

Purpose and objectives for the SEMK workshops

The overall purpose of the workshops is to build consensus and start to develop a spatial vision and development objectives for MKSE, which are responsive to local ambitions and community requirements.

A Development Framework to guide the development of the site is to be prepared by the Council, and the workshops provide an important opportunity for the community to inform that process by providing thoughts and views on what they would like the new development to be as a place. What will it be like to live, work and play there and what should the new place contribute to the wider area, including the surrounding settlements of Woburn Sands, Bow Brickhill and Wavendon?

The workshops will:

- Consider what the main components of the new development should be
- Start to define some of the key drivers that should inform a new community; and
- Consider the key assets of the area at present and how these can contribute towards a new place.

The outputs from the workshops will be:

- A report capturing feedback from the discussions highlighting key points which could form an emerging Vision and set of objectives for the development.
- A concept plan(s) showing the participants' spatial options for managing the growth in housing, employment and community facilities in and around the allocation.

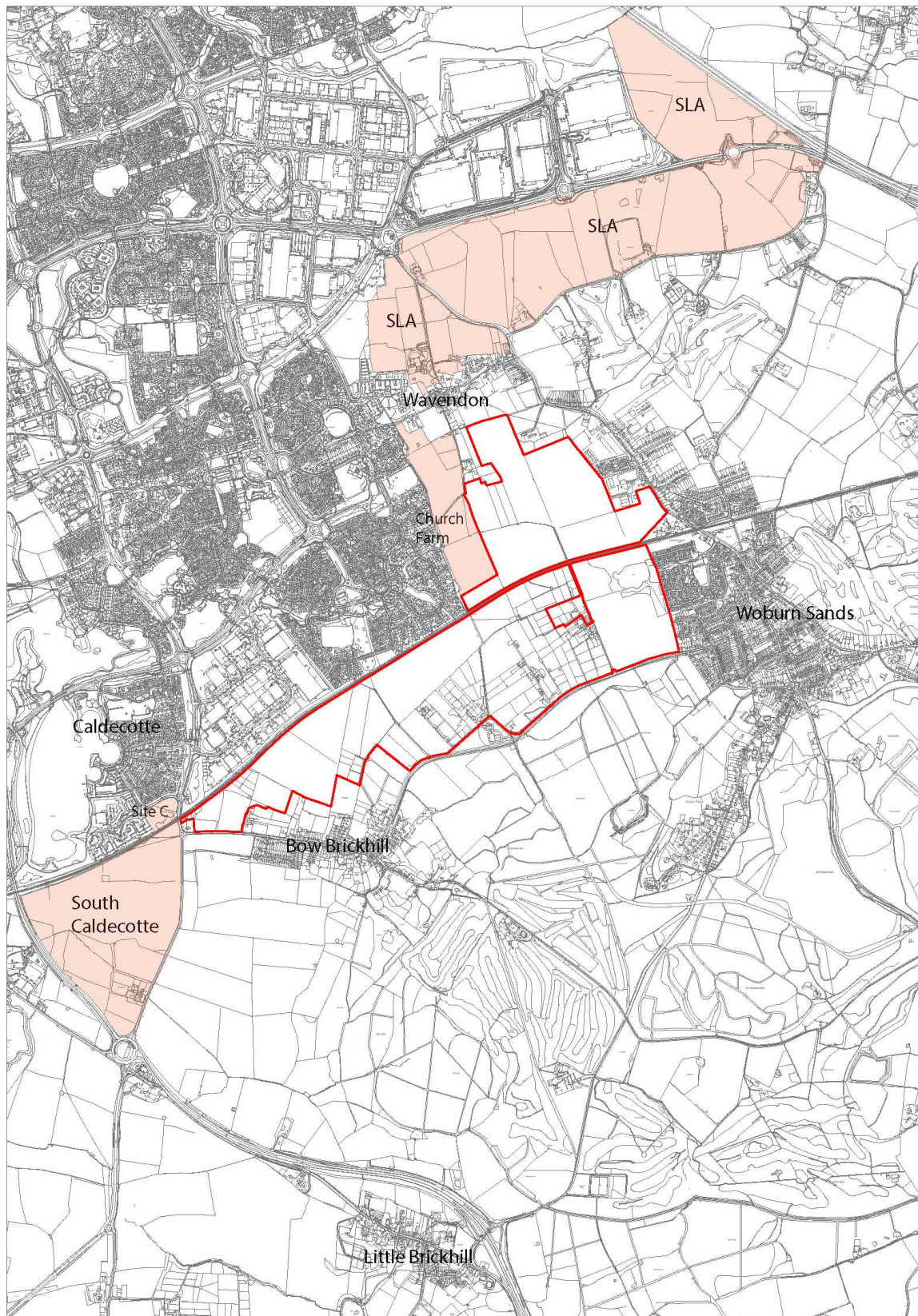


Figure 1: Site Location

Site Context

Agricultural Land Quality

The SE SUE includes areas of Best and Most Versatile agricultural land (BMV), including some land classed as Grade 2.

