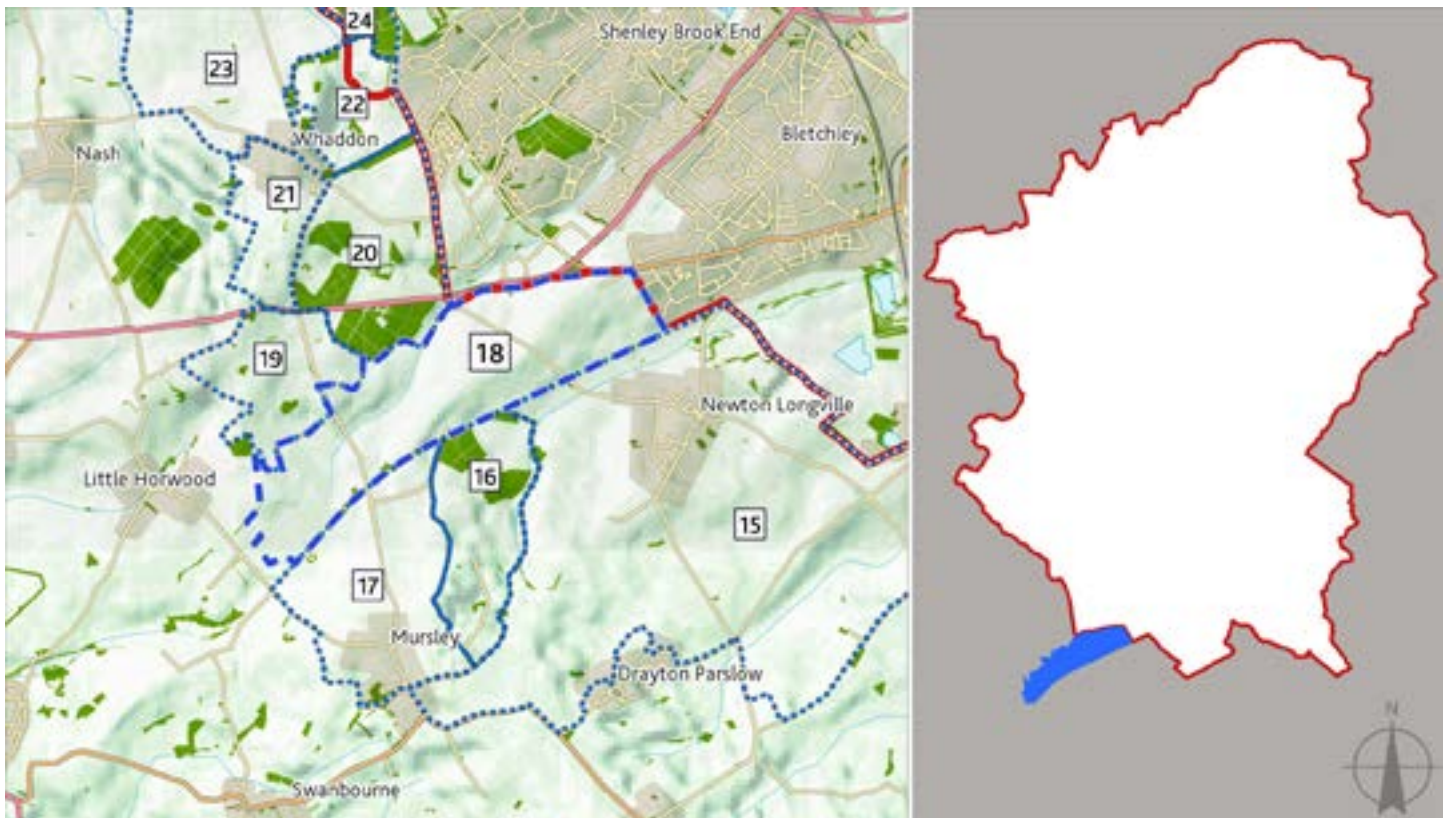
6.19.3 Sensitivity

Low	Medium	High
-----	--------	------

6.19.4 Capacity

Residential development could be accommodated without affecting key characteristics and/or values in this landscape. The landscape area physically adjoins the built edge of Milton Keynes in the east and runs north along what will potentially be a major rail link with a station at Newton Longville. It has strong boundaries in the form of the disused railway to the south, Milton Keynes to the east and the A421 and Broadway and Thrift Wood to the north.

Integrate new development with a strong landscape structure to shield long distance views from the higher ground on the Brickhill escarpment.



## 6.20 LAND AREA 19 – Fernfield Claylands

6.20.1 Land Area 19 is located south of the A421 and north of Little Horwood.

### 6.20.2 Susceptibility to Residential Development

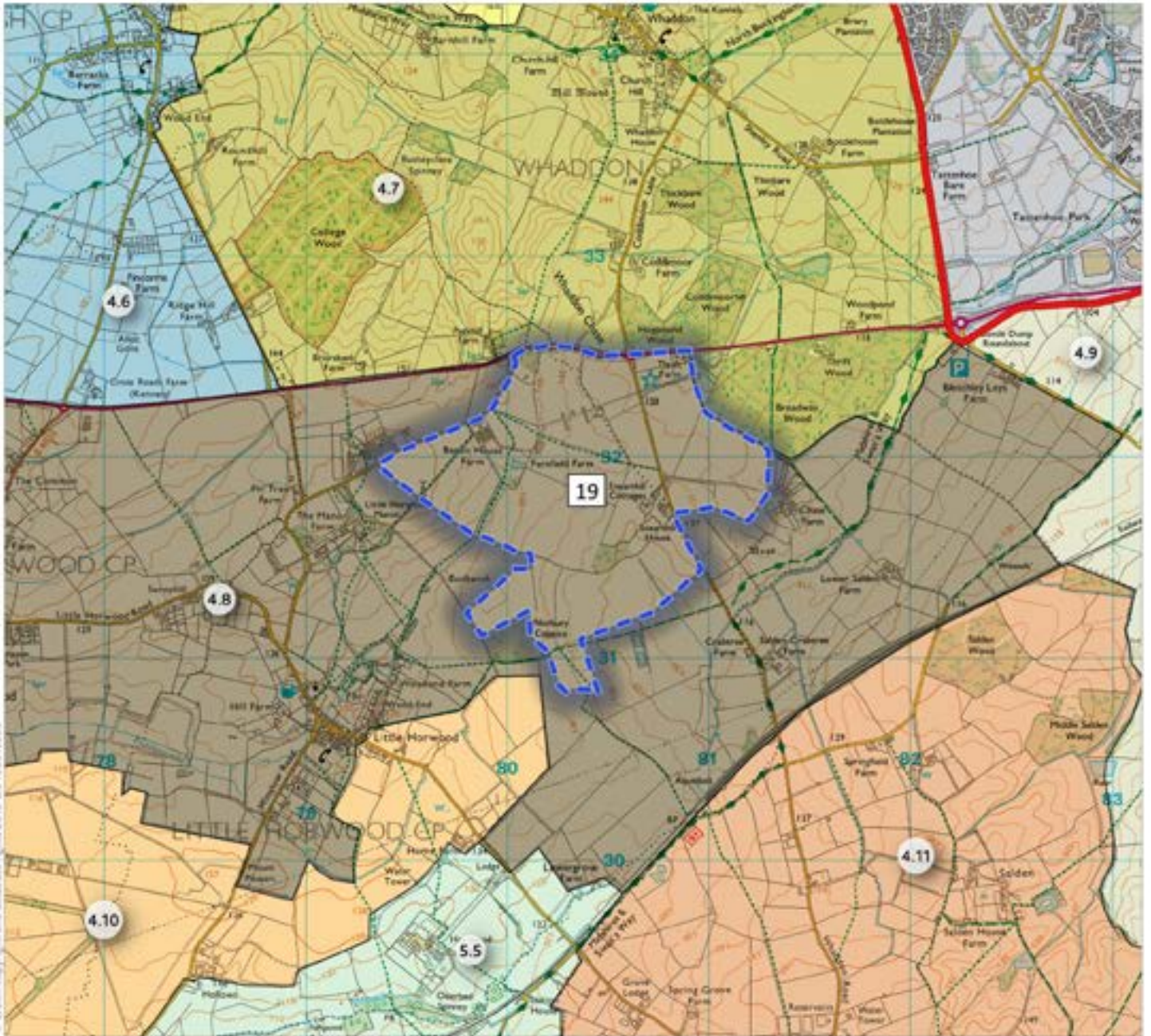
Landscape Attribute	Character	Low	Medium	High
Scale	Arable intensification has created larger fields.	Low	Medium	High
Enclosure	An open landscape with some enclosure from small woodland coppices and mature hedgerow trees.	Low	Medium	High
Landform	The rolling ground forms gently falls away from the high ground around the A421.	Low	Medium	High
Landcover pattern	Mostly arable.	Low	Medium	High
Built environment	A few scattered farms.	Low	Medium	High
Historic landscape character	There is a small area of semi-natural woodland, Norbury Coppice, which relates to Whaddon Chase but less woodland than north of the A421.	Low	Medium	High
Intervisibility	Long distance views from higher ground towards the south east and the Greensand Ridge.	Low	Medium	High
Perception/experience	A working rural landscape with small scale commercial ventures on existing farms. The A421 is an intrusive element.	Low	Medium	High
Landscape Value	No designations	Low	Medium	High

# LAND AREA 19 – Fernfield Claylands

Total Area: 169.31 hectares

## Landscape Character Areas

FIGURE 19.1



### LEGEND

- 19 Land Area
- Milton Keynes Borough
- Milton Keynes Urban Area

### AYLESBURY VALE

- 4.6 A421 Ridge
- 4.7 Whaddon Chase
- 4.8 Horwood Claylands
- 4.9 Newton Longfield-Stoke Hammond Claylands
- 4.10 Greenway Open Farmland
- 4.11 Mursley-Soulbury Claylands
- 5.5 Claydon Tributary

# LAND AREA 19 – Fernfield Claylands

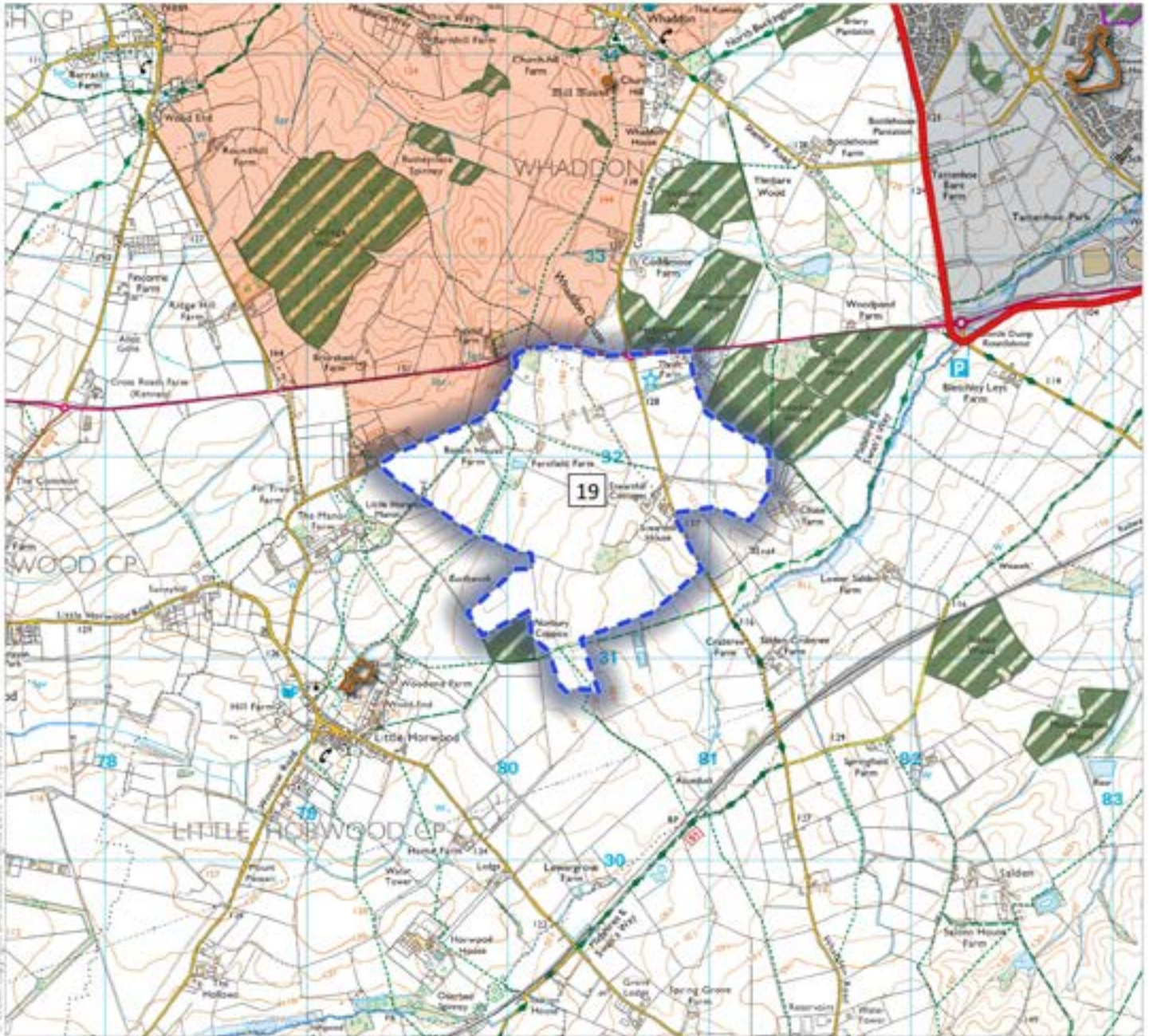
Total Area: 169.31 hectares

National Designations and Local Plan Policies

FIGURE 19.2



0 500 1000 1500 m



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## LEGEND

- 19 Land Area
- Council Boundary
- Milton Keynes Borough
- Milton Keynes Urban Area

## NATIONAL DESIGNATIONS

- Scheduled Ancient Monument
- Ancient Woodland
- Site of Special Scientific Interest

## AVDC LOCAL PLAN

- Local Landscape Area

## RISK OF FLOODING\*

- High
- Medium

\* High - chance of flooding of greater than 1 in 30  
Medium - chance of flooding of between 1 in 30 and 1 in 100



## LAND AREA 19 – Fernfield Claylands

### 6.20.3 Sensitivity

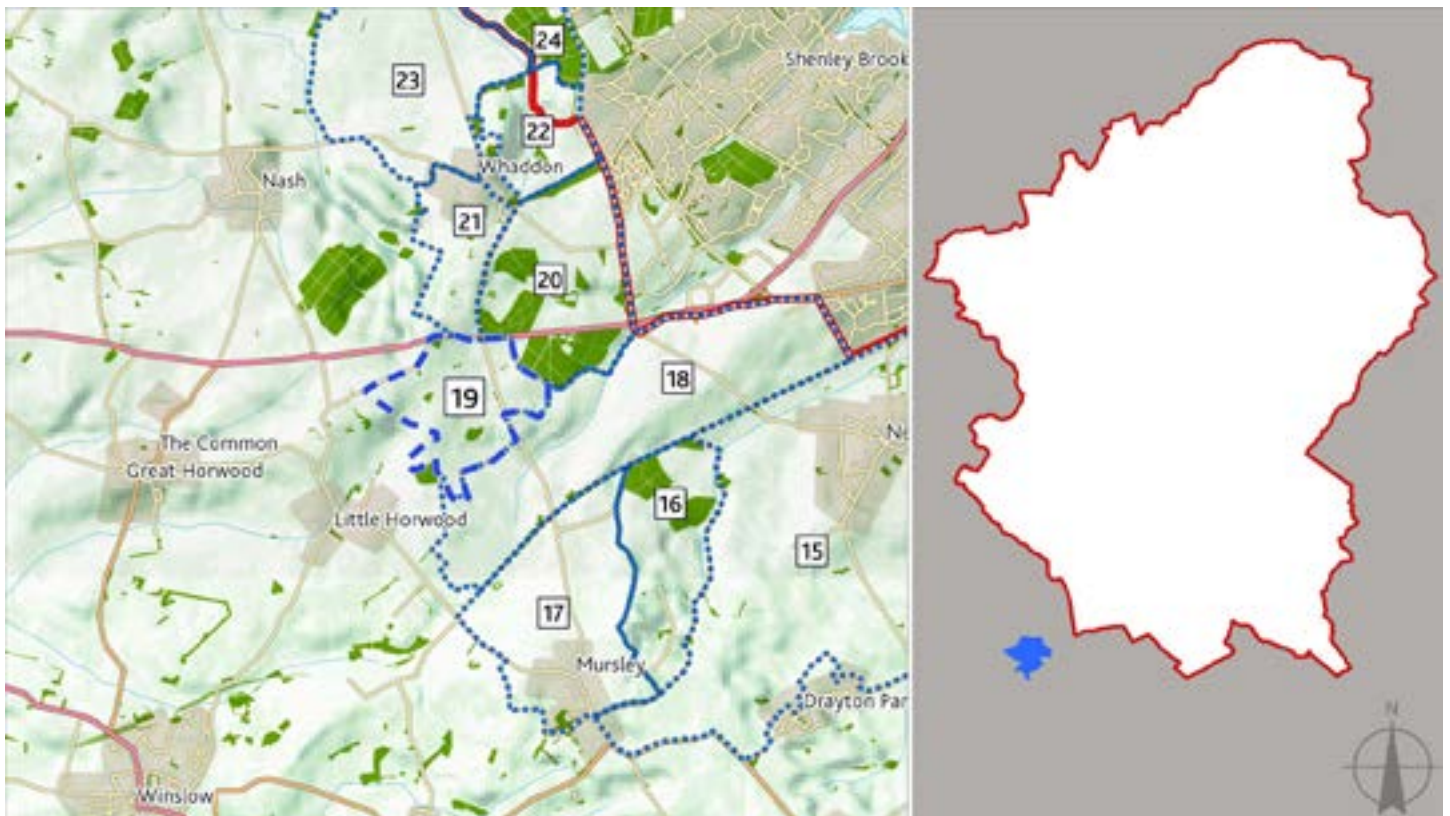
Low	<b>Medium</b>	High
-----	---------------	------

### 6.20.4 Capacity

There are likely to be opportunities to accommodate residential development without a significant adverse change in landscape character. This is a large scale arable landscape with no designations. Audible intrusion from the A421 is a major detractor.

However, there are key landscape characteristics that are vulnerable to change from development. This is an undulating rural landscape in moderate condition. It is a relatively open landscape and intervisibility increases as the land rises towards the A421 and Norbury Coppice with long distance views towards the south east and the Greensand Ridge.

Reinforce the woodland pattern by encouraging the planting of new woodlands. Reinforce hedgerows with hedgerow trees. Integrate new development with a strong landscape structure to shield long distance views from the higher ground on the Brickhill escarpment.



## 6.21 LAND AREA 20 – Bottlehouse Woods

**6.21.1** Land Area 20 is located below the village of Whaddon and abuts the new development at Kingsmead South and Tattenhoe Park on the western edge of Milton Keynes.

### 6.21.2 Susceptibility to Residential Development

Landscape Attribute	Character	Low	Medium	High
Scale	Varied pattern of rectilinear field sizes, large fields north of Bottlehouse Farm.			
Enclosure	Frequent deciduous woodland blocks and coniferous plantations provide enclosure. A well-maintained pattern of hedgerows with hedgerow trees.			
Landform	Flat to gently undulating landscape.			
Landcover pattern	Mixture of arable and pasture with large blocks of woodland.			
Built environment	No settlements within the area except isolated farms. Concentrated new development at Kingsmead South and Tattenhoe Park on the edge Milton Keynes is located to the east of the land area.			
Historic landscape character	The area is distinguished by a number of ancient woodlands originally associated with Whaddon Chase including Thickbare Wood, Coddimoorhill Wood, Hogpound Wood, Broadway Wood and Thrift Wood.			
Intervisibility	Enclosure by woodland blocks and hedgerows results in short distance views. New development on the edge of Milton Keynes is largely screened by woodland belts.			
Perception/experience	A rural landscape with distinctive woodland cover despite its proximity to the urban edge of Milton Keynes. The A421 is an intrusive element.			
Landscape Value	Large areas of ancient woodland.			

