

**Name of the Local Plan to which this representation relates:**

Milton Keynes City Plan 2050

Please return by **5.30pm on Monday 22<sup>nd</sup> December 2025** to Development Plans, Milton Keynes City Council, Civic, 1 Saxon Gate East, Milton Keynes MK9 3EJ, or via email at [ncp.engagement@milton-keynes.gov.uk](mailto:ncp.engagement@milton-keynes.gov.uk)

This form has two parts –

**Part A** – Personal Details: need only be completed once.

**Part B** – Your representation(s). Please fill in a separate sheet for each representation you wish to make.

**Part A**

**1. Personal Details\***

**2. Agent's Details (if applicable)**

*\*If an agent is appointed, please complete only the Title, Name and Organisation (if applicable)*

*boxes below but complete the full contact details of the agent in 2.*

Title

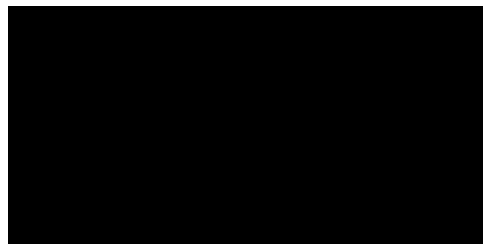
First Name

Last Name

Job Title  
(where relevant)

Organisation  
(where relevant)

E-mail Address



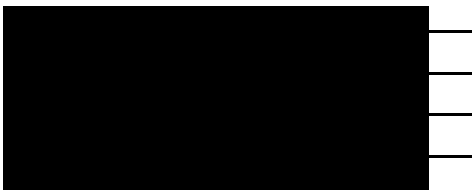
Address Line 1

Line 2

Line 3

Line 4

Post Code



Telephone Number

**Part B – Please use a separate sheet for each representation**

Name or Organisation:

3. To which part of the Local Plan does this representation relate?

Paragraph

Policy

Policies Map

4. Do you consider the Local Plan is: (Please tick as appropriate)

4.(1) Legally compliant

Yes

No

4.(2) Sound

Yes

No

4.(3) Complies with the Duty to co-operate

Yes

No

5. Please give details of why you consider the Local Plan is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible. If you wish to support the legal compliance or soundness of the Local Plan or its compliance with the duty to co-operate, please also use this box to set out your comments.

Please see appended representation.

(Continue on a separate sheet /expand box if necessary)

6. Please set out the modification(s) you consider necessary to make the Local Plan legally compliant and sound, in respect of any legal compliance or soundness matters you have identified at 5 above. (Please note that non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why each modification will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

Please see appended representation.

A summary of the modifications required is provided below:

- Delete criterion B relating to the 2038 restriction on the commencement of residential development
- Amend criterion 14c as follows:  
*c. Routes for movement of general traffic with the primary access connecting into Keightley Gate and secondary accesses onto Newport Road, ~~and~~ Cranfield Road and Lower End Road, with appropriate protection and safeguarding to allow onward extension or connection to land east of the East of Wavendon Strategic City Extension beyond Milton Keynes*
- Amend criterion E.1 as follows:
  1. Delivery of around ~~2,250~~ 3,000 new homes through a comprehensive masterplan approach providing a range of house size, type and tenure, including affordable, older persons, and specific and specialist needs housing
- Delete the Indicative Concept Plan (figure 2) accompanying Policy GS15

(Continue on a separate sheet /expand box if necessary)

**Please note** your representation should cover succinctly all the evidence and supporting information necessary to support/justify your representation and your suggested modification(s). You should not assume that you will have a further opportunity to make submissions.

**After this stage, further submissions will be only at the request of the Inspector, based on the matters and issues he or she identifies for examination.**

7. If your representation is seeking a modification to the plan, do you consider it necessary to participate in examination hearing session(s)?

No, I do not wish to participate in hearing session(s)

Yes, I wish to participate in hearing session(s)

8. If you wish to participate in the hearing session(s), please outline why you consider this to be necessary:

The representation raise matters that can only be properly addressed through discussion at an Examination hearing session.

***Please note** the Inspector will determine the most appropriate procedure to hear those who have indicated that they wish to participate in hearing session(s). You may be asked to confirm your wish to participate when the Inspector has identified the matters and issues for examination.*

### **Sharing your personal details**

Please be aware that, due to the process of having an Independent Examination, a name and means of contact is required for your representation to be considered. Respondent details and representations will be forwarded to the Inspector carrying out the examination of the Local Plan after the Proposed Submission period has ended. This data will be managed by a Programme Officer who acts as the point of contact between the Council and the Inspector and respondents and the Inspector.

For more information on how we use your data – please see our privacy notice by using the following link: <https://www.milton-keynes.gov.uk/milton-keynes-council/privacy-notice/milton-keynes-city-council-corporate-privacy-notice>

**Representations cannot be treated as confidential and will be published on our website alongside your name.** *If you are responding as an individual rather than a company or organisation, we will not publish your contact details (email / postal address and telephone numbers) or signatures online.*

JD/3872

22 December 2025

Development Plans  
Milton Keynes City Council  
1 Saxon Gate East  
Milton Keynes  
MK9 3EJ

Dear Sirs,

**RE: Milton Keynes City Plan 2050 - Regulation 19 Representations on behalf of Obsidian Strategic**

We are writing on behalf of our Client, Obsidian Strategic, in response to the Milton Keynes City Plan 2050 Regulation 19 Consultation.

**Introduction**

Obsidian Strategic has an interest in 'Land at Park Farm', which falls within the site allocation boundary of the proposed East of Wavendon Strategic City Extension (Policy GS15).

Obsidian Strategic submitted representations in response to the Regulation 18 Consultation which:

- were supportive of the Milton Keynes City Council's (MKCC) ambitious strategy to grow and expand the City over an extended period to 2050;
- agreed with the approach to direct the considerable majority of development to meet the identified need for homes and jobs towards the designated urban area of Milton Keynes City, as extended by the proposed Strategic City Extensions;
- agreed with the MKCC's approach of looking beyond its identified local housing need (based on the standard method) and instead planning for a higher number which reflects its growth ambitions;
- agreed with MKCC's intention to continue with a tariff-based system for funding infrastructure on strategic sites; and
- were strongly supportive of the proposed East of Wavendon Strategic City Extension (SCE).

Obsidian Strategic is pleased to note that the MKCC's approach in relation to the above has not changed in the Regulation 19 draft City Plan.

Concern was, however, raised at the Regulation 18 consultation stage in relation to the soundness of criterion B of draft Policy GS15 which stated that commencement of residential development within the East of Wavendon SCE will not be permitted to occur prior to 2038.

Obsidian Strategic's Regulation 18 representations are provided at Appendix 1 to this letter and are cross referred to in our representation below on Policy GS15.

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## **Policy GS15 East of Wavendon Strategic City Extension**

Obsidian Strategic wishes to reconfirm its strong support for the proposed East of Wavendon SCE. As noted at the Regulation 18 stage, it is in a highly sustainable location close to existing services and amenities, including local and neighbourhood centres, and to strategic transport links serving the city including the M1, A421 and a new railway station on the East West Rail proposed route.

That so, there are several soundness issues associated with the Policy as drafted.

The first relates to the concern previously raised at the Regulation 19 Stage over the proposed restriction on housing delivery until 2038. MKCC's justification for this restriction can be found at paragraph 107 of the Regulation 19 draft City Plan and suggests successful placemaking for this allocation will require some strategic matters to have been completed or resolved to a reasonable degree of certainty. This includes infrastructure delivery associated with South East Milton Keynes which is due to complete in 2037/38 and may include new transport infrastructure linked to new East West Rail services (currently planned for 2030).

MKCC also suggests greater clarity on potential growth areas adjoining the allocation beyond the administrative area will have been reached through the preparation of the next Central Bedfordshire Local Plan, and this may offer a different context for detailed design and layout matters within the allocation. Whilst acknowledging that East of Wavendon SCE is not directly dependent on these wider strategic matters, MKCC consider they may have implications for the distribution, layout and/or design of the site.

Obsidian Strategic maintains that the 2038 restriction is not sound on the basis that it is not positively prepared, nor is it justified, effective or consistent with national policy. This restriction was previously discussed at paragraphs 2.13 to 2.23 of the appended Regulation 18 Representations, although it has noted that MKCC has, to some extent, sought to revise its reasoning for the restriction in the Regulation 19 draft City Plan and therefore it is necessary to test the reasons now given.

Firstly, it is unclear why MKCC consider it necessary to delay delivery until infrastructure associated with South East Milton Keynes is provided. Draft Policy GS15 identifies that the primary access for the SCE will be from Keightley Gate, via the Strategic Land Allocation (SLA) to the north, with secondary accesses onto Newport Road and Cranfield Road. The SLA is substantially complete, and there is no impediment to delivering the primary access since a route has been safeguarded to extend Keightley Gate south into the proposed allocation. Equally, the secondary connections onto Newport Road and Cranfield Road can also be delivered without delay. There is no apparent need for road infrastructure associated with South East Milton Keynes to be delivered first.

With respect to other infrastructure, Policy GS15 Criterion 10 is clear that the East of Wavendon SCE is expected to ensure new social infrastructure, services and community facilities are planned and phased to support new communities from the early phases of development. Existing services and facilities are also available within walking and cycling distance within the SLA immediately adjoining the proposed allocation. Again, there is no need to wait for infrastructure delivery in South East Milton Keynes.

With respect to East West Rail, the latest update provided in November 2025 by the East West Rail Company<sup>1</sup> confirmed that a new station at Woburn Sands will be provided as part of the project. The proposed location of the new station has been identified in the update, with further details to be provided on the proposals as part of a consultation planned for spring/summer 2026 ahead of submission of a Development Consent Order (DCO) application. Design details relating to East West Rail infrastructure in the vicinity of the East of Wavendon SCE will therefore be available in 2026, and therefore there is no reason to delay progress being made on a Framework Masterplan at the earliest opportunity.

It is also unclear why a restriction has only been placed on the East of Wavendon SCE in order to allow for infrastructure to be delivered first in an existing allocation. The delivery of other existing allocations including the Western Expansion Area (WEA) and Milton Keynes East (beyond the M1) are not as advanced as the SLA, yet MKCC has not felt the need to delay the proposed extensions to these allocations in the Regulation 19 draft City Plan.

With large parts of the WEA and MKE allocations still to be built out, this also raises questions over when the proposed extensions to these allocations may be able to start contributing to the housing land supply. The latest published Housing Land Supply Assessment (October 2024) indicates that housing delivery is expected to continue in both post 2031, including a substantial 4,365 dwellings in MKE. In this regard, the Regulation 18 Sustainability Appraisal (page 32) recognises that there is some uncertainty surrounding the timescales of sites coming forward in the extension to MKE, as some would be reliant on infrastructure and development within the existing MKE allocation reaching a certain stage of delivery before they could be accessed and developed. Furthermore, the Regulation 19 Infrastructure Delivery Plan (page 43) highlights that a new route over the M1 for buses, MRT, DRT, and active modes between the eastern expansion area and Magna Park/Fen Street area may be required, to reduce pressure on existing roads crossing the M1 including via Junction 14. Such a major infrastructure project is likely to have significant costs and uncertain timescales associated with it.

With the delivery of the SLA nearing completion, East of Wavendon SCE could potentially come forward much sooner than these other options and make an important contribution early in the new plan period. Significantly, it has the potential to boost the housing supply in the short to medium term of the plan period as current growth under Plan:MK begins to tail off. The proposed restriction on housing delivery until 2038 fails to plan positively for growth and has the potential to place serious and unnecessary pressure on MKCC's ability to maintain a sufficient supply of deliverable housing sites in the years leading up to it. Fundamentally, it does not accord with the Government's objective of significantly boosting the supply of homes, and neither does it support one of the principal aims of the ongoing reforms to the planning system, which is to remove unnecessary delays.

Turning to the suggestion that delaying until 2038 will mean greater clarity will have been reached on potential growth areas adjoining the allocation in neighbouring Central Bedfordshire, and thus may offer a different context for detailed design and layout matters. Central Bedfordshire Council (CBC) is also in the process of preparing a new Local Plan, which will plan for its growth needs beyond the current plan period to 2035. The latest timeline for its preparation identifies that a Regulation 18 Draft Plan is to be published in Spring 2026 and the Regulation 19 Submission Plan in 2027. Examination and adoption of the Plan is expected to take place in 2028.

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<sup>1</sup> East West Rail Company (November 2025) 'You said, we did. Autumn Update'

If CBC is to plan effectively for its growth needs then, when deciding which sites to allocate, it will require certainty that they are developable within the plan period. The land adjacent to the East of Wavendon allocation could only reasonably be considered by CBC if there is a prospect of cross-boundary infrastructure delivery in a timely manner. Infrastructure delivery will inevitably need to be phased from west to east (i.e. Milton Keynes before Central Beds) and therefore should delivery of East of Wavendon be held back until after 2038 and, therefore, not reach the CBC boundary until closer to 2050, then it would clearly jeopardise CBC's ability to allocate adjoining land within its new Local Plan. The 2038 restriction will therefore only compromise the objective of achieving a comprehensive and cohesive approach to cross boundary growth.

In view of the above, we consider that it is necessary to remove criterion B from draft Policy GS15 in order for the emerging City Plan 2050 to be found sound.

The second issue relates to Criterion E.14 which states "*the phased introduction of a comprehensive transport network and infrastructure that prioritises active travel and public transit modes consistent with the movement hierarchy set out in Policy GS4, and specifically to include:...*

*c. Routes for movement of general traffic with the primary access connecting into Keightley Gate and secondary accesses onto Newport Road and Cranfield Road, with appropriate protection and safeguarding to allow onward extension or connection to land east of the East of Wavendon Strategic City Extension beyond Milton Keynes;"*

Again, as explained in the appended Regulation 18 representation (see Appendix 1), a flexible approach should be maintained in the wording of Policy GS15 with respect to points of access so that this can be considered more comprehensively through the Framework Masterplan required by Criterion D so to ensure that all opportunities for the phased introduction of transport infrastructure are considered. Obsidian's Regulation 18 representations explain how an initial access strategy for 'Land at Park Farm' has been devised which will enable an early phase of the SCE to be delivered, comprising 80 to 100 dwellings, which will take access from Lower End Road via a simple priority junction. This proposed access also provides direct active travel connections to the existing shared use route to the north of Lower Road enabling pedestrians and cyclists to access a significant range of existing services and facilities in journeys less than 25 minutes. It is envisaged this access would serve as the primary access to a residential development within land at Park Farm until wider connections within the Strategic City Extension are made; at which point this access could either be re-purposed to an active travel and emergency vehicle access only or be retained subject to the aspirations of the wider allocation at the time.

As such, we propose the following amendments to Criterion E.10 of draft Policy GS15:

*c. Routes for movement of general traffic with the primary access connecting into Keightley Gate and secondary accesses onto Newport Road, ~~and~~ Cranfield Road and Lower End Road, with appropriate protection and safeguarding to allow onward extension or connection to land east of the East of Wavendon Strategic City Extension beyond Milton Keynes*

The third issue concerns the number of new homes expected to be delivered within the Strategic City Extension. At the Regulation 18 stage, draft Policy GS15 anticipated the delivery of around 3,000 dwellings. This has been reduced to 2,250 dwellings (a 25% reduction) in the Regulation 19 draft City Plan without justification. Whilst we note that the required minimum size of the District Park within the allocation has increased from 12ha to 15ha between the Regulation 18 and 19 drafts, this modest 3ha increase does not account for the loss of 750 dwellings. Furthermore, the Regulation 19 draft has introduced a requirement for higher housing densities around transit hubs and metro



routes. We would expect this to offset any loss of dwellings associated with the increased size of the District Park.

In the absence of any justification for the proposed reduction in dwellings, we question how the draft policy complies with paragraph 124 of the NPPF which requires planning policies to make effective use of land in meeting the need for homes. The Council was satisfied at the Regulation 18 stage that the allocation can accommodate c.3000 dwellings and, as far as we are aware, there have not been any material changes to alter this capacity assumption. The figure of 3,000 dwellings previously identified in draft Policy GS15 should therefore be reinstated.

The final issue relates to the inclusion of an Indicative Concept Plan for the East of Wavendon SCE at Figure 2 of the Regulation 19 draft City Plan. A Concept Plan was not previously included in the Regulation 18 draft City Plan. We understand from paragraph 100 of the Regulation 19 draft City Plan that the intent of now including an Indicative Concept Plan is so it can be treated as a starting point for preparing the Framework Masterplan required by Criterion D of draft Policy GS15. No further justification is offered.

We strongly question the need for a Concept Plan to be included in the Local Plan when the draft policy wording itself provides sufficient guidance on the City Council's requirements for the allocation. The Concept Plan pre-empts work that is to be undertaken as part of the Framework Masterplan, and its inclusion only confuses the position as it is not consistent with the draft policy wording. For example, approximately 35ha of land has been identified on the Indicative Concept Plan as a New District Park & Landscape Setting for Heritage Assets. This is far in excess of the 15ha of land required for a new District Park in the draft policy wording. It also contradicts the Council's Open Space standards as set out in Annex C of the Regulation 19 draft City Plan which indicate District Parks range in size from 12ha to 20ha. Anything above this would be classified as a Country Park, and this is not what the draft Policy GS15 requires.

It is acknowledged that the broad intent of the Concept Plan is to give an indication of how the Council believe the site may be developed. The design approach must however be based on a thorough understanding of the allocation's opportunities and constraints, which can only be developed through technical analysis undertaken by the site promoters. In this regard, to supplement the supporting technical information previously provided at the Regulation 18 stage, a Heritage Statement has been prepared by Icení on behalf of Obsidian Strategic and is included at Appendix 2 to this letter. This considers the potential for harm to built heritage assets, including Wavendon House and the Registered Park and Garden, should Land at Park Farm be developed as part of the East of Wavendon SCE.

It demonstrates that, with a considered masterplanning approach which embeds suitable mitigation measures, no unacceptable heritage effects should arise. In this regard, Icení have liaised with Fabrik to input into the concept masterplan for the site so to ensure all necessary mitigation measures have been incorporated. These include:

- Development zones which preserve key views;
- Open buffer areas that would maintain the sense of openness, visual separation, and tranquility along the perimeter of the walled garden;
- Layout orientated to respect the existing trees within the site and its boundaries;
- Land maintained in agricultural use to preserve the landscape context of Park Farmhouse; and



- No development of farmland that appears to have been fundamentally interrelated with Park Farmhouse for much of its history.

The Vision Document provided with the Regulation 18 representations has also been updated to reflect the further technical work undertaken since the last consultation and the updated version can be found at Appendix 3 to this letter. In short, this along with the supporting technical work, demonstrates that 'Land at Park Farm' is an entirely suitable part of the East of Wavendon SCE to accommodate built form, and has capacity to accommodate up to 100 dwellings. As such, thorough analysis of the opportunities and constraints associated with 'Land at Park Farm' demonstrates there is no justification for the Indicative Concept Plan included in the Regulation 19 draft City Plan to identify this land as part of the District Park. Particularly as the Concept Plan identifies a much larger area of parkland than is actually required by Policy.

In view of the above considerations, the Concept Plan should be removed from the draft City Plan prior to submission.

*Summary of modifications required to draft Policy GS15 to make the Local Plan sound*

- Delete criterion B relating to the 2038 restriction on the commencement of residential development
- Amend criterion 14c as follows:
  - c. Routes for movement of general traffic with the primary access connecting into Keightley Gate and secondary accesses onto Newport Road, ~~and~~ Cranfield Road and Lower End Road, with appropriate protection and safeguarding to allow onward extension or connection to land east of the East of Wavendon Strategic City Extension beyond Milton Keynes*
- Amend criterion E.1 as follows:
  1. Delivery of around ~~2,250~~ 3,000 new homes through a comprehensive masterplan approach providing a range of house size, type and tenure, including affordable, older persons, and specific and specialist needs housing
- Delete the Indicative Concept Plan (figure 2) accompanying the Policy

Yours sincerely  
For and on behalf of Woods Hardwick Planning LTD

JAMES DELAFIELD  
ASSOCIATE DIRECTOR

Enc:

# **Appendix 1**

**Obsidian Regulation 18 Representations**

# Milton Keynes City Plan 2050 Regulation 18 Draft Representations

On behalf of  
Obsidian Strategic

October 2024



## Contents

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# 1 Introduction

- 1.1 Woods Hardwick Planning had been instructed by Obsidian Strategic to respond on its behalf to the Milton Keynes City Plan 2050 Regulation 18 Consultation Questions.
- 1.2 Obsidian Strategic has recently secured an interest in 'Land at Park Farm', which falls within the site allocation boundary of the proposed East of Wavendon Strategic City Extension, a new mixed use residential-led strategic development.
- 1.3 These representations are accompanied by an updated Call for Sites Submission, including a Vision Document, which demonstrates the contribution that Land at Park Farm can make towards the policy objectives for the East of Wavendon Strategic City Extension. Informed by technical work that has recently been undertaken on landscape, heritage and transport matters, the Vision Document establishes:
  - a. There are no physical landscape or townscape features within the site that are designated at an international or national level, nor does the site lie within a viewing corridor protected by policy;
  - b. The site has boundaries which are well defined by a combination of tall hedgerows, tree belts and woodland blocks, which provide a strong sense of enclosure and limited intervisibility with the surrounding landscape / nearby heritage assets;
  - c. To the north, new build developments provide an urbanising element to the site's context, further enhancing the sense of enclosure;
  - d. Built form is a characteristic feature of views, in particular to the north, where new development is prominent on the skyline above the boundary hedge;
  - e. There are also open views of the recently constructed houses to the north of Grade II\* listed Wavendon House adjacent to the eastern boundary of the site;
  - f. The site's location benefits from an existing network of footways and shared use routes to a range of existing employment opportunities, services and facilities within reasonable walking and cycling distance; and
  - g. a development of approximately 80 to 100 dwellings can come forward on the site by taking access directly from Lower End Road via a simple priority junction with visibility achievable to observed speeds (as demonstrated by a recent speed survey).
- 1.4 The Vision Document also highlights the potential for this development parcel to come forward as an early, self-contained phase of delivery of the Strategic City Extension given the opportunities presented by its direct access from Lower End Road and its high degree of connectivity with existing

development and infrastructure to the north and west.

- 1.5 Obsidian Strategic looks forward to engaging further with Milton Keynes City Council (MKCC) and the other site promoters/developers in due course as the City Plan 2050 progresses through the plan making stages and over the preparation of the Development Framework SPD.

## 2 Responses to Questions

- 2.1 Set out below are our responses to a number of the questions set out in the consultation document. We have not answered every question, but instead have focused on those most relevant to our Client's interests.

**Question 1a and 1b - Do you agree with our ambition and objectives for growth? (Y/N) Please say why.**

- 2.2 Yes. We agree with Milton Keynes City Council's ambitious strategy to grow and expand the City over an extended plan making period to 2050. Such a positive and proactive long-term approach to planning for growth provides greater certainty for addressing housing need and the City's other economic, social and environments priorities.

**Question 2a and 2b - Do you agree with draft Policy GS1 Our Spatial Strategy? (Y/N) Please say why.**

- 2.3 Yes. We agree with the approach to direct the considerable majority of development to meet the identified need for homes and jobs towards the designated urban area of Milton Keynes City, as extended by the proposed Strategic City Extensions.
- 2.4 This not only reflects the stated growth objectives for the City, but also ensures that homes and jobs are delivered in the most sustainable locations in the plan making area and also on sites where new developments are eminently deliverable and not faced with significant infrastructure uncertainties.
- 2.5 As demonstrated by the Sustainability Appraisal, the preferred growth strategy would support opportunities for renewal and regeneration; the creation of walkable, people-friendly and healthy places; and produce a lower cumulative carbon emission profile than the other growth options considered including a new settlement and the expansion of villages.

**Question 3a and 3b - Do you agree with draft Policy GS2 Strategy for Homes? (Y/N) Please say why.**

- 2.6 Yes. We agree with MKCC's approach of looking beyond its identified local housing need (based on the standard method) and instead planning for a higher number which reflects its growth ambitions.
- 2.7 It is right also that MKCC has recognised the potential of strategic city extensions to deliver a significant number and mix of homes in sustainable locations, with supporting infrastructure. The East of Wavendon Strategic City Extension is the second largest strategic allocation identified, with the potential to deliver c.3,000 dwellings in a highly sustainable location adjoining existing development and strategic transport links serving the city including the M1, A421 and Woburn Sands railway station;

a key station on the East West Rail proposed route. We strongly support this proposed allocation.

**Question 10a and 10b - Do you agree with draft Policy GS9 Supporting Growth with Infrastructure? (Y/N) Please say why.**

- 2.8 Draft Policy GS9 states that new development that generates a demand for infrastructure will only be permitted if the necessary on and off-site infrastructure required to support and mitigate the impact of that development is either:
- already in place and capable of accommodating the identified additional demand; or
  - will be delivered to the standards set out in this Plan for relevant infrastructure types and strategic development sites, and in the Infrastructure Delivery Plan, which shows how these standards are applied for city-scale and location specific infrastructure.
- 2.9 Reference is made in the supporting text at paragraph 73 to the Council's Tariff mechanism which has been used successfully since 2005 to secure funding, land, and infrastructure on strategic sites.
- 2.10 We agree with MKCC's intention to continue with a tariff-based system for funding infrastructure on strategic sites. As such sites are often in multiple ownerships with numerous housebuilders and other developers involved in their delivery, the tariff-based approach provides a fair and equitable approach to infrastructure provision.
- 2.11 Once Development Frameworks for the phasing and delivery of the strategic allocations are sufficiently advanced, the tariff based approach should also enable smaller and potentially discrete parts of strategic allocations, such as Land at Park Farm, to come forward independently and deliver much needed housing at the earliest opportunity whilst making proportionate contributions to fund the necessary infrastructure requirements of the wider allocation. A good example of where this has happened previously is land at Newport Road, which forms part of the South East Milton Keynes strategic allocation in the adopted plan. Outline planning permission (21/02085/OUT) was granted in November 2022 for up to 103 dwellings following the adoption of an SPD for SEMK which included a Tariff Framework Agreement.

**Question 16a and 16b - Do you agree with draft Policy GS15 East of Wavendon Strategic City Extension? (Y/N) Please say why.**

- 2.12 As noted in our response to Questions 3a / 3b, we strongly support the proposed East of Wavendon Strategic City Extension. It is in a highly sustainable location close to existing services and amenities, including local and neighbourhood centres, and to strategic transport links serving the city including the M1, A421 and Woburn Sands railway station; a key station on the East West Rail proposed route. It has the capacity to make a substantial contribution towards meeting MKCC's housing targets within a

walkable ‘people-friendly’ neighbourhood well served by supporting infrastructure and green spaces. Further details on the contribution that ‘Land at Park Farm’ can make towards the policy objectives for the East of Wavendon Strategic City Extension are set out in the Vision Document provided in the updated Call for Sites submission, and enclosed at Appendix A to these representations for ease of reference.

- 2.13 Whilst strongly supportive of the proposed allocation, we disagree with criterion B of draft Policy GS15 which states:

*“Commencement of residential development within the East of Wavendon Strategic City Extension will not be permitted to occur prior to 2038. In combination with Policy GS9, development proposals for the East of Wavendon Strategic City Extension will be required to provide a comprehensive infrastructure assessment. This would need to account for both the allocation’s own demands upon infrastructure and those of other development sites within the wider area once they are substantially complete, notably but not limited to the Strategic Land Allocation, Church Farm and South East Milton Keynes.”*

- 2.14 We understand that this restriction on delivery has been proposed so that existing allocations to the south and south-east of the city can be substantially completed first, and their full effects on infrastructure assessed. The draft policy then expects the East of Wavendon Strategic City Extension to account for both the allocation’s own demands upon infrastructure but also the unmet demands of the existing allocations.
- 2.15 We find this is a surprising position for MKCC to adopt given that housing delivery in the Strategic Land Allocation (SLA) is already substantially complete. In view of the progress made and occupancy levels within the SLA, it must be possible to carry out objective assessments now on the effects of growth in this part of Milton Keynes.
- 2.16 That so, we do not consider it reasonable for MKCC to expect any infrastructure deficits or shortfalls of existing development sites to be addressed by a future development proposal. Paragraph 57 of the NPPF is clear that planning obligations must only be sought where they meet all of the following tests:
- a) necessary to make the development acceptable in planning terms;
  - b) directly related to the development;
  - c) fairly and reasonably related in scale and kind to the development.
- 2.17 Placing obligations on development proposals within the East of Wavendon Strategic City Extension to meet the unmet infrastructure needs of the Strategic Land Allocation or South East Milton Keynes would fail all of these tests.

- 2.18 It is also unclear why this restriction has only been placed on the East of Wavendon Strategic City Extension. The delivery of other existing allocations including the Western Expansion Area (WEA) and Milton Keynes East (beyond the M1) are not as advanced as the SLA, yet MKCC has not felt the need for a pause to assess the effects of these developments before permitting their further expansion.
- 2.19 With large parts of the WEA and MKE allocations still to be built out, this also raises questions over when the proposed extensions to these allocations may be able to start contributing to the housing land supply. The latest published Housing Land Supply Assessment (October 2022) indicates that housing delivery is expected to continue in both post 2031, including a substantial c.4,600 dwellings in MKE. In this regard, the Regulation 18 Sustainability Appraisal (page 32) recognises that there is some uncertainty surrounding the timescales of sites coming forward in the extension to MKE, as some would be reliant on infrastructure and development within the existing MKE allocation reaching a certain stage of delivery before they could be accessed and developed. Furthermore, the Regulation 18 Infrastructure Delivery Plan (page 29) highlights that a new route over the M1 for buses, MRT, DRT, and active modes between the eastern expansion area and Magna Park/Fen Street area may be required, to reduce pressure on existing roads crossing the M1 including via Junction 14. Such a major infrastructure project is likely to have significant costs and uncertain timescales associated with it.
- 2.20 With the delivery of the SLA nearing completion, East of Wavendon could potentially come forward much sooner than these other options and make an important contribution early in the new plan period. Significantly, it has the potential to boost the housing supply in the short to medium term of the plan period as current growth under Plan:MK begins to tail off. The proposed restriction on housing delivery until 2038 fails to plan positively for growth and has the potential to place serious and unnecessary pressure on MKCC's ability to maintain a sufficient supply of deliverable housing sites in the years leading up to it. Fundamentally, it does not accord with the Government's objective of significantly boosting the supply of homes, and neither does it support one of the principal aims of the proposed reforms of the NPPF which is to remove unnecessary delays from the planning system.
- 2.21 Lastly, it is notable that the policy requirements for GS15 require the layout and design of development and infrastructure within East of Wavendon to take into account linkages with potential future growth land adjacent to the allocation within Central Bedfordshire. This is to enable development of adjacent land within both local authority areas to occur in a comprehensive and cohesive manner.
- 2.22 In this respect, Central Bedfordshire Council (CBC) is also in the process of preparing a new Local Plan, which will plan for its growth needs beyond the current plan period to 2035. The latest timeline for its preparation identifies that a Regulation 18 Draft Plan is to be published in Spring 2026 and the Regulation 19 Submission Plan in 2027. Examination and adoption of the Plan is expected to take place in 2028. If CBC is to plan effectively for its growth needs then, when deciding which sites to allocate, it will require certainty that they are developable within the plan period. The land adjacent to the

East of Wavendon allocation could only reasonably be considered by CBC if there is a prospect of cross boundary infrastructure delivery in a timely manner. Infrastructure delivery will inevitably need to be phased from west to east (i.e. Milton Keynes before Central Beds) and therefore should delivery of East of Wavendon be held back until after 2038 and, therefore, not reach the CBC boundary until closer to 2050, then it would clearly jeopardise CBC's ability to allocate adjoining land within its new Local Plan. The policy objective of achieving a comprehensive and cohesive approach to cross boundary growth will be compromised.

