

### 3.3 SITE EVALUATION AND PHYSICAL CONTEXT

#### Physical Location and Context

The Site is located on land east of Whaddon Road, to the west of Far Bletchley and to the south of Standing Way (A421) and Buckingham Road (B4304). The majority of the Site lies within the administrative boundary of Buckinghamshire Council, but physically relates to the urban area of Milton Keynes and should therefore be viewed, in terms of its context and synergy, as an extension to Milton Keynes.

The Site is located approximately 5.6 miles (9km) from the main centre of Milton Keynes, which includes a large number of high street stores, supermarkets, restaurants, pubs, medical facilities, educational facilities, and Milton Keynes Central Train Station. The nearest train station to the Site is Bletchley which is located approximately 1.9 miles (3.05km) from the north eastern corner of the Site.

To the north of the Site, north of Standing Way (A421) is the development of Tattenhoe Park, a development of up to 1,310 dwellings, including a mixed-use Neighbourhood Centre, primary school, community facilities, hotel, public house and associated landscaping and infrastructure, which is currently under construction.

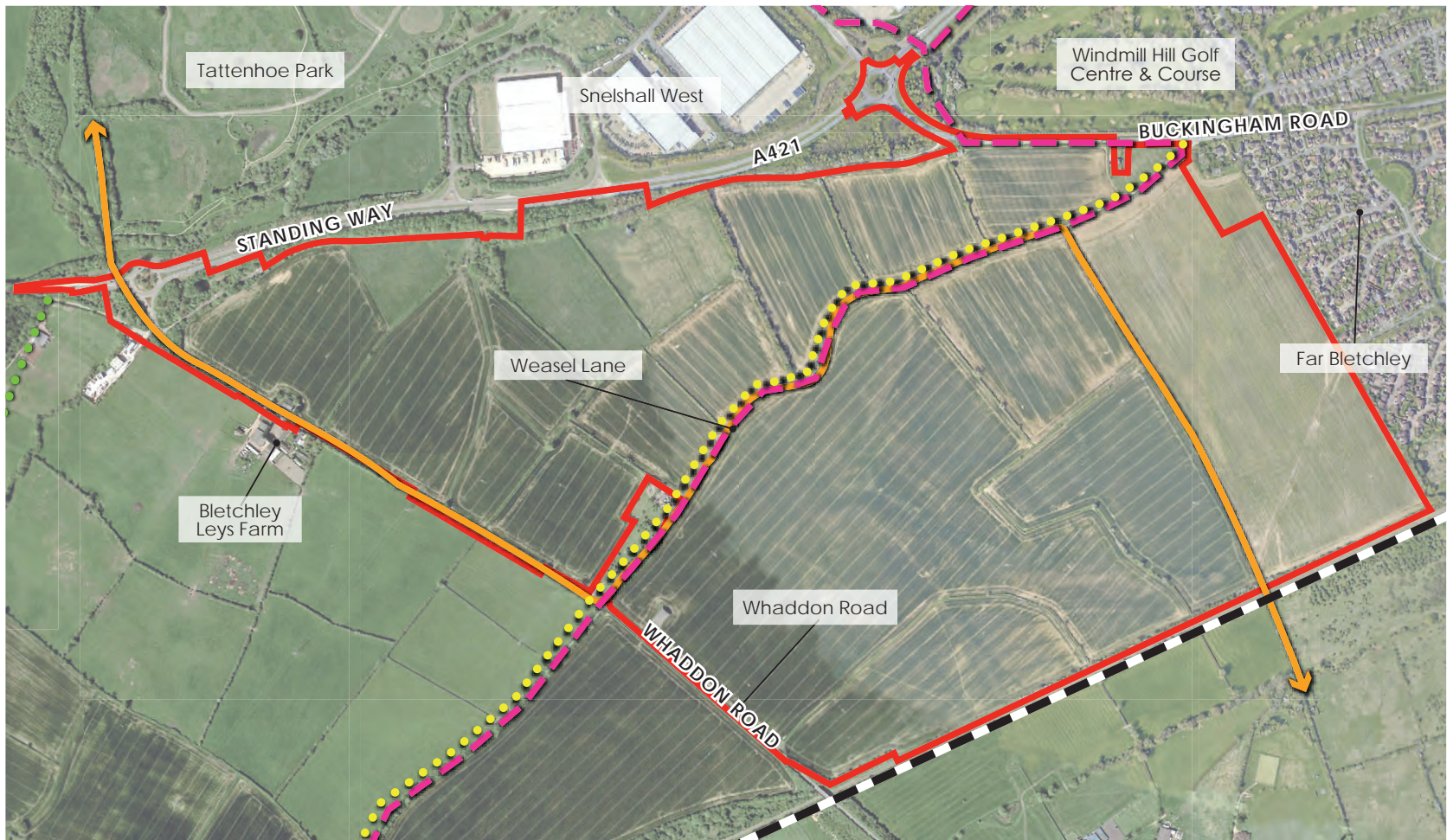








Figure 3.1: Physical Location and Context

-  Site Boundary