# LAND AREA 20 – Bottlehouse Woods

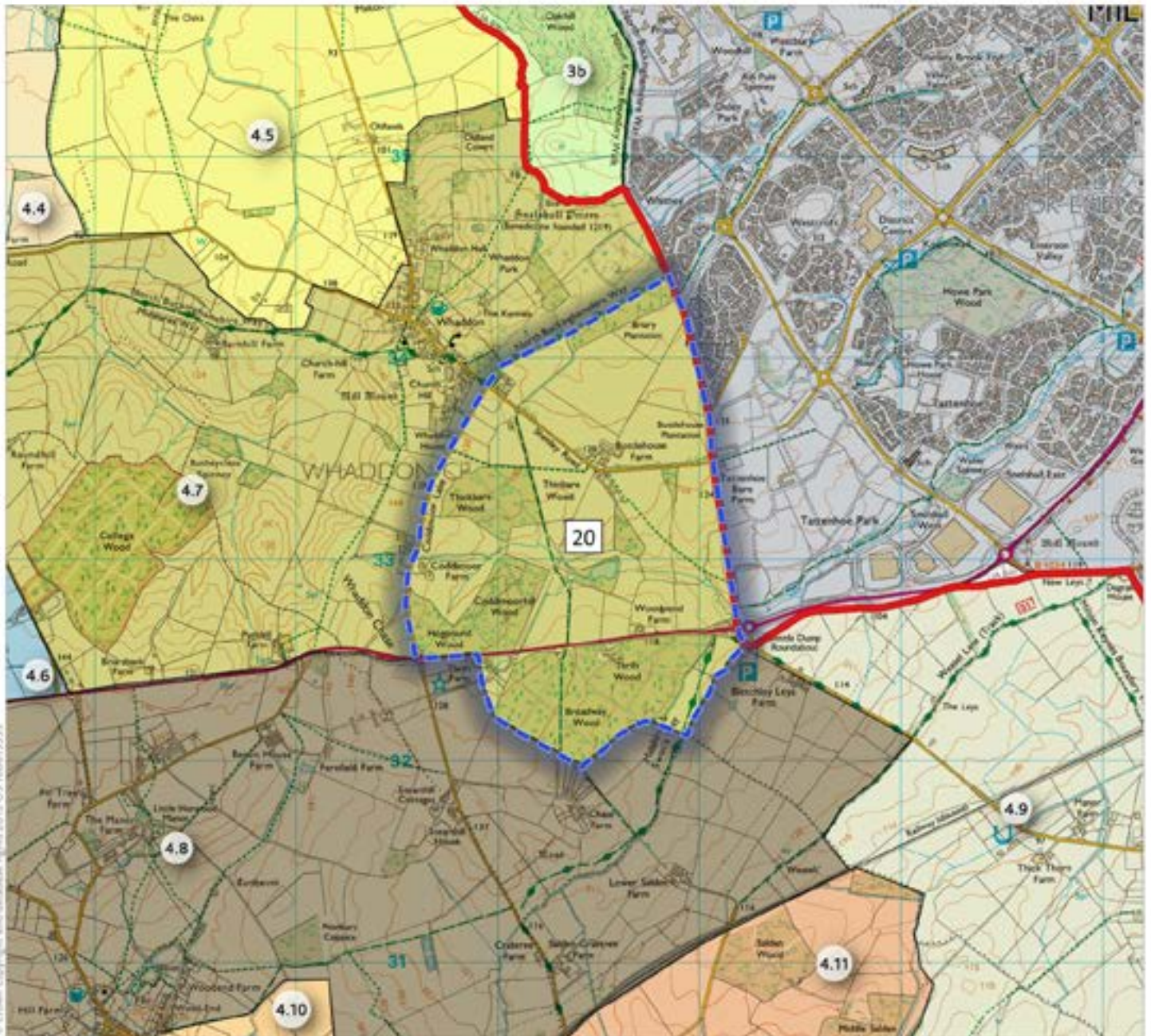
Total Area: 269.75 hectares

## Landscape Character Areas

FIGURE 20.1



0 500 1000 1500 m



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### LEGEND

- 20 Land Area
- Milton Keynes Borough
- Milton Keynes Urban Area

### AYLESBURY VALE

- 4.4 Thornborough-Beachampton Great Ouse Tributaries
- 4.5 Grove Farm Shallow Valley
- 4.7 Whaddon Chase
- 4.8 Horwood Claylands
- 4.9 Newton Longfield-Stoke Hammond Claylands
- 4.10 Greenway Open Farmland
- 4.11 Mursley-Soulbury Claylands

### MILTON KEYNES

- 3b Weald Clay Plateau Farmland with Tributaries

# LAND AREA 20 – Bottlehouse Woods

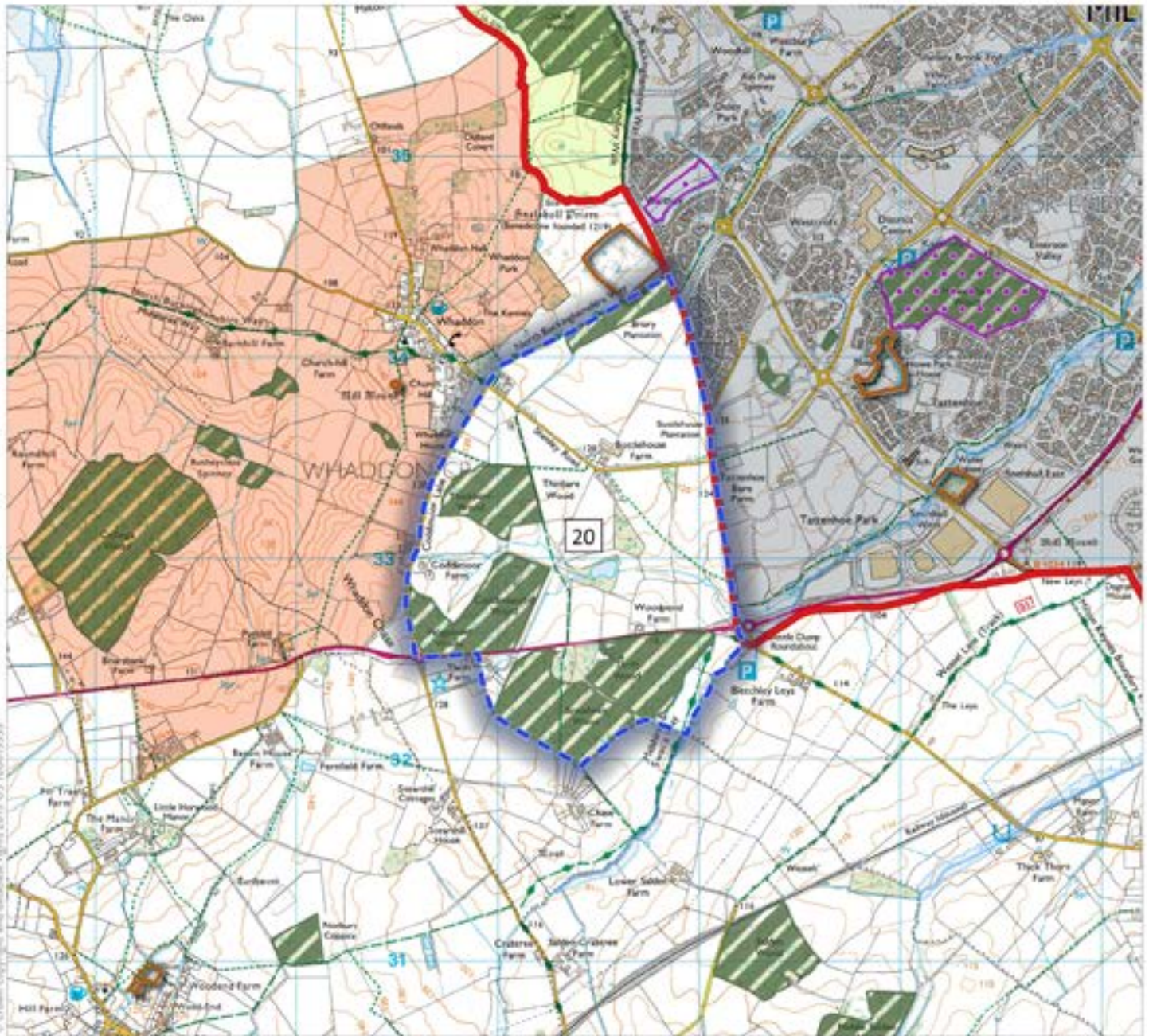
Total Area: 269.75 hectares

National Designations and Local Plan Policies

FIGURE 20.2



0 500 1000 1500 m



## LEGEND

- 20 Land Area
- Council Boundary
- Milton Keynes Borough
- Milton Keynes Urban Area

## NATIONAL DESIGNATIONS

- Scheduled Ancient Monument
- Ancient Woodland
- Site of Special Scientific Interest

## RISK OF FLOODING\*

- High
- Medium

## MILTON KEYNES LOCAL PLAN

- Open Countryside

## AVDC LOCAL PLAN

- Local Landscape Area

\* High - chance of flooding of greater than 1 in 30  
Medium - chance of flooding of between 1 in 30 and 1 in 100

6.21.3 Sensitivity

Low	Medium	High
-----	--------	------

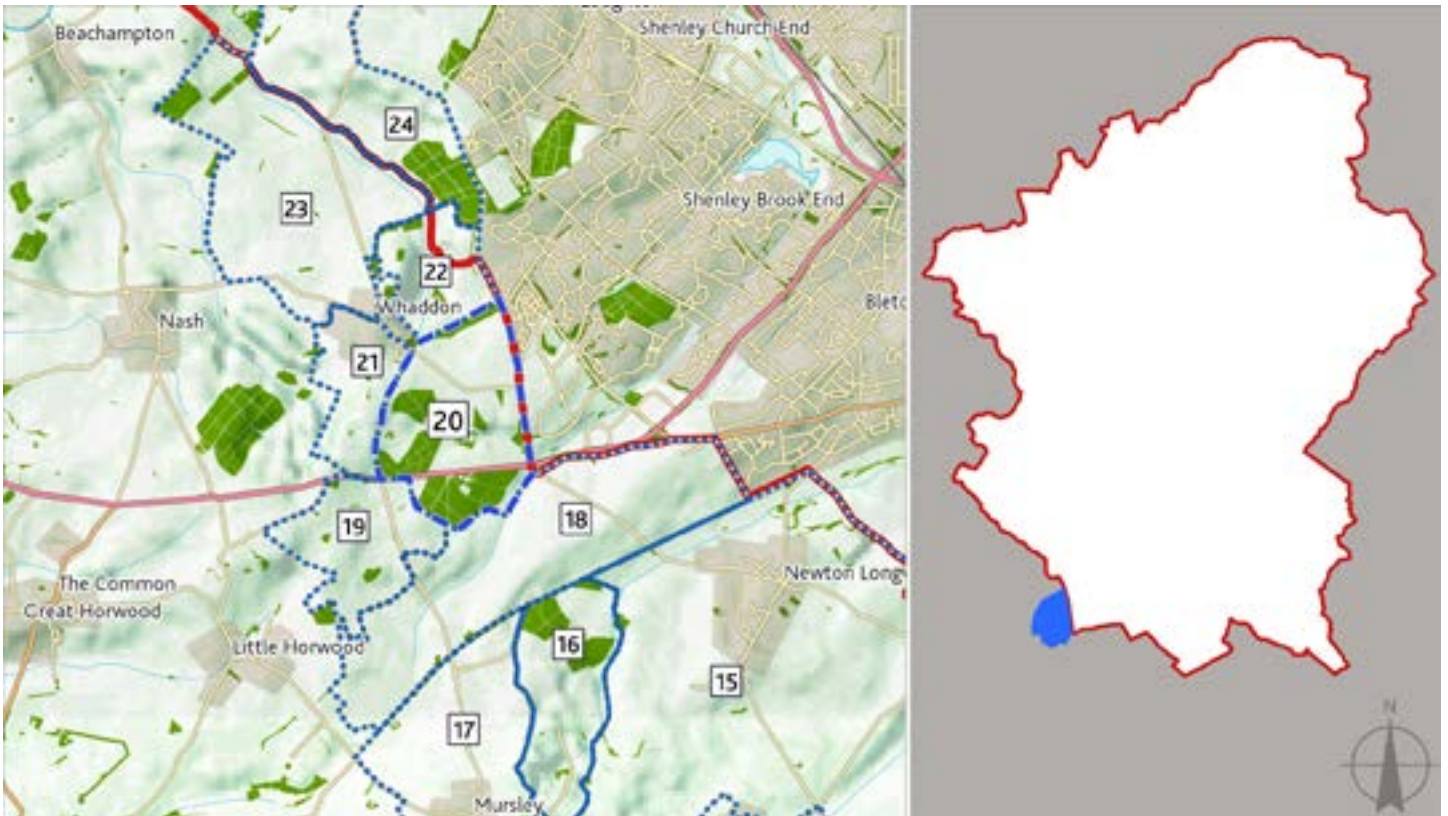
6.21.4 Capacity

There are likely to be opportunities to accommodate residential development without a significant adverse change in landscape character. This is a discrete area visually segregated from adjoining areas and with strong boundaries in the form of woodlands and woodland belts. Good enclosure from hedgerows and the relatively flat topography make the visibility of the landscape low. Locate development in areas that physically adjoins the new settlement edge of Milton Keynes in the more open landscape to the north of the land area.

new woodlands around development and new housing on the edge of Milton Keynes. Retain and strengthen PRow network.

Extensive residential development in proximity to Whaddon has the potential to affect the setting of the village and Whaddon Hall. Avoid coalescence with the village of Whaddon. Provide a strong landscape structure and reinforce existing hedgerows to shield views from higher ground around Whaddon.

The ancient woodlands are the key landscape characteristic that are vulnerable to change from development. These large areas of woodland are a distinctive landscape feature and have high potential recreational value. Conserve the ancient woodlands originally associated with Whaddon Chase. Reinforce the woodland pattern by encouraging the planting of



## 6.22 LAND AREA 21 – Whaddon Chase

6.22.1 Land Area 21 is located between the A421 and the hilltop village of Whaddon.

### 6.22.2 Susceptibility to Residential Development

Landscape Attribute	Character	Low	Medium	High
Scale	Varied pattern of field sizes.			
Enclosure	Well-maintained hedgerows with hedge-row trees provide some enclosure.			
Landform	The landform is relatively hilly in contrast to the flatter claylands to the north and south. Mill Mound to the west of the Whaddon sits at a level of 140m AOD, the highest point locally. The irregular topography is a distinctive feature.			
Landcover pattern	Mixture of arable and pasture			
Built environment	The historic hilltop village of Whaddon lies to the north of the area. There are little presence of urban influences beyond the settlement edge.			
Historic landscape character	This area has important historic associations with the Whaddon Chase.			
Intervisibility	Long distance views towards the east.			
Perception/experience	A peaceful rural landscape although the A421 is an intrusive element.			
Landscape Value	The area is designated by AVDC as a Local Landscape Area.			

# LAND AREA 21 – Whaddon Chase

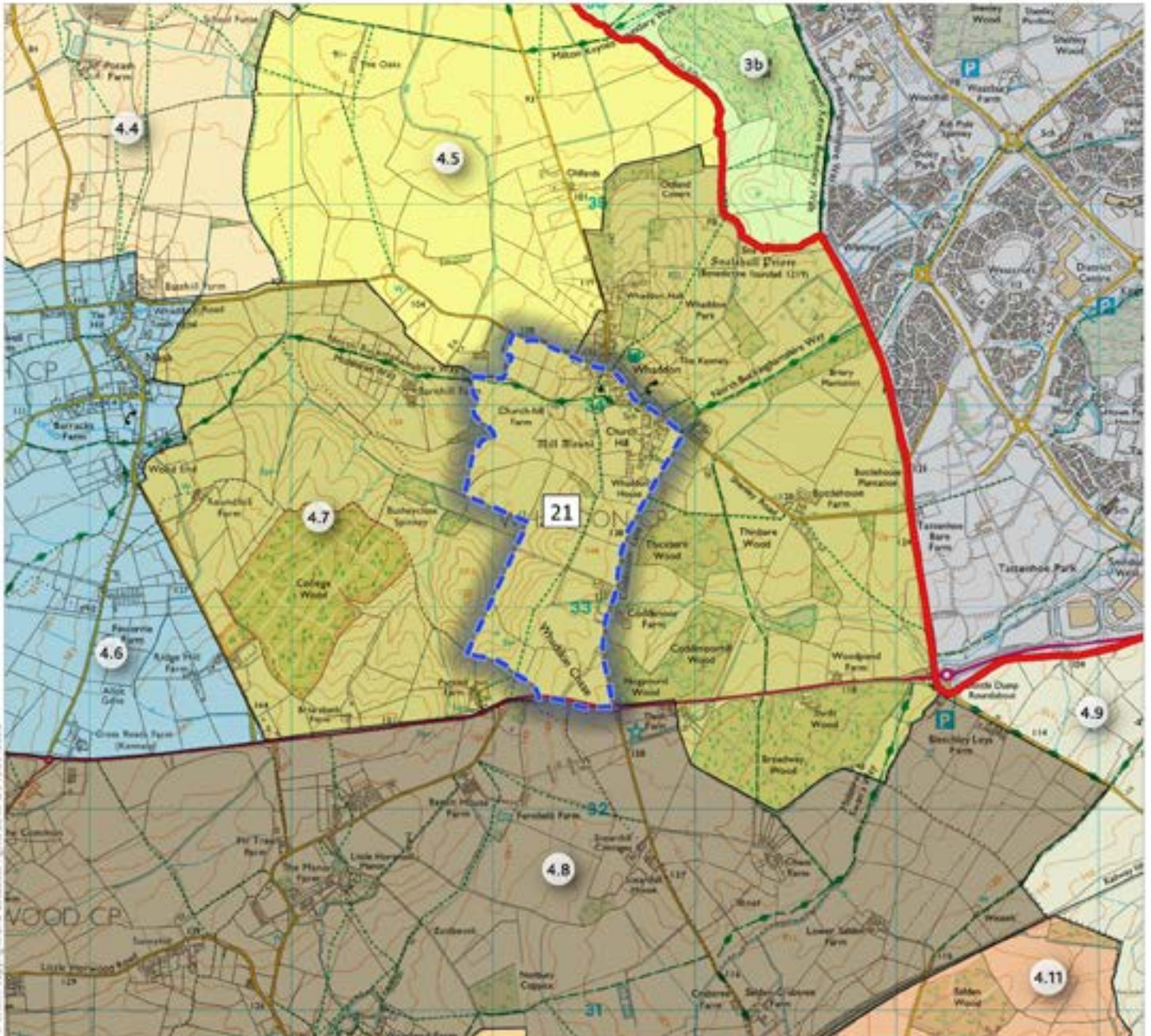
Total Area: 116.85 hectares

## Landscape Character Areas

FIGURE 21.1



0 500 1000 1500 m



### LEGEND

- 21 Land Area
- Milton Keynes Borough
- Milton Keynes Urban Area

### AYLESBURY VALE

- 4.4 Thornborough-Beachampton Great Ouse Tributaries
- 4.5 Grove Farm Shallow Valley
- 4.6 A421 Ridge
- 4.7 Whaddon Chase
- 4.8 Horwood Claylands
- 4.9 Newton Longfield-Stoke Hammond Claylands
- 4.11 Mursley-Soulbury Claylands

### MILTON KEYNES

- 3b Weald Clay Plateau Farmland with Tributaries

# LAND AREA 21 – Whaddon Chase

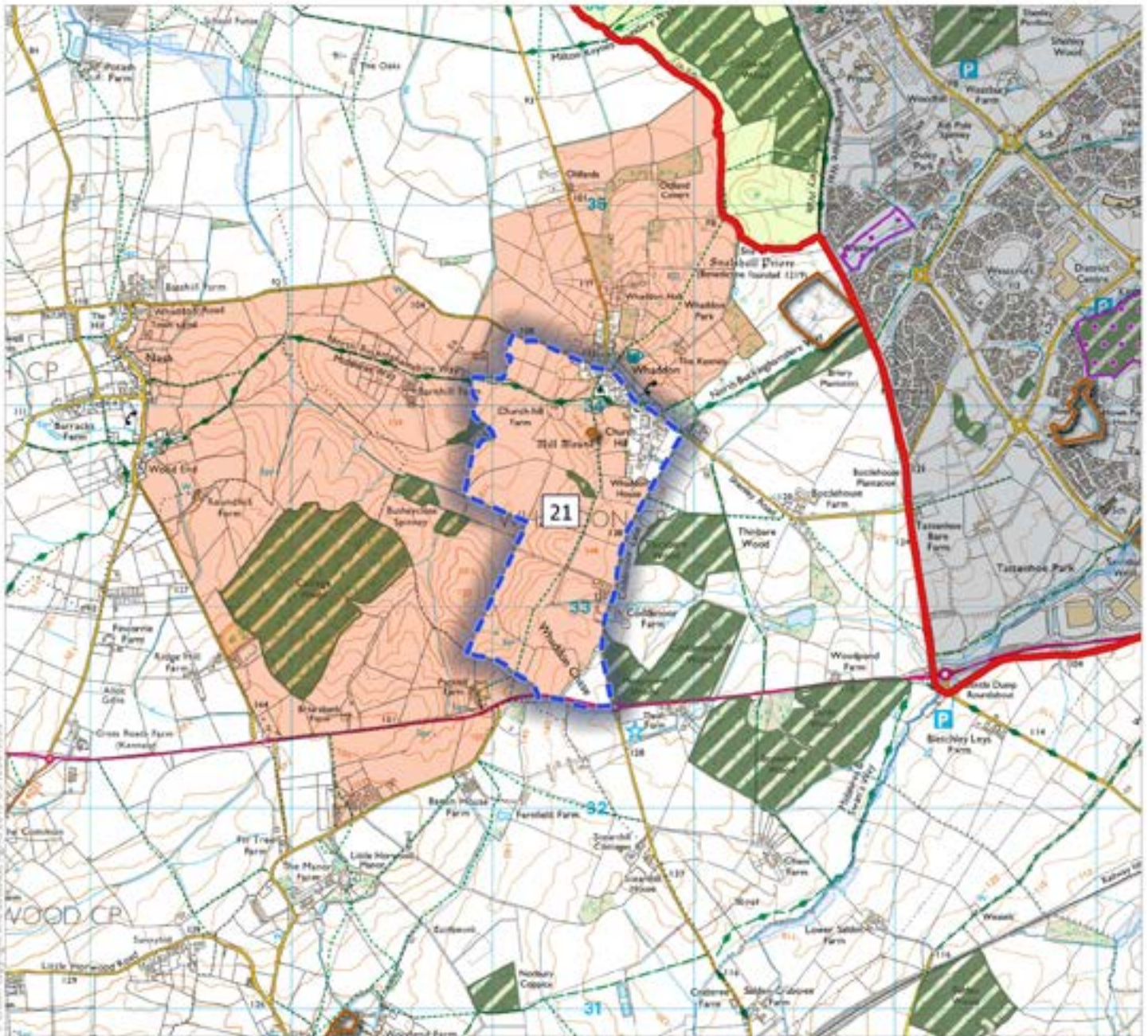
Total Area: 116.85 hectares

National Designations and Local Plan Policies

FIGURE 21.2



0 500 1000 1500 m



## LEGEND

- 21 Land Area
- Council Boundary
- Milton Keynes Borough
- Milton Keynes Urban Area

## NATIONAL DESIGNATIONS

- Scheduled Ancient Monument
- Ancient Woodland
- Site of Special Scientific Interest

## RISK OF FLOODING\*

- High
- Medium

## MILTON KEYNES LOCAL PLAN

- Open Countryside

## AVDC LOCAL PLAN

- Local Landscape Area

\* High - chance of flooding of greater than 1 in 30  
 Medium - chance of flooding of between 1 in 30 and 1 in 100



### 6.22.3 Sensitivity

Low	Medium	High
-----	--------	------

### 6.22.4 Capacity

Residential development would result in a significant adverse change in landscape character. Key characteristics and qualities of the landscape, particularly the irregular topography and long distance views, and the area's historic links with Whaddon Chase, are vulnerable to change from development.