Flood risk

The vast majority of the site is located within Flood Zone 1. The Caldecotte Brook and its tributaries extend into land north and south of the railway which include land which is flood zones 2 and 3 (see figures 4 and 5).

Ecology

The site includes an area of designated Wildlife Corridor which runs along each side of the railway and extends to cover an area of open water and deciduous woodland (priority habitat) south of the railway and adjacent to the built-up area of Woburn Sands before narrowing and extending further to Bow Brickhill Road. Under the Plan and Policy NE1, Wildlife Corridors have the same status as County Wildlife Sites. The SE SUE is also in close proximity to the extensive woodlands associated with the Greensand Ridge, some of which is ancient woodland, which is designated as a Local Wildlife Site and priority habitat (see figure 3).

Heritage

There are a number of designated heritage assets within the wider vicinity of the site. The Danesborough Camp Scheduled Monument is situated c 700m south of the site on higher ground. There is also a Motte Castle c 500m north east of the allocation and the Roman settlement of Magiovinium lies c 1.2km south west of the allocation, both of which are Scheduled Monuments. The Grade II* Listed Church of All Saints, Bow Brickhill and Church of St Michael, Aspley Heath are situated on higher ground c 800m south and south east, respectively, of the site. The Grade II* Listed Church of St Mary in Wavendon lies c 250m north of the allocation. The Woburn Sands Conservation Area is situated within c 300m east of the allocation at the closest point. There are also a number of Grade II Listed buildings within the Wavendon, Woburn Sands and Bow Brickhill areas (see figure 3). The agricultural land within the site does not have a clear historical or functional relationship with any of these assets

Archaeology

Within the site there are no designated heritage assets, however there is an Archaeological Notification Site towards the centre of the land south of the railway (see figure 3).

Landscape

The Council's Landscape Sensitivity Study to Residential Development 2016 appraises the site as having low landscape sensitivity and capable of accommodating residential development without affecting key characteristics and/or values in this landscape within.

For land north of the railway, Wavendon and Woburn Sands are noted as being vulnerable to change from development through coalescence. For land south of the railway, it states that extensive development in close proximity to the Greensand Ridge could affect the perception of it as a key landform feature, its peaceful character and the contrast between it and the flat clay lands north of it; and that integrity of historic villages (Bow Brickhill and Woburn Sands) are vulnerable to change. However, the study suggests how these impacts could be avoided or mitigated.

The Milton Keynes Landscape Character Assessment (June 2016) provides a detailed review of the landscape character of the Borough and describes and evaluates Landscape Character Types and Landscape Character Areas within the Borough.

The SEMK SUE site lies within Landscape Character Area 4b - Wavendon Clay Lowland Farmland.

The LCA sets out a number of guidelines for countryside management relating to the character area and to new development:

- Ensure that open views across the landscape character area to the Brickhill Greensand Ridge are retained.
- Promote the extended use of the area for informal recreation.
- Ensure right of way access and signage from urban areas into the rural areas is clear and well maintained.
- Promote indigenous plant species and use of species of local provenance wherever possible.
- Encourage appropriate management of all drainage ditches to improve wildlife value, by improving water quality and establishing grass 'verges'.
- Promote hedgerow restoration and improvements throughout the area to provide visual and ecological links between existing and proposed woodland.

LCT 4 Character Areas

LCA 4b WAVENDON CLAY LOWLAND FARMLAND

Wavendon Clay Lowland Farmland LCA 4b to the south of Milton Keynes is a narrow LCA lying between the Bedford to Bletchley railway line and the Brickhill Greensand Ridge LCA 6a to the south. It is an area of open arable fields with some remnant historic field patterns but also containing a mix of urban fringe uses. There is a more historically intact area around Wavendon. There are prominent conifer hedges and shelter belts around Wavendon and Bow Brickhill.

The main settlement within the LCA is Woburn Sands. The development of Woburn Sands as a spa resort in the 19th century was assisted by the opening of the railway and the settlement contains a number of fine Victorian and Edwardian villas. The landscape east of Wavendon is of a smaller scale. The historic pattern, which includes Wavendon House parkland and the hamlet of Cross End, is more intact. New development around Wavendon will extend the urban edge of Milton Keynes.

Elsewhere settlement is mainly confined to isolated properties including mills and farms some of which have been converted to a range of alternative uses such as offices, schools and hotels. A number of other farm buildings are in poor condition or derelict.