-  Milton Keynes Boundary Walk
-  Sustrans National Cycle Route (51)
-  Restricted byway
-  Midshire's Way/Swan's Way (Public bridleway)
-  Future East/West Rail Line

Transport and Movement Networks

The Site is well connected on a local, sub-regional and regional scale. The A421 runs adjacent to the northern boundary of the Site and provides connections to Buckingham and the M40 to the west, and to the Milton Keynes grid road network around the City, which in turn provides links to the wider region via the A5 and M1.

Whaddon Road, which links the Bottledump Roundabout in the north west corner of the Site to Newton Longville, is the only existing road which falls within the physical limits of the Site. Weasel Lane runs along an elevated physical ridge within the Site and forms part of the Milton Keynes Boundary Walk and National Cycle Route 51.

The disused railway line which defines the Site's southern boundary now forms part of the East/West Rail proposals, and will provide connections via public transport to Oxford to the west, and Cambridge, Ipswich and Norwich to the east.

It is also anticipated that the new Oxford to Cambridge Expressway will run close to the Site, although at the time of writing its alignment is unknown.

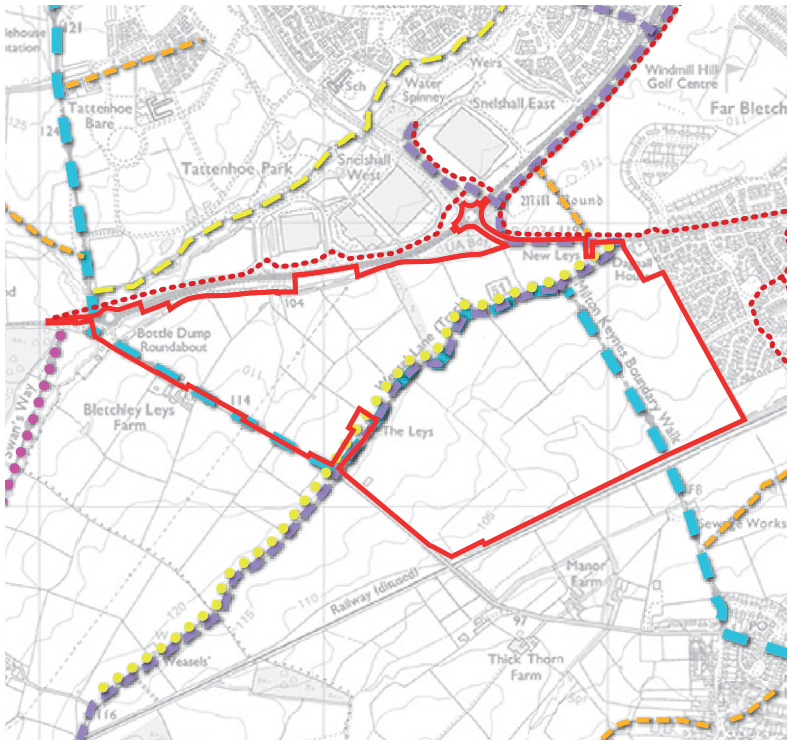
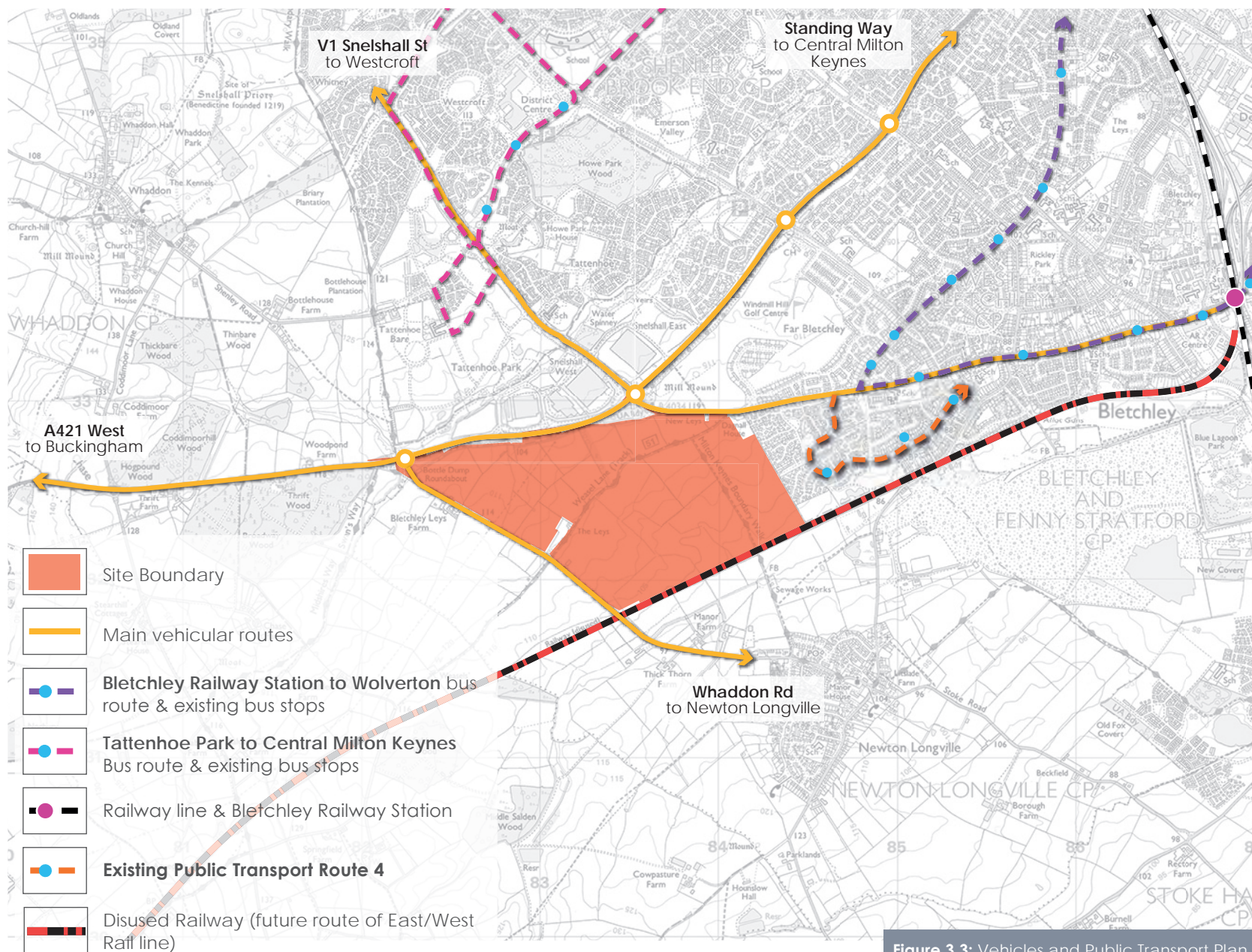