## 6.23 LAND AREA 22 – Whaddon Park

**6.23.1** Land Area 22 is located on the western edge of Milton Keynes and east of the hill top village of Whaddon village.

### 6.23.2 Susceptibility to Residential Development

Landscape Attribute	Character	Low	Medium	High
Scale	Irregular pattern of small fields.			
Enclosure	Irregular mixed woodland blocks. Regular pattern of well-maintained hedgerows.			
Landform	Sloping valley sides from hilltop around Whaddon.			
Landcover pattern	Mostly pasture with some arable with scattered woodland and trees associated with its parkland origins.			
Built environment	The historic village of Whaddon sits on a promontory that rises above the surrounding valleys. Milton Keynes adjoins the area to the east.			
Historic landscape character	Historic associations with 'Whaddon Chase' woodland granted for hunting by Henry III. The parkland of Whaddon Hall includes the remnant earthworks at Snelshall Priory.			
Intervisibility	Extensive views from higher slopes around Whaddon. Whaddon Hall is prominent in the landscape when viewed from the north and east.  Milton Keynes is largely screened by woodland, except for the rooftops of houses in Whitney.			
Perception/experience	The western half of this LAND AREA is defined by the settlement edge of Newport Pagnell to the west and the A509 to the east.  The eastern half of the LAND AREA is more tranquil despite visual and auditory intrusion from the A509.			
Visual Receptors	Users of PRoW, North Buckinghamshire Way. Residents in Whaddon.			
Landscape Value	Much of the area is designated by AVDC as a Local Landscape Area. Oakhill Wood on the northern boundary of the area is an Ancient Woodland.			

# LAND AREA 22 – Whaddon Park

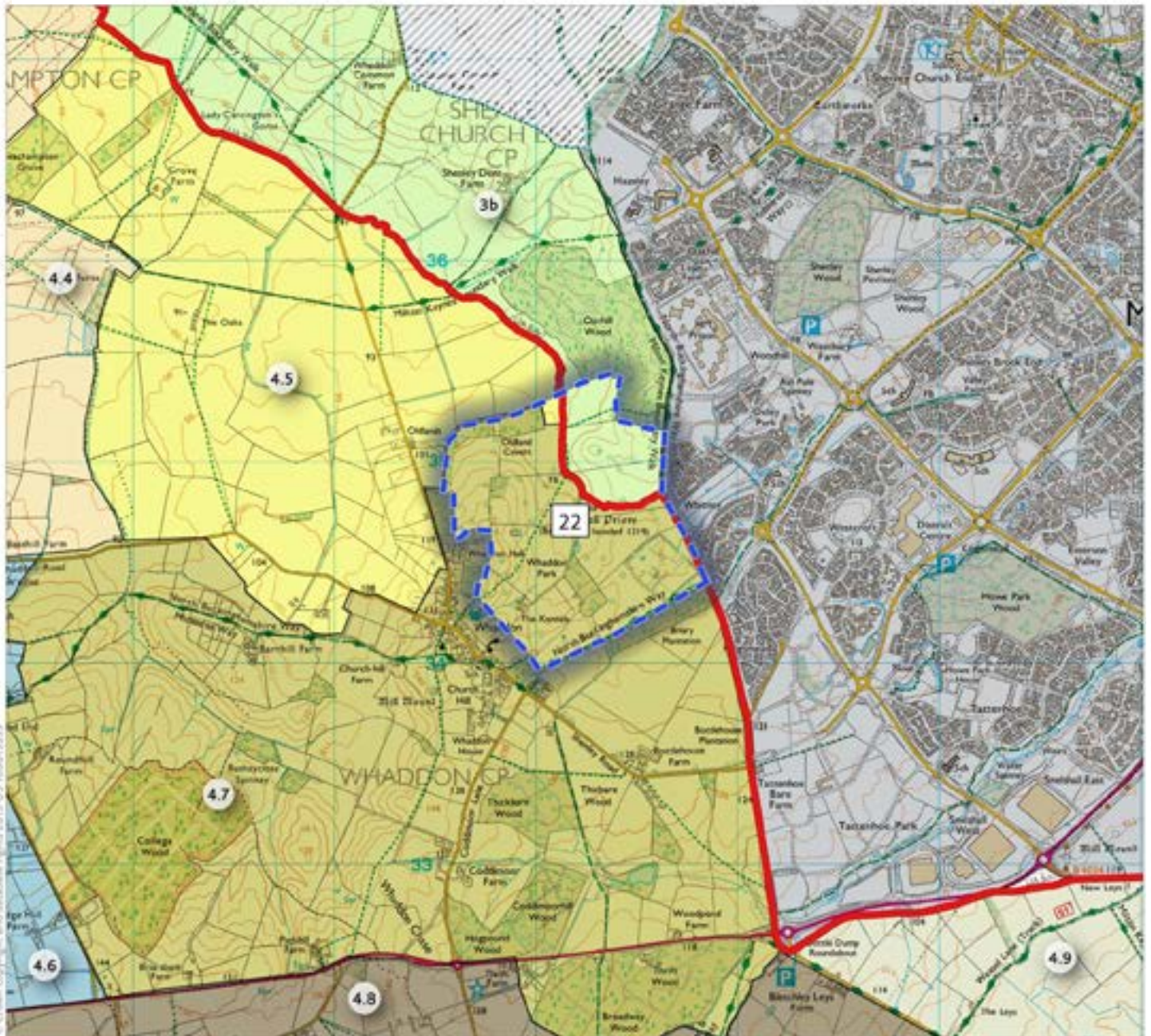
Total Area: 117.46 hectares

## Landscape Character Areas

FIGURE 22.1



0 500 1000 1500 m



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### LEGEND

- 22 Land Area
- Milton Keynes Borough
- Milton Keynes Urban Area
- Expansion Areas and Strategic Land Allocation

### AYLESBURY VALE

- 4.4 Thornborough-Beachampton Great Ouse Tributaries
- 4.5 Grove Farm Shallow Valley
- 4.6 A421 Ridge
- 4.7 Whaddon Chase
- 4.8 Horwood Claylands
- 4.9 Newton Longfield-Stoke Hammond Claylands

### MILTON KEYNES

- 3b Weald Clay Plateau Farmland with Tributaries

# LAND AREA 22 – Whaddon Park

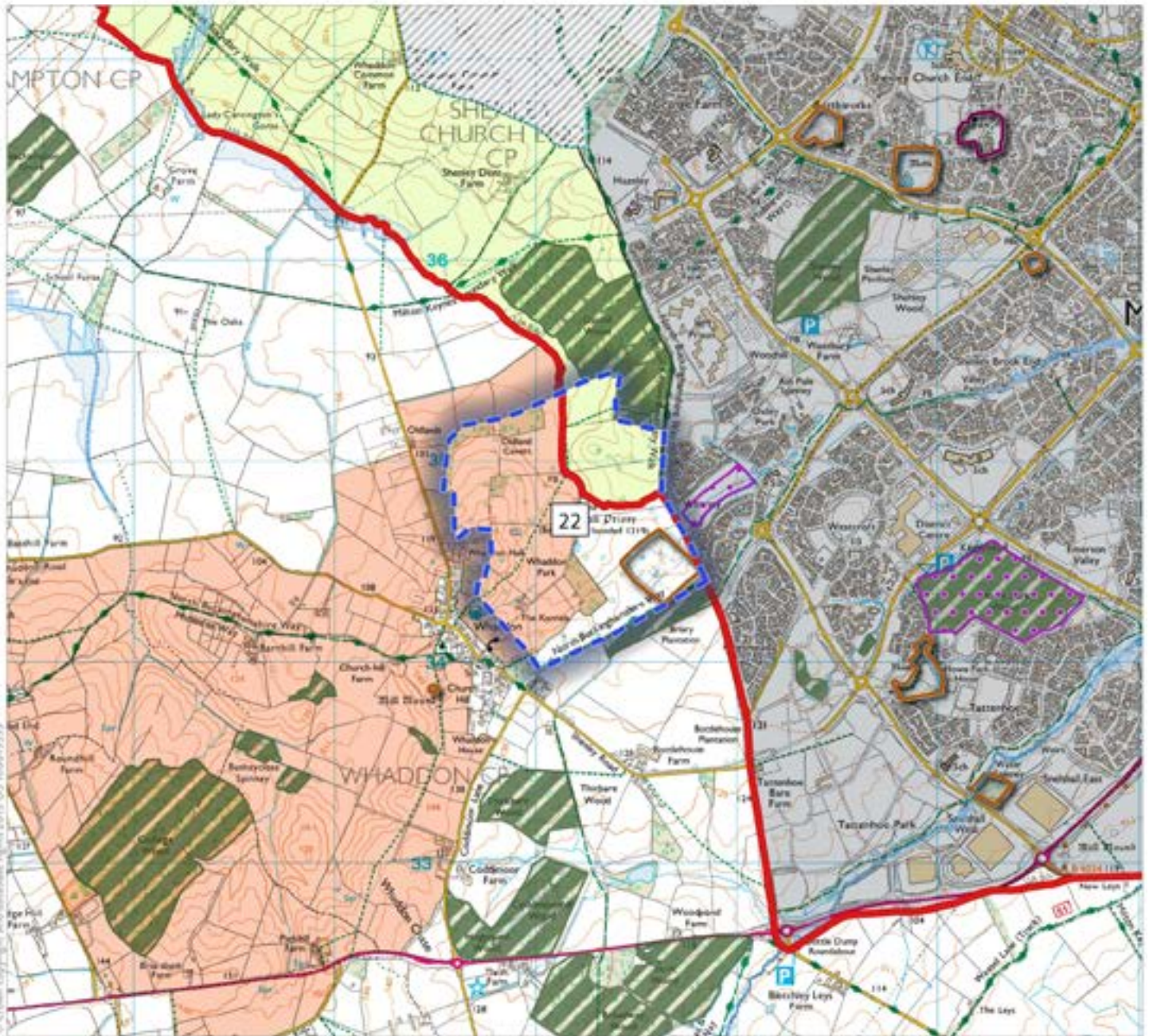
Total Area: 117.46 hectares

National Designations and Local Plan Policies

FIGURE 22.2



0 500 1000 1500 m



## LEGEND

- 22 Land Area
- Council Boundary
- Milton Keynes Borough
- Milton Keynes Urban Area
- Expansion Areas and Strategic Land Allocation

## NATIONAL DESIGNATIONS

- Scheduled Ancient Monument
- Ancient Woodland
- Site of Special Scientific Interest

## RISK OF FLOODING\*

- High
- Medium

## MILTON KEYNES LOCAL PLAN

- Conservation Area
- Open Countryside

## AVDC LOCAL PLAN

- Local Landscape Area

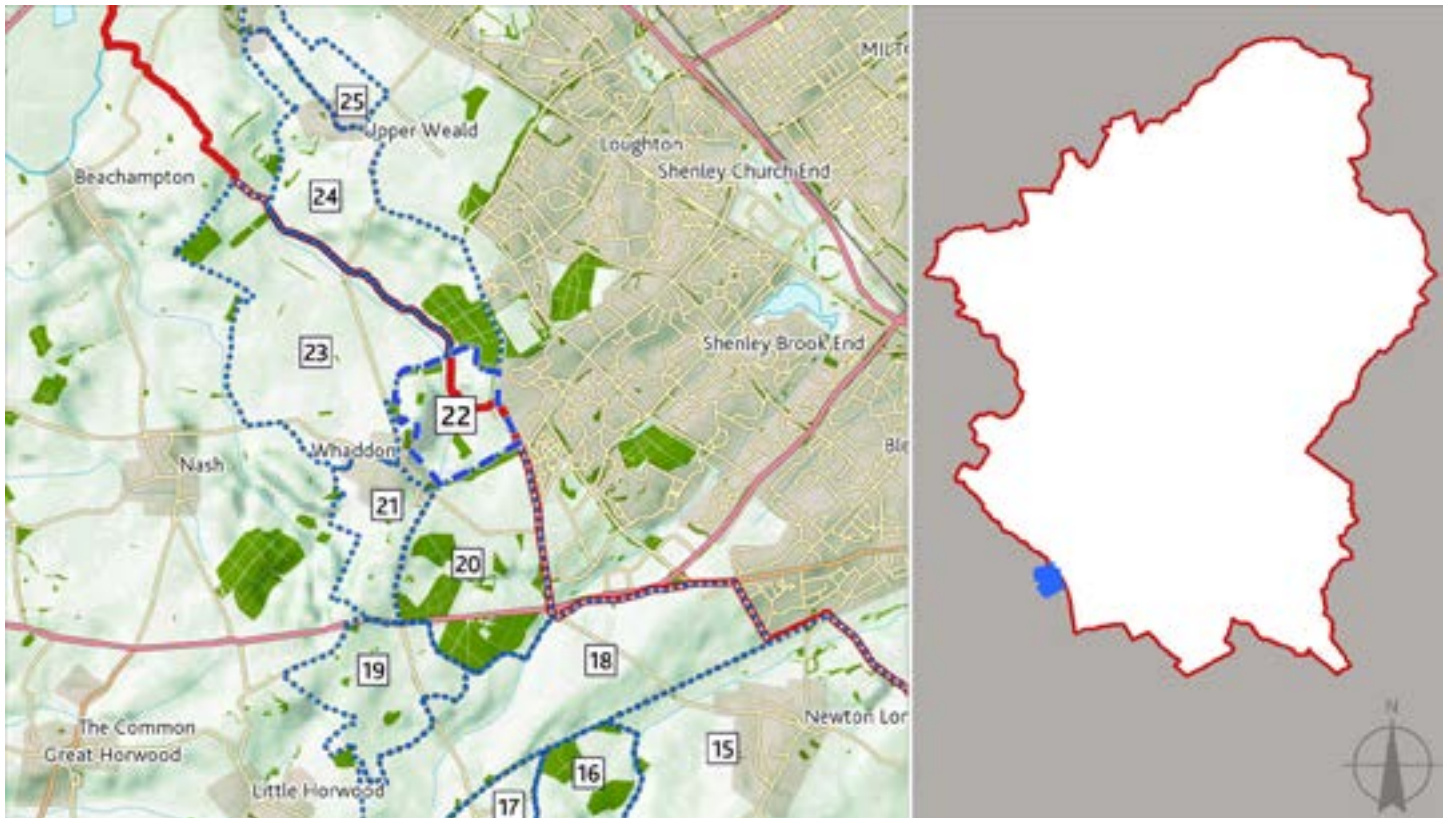
\* High - chance of flooding of greater than 1 in 30  
 Medium - chance of flooding of between 1 in 30 and 1 in 100

### 6.23.3 Sensitivity

Low	Medium	High
-----	--------	------

### 6.23.4 Capacity

Residential development would result in a significant adverse change in landscape character. Many of the key characteristics and qualities of this intricate, attractive rural landscape are vulnerable to change from development including its historic associations with Whaddon Chase and the setting it provides for both the village of Whaddon and Whaddon Park.



## 6.24 LAND AREA 23 – Grove Farm Valley

6.24.1 Land Area 23 is located in a wide valley south of a small tributary of the River Great Ouse.

### 6.24.2 Susceptibility to Residential Development

Landscape Attribute	Character	Low	Medium	High
Scale	Medium to large fields			
Enclosure	An open landscape with some woodland blocks, such as Beachampton Grove. Regular pattern of well-maintained hedgerows.			
Landform	Wide shallow valley enclosed by the Shenley Ridge to the east and Waddon Chase to the south.			
Landcover pattern	Mostly arable with some pasture near Whaddon and woodland blocks to the north. There are occasional ditch, ponds and streams.			
Built environment	Rural landscape with dispersed farms with no intrusion from urban elements.			
Historic landscape character	The historic field pattern survives except in the north of the area.			
Intervisibility	There are extensive views across the valley, particularly from Whaddon Hall to Shenley Dens Farm. Milton Keynes is not visible despite its proximity.			
Perception/experience	An attractive and peaceful rural landscape despite its proximity to the urban edge of Milton Keynes.			
Landscape Value	The south of the land area is designated as a Local Landscape Area, and generally this is a coherent rural landscape with recreational value.			

# LAND AREA 23 – Grove Farm Valley

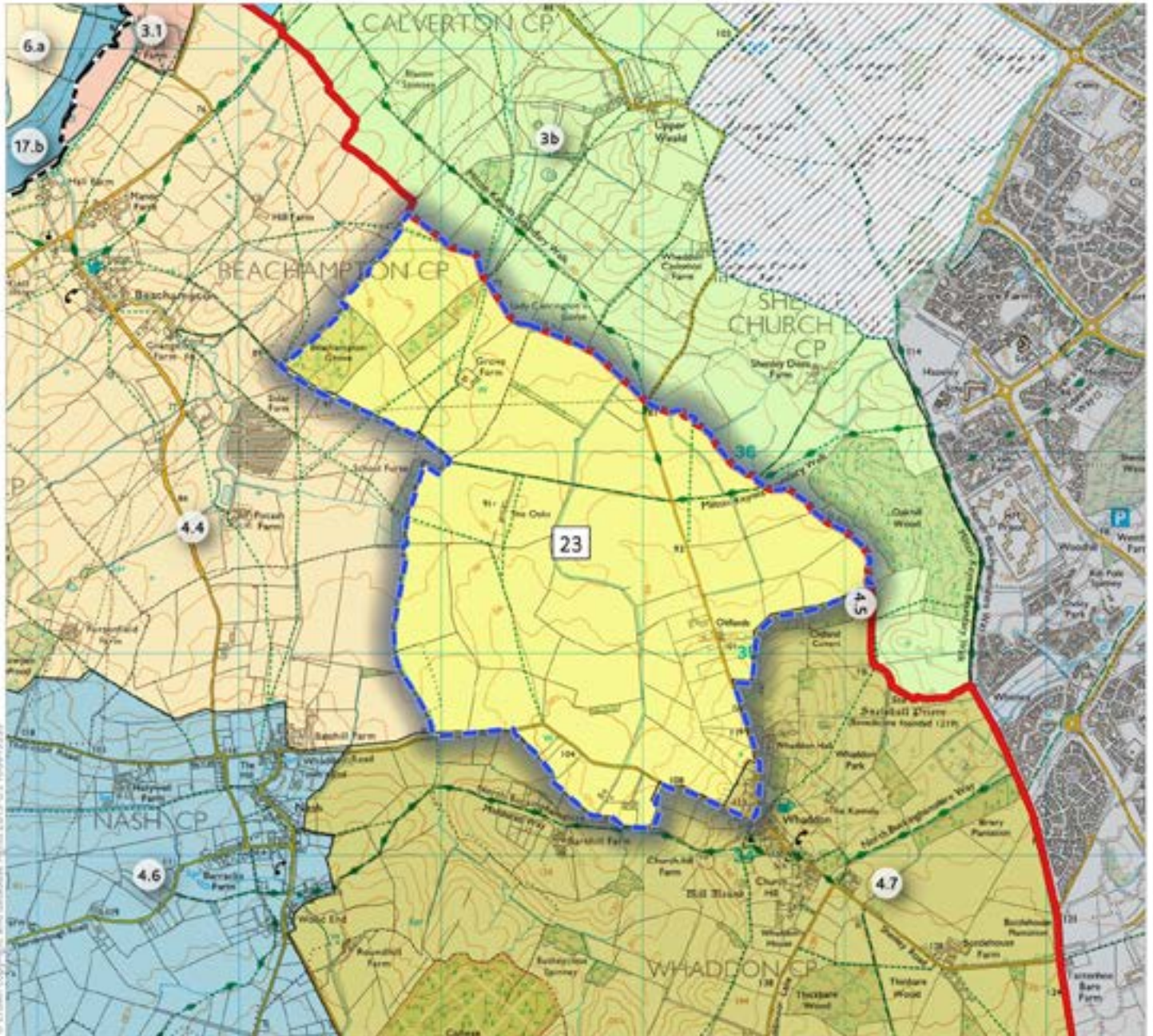
Total Area: 421.04 hectares

## Landscape Character Areas

FIGURE 23.1



0 500 1000 1500 m



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### LEGEND

- 23 Land Area
- Milton Keynes Borough
- Milton Keynes Urban Area
- Expansion Areas and Strategic Land Allocation