2.23 In view of the above, we consider that it is necessary to remove criterion B from draft Policy GS15 in order for the emerging City Plan 2050 to be found sound. This requirement is not positively prepared, nor is it justified, effective or consistent with national policy.

2.24 We also wish to comment on Criterion E.10 of draft Policy GS15, which requires:

*“The phased introduction of a comprehensive network of transport infrastructure that follows the movement hierarchy set out in Policy GS4 to include:*

...

*iii. Routes for movement of general traffic with the primary access connecting into Keightley Gate and secondary accesses onto Newport Road and Cranfield Road, with appropriate protection and safeguarding to allow onward extension or connection to land east of the Strategic City Extension into Central Bedfordshire.*

*iv. New and/or upgraded active travel connections to and crossings of Newport Road and Lower End Road to ensure appropriate connectivity with existing communities and community amenities.”*

2.25 Enclosed as Appendix B to these representations is a Transport Strategy note prepared by SLR. This sets out an initial access strategy for 'Land at Park Farm', which demonstrates that as an early phase delivery of the Strategic City Extension, a development of approximately 80 to 100 dwellings can come forward on the site by taking access from Lower End Road via a simple priority junction with visibility achievable to observed speeds (as demonstrated by a recent speed survey). Furthermore, as set out in the note, this proposed access provides direct active travel connections to the existing shared use route to the north of Lower Road enabling pedestrians and cyclists to access a significant range of existing services and facilities in journeys less than 25 minutes.

2.26 On this basis, this access would serve as the primary access to a residential development within land at Park Farm until wider connections within the Strategic City Extension are made; at which point this access could either be re-purposed to an active travel and emergency vehicle access only or be retained subject to the aspirations of the wider allocation at the time.

2.27 A flexible approach should therefore be maintained in the wording of Policy GS15 with respect to points of access so that this can be considered more comprehensively through the Development Framework SPD and ensure that all opportunities for the phased introduction of transport infrastructure are considered. This should enable 'Land at Park Farm' to come forward independently and deliver much needed housing at the earliest opportunity. As such, we propose the following amendments to Criterion E.10 of draft Policy GS15:

*iii. Routes for movement of general traffic with the primary access connecting into Keightley Gate and secondary accesses onto Newport Road, ~~and~~ Cranfield Road and Lower End Road, with appropriate protection and safeguarding to allow onward extension or connection to land east of the Strategic City Extension into Central Bedfordshire.*

**Question 63a - Do you have any comment on the evidence documents that support the plan?**

2.28 The Strategic Housing Land Availability Assessment (SHLAA) provides a Site-Specific Assessment of Land at Park Farm (Site Ref. 110542) which identifies the site is suitable and developable for c. 150 units.

2.29 The constraints summary suggests that no direct vehicle access can be taken onto Lower End Road and the site will need two full forms of vehicle access therefore, it would have to be delivered alongside the neighbouring golf course land with an access to be provided by an extension of Keightley Gate. It also noted that the site contains a number of TPOs and listed buildings are located on adjacent land at Park Farm and Wavendon House, which also includes a Registered Park and Garden - any proposed development would need to respect the setting of these heritage assets.

2.30 As noted in response to question 16a/16b, at Appendix B to these representations is a Transport Strategy note prepared by SLR. This sets out an initial access strategy for 'Land at Park Farm', which demonstrates that as an early phase delivery of the Strategic City Extension, a development of approximately 80 to 100 dwellings can come forward on the site by taking access from Lower End Road via a simple priority junction with visibility achievable to observed speeds (as demonstrated by a recent speed survey). Furthermore, as set out in the note, this proposed access provides direct active travel connections to the existing shared use route to the north of Lower Road enabling pedestrians and cyclists to access a significant range of existing services and facilities in journeys less than 25 minutes.

2.31 On this basis, this access would serve as the primary access to a residential development within land at Park Farm until wider connections within the Strategic City Extension are made; at which point this access could either be re-purposed to an active travel and emergency vehicle access only or be retained subject to the aspirations of the wider allocation at the time.

2.32 With respect to the other constraints noted in the SHLAA, the Vision Document provided in the

updated Call for Sites submission for the site (and enclosed at Appendix A to these representations) demonstrates its suitability and capacity to accommodate built form given that:

- There are no physical landscape or townscape features within the site that are designated at an international or national level, nor does the site lie within a viewing corridor protected by policy;
- The site has boundaries which are well defined by a combination of tall hedgerows, tree belts and woodland blocks, which provide a strong sense of enclosure and limited intervisibility with the surrounding landscape / nearby heritage assets;
- To the north, new build developments provide an urbanising element to the site's context, further enhancing the sense of enclosure;
- Built form is a characteristic feature of views, in particular to the north, where new development is prominent on the skyline above the boundary hedge; and
- There are also open views of the recently constructed houses to the north of Grade II\* listed Wavendon House adjacent to the eastern boundary of the site;

2.33 The initial design work provided in the Vision Document also illustrates how the site could be developed in a way which retains the protected trees and provides a generous landscape buffer to respect the setting of the identified heritage assets.

**Appendix A Land at Park Farm, Wavendon Vision Document**



# Land at Park Farm, Wavendon

Vision Document

October 2024



**OBSIDIAN**  
STRATEGIC

Project number: D3274  
Version: 2  
Version date: 9 October 2024  
Comment: Final

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fabrik



Woods Hardwick

Architecture | Engineering | Planning | Surveying

# Who we are

## Obsidian Strategic

Obsidian Strategic works in partnership with landowners across England to unlock the potential of their land through promotion. Continuing the legacy of parent company Martin's Properties, a third-generation family property company focused on creating a better world for future generations, Obsidian seeks to create a positive legacy through development. We are grounded in the belief that a truly successful scheme is underpinned by strong design principles, community benefits and the creation of a genuine sense of place.

Further, we pride ourselves on going beyond the remit of traditional land promotion, by carrying out vital strategic development. This often involves site works such as access creation, remediation, earthworks or infrastructure installations. Complementing an ongoing commitment to sustainability, Obsidian was certified by Carbon Neutral Britain as a Carbon Neutral Business for the third year running in 2024.

## Woods Hardwick

Woods Hardwick is a leading multidisciplinary built environment practice, with expertise spanning architecture, planning and surveying. In planning, they have demonstrated success in Local Plan representations, supported by integration with the other core Woods Hardwick specialisms and by strong relationships across the development industry.

## fabrik

fabrik is a landscape architecture and masterplanning practice organised around guiding principles of nature, community and vitality. Given the practice's specialisms in landscape design, landscape planning, masterplanning and community engagement, fabrik is uniquely positioned to shape development which contributes towards a more equitable and greener future.

fabrik brings an innovative and design-led approach to projects, and believe that places matter much more than individual buildings. They focus on the interaction between buildings and streets, and so step back to look at what they are producing as a whole, embedding their designs within the nature and beauty of a place. Central to their schemes is a consideration of the people that reside in and move through them for years to come.



# Our vision

Land at Park Farm will form a natural extension to Wavendon, which responds fluently to recent neighbouring development, creating a connected neighbourhood people are proud to call **home**. In doing so, it safeguards and celebrates the site's **natural** and **heritage** context, echoing the aspirations of the Milton Keynes Futures Strategy which aims to make Milton Keynes a greener and more cultural city.

Echoing the Seven Big Ambitions for Milton Keynes, resilient placemaking is at the heart of our proposals. Our vision encourages healthy living, provides opportunities for active travel and strives to create a truly sustainable successful legacy. Biodiversity net gain will be achieved through the retention of existing trees and hedgerows, and the enhancement of their setting through a thoughtfully considered network of open spaces.

Built form will respond to its surroundings, while striving to form a distinct new **identity** that is at home within Milton Keynes. Guidance on design quality and detail will guide growth, with **sustainable** new homes being created through the implementation of modern design and construction methods.

The scheme will be designed and built to stand the test of time, resulting in a high-quality, successful neighbourhood which, cumulatively alongside neighbouring parcels, facilitates a sustainable extension of Milton Keynes.






# Planning context



Milton Keynes City Council (MKCC) is in the process of preparing a new City Plan. The emerging Plan will cover an extended plan-making period up to 2050, and seeks to deliver MKCC's long-term ambitions for growth which are set out in the MK Strategy for 2050 (adopted January 2021). A key objective of this strategy is to reach a population of 410,000 people within Milton Keynes by 2050, principally through sustainable and transformational growth of the city, supported by significant investment in infrastructure.

Reaching a population of this size equates to delivering around 63,000 homes between 2022-2050. Through previous Local Plans, Neighbourhood Plans and planning permissions, MKCC have close to 29,000 new homes due to come forward by 2050. This means the new Milton Keynes City Plan 2050 (MKCP) will seek to allocate land for a further 24,000 to 34,000 new homes.

MKCC published a Regulation 18 draft MKCP for consultation in July 2024. The growth strategy set out in the draft MKCP proposes to achieve MKCC's growth ambitions through a combination of brownfield opportunities within the existing built-up area and expanding the city through the identification of several strategic city extensions.

-  East of Wavendon Strategic City Extension
-  Strategic Buffer
-  Strategic Site Allocation: South East Milton Keynes

Land at Park Farm falls within the site allocation boundary for the proposed East of Wavendon Strategic City Extension, a new mixed use residential-led strategic development. Draft Policy GS15 identifies this is expected to deliver:

- Around 3,000 homes across a range of house sizes, types and tenures
- Primary and secondary education and health facilities, as appropriate to the scale and nature of the development proposal
- A range of other community amenities, including open and play spaces, convenience and service retail units, and active travel and public transport stops and hubs;
- An integrated network of low and zero carbon energy infrastructure from building scale to neighbourhood or district scale
- A new district park, at least 12 hectares in area, as part of a strategic green and blue infrastructure framework and open space strategy to meet strategic and local requirements.

Other requirements of Draft Policy GS15 include the need for a comprehensive masterplanned approach-in line with the Development Framework Supplementary Planning Document (SPD), which will also incorporate phasing of

development and timely infrastructure delivery. MKCC will work on this collaboratively with site promoters/developers.

This Vision Document demonstrates the contribution that Land at Park Farm can make towards the policy objectives for the East of Wavendon Strategic City Extension. It also highlights the potential for this development parcel to come forward as an early phase of delivery of the Strategic City Extension given the opportunities presented by its high degree of connectivity with existing development and infrastructure to the north. This opportunity is further highlighted in the proceeding sections on landscape, heritage and transport.

Obsidian Strategic looks forward to engaging further with MKCC and the other site promoters/developers in due course over the preparation of the Development Framework SPD.



- The site
  - Registered landscape
  - Existing trees and woodland
  - Existing settlement
  - Water
  - Listed building (II\*)
  - Listed building (II)
  - Strategic buffer
  - East of Wavendon Strategic City Extension
  - Strategic Site Allocation: South East Milton Keynes
  - Bus stop
- Full map area falls within Housing Viability Area 1



To Broughton

To Salford

M1

Distribution Centres

A421

To Monkston

Eagle Farm South

Lower End Road

Glebe Farm

Wavendon House and RPG

Wavendon Gate

Park Farmhouse

Cross End

Newport Road

Cranfield Road

To Woburn Sands

# The site and local context

## Context

Wavendon is located on the south-eastern edge of the city of Milton Keynes. It lies approximately 7 km (4.3 miles) east of the city centre. It is bordered to the north by two nearby developments, Glebe Farm and Eagle Farm South, (north-west and north-east, respectively).

As previously outlined, the site falls within the East of Wavendon Strategic City Extension in the MKCC Regulation 18 Draft CP. It additionally falls within Housing Viability Area 1, as does Wavendon itself and much of the land east of Central Milton Keynes. Within this area, a provision of 40% affordable homes would be required per the draft CP. A strategic buffer area to Wavendon outlined in the Reg 18 draft CP falls to the west of the site, while the boundary for the South East Milton Keynes Strategic Site Allocation falls further to the south-west.

While the immediate built surroundings comprise predominantly residential, business parks and distribution centres, the nearby district centre at Kingston offers access to amenities, including Kingston Shopping Centre, supermarkets and a library.

## The site

The site is located to immediately to the south of Lower End Road, which runs parallel to the A421 and connects to Standing Way via Newport Road to the west and Cranfield Road to the east. The M1 borders the site to the east and makes up a portion of the borough boundary west of its junction with Cranfield Road.

To the north, the site is bounded by hedgerow, with an outcropping of trees to its north-eastern corner. The settlement area lies close to a number of heritage assets, with the Grade II listed Park Farmhouse and approach route to its south-western corner, and the Grade II\* listed Wavendon House, associated Grade II listed buildings and Grade II Registered Park and Garden (RPG) immediately to the east.

# Landscape planning context

## Summary of designations

The plan opposite illustrates the landscape-related designations of relevance to the site and study area. There are no physical landscape or townscape features within the site that are designated at an international or national level, nor does the site lie within a viewing corridor protected by policy.

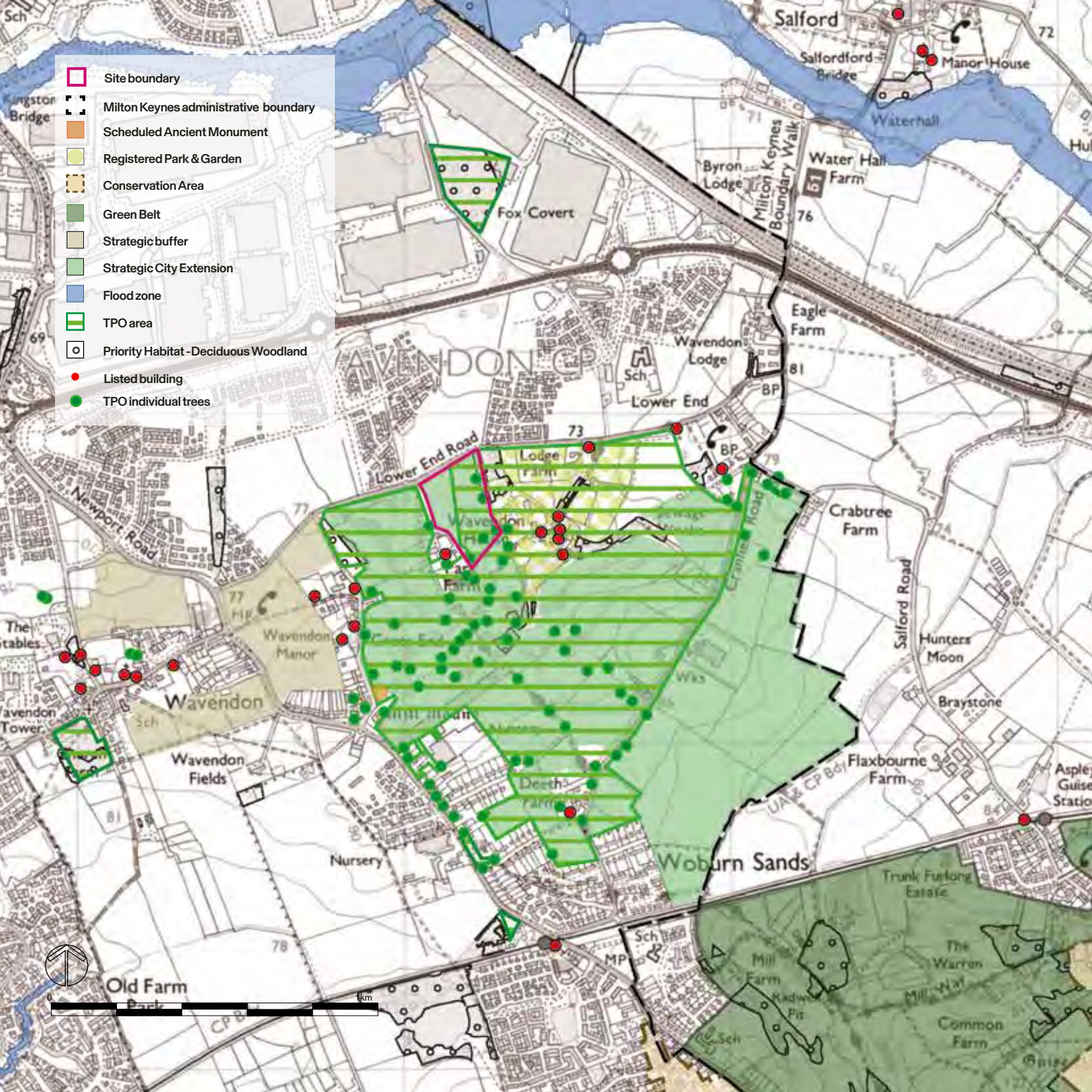
Five individual trees within the site are subject to Tree Preservation Orders (TPO). A TPO area also covers the eastern part of the site as well as the RPG to the east and former golf course to the south. Within the site, this designation covers the trees within the central areas of the site and the eastern/southern site boundary vegetation. An area of woodland along the eastern site boundary is also identified as a Priority Habitat area of deciduous woodland.

## Relevant adopted landscape policies

The following landscape-related policies within the emerging Reg 18 Milton Keynes CP 2050 (July 2024) are of relevance to the site and its surroundings:

- Policy GS15 - East of Wavendon Strategic City Extension
- Policy CEA13 - Sustainable drainage systems (SuDS) and integrated flood risk management
- Policy CEA8 - Provision and protection of accessible open space
- Policy CEA9 - Biodiversity and habitats network
- Policy CEA10 - Protection and enhancement of environmental infrastructure network, priority species and priority habitats
- Policy CEA11 - Urban greening, trees and woodland
- Policy CEA12 - Conserving and enhancing landscape character/special landscape areas
- Policy ECP5 -Heritage.

- Site boundary
- Milton Keynes administrative boundary
- Scheduled Ancient Monument
- Registered Park & Garden
- Conservation Area
- Green Belt
- Strategic buffer
- Strategic City Extension
- Flood zone
- TPO area
- Priority Habitat - Deciduous Woodland
- Listed building
- TPO individual trees



# Landscape character context

## Summary of character

The Landscape Character of the study area is described in the Milton Keynes Landscape Character Assessment (2016) and the Central Bedfordshire Landscape Character Assessment (2015). The Landscape Character Areas (LCAs) relevant to the site and study area are identified on the plan opposite. The central part of the study area, which includes the site and surrounding landscape to the south of Lower End Road, is identified as the Landscape Character Type (LCT) 4: Clay Lowland Farmland and LCA 4b: Wavendon Clay Lowland Farmland. The key characteristics of LCT 4 of relevance to the site are:

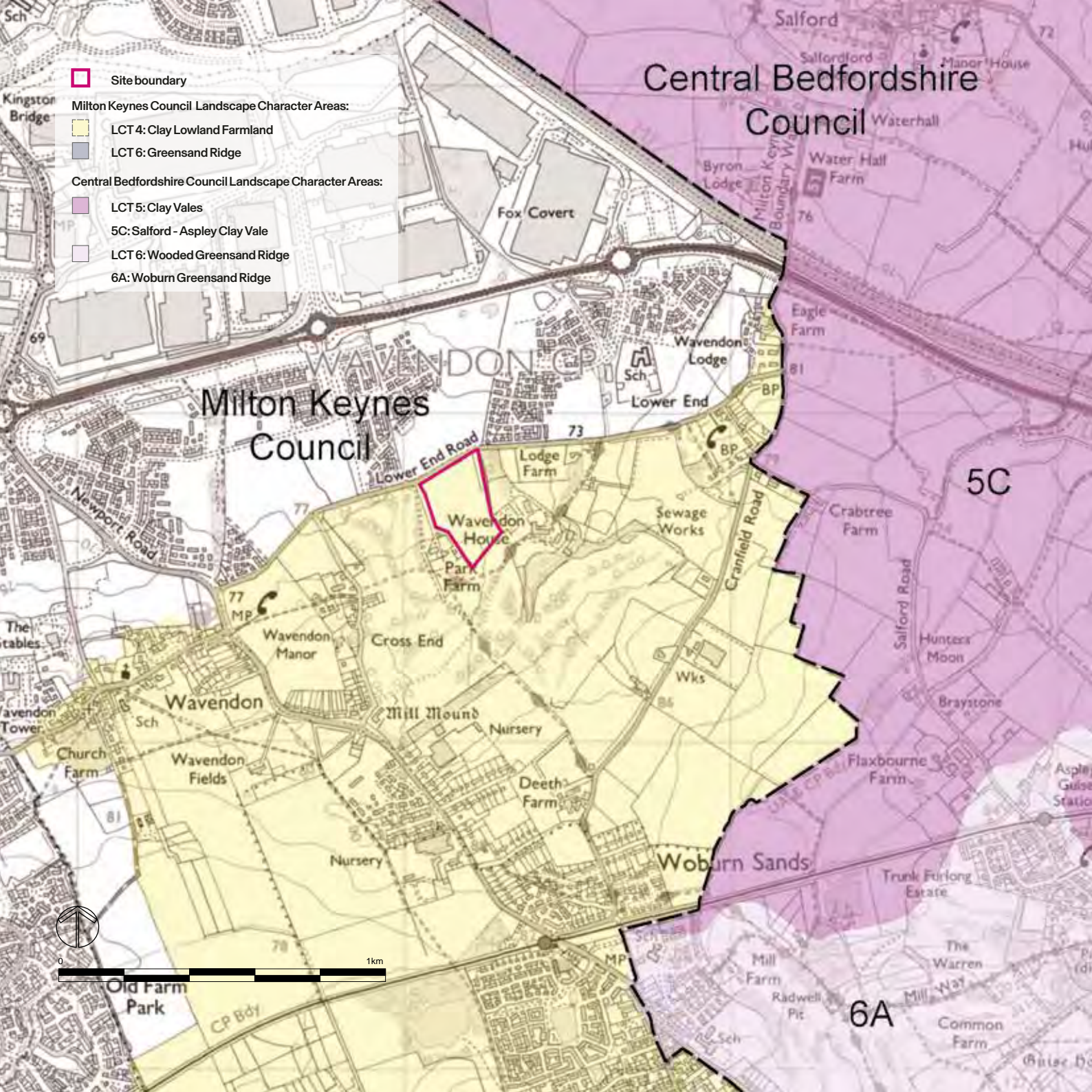
- *“Low lying and generally flat landscape on the urban edge of Milton Keynes*
- *Mixed arable, pasture and recreational land uses*
- *Large scale arable fields with overgrown hedges and smaller areas of pasture for horses and stabling*
- *Wide range of urban fringe activities and uses including garden centres, allotments, individual industrial premises to the south east of Milton Keynes*
- *Limited woodland cover*
- *Conifer shelterbelts*
- *Few field trees except in the vicinity of Wavendon House*
- *Dominated by major transport routes*
- *Scattered villages with a mix of characters*
- *On-going residential and commercial development adjacent to this LCT*
- *Locally more intact historic landscape to the east of Wavendon*

- *Gravel, sand and clay workings and restoration*
- *Extensive and open views to the clay plateau, wooded Greensand Ridge and towards Milton Keynes*
- *The open agricultural landscape of LCA 4b provides a visually important setting for the Greensand Ridge.*

LCA 4b is described as *“...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...”*

Landscape guidelines include promoting recreational opportunities, promoting enhancements for wildlife through habitat improvements, promoting the creation of new woodland and the restoration of hedgerows. Specifically to LCA 4b, guidelines aim to *“ensure that open views across the landscape character area to the Brickhill Greensand Ridge are retained”* and to *“protect and enhance the historic areas around Wavendon, including Wavendon Park and Cross End.”*



Site boundary

Milton Keynes Council Landscape Character Areas:

LCT 4: Clay Lowland Farmland

LCT 6: Greensand Ridge

Central Bedfordshire Council Landscape Character Areas:

LCT 5: Clay Vales

5C: Salford - Aspley Clay Vale

LCT 6: Wooded Greensand Ridge

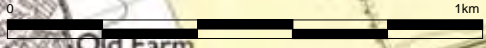
6A: Woburn Greensand Ridge

Central Bedfordshire Council

Milton Keynes Council

5C

6A



# Site character and views

## Character of the site and immediate surroundings

The site consists of a single field parcel to the south of Lower End Road. Its boundaries are well-defined by a combination of tall hedgerows, tree belts and woodland blocks, which create a strong sense of enclosure and limit intervisibility with the surrounding landscape and townscape. Topographically, the site slopes gently from south-west to north-east with the natural drainage pattern carrying water to the northern boundary, where an existing ditch runs alongside the hedgerow.

Within the site, the field parcel has a pastoral character and is used for animal grazing. Park Farmhouse is also Grade II listed and sits to the west of the site. Scattered Oak trees are remnant parkland features associated with the neighbouring Wavendon House (grade II\* listed) and the Registered Park and Garden, although the site sits outside of these designations. A small area of remnant ridge and furrow is present in the north-eastern corner of the site. The walled kitchen garden associated with the house abuts the south eastern boundary of the site, set behind a mixed tree belt. A row of three new houses have been constructed immediately north of the kitchen garden and have an open relationship with the site, backing onto the eastern boundary with a post and rail fence.




A Public Right of Way (PRoW) runs in a broad east - west direction immediately south of the site, crossing in close proximity to the south-western corner of the site. The

disused golf course landscape to the south and west of the site has a strongly vegetated character with linear tree belts and woodland blocks adding to the sense of enclosure. To the north, the new build development north of Lower End Road provides an urbanising element to the site context, further enhancing the sense of enclosure.

## Summary of visual appraisal

The site is perceived as an open field, set within a well vegetated framework of tree belts, woodland blocks and hedgerows, which generally define the site boundaries (Viewpoint 3). Built form is a characteristic feature of the views, in particular to the north, where the new development at Eagles Farm is prominent on the skyline above the boundary hedgerow along Lower End Road (Viewpoints 2 and 4). There are open views of the recently constructed houses to the north of Wavendon House adjacent to the eastern boundary of the site. Views of the Grade II\* listed Wavendon House to the east of the site are limited by the eastern site boundary vegetation (Viewpoint 1).

Views of the site from the surrounding landscape and townscape are limited due to the well established site boundary vegetation and intervening built form. Views of the internal arrangements of the site are therefore limited as a result (Viewpoints 5, 7, 8 and 9). The built form in the new development to the north limit views of the site to one or two streets where they align with the site (viewpoint 6).

-  Site boundary
-  Public Right of Way
-  Viewpoint



Lower End Road

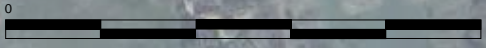
Wavendon FP 2

Wavendon House

Park Farm

Wavendon FP 2

Wavendon FP 3



250m



Viewpoint 1: View from the western boundary of the site, looking east towards Wavendon House and the new build properties to the north of the listed building



Viewpoint 2: View from the eastern boundary of the site, looking north-west towards Lower End Road. The new properties to the north of Lower End Road form the horizon above the hedgerow



Viewpoint 3: View from the northern boundary of the site, looking south towards Park Farmhouse and the former golf course. The view is characterised by the grassland within the site, set against a wooded backdrop. Some built form is visible amongst the trees to the south-west of the site



Viewpoint 4: View from the southern boundary of the site, looking north towards the new development to the north of Lower End Road, which is visible against the skyline. The view is characterised by the mature Oak trees within a grassland setting, set against a backdrop of treebelts and built form



Viewpoint 5: View from Lower End Road at the entrance to the Park Farmhouse driveway, looking east along the northern boundary of the site



Viewpoint 6: View from Cianchi Grove within the new development to the north, looking south across the site



Viewpoint 7: View from PRoW Wavendon FP2 to the west of the site, looking north-east to Park Farm. The vegetation within the site is visible between buildings



Viewpoint 8: View from PRoW Wavendon FP3 looking north east towards the site. The existing tree belt along the southern boundary limits intervisibility with the site



Viewpoint 9: View from PRoW Wavendon FP2 within the grounds of Wavendon House, looking west towards the site. Views of the site are truncated by the intervening vegetation

# Heritage

## Heritage assets

### *Built heritage*

There are no listed buildings within the site and the site does not lie within or adjacent to a Conservation Area. Fifteen listed buildings, one Grade II\* and fourteen Grade II, lie within 1km of the site. Wavendon House RPG lies immediately to the south-east corner of the site, and the Scheduled Monument of Motte castle, located 200 m south-east of Wavendon Manor, lies to the south-west of the site.

### *Archaeology*

Previous archaeological investigations within 1 km of the site have revealed archaeological remains dating from the prehistoric through to post-medieval periods. Within the site itself, the only known archaeological remains consist of partially extant medieval / post-medieval ridge and furrow earthworks in the north-east corner.