Figure 3.2: Pedestrian and Cycle Plan

- Site Boundary
- Public footpath
- Public bridleway
- Milton Keynes Boundary Walk
- Midshire's Way/Swan's Way (Public Bridleway)
- Restricted byway
- Sustrans National Cycle Route (51)
- Redways





**Figure 3.3: Vehicles and Public Transport Plan**



3.4 SURROUNDING DESIGNATIONS

Figure 3.4 shows the designations within the context of the Site. The Site is not covered by any statutory or non-statutory designations for landscape quality or character.

There are two locations of archaeological interest which can be seen on the Opportunities and Influences Plan (Figure 4.1), which are to be protected by retaining these areas within green space within the proposed development. A limited number of designations relating to landscape have been identified nearby:

- Scheduled Monument – Fishpond in Water Spinney 600m south east of St Giles’ Church Tattenhoe (c.400m from the Site).
- Scheduled Monument – Moated site, fishponds and deserted medieval village of Tattenhoe, 300m west of Home Park Farm (c.1km from the Site).
- Scheduled Monument – Snelshall Benedictine Priory: a moated priory site and fishponds north of Briary Plantation (1.8km from the Site).

Newton Longville Conservation Area is located approximately 850m south of the Site at its nearest point. There are limited views out of the Conservation Area due to the surrounding built form.