### AYLESBURY VALE

- 3.1 Lower Great Ouse Valley
- 4.4 Thornborough-Beachampton Great Ouse Tributaries
- 4.5 Grove Farm Shallow Valley
- 4.6 A421 Ridge
- 4.7 Whaddon Chase

### MILTON KEYNES

- 2c Ouse Urban River Valley
- 3b Weald Clay Plateau Farmland with Tributaries

### NORTHAMPTONSHIRE

- 6.a The Tove Catchment
- 17.b River Tove Floodplain

# LAND AREA 23 – Grove Farm Valley

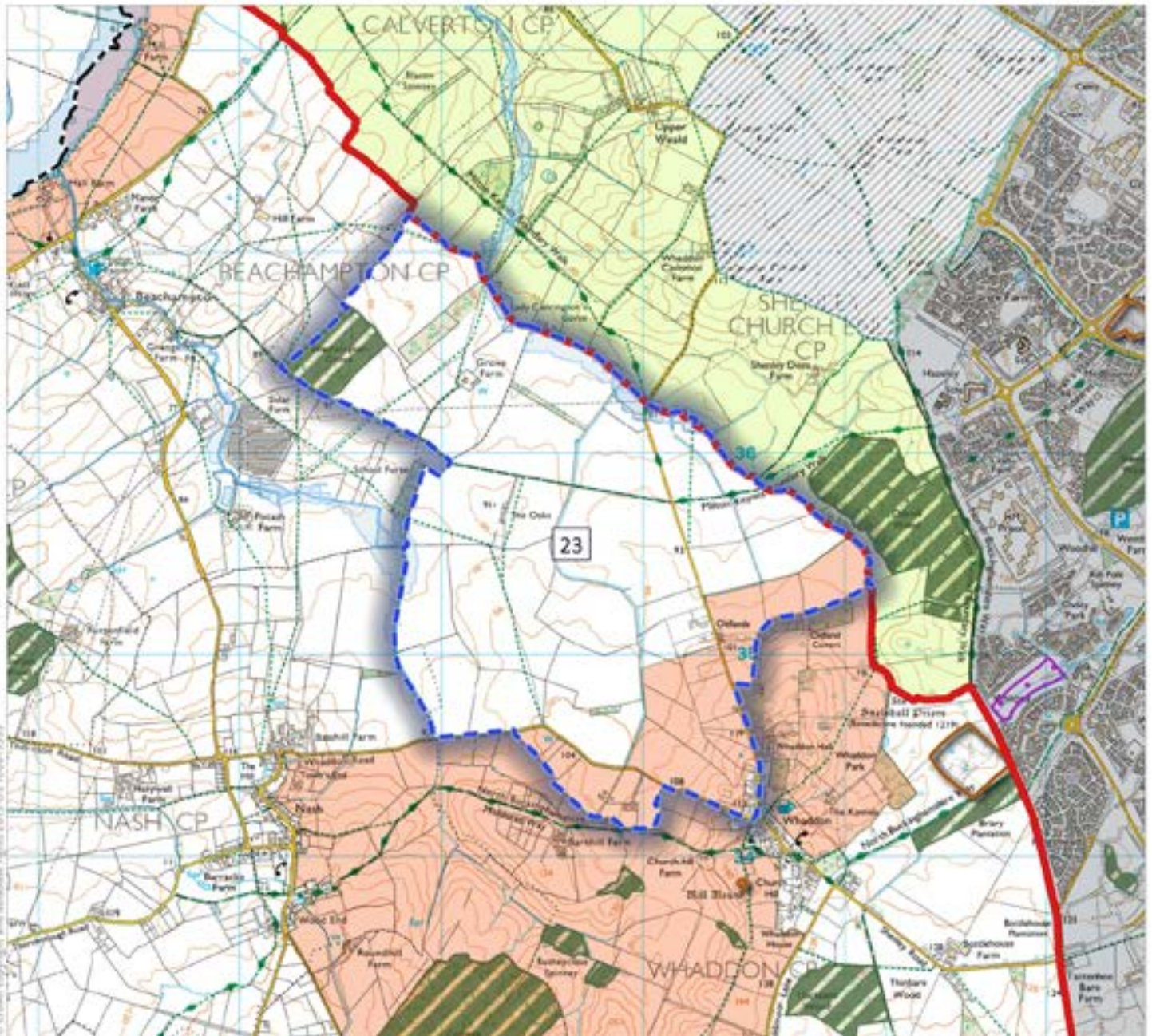
Total Area: 421.04 hectares

National Designations and Local Plan Policies

FIGURE 23.2



0 500 1000 1500 m



## LEGEND

- Land Area
- Council Boundary
- Milton Keynes Borough
- Milton Keynes Urban Area
- Expansion Areas and Strategic Land Allocation

## NATIONAL DESIGNATIONS

- Scheduled Ancient Monument
- Ancient Woodland
- Site of Special Scientific Interest

## RISK OF FLOODING\*

- High
- Medium

## MILTON KEYNES LOCAL PLAN

- Open Countryside

## AVDC LOCAL PLAN

- Local Landscape Area

\* High - chance of flooding of greater than 1 in 30  
Medium - chance of flooding of between 1 in 30 and 1 in 100



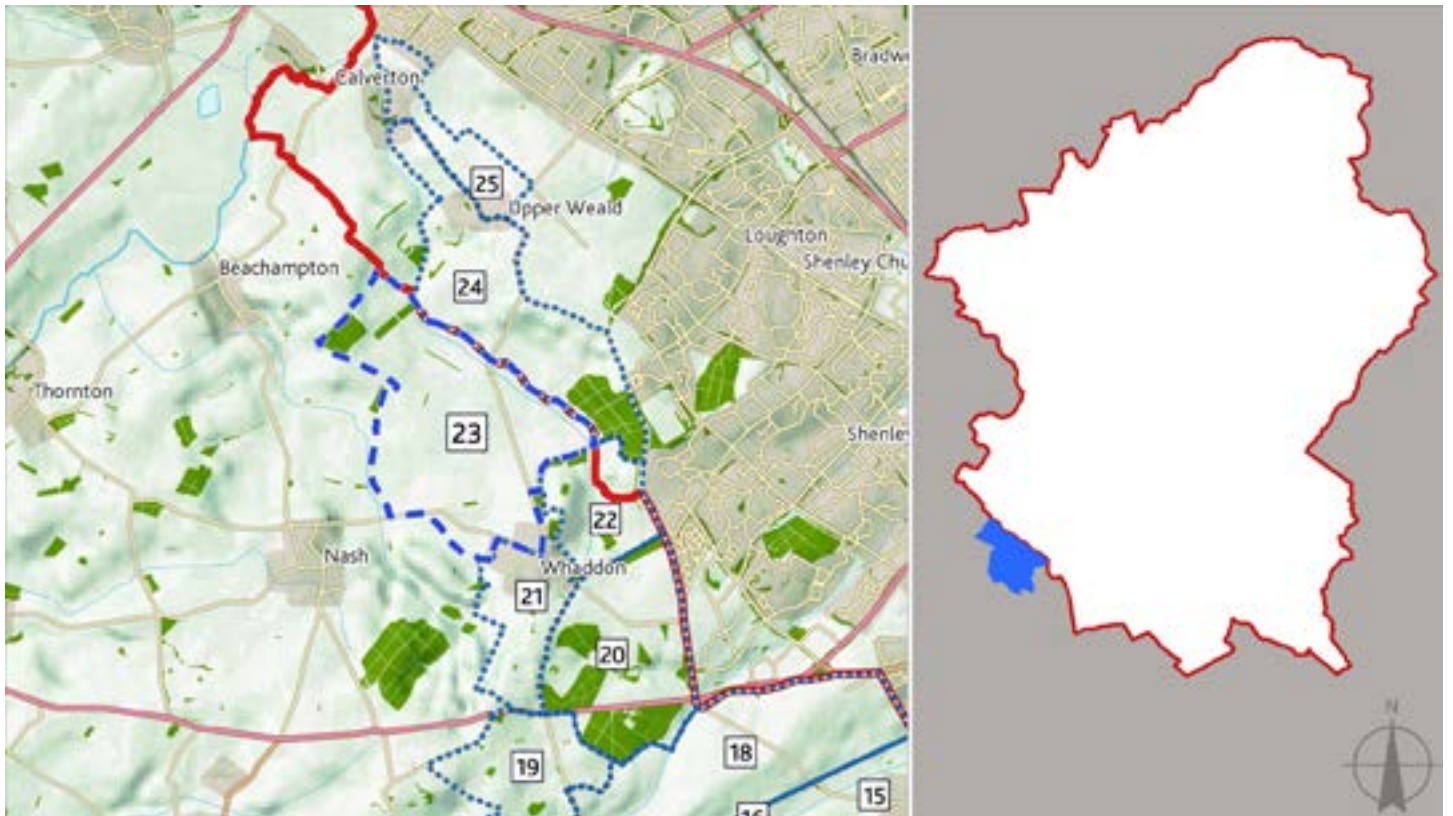
## LAND AREA 23 – Grove Farm Valley

### 6.24.3 Sensitivity

<b>Low</b>	<b>Medium</b>	<b>High</b>
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### 6.24.4 Capacity

Residential development would result in a significant adverse change in landscape character. Key characteristics and qualities of the landscape are vulnerable to change from development. This attractive land area is surprisingly peaceful despite its proximity to Milton Keynes with far reaching views across the wide valley.



## 6.25 LAND AREA 24 – Shenley Plateau

**6.25.1** Land Area 24 is located on the valley slopes, north of a small tributary of the River Great Ouse within the borough of Milton Keynes.

### 6.25.2 Susceptibility to Residential Development

Landscape Attribute	Character	Low	Medium	High
Scale	Irregular pattern of rectilinear fields.			
Enclosure	An open landscape with some woodland blocks, such as Oakhill Wood. Regular pattern of well-maintained hedgerows.			
Landform	Sloping valley sides down to a tributary of the River Great Ouse.			
Landcover pattern	Mostly arable with some pasture. There are occasional ditches, ponds and streams.			
Built environment	Rural landscape with isolated farms and historic linear villages of Lower, Middle and Upper Weald along the northern edge.			
Historic landscape character	Historic field pattern survives with areas of ridge and furrow. Oakhill Wood is an ancient woodland on the boundary of the area.			
Intervisibility	Outward views from higher slopes, particularly at Shenley Ridge. Milton Keynes is screened by woodland and the plateau to the north.			
Perception/experience	An attractive and peaceful rural landscape despite its proximity to the urban edge of Milton Keynes. Forms a green setting for the village of Whaddon.			
Visual Receptors	Users of PRoW, Milton Keynes Boundary Walk.			
Landscape Value	There are no designations in this landscape except for Open Countryside (MK) but it is a tranquil coherent rural landscape with recreational value.			

# LAND AREA 24 – Shenley Plateau

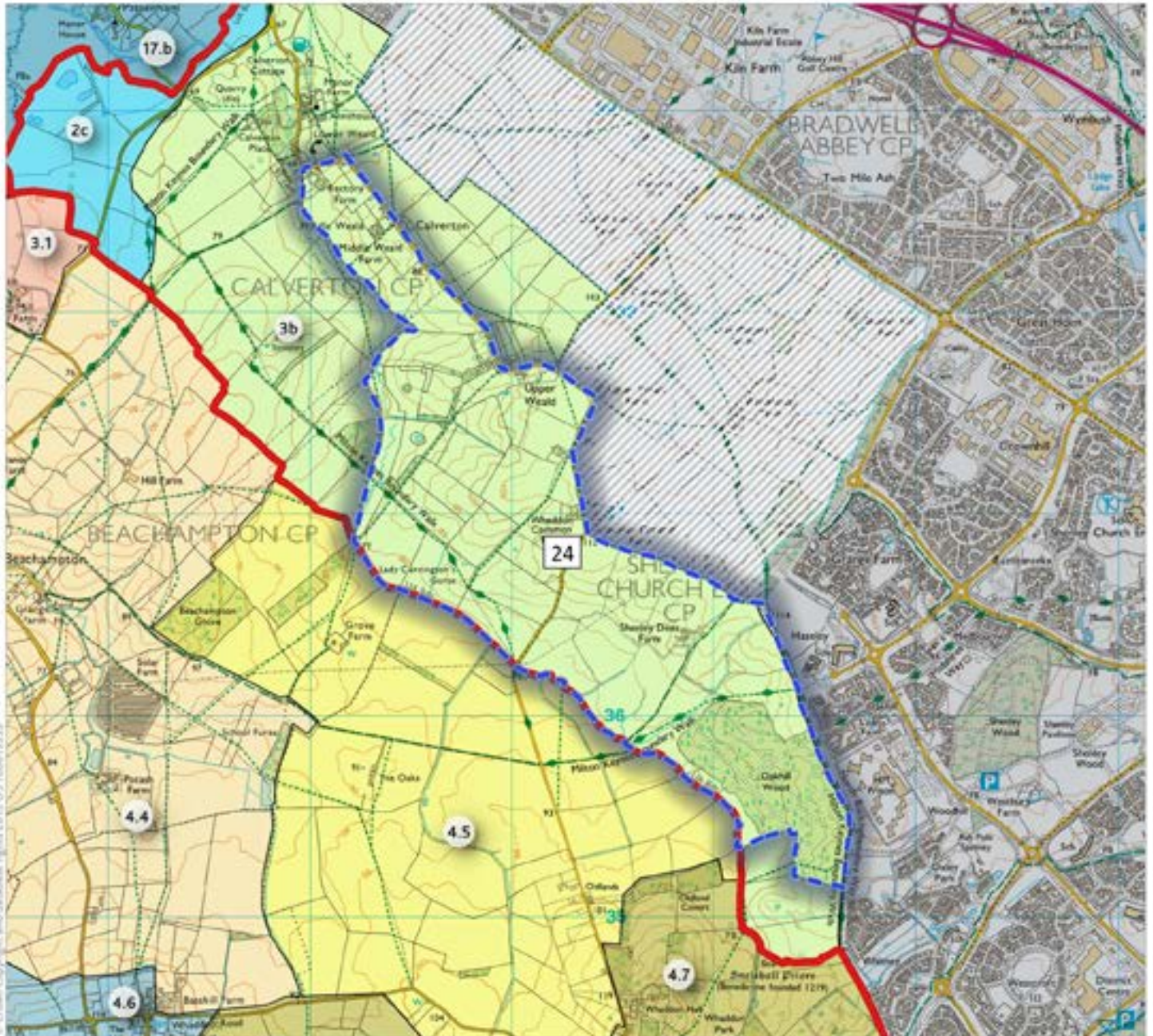
Total Area: 300.55 hectares

## Landscape Character Areas

FIGURE 24.1



0 500 1000 1500 m



### LEGEND

**24** Land Area

Milton Keynes Borough

Milton Keynes Urban Area

Expansion Areas and Strategic Land Allocation

### AYLESBURY VALE

3.1 Lower Great Ouse Valley

4.4 Thornborough-Beachampton Great Ouse Tributaries

4.5 Grove Farm Shallow Valley

4.6 A421 Ridge

4.7 Whaddon Chase

### MILTON KEYNES

2c Ouse Urban River Valley

3b Weald Clay Plateau Farmland with Tributaries

### NORTHAMPTONSHIRE

17.b River Tove Floodplain

# LAND AREA 24 – Shenley Plateau

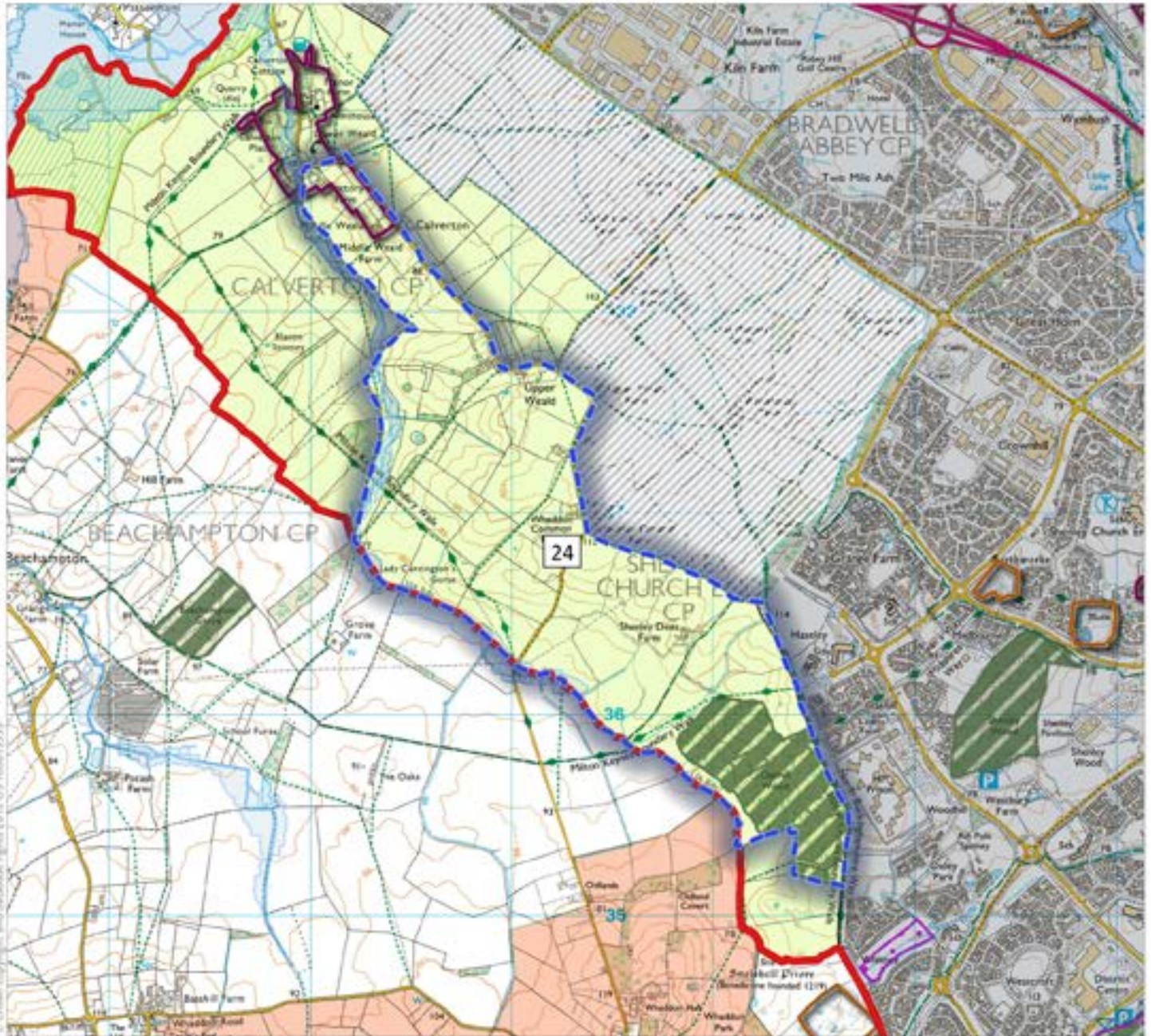
Total Area: 300.55 hectares

National Designations and Local Plan Policies

FIGURE 24.2



0 500 1000 1500 m



## LEGEND

- 24 Land Area
- Council Boundary
- Milton Keynes Borough
- Milton Keynes Urban Area
- Expansion Areas and Strategic Land Allocation

## NATIONAL DESIGNATIONS

- Scheduled Ancient Monument
- Ancient Woodland
- Site of Special Scientific Interest

## RISK OF FLOODING\*

- High
- Medium

## MILTON KEYNES LOCAL PLAN

- Conservation Area
- Linear Park Extension
- Open Countryside

## AVDC LOCAL PLAN

- Local Landscape Area

\* High - chance of flooding of greater than 1 in 30  
Medium - chance of flooding of between 1 in 30 and 1 in 100