Tithe map, 1840

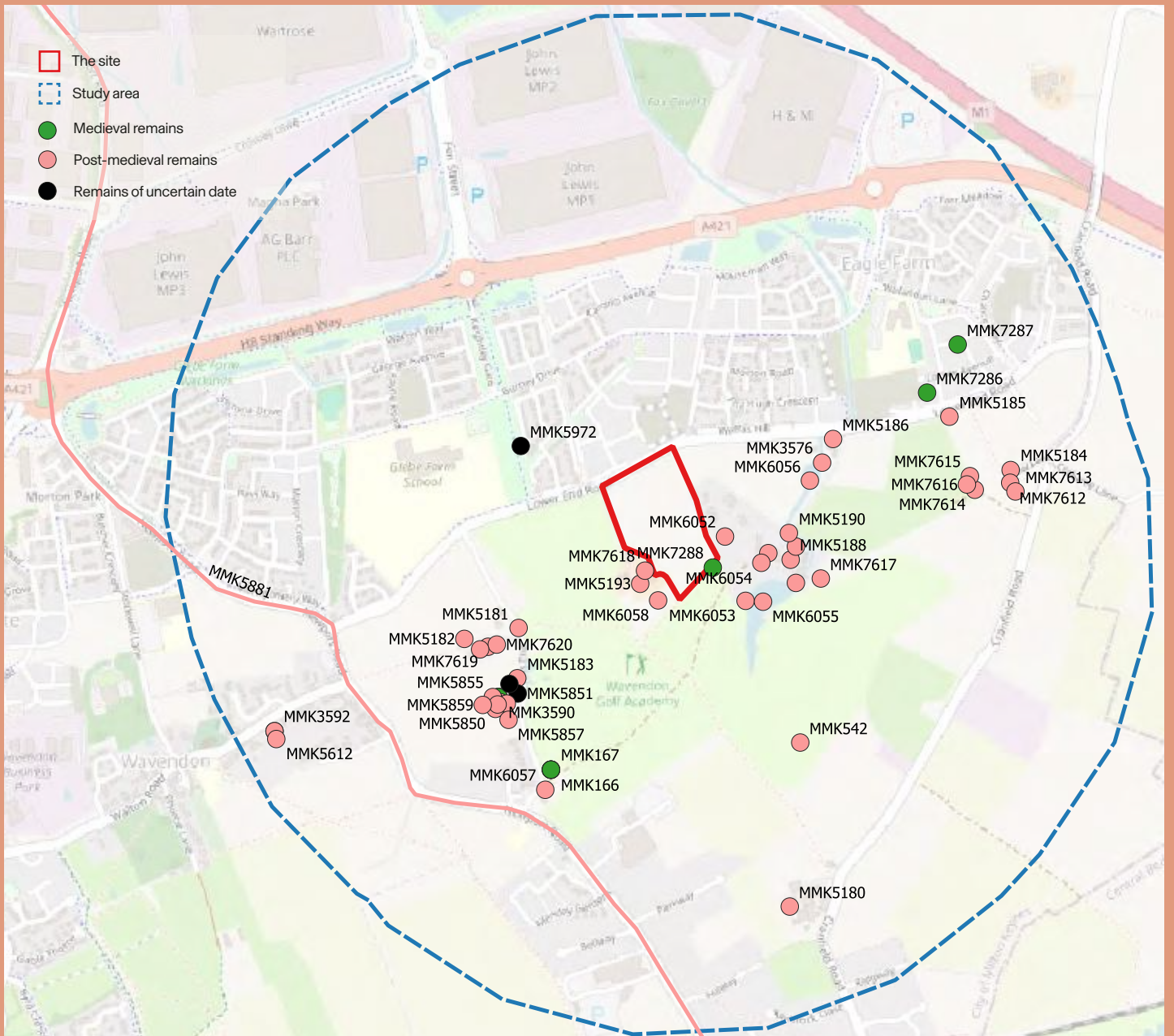
## Considerations

### *Built heritage*

There is no intervisibility between the site and the majority of heritage assets within 1 km, due to distance and intervening vegetation and built form. However, there are views between the site and the listed buildings of Park Farmhouse, Wavendon House and associated structures, and Wavendon House RPG. Wavendon House and Park Farmhouse also share, and have historically shared, some intervisibility across the former parkland within the site.

Development within the site should allow for suitable landscape buffering to the north and west of Park Farmhouse and suitable vegetation screening, where necessary, to retain the immediate rural farm setting of the listed building. Likewise, a landscape buffer and vegetation screening should also be included along the eastern side of the site to retain the immediate rural setting of Wavendon House and the RPG.

Views between Park Farmhouse, Wavendon House and the RPG should also be retained across the southern end of the site, and former parkland trees within the site boundary should also be retained. New built form should reflect local architectural styles and be of a suitable scale and massing.



Known archaeological remains

# Considerations

The findings of our baseline analysis have been consolidated into the adjacent design considerations plan. Further in-depth studies will be carried out at a later date, however the following highlights the primary matters for consideration.

- The site falls entirely within the East of Wavendon Strategic City Extension Area, an area earmarked in the MKCC Draft City Plan for new mixed use residential-led strategic development
- Multiple sites to the north of Lower End Road were previously allocated strategic sites within the adopted Plan:MK (2019). Proposals are at the advanced stages of construction and demonstrate the evolving settlement edge
- The site falls within Flood Zone 1, the lowest flood risk, making it suitable for development. There is the potential to for utilise its natural fall from south to north in the creation of a sustainable drainage strategy
- The retention and enhancement of existing field boundary vegetation and trees, namely the hedgerow immediately to the north and the scattered mature Oak trees within the southern and eastern parts of the site. Supplementing the retained vegetation through new hedgerow and tree planting in line with Landscape Character Assessment guidelines
- The creation-of a landscape buffer along the site's south-western and eastern boundaries, to respect the setting of nearby heritage assets
- The consideration of views from a public right of way which runs to the south of the site and through to the RPG of Wavendon House.

 Site boundary	 Existing site access
 Existing trees and woodland	 Buffer to listed building
 Existing water	 Public right of way
 Registered Park and Garden	 Direction of slope
 Scheduled Monument	 Listed building (Grade II*)
 Approved application	 Listed building (Grade II)
 Approved application under construction	 Non-TPO trees
 East of Wavendon Strategic City Extension	 TPO trees
	 Proposed landscape buffer

20/01841/REM

18/02183/REM

13/02382/OUTEIS

Lower End Road

Lower End Road

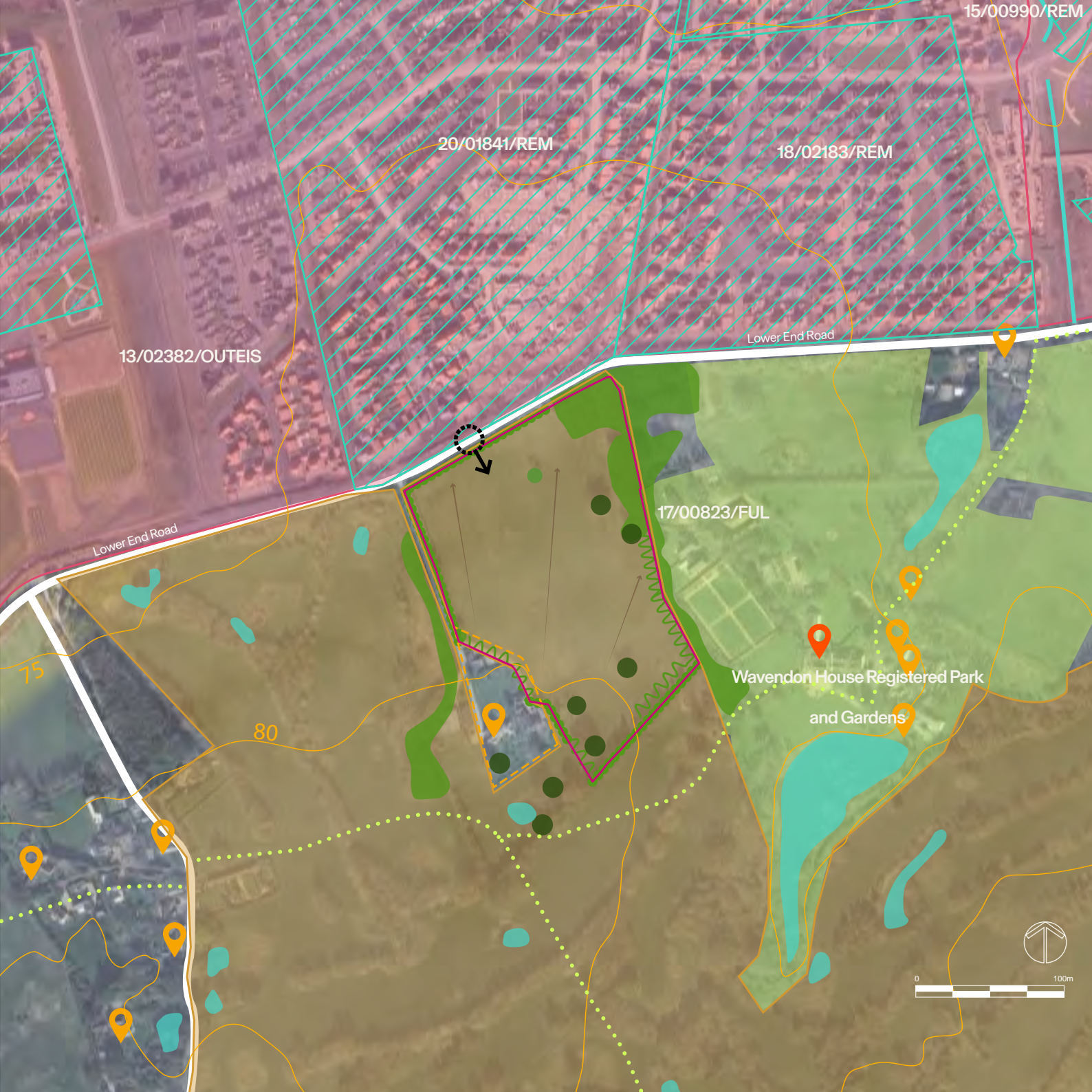
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15

80

Wavendon House Registered Park

and Gardens



# Design rationale



## 1. Retention of existing vegetation and sensitive consideration of heritage assets

All existing vegetation is to be retained and enhanced where possible, with notable consideration given to the setting of historic TPO trees and the hedgerow to the north of the site. Landscape buffers are to be integrated with existing tree belts and hedgerows to enhance the existing field boundary and connect open spaces with the surrounding countryside, as well as with the adjacent Registered Park and Garden.



## 2. Incorporation of sustainable drainage

The site's topography lends itself to a sustainable drainage strategy, with the creation of a SuDS feature proposed in the open space in the north-eastern corner of the site. This area forms the site's lowest point.



### 3. Forging connections with the existing movement network

The neighbourhood will forge connections with its urban and natural surroundings. Site access from Lower End road naturally creates a connection with the local redway cycle route, which will carry through to the site's central spine street. A pedestrian connection to the south is also indicated.



### 4. Implementation of sensitive built form

The new community will benefit from a sense of place, with its identity drawn from surrounding architectural and landscape vernacular. The close proximity of Park Farmhouse and Wavendon House will be celebrated and their settings safeguarded through a landscape buffer to the south, while connections to the existing redway cycle route and public right of way network enhance a sense of local connectivity. A range of homes will be provided of varying types and tenures, and at an appropriate density for the location, meeting the needs of the local community. This flexible framework will respond to changes in demand, technology and the economy.

# The opportunity

The site at Park Farm, Wavendon, presents an opportunity to address the growing demand for housing within Milton Keynes, as well as to celebrate the surrounding historic and natural environment, while enhancing biodiversity.

The adjacent concept plan illustrates at a high level how the new neighbourhood could be designed, in view of the conditions and constraints explored over the previous pages. In doing so, it sets out a framework for the delivery of up to 100 new homes.

The development concept is designed around a cohesive landscape framework, thoughtfully shaped by the existing topography, vegetation and historic environment. This approach roughly delineates the north-west of the site as suitable for development, while providing a landscaped tree-lined buffer along the eastern boundary with Wavendon House.

Similarly, along the southern edges, development has been sensitively pulled back to create a generous landscape buffer, particularly given the presence of Park Farmhouse in the site's south-western corner. This boundary connects both north-south and east-west and provides opportunities to enhance existing boundary planting with species native to the local area.

The scheme aims to achieve a minimum of 10% biodiversity net gain, through the creation of a robust landscape strategy that is aimed at retaining existing site features and habitats and enhancing landscape character.



Delivery of approximately 80-100 homes



Comprehensive open space network (1.72 hectares)



Minimum 10% biodiversity net gain



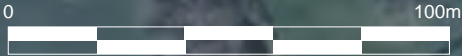
Independent access point from Lower End Road



Footpaths through open space and pedestrian connections with cycle path and public right of way



- Site boundary
- Open space
- Developable area
- Existing tree planting
- Existing PRoW
- Spine street
- Indicative secondary roads/access
- Pedestrian path
- Site access
- Existing hedgerow
- Proposed/retained tree planting
- Potential link to wider strategic growth area
- 1 Site access
- 2 Open space
- 3 Landscape buffer
- 4 Indicative location of SuDS pond
- 5 Retained trees
- 6 Potential connection to public right of way
- 7 Potential connection to wider allocation



# Sustainable movement

The site is located to the south of Lower End Road, to the south of two newly built developments known as Glebe Farm and Eagle Farm South. As such, the site benefits from an existing network of footways and shared use routes to employment, food retail and education facilities as shown in the adjacent plan.

## Access

Access is proposed via Lower End Road whilst the wider aspirations for the Local Plan are being realised. Once a future connection to Keightley Gate via Glebe Farm to the north has been made, or when secondary accesses are provided onto Newport Road and Cranfield Road and internal connections to land at Park Farm are achieved from the wider allocation, then this access could be re-purposed to an active travel and emergency vehicle access subject to the aspirations of the wider allocation at the time.

## Active travel

The access would feature an extension of, and connection into, the existing shared use footway/cycleway at the southern end of LeBlanc Close. As evident from the adjacent plan, there are several regular daily journeys that can be undertaken by foot or cycle given the current active travel infrastructure and proximity to the site with journeys to food retail circa 20 minutes by foot, to schools under 20 minutes by foot and to leisure under 10 minutes by cycle.

Cycle infrastructure to the north of the site is provided in the form of off-street shared footway/cycleways through Magna Park.

-  Existing road network
-  Current proposed access via Lower End Road
-  Future connection to Keightley Gate via Glebe Farm
-  Future connections to Newport Road and Cranfield Road via forthcoming Redrow Wavendon Golf Course scheme
-  Indicative directions for future connections to the west and south
-  Redways cycle routes
-  Bus stop
-  School
-  Employment
-  Supermarket
-  Convenience store
-  Gym
-  Walking distances surrounding the site at 400m, 800m and 1 km



# Sustainable movement

## Public transport

The site benefits from its proximity to the bus network. The nearest bus stop to the site is provided on Burney Drive, circa 800m (10-minute) walking distance north of the site. There is a further bus stop provided on Fen Street, circa 1 km (12-minute) walking distance to the north of the site. These bus stops are served by the 3/3A, 34, and M5/M6 bus services, which provide connections to nearby Milton Keynes city centre and railway station, as well as nearby areas of employment, with circa 1-4 buses an hour.

## Vision-led transport planning

Existing census data results showed that 66% of people who live within Milton Keynes 024 Middle Super Output Area work within Milton Keynes. 33% of which are accessible by bus or cycle, many of which within a 30-minute journey time.

The vision for this new neighbourhood includes objectives such as:

- Sustainable modal shares
- Spaces for people rather than vehicles, maximising walkability and public health
- Creating a resilient community with local amenities.

Visions would be realised through two main categories of intervention: placemaking and mobility through connecting to the new developments and draft allocations to ensure a sustainable development is promoted.

Middle Super Output Area (MSOA)	Identified employment location	% of people who work there	Journey time cycling (minutes)	Journey time on bus (minutes)
Milton Keynes 014	Milton Keynes Town Centre	12%	32	38
Milton Keynes 017	Northfield Business Park	3%	22	47
	Kingston Business Park	3%	22	9
	Brinklow Business Park	3%	19	7
	The Open University	3%	16	33
Milton Keynes 022	Tilbrook	5%	14	15
Milton Keynes 024	Magna Park	4%	6	19

Where people work

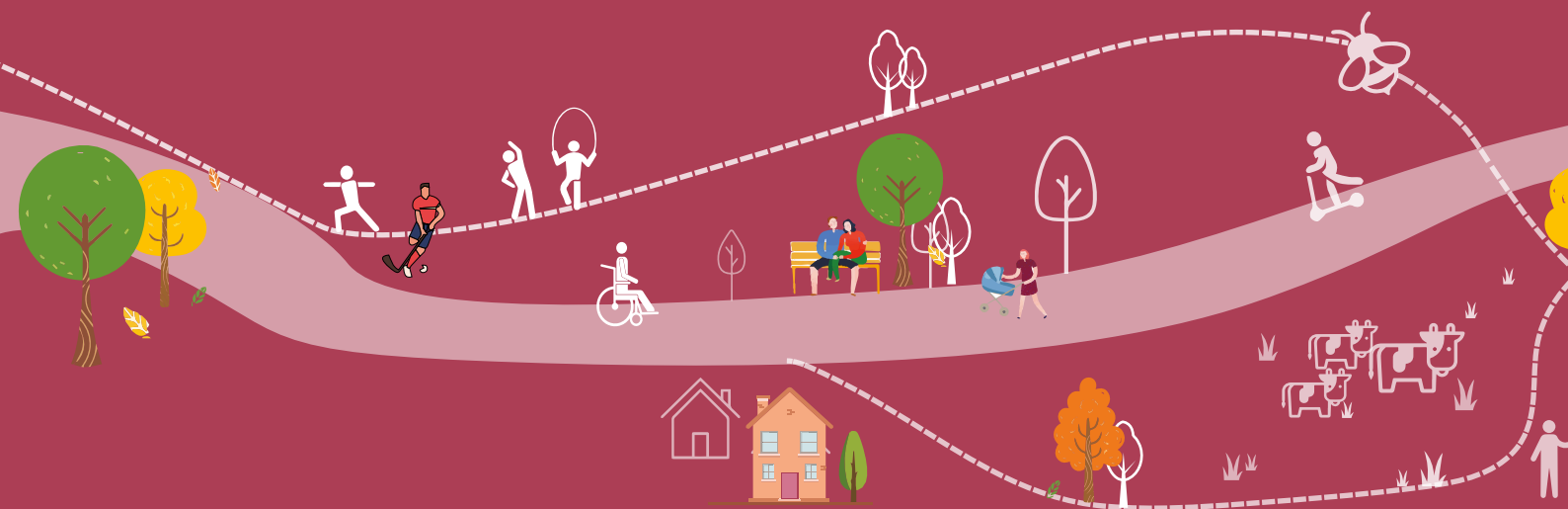


# Design principles

**Comprehensively planning a new place provides a unique opportunity to shape the physical form and social fabric of the community. In response to recent guidance, 'Building Better, Building Beautiful', the design principles for Land at Park Farm will provide a blueprint to guide the vision and create a sense of place.**

The aspirations for the new community are set out below, integrating the Seven Big Ambitions for Milton Keynes as articulated in the MK Futures Strategy for 2050. It is important to remember the holistic objective of these principles. Taken together, they form an indivisible and interlocking framework for the delivery of a high-quality place:

- **To strengthen Milton Keynes' special qualities** through the creation of a locally rooted place
- **To contribute to making Milton Keynes a leading green and cultural city** through the retention of existing vegetation where possible and the instatement of a comprehensive landscape strategy for a nature-centred neighbourhood



- **To ensure everyone has a decent home** by bringing the site forward for development which makes an incremental contribution to borough-wide housing targets. Further, to establish a strong, vernacular yet creative design character, which celebrates the site's natural features and developing characteristics.
- **To build a safe community that supports health and wellbeing** by centring the site around compact development parcels and pedestrian and cycle routes are integrated for greater connectivity and neighbourliness
- **To cumulatively, alongside surrounding development, create a vibrant, mixed use area where business growth is supported and opportunities abound.**
- **Make active travel easier and the go-to option** for prospective residents and visitors through aspirations to link up to the Redway cycle route network and the public footpath to the south.



# Benefits



Provision of up to 100 dwellings in a range of sizes and tenures



Creation of ample amount of public open space (1.72 hectares), permeating throughout the new neighbourhood



Forged connections between local cycle network (redways) and public rights of way



An emphasis on ensuring the health and wellbeing of new residents is prioritised



Biodiversity enhancements, achieving a minimum of 10% BNG, through safeguarding existing ecology and the creation of new habitats





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16 Lenten Street  
Alton  
Hampshire  
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First Floor Studio  
The Old School  
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## **Appendix B Transport Strategy Note**

4 October 2024

SLR Project No.: 425.065276.00001

## Land at Park Farm, Wavendon, Milton Keynes

### Transport Strategy (to support Local Plan Representations)

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## Introduction

1. SLR have been commissioned on behalf of Obsidian Strategic to provide an initial Transport Strategy for land at Park Farm, Wavendon, Milton Keynes. The site falls within the administrative boundary of Milton Keynes City Council (MKCC). The location of the site is provided in **Figure 1** below.
2. The site comprises a parcel of land totalling circa 4.9ha with the intention to provide approximately 80 to 100 residential dwellings. This Transport Strategy, sets out an initial access strategy for the site, the accessibility of the site by sustainable and active modes and a high-level impact assessment.

## Planning Background

3. MKCC has published its Regulation 18 draft City Plan (CP) for consultation until 9 October 2024. The emerging plan will cover an extended plan making period up to 2050, and seeks to deliver MKCC's long-term ambitions for growth which are set out in the MK Strategy for 2050 (adopted January 2021). Within the CP, 'Land at Park Farm' falls within the site allocation boundary of the proposed East of Wavendon Strategic City Extension detailed under Draft Policy GS15.
4. Draft Policy GS15 states that the East of Wavendon Strategic City Extension is expected to deliver around 3,000 homes, primary and secondary education, health facilities and a range of other community amenities, including play space, convenience and service retail units and active travel and public transport links.
5. With respect to transport, criterion E.10 of draft Policy GS15 requires:

*The phased introduction of a comprehensive network of transport infrastructure that follows the movement hierarchy set out in Policy GS4 to include:*

- i. Segregated routes for active travel that integrates well the surrounding network of active travel routes, route(s) for Mass Rapid Transit and public transport*
- ii. A dedicated, and if feasible traffic-segregated, route and infrastructure for Mass Rapid Transit connecting from Keightley Gate and through the site, with appropriate protection and safeguarding to allow onward extension or connection to land east of the Strategic City Extension into Central Bedfordshire*
- iii. Routes for movement of general traffic with the primary access connecting into Keightley Gate and secondary accesses onto Newport Road and Cranfield Road, with appropriate protection and safeguarding to allow onward extension or connection to land east of the Strategic City Extension into Central Bedfordshire.*
- iv. New and/or upgraded active travel connections to and crossings of Newport Road and Lower End Road to ensure appropriate connectivity with existing communities and community amenities.*
- v. Infrastructure and traffic management measures to mitigate impacts upon the wider highway network.*

6. It is stated within the Strategic Housing Land Availability Assessment (SHLAA) under Land at Park Farm, Lower End Road, Wavendon (ref: 110542) that:

*“No direct vehicle access can be taken onto Lower End Road and the site will need two full forms of vehicle access therefore, it would have to be delivered alongside the neighbouring golf course land with an access to be provided by an extension of Keightley Gate.”*

7. This note seeks to demonstrate that an access strategy can allow a development of c.100 dwellings to come forward on land at Park Farm via Lower End Road in line with sustainable travel principles and ahead of connections being achieved from the wider allocation.

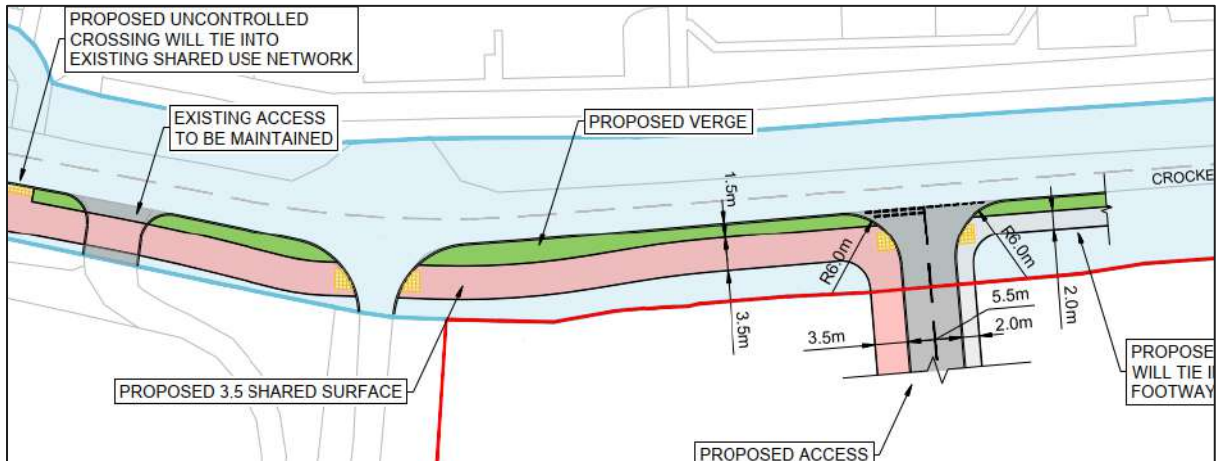


## Vehicular Access

8. Draft Policy GS15 sets an expectation that primary vehicular access will be achieved by connecting into Keightley Gate via Glebe Farm to the north. Secondary accesses are to be provided onto Newport Road and Cranfield Road, with new and/or upgraded active travel connections to and crossings of Lower End Road expected to ensure appropriate connectivity with existing communities.
9. This Transport Strategy sets out an access solution via Lower End Road whilst the wider transport aspirations of the City Plan for the East of Wavendon Strategic City Extension are being realised. It does not preclude the aspirations of the 2050 CP coming forward.
10. The vehicular access would form a simple priority junction onto Lower End Road to facilitate the build out and occupation of an early delivery phase of residential development within the Strategic City Extension.
11. Once a future connection to Keightley Gate via Glebe Farm to the north has been made or when secondary accesses are provided onto Newport Road and Cranfield Road and internal connections to land at Park Farm are achieved from the wider allocation then this access could be re-purposed to an active travel and emergency vehicle access or retained, subject to the aspirations of the wider allocation at the time.
12. An indicative layout of the priority access to the site is shown below in **Figure 1** and in full at **Appendix A**. The carriageway width provided into the site is 5.5m.



**Figure 1: Vehicular Site Access**



13. The access would feature an extension of, and connection into, the existing shared use footway/ cycleway at the southern end of LeBlanc Close into the site.
14. Speed surveys were undertaken on Tuesday 24<sup>th</sup> September on Lower End Road to understand what visibilities would be required. The results of this survey are detailed in **Table 1** below.

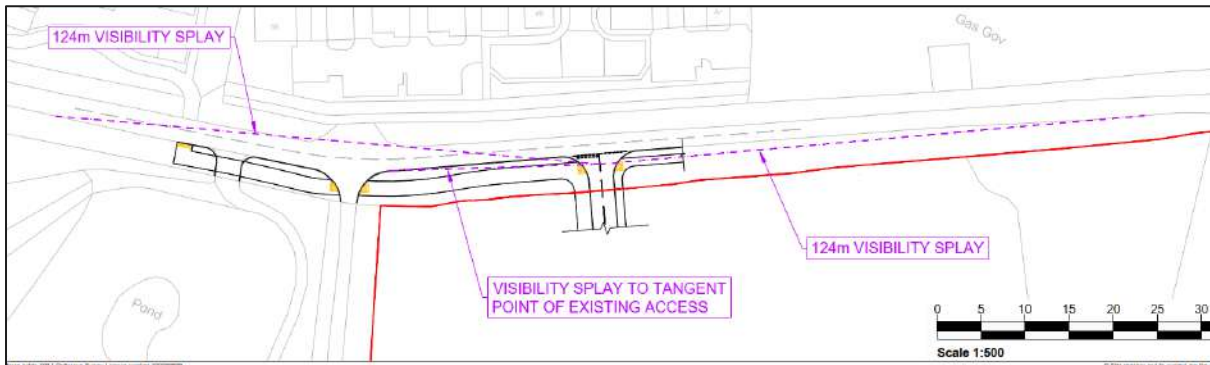
**Table 1: Speed Survey Results**

85 <sup>th</sup> Percentile Speeds (Mph)	AM	PM	Ave
Eastbound	46.2	44.0	45.1
Westbound	45.2	45.3	45.2

15. **Table 1** shows that vehicles do not travel at the sign posted 60mph within the vicinity of the site and the 85<sup>th</sup> percentile speed of vehicles is circa 15mph less. On this basis, the visibility required to the east and west would be 2.4m x 124m. This is achievable and shown within **Figure 2** below.



**Figure 2: Visibility 2.4 x 124m**



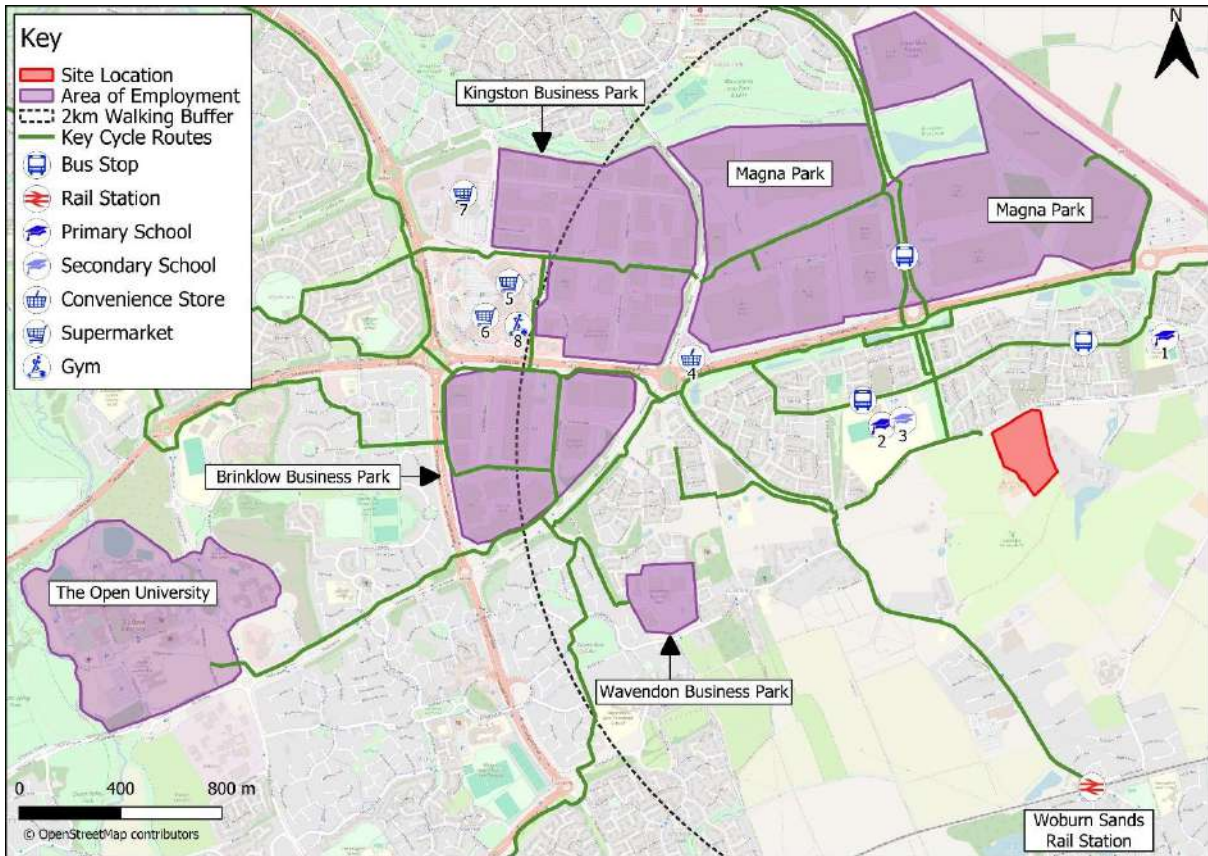
16. It is clear from the above drawn that safe and suitable access can be achieved for vehicles accessing the site via Lower End Road.