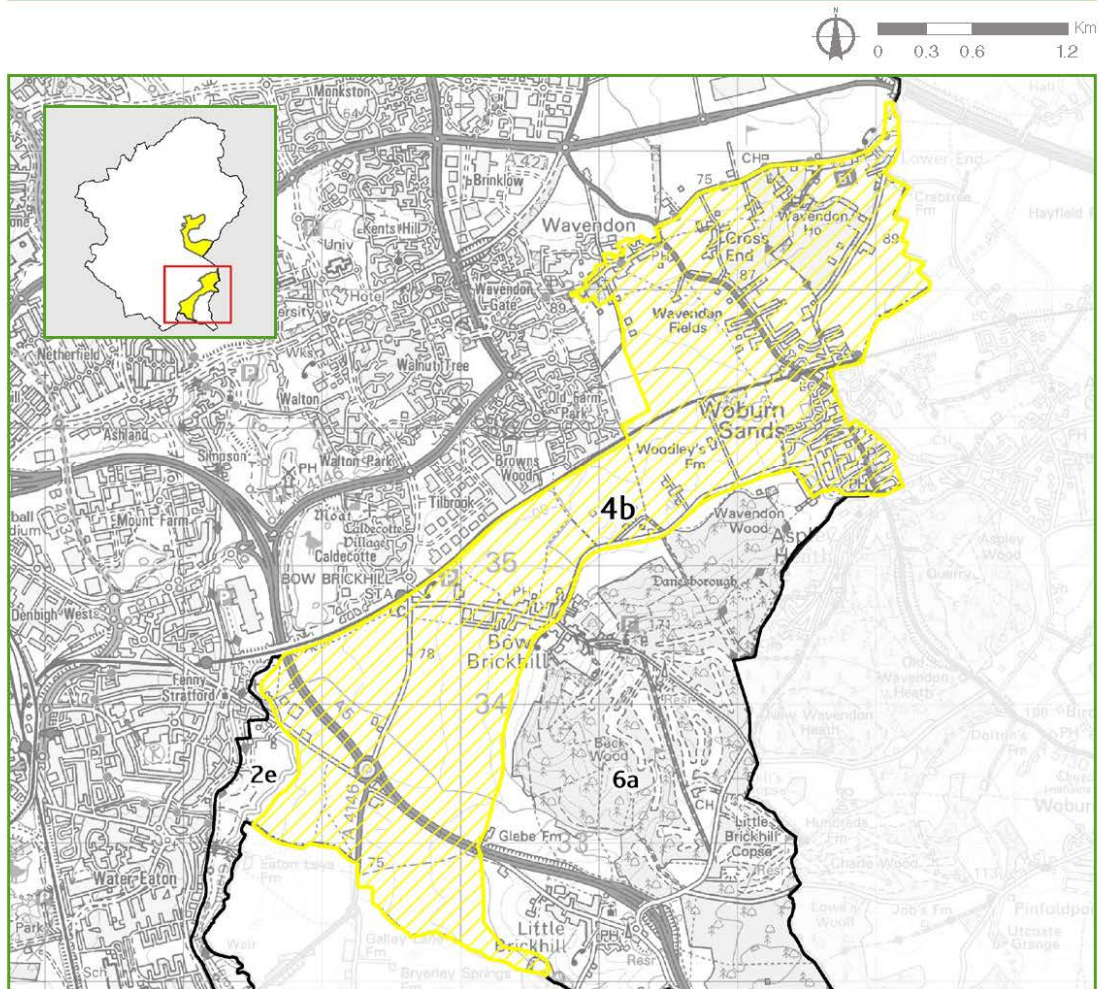


Figure 2: LCA 4b Wavendon Clay Lowland Farmland

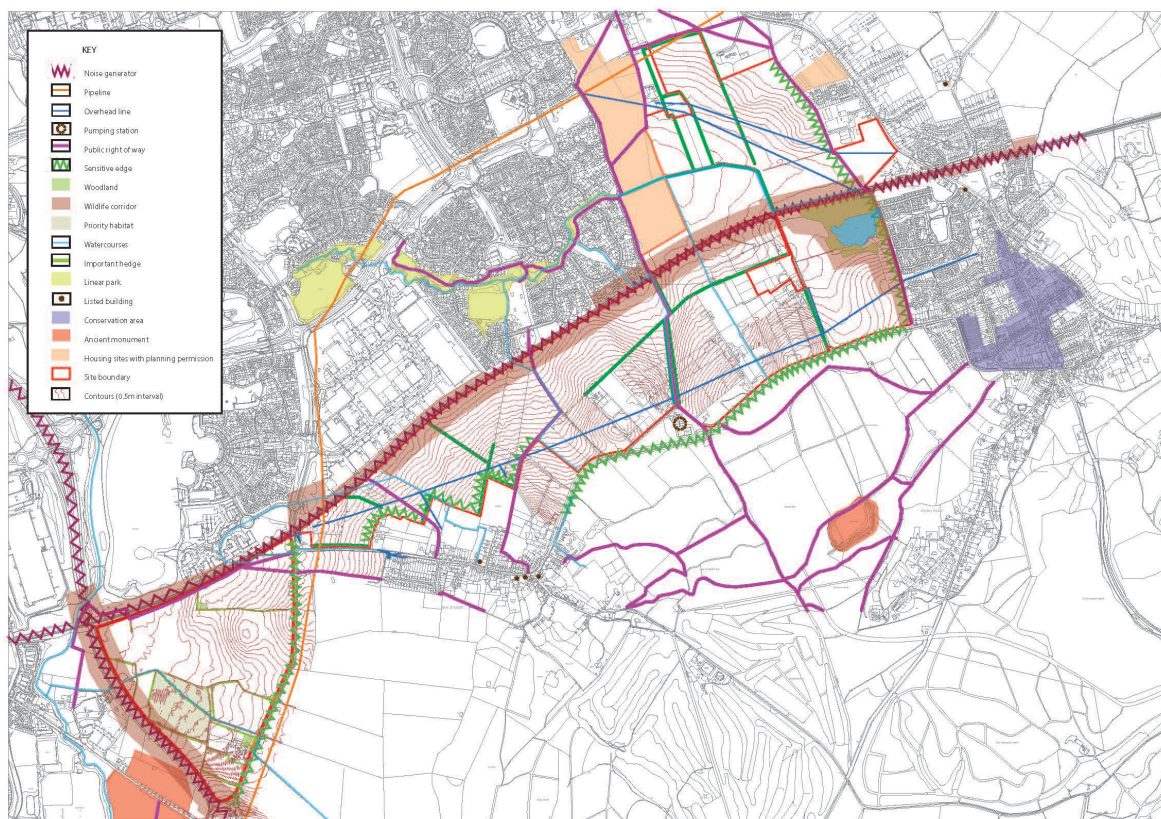