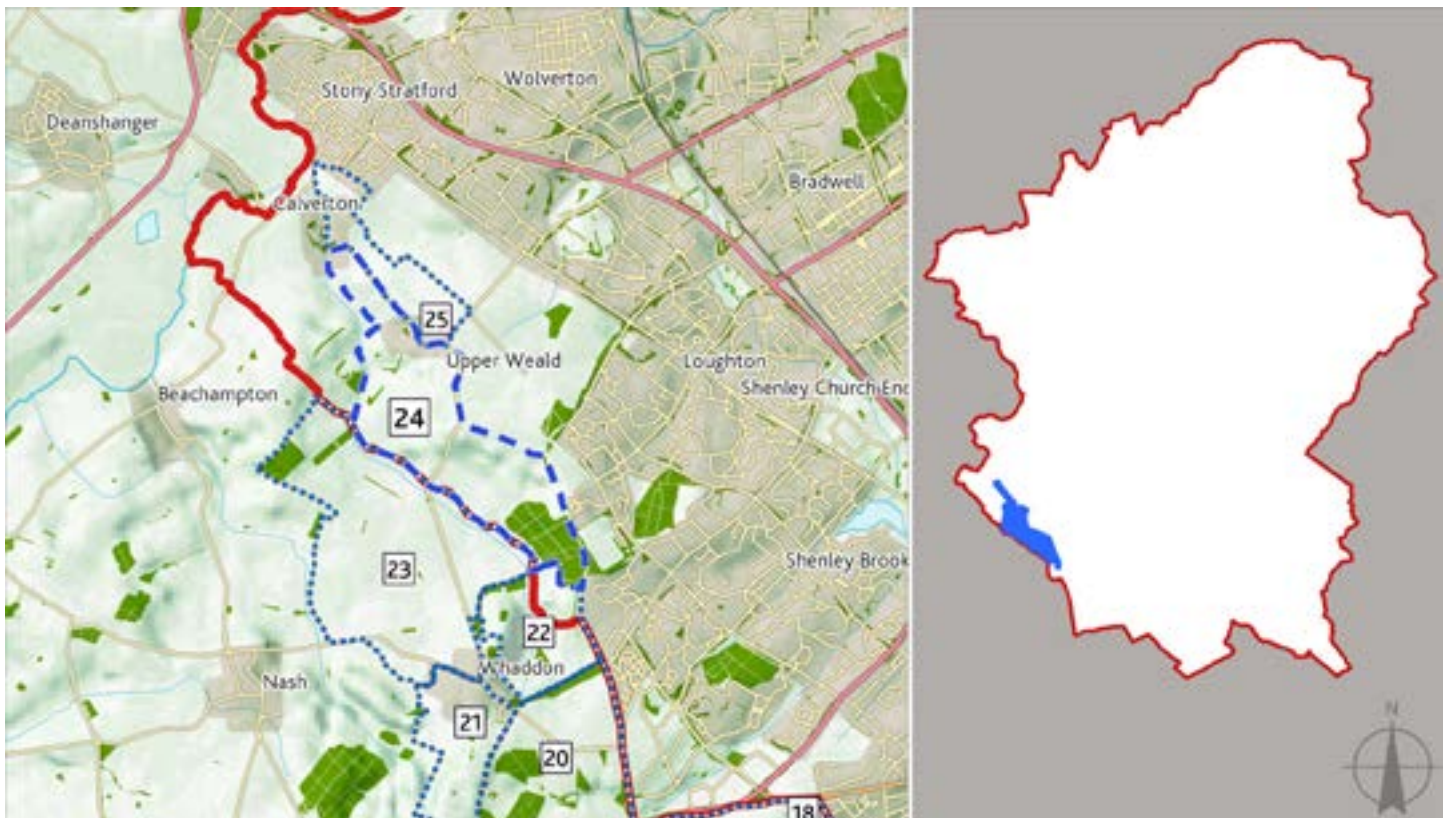
## LAND AREA 24 – Shenley Plateau

### 6.25.3 Sensitivity

<b>Low</b>	<b>Medium</b>	<b>High</b>
------------	---------------	-------------

### 6.25.4 Capacity

Residential development would result in a significant adverse change in landscape character. Key characteristics and qualities of this attractive landscape are vulnerable to change from development which is surprisingly peaceful despite its proximity to Milton Keynes.



## 6.26 LAND AREA 25 – Weald Plateau

**6.26.1** Land Area 25 is a narrow area sandwiched between the edge of the Milton Keynes Eastern Expansion Area and local road linking Lower Weald and Upper Weald.

### 6.26.2 Susceptibility to Residential Development

Landscape Attribute	Character	Low	Medium	High
Scale	Medium sized regular fields			
Enclosure	Generally contained by substantial hedgerows with hedgerow trees. Some hedgerows unmaintained and scrappy.			
Landform	Relatively level plateau with gentle undulations down to a tributary of the Great Ouse.			
Landcover pattern	Pasture with some untended fields near to the boundary with the Western Expansion Area.			
Built environment	The ongoing development on the Western Expansion Area dominates the area. The historic hamlets of the Weald mark the western edge of the area but are enclosed within a small valley and sheltered by mature trees.			
Historic landscape character	Small areas of ridge and furrow			
Intervisibility	Limited inward/outward views. A tributary valley of the Great Ouse provides enclosure for the hamlets of Lower, Middle and Upper Weald.			
Perception/experience	This is a peaceful rural area with few roads, but the eastern boundary of the area is increasingly dominated by the expansion of the built edge of the Milton Keynes. There is some intrusion from overhead power lines.			
Landscape Value	Open Countryside (MK) Generally of low scenic quality although there is a value attached to the adjoining historic villages			

# LAND AREA 25 – Weald Plateau

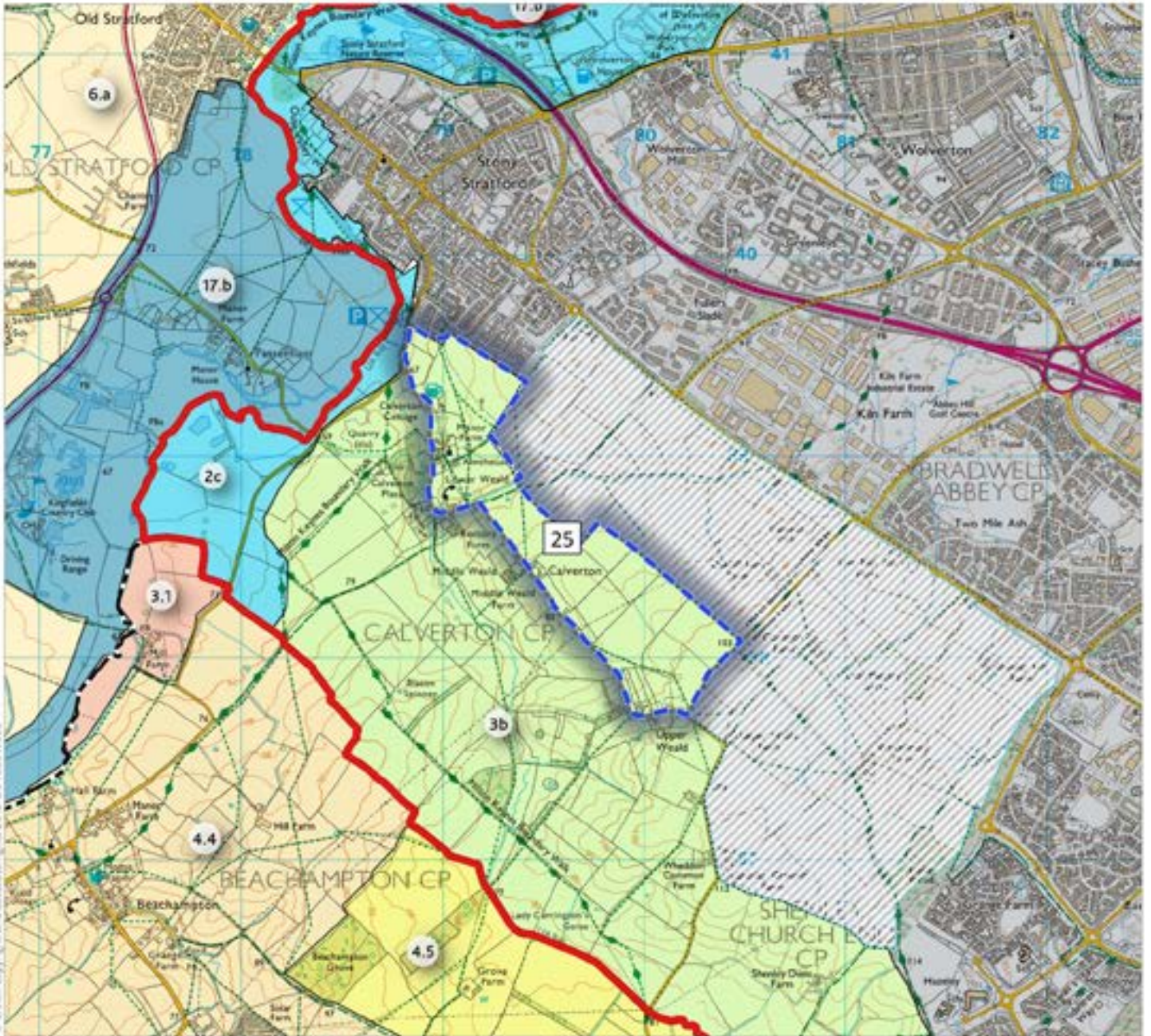
Total Area: 91.57 hectares

## Landscape Character Areas

FIGURE 25.1



0 500 1000 1500 m



### LEGEND

- 25 Land Area
- Milton Keynes Borough
- Milton Keynes Urban Area
- Expansion Areas and Strategic Land Allocation

### MILTON KEYNES

- 2c Ouse Urban River Valley
- 3b Weald Clay Plateau Farmland with Tributaries

### NORTHAMPTONSHIRE

- 6.a The Tove Catchment
- 17.b River Tove Floodplain

### AYLESBURY VALE

- 3.1 Lower Great Ouse Valley
- 4.4 Thornborough-Beachampton Great Ouse Tributaries
- 4.5 Grove Farm Shallow Valley

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# LAND AREA 25 – Weald Plateau

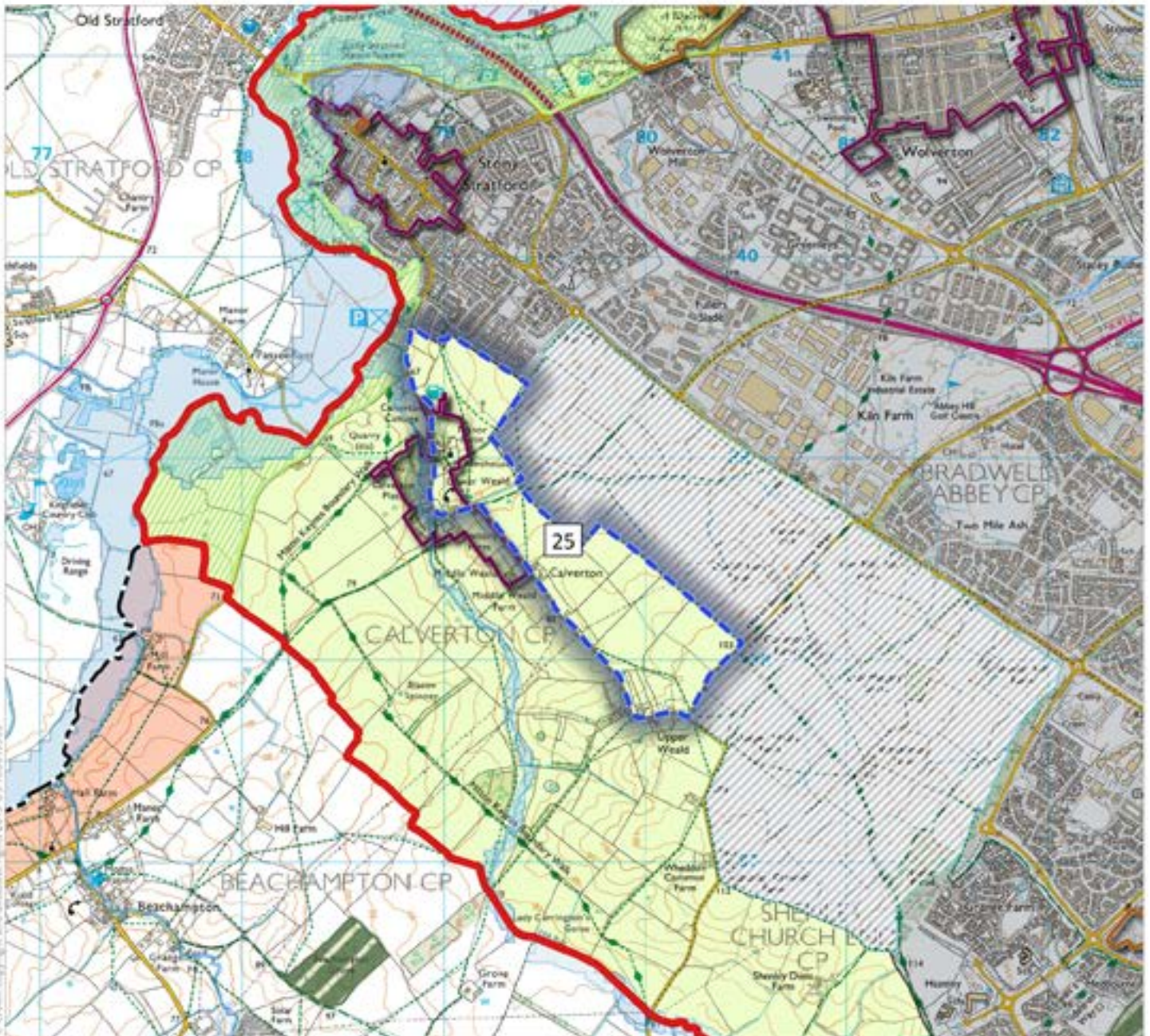
Total Area: 91.57 hectares

National Designations and Local Plan Policies

FIGURE 25.2



0 500 1000 1500 m



## LEGEND

- 25 Land Area
- Council Boundary
- Milton Keynes Borough
- Milton Keynes Urban Area
- Expansion Areas and Strategic Land Allocation

## NATIONAL DESIGNATIONS

- Scheduled Ancient Monument
- Ancient Woodland

## RISK OF FLOODING\*

- High
- Medium

## MILTON KEYNES LOCAL PLAN

- Conservation Area
- Linear Park Extension
- Open Countryside

## AVDC LOCAL PLAN

- Local Landscape Area

\* High - chance of flooding of greater than 1 in 30  
 Medium - chance of flooding of between 1 in 30 and 1 in 100



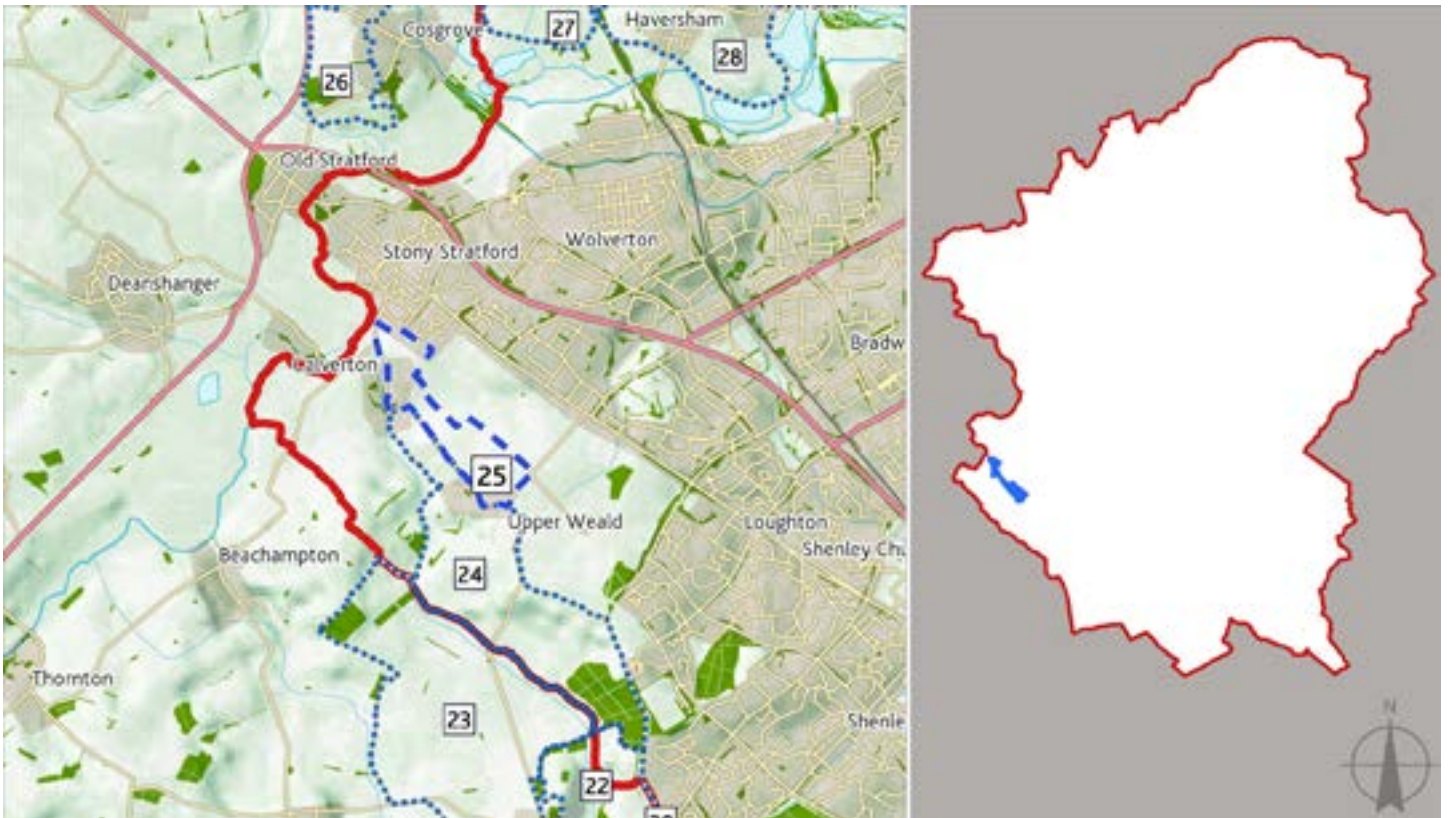
6.26.3 Sensitivity

Low	Medium	High
-----	--------	------

6.26.4 Capacity

Residential development could be accommodated without affecting key characteristics and/or values in the landscape. The landscape area physically adjoins the Western Expansion Area of Milton Keynes. The relatively flat topography of this area means that this is a discrete area visually segregated from adjoining areas and with a strong boundaries provided by hedgerows and mature trees. The landscape of the area is not distinctive and some elements are in decline.

The local topography provides enclosure for the historic hamlets of Upper Weald, Middle Weald and Lower Weald although they are still vulnerable to change from development through coalescence. Create new woodland belts and reinforce existing hedgerows to give a strong landscape framework which will reinforce visual containment of the villages and maintain a sense of separation between the villages and the settlement edge of Milton Keynes.



## 6.27 LAND AREA 26 – Cosgrove Claylands

6.27.1 Land Area 26 is located to the west of Cosgrove village.

### 6.27.2 Susceptibility to Residential Development

Landscape Attribute	Character	Low	Medium	High
Scale	A mosaic of smaller fields.			
Enclosure	A lowland landscape enclosed by woodland, hedgerows. Tree belts along the Grand Union Canal (Stratford Cut) contain the land area to the south.			
Landform	A lowland landscape with a strong relationship with the river valley that meander around Cosgrove			
Landcover pattern	A mosaic of pasture and arable fields with a strong landscape structure along field boundaries and the Grand Union Canal. Small woodland blocks create localised enclosure.			
Built environment	The land area is immediately to the west of the historic village of Cosgrove within a meander of the River Tove and north of The Grand Union Canal. Despite its proximity, the settlement edge of Milton Keynes is not visible due to screening vegetation along the Ouse Valley Park. The A5 runs to the south of the area but is not visible.			
Historic landscape character	Grand Union Canal. Scheduled monument Roman remains.			
Intervisibility	A lowland landscape with strong relationship with the river valley that meander around Cosgrove. Little intervisibility with adjacent landscapes beyond the river valley.			
Perception/experience	A tranquil and scenic river valley landscape despite the proximity of the settlement edge of Milton Keynes.			
Landscape Value	Although it has no designations, this landscape provides recreational opportunities along the rivers and canal which are distinctive landscape elements.			