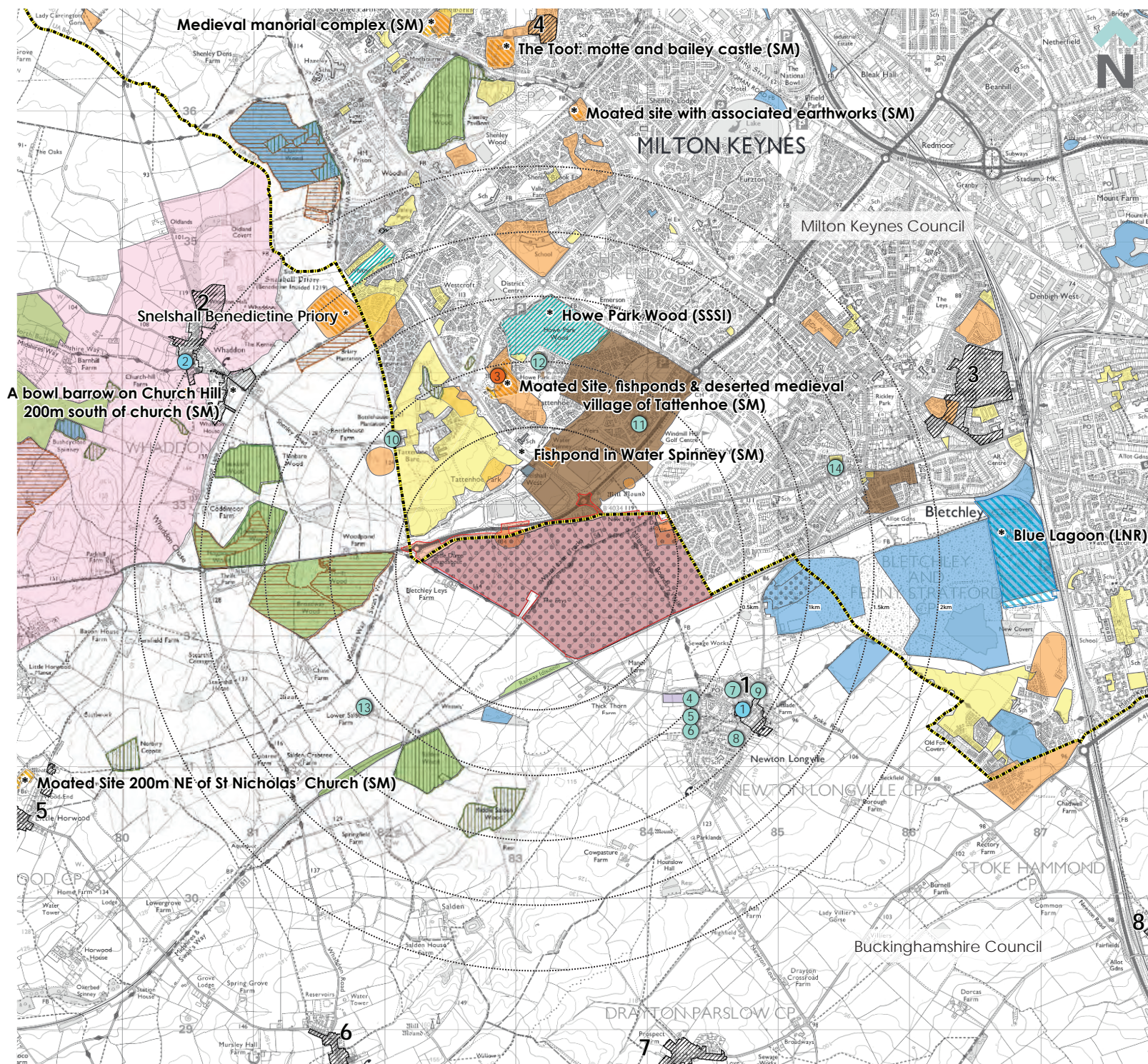
There are no statutory nature conservation designations present on or immediately adjacent to the Site. Furthermore, there are no nature conservation designations of international importance (e.g. Special Protection Areas (SPAs), Special Areas of Conservation (SACs) or Ramsar Sites) within 20km of the Site.

Two Sites of Special Scientific Interest (SSSI) and a single Local Nature Reserve (LNR) are present within 3km. In addition, three non-statutory Local Wildlife Sites (LWS) are present within 2km of the Site. These designations are as follows:

- Howe Park Wood SSSI – located approximately 1.3km north of the Site.
- Oxley Mead SSSI – located approximately 2.0km north of the Site.
- Blue Lagoon LNR – located approximately 2.4km east of the Site.
- Railways sidings east of Salden Wood LWS – located adjacent to the Site, south west.
- Broadway and Thrift Wood LWS – located approximately 0.1km west of the Site.
- Salden Wood LWS – located approximately 1.1km south west of the Site.







**Figure 3.4: Designations Plan**