## Site Connectivity

17. The site is located to the south of Lower End Road, to the south of two relatively new developments known as Glebe Farm and Eagle Farm South. As such the site location benefits from an existing network of footways and shared use routes to employment, food retail and education facilities as shown in **Figure 3**.
18. The distance to each facility is presented in **Table 2** below.



**Figure 3: Local Site Connectivity**



**Table 2: Local Facilities**

Ref.	Facility	Distance (km)	Walking Time (Minutes)	Cycling Time (Minutes)
1	St. Mary's C of E Primary School	1.6	20	6
2	Glebe Farm School	1.0	13	4
3	Glebe Farm School	1.0	13	4
4	M&S Simply Food	1.7	21	7
5	Tesco Extra	2.8	35	11
6	Aldi	2.6	33	10
7	Costco	3.0	38	12
8	Kingston Gym	2.6	33	10

19. **Table 2** shows that there are several regular daily journeys that can be undertaken by foot or cycle given the current active travel infrastructure and proximity to the site with journeys to food retail under 21 minutes via foot, to education under 20 minutes via foot and leisure under 10 minutes via cycle.



20. Cycle infrastructure to the north of the site is provided in the form of off-street shared footway/cycleways. There is a shared footway/cycleway which runs through the residential area to the north of the site, this shared footway/cycleway links to another shared footway/cycleway along Burney Drive and continues north into Magna Park.
  
21. There is a shared footway/cycleway provided to the west of the site on the northern side of Lower End Road, which continues west onto Newport Road. Cyclists can continue south along Newport Road towards Woburn Sands Rail Station, a 2.3km (7-minute) cycling distance. Travelling north, cyclists can link to a further network of shared footway/cycleways along the A421.
  
22. The site benefits from its proximity to the bus network. The nearest bus stop to the site is provided on Burney Drive, circa 800m (11-minute) walking distance north of the site. There is a further bus stop provided on Fen Street, circa 1.0km (14-minute) walking distance to the north of the site. These bus stops are served by the 3/3A, 34, and M5/M6 bus services. These bus services provide connections to nearby Milton Keynes Town Centre and rail station, as well as nearby areas of employment.

**Table 3: Bus Services Summary**

Bus Service	Route	Frequency (per hour)		
		Mon-Fri	Sat	Sun
3/3A	Milton Keynes – Magna Park	4	4	2
34	Milton Keynes – Flitwick	1	1	-
M5/M6	Wolverton – Magna Park	5 (per day)		

23. As shown in **Table 3**, the nearby bus services provide regular connections between the site and Milton Keynes.

### Where people work

24. In order to determine the likely areas where future residents would work, existing census data has been reviewed. This data has been retrieved from the 2011 census which provides a breakdown of “Method of Travel to Work” for the Milton Keynes 024 Middle Super Output Area (MSOA). This provides a breakdown of where current residents in the Milton Keynes 024 MSOA work, which indicates where future residents are likely to work. The results showed that 66% of people who lived within Milton Keynes 024 MSOA worked within Milton



Keynes. The key MSOA attractors within Milton Keynes is provided within **Table 4** with the largest employment zone(s) in each resulting MSOA identified as the key employment destination(s).

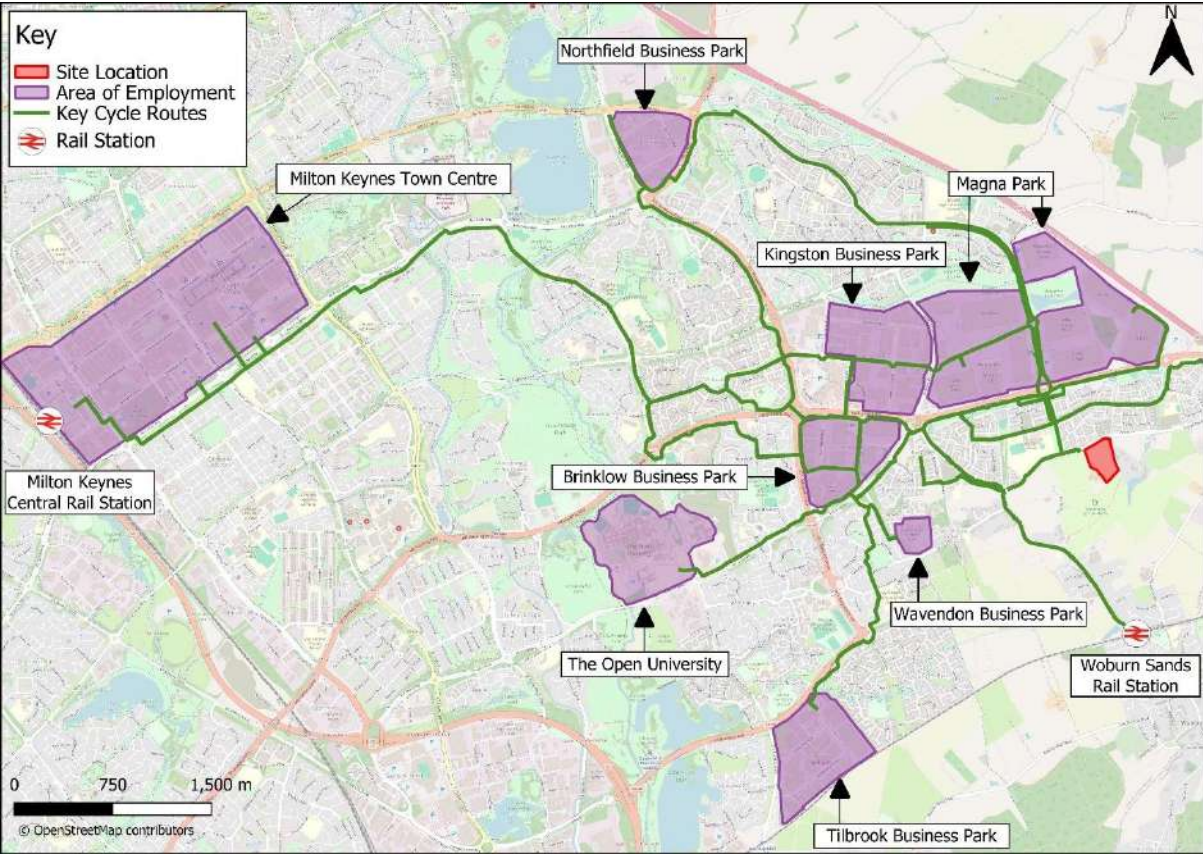
**Table 4: Where people Work**

MSOA	Identified Employment Location	% people who work there	Journey Time Cycling	Journey Time Bus
Milton Keynes 014	Milton Keynes Town Centre	12%	32 minutes	38 minutes
Milton Keynes 017	Northfield Business Park	3%	22 minutes	47 minutes
	Kingston Business Park	3%	22 minutes	9 minutes
	Brinklow Business Park	3%	19 minutes	7 minutes
	The Open University	3%	16 minutes	33 minutes
Milton Keynes 022	Tilbrook	5%	14 minutes	15 minutes
Milton Keynes 024	Magna Park	4%	6 minutes	19 minutes

25. The remaining key areas that residents travel to for work include Central beds (12%), Bedford (4%) and Luton (3%) however the vast majority stay within Milton Keynes.
26. **Figure 4** below provides an overview of the nearby cycle routes which link the site to the identified employment areas.



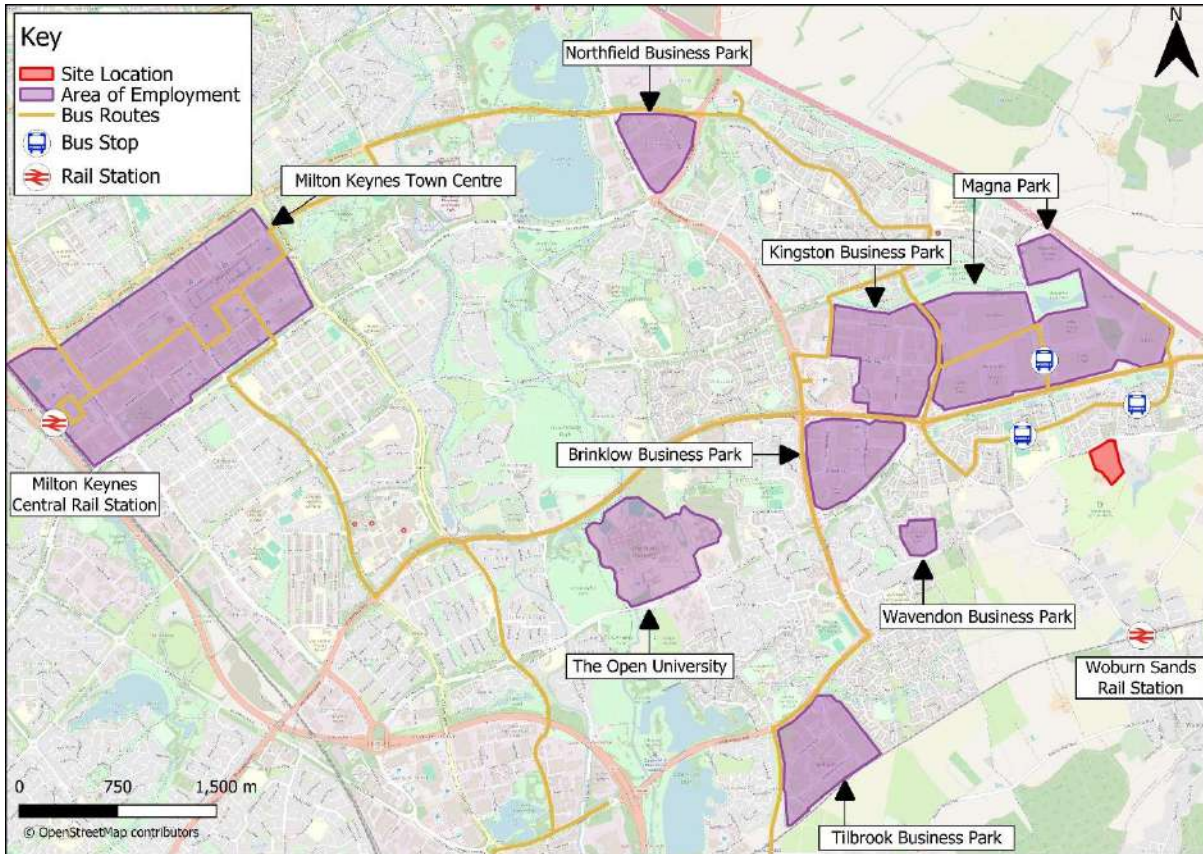
**Figure 4: Key Cycle Routes**



27. **Figure 5** below provides an overview of the nearby bus services and their connections to the identified employment areas.



**Figure 5: Bus Services Overview**



- 28. As shown in **Figure 4** and **Figure 5** there are several opportunities for future residents to cycle or get the bus to nearby employment areas with journey times within 30 minutes for most destinations via cycle and several journeys by bus under 30 minutes as shown in **Table 4**.
- 29. It is therefore considered that the site is in a sustainably located area with opportunities to connect to the existing infrastructure and promote its use without the need of access via neighbouring parcels or allocations. The site will also contribute to, and connect into, the comprehensive community infrastructure that is expected to come forward as identified within paragraph 4 above.

## Vision-led Traffic Impact

- 30. This section details an initial high-level vehicular trip generation for the proposed development.



31. The industry standard TRICS database has been used to determine the likely vehicular trips generated by the proposed 100 units. The TRICS report used to inform this calculation is provided within **Appendix B** with a summary of the trip rates and trips provided in **Table 5**.

**Table 5: Indicative Vehicular Trip generation**

	Arrive	Depart	Two-way	Arrive	Depart	Two-way
Trip Rates	0.136	0.366	0.502	0.343	0.148	0.491
Trip Generation	14	37	50	34	15	49

32. The above trip rates would suggest that the development would generate circa 50 two-way vehicle trips in the morning and evening peak hour. Given the dates of the surveys prior to the COVID-19 pandemic and the new way of working and deliveries for food and retail. It is considered that the above is an outdated calculation whereby a more Vision-led approach would need to be taken.
33. The NPPF is currently undergoing consultation whereby a vision-led approach to transport planning is being promoted.
34. Vision-led transport planning' is a modern approach applied by SLR Consulting. It supports the objectives of the National Planning Policy Framework and net zero carbon policies of Local Planning Authorities including emerging City Plan Objectives such as Policies: GS4 Strategy for People Friendly and Healthy Places; GS10 Movement and Access; PFHP6 Designing Healthy Streets; and CEA7 Mitigating wider environmental pollution. It can also promote the ESG objectives of developers and masterplanners.
35. The vision for this strategic city extension would include objectives such as: sustainable modal shares; spaces for people rather than vehicles, maximising walkability and public health; and creating a resilient community with local amenities. Visions would be realised through two main categories of intervention: placemaking and mobility through connecting to the new developments and draft allocations to ensure a sustainable development is promoted.
36. On this basis, the 50 two-way trips is considered to be an unrealistic initial representation of future car journeys from this site. However, for the purposes of an upper bound the 50 two-



way trips, once distributed onto the local highway network would comprise less than 1 vehicle a minute and as such is not anticipated to impact local junctions.

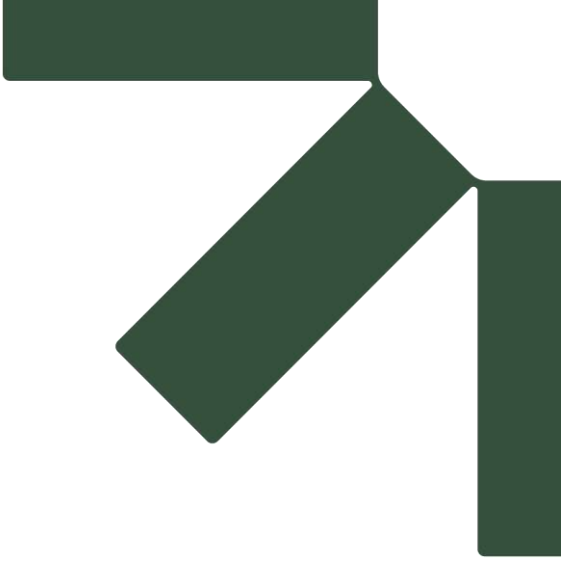
## Summary and Conclusions

37. SLR have been commissioned on behalf of Obsidian Strategic to provide an initial Transport Strategy for land at Park Farm, Wavendon, Milton Keynes. The site comprises a parcel of land totalling circa 4.9ha, with the intention to provide approximately 80 to 100 residential dwellings.
38. The site is allocated within the draft Regulation 18 Milton Keynes City Plan 2025 under draft policy 'GS15 East of Wavendon Strategic City Extension'. The emerging policy anticipates that the main vehicular site accesses to the Strategic City Extension would be via the newly built developments to the north and secondary accesses via Newport Road and Cranfield Road.
39. The above Transport Strategy demonstrates that as an early phase of the build out of the wider allocation, the development can come forward by taking access from Lower End Road via a simple priority junction with visibility achievable to observed speeds. On this basis, this access would service as the primary access to the development within land at Park Farm until wider connections are made; at which point this access could either be re-purposed to an active travel and emergency vehicle access only or be retained subject to the aspirations of the wider allocation at the time.
40. This report has demonstrated that 66% of people who currently live in the MSOA of the proposed site work in Milton Keynes. Through the connectivity plans above it is clear that many of the journeys to the workplaces can be facilitated by cycle and public transport within modest time scales (less than 30 minutes).
41. The site also proposed to connect into the existing shared use route to the north of Lower End Road enabling pedestrians and cyclists to access education and food retail in journeys less than 25 minutes.



42. The trip impact of the development indicated that the vehicular impact of the site will be low with scope through a robust travel plan and vision-led planning approach to design a development that is focused on sustainable transport as opposed to the car.
  
43. In conclusion, this note demonstrates that an access strategy can allow a development of c.100 dwellings to come forward on land at Park Farm via Lower End Road in line with sustainable travel principles and ahead of connections being achieved from the wider allocation.





# Appendix A Priority Access

STREET VIEW: LOWER END LANE, EASTBOUND

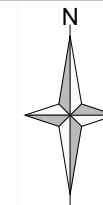


INDIACTIVE LOCATION OF PROPOSED ACCESS

STREET VIEW: LOWER END LANE, WESTBOUND



LOCATION PLAN  
SCALE: NTS



Notes:

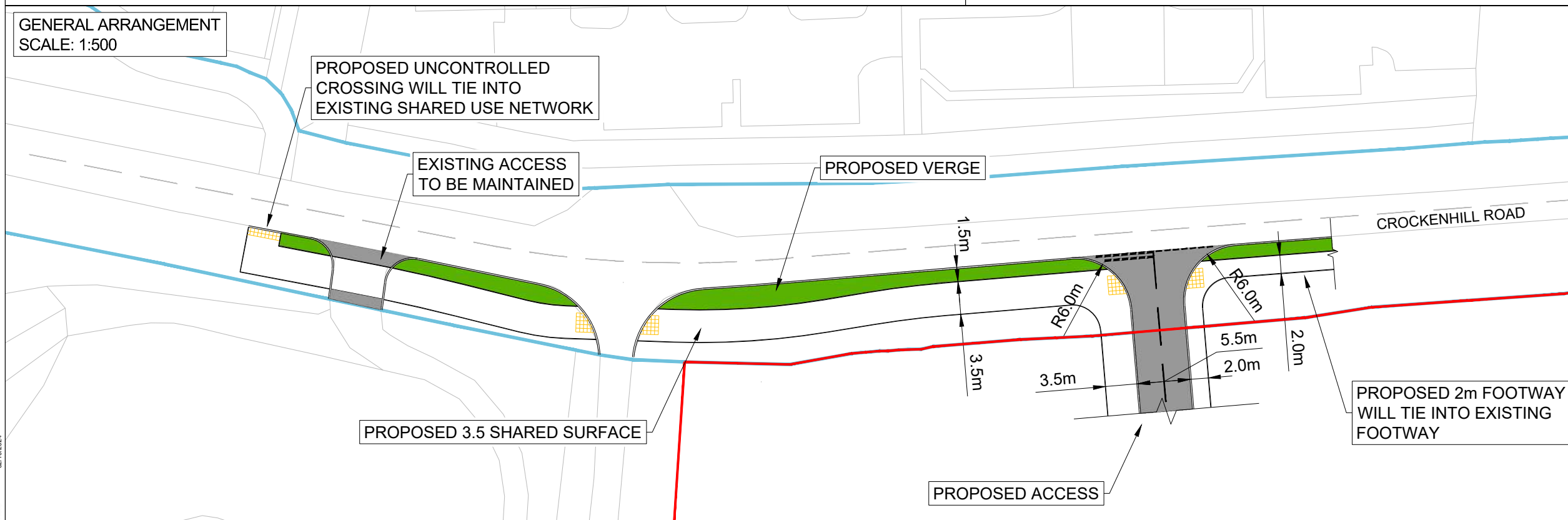
This drawing is for information only subject to:

1. Receipt of highway boundary data
2. Receipt of topographical survey data
3. Road safety audit
4. Local highway authority review / approval
5. Full vertical alignment
6. Final design check / review

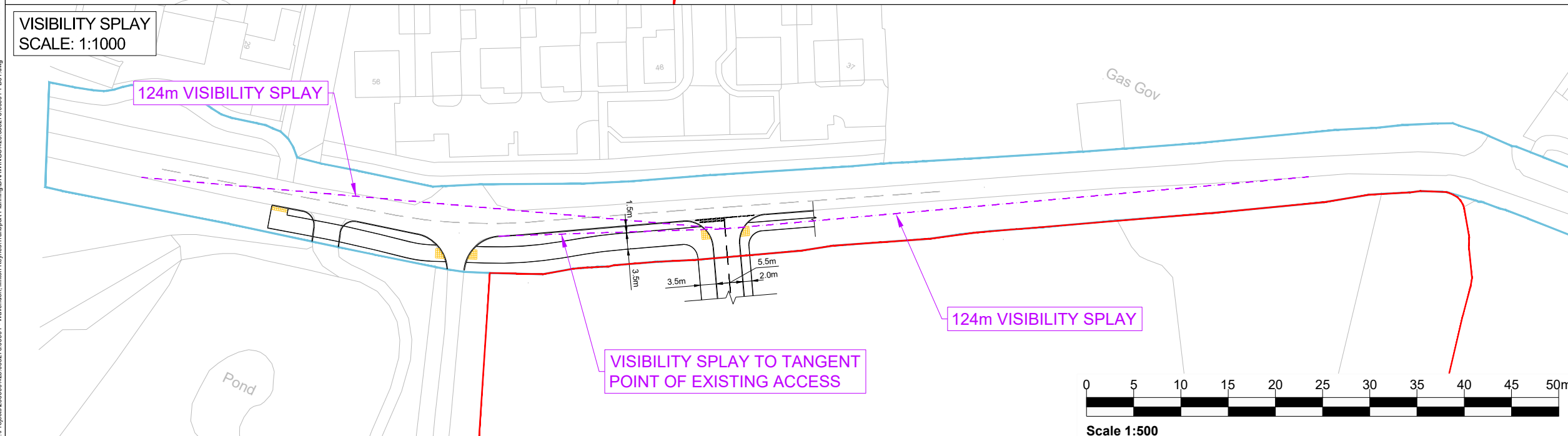
Key:

- Indicative red line boundary
- Existing highway boundary
- Proposed kerbline
- Proposed road markings
- Proposed (uncontrolled) tactile paving
- 2.4m x 124m visibility splay based on results of measured speed survey
- Proposed carriageway
- Proposed footway
- Proposed verge
- Proposed shared surface
- ▤ Potential access location

GENERAL ARRANGEMENT  
SCALE: 1:500



VISIBILITY SPLAY  
SCALE: 1:1000



Rev	Amendments	Date	By	Chk	Auth



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Drawing Status & Suitability Code **DRAFT**

Client **OBSIDIAN STRATEGIC**

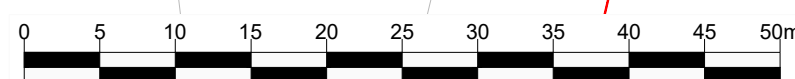
Project **WAVENDON, MILTON KEYNES**

Drawing Title **PROPOSED ACCESS**

Scale **1:1000 @ A3** SLR Project No. **425.065276.00001-PD01**

Designed	Drawn	Checked	Authorised
AA	AA	TF	DC
Date	Date	Date	Date
26.09.24	26.09.24	26.09.24	26.09.24

Drawing Number **425.065276.00001-PD01** Rev. **-**



Scale 1:500

02/10/2024  
 X:\Projects\230000\425.065276.00001 - Wavendon, Milton Keynes\Transport Planning\Drawings\425.065276.00001-PD01.dwg



## Appendix B TRICS Report

## TRIP RATE CALCULATION SELECTION PARAMETERS:

Land Use : 03 - RESIDENTIAL  
Category : A - HOUSES PRIVATELY OWNED  
TOTAL VEHICLES

Selected regions and areas:

02	SOUTH EAST	
	CT CENTRAL BEDFORDSHIRE	1 days
	EX ESSEX	2 days
	HC HAMPSHIRE	2 days
	HF HERTFORDSHIRE	1 days
	KC KENT	3 days
	SC SURREY	2 days
	WB WEST BERKSHIRE	1 days
	WS WEST SUSSEX	2 days
03	SOUTH WEST	
	DC DORSET	1 days
04	EAST ANGLIA	
	NF NORFOLK	7 days
05	EAST MIDLANDS	
	DY DERBY	1 days
06	WEST MIDLANDS	
	ST STAFFORDSHIRE	1 days
09	NORTH	
	DH DURHAM	2 days

*This section displays the number of survey days per TRICS® sub-region in the selected set*

## Primary Filtering selection:

*This data displays the chosen trip rate parameter and its selected range. Only sites that fall within the parameter range are included in the trip rate calculation.*

Parameter: No of Dwellings  
Actual Range: 50 to 456 (units: )  
Range Selected by User: 50 to 500 (units: )

Parking Spaces Range: All Surveys Included

Parking Spaces per Dwelling Range: All Surveys Included

Bedrooms per Dwelling Range: All Surveys Included

Percentage of dwellings privately owned: All Surveys Included

Public Transport Provision:

Selection by: Include all surveys

Date Range: 01/01/16 to 14/05/24

*This data displays the range of survey dates selected. Only surveys that were conducted within this date range are included in the trip rate calculation.*

Selected survey days:

Monday	4 days
Tuesday	10 days
Wednesday	5 days
Thursday	4 days
Friday	3 days

*This data displays the number of selected surveys by day of the week.*

Selected survey types:

Manual count	24 days
Directional ATC Count	2 days

*This data displays the number of manual classified surveys and the number of unclassified ATC surveys, the total adding up to the overall number of surveys in the selected set. Manual surveys are undertaken using staff, whilst ATC surveys are undertaken using machines.*

Selected Locations:

Suburban Area (PPS6 Out of Centre)	2
Edge of Town	24

*This data displays the number of surveys per main location category within the selected set. The main location categories consist of Free Standing, Edge of Town, Suburban Area, Neighbourhood Centre, Edge of Town Centre, Town Centre and Not Known.*

Selected Location Sub Categories:

Residential Zone	23
Out of Town	1
No Sub Category	2

*This data displays the number of surveys per location sub-category within the selected set. The location sub-categories consist of Commercial Zone, Industrial Zone, Development Zone, Residential Zone, Retail Zone, Built-Up Zone, Village, Out of Town, High Street and No Sub Category.*

Inclusion of Servicing Vehicles Counts:

Servicing vehicles Included	17 days - Selected
Servicing vehicles Excluded	74 days - Selected

## Secondary Filtering selection:

Use Class:

C3 26 days

*This data displays the number of surveys per Use Class classification within the selected set. The Use Classes Order (England) 2020 has been used for this purpose, which can be found within the Library module of TRICS@.*

Population within 500m Range:

All Surveys Included

## Secondary Filtering selection (Cont.):

Population within 1 mile:

1,001 to 5,000	3 days
5,001 to 10,000	9 days
10,001 to 15,000	9 days
15,001 to 20,000	4 days
20,001 to 25,000	1 days

*This data displays the number of selected surveys within stated 1-mile radii of population.*

Population within 5 miles:

5,001 to 25,000	5 days
25,001 to 50,000	3 days
50,001 to 75,000	3 days
75,001 to 100,000	4 days
125,001 to 250,000	9 days
250,001 to 500,000	2 days

*This data displays the number of selected surveys within stated 5-mile radii of population.*

Car ownership within 5 miles:

0.6 to 1.0	7 days
1.1 to 1.5	16 days
1.6 to 2.0	3 days

*This data displays the number of selected surveys within stated ranges of average cars owned per residential dwelling, within a radius of 5-miles of selected survey sites.*

Travel Plan:

Yes	17 days
No	9 days

*This data displays the number of surveys within the selected set that were undertaken at sites with Travel Plans in place, and the number of surveys that were undertaken at sites without Travel Plans.*

PTAL Rating:

No PTAL Present	25 days
2 Poor	1 days

*This data displays the number of selected surveys with PTAL Ratings.*

LIST OF SITES relevant to selection parameters

1	CT-03-A-03 ARLESEY ROAD STOTFOLD	MIXED HOUSES		CENTRAL BEDFORDSHIRE
	Edge of Town Residential Zone Total No of Dwellings:		73	
	<i>Survey date: TUESDAY</i>		<i>27/06/23</i>	<i>Survey Type: MANUAL</i>
2	DC-03-A-11 A350 SHAFTESBURY	MIXED HOUSES		DORSET
	Edge of Town No Sub Category Total No of Dwellings:		141	
	<i>Survey date: TUESDAY</i>		<i>31/10/23</i>	<i>Survey Type: MANUAL</i>
3	DH-03-A-01 GREENFIELDS ROAD BISHOP AUCKLAND	SEMI DETACHED		DURHAM
	Suburban Area (PPS6 Out of Centre) Residential Zone Total No of Dwellings:		50	
	<i>Survey date: TUESDAY</i>		<i>28/03/17</i>	<i>Survey Type: MANUAL</i>
4	DH-03-A-03 PILGRIMS WAY DURHAM	SEMI -DETACHED & TERRACED		DURHAM
	Edge of Town Residential Zone Total No of Dwellings:		57	
	<i>Survey date: FRIDAY</i>		<i>19/10/18</i>	<i>Survey Type: MANUAL</i>
5	DY-03-A-01 RADBOURNE LANE DERBY	MIXED HOUSES		DERBY
	Edge of Town Residential Zone Total No of Dwellings:		371	
	<i>Survey date: TUESDAY</i>		<i>10/07/18</i>	<i>Survey Type: MANUAL</i>
6	EX-03-A-02 MANOR ROAD CHIGWELL GRANGE HILL	DETACHED & SEMI -DETACHED		ESSEX
	Edge of Town Residential Zone Total No of Dwellings:		97	
	<i>Survey date: MONDAY</i>		<i>27/11/17</i>	<i>Survey Type: MANUAL</i>
7	EX-03-A-03 KESTREL GROVE RAYLEIGH	MIXED HOUSES		ESSEX
	Edge of Town Residential Zone Total No of Dwellings:		123	
	<i>Survey date: MONDAY</i>		<i>27/09/21</i>	<i>Survey Type: MANUAL</i>

LIST OF SITES relevant to selection parameters (Cont.)

8	HC-03-A-27 DAIRY ROAD ANDOVER	MIXED HOUSES		HAMPSHIRE
	Edge of Town Residential Zone Total No of Dwellings:		73	
	Survey date: <i>TUESDAY</i>		<i>16/11/21</i>	Survey Type: <i>MANUAL</i>
9	HC-03-A-37 REDFIELDS LANE FLEET CHURCH CROOKHAM	MIXED HOUSES		HAMPSHIRE
	Edge of Town Residential Zone Total No of Dwellings:		50	
	Survey date: <i>WEDNESDAY</i>		<i>27/03/24</i>	Survey Type: <i>MANUAL</i>
10	HF-03-A-03 HARE STREET ROAD BUNTINGFORD	MIXED HOUSES		HERTFORDSHIRE
	Edge of Town Residential Zone Total No of Dwellings:		160	
	Survey date: <i>MONDAY</i>		<i>08/07/19</i>	Survey Type: <i>MANUAL</i>
11	KC-03-A-04 KILN BARN ROAD AYLESFORD DITTON	SEMI -DETACHED & TERRACED		KENT
	Edge of Town Residential Zone Total No of Dwellings:		110	
	Survey date: <i>FRIDAY</i>		<i>22/09/17</i>	Survey Type: <i>MANUAL</i>
12	KC-03-A-07 RECVLVER ROAD HERNE BAY	MIXED HOUSES		KENT
	Edge of Town Residential Zone Total No of Dwellings:		288	
	Survey date: <i>WEDNESDAY</i>		<i>27/09/17</i>	Survey Type: <i>MANUAL</i>
13	KC-03-A-10 HEADCORN ROAD STAPLEHURST	MIXED HOUSES		KENT
	Edge of Town Residential Zone Total No of Dwellings:		106	
	Survey date: <i>TUESDAY</i>		<i>09/05/23</i>	Survey Type: <i>MANUAL</i>
14	NF-03-A-29 BEAUFORT WAY GREAT YARMOUTH BRADWELL	MIXED HOUSES		NORFOLK
	Edge of Town Residential Zone Total No of Dwellings:		456	
	Survey date: <i>WEDNESDAY</i>		<i>22/09/21</i>	Survey Type: <i>DIRECTIONAL ATC COUNT</i>
15	NF-03-A-31 BRANDON ROAD SWAFFHAM	MIXED HOUSES		NORFOLK
	Edge of Town Residential Zone Total No of Dwellings:		321	
	Survey date: <i>THURSDAY</i>		<i>22/09/22</i>	Survey Type: <i>DIRECTIONAL ATC COUNT</i>

LIST OF SITES relevant to selection parameters (Cont.)