# LAND AREA 26 – Cosgrove Claylands

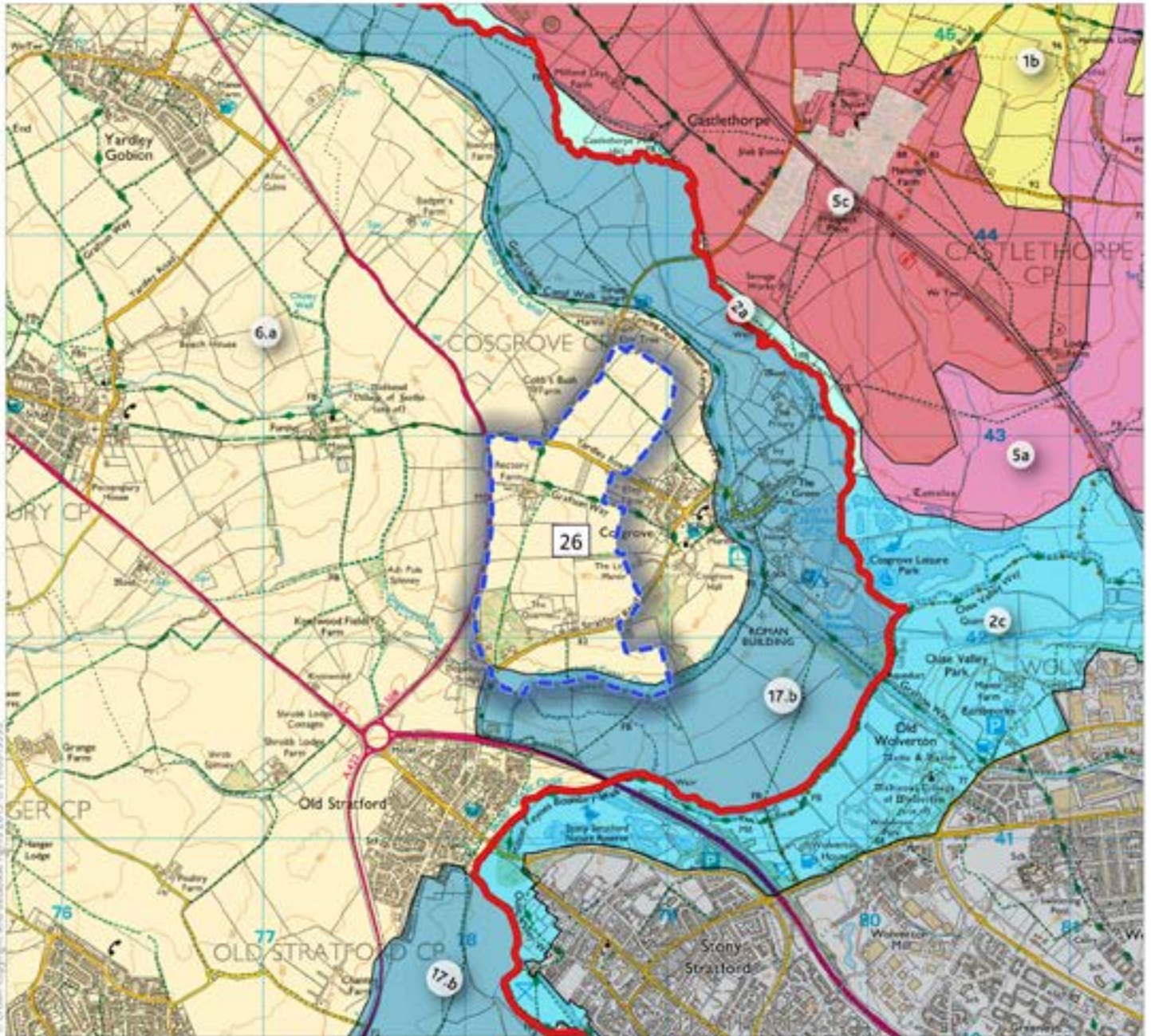
Total Area: 106.22 hectares

## Landscape Character Areas

FIGURE 26.1



0 500 1000 1500 m



### LEGEND

- 26 Land Area
- Milton Keynes Borough
- Milton Keynes Urban Area
- Milton Keynes Settlement Area

### MILTON KEYNES

- 1b Hanslope Clay Plateau Farmland
- 2a Tove Rural River Valley
- 2c Ouse Urban River Valley
- 5a Ouse North Undulating Clay Farmland
- 5c Tove Undulating Clay Farmland

### NORTHAMPTONSHIRE

- 6.a The Tove Catchment
- 8.a Whittlewood Plateau
- 17.b River Tove Floodplain

# LAND AREA 26 – Cosgrove Claylands

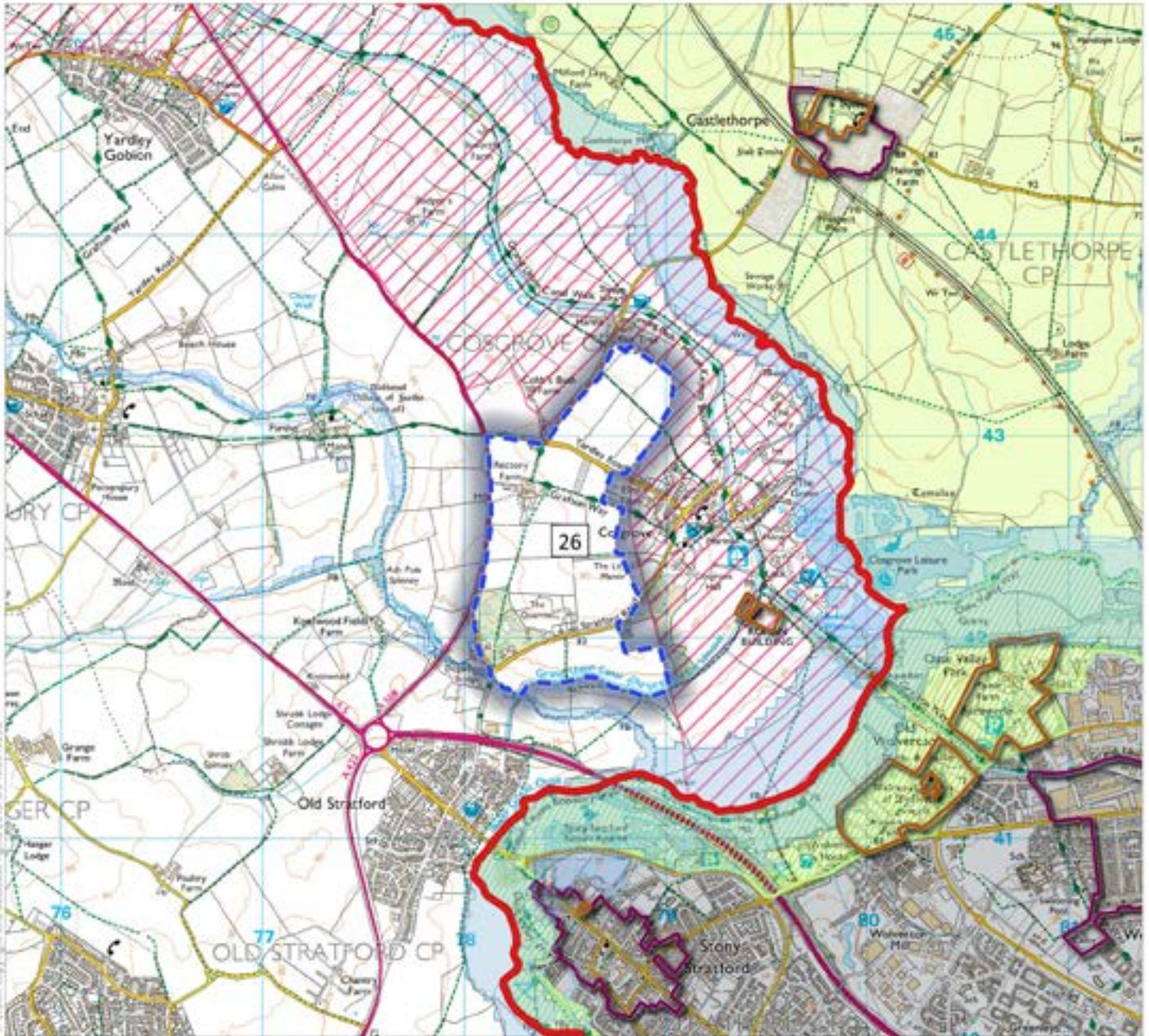
Total Area: 106.22 hectares

National Designations and Local Plan Policies

FIGURE 26.2



0 500 1000 1500 m



## LEGEND

- 26 Land Area
- Council Boundary
- Milton Keynes Borough
- Milton Keynes Urban Area
- Milton Keynes Settlement Area

## NATIONAL DESIGNATIONS

- Scheduled Ancient Monument

## RISK OF FLOODING\*

- High
- Medium

## MILTON KEYNES LOCAL PLAN

- Conservation Area
- Linear Park Extension
- Open Countryside

## SOUTH NORTHAMPTONSHIRE LOCAL PLAN

- Special Landscape Area

\* High - chance of flooding of greater than 1 in 30  
 Medium - chance of flooding of between 1 in 30 and 1 in 100

## LAND AREA 26 – Cosgrove Claylands

### 6.27.3 Sensitivity

Low	Medium	High
-----	--------	------

### 6.27.4 Capacity

Residential development would result in a significant adverse change in landscape character. Key characteristics and qualities of the scenic river valley are vulnerable to change from development, particularly the setting of the village of Cosgrove which sits in a unique position at the confluence of the River Great Ouse and the River Tove and the Grand Union Canal. The rivers and canal offer high recreational amenity value.



## 6.28 LAND AREA 27 – Castlethorpe

6.28.1 Land Area 27 is located around the village of Castlethorpe.

### 6.28.2 Susceptibility to Residential Development

Landscape Attribute	Character	Low	Medium	High
Scale	A mosaic of smaller fields around the village and down to the Tove river valley with a medium scale landscape north towards Hanslope and larger scale arable fields to the south towards the Cosgrove Leisure Park.			
Enclosure	West of the railway line, the landscape is visually contained by tree belts along the River Tove with intermittent views across the river valley to the opposite valley slopes. On higher ground the landscape is contained by a network of hedgerows. Towards Cosgrove Leisure Park the landscape opens up with little tree cover.			
Landform	East of the A509 the lowland landscape The valley slopes of the River Great Ouse and Tove rise to an undulating plateau towards Hanslope with a more incised valley to the east of the land area along a tributary of the Ouse.			
Landcover pattern	Pasture dominates around Castlethorpe with a mixture of arable fields and pasture on the valley slopes and higher plateau.			
Built environment	The area is dissected by the busy The historic village of Castlethorpe lies adjacent to the busy West Coast Main Line. There are 20th century extensions to the village both west and east of the line where the settlement edge is not well integrated with the surrounding landscape. There is a visual connection with the settlement edge of Milton Keynes/Wolverton across the River Great Ouse, particularly from higher ground.			
Historic landscape character	Ridge and furrow is evident on the eastern slopes in the Tove river valley and there are the remains of a Motte and Bailey Castle in the centre of Castlethorpe.			
Intervisibility	A river valley landscape, with intermittent views across the river valley to the opposite valley slopes, more open to the south of the area where the river valley opens up around Cosgrove Leisure Park. The incised valleys to the east are visually contained, but there are extensive views to the built edge of Milton Keynes/Wolverton across the across the floodplain landscape of the Ouse River from higher ground.			
Perception/ experience	Despite its proximity to Milton Keynes, and the modern intrusion of the busy West Coast main line, the land area has a strong sense of tranquillity and a sense of separation from Milton Keynes because of the peaceful river valley landscape that meanders around it.			
Landscape Value	Open Countryside (MK) but recreational value in the network of PRowS and pastoral riverside landscape.			

# LAND AREA 27 – Castlethorpe

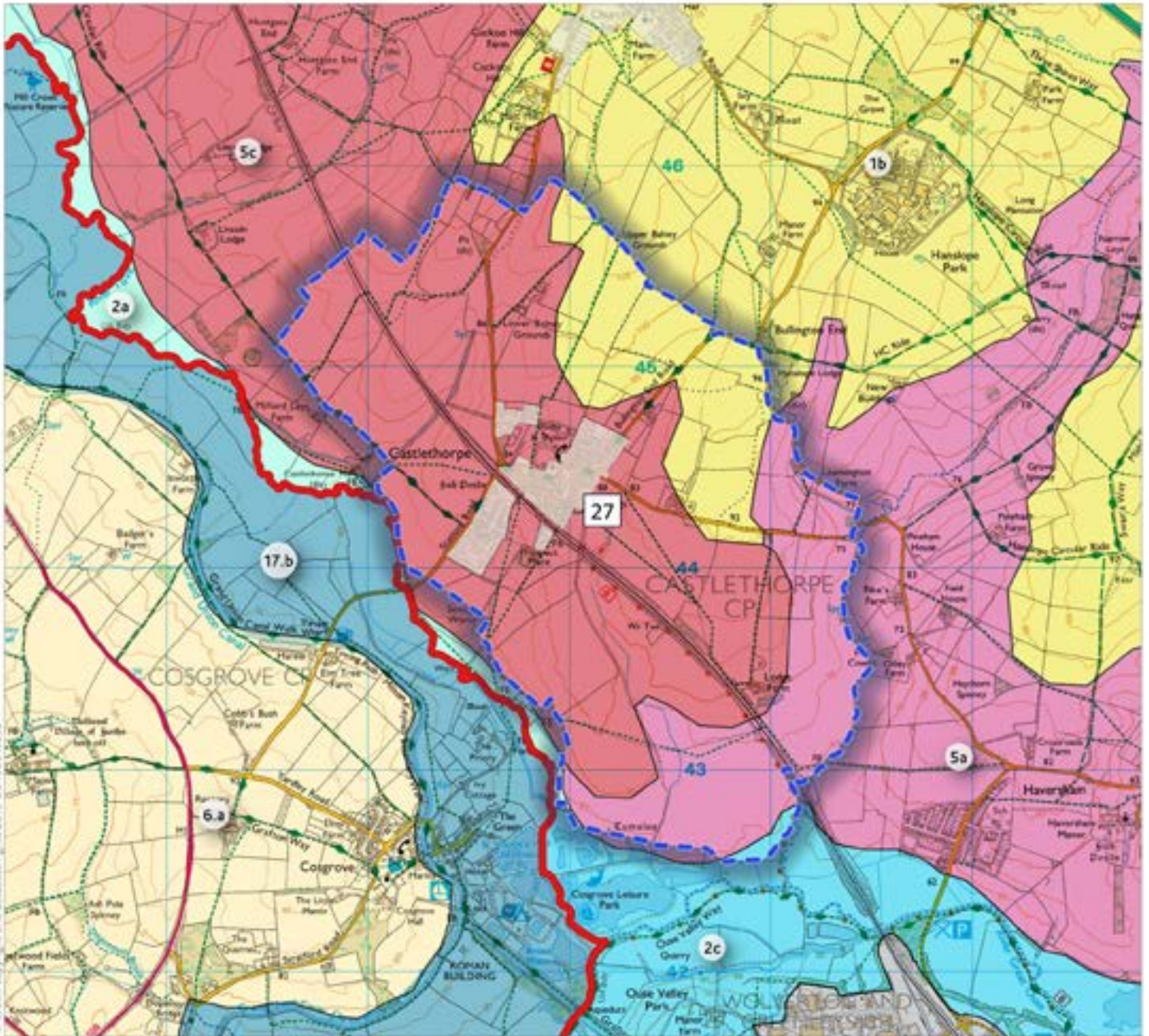
Total Area: 568.43 hectares

Landscape Character Areas

FIGURE 27.1



0 500 1000 1500 m



## LEGEND

- 27 Land Area
- Milton Keynes Borough
- Milton Keynes Urban Area
- Milton Keynes Settlement Area

## MILTON KEYNES

- 1b Hanslope Clay Plateau Farmland
- 2a Tove Rural River Valley
- 2c Ouse Urban River Valley
- 5a Ouse North Undulating Clay Farmland
- 5c Tove Undulating Clay Farmland

## NORTHAMPTONSHIRE

- 6.a The Tove Catchment
- 17.b River Tove Floodplain

# LAND AREA 27 – Castlethorpe

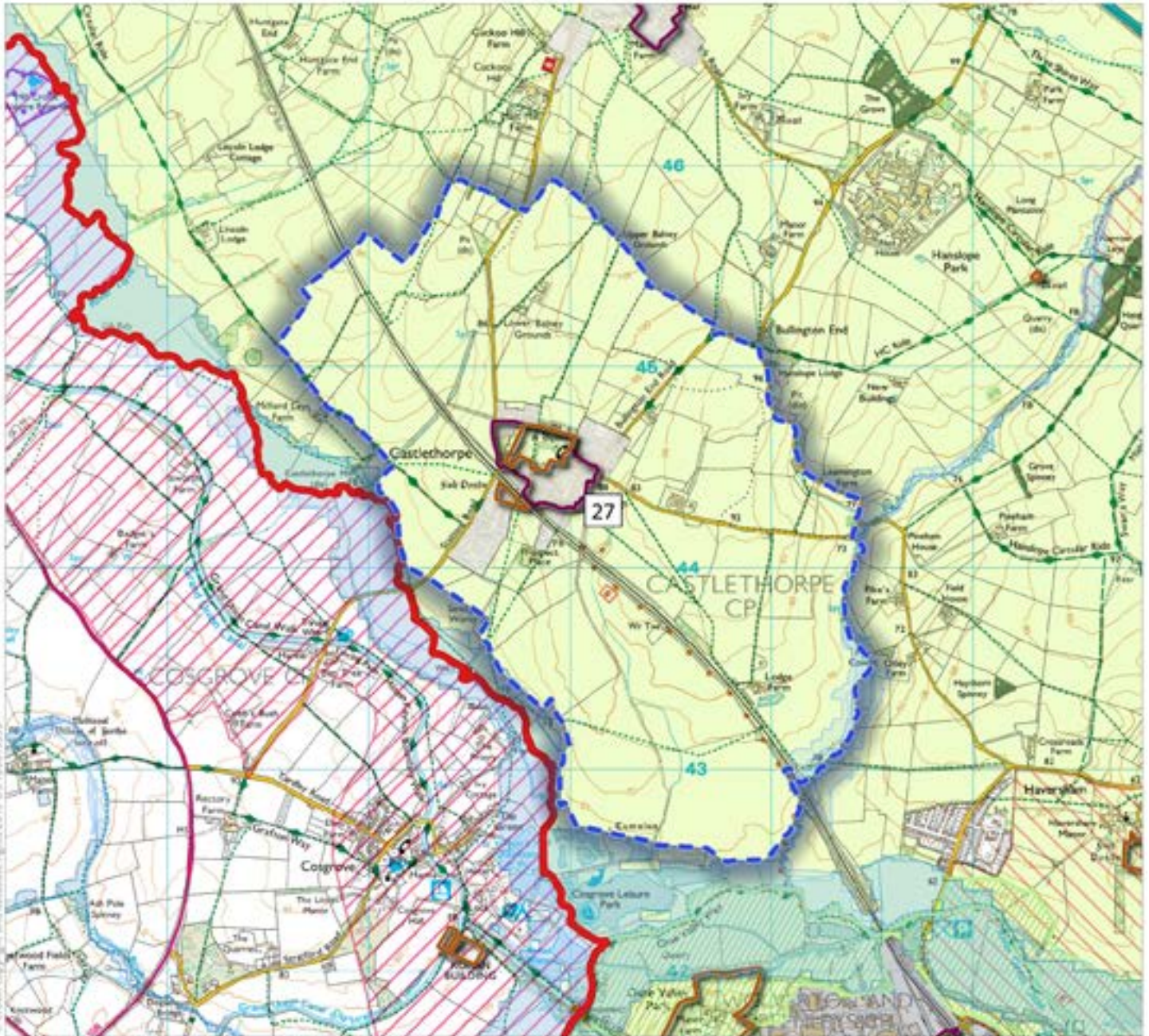
Total Area: 568.43 hectares

National Designations and Local Plan Policies






FIGURE 27.2



0 500 1000 1500 m




## LEGEND

-  Land Area
-  Council Boundary
-  Milton Keynes Borough
-  Milton Keynes Urban Area
-  Milton Keynes Settlement Area

## NATIONAL DESIGNATIONS

-  Scheduled Ancient Monument
-  Ancient Woodland
-  Site of Special Scientific Interest

## RISK OF FLOODING\*

-  High
-  Medium

## MILTON KEYNES LOCAL PLAN

-  Conservation Area
-  Linear Park Extension
-  Area of Attractive Landscape
-  Open Countryside

## SOUTH NORTHAMPTONSHIRE LOCAL PLAN

-  Special Landscape Area

\* High - chance of flooding of greater than 1 in 30  
Medium - chance of flooding of between 1 in 30 and 1 in 100



## LAND AREA 27 – Castlethorpe

### 6.28.3 Sensitivity

Low	Medium	High
-----	--------	------

### 6.28.4 Capacity

There are likely to be limited opportunities to accommodate residential development without a significant adverse change in landscape character.

A small scale extension of Castlethorpe village may be possible without a significant adverse change in landscape character. However, the historic village is vulnerable to change from development in this area as extensive residential development has the potential to affect the setting of the village. Large scale development in this area would be constrained by the potential impact on the landscape character of the Tove and Ouse River valleys and also on the setting of Cosgrove.

The village is vulnerable to change from development to the north because of the potential for coalescence with the village of Hanslope. The more open and relatively flat landscape to the south east of Castlethorpe is more suitable for development.



## 6.29 LAND AREA 28 – Haversham Plateau

**6.29.1** Land Area 28 is located in the area north of the Milton Keynes Urban Area, separated by the floodplains of the River Great Ouse.