Figure 3: Site Constraints

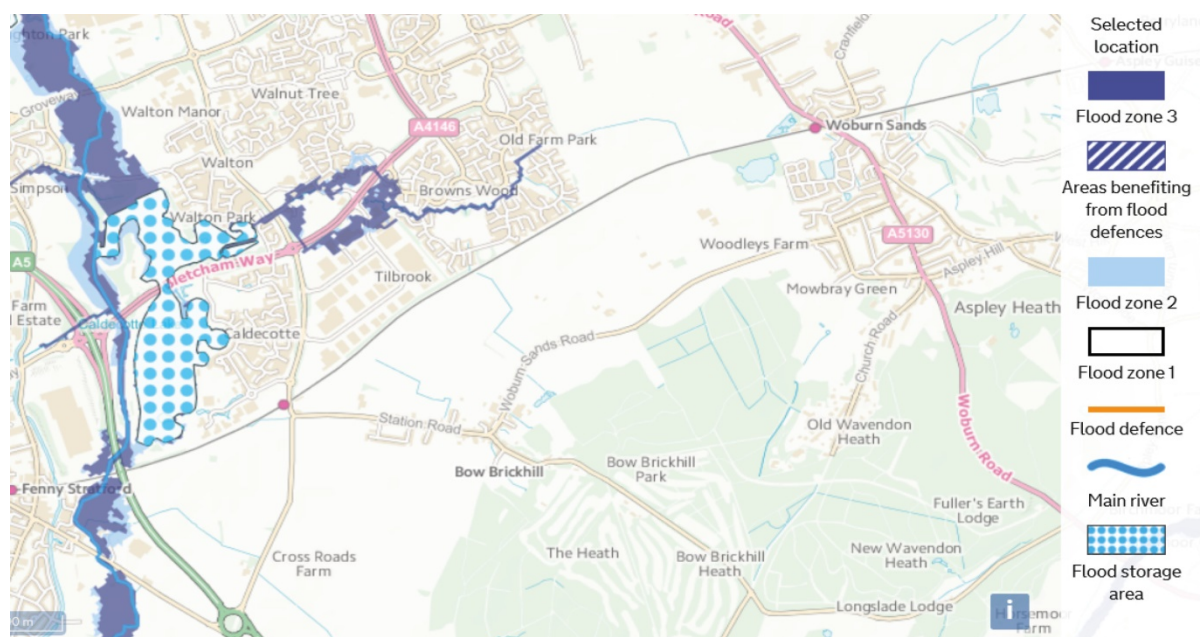


Figure 4: Flood Zones



Figure 5: Surface Water Flooding Risk