16	NF-03-A-33 LONDON ROAD ATTLEBOROUGH	MIXED HOUSES		NORFOLK
	Edge of Town Residential Zone Total No of Dwellings:		143	
	<i>Survey date: THURSDAY</i>		<i>29/09/22</i>	<i>Survey Type: MANUAL</i>
17	NF-03-A-34 NORWICH ROAD SWAFFHAM	MIXED HOUSES		NORFOLK
	Edge of Town Out of Town Total No of Dwellings:		80	
	<i>Survey date: TUESDAY</i>		<i>27/09/22</i>	<i>Survey Type: MANUAL</i>
18	NF-03-A-36 LONDON ROAD WYMONDHAM	MIXED HOUSES		NORFOLK
	Edge of Town No Sub Category Total No of Dwellings:		75	
	<i>Survey date: THURSDAY</i>		<i>29/09/22</i>	<i>Survey Type: MANUAL</i>
19	NF-03-A-39 HEATH DRIVE HOLT	MIXED HOUSES		NORFOLK
	Edge of Town Residential Zone Total No of Dwellings:		212	
	<i>Survey date: TUESDAY</i>		<i>27/09/22</i>	<i>Survey Type: MANUAL</i>
20	NF-03-A-52 LYNNSPORT WAY KING'S LYNN	MIXED HOUSES		NORFOLK
	Suburban Area (PPS6 Out of Centre) Residential Zone Total No of Dwellings:		130	
	<i>Survey date: TUESDAY</i>		<i>07/11/23</i>	<i>Survey Type: MANUAL</i>
21	SC-03-A-05 REIGATE ROAD HORLEY	MIXED HOUSES		SURREY
	Edge of Town Residential Zone Total No of Dwellings:		207	
	<i>Survey date: MONDAY</i>		<i>01/04/19</i>	<i>Survey Type: MANUAL</i>
22	SC-03-A-11 FOLLY HILL FARNHAM	MIXED HOUSES		SURREY
	Edge of Town Residential Zone Total No of Dwellings:		96	
	<i>Survey date: TUESDAY</i>		<i>14/05/24</i>	<i>Survey Type: MANUAL</i>

LIST OF SITES relevant to selection parameters (Cont.)

23	ST-03-A-07 BEACONSIDE STAFFORD MARSTON GATE Edge of Town Residential Zone Total No of Dwellings: 248 <i>Survey date: WEDNESDAY 22/11/17</i>	DETACHED & SEMI -DETACHED	STAFFORDSHIRE	<i>Survey Type: MANUAL</i>
24	WB-03-A-03 DORKING WAY READING CALCOT Edge of Town Residential Zone Total No of Dwellings: 108 <i>Survey date: FRIDAY 09/09/22</i>	MIXED HOUSES	WEST BERKSHIRE	<i>Survey Type: MANUAL</i>
25	WS-03-A-08 ROUNDSTONE LANE ANGMERING  Edge of Town Residential Zone Total No of Dwellings: 180 <i>Survey date: THURSDAY 19/04/18</i>	MIXED HOUSES	WEST SUSSEX	<i>Survey Type: MANUAL</i>
26	WS-03-A-14 TODDINGTON LANE LITTLEHAMPTON WICK Edge of Town Residential Zone Total No of Dwellings: 117 <i>Survey date: WEDNESDAY 20/10/21</i>	MIXED HOUSES	WEST SUSSEX	<i>Survey Type: MANUAL</i>

*This section provides a list of all survey sites and days in the selected set. For each individual survey site, it displays a unique site reference code and site address, the selected trip rate calculation parameter and its value, the day of the week and date of each survey, and whether the survey was a manual classified count or an ATC count.*

MANUALLY DESELECTED SURVEYS

Site Ref	Survey Date	Reason for Deselection
ES-03-A-03	11/07/16	Includes Flats
ES-03-A-07	07/11/19	Includes Flats
ES-03-A-08	12/10/22	Includes Flats
ES-03-A-10	28/09/23	Includes Flats
ES-03-A-14	30/04/24	Includes Flats
HC-03-A-23	19/11/19	Includes Flats
HC-03-A-26	24/06/21	Undertaken during COVID-19
HC-03-A-28	08/11/21	Includes Flats
HC-03-A-33	04/07/23	Includes Flats
HC-03-A-34	14/11/23	Includes Flats
HC-03-A-35	31/10/23	Includes Flats
HC-03-A-36	12/09/23	Includes Flats
HF-03-A-06	28/11/23	Includes Flats
KC-03-A-03	14/07/16	Includes Flats
KC-03-A-06	27/09/17	Includes Flats
KC-03-A-11	20/03/23	Includes Flats
KC-03-A-12	19/09/23	Includes Flats
NF-03-A-07	20/09/19	Includes Flats
NF-03-A-25	21/09/21	Includes Flats
NF-03-A-32	21/09/22	Includes Flats
NF-03-A-35	28/09/22	Includes Flats
NF-03-A-47	21/09/22	Includes Flats
SF-03-A-09	24/06/21	Undertaken during COVID-19
SF-03-A-10	22/06/21	Undertaken during COVID-19
SP-03-A-02	12/10/21	Includes Flats
WS-03-A-12	16/06/21	Undertaken during COVID-19
WS-03-A-13	23/06/21	Undertaken during COVID-19
WS-03-A-22	19/03/24	Includes Flats
WS-03-A-23	14/05/24	Includes Flats

TRIP RATE for Land Use 03 - RESIDENTIAL/A - HOUSES PRIVATELY OWNED

TOTAL VEHICLES

Calculation factor: 1 DWELLS

BOLD print indicates peak (busiest) period

Time Range	ARRIVALS			DEPARTURES			TOTALS		
	No. Days	Ave. DWELLS	Trip Rate	No. Days	Ave. DWELLS	Trip Rate	No. Days	Ave. DWELLS	Trip Rate
00:00 - 01:00									
01:00 - 02:00									
02:00 - 03:00									
03:00 - 04:00									
04:00 - 05:00									
05:00 - 06:00									
06:00 - 07:00									
07:00 - 08:00	26	157	0.076	26	157	0.301	26	157	0.377
08:00 - 09:00	26	157	0.136	26	157	0.366	26	157	0.502
09:00 - 10:00	26	157	0.128	26	157	0.165	26	157	0.293
10:00 - 11:00	26	157	0.121	26	157	0.145	26	157	0.266
11:00 - 12:00	26	157	0.126	26	157	0.137	26	157	0.263
12:00 - 13:00	26	157	0.150	26	157	0.140	26	157	0.290
13:00 - 14:00	26	157	0.145	26	157	0.147	26	157	0.292
14:00 - 15:00	26	157	0.170	26	157	0.173	26	157	0.343
15:00 - 16:00	26	157	0.252	26	157	0.154	26	157	0.406
16:00 - 17:00	26	157	0.246	26	157	0.152	26	157	0.398
17:00 - 18:00	26	157	0.343	26	157	0.148	26	157	0.491
18:00 - 19:00	26	157	0.278	26	157	0.143	26	157	0.421
19:00 - 20:00	1	97	0.062	1	97	0.052	1	97	0.114
20:00 - 21:00	1	97	0.031	1	97	0.021	1	97	0.052
21:00 - 22:00									
22:00 - 23:00									
23:00 - 24:00									
Total Rates:			2.264			2.244			4.508

This section displays the trip rate results based on the selected set of surveys and the selected count type (shown just above the table). It is split by three main columns, representing arrivals trips, departures trips, and total trips (arrivals plus departures). Within each of these main columns are three sub-columns. These display the number of survey days where count data is included (per time period), the average value of the selected trip rate calculation parameter (per time period), and the trip rate result (per time period). Total trip rates (the sum of the column) are also displayed at the foot of the table.

To obtain a trip rate, the average (mean) trip rate parameter value (TRP) is first calculated for all selected survey days that have count data available for the stated time period. The average (mean) number of arrivals, departures or totals (whichever applies) is also calculated (COUNT) for all selected survey days that have count data available for the stated time period. Then, the average count is divided by the average trip rate parameter value, and multiplied by the stated calculation factor (shown just above the table and abbreviated here as FACT). So, the method is:  $COUNT/TRP*FACT$ . Trip rates are then rounded to 3 decimal places.

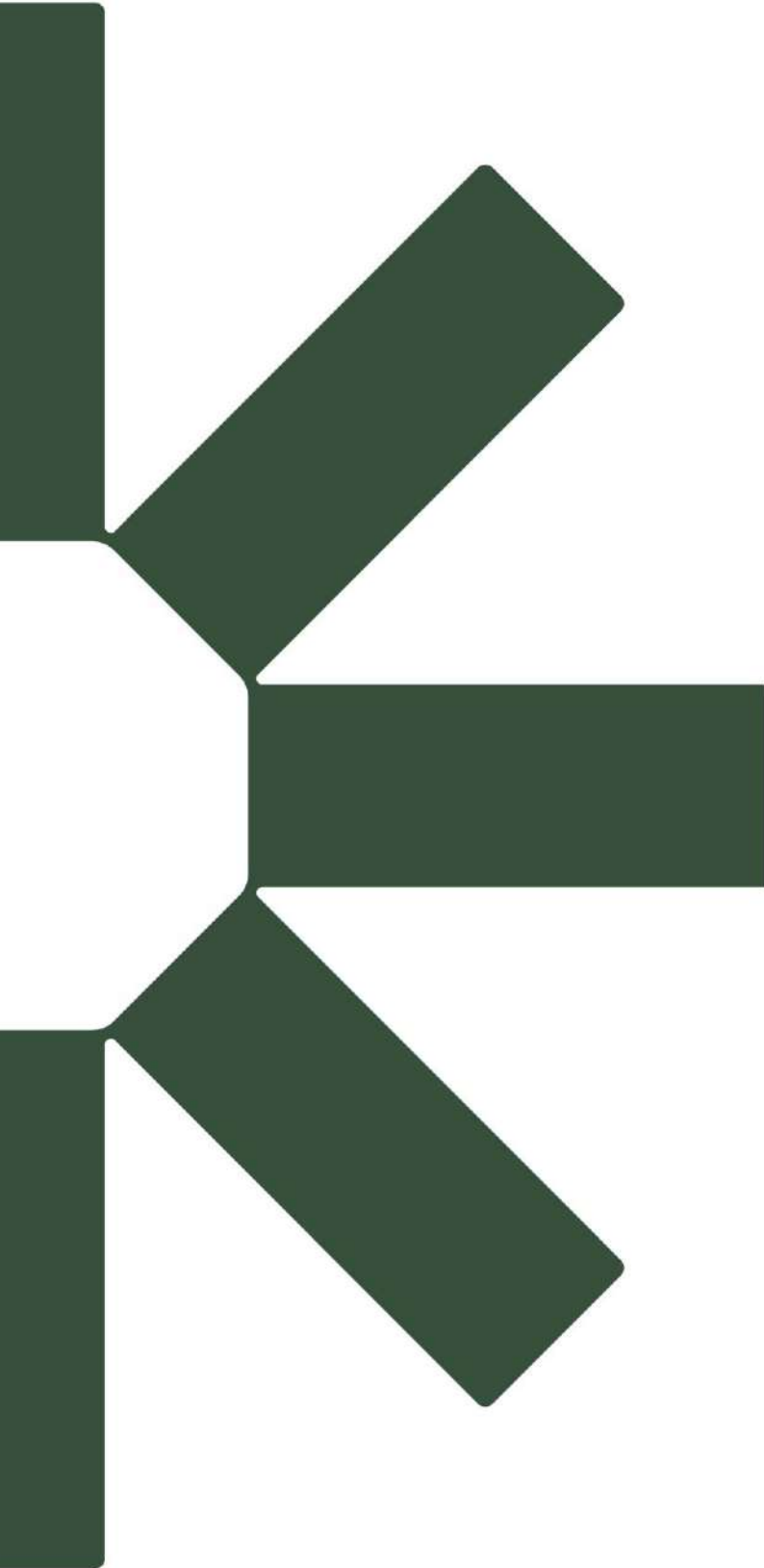
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#### Parameter summary

Trip rate parameter range selected:	50 - 456 (units: )
Survey date range:	01/01/16 - 14/05/24
Number of weekdays (Monday-Friday):	59
Number of Saturdays:	0
Number of Sundays:	0
Surveys automatically removed from selection:	61
Surveys manually removed from selection:	0

This section displays a quick summary of some of the data filtering selections made by the TRICS® user. The trip rate calculation parameter range of all selected surveys is displayed first, followed by the range of minimum and maximum survey dates selected by the user. Then, the total number of selected weekdays and weekend days in the selected set of surveys are shown. Finally, the number of survey days that have been manually removed from the selected set outside of the standard filtering procedure are displayed.



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# **Appendix 2**

## **Heritage Statement**

# Land at Park Farm, Wavendon

Milton Keynes City Council

**HERITAGE STATEMENT | DECEMBER 2025**

On behalf of Obsidian Strategic Asset Management Ltd



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**Georgina Mark**  
Associate



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Consultant



Section 1

**Introduction.**

## Overview

- 1.1 This Heritage Statement has been prepared on behalf of Obsidian Strategic Asset Management Ltd to inform the promotion of Land at Park Farm, Wavendon ('the Site') within Milton Keynes to inform the Regulation 19 stage of the Milton Keynes City Plan 2050. It provides an assessment of the anticipated heritage impacts of the proposed development.
- 1.2 This Report considers whether, if the site were to be allocated, a future development might be delivered which is acceptable in built heritage terms. We have considered, and fed into, the indicative masterplan included within the Vision Document.
- 1.3 The layout, detailed design and unit numbers will form part of a future application.
- 1.4 This report will:
  - Set out the relevant legislative and policy framework within which to understand the potential allocation of the Site;
  - Provide a proportionate and robust analysis of the Site and surrounding area's historic development;
  - Describe the Site and identify relevant heritage assets, their significance and the contribution of their setting to significance;
  - Provide an assessment of the potential effects to the significance and setting of identified heritage assets resulting from the potential allocation of the Site.
- 1.5 The methodology used in this assessment is set out in Appendix 1. The baseline was prepared using ongoing desk-based research and fieldwork undertaken in December 2025.
- 1.6 The report is produced by Icen Projects. Specifically, it is authored by Georgina Mark BA(Hons) MSt (Cantab) - Associate and Grace Kinnersley MA (Hons) MSc - Consultant, with guidance and review provided by Laurie Handcock MA (Cantab) MSc IHBC MCIFA - Director, Built Heritage & Townscape.



Figure 1.1 Site Location (approximate site boundary)

# 1 | Introduction

## Understanding of the Site

- 1.7 The Site is located west of the village of Wavendon and fronts onto Lower End Road. It comprises an open field which is of undefined character, being neither agrarian, nor pasture or scrubland. The Site does not contain any buildings, and is grassed, with trees scattered throughout and a dense boundary circumference comprising mature trees and vegetation. The south-east boundary of the Site is, however defined by a low fence which permits unobstructed views from Park Farmhouse, located adjacent.
- 1.8 The Site is not located within a conservation area, however it is located close to the Wavendon House Landscape Registered Park & Garden (Grade II), which contains a collection of heritage assets including Wavendon House (Grade II\*). The aforementioned Park Farmhouse, located adjacent the Site, is also Grade II listed.



Figure 1.2 View looking into the Site from the south-west boundary. The Site comprises open space, and modern residential development located along Lower End Road is visible along its northern boundary.



Figure 1.4 The south-west boundary of the Site is the only boundary area which is characterised by a low fence. It permits unobstructed views into the Site from the private driveway of Park Farmhouse.



Figure 1.3 Trees are scattered within the Site and the Site's boundaries are characterised by mature trees and dense vegetation.



Figure 1.5 The east boundary of the Site bounds the RP&G and modern development located within the RP&G is visible.

# 1 | Introduction

## Identification of Heritage Assets

1.9 GIS software has been used to identify heritage assets within a 500m radius of the Site, alongside reviewing the National Heritage List for England ('NHLE'). There are no nearby conservation areas or buildings identified formerly identified as Non-designated heritage assets.

1.10 To ensure proportionality with the assessment, the assets which are located within a 200m radius of the Site boundary are carried forward in this report. These are:

*Wavendon House (Grade II\*)*

*Wavendon House Group comprising:*

- *Wavendon House Landscape (Grade II; Registered Park & Garden)*
- *Coach House East of Wavendon House (Grade II)*
- *Bridge to South East of Wavendon House (Grade II)*
- *Bridge to North East of Wavendon House (Grade II)*
- *Stable Block East of Wavendon House (Grade II)*

*Park Farmhouse (Grade II)*

1.11 The scope of this assessment is considered to be proportionate to the significance of identified heritage assets and the nature of change proposed, in line with National Planning Policy Framework (NPPF) paragraph 207.



Figure 1.6 Heritage Asset Mapping (500m radius)  
OGIS

Section 2

**Relevant Planning Policy,  
Legislation & Guidance.**

### Planning Policy and Legislation

<p><b>Introduction</b></p> <p>2.10 The Milton Keynes Local Plan (Plan:MK) was adopted in March 2019. It replaces both the Core Strategy (2013) and policies of the Local Plan (2005).</p> <p>2.11 The Local Plan sets out the planning policies, site allocations and land designations Borough-wide and is the central document in the Borough's Development Plan.</p> <p>2.12 Relevant guidance includes:</p> <ul style="list-style-type: none"> <li>• Historic Environment Good Practice Advice in Planning Note 2 – Managing Significance in Decision Taking in the Historic Environment</li> <li>• Historic Environment Good Practice Advice in Planning Note 3 – The Setting of Heritage Assets</li> </ul> <p>2.13 The National Planning Policy Framework (2024) ('NPPF') is a material consideration throughout this Heritage Statement.</p> <p><b>Legislation</b></p> <p>2.14 Primary legislation under Section 66 (1) of the Planning (Listed Buildings and Conservation Areas Act) 1990 states that 'in considering whether to grant planning permission for development which affects a listed building or its setting, the Local Planning Authority or Secretary of State, as relevant, shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest that it possesses.'</p>	<p><b>National Planning Policy Framework (December 2024)</b></p> <p>2.1 The NPPF affirms, in paragraph 135, the need for new design to function well and add to the quality of the surrounding area, establish a strong sense of place, and respond to local character and history, while not preventing or discouraging appropriate optimisation, innovation or change (such as increased densities).</p> <p>2.2 Paragraph 139 requires development that is not well-design to be refused, whilst significant weight should be given to development which reflects local design policies and/or is outstanding, innovative and helps raise the design standards in the area.</p> <p>2.3 Paragraph 207 states that local planning authorities should require applicants to describe the significance of heritage assets affected and any contribution made by their setting. The level of detail provided should be proportionate to the significance of the asset.</p> <p>2.4 Paragraph 210 emphasises that local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.</p> <p>2.5 Paragraphs 212 - 215 address the balancing of harm against public benefits. If a balancing exercise is necessary (i.e. if there is any harm to the asset), great weight should be applied to the statutory duty where it arises, and any harm to significance should require a clear and convincing justification. Where substantial or less than substantial harm will arise as a result of a proposed development, this harm should be weighed against the public benefits of a proposal, including for less than substantial harm, securing its optimum viable use (para.215). In the case of substantial harm, this must be necessary to achieve substantial public benefits, or a number of criteria set out in paragraph 214 apply.</p>	<p><b>Proposed Submission: Milton Keynes City Plan 2050 Regulation 19 Plan For Consultation (October 2025)</b></p> <p>2.6 Milton Keynes City Council are currently preparing a new Local Plan. The Milton Keynes City Plan 2050 is currently at Regulation 19 consultation stage. Key emerging policies presented in this Proposed Submission which are relevant to this assessment are set out below:</p> <p><b>Policy HE1 Heritage</b></p> <p>A. Development proposals that would affect heritage assets must be accompanied by a heritage assessment. Heritage assessments should:</p> <ol style="list-style-type: none"> <li>1. Assess and describe the significance of the heritage assets affected, identifying those elements that contribute to that significance and, where appropriate, those that do not. The level of detail shall be proportionate to the asset's importance and no more than is sufficient to understand the potential impact of proposals on their significance;</li> <li>2. Be objective and of an analytical and interpretive nature rather than simply provide a description of the assets and the proposed works. Where technical knowledge and expertise is required to fulfil this, applicants should engage a qualified heritage professional to undertake the assessment;</li> <li>3. Provide a sound justification for the works, based on the economic, social and environmental benefits delivered by the scheme;</li> <li>4. Explain how the scheme has taken account of the significance of the assets in its scope, design and detail, in order to minimise or avoid harm to the heritage assets affected; and</li> <li>5. Assess the nature and extent of any harm or public benefit arising from the scheme; where harm is caused by the proposal, explain why such harm is unavoidable.</li> </ol>	<p><b>Policy CEA12 Conserving and enhancing landscape character/Special Landscape Areas</b></p> <p><i>Conserving and enhancing landscape character</i></p> <p>A. Development proposals must demonstrate that they conserve and, where possible, enhance the landscape character through sensitive design, mitigation and enhancement measures. Proposals should consider:</p> <ol style="list-style-type: none"> <li>1. The key natural and man-made features that contribute towards the landscape character and its quality;</li> <li>2. The historic layout and setting of villages and hamlets;</li> <li>3. Important views, including local landmarks; and</li> <li>4. The tranquillity of the area and the need to protect against intrusion from light pollution, noise and motion.</li> </ol> <p>2.7 More broadly, the emerging City Plan sets out three objectives with regards to the aim of providing high-quality homes. These are:</p> <ul style="list-style-type: none"> <li>• Objective 9: Provide a range of homes for those most in need including affordable homes, and to meet the wider market demand for housing.</li> <li>• Objective 10: Support renewal and regeneration within neighbourhoods and communities that would benefit from it.</li> <li>• Objective 11: Support delivery of social infrastructure to enable people to prosper and have a high quality of life.</li> </ul> <p>2.8 The emerging City Plan encourages the expansion of the city. Several opportunities for sustainable growth beyond the current built-up area of the city have been identified by the Council, and five strategic growth allocations have been put forward. These allocations recognise opportunities to deliver a significant number and mix of homes that help meet the Council's identified housing needs and vision for growth, while being capable of providing significant supporting infrastructure.</p>
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## 2 | Relevant Planning Policy, Legislation & Guidance

### East of Wavendon Strategic City Extension

2.9 One such strategic allocation is the East of Wavendon Strategic City Extension which has the potential for around 2,250 new homes to be delivered between 2038 and 2050. Delivery of this site is intended to commence once the currently planned growth to the south and south-east of the city is substantially completed. This would enable the full effects on infrastructure to be demonstrable and factored into the planning of the East of Wavendon Strategic City Extension. The East of Wavendon Strategic City Extension allocation is defined in the below policy:

#### Policy GS15 East of Wavendon Strategic City Extension

A. The East of Wavendon Strategic City Extension is allocated for a new, mixed-use, residential-led, strategic development to the east of Wavendon and north of Woburn Sands.

B. Commencement of residential development within the East of Wavendon Strategic City Extension will not be permitted to occur prior to 2038.

C. The layout and design of development and transport infrastructure within the Strategic City Extension should enable linkages with potential future growth on land adjacent to the allocation outside of Milton Keynes.

D. Development proposals within the Strategic City Extension should be in accordance with a Framework Masterplan and site-based area Design Code that are consistent with the criteria below and wider plan policies and approved by the Council prior to planning permission being granted.

E. Development proposals will be required to meet the following criteria:

1. Delivery of around 2,250 new homes through a comprehensive masterplan approach providing a range of house size, type and tenure, including affordable, older persons, and specific and specialist needs housing;

2. Higher densities of housing to support public transit around centres and interchange hubs associated with new Metro routes within the site;

3. Appropriate distribution, layout and design of

development to protect and, where possible, enhance the character and sense of place of Woburn Sands and Cross End;

4. Appropriate distribution, layout and design of development to conserve and, where possible, enhance the designated and non-designated heritage assets and their setting within the site and wider area that may be affected, including Wavendon House and the Registered Park and Garden;

5. Conserve and enhance designated and non-designated heritage assets within the site and wider area that may be affected, including Wavendon House and the Registered Park and Garden, in accordance with Policy HE1; [...]

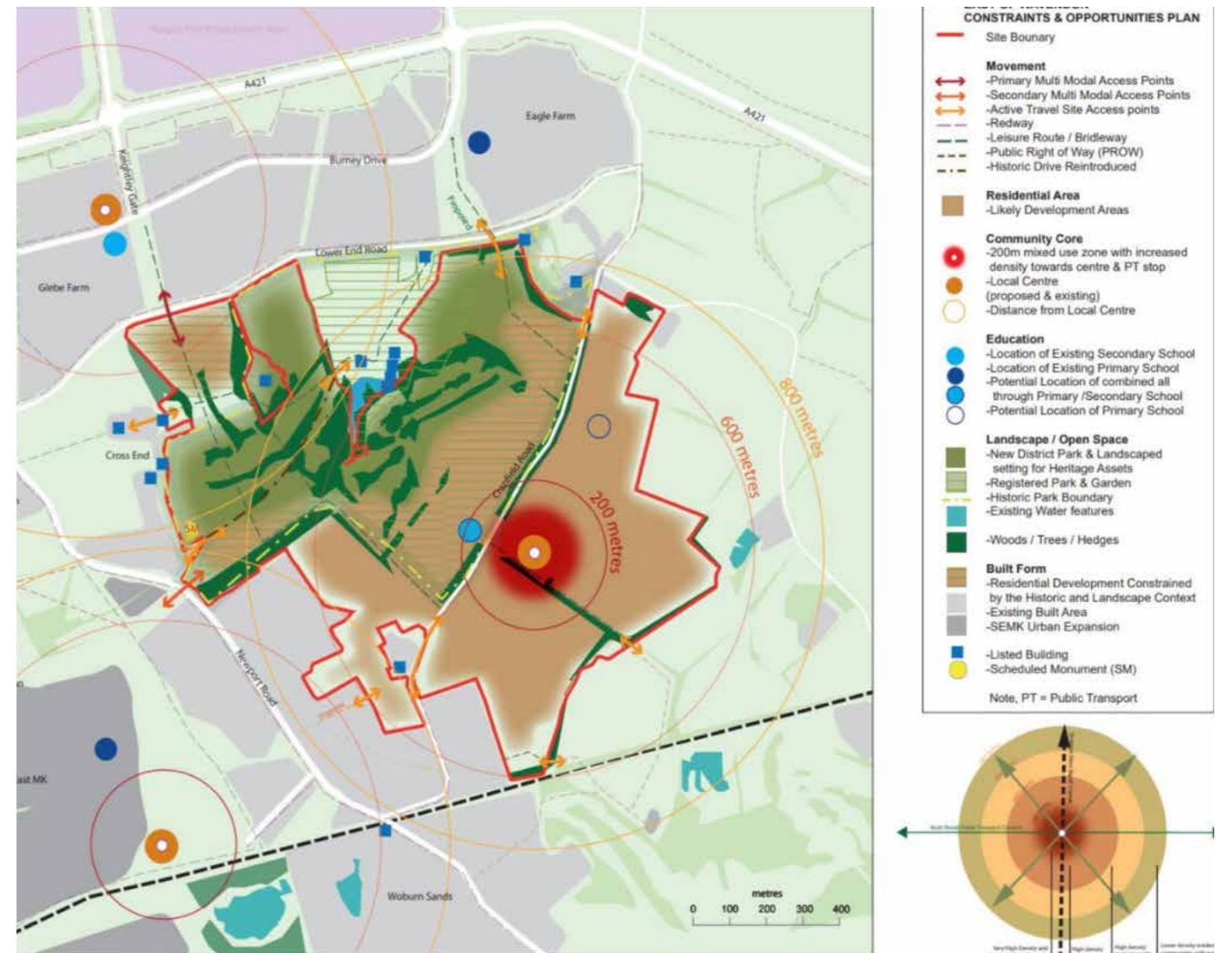


Figure 1.7 Constraints and Opportunities-Led Indicative Concept Plan for the East of Wavendon Strategic City Extension

## 2 | Relevant Planning Policy, Legislation & Guidance

### Relevant Guidance

#### Planning Practice Guidance ('PPG')

##### *Historic Environment (Last Updated 23 July 2019)*

- 2.16 Paragraph 002 states that conservation is an active process of maintenance and managing change that requires a flexible and thoughtful approach.
- 2.17 Paragraph 006 sets out how heritage significance can be understood in the planning context as archaeological, architectural, artistic or historic.
- 2.18 Paragraph 018 explains that, where potential harm to designated heritage assets is identified, it needs to be categorised as either less than substantial harm or substantial harm (which includes total loss) in order to identify which policies in the NPPF (paragraphs 207-208) apply. It goes on to state that whether a proposal causes substantial harm will be a judgment for the decision-maker, having regard to the circumstances of the case and the policy in the NPPF. In general terms, substantial harm is a high test, so it may not arise in many cases.
- 2.19 The PPG also provides clear guidance in paragraph 020 on the meaning of 'public benefits', particularly in relation to historic environment policy, including paragraphs 207 to 208 of the NPPF. The PPG makes clear that public benefits should be measured according to the delivery of the three key drivers of sustainable development: economic, social and environmental outcomes, all of which are reflected in the objectives of the planning system, as per Paragraph 8 of the NPPF.

#### Historic Environment Good Practice Advice

- 2.20 To support the national policies, four separate Good Practice Advice in Planning Notes ('GPA's') have been published by Historic England. The GPAs relevant to this report, GPA2 and GPA3, are summarised below. GPA 1 on Local Plans and GPA 4 on Enabling Developments have not been included as they are not considered to be relevant.

##### *GPA 2: Managing Significance in Decision-Taking [2015]*

- 2.21 This document provides advice on the ways in which decision-taking in the historic environment could be undertaken, emphasising that the first step for all applicants is to understand the significance of any affected heritage asset and the contribution of its setting to its significance.
- 2.22 In line with the NPPF and PPG, the document states that early engagement and expert advice in considering and assessing the significance of heritage assets is encouraged.
- 2.23 The advice reiterates that heritage assets may be affected by direct physical change or by change in their setting. Assessment of the nature, extent and importance of the significance of a heritage asset and the contribution of its setting at an early stage can assist the planning process in informed decision taking.