### 6.29.2 Susceptibility to Residential Development

Landscape Attribute	Character	Low	Medium	High
Scale	A large scale regular landscape on the south east facing slopes falling to the Ouse river valley. Smaller and more irregular to the north and west.			
Enclosure	A strong sense of openness within the land area. There is boundary containment from the higher plateau to the north and woodland block along the M1 and to the north. The southern periphery is partially contained by the heavily wooded river valley.			
Landform	Valley slopes of the River Great Ouse rise to a flatter plateau around Little Linford Wood.			
Landcover pattern	Largely open arable fields with some larger woodland block such as Little Linford Wood.			
Built environment	Along the southern boundary, the settlement edges of the small villages of Haversham and Little Linford are well integrated with the surrounding landscape. The isolated 20th century development of Haversham off the Wolverton Road adds a more suburban element. Milton Keynes/Wolverton, including new residential areas on the settlement edge, are visible across the river valley floodplain.			
Historic landscape character	There are areas of Ancient Woodland at Little Linford Wood, Hoo Wood and Dairy Farm. Small area of ridge and furrow near the Hanslope Circular Ride.			
Intervisibility	There are local views over the wooded river valley. There are some longer views over the river valley to the residential areas and industrial buildings on the settlement edge of Wolverton/Milton Keynes to the south.			
Perception/ experience	The land area retain a tranquil rural character despite its proximity to Milton Keynes. However, views across the river valley towards Milton Keynes, introduces an urban influence although this is indirect from settlement edges outside the land area. The M1 to the east, is an aural intrusion although it is largely hidden by a woodland corridor.			
Landscape Value	Recreational value from long distance paths including Hanslope Circular Ride, Swan's Way, Midshire's Way. Area of Attractive Landscape (MK) along the Ouse valley. and Open Countryside (MK)			

# LAND AREA 28 – Haversham Plateau

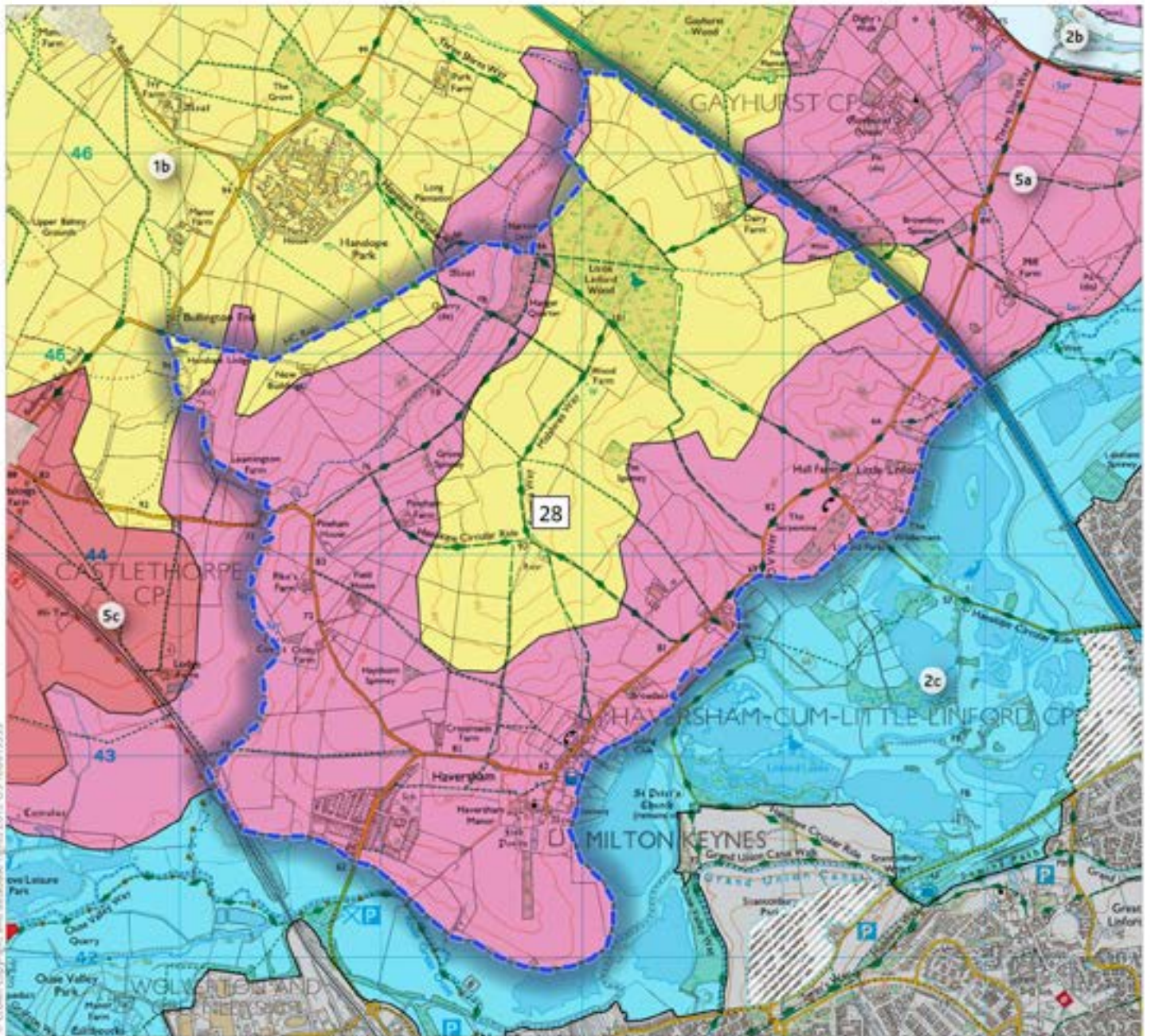
Total Area: 905.17 hectares

## Landscape Character Areas

FIGURE 28.1



0 500 1000 1500 m



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### LEGEND

- 28 Land Area
- Milton Keynes Borough
- Milton Keynes Urban Area
- Milton Keynes Settlement Area
- Expansion Areas and Strategic Land Allocation

### MILTON KEYNES

- 1b Hanslope Clay Plateau Farmland
- 2b Ouse Rural River Valley
- 2c Ouse Urban River Valley
- 5a Ouse North Undulating Clay Farmland
- 5b Ouse South Undulating Clay Farmland
- 5c Tove Undulating Clay Farmland

# LAND AREA 28 – Haversham Plateau

Total Area: 905.17 hectares

National Designations and Local Plan Policies

FIGURE 28.2



0 500 1000 1500 m



## LEGEND

- 28 Land Area
- Council Boundary
- Milton Keynes Borough
- Milton Keynes Urban Area
- Milton Keynes Settlement Area
- Expansion Areas and Strategic Land Allocation

## NATIONAL DESIGNATIONS

- Scheduled Ancient Monument
- Ancient Woodland
- Registered Parks and Gardens

## RISK OF FLOODING\*

- High
- Medium

## MILTON KEYNES LOCAL PLAN

- Conservation Area
- Linear Park Extension
- Area of Attractive Landscape
- Open Countryside

## SOUTH NORTHAMPTONSHIRE LOCAL PLAN

- Special Landscape Area

\* High - chance of flooding of greater than 1 in 30  
Medium - chance of flooding of between 1 in 30 and 1 in 100

6.29.3 Sensitivity

Low	Medium	High
-----	--------	------

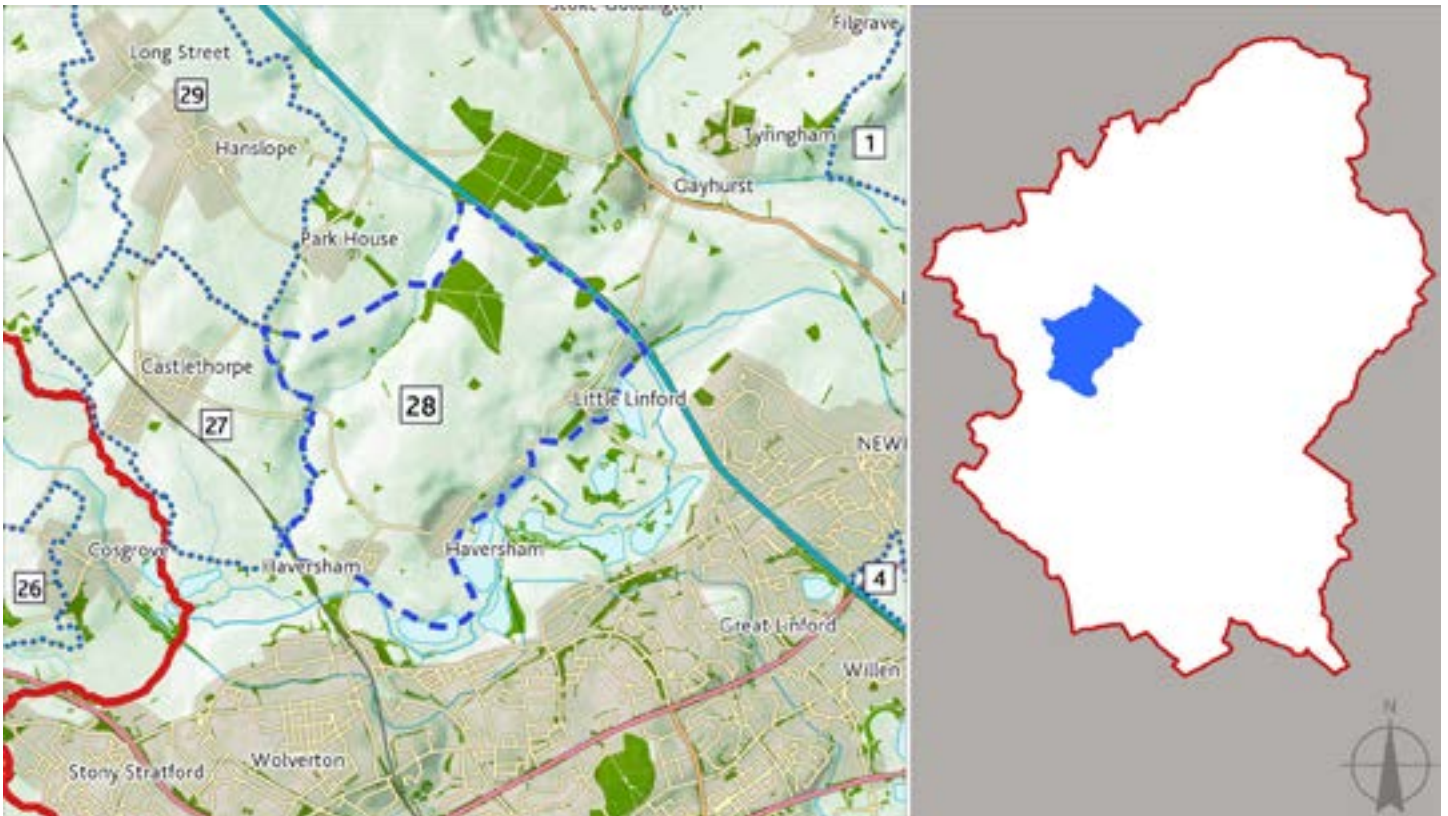
6.29.4 Capacity

There are likely to be opportunities to accommodate residential development without a significant adverse change in landscape character. This land area is separated from adjoining areas by strong boundaries created by the M1 and the wooded river valley of the River Great Ouse. The relatively flat topography on the lower south east facing slopes and the wooded areas north of the River Great Ouse reduces the visibility of the landscape area. Despite the sparsely settled landscape, the landscape is influenced by the urban edge of Wolverton which is visible across the floodplain landscape of the Ouse.

Development should be located on the lower slopes facing Milton Keynes, and adjacent to the 20th century settlement edge of Haversham. Development should enhance integration of this area of Haversham with the surrounding landscape.

Avoid development on the higher plateau landscape which has more intervisibility with the surrounding landscape and contains a network of PRow, and ancient woodland. Maintain existing green corridors to woodland along the M1 corridor. The closer grained landscape along the Ouse tributary to the west of the land area is more sensitive to residential development.

Avoid development to the south of the High Street, which could impact the setting of the Ouse River Valley and the Linford Lakes Linear Park, where existing woodland provides screening for the river valley. The old village of Haversham and the hamlet of Little Linford are vulnerable to change from development through coalescence.



## 6.30 LAND AREA 29 – Hanslope

6.30.1 Land Area 29 is located around the village of Hanslope.

### 6.30.2 Susceptibility to Residential Development

Landscape Attribute	Character	Low	Medium	High
Scale	An intricate pattern of smaller fields around Hanslope village particularly to the south of the village around the church. Larger scale arable fields particularly to the north of the village and towards the M1.			
Enclosure	The landscape is generally open but visually contained to the north by the wooded ridge of Salcey Forest on the horizon and to the east and south east by scattered woodlands. There is an extensive network of well-tended hedgerows.			
Landform	A gently undulating plateau landscape.			
Landcover pattern	Small areas of pasture nearer the village, with larger arable fields elsewhere.			
Built environment	The historic linear village of Hanslope sits in an elevated position on the plateau, with satellite settlement ('Ends') dispersed throughout the land area. The village was expanded northwest from its historic core in the 1960s and 70s to support the growth of Milton Keynes. This 20th century ribbon development along Castlethorpe Road, Long Street Road and Newport Road are not as well integrated with the surrounding landscape as older settlement edges.			
Historic landscape character	Historic field pattern of irregular Pre-18th century enclosure surround the village as well as assarted fields, with ridge and furrow visible in fields to the south of Hanslope Church.			
Intervisibility	Hanslope Church spire is widely visible in views across the plateau. From this elevated plateau, there are extensive views over neighbouring valleys, west towards the Tove river valley and south over the Ouse river valley towards Milton Keynes.			
Perception/ experience	The land area retains a tranquil rural character despite its proximity to Milton Keynes. However, views across the Ouse river valley towards Milton Keynes, introduces an indirect urban influence from outside the land area. The M1 to the east, and the West Coast railway line to the west are an aural intrusion.			
Landscape Value	Recreational value from long distance paths including Hanslope Circular Ride, and the Milton Keynes Boundary Walk plus an extensive network of local PRowWs around the village. Open Countryside (MK).			

# LAND AREA 29 – Hanslope

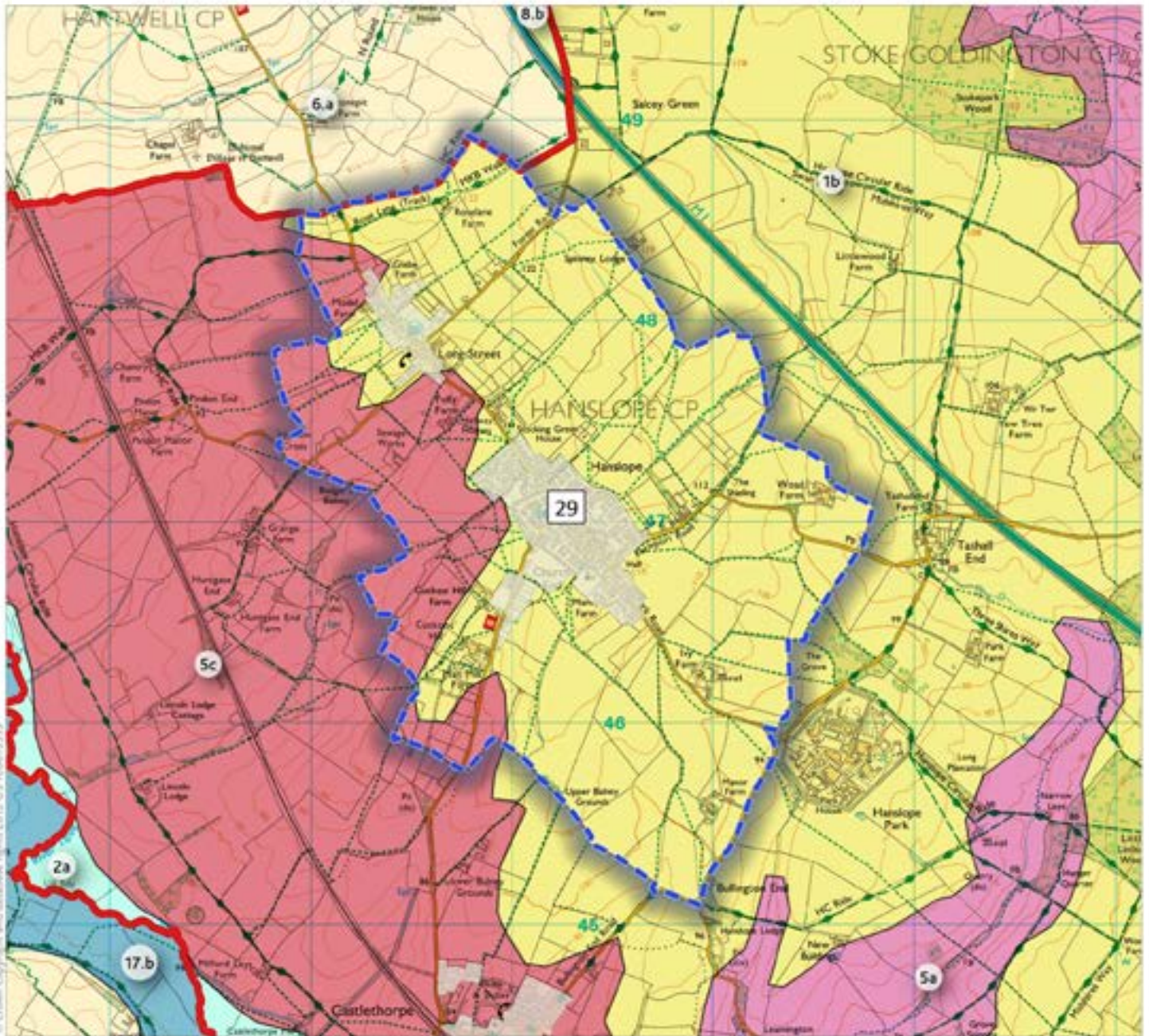
Total Area: 630.96 hectares

## Landscape Character Areas

FIGURE 29.1



0 500 1000 1500 m



### LEGEND

- 29 Land Area
- Milton Keynes Borough
- Milton Keynes Settlement Area

### MILTON KEYNES

- 1b Hanslope Clay Plateau Farmland
- 2a Tove Rural River Valley
- 5a Ouse North Undulating Clay Farmland
- 5c Tove Undulating Clay Farmland

### NORTHAMPTONSHIRE

- 6.a The Tove Catchment
- 8.b Salcey Forest and Yardley Chase
- 17.b River Tove Floodplain

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# LAND AREA 29 – Hanslope

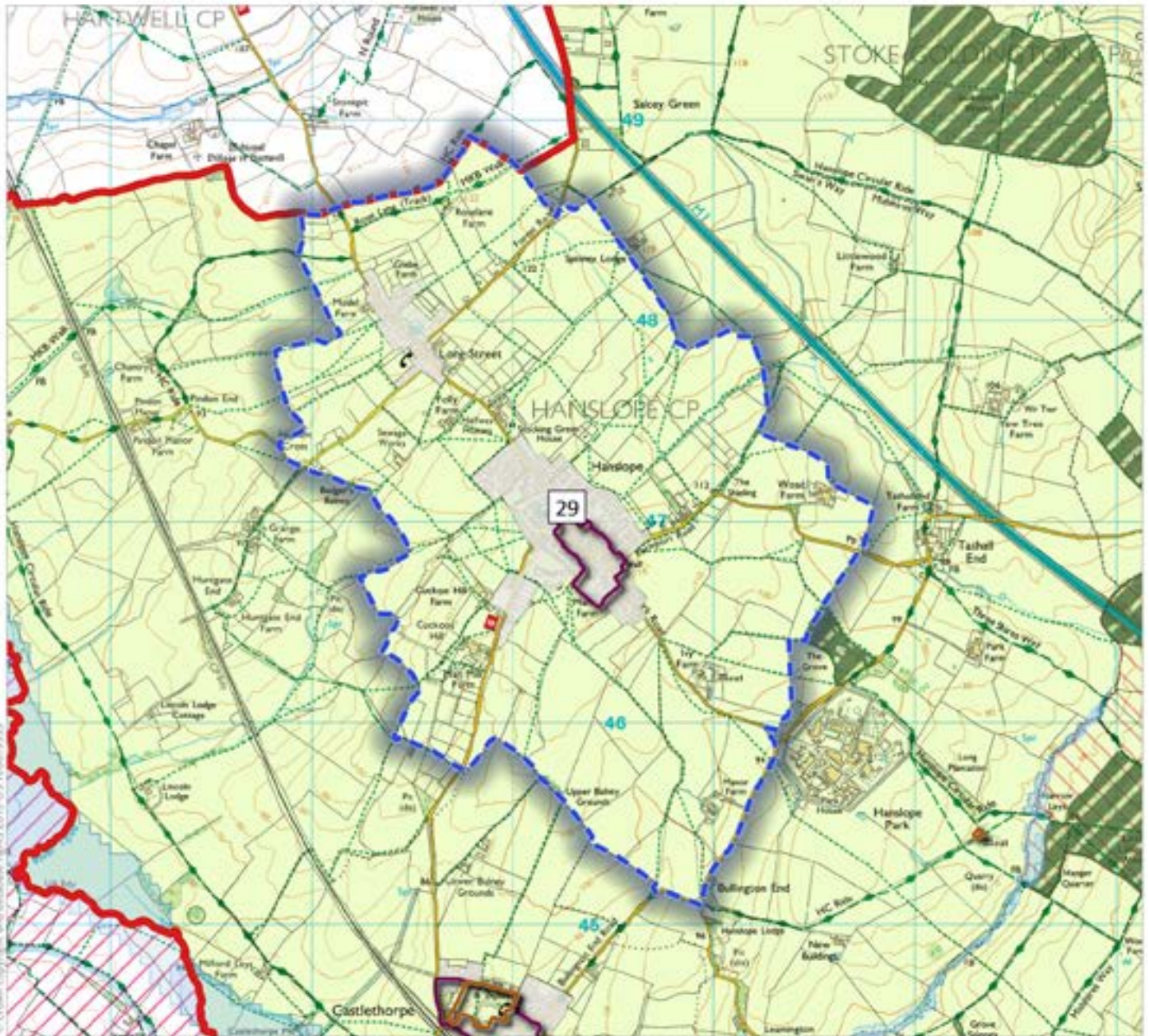
Total Area: 630.96 hectares

National Designations and Local Plan Policies

FIGURE 29.2



0 500 1000 1500 m



## LEGEND

- 29 Land Area
- Council Boundary
- Milton Keynes Borough
- Milton Keynes Settlement Area

## NATIONAL DESIGNATIONS

- Scheduled Ancient Monument
- Ancient Woodland
- Site of Special Scientific Interest

## RISK OF FLOODING\*

- High
- Medium

## MILTON KEYNES LOCAL PLAN

- Conservation Area
- Area of Attractive Landscape
- Open Countryside

## SOUTH NORTHAMPTONSHIRE LOCAL PLAN

- Special Landscape Area

\* High - chance of flooding of greater than 1 in 30  
Medium - chance of flooding of between 1 in 30 and 1 in 100



6.30.3 Sensitivity

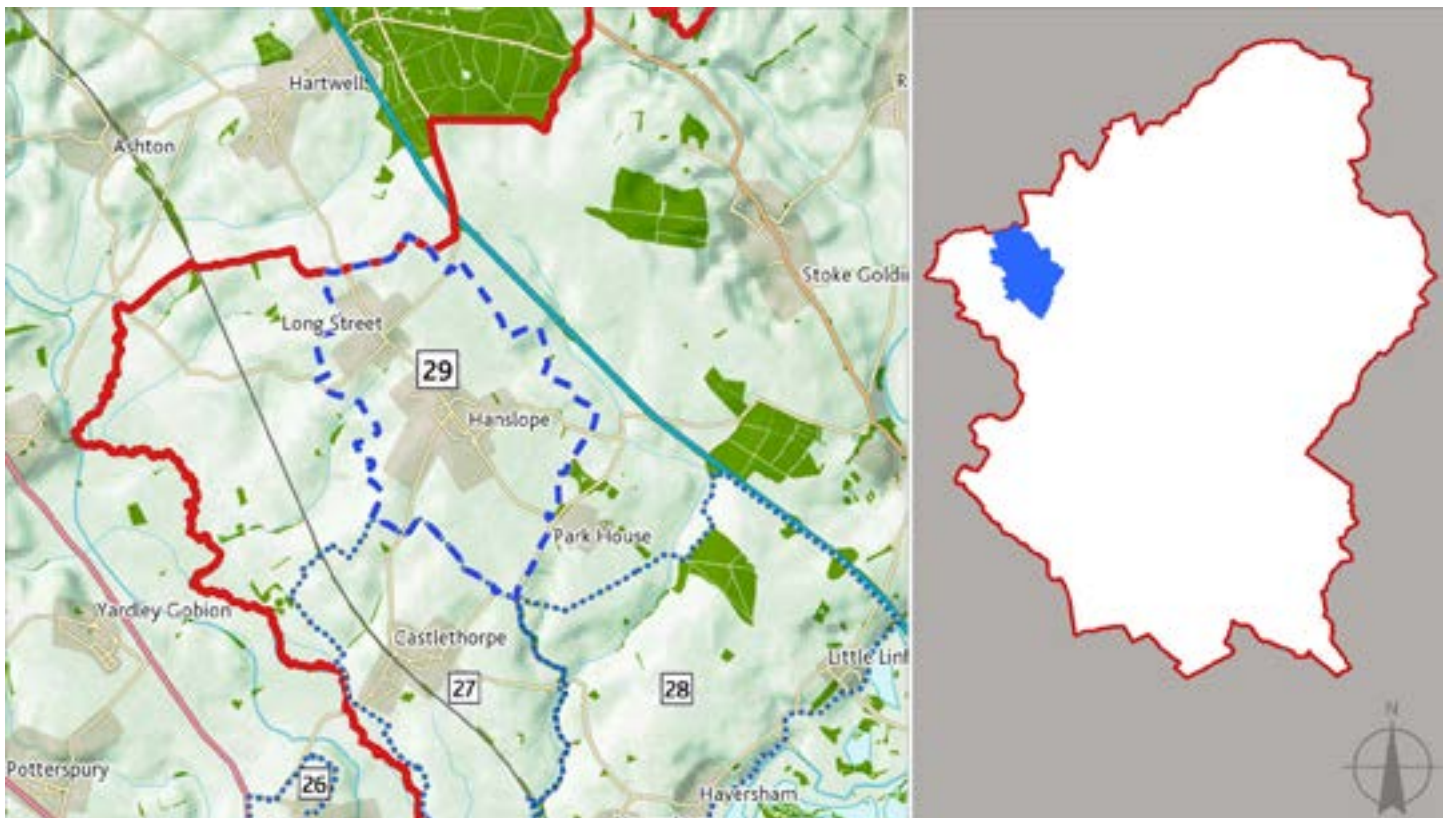
Low	Medium	High
-----	--------	------

6.30.4 Capacity

There are likely to be limited opportunities to accommodate residential development without a significant adverse change in landscape character. The land area is separated from adjoining areas by the physical boundary created by the M1. Good enclosure from hedgerows and the relatively flat topography make visibility of the landscape low, particularly towards the M1 corridor.

Residential development to extend the village should be located on the open plateau landscape towards the M1 corridor where there is limited visibility from neighbouring valleys due to the relatively flat topography, or by providing infill alongside the 20th century ribbon development on the edge of the village.

However, this is a sparsely settled landscape, centred on Hanslope which retains a tranquil rural character. The historic centre of Hanslope village is vulnerable to change from development and development could impact the setting of the CA and Hanslope Church and its relationship to the pastoral landscape. Avoid coalescence with Castlethorpe to the south.



## 6.31 LAND AREA 30 – Olney

**6.31.1** Land Area 30 adjoins the developed area of Olney to the southeast, stretching as far as the northern boundary of Milton Keynes Borough Council.

### 6.31.2 Susceptibility to Residential Development

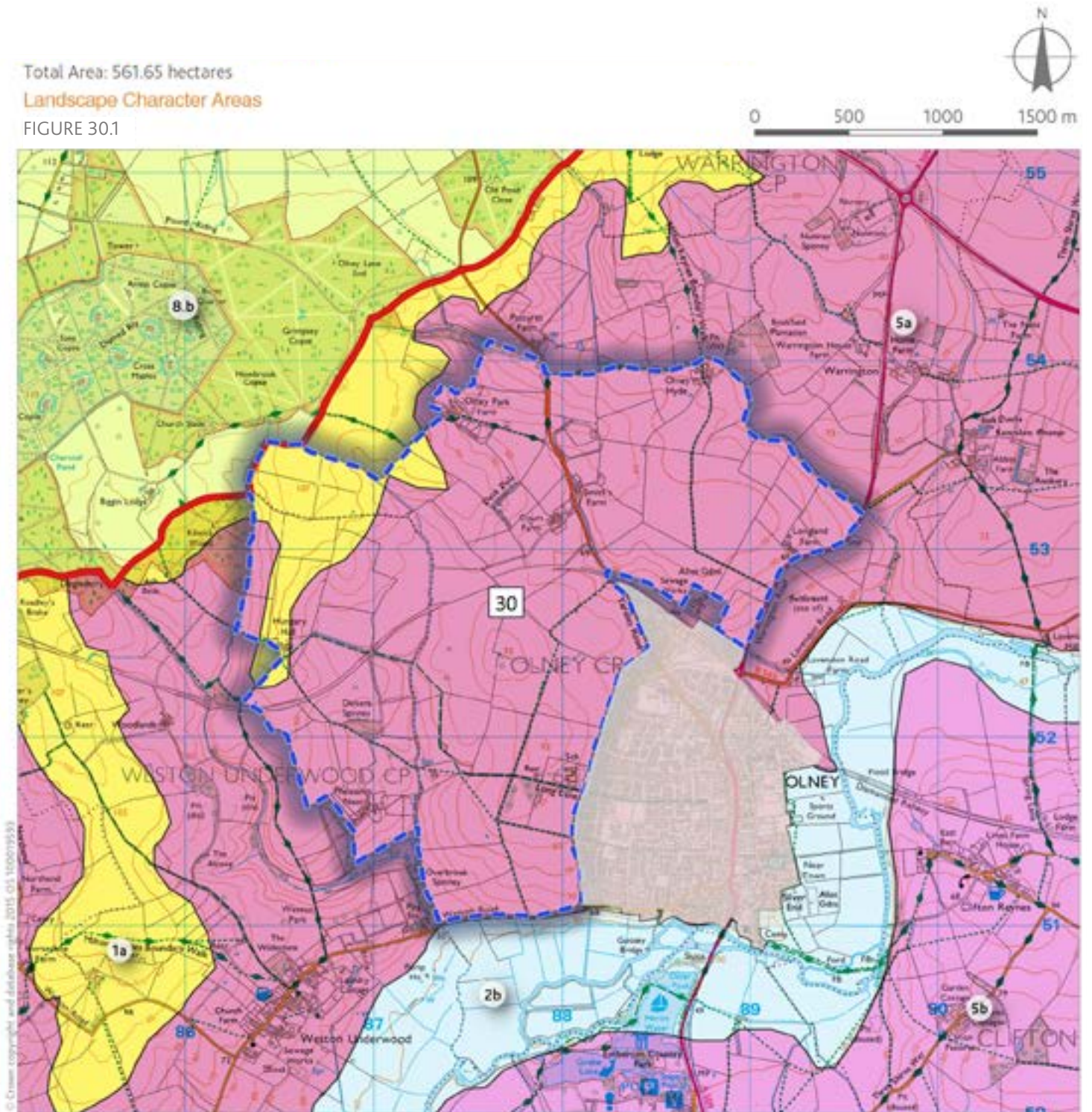
Landscape Attribute	Character	Low	Medium	High
Scale	A mixture of smaller irregular pasture and some larger arable fields.			
Enclosure	Arable fields are enclosed by the undulating topography and high hedgerows. Other areas, particularly to the south of the land area and higher ground to the north are visually open.			
Landform	Olney sits on the north banks of the River Great Ouse within an undulating river valley landscape. North and west of the town, the landscape becomes more undulating with steep-sided, incised valleys around tributaries.			
Landcover pattern	A complex landscape with both pasture and arable, woodland copses and mature individual field trees.			
Built environment	<p>This is a rural land area with few urban influences beyond the settlement edge of Olney. Although there are significant levels of modern development on the town's periphery, Olney retains its character as a historic market town.</p> <p>The northern settlement edge of Olney has intrusive peri-urban elements such as a business park and sewage works. The western edge of Olney is characterised by 20th century residential development with little vegetation on the periphery.</p>			
Historic landscape character	The land area is predominantly Parliamentary enclosure with Pre-18th century enclosure to the west and east of the land area. Meadows line the river to the south of the land area. There is a Romano British Site (SAM) north east of Olney and historic parkland at Weston Underwood.			
Intervisibility	This land area has a strong visual relationship with the Ouse river valley to the south of the town and there are extensive views from higher ground across the river valley. There are also views across the undulating wooded countryside towards the wooded ridge of Yardley Chase to the north and west.			
Perception/ experience	A tranquil rural landscape with little urban intrusion.			
Landscape Value	The Ouse Valley to the south of the town is an Area of Attractive Landscape (AAL) (MK). Open Countryside (MK).			

# LAND AREA 30 – Olney

Total Area: 561.65 hectares

## Landscape Character Areas

FIGURE 30.1



### LEGEND

- 30 Land Area
- Milton Keynes Borough
- Milton Keynes Settlement Area

### MILTON KEYNES

- 1a Yardley Clay Plateau Farmland
- 2b Ouse Rural River Valley
- 5a Ouse North Undulating Clay Farmland
- 5b Ouse South Undulating Clay Farmland

### NORTHAMPTONSHIRE

- 8.b Salcey Forest and Yardley Chase

# LAND AREA 30 – Olney

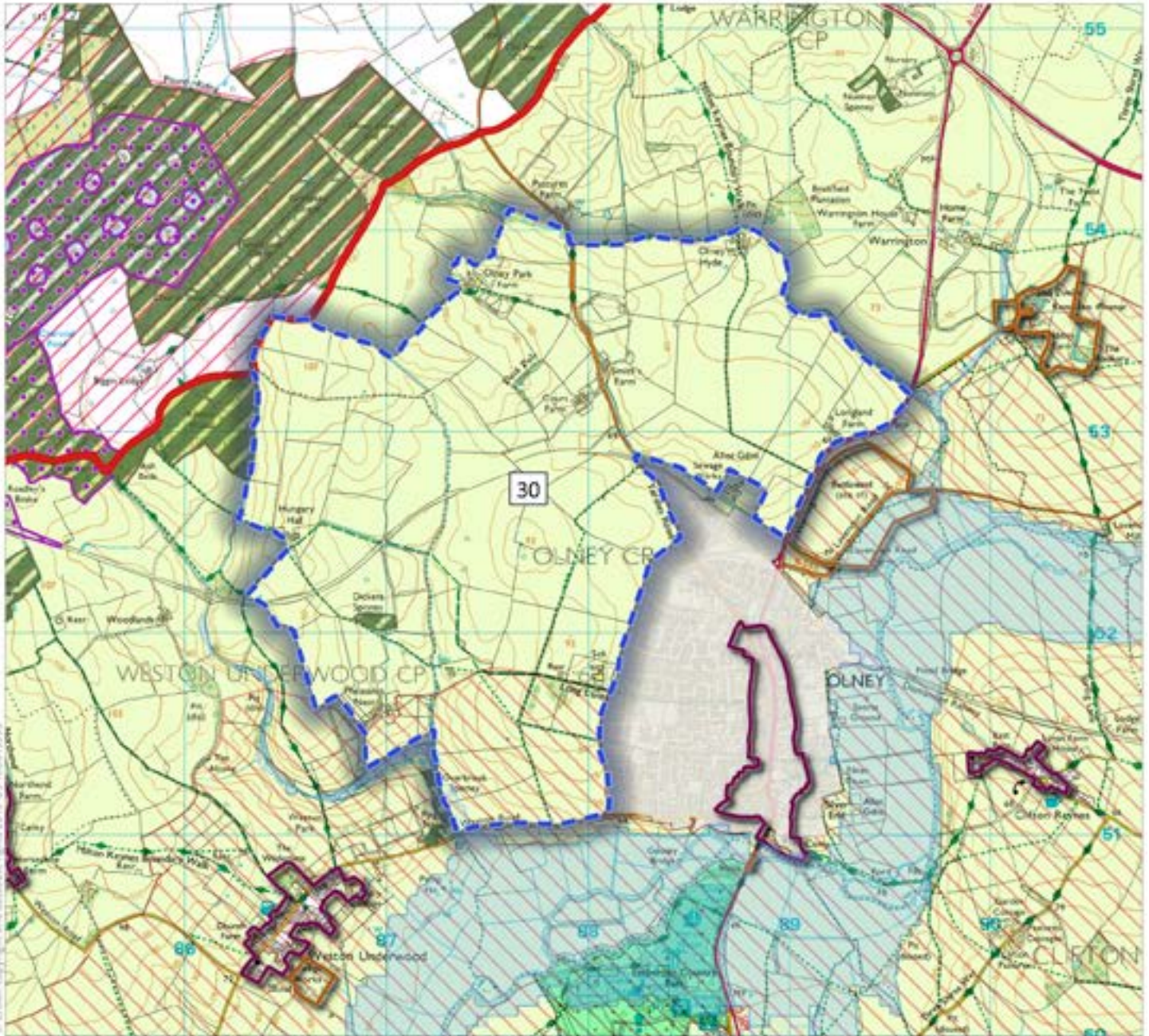
Total Area: 561.65 hectares

National Designations and Local Plan Policies

FIGURE 30.2



0 500 1000 1500 m



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## LEGEND

- 30 Land Area
- Council Boundary
- Milton Keynes Borough
- Milton Keynes Settlement Area

## NATIONAL DESIGNATIONS

- Scheduled Ancient Monument
- Ancient Woodland
- Site of Special Scientific Interest
- Country Park

## RISK OF FLOODING\*

- High
- Medium

## MILTON KEYNES LOCAL PLAN

- Conservation Area
- Area of Attractive Landscape
- Open Countryside

## SOUTH NORTHAMPTONSHIRE LOCAL PLAN

- Special Landscape Area

\* High - chance of flooding of greater than 1 in 30  
Medium - chance of flooding of between 1 in 30 and 1 in 100

6.31.3 Sensitivity

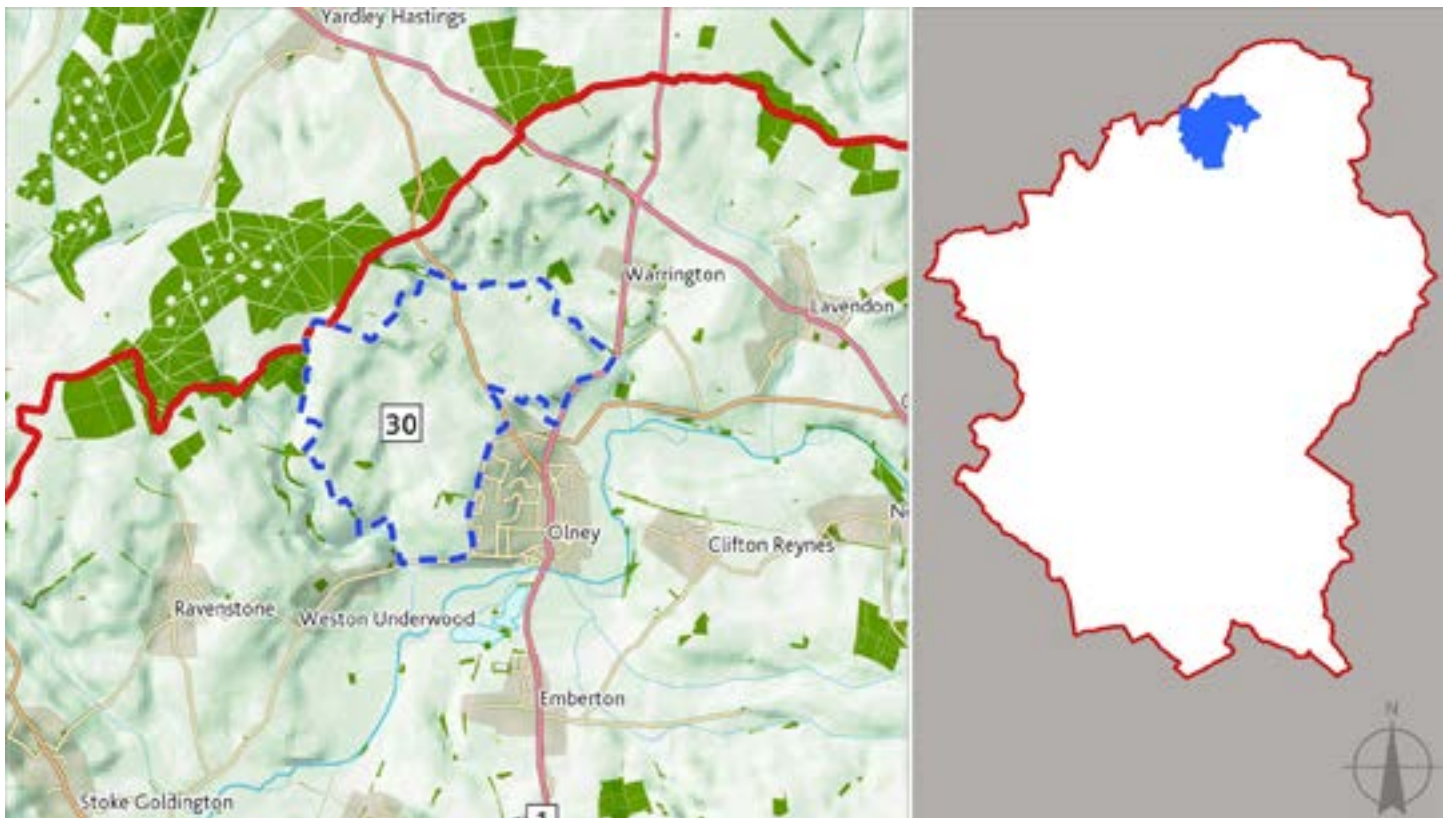
Low	Medium	High
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6.31.4 Capacity

Residential development would result in a significant adverse change in landscape character. Key characteristics and qualities of the scenic river valley are vulnerable to change from development. The land to the south of the land area is open and these south facing slopes are designated as an Area of Attractive Landscape. These have high intervisibility with the attractive Ouse River valley which is a key landscape characteristic that is vulnerable to change.

The western half of the land area is influenced by the Ouse tributary that runs from the Weston Road and splits at Overbrook Spinney, creating a complex undulating topography with a more intricate landscape pattern that is vulnerable to change.

Limited development could be accommodated on the lower slopes on the northern periphery of the town where it adjoins large scale modern development in the Olney Business Park. Any development in this area should avoid higher ground and consider potential impacts on the Scheduled Ancient Monument lying to the east of the Warrington Road. The land on the west of the town, around the secondary school, consists of larger arable fields that are well enclosed with a good network of mature hedgerows and woodland. Development in this area should maintain and reinforce visual containment offered by the well maintained field boundary vegetation and existing woodlands.





MILTON KEYNES  
COUNCIL

GILLESPIES