##### *GPA 3: The Setting of Heritage Assets (2nd Edition) [2017]*

- 2.24 This advice note addresses the management of change within a heritage asset's setting, emphasising that the information required for planning permission and listed building consent should be sufficient to make an informed decision, while remaining proportionate to the significance of the heritage assets and the impact of the proposed changes. It underscores the need for decision-makers to have enough information to understand the issues, particularly when considering the statutory obligation to preserve listed buildings and settings that contribute to the significance of heritage assets.

- 2.25 The note advises that for developments that are not likely to be prominent or intrusive, the assessment of effects on the setting may be limited to the immediate surroundings. An analysis should then determine whether the setting of a heritage asset contributes to its significance and to what extent, with additional consideration for how the setting and associated views allow for the appreciation of that significance.
- 2.26 At the proposal stage, the note suggests ways to maximise enhancement and minimise harm, such as removing or remodelling intrusive features, replacing detrimental elements with more harmonious ones, restoring lost historic features or views, or introducing new features or views that enhance public appreciation of the asset. Enhancements could also include improving public access to or interpretation of the asset and its setting.

Section 3

# **Historic Development of the Site & Surroundings.**

### 3 | Historic Development of Site & Surroundings

#### Introduction

- 3.1 The Site sits within the broader parish of Wavendon, with the main village lying to the west. To the southwest lies a Scheduled Motte which may well have formed the original manorial headquarters.
- 3.2 It would appear that up to this point, the Site and much of the surroundings were the manor and its associated lands were purchased by James Selby. In the centuries that followed, the Selby family and their successors moved their residence to the east, and Wavendon House and its Estate began to develop.

#### Historic Development of Wavendon Estate

- 3.3 The Wavendon Estate underwent three major phases of development. Initially the Richard Woods design, 1768-72; then the substantial remodelling for Henry Hoare from 1798 into the early-19th century, when the aspect of the house was changed from north to south-facing; the mid-19th century expansion of the park. Much of this layout survives intact.

#### Seventeenth and Eighteenth Century

- 3.4 Wavendon House, formerly known as the Grange, had been a manor of the medieval Woburn Abbey. From the 17th century, Wavendon was owned by the Selby family who oversaw successive improvements to the house and its landscape. The house was partly rebuilt in the late-17th century by James Selby and extended in c.1703 by his son, who undertook improvements to the grounds and creating the first phase of the designed gardens, adding a lake, fishponds and canals, and planting orchards and avenues of trees. Selby continued adding to the landscape until his death in 1772.
- 3.5 During the 18th and 19th century, Wavendon was owned by a succession of financiers, including a member of the Hoare family, who managed Wavendon as a small country estate. The combination of good farmland and acidic soil went Wavendon lent itself to hunting estates. Nearby to Woburn Abbey but not too far from London, Wavendon was an attractive location to the Hoare family.
- 3.6 In the late-18th century, Wavendon House and surrounding park was significantly redesigned. During this period, the park and pleasure grounds were laid out by the renowned landscape designer, Richard Woods, between 1768-1772. A contemporary of Lancelot 'Capability' Brown, Wood's design for Wavendon House was part of a national shift in English landscape design which was fashionable during the Georgian period. This movement saw a preference for naturalistic layouts rather than formal geometric gardens, rooted in the Enlightenment philosophy of nature as the source of rational law and moral guidance.
- 3.7 There are no surviving plans of Woods' design for the Wavendon House landscape, however, accounts record that Woods created the two lakes seen today and it is believed that he paid occasional visits to the estate. The surviving features and layout of the

Georgian English landscape show the extent of the design changes from this period (further details provided in Section 4). Characteristic of Woods' landscapes, the Wavendon House estate is smaller and intricate in scale, creating landscapes where the distinction between the pleasure ground and parkland was blurred because the scale allowed a closer visual relationship between the principal mansion, its service buildings and walled garden.

- 3.8 Wavendon House itself was enlarged for Henry Hoare in 1798. At this point, its orientation seems to have altered, with the principal front moved to the south. This frontage was consistent with a designed route through the Site which ran along the carriage drive to the west, from Cross End, past the lake, and up to the house.

#### Nineteenth Century

- 3.9 The 1815 Ordnance Survey map (Figure 3.1), the earliest detailed record of the estate, shows the house at the centre of the two lakes. To the east, was woodland and to the west a large walled garden laid out with concentric paths and beds. The arrangement of the trees such they formed a thicket or an orchard to the north-west. The parkland is clearly shaded with the surrounding fields appearing to be used as farmland. Wavendon House was approached by a tree-lined drive from the north and another from Cross End in the south-west. The wider area shows clusters of buildings located at Park Farm, Cross End, and Wavendon End.
- 3.10 The 1839 Parish Tithe Map (Figure 3.2 on the following page) shows how the estate was divided into areas of parkland and plantation in close proximity to Wavendon House, surrounded by fields in agricultural, or buffers areas of woodland. The map reveals that the entire estate was owned by Sir Henry Hugh Hoare Baronet. The map also shows that during this period the outer ends of the lakes were gradually framed by more planting. A thicket of trees appears to the south of the southern lake. This planting survives and now forms the southern boundary of the Registered Park & Garden (RP&G).
- 3.11 The 1881 OS Map (see Figure 3.3) illustrates the functioning composition of the estate. The shaded areas show parkland dotted with trees, distinct from the enclosed fields beyond. Clearly shown are the northern and southern approaches to the house

which follow a curved, tree-lined track through the parkland. Smaller paths are shown connecting the core of the estate with the nearby Park Farm and the small settlement at Cross End. Between 1881 and 1883, the number of buildings comprising Park Farm grew significantly, indicating high productivity of the functioning farmland on the wider estate.

- 3.12 Although not clearly visible on the historic maps, during the 19th century the Hoare family oversaw further alterations to Wavendon House. Much of the interior historic fabric which can be appreciated today dates from the mid-1800s.

### 3 | Historic Development of Site & Surroundings

#### Wavendon House Estate in the Nineteenth Century



Figure 3.3 1815 Map of Wavendon  
National Library of Scotland



Figure 3.2 Plan of the Parish of Wavendon in 1839. Red line indicative of Site boundary. Green line indicative of RP&G location  
The National Archives



Figure 3.1 1881 OS Map. Red line indicative of Site boundary  
National Library of Scotland



Figure 3.6 1883 OS Map. Red line indicative of Site boundary  
National Library of Scotland



Figure 3.4 1885-86 OS Map. Red line indicative of Site location  
National Library of Scotland

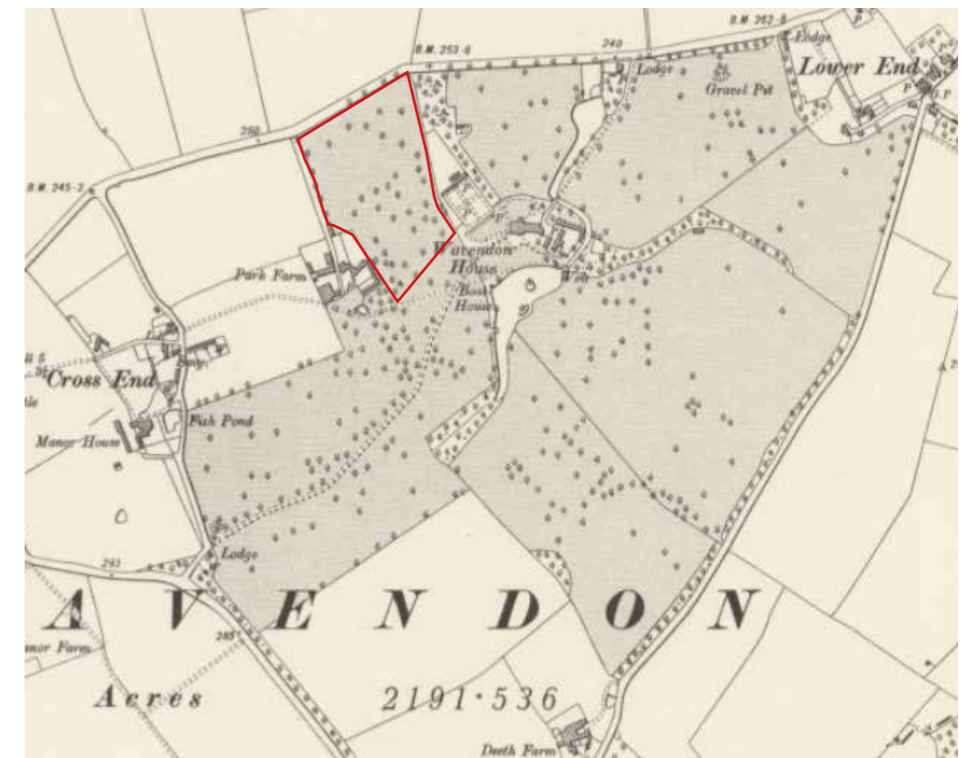


Figure 3.5 1898 OS Map. Red line indicative of Site location  
National Library of Scotland

### 3 | Historic Development of Site & Surroundings

#### Twentieth Century to Present Day

3.13 After 120 years of ownership under the Hoare family, the Wavendon Estate was sold in 1918 to a Mr Fairweather. By that time, the estate totalled 1150 acres. The historic maps reveal that there was little change to the estate between 1900 (Figure 3.7) and 1926 (Figure 3.8), although the gates to the walled garden were likely installed around this time and a building was added to the north of the walled garden. To the southwest of Wavendon House a couple of small, likely service buildings, had been constructed and a 'Boat House' is appears on the map north of the south lake.

3.14 By 1926, a row of rectangular plots had been laid out along Newport Road near to Deeth Farm at the southeastern boundary of the wider estate. An aerial photograph from 1947 (see Figure 3.9) shows that in the time between the wars, there had been substantial development along Newport Road. During the Second World War, Wavendon was used as an outstation of Bletchley Park, both in providing residential accommodation for the workers and housing a number of the computing machines, known as Bombes that were an essential component of the intelligence gathering at Bletchley Park.

3.15 Following the war, the 1952 OS map (see Figure 3.10) shows that a number of large footprint building had been constructed along the road as part of Deeth Farm. This pattern of development continued into the 1970s (see Figure 3.11) as rows of residential development can be seen built on the former farmland. This was likely driven by the opening of the M1 to the immediate north of the estate between 1960 and 1966. In 1961, Wavendon House and its ancillary buildings were converted for use as a residential school. Part of this involved the extension of the main house and new buildings were constructed in the vicinity. During this period part of estate to the immediate south of the house began to be managed as a golf course as it remains today.

3.16 The 2025 OS map (Figure 3.12) shows that there has been significant development within the setting of the estate beyond Lower End Road. Inside the grounds of Wavendon House, more houses have also been constructed. Wavendon House, and all its surrounding and ancillary buildings are now in residential use, retaining its historic pleasure garden character and scale, although now read as a cluster of historic and modern domestic buildings.

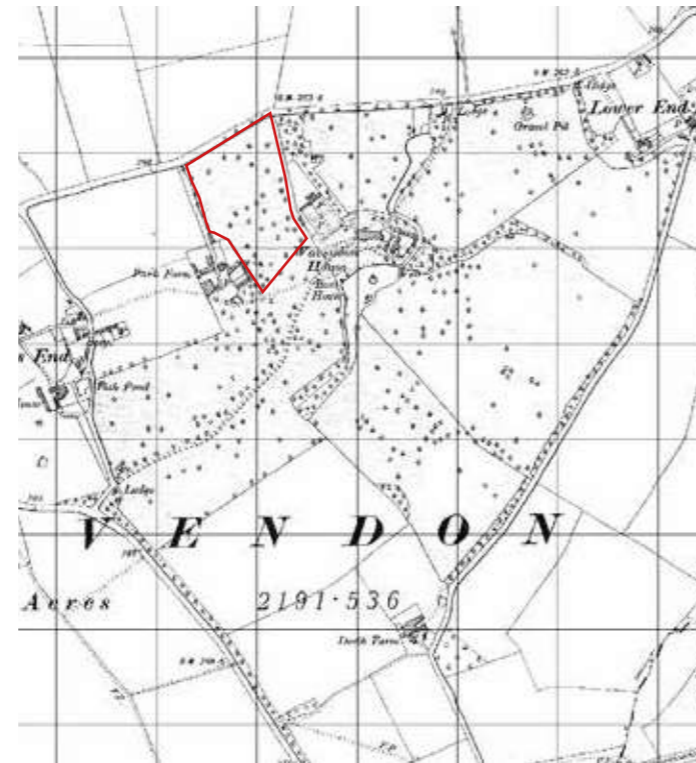


Figure 3.7 1900 OS Map. Red line indicative of Site location  
National Library of Scotland

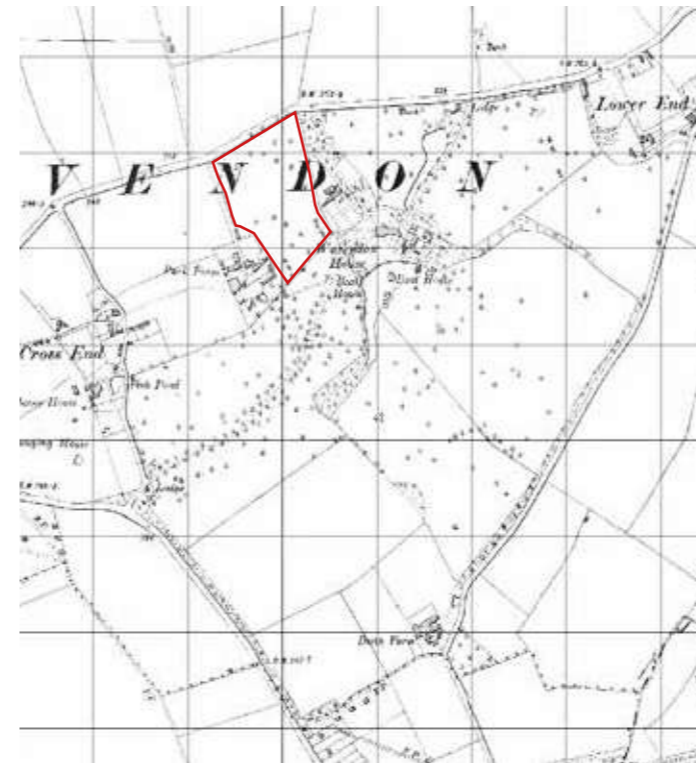


Figure 3.8 1926 OS Map. Red line indicative of Site location  
National Library of Scotland



Figure 3.9 1947 Aerial Photograph  
National Library of Scotland



Figure 3.10 1952 OS Map. Red line indicative of Site location  
National Library of Scotland



Figure 3.11 1976 OS Map. Red line indicative of Site location  
National Library of Scotland



Figure 3.12 2025 OS Map. Red line indicative of Site location  
National Library of Scotland

### 3 | Historic Development of Site & Surroundings

#### Historic Development of the Site and surroundings

##### Nineteenth Century

3.17 The 1815 map of Wavendon (Figure 3.13) is the first map to show the Site in detail. It appears as part of the wider wooded landscape surrounding Wavendon House studded with trees. To the southwest of the Site lay a cluster of small buildings which now comprise Park Farm. These were connected by a path to the small settlement at Cross End.

3.18 The 1839 Tithe Map (Figure 3.14) shows that ownership of the land which would become the Site was entirely under the ownership of the Hoare family, however, its label as 'Broad Close' does not indicate clearly what its function was during this period. The 1881 OS map (Figure 3.15) shows the Site contained a number of trees which were likely a surviving park of the woodland on the location before enclosure.

3.19 The 1881 map also shows that Park Farm had expanded substantially with a number of buildings, likely cottages, barns and stables to the west. Running south of the Site appears to have been a path with connected the core of the estate, and Wavendon House itself, with Cross End.

3.20 By 1883 (see Figure 3.16), the Site continues to have been part of the wider Wavendon House landscape. However, the lack of any clearly designed features suggests that it served as a 'buffer' between the landscaped core of the Wavendon pleasure garden as laid out by Woods and later developed under the Hoare family, and the functioning farmland on the perimeters of the estate which sustained it.



Figure 3.13 1815 Map of Wavendon. Red line indicative of Site location  
National Library of Scotland



Figure 3.14 1839 Plan of the Parish of Wavendon in the County of Buckingham. Red line indicative of Site location  
National Library of Scotland

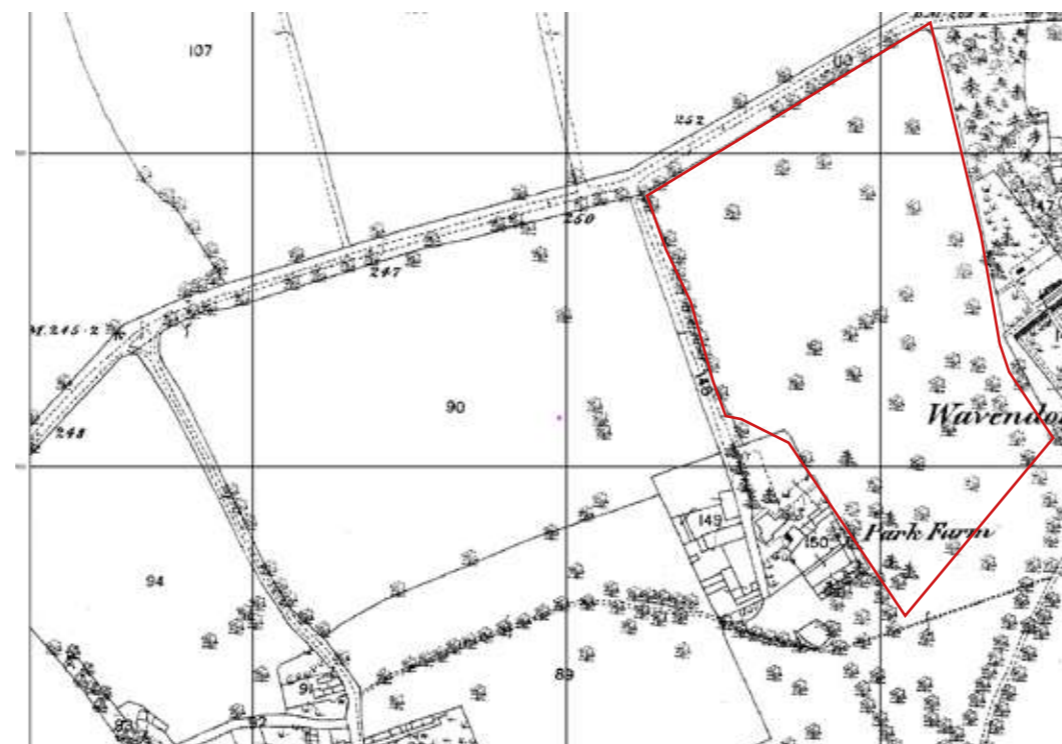


Figure 3.15 1881 OS Map. Red line indicative of Site boundary  
National Library of Scotland

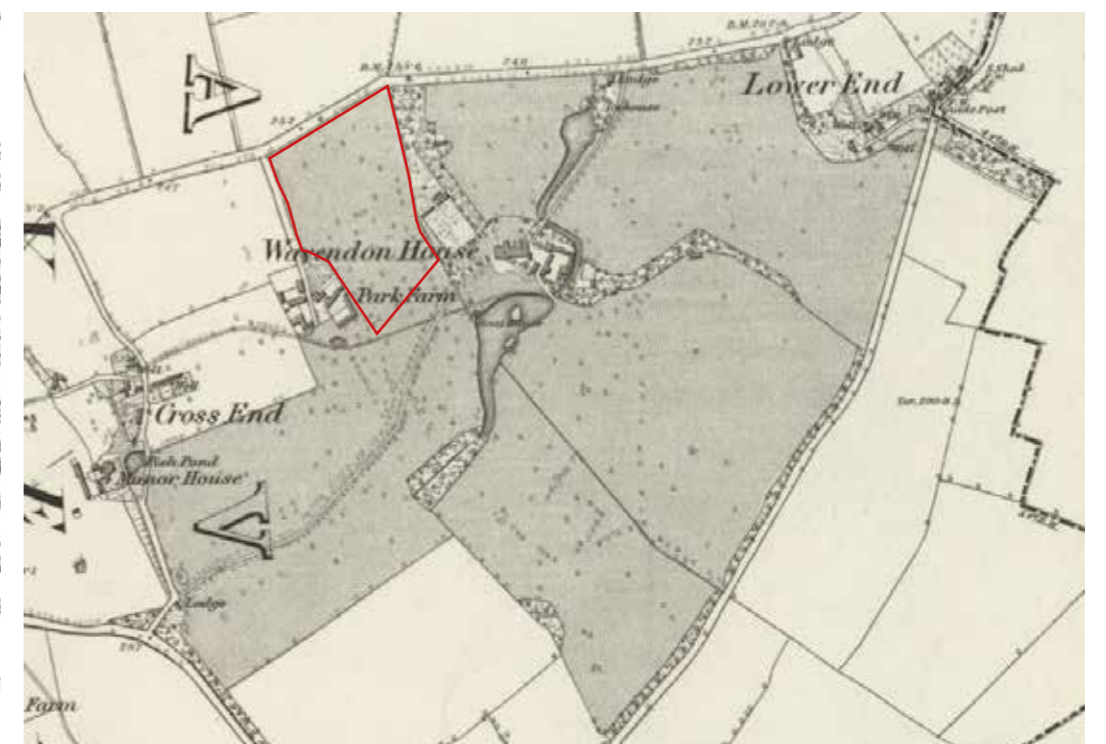


Figure 3.16 1883 OS Map. Red line indicative of Site boundary  
National Library of Scotland

### 3 | Historic Development of Site & Surroundings

#### Twentieth Century

3.21 In the 1900 OS map (Figure 3.15), the Site remains undeveloped and dotted with trees. The number of buildings at the adjacent Park Farm had increased and appear to have worked the fields to the west. The footpath connecting Cross End with Wavendon House is still present on the map.

3.22 By 1960, the map (Figure 3.18) shows that a number of houses and large footprint buildings, likely used for farming, had been built along Newport Road. The Site remained as undeveloped land likely in use as pasture and a number of buildings at Park Farm appear to have been removed. The historic field boundaries remained clearly defined.

3.23 Between 1960 and 1976, no change appears to have occurred on the Site but the wider area had saw the establishment of a golf course within the grounds of the Wavendon Estate to the south of the Site, and to the north beyond Lower End Road. This was likely spurred on by the arrival of the M1 to the immediate north of Wavendon which made the location a well connected and attractive area for development.

3.24 The 1995 and 2025 OS maps show that there has been considerable development to the north of the Site, and Wavendon House estate, beyond Lower End Road. This saw the replacement of the golf course and driving range with the extensive Eagle Farm South development comprising primarily of residential development and new primary and secondary schools. Along the eastern boundary of the Site, near to the walled garden, five new houses have been built.

#### Summary

3.25 The Site has functioned continuously as undeveloped field in between Park Farm and the grounds of Wavendon House. Historic mapping illustrates that it was part of the wooded land within the wider estate, however, the lack of any designed features shows that it was not in the core parkland. The Tithe maps and historic arrangement of the farm buildings suggests that the Site also did not form part of the Park Farm. As such, it appears the Site functioned as a 'buffer' area of former woodland between Wavendon House and the wider farmland, with no clear functional relationship to either. From the mid-20th century onwards, there has been substantial development in the area, particularly to the north of the Site where the M1 is located.

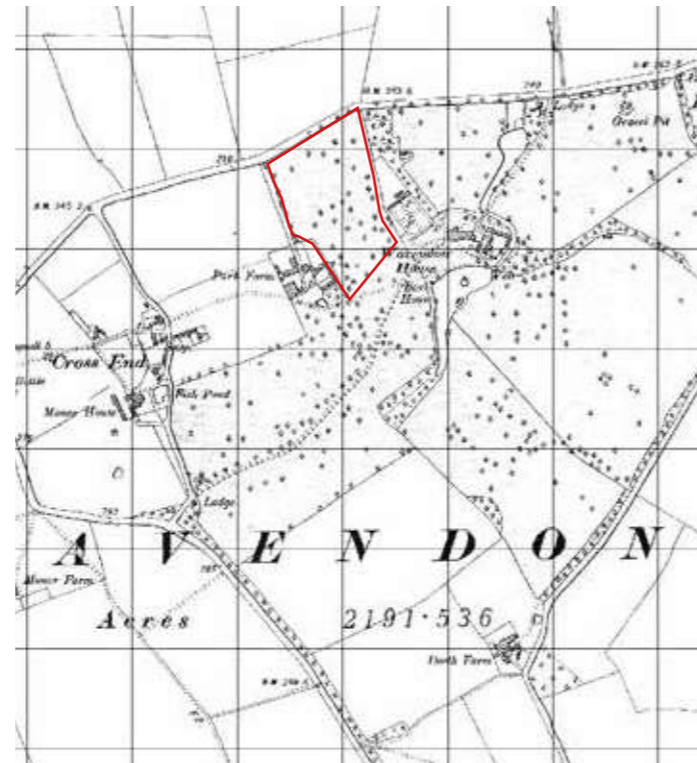


Figure 3.18 1900 OS Map. Red line indicative of Site location  
National Library of Scotland



Figure 3.19 1947 Aerial Photograph. Red line indicative of Site location  
National Library of Scotland



Figure 3.20 1960 OS Map. Red line indicative of Site location  
National Library of Scotland



Figure 3.21 1976 OS Map. Red line indicative of Site boundary  
National Library of Scotland



Figure 3.22 1995 OS Map. Red line boundary  
National Library of Scotland



Figure 3.23 2025 OS Map. Red line boundary  
National Library of Scotland

Section 4

# **Assessment of Significance.**

## 4 | Assessment of Significance

### Assessment of Significance

#### Wavendon House Group:

##### Description

- 4.1 Due to their shared setting and history, the significance of these assets has been assessed as a group. These assets are:
- Wavendon House Landscape (Grade II Registered Park & Garden)
  - Coach House East of Wavendon House (Grade II)
  - Bridge to South East of Wavendon House (Grade II)
  - Bridge to North East of Wavendon House (Grade II)
  - Stable Block East of Wavendon House (Grade II)
- 4.2 The registered landscape is shaped roughly as an inverted triangular, bound by Lower End Road to the north and following the shape of the lake to a point in the south to form the boundary between the pleasure garden and former parkland.
- 4.3 The northern boundary is marked by Lower End from which the main approach enters and passes the early-19th century Grade II-listed Lodge (not within the RP&G). The road runs south on a straight, tree-lined approach, to the east of the northern lake. The planting along this route is characterised by oak and large, plane trees on the east, and conifers and ornamental trees on the west. The road then crosses the Grade II-listed Bridge to North East of Wavendon House, and then curves between the former services buildings, the 18th century Stable Block (Grade II) and Coach House (Grade II) now converted for residential use, arriving at the southern elevation of the where there is a gravelled carriage drive. To the southeast of this lies the southern lake.
- 4.4 In the northwestern corner lies a large walled garden built in the late-18th century or early-19th century, in close proximity to Wavendon House. It is bound by fencing, hedges and mature trees. Approximately five new houses have been built to the northwest of the walled garden in the last 30 years. These properties look onto the Site and Park Farm beyond.
- 4.5 The western and eastern boundaries follow the treeline demarcating the edge of the defined pleasure grounds and serpentine lake before meeting at the tip of the lake.

- 4.6 To northwestern area of the RP&G extends to encompass open fields in agricultural use. Views of these fields can be seen along the main approach interspersed between the planting along the river.
- 4.7 During the 20th century, the RP&G experienced significant change to accommodate the conversion of Wavendon House into a school and later apartments. This saw the addition of a northern wing between 1966-76 to the main house. Between 1976 and 2025, numerous new buildings have been constructed to the northwest of Wavendon House and around the Coach House (Grade II) to the southeast. The most recent addition was the construction of the modernist-style Lake House to the southeast of the RP&G boundary in 2011. The affect of these gradual developments is a heavily domesticated character to the core of the RP&G. However, the surrounding former parkland has remained relatively intact and has not been substantially subdivided.

##### Significance

- 4.8 The significance of this group of assets derives from their design and historic interest. The principal significance of the group lies in its historic fabric (both in terms of building materials and landscape features) and composition as a relatively intact Georgian England landscape laid out in 1768-1772 by the renowned landscape architect and surveyor, Richard Woods, with later-18th and 19th century additions and alterations.
- 4.9 The substantial survival and legibility of Woods' relatively small but defined landscape and the historic buildings contributes to the significance of the group. Appreciable within the grounds are a number of features characteristic of Georgian English landscape design, including:
- Curving paths and drives
  - Absence of walls and fences for visual continuity, with boundaries created with belts of carefully planted trees
  - Artificial lakes and serpentine rivers designed to look natural
  - Reflective bodies of water positioned to mirror Wavendon House and 'focal point' trees



Figure 4.1 View towards Wavendon House from the south, showing the artificial lake near the house and careful arrangement of trees  
December 2025



Figure 4.2 Bridge to North East of Wavendon House (Grade II)  
December 2025



Figure 4.3 View looking north from within the northern parcel of parkland (within the RP&G)  
December 2025

## 4 | Assessment of Significance

- Thickets of trees placed on rising ground
- Carefully framed views to and from Wavendon House
- Gothic style bridges (although these were added later in c.1800 and not part of Woods' original design)

4.10 As such, the group holds design value as an examples of the prevailing tastes of the period. It displays Woods' characteristic use of water to create a picturesque setting for Wavendon House. The Wavendon House group forms part of a rich collection of schemes that Woods is known to have worked on, ranging from small interventions at large sites such as a small pleasure grounds at Audley End, Essex in 1780 (Grade I), to complete schemes such as Cannon Hall, North Yorkshire, 1760-1765, (Grade II).

4.11 The evolution of the design in the late-18th and 19th century, including the addition of the bridges and early-20th century improvements to the walled garden provide evidence of the estate evolution as a landed estate, for the most part under the ownership of the same family. Indeed, the long-standing ownership of the estate by the Hoare family contributes to its historic interest as an example of a 17th century estate which testifies to the historic development of the area and the wealth and influence of the Hoare family.

4.12 Of additional historic interest is the fact that Woods, who was raised a Catholic, worked for both Catholic and Protestant patrons and a sizeable portion of his work was achieved before passing of the Catholic Relief Bill in 1778 which was the first act of Parliament in Great Britain for Roman Catholic relief.

4.13 Overall, this group asset is considered to be of **medium heritage significance** by virtue of the Grade II-listed assets it contains.

### Setting

4.14 The setting of Wavendon Park landscape is defined by the former park and farmland which historically surrounded it. To the south, this area now forms part of a golf course with some areas of pasture between the RP&G and the Site (see Figures 4.5 and 4.6). The golf course contains a line of conifers and some mature, specimen trees planted as part of the historic evolution of the estate, however, these have not been deemed significant enough by Historic England to merit inclusion in the designation.

4.15 There are locations within the setting of the RP&G where Wavendon House can be appreciated (see Figure 4.5 and Figure 4.6). These sightlines contribute to an appreciation of the House's architectural and historic significance as the seat of the estate as well as provide legibility of the original surrounding landscape, and later designed parkland.

4.16 To the south, the RP&G is bound by residential development lining Cross End Road and Newport Road.

### Contribution of Site to setting

4.17 The Site is located adjacent to the westernmost boundary of the RP&G where the walled garden is positioned. Along this boundary there is modern development and clusters of mature hedges and trees. There is an area of rough pasture in between the Site and the southern 'tail' of the RP&G, creating a distance of approximately 70m at the closest point and 170m at the furthest point between the Site and the southern boundary of the RP&G.

4.18 The Site is distinctly experienced as being beyond the landscaped park and gardens of Wavendon House, although part of its wider estate. As such, the Site is considered to make a minor contribution to the significance through setting of the RP&G group by forming part of the wider historic Wavendon Estate. This contribution, however, is mainly through its historic association rather than any legible visual relationship made apparent by the dense planting and clear lack of designed sightlines from the Site towards Wavendon House and the RP&G.

4.19 Historic mapping suggests that the Site was neither parkland nor farmland, but possibly served as a buffer between the designed landscape and the fields used for agricultural purposes within the Wavendon Estate. As such, there are areas within the setting of the RP&G which have a greater contributor relationship to the significance of the asset than the Site by visibly forming part of the continuous, Georgian landscape and containing designed avenues and thickets of trees. Please refer to the view study in Section 5.



Figure 4.4 View from within the RP&G north of Wavendon House looking west  
December 2025



Figure 4.5 View towards Wavendon House from the setting of the RP&G  
(outside the boundary)  
December 2025



Figure 4.6 View towards Wavendon House from the setting of the RP&G  
(outside the boundary)  
December 2025

## 4 | Assessment of Significance

### Wavendon House (Grade II\*; NHLE: 1289190)

#### Description

- 4.20 Wavendon House comprises a late-17th century country house which was reconstructed from an early house built in c.1703 for James Selby. Built from creamed-painted brick and stucco, the house stands at two storeys with cellars and is covered with hipped slate roofs.
- 4.21 In 1798, the estate was acquired by Henry Hoare, it appears that under his ownership, the house was enlarged and its aspect reversed. The southern elevation (formerly the rear elevation but now the principle one) has a plinth with cill bands at ground and first floor and a plain cornice and parapet. During the remodelling of the House, a portico was added to the south, facing Woods' southern lake and park.
- 4.22 In addition, the house was extended to the west with a two storey canted bay that matched a similar bay to the east. The central block, dating from c.1703, was altered in 1798. It has six bays, sash windows with moulded architraves, and a Greek Doric porch with four plain columns to the left. On the right, a two storey canted bay window was added during the remodelling.
- 4.23 The northern elevation of the central block has a grand central pediment with moulded cornice. In 1798, when the house was enlarged and its aspect reversed, this then became the rear elevation of Hoare's house, with the one storey central canted bay added in the early-19th century (see Figure 4.7).
- 4.24 On the eastern elevation is a painted brick service wing from the 18th century with a hipped slate roof and dentil brick cornice. The three central bays slightly project with a pediment over the western elevation added as part of the 1798 remodelling. This wing has five bays and central semi-circular arched door, from in a service wing with a small, projecting Game Store built on brick arches with slate roof.
- 4.25 Historic mapping shows that sometime between 1966 and 1976, the House was extended to the north likely to accommodate its use as a school (see Figure 4.7). In the 1990s, it was subdivided into residential apartments, although its grounds remain relatively undivided.

#### Significance

- 4.26 Wavendon House derives its **high heritage value** due to its historic and architectural interest. The asset holds significance as a 17th century manor house with substantial 18th century enlargements and remodelling. Its classical proportions and detailing are typical of Georgian manor houses and provide a high quality example of the prevailing architectural tastes of the period.
- 4.27 Beyond its interest as a manor house, Wavendon House also holds historic interest for its use during the Second World War as a Bombe outstation to the Government Code and Cypher School at Bletchley Park and its role as a station for gathering intelligence on the Nazi, and later Soviet, troops during the war.

#### Setting

- 4.28 The setting of Wavendon House is characterised by its clearly defined historic estate which forms the RP&G. The primary access to this asset is via a long drive to the north, across the Grade II listed bridge and down a tree-lined avenue. Due to the relatively small scale of the estate, there is a close relationship between the primary house and surrounding ancillary and modern buildings, contributing to an appreciation of the historic functioning and development of the estate.
- 4.29 Many new buildings have been built in the immediate setting of the house from the 19th century onward, with significant additions in the 20th century, the most recent of which being The Lakehouse in 2011. To the west of the asset, are approximately five new houses have been built in the last 30 years to the north of the walled garden, along the boundary with the Site.
- 4.30 As such, the setting contributes to the significance of Wavendon House as an evolved historic landscaped park, with historic remnants of Woods' pleasure gardens and legible connections with the historic wider estate. Modern development within its setting of means it is read as a domesticated cluster of housing, including historic and modern elements, and Wavendon House is no longer an isolated feature read within a verdant and large, well-preserved landscape. Please refer to the views study in Section 5.

#### Contribution of Site to setting

- 4.31 The Site's eastern boundary is located approximately

140m to the southwest of Wavendon House. Due to the dense tree coverage and intervening buildings, there is no intervisibility between the Site and the asset.

- 4.32 By virtue of the historic ownership of the estate, there is some interrelationship between Wavendon House and the Site, however, there is no designed or existing kinetic ability to appreciate the relationship between the two. As such, the Site does not contribute materially towards appreciations of Wavendon House as part of a wider emerging estate.
- 4.33 Please refer to Section 5 for detailed analysis of views to and from the House towards the Site.



Figure 4.7 Southern elevation of Wavendon House  
December 2025



Figure 4.8 Original primary elevation (north facing) which later became the rear elevation following the expansion under Hoare. Note the central canted bay extension under the pediment  
December 2025

## 4 | Assessment of Significance

### Park Farmhouse (Grade II; NHLE: 1213319)

#### Description

- 4.34 This asset comprises an early-19th century farmhouse with an early-17th century rear block. It is constructed from painted brick with a slate roof and end stacks.
- 4.35 The 17th century rear block stands at two storeys and is timber-framed with brick infill and additions at each end. Its front is rendered with painted roughcast. The old tiled roof has a central brick chimney and later chimney on the western bay. The northern elevation is divided into two bays with two light casement windows with painted lintels. There are bargeboards and finials on the gables. On the western elevation is a two storey gabled porch with half-glazed flush-panel door with rectangular fanlight and stucco doorcase of panelled pilasters and frieze with cornice. On the southern elevation of the rear block, a projecting wing was added in the 18th century, with sash window on each floor and central flush-panel door in moulded architrave frame. Inside, the rear block has exposed timber framing and heavy chamfered spine beams and the original roof structure with queenpost trusses, curved windbraces, and coupled rafters.
- 4.36 On the main, early-19th century block, the eastern gable has a flush-panel door with a glazed, upper panel and margin-glazed fanlight. Internally, the house has an entrance hall with two openings in the southern wall with heavy arch features, staircase with scrolled tread-ends and rope-mould to soffit. Other historic features include the square newels and balusters and slender handrail at the landing on the upper floors. The front rooms have moulded corning and two marble fireplaces.

#### Significance

- 4.37 The significance of this asset is derived from its historic and architectural interest as a 17th century farmhouse, with 19th century alterations. The principal significance of Park Farmhouse lies in its historic fabric and legibility of its 17th and 19th century construction and historic evolution. The asset also holds historic value as part of the wider, historic Wavendon Estate and testifies to the agricultural heritage of the area.
- 4.38 Overall, this asset is considered to be **medium heritage significance** by virtue of being Grade II-listed.

#### Setting

- 4.39 The immediate setting of Park Farmhouse is defined by the farmyard to its north with a stables and surrounding buildings, now in residential use, which creates an enclosed and domesticated setting. To the east of the house, there is a lawn contained by mature hedges, trees, and a lane leading north to Lower End Road. The orientation of the building allows for views across the yard north-east towards the Site.
- 4.40 To the southwest of the asset lies the Wavendon House Landscape. Historic Tithe maps show that Park Farmhouse formed part of the wider Wavendon Estate, under the ownership of the Hoare family. However, there is a high degree of visual separation between the asset and Wavendon House and RP&G due to the dense thicket of wood between them and the hedges and other buildings surrounding Park Farmhouse.

#### Contribution of Site to setting

- 4.41 The Site, as a largely unchanged field adjacent to Park Farmhouse, forms part of its historic setting. There are views from the farmhouse and stables towards the Site. Whilst the visual relationship between the two provides legibility of the historically, semi-rural setting of the house, the 1839 Parish Map reveals that the farmhouse used to be part of a much larger farm. The arrangement of the ancillary farm buildings indicates that Park Farm worked the fields to the northwest of the asset labelled as a 'milking leas' and two other unnamed plots.
- 4.42 The parcel that now comprises the Site was labelled 'Broad Close' and appears to have served as a buffer between the Wavendon House designed park and functioning farmland on the perimeters of the estate. Neither parkland nor farmland, the Site is not legible as formerly part of Park Farm. As the Farmhouse has ceased to operate as part of a working farm, it now sits in a domesticated and enclosed setting.
- 4.43 As such, the Site comprises part of the historic wider Wavendon Estate under which Park Farmhouse also operated. However, despite the historic connection and some intervisibility, the Site does not contribute to the significance of the asset as a 17th century farmhouse as it is no a legible part of the former Park Farm.



Figure 4.9 Park Farmhouse  
December 2025



Figure 4.10 View of Park Farmhouse from the Site  
December 2025

Section 5

# **View Study**

## 5 | View Study

### Views from within the setting of Wavendon House Landscape (RP&G)

4.47 This area of land located between Park Farmhouse (Grade II) and Wavendon House (Grade II\*) is characterised by established tree-lined and vegetative boundaries which informally segment the open green fields which surround them. Historic map and aerial photograph regression (see Section 3) reveal that these boundaries were established during the early twentieth-century, and do not follow a design associated with the original eighteenth-century landscape. The dense vegetative boundaries severely limit intervisibility between the Site and Wavendon House, and further limit views looking into and out of the RP&G from the Site.



Figure 5.1 Approximate location where images were taken. Blue hexagon illustrates location of Wavendon House. Red line indicative of Site location

## 5 | View Study

### Views from within the Wavendon House Landscape (RP&G)

4.48 The immediate surrounds of Wavendon House (Grade II\*) have been altered extensively over time, and are presently characterised by modern development comprising housing, car parking and associated landscaping and infrastructure. Historic features of the house's curtilage survive, such as the lake, the walled garden and the listed bridges, stable block and coach house. However, these are experienced amongst new development and a much altered landscape, all of which has reduced legibility of the original physical and functional relationship between the features. Furthermore, the listed buildings located here experience no intervisibility with the Site, and Wavendon House itself experienced glimpsed, incidental intervisibility during the winter months when boundary vegetation is lighter.



Figure 5.2 Approximate location where images were taken. Blue hexagon illustrates location of Wavendon House. Red line indicative of Site location

## 5 | View Study

### View looking north and north-east from the Site

- 5.1 Whilst the open nature of the Site facilitates unobstructed views from Park Farmhouse (Grade II) to the north-east, such views are characterised by modern development. Dense residential development located at the northern side of Lower End Road forms a strong suburban boundary onto the Site and amongst the surrounds of the farmhouse. Large-scale warehouse development is visible beyond these dwellings and is glimpsed amongst their ridgelines. These views do not contribute to the setting and significance of the asset.
- 5.2 Likewise, modern residential development located amongst the Wavendon House Landscape RP&G is also visible in views from Park Farmhouse, looking east across the Site. This development is visible amongst the Site's historic, vegetative east boundary. Glimpsed views of Wavendon House (Grade II\*) are experienced during the winter months, however these are incidental.



Figure 5.3 Approximate location where images were taken. Blue hexagon illustrates location of Wavendon House

## 5 | View Study

### Views from the Site and neighbouring field looking towards Wavendon House and Landscape

- 5.3 These photographs illustrate a limited visual and physical relationship between Park Farmhouse (Grade II) and the Wavendon House RP&G. Whilst the Site's open nature facilitates views across it from Park Farmhouse, its dense, tree-lined and vegetative boundaries to the east and south limit views into the RP&G from this location. Historic map and aerial photography regression suggests that this visual situation has been long-established. There is no evidence to suggest that Park Farmhouse and Wavendon House (Grade II\*), including its immediate curtilage, were designed to experience intervisibility. Where glimpsed views of Wavendon House are experienced from Park Farmhouse, these are incidental and do not reveal any designed relationship between the buildings.
- 5.4 Indeed, buildings which are primarily visible from the immediate surrounds of Park Farmhouse comprise modern developments, located on Lower End Road and within the RP&G. Non-historic ancillary buildings, including caravans and an outbuilding, are likewise located amongst the farmstead of Park Farmhouse.



Figure 5.4 Approximate location where images were taken. Blue hexagon illustrates location of Wavendon House

Section 6

**The Proposed Development and  
Key Heritage Considerations.**

## 6 | The Proposed Development and Key Heritage Considerations

### Concept Masterplan

- 5.5 The Site presents an opportunity to address the growing demand for housing within Milton Keynes, as well as to celebrate the surrounding historic and natural environment.
- 5.6 The adjacent concept masterplan (Figure 6.1) illustrates at a high level how the new neighbourhood could be designed to set out a framework for the delivery of up to 100 new homes.

#### Retention of Existing Vegetation

- 5.7 The concept masterplan proposes the retention of existing vegetation and sensitive consideration of heritage assets. All existing vegetation is to be retained and enhanced where possible, with notable consideration given to the setting of historic tree protection order trees ('TPO') and the hedgerow to the north of the Site. Landscape buffers are to be integrated with existing tree belts and hedgerows to enhance the existing field boundary and connect open spaces with the surrounding countryside, as well as with the adjacent Wavendon House Landscape RP&G.

#### Connections with the existing movement network

- 5.8 The neighbourhood will forge connections with its urban and natural surroundings. Site access from Lower End road naturally creates a connection with the local redway cycle route, which will carry through to the Site's central spine street. A pedestrian connection to the south is also indicated.



Figure 6.1 Concept Masterplan  
Obsidian Strategic

## 6 | The Proposed Development and Key Heritage Considerations

### Heritage Sensitivities

- 6.1 We have undertaken an assessment of the site's contribution towards the setting and significance of nearby heritage assets, and this process has informed the development of the current masterplan. The following assessment provides an overview of our advice to the design team on how a development envelope within the site might be developed which could be acceptable in built heritage terms.
- 6.2 The Site partially abuts the boundary of the Registered Park and Garden along its eastern boundary, near to the walled garden. As discussed, the RGP is surrounded to the south and north by open fields and parkland, however, this has not been assessed as holding sufficient historic nor design interest to justify its inclusion in the listing. Indeed, it is striking, given the care that has been undertaken through the designation process to identify a robust boundary to the RP&G, that this area has been expressly excluded from the listing. As per our own assessment, it would appear that in designating the RP&G, Historic England reached the view that it did not justify inclusion within the RP&G boundary.
- 6.3 There is limited visibility of the Site from this the eastern boundary which abuts the RP&G due to the walled garden, mature trees and hedges, and modern development in this location. It must be noted, however, that the walled garden was not accessed due to it being private property so this assessment relies on aerial imagery. As will be explained in detail in this section, we are not of the view that the development of this site would generate harm to heritage assets in principle, subject to sensitive masterplanning. There are, however, opportunities to manage the location, form and extent of development so as to avoid potential harms that might arise without a careful approach.

6.4 An initial assessment of the Site identifies the following levels of heritage sensitivity:

- **Red Shaded Area** - This area is of the highest sensitivity and suggested as an open landscaped buffer area to maintain a sense of separation from the Registered Park and Garden and to preserve a sense of the open farmland which was historically worked by Park Farm. This area is potentially developable with the introduction of some harm to heritage setting of the assets.
- **Yellow Shaded Area** - The northern most edge of the Site has the lowest sensitivity, the Wavendon Hall Landscape RP&G and Park Farmhouse have a low presence or are unapparent from this location. There is an opportunity for development on Lower End Road due to the current context and surrounding built form, the linear nature of the existing roads and the potential for new dwellings to appear contextually with the streetscape with only minimal heritage impact on the appreciation of the Farmhouse. This could potentially create a more 'village type' setting to Lower End Road with considered vernacular architecture which will appear contextual to the surrounding character of the streetscape.
- **Blue Shaded Area** - This area contains the historic tree protection order.



Figure 6.2 Site sensitivity of the Wavendon House Landscape Registered Park & Garden and setting

- Wavendon House Landscape Registered Park and Garden
- ◆ Listed Buildings
- Indicative Site Outline

## 6 | The Proposed Development and Key Heritage Considerations

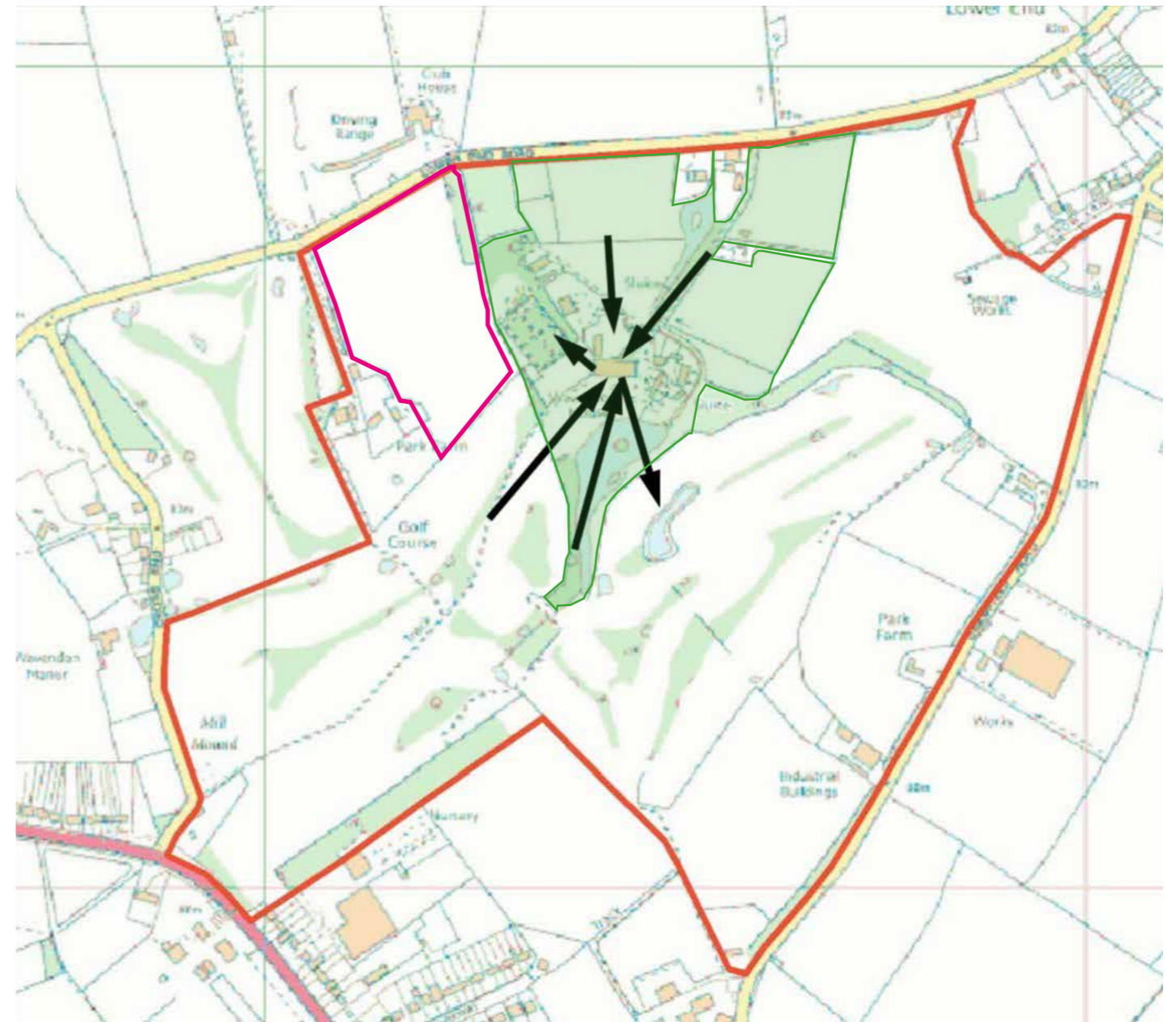
### Key Heritage Considerations

- 6.5 As set out in Section 4, Park Farmhouse (Grade II) derives significance as a surviving nineteenth-century farmhouse, containing seventeenth-century fabric. Its immediate curtilage, situated amongst a rather insulated plot, reads as the former domestic and administrative centre of an historic farmstead. However, the wider surrounds of the asset have been much altered such that the historic field systems and agrarian landscape character has been lost. Park Farmhouse is currently experienced amongst altered setting, surrounded by a mixture of wooded fields and modern residential development, with views of such development experienced from the surrounds of the asset when looking north.
- 6.6 This character of residential development, situated amongst a green landscape with patches of woods and tree-lined field boundaries could be sensitively applied to development of the Site. Such development presents an opportunity to maintain this character whilst reinforcing legibility of the asset's insulated plot and the extent of its built curtilage.
- 6.7 The Site abuts the RP&G on the eastern boundary where there is an established character of modern development. Proposed residential development of the Site would focus the presence of additional built form amongst an area within the wider surrounds of the RP&G which is less sensitive to change. This type of development would be characterful of this part of the asset's surrounds.
- 6.8 There is very limited intervisibility between the Site and the RP&G (including its assets), due to the Site's mature, tree-lined east boundary, and historic research suggests that the Site was not designed as a source of visual interest amongst the eighteenth-century landscape of the RP&G. As such, the proposed development of the Site presents an opportunity to reinforce the vegetative boundary to the RP&G through a sensitive landscaping scheme and considered arrangement of new built form.
- 6.9 Indeed, the strength of buffering to the south and east, which can be read on historic maps/images (e.g.3.8/3.9 and 3.13) indicates that this area was deliberately screened from the central part of the Park, and the strong screening that is read today reflects historic patterns of development. Likewise, there exists potential for a landscaping scheme to include buffering between nearby assets and new built form, as well as the retention and reinforcement of the soft, enclosed setting of the Farmhouse.

- 6.10 The layout of the concept masterplan has been designed with careful consideration of the surrounding landscape and vernacular architecture. The new community on the Site would benefit from a sense of place, with Park Farmhouse (Grade II) and Wavendon House (Grade II\*) being celebrated and their settings safeguarded through a landscape buffer to the south.

### Embedded Design Mitigations

- 6.11 Iceni's Built Heritage Team have liaised with Fabrik to input into the concept masterplan for the Site's allocated development. The masterplan takes care to respond to the identified heritage sensitivities to development, and Iceni consider that all necessary mitigation measures regarding heritage matters have been incorporated. These include:
- Development zones which preserve the key view across the farmyard towards the Site from Park Farmhouse.
  - Open buffer areas that would maintain the sense of openness, visual separation, and tranquility along the perimeter of the walled garden
  - Layout orientated to respect the existing trees within the Site and its boundaries.
  - Land maintained in agricultural use to preserve the landscape context of the farmhouse.
  - No development of farmland that appears to have been fundamentally interrelated with Park Farmhouse for much of its history
- 6.12 New development beyond outline stage should seek to replicate a vernacular rural Wavendon character. This is not heavily present in dwellings within the Wavendon House Landscape Registered Park and Garden nearby the Site, therefore presenting the opportunity for a scheme of considered design to reflect the emerging local character to the north of Lower End Road.



- Indicative Site Outline
- Wavendon House Landscape RP&G
- Extent of former parkland

Figure 7.1 Map of Key Historic Views in Wavendon House Park. Pink line indicative of Site boundary  
Bucks Gardens Trust, Site Dossier: Wavendon House, MKDC May 2020

## 6 | The Proposed Development and Key Heritage Considerations

### Assessment of Potential Impact

6.13 This section provides an overview of the anticipated effects of the Site's allocation for development on the setting and significance of the nearby heritage assets.

#### Wavendon House Landscape RP&G (Grade II) (including listed buildings Grade II)

6.14 As set out in Sections 3 and 4, both the physical extent and setting of the RP&G has been heavily altered over time, resulting in only a limited area of park and garden which retains significance and is of appreciable heritage value for its role in the Wavendon House Landscape. The importance of this area is reflected in its designation. Historic research reveals how the Site never formed a core, designed element within the historic park and garden, and it has been explicitly excluded from the designation area owing to its lack of association or contribution to key views or experiences amongst the asset.

6.15 The wider surrounds of the RP&G has likewise evolved such that it has an emerging character of residential development, distributed amongst the agrarian landscape. Contemporary development within the setting of the asset makes use of the area's topography and established tree and vegetation features to mitigate impacts on views from within the RP&G. The Site is already primarily screened from view by mature boundary planting along its east boundary, located between it and the RP&G.

6.16 The concept masterplan is designed around a cohesive landscape framework, thoughtfully shaped by the existing topography, vegetation and historic environment. This approach roughly delineates the north of the Site as suitable for development, while providing a landscaped tree-lined buffer along the south and eastern boundary with the Wavendon House Landscape RGP, with particular attention to the walled garden, and its setting.

6.17 Wavendon House is surrounded by mature planting and boundary trees, this forms a sense of enclosure to the RP&G and prevents the majority of views outwards. Although the eastern area of the Site provides views of the walled garden across the field, this is seen in the context of modern residential development around it. Wavendon House can be glimpsed through

some views in the trees, however, this view was seen during a winter context and it is likely that there will be significant screening provided by the trees in the summer.

6.18 The views in which the historic parkland can be best appreciated were explored during a visit to Site and its surroundings and further informed by Site Dossier Wavendon House produced by the Bucks Gardens Trust (May 2020) (see Figure 7.1). The Site does not fall within these key major views of the House and landscape. The view from the House towards the walled garden does not show the Site due to the dense vegetation and the built form of the walled garden which obscures any potential views.

6.19 In summary, there is no reason why harm should arise through the Site's allocation for development. With a considered masterplanning approach with embeds suitable mitigation measures, as discussed above, no unacceptable heritage effects should arise which could not be sufficiently outweighed by the public benefits of a development.

#### Wavendon House (Grade II\*)

6.20 The significance of this building is predominantly related to its high architectural and historic interest as a late seventeenth-century and eighteenth-century country house. The situation of the asset amongst a registered park and garden, contributes highly to its significance through its legible expression of the asset's landscaped setting.

6.21 The asset has a clear relationship with the surrounding parkland which is designated, and has a long-established dissociation with the Site in terms of function, designed landscape and visual relationship. The setting of Wavendon House primarily derives interest from its legible association with the surviving historic park and garden, of which is designated an RP&G. This will not be diminished by the Site's allocation for development. Indeed, there is no reason why harm should arise through the Site's allocation, as, with a considered masterplanning approach, the potential effects of development upon the wider surrounds of the asset could be sufficiently mitigated. No unacceptable heritage effects should arise which could not be sufficiently outweighed by the public benefits of a development.

#### Park Farmhouse (Grade II)

6.22 The significance of this asset primarily derives from its high architectural and historic interest, associated with its status as a nineteenth-century farmhouse of seventeenth-century origin. As set out in Sections 4 and 5, the setting of the asset comprising its immediate curtilage, conveys some legibility of its historic function as the domestic and administrative centre of a former farmstead. However, the wider surrounds of the asset, including the Site, make a limited contribution to its significance owing to their lost agrarian landscape character. The surrounds of the asset, whilst generally comprising green land, have been much altered in terms of their historic field arrangement, function and planting, and thereby makes very limited contribution to its significance.

6.23 Park Farmhouse is currently experienced amongst a domestic setting, surrounded by a mixture of wooded fields and modern residential development. The Site's allocation for development would see the intensification of this character. Care would be taken to mitigate the potential impact of additional built form within the surrounds of the asset, through maintaining a landscaped buffer and implementing a considered arrangement of built form within the Site. An appropriately designed landscaping scheme further presents opportunities to enhance existing boundary planting with species native to the local area.

6.24 If needed, sight lines between the asset and the RP&G could be maintained through the considered arrangement of built form, however this is generally considered to be unnecessary as existing views are incidental and make no contribution to the significance of the asset. Likewise, the design of development could adopt a contextual architectural language, which reflects the lost agrarian character of the area.

6.25 The Site's allocation for development would not create an inevitability of harm to this asset. With a considered masterplanning approach with embeds suitable mitigation measures, as discussed above, no unacceptable heritage effects should arise which could not be sufficiently outweighed by the public benefits of a development.

Section 7

**Conclusion.**

## Overview

- 7.1 This Heritage Statement has been produced by Icen on behalf of Obsidian Strategic Land Management Ltd to consider whether, if the Site were to be allocated, a future development might be delivered which is acceptable in built heritage terms. We have considered, and fed into, the indicative masterplan included within the Vision Document, to inform the promotion of this Site in the Regulation 19 stage of the Milton Keynes City Plan 2050.
- 7.2 This report has considered the legislative policy context and guidance in which to determine possible heritage impacts of the Site. It has reviewed and set out the historic development of the Site utilising archival material and relevant historical mapping.
- 7.3 The setting and significance of the heritage assets within a 200m radius of the Site boundary has been identified and appraised. Using this assessment of significance to inform, the impact of the Site's allocation for development upon the following assets:
- Wavendon House (Grade II\*)
  - Wavendon House Landscape (Grade II RP&G)
  - Stable Block East of Wavendon House (Grade II)
  - Coach House East of Wavendon House (Grade II)
  - Bridge to South East of Wavendon House (Grade II)
  - Park Farmhouse (Grade II)
- 7.4 Icen's Built Heritage Team have liaised with Fabrik to input into a concept masterplan for the Site's allocated development. It considers the potential for development of 100 dwellings within the Site. The concept masterplan takes care to respond to the identified heritage sensitivities to development, and Icen consider that all necessary mitigation measures regarding heritage matters have been incorporated.

- 7.5 To conclude, there is no reason why harm to the identified heritage assets should arise through the Site's allocation for development. With a considered masterplanning approach with embeds suitable mitigation measures, no unacceptable heritage effects should arise. Where adverse effects to the setting of heritage assets may result from the Site's allocation for development, such effects would likely be minimal, owing to the plentiful opportunities to incorporate mitigation measures and incorporate positive change within the setting of assets. Overall, any heritage effects resulting from the Site's allocation for development would not be inevitably harmful, and would likely be sufficiently outweighed by the public benefits of a development.

## Principle of Allocation

- 7.6 As set out adjacent, the Site is considered to present great potential to be allocated for development within the emerging City Plan. It presents an opportunity to contribute to the East of Wavendon Strategic City Extension, particularly with regards to the potential for a mixed-use, residential-led development which would support the targeted delivery of 2,250 new homes. The
- 7.7 As assessed throughout this report, heritage harm resulting from the Site's allocation is not inevitable, and a considered masterplanning approach could successfully ensure no unacceptable heritage effects arise. Mitigations and design considerations would involve the layout and design of development, as per Part C of emerging Policy GS15.
- 7.8 The Site's allocation has potential to successfully meet development criteria set out in this emerging policy, including Criteria 4 and 5, which requires:
- '4. Appropriate distribution, layout and design of development to conserve and, where possible, enhance the designated and non-designated heritage assets and their setting within the site and wider area that may be affected, including Wavendon House and the Registered Park and Garden;*
- 5. Conserve and enhance designated and non-designated heritage assets within the site and wider area that may be affected, including Wavendon House and the Registered Park and Garden, in accordance with Policy HE1; [...]*
- 7.9 More broadly, the Site's allocation for development presents an opportunity to contribute to the achievement of strategic objectives of the emerging City Plan, particularly regarding the provision of new homes, the delivery of social infrastructure and the renewal and regeneration of neighbourhoods and communities.

Appendix 1  
**Methodology.**

## Heritage Assessment

- 7.10 This report provides an assessment of the significance of identified heritage assets and the potential effects of the proposed development. It has been informed by:
- Relevant legislation, and national and local planning policy (see Section 2); and
  - Best practice guidance set out in:
    - Principles of Cultural Heritage Impact Assessment in the UK (ISEP/IHBC/CiFA, 2021)
    - Conservation Principles, Policies and Guidance (Historic England, 2008)
    - Good Practice Advice in Planning Notes (Historic England, various).
- 7.11 Heritage Assets are defined in Annex 2 of the National Planning Policy Framework (NPPF) as:
- 'A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).'*
- 7.12 The scope of this assessment is considered to be proportionate to the significance of identified heritage assets and the nature of change proposed, in line with National Planning Policy Framework (NPPF) paragraph 200.
- 7.13 While ISEP's Principles identifies that there is no 'one-size fits all' methodology for assessing impacts on cultural heritage, it provides guidance on heritage impact assessment. It identifies the need to understand cultural heritage assets by:
- Describing the asset;
  - Ascribing cultural significance; and
  - Attributing importance.
- 7.14 And evaluate the consequences of change by:
- Understanding change;
  - Assessing impact (on significance or contribution of setting to significance); and
  - Weighting the effect.

## Understanding Significance and Importance

- 7.15 The methodology used here for ascribing the significance of the identified heritage assets draws from the approach set out in Historic England's Conservation Principles and NPPF Annex 2 by identifying significance based on heritage value or interest. As defined in the Planning Practice Guidance (Historic Environment, para 06), the heritage interest may be:
- Archaeological;
  - Architectural and artistic; and/or
  - Historic.
- 7.16 The methodology for attributing importance is set out in Table H1. IEMA's Principles identifies that unlike significance, importance is scaled and *'It is therefore appropriate to refer to 'high', 'medium' or 'low' importance or any other simple scale that offers a form of gradation'*. As such, designation is an obvious way of attributing importance.
- 7.17 IEMA's Principles clarifies that: *'in relative terms, impacts on the cultural significance of assets of higher importance will be given greater weight than those of lower importance'* (para. B.12). This aligns with NPPF para. 199 on the weighting of impacts.
- Non-designated Heritage Assets**
- 7.18 Non-designated Heritage Assets ('NDHAs') are defined in Planning Practice Guidance (PPG, 2021) as buildings, structures and places which have a degree of heritage significance but do not meet the criteria for designation.
- 7.19 In paragraph 039 of the PPG, it notes: *'A substantial majority of buildings have little or no heritage significance and thus do not constitute heritage assets. Only a minority have enough heritage significance to merit identification as non-designated heritage assets'*.
- 7.20 ISEP's Principles notes that where heritage assets are not designated, *'it will be up to the practitioner to make an informed judgement on the level of importance to be ascribed'* (ISEP et al).

Heritage Importance	Designation of Receptor
Very High	Site acknowledged of international importance World Heritage Site
High	Grade I or Grade II* Listed Asset Scheduled Ancient Monument
Medium	Grade II Listed Asset Conservation Area
Low	Locally Listed Asset Designated Heritage Assets compromised by poor preservation
Very Low	Non-Designated Heritage Asset (not recognised as locally listed) Locally Listed Asset with little or no surviving interest

Table H1: Heritage Importance

## Setting

- 7.21 The setting of a heritage asset is defined as:
- 'the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral'* (NPPF, Annex 2)
- 7.22 Historic England's GPA 3: The Setting of Heritage Assets (2nd Edition, December 2017) gives general advice on understanding setting and how it may contribute to the significance of heritage assets. This report follows the staged approach set out in this guidance to making decisions on the level of the contribution which setting and related views make to the significance of heritage assets.



Delivery | Design | Engagement | Heritage | Impact Management | Planning  
Sustainable Development | Townscape | Transport

**Edinburgh:** 11 Alva Street | Edinburgh | EH2 4PH

**Glasgow:** 177 West George Street | Glasgow | G2 2LB

**London:** Da Vinci House | 44 Saffron Hill | London | EC1N 8FH

**Manchester:** This is The Space | 68 Quay Street | Manchester | M3 3EJ

**Birmingham:** The Colmore Building | 20 Colmore Circus Queensway | Birmingham | B4 6AT

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# **Appendix 3**

**Vision Document**



# Land at Park Farm, Wavendon

Vision Document

December 2025



**OBSIDIAN**  
STRATEGIC

# Introduction

This Vision Document has been prepared by Fabrik on behalf of Obsidian Strategic and in partnership with longstanding local landowners to promote land at Park Farm, Wavendon, as an extension to the town of Wavendon within Milton Keynes. The purpose of the Document is to explain the process that has led to the masterplan proposals and in particular, the extent of which local context, planning policy and technical evidence has informed the masterplan.

The Document will:

1. Illustrate the process that has led to the development proposal and explain the design principles and concepts that have been applied;
2. Introduce the concept masterplan and explain the rationale behind its development;
3. Set out a high-level vision and broad design principles;
4. Justify and confirm why the site is available, suitable and deliverable and should be considered for development; and
5. Enable positive engagement with the local community and Milton Keynes Council

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# The team

## About us

Obsidian Strategic is a strategic promotion and development company based in central London that operates nationally across England. Obsidian is a family-owned company, founded in 2016.

We have brought together highly experienced individuals from across the industry who specialize in all areas of the planning and development process. Since then, we have built a portfolio of over 40 projects which will deliver:

- **Over 6,000 residential plots (including approximately 1,800 affordable units);**
- **Over 1 million square feet of commercial floorspace;**
- **Approximately £1.5 billion of Gross Development Value;**
- **Approximately £325 million of total land value**

## In partnership

Obsidian will act as the project lead for the site and will be supported by the wider project team, as outlined on the following page. Our team has been instructed to work alongside longstanding local landowners and Kirkby Diamond to promote this logical and unsensitive site on the edge of Wavendon. All parties care deeply about the legacy that will be left behind and are committed to working closely with Milton Keynes Council to bring forward the best possible scheme.



Illustrative scheme in West Sussex - Obsidian



Illustrative scheme in Buckinghamshire - Obsidian



Illustrative scheme in Buckinghamshire - Obsidian



Illustrative scheme in Buckinghamshire - Obsidian

## The consultant team

We have assembled and tailored a team to meet the unique challenges posed by this site. The team supporting this scheme are leaders in their field with a wealth of experience in successfully executing projects similar to this one. Our consultants:

Masterplanning &  
Landscape Planning

**fabrik**

Transport

**ROVIA**

Town Planning

 **Woods Hardwick**  
Architecture Engineering Planning Surveying

Ecology

 **URBAN EDGE  
ENVIRONMENTAL  
CONSULTING**

Acoustics, Air Quality  
and Utilities

 **TETRA TECH**

Flood Risk & Drainage

  
**motion**

Heritage & Archaeology

  
**iceni**

Advisor

 **KirkbyDiamond**  
Part of Eddisons



# Our vision

Land at Park Farm will form a natural extension to Wavendon, which responds fluently to recent neighbouring development, creating a connected neighbourhood people are proud to call **home**. In doing so, it safeguards and celebrates the site's **natural** and **heritage** context, echoing the aspirations of the Milton Keynes Futures Strategy which aims to make Milton Keynes a greener and more cultural city.

Echoing the Seven Big Ambitions for Milton Keynes, resilient placemaking is at the heart of our proposals. Our vision encourages healthy living, provides opportunities for active travel and strives to create a truly sustainable successful legacy. Biodiversity net gain will be achieved through the retention of existing trees and hedgerows, and the enhancement of their setting through a thoughtfully considered network of open spaces.

Built form will respond to its surroundings, while striving to form a distinct new **identity** that is at home within Milton Keynes. Guidance on design quality and detail will guide growth, with **sustainable** new homes being created through the implementation of modern design and construction methods.

The scheme will be designed and built to stand the test of time, resulting in a high-quality, successful neighbourhood which, cumulatively alongside neighbouring parcels, facilitates a sustainable extension of Milton Keynes.






# Planning context



Milton Keynes City Council (MKCC) is in the process of preparing a new City Plan. The emerging Plan will cover an extended plan-making period up to 2050, and seeks to deliver MKCC's long-term ambitions for growth which are set out in the MK Strategy for 2050 (adopted January 2021). A key objective of this strategy is to reach a population of 410,000 people within Milton Keynes by 2050, principally through sustainable and transformational growth of the city, supported by significant investment in infrastructure.

Reaching a population of this size equates to delivering around 63,000 homes between 2022-2050. Through previous Local Plans, Neighbourhood Plans and planning permissions, MKCC have close to 29,000 new homes due to come forward by 2050. This means the new Milton Keynes City Plan 2050 (MKCP) will seek to allocate land for a further 24,000 to 34,000 new homes.

MKCC published a Regulation 19 draft MKCP for consultation in November 2025. The growth strategy set out in the draft MKCP proposes to achieve MKCC's growth ambitions through a combination of brownfield opportunities within the existing built-up area and expanding the city through the identification of several strategic city extensions.

-  East of Wavendon Strategic City Extension
-  Strategic Buffer
-  Strategic Site Allocation: South East Milton Keynes

Land at Park Farm falls within the site allocation boundary for the proposed East of Wavendon Strategic City Extension, a new mixed use residential-led strategic development. Draft Policy GS15 identifies this is expected to deliver:

- Around 2,250 homes across a range of house sizes, types and tenures
- Primary and secondary education (including SEND provision) and health facilities, as appropriate to the scale and nature of the development proposal
- A range of other community amenities, including open and play spaces, convenience and service retail units, and active travel and public transport stops and hubs;
- An integrated network of low and zero carbon energy infrastructure from building scale to neighbourhood or district scale
- A new district park, at least 15 hectares in area, as part of a strategic green and blue infrastructure framework and open space strategy to meet strategic and local requirements

Other requirements of Draft Policy GS15 include the need for a comprehensive masterplanned approach in line with the Development Framework Supplementary Planning Document (SPD), which will also incorporate phasing of development and timely infrastructure delivery. MKCC will work on this collaboratively with site promoters/developers.

This Vision Document demonstrates the contribution that Land at Park Farm can make towards the policy objectives for the East of Wavendon Strategic City Extension. It also highlights the potential for this development parcel to come forward as an early phase of delivery of the Strategic City Extension given the opportunities presented by its high degree of connectivity with existing development and infrastructure to the north. This opportunity is further highlighted in the proceeding sections on landscape, heritage and transport and so on.

Obsidian Strategic looks forward to engaging further with MKCC and the other site promoters/developers in due course over the preparation of the Development Framework SPD.



- |   |   |
|---|---|
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #ff0066; border: 1px solid black;"></span> The site                    | <span style="display: inline-block; width: 15px; height: 15px; border: 1px dashed black;"></span> Strategic buffer  |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #c8e6c9; border: 1px solid black;"></span> Registered landscape        | <span style="display: inline-block; width: 15px; height: 15px; border: 1px dashed black;"></span> East of Wavendon Strategic City Extension   |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #4caf50; border: 1px solid black;"></span> Existing trees and woodland | <span style="display: inline-block; width: 15px; height: 15px; border: 1px dashed black;"></span> Strategic Site Allocation: South East Milton Keynes   |
| <span style="display: inline-block; width: 15px; height: 15px; border: 1px solid black;"></span> Existing settlement                                    | <span style="display: inline-block; width: 15px; height: 15px; background-color: #ff9800; border-radius: 50%; border: 1px solid black;"></span> Bus stop  |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #4dd0e1; border: 1px solid black;"></span> Water                       | <span style="display: inline-block; width: 15px; height: 15px; background-color: #ff9800; border-radius: 50%; border: 1px solid black;"></span> Full map area falls within Housing Viability Area 1 |
| <span style="display: inline-block; width: 15px; height: 15px; border: 1px solid black; border-radius: 50%;"></span> Listed building (II*)              |   |
| <span style="display: inline-block; width: 15px; height: 15px; border: 1px solid black; border-radius: 50%;"></span> Listed building (II)               |   |



To Broughton  
 To Salford  
 To Monkston  
 To Woburn Sands  
 Distribution Centres  
 M1  
 A421  
 Eagle Farm South  
 Glebe Farm  
 Lower End Road  
 Wavendon House and RPG  
 Park Farmhouse  
 Wavendon Gate  
 Cross End  
 Newport Road  
 Cranfield Road

# The site and local context

## Context

Wavendon is located on the south-eastern edge of the city of Milton Keynes. It lies approximately 7 km (4.3 miles) east of the city centre. It is bordered to the north by two nearby developments, Glebe Farm and Eagle Farm South, (north-west and north-east, respectively).

As previously outlined, the site falls within the East of Wavendon Strategic City Extension in the MKCC Regulation 18 Draft CP. It additionally falls within Housing Viability Area 1, as does Wavendon itself and much of the land east of Central Milton Keynes. Within this area, a provision of 40% affordable homes would be required per the draft CP. A strategic buffer area to Wavendon outlined in the Reg 18 draft CP falls to the west of the site, while the boundary for the South East Milton Keynes Strategic Site Allocation falls further to the south-west.

While the immediate built surroundings comprise predominantly residential, business parks and distribution centres, the nearby district centre at Kingston offers access to amenities, including Kingston Shopping Centre, supermarkets and a library.

## The site

The site is located to immediately to the south of Lower End Road, which runs parallel to the A421 and connects to Standing Way via Newport Road to the west and Cranfield Road to the east. The M1 borders the site to the east and makes up a portion of the borough boundary west of its junction with Cranfield Road.

To the north, the site is bounded by hedgerow, with an outcropping of trees to its north-eastern corner. The settlement area lies close to a number of heritage assets, with the Grade II listed Park Farmhouse and approach route to its south-western corner, and the Grade II\* listed Wavendon House, associated Grade II listed buildings and Grade II Registered Park and Garden (RPG) immediately to the east.

# Technical Summaries



# Landscape planning context

## Summary of designations

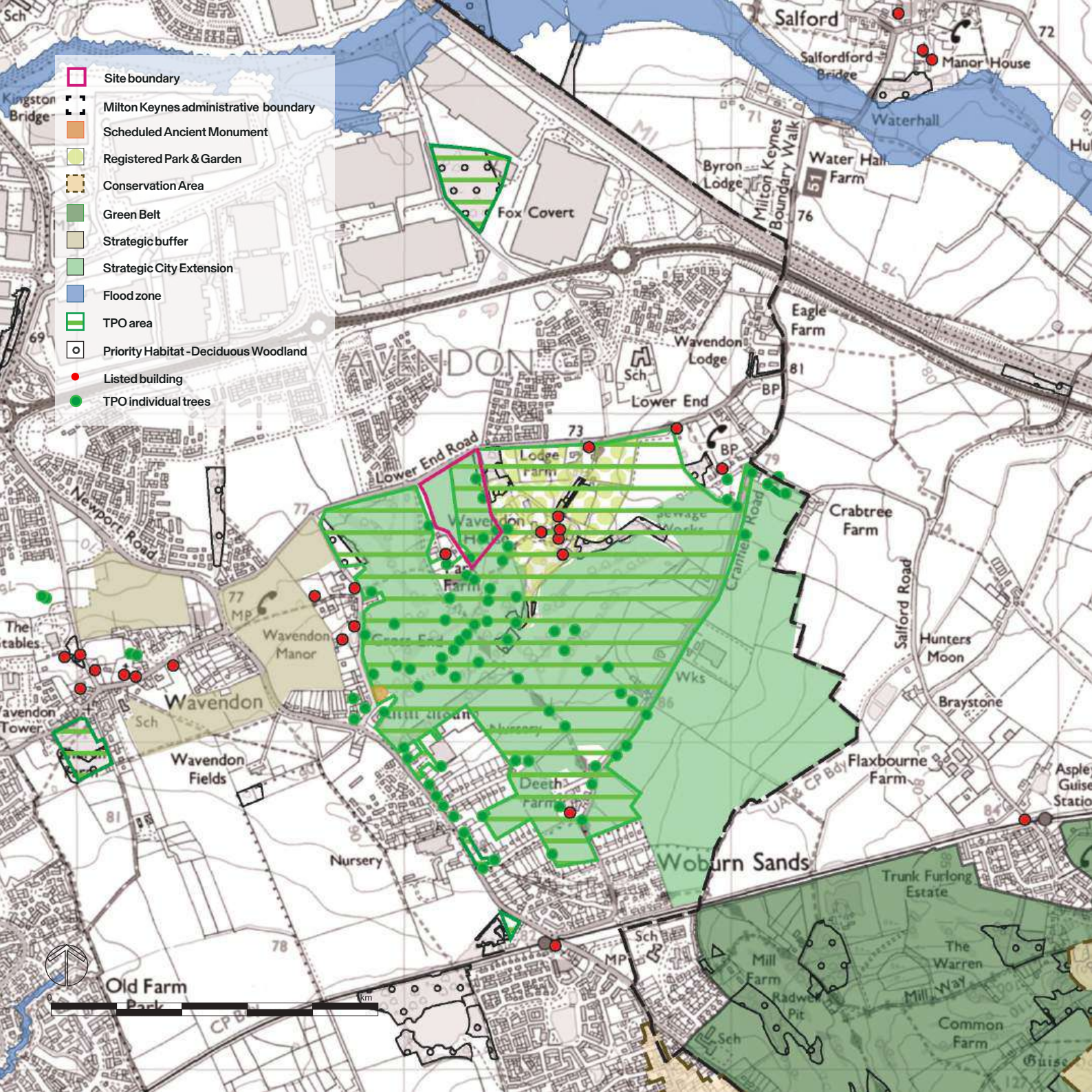
The plan opposite illustrates the landscape-related designations of relevance to the site and study area. There are no physical landscape or townscape features within the site that are designated at an international or national level, nor does the site lie within a viewing corridor protected by policy.

Five individual trees within the site are subject to Tree Preservation Orders (TPO). A TPO area also covers the eastern part of the site as well as the RPG to the east and former golf course to the south. Within the site, this designation covers the trees within the central areas of the site and the eastern/southern site boundary vegetation. An area of woodland along the eastern site boundary is also identified as a Priority Habitat area of deciduous woodland.

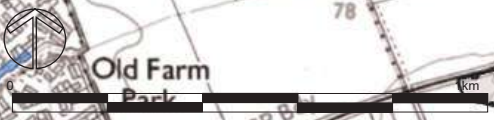
## Relevant adopted landscape policies

The following landscape-related policies within the emerging Reg 18 Milton Keynes CP 2050 (July 2024) are of relevance to the site and its surroundings:

- Policy GS15 - East of Wavendon Strategic City Extension
- Policy CEA13 - Sustainable drainage systems (SuDS) and integrated flood risk management
- Policy CEA8 - Provision and protection of accessible open space
- Policy CEA9 - Biodiversity and habitats network
- Policy CEA10 - Protection and enhancement of environmental infrastructure network, priority species and priority habitats
- Policy CEA11 - Urban greening, trees and woodland
- Policy CEA12 - Conserving and enhancing landscape character/special landscape areas
- Policy ECP5 -Heritage.



- Site boundary
- Milton Keynes administrative boundary
- Scheduled Ancient Monument
- Registered Park & Garden
- Conservation Area
- Green Belt
- Strategic buffer
- Strategic City Extension
- Flood zone
- TPO area
- Priority Habitat - Deciduous Woodland
- Listed building
- TPO individual trees



# Landscape character context

## Summary of character

The Landscape Character of the study area is described in the Milton Keynes Landscape Character Assessment (2016) and the Central Bedfordshire Landscape Character Assessment (2015). The Landscape Character Areas (LCAs) relevant to the site and study area are identified on the plan opposite. The central part of the study area, which includes the site and surrounding landscape to the south of Lower End Road, is identified as the Landscape Character Type (LCT) 4: Clay Lowland Farmland and LCA 4b: Wavendon Clay Lowland Farmland. The key characteristics of LCT 4 of relevance to the site are:

- *“Low lying and generally flat landscape on the urban edge of Milton Keynes*
- *Mixed arable, pasture and recreational land uses*
- *Large scale arable fields with overgrown hedges and smaller areas of pasture for horses and stabling*
- *Wide range of urban fringe activities and uses including garden centres, allotments, individual industrial premises to the south east of Milton Keynes*
- *Limited woodland cover*
- *Conifer shelterbelts*
- *Few field trees except in the vicinity of Wavendon House*
- *Dominated by major transport routes*
- *Scattered villages with a mix of characters*
- *On-going residential and commercial development adjacent to this LCT*
- *Locally more intact historic landscape to the east of Wavendon*

- *Gravel, sand and clay workings and restoration*
- *Extensive and open views to the clay plateau, wooded Greensand Ridge and towards Milton Keynes*
- *The open agricultural landscape of LCA 4b provides a visually important setting for the Greensand Ridge.*

LCA 4b is described as *“...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...”*

Landscape guidelines include promoting recreational opportunities, promoting enhancements for wildlife through habitat improvements, promoting the creation of new woodland and the restoration of hedgerows. Specifically to LCA 4b, guidelines aim to *“ensure that open views across the landscape character area to the Brickhill Greensand Ridge are retained”* and to *“protect and enhance the historic areas around Wavendon, including Wavendon Park and Cross End.”*



# Site character and views

## Character of the site and immediate surroundings

The site consists of a single field parcel to the south of Lower End Road. Its boundaries are well-defined by a combination of tall hedgerows, tree belts and woodland blocks, which create a strong sense of enclosure and limit intervisibility with the surrounding landscape and townscape. The site's contained nature offers natural screening / protection offered to the heritage asset which can be further enhanced. Topographically, the site slopes gently from south-west to north-east with the natural drainage pattern carrying water to the northern boundary, where an existing ditch runs alongside the hedgerow.

Within the site, the field parcel has a pastoral character and is used for animal grazing. Park Farmhouse is also Grade II listed and sits to the west of the site. Scattered Oak trees are remnant parkland features associated with the neighbouring Wavendon House (grade II\* listed) and the Registered Park and Garden, although the site sits outside of these designations. A small area of remnant ridge and furrow is present in the north-eastern corner of the site. The walled kitchen garden associated with the house abuts the south eastern boundary of the site, set behind a mixed tree belt. A row of three new houses have been constructed immediately north of the kitchen garden and have an open relationship with the site, backing onto the eastern boundary with a post and rail fence.

A Public Right of Way (PRoW) runs in a broad east - west direction immediately south of the site, crossing in close proximity to the south-western corner of the site. The

disused golf course landscape to the south and west of the site has a strongly vegetated character with linear tree belts and woodland blocks adding to the sense of enclosure. To the north, the new build development north of Lower End Road provides an urbanising element to the site context, further enhancing the sense of enclosure.

## Summary of visual appraisal

The site is perceived as an open field, set within a well vegetated framework of tree belts, woodland blocks and hedgerows, which generally define the site boundaries (Viewpoint 3). Built form is a characteristic feature of the views, in particular to the north, where the new development at Eagles Farm is prominent on the skyline above the boundary hedgerow along Lower End Road (Viewpoints 2 and 4). There are open views of the recently constructed houses to the north of Wavendon House adjacent to the eastern boundary of the site. Views of the Grade II\* listed Wavendon House to the east of the site are limited by the eastern site boundary vegetation (Viewpoint 1). The site's enclosed character provides inherent screening and protection for the heritage asset, which can be further strengthened.

Views of the site from the surrounding landscape and townscape are limited due to the well established site boundary vegetation and intervening built form. Views of the internal arrangements of the site are therefore limited as a result (Viewpoints 5, 7, 8 and 9). The built form in the new development to the north limit views of the site to one or two streets where they align with the site (viewpoint 6).

Site boundary

Public Right of Way

Viewpoint



Lower End Road

Wavendon FP 2

Wavendon House

Park Farm

Wavendon FP 2

Wavendon FP 3





Viewpoint 1: View from the western boundary of the site, looking east towards Wavendon House and the new build properties to the north of the listed building



Viewpoint 2: View from the eastern boundary of the site, looking north-west towards Lower End Road. The new properties to the north of Lower End Road form the horizon above the hedgerow



Viewpoint 3: View from the northern boundary of the site, looking south towards Park Farmhouse and the former golf course. The view is characterised by the grassland within the site, set against a wooded backdrop. Some built form is visible amongst the trees to the south-west of the site

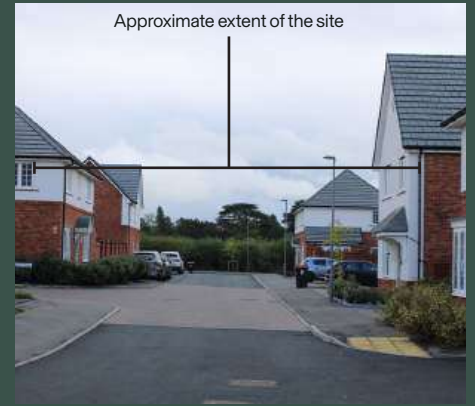


Viewpoint 4: View from the southern boundary of the site, looking north towards the new development to the north of Lower End Road, which is visible against the skyline. The view is characterised by the mature Oak trees within a grassland setting, set against a backdrop of treebelts and built form



Hedgerow along the northern boundary of the site

Viewpoint 5: View from Lower End Road at the entrance to the Park Farmhouse driveway, looking east along the northern boundary of the site



Approximate extent of the site

Viewpoint 6: View from Cianchi Grove within the new development to the north, looking south across the site



Approximate extent of the site

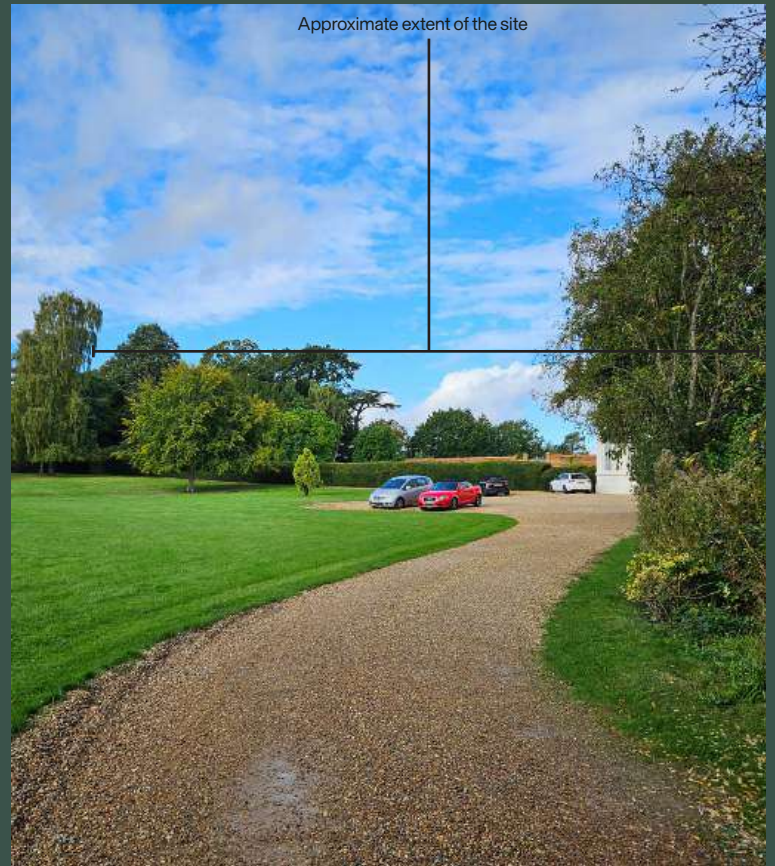
Park Farm (Grade II listed)

Viewpoint 7: View from PRoW Wavendon FP2 to the west of the site, looking north-east to Park Farm. The vegetation within the site is visible between buildings



Approximate extent of the site

Viewpoint 8: View from PRoW Wavendon FP3 looking north east towards the site. The existing tree belt along the southern boundary limits intervisibility with the site



Approximate extent of the site

Viewpoint 9: View from PRoW Wavendon FP2 within the grounds of Wavendon House, looking west towards the site. Views of the site are truncated by the intervening vegetation

# Arboriculture

An initial walkover of the site has been carried out in advance of the detailed tree survey. The purpose of this was to gain an early understanding of the quality, condition and overall value of the existing trees and hedgerows, and to consider how these may begin to inform the emerging design work.

As the Site is currently in modified grassland use, there are relatively few (almost no) existing trees and hedgerows on the Site, but limited to the Site's boundaries, predominantly the eastern and southern boundary – see viewpoints 1 and 3 on page 20.

Nonetheless, there are a few widely spaced individual trees located within the Site's boundary. Of these trees, four are subject to Tree Preservation Orders. Nonetheless, these will all be retained in situ and sensitively integrated into the development layout.

There is also significant scope within the scheme to introduce new, native planting to strengthen the landscape structure, enhance biodiversity and support the site's future character even further, especially to the eastern and southern boundaries.

For clarity, there is the TPO area that covers the eastern part of the Site as well as the RPG to the east and the former golf course to the south. Within the site, this designation covers the trees within the central areas of the site and the eastern/southern site boundary vegetation, as mentioned above, but creates no impact on the scheme proposed within this document.

For clarity, there is no ancient woodland on or adjacent to the site, but there is an area of woodland along the eastern site boundary which is identified as a Priority Habitat area of deciduous woodland.

- Site boundary
- TPO area
- TPO individual trees

Lower End Road

Wavendon House

Park Farm



# Heritage

## Heritage assets

### *Built heritage*

There are no listed buildings within the site and the site does not lie within or adjacent to a Conservation Area. Fifteen listed buildings, one Grade II\* and fourteen Grade II, lie within 1km of the site. Wavendon House RPG lies immediately to the south-east corner of the site, and the Scheduled Monument of Motte castle, located 200 m south-east of Wavendon Manor, lies to the south-west of the site.

### *Archaeology*

Previous archaeological investigations within 1 km of the site have revealed archaeological remains dating from the prehistoric through to post-medieval periods. Within the site itself, the only known archaeological remains consist of partially extant medieval / post-medieval ridge and furrow earthworks in the north-east corner.



Tithe map, 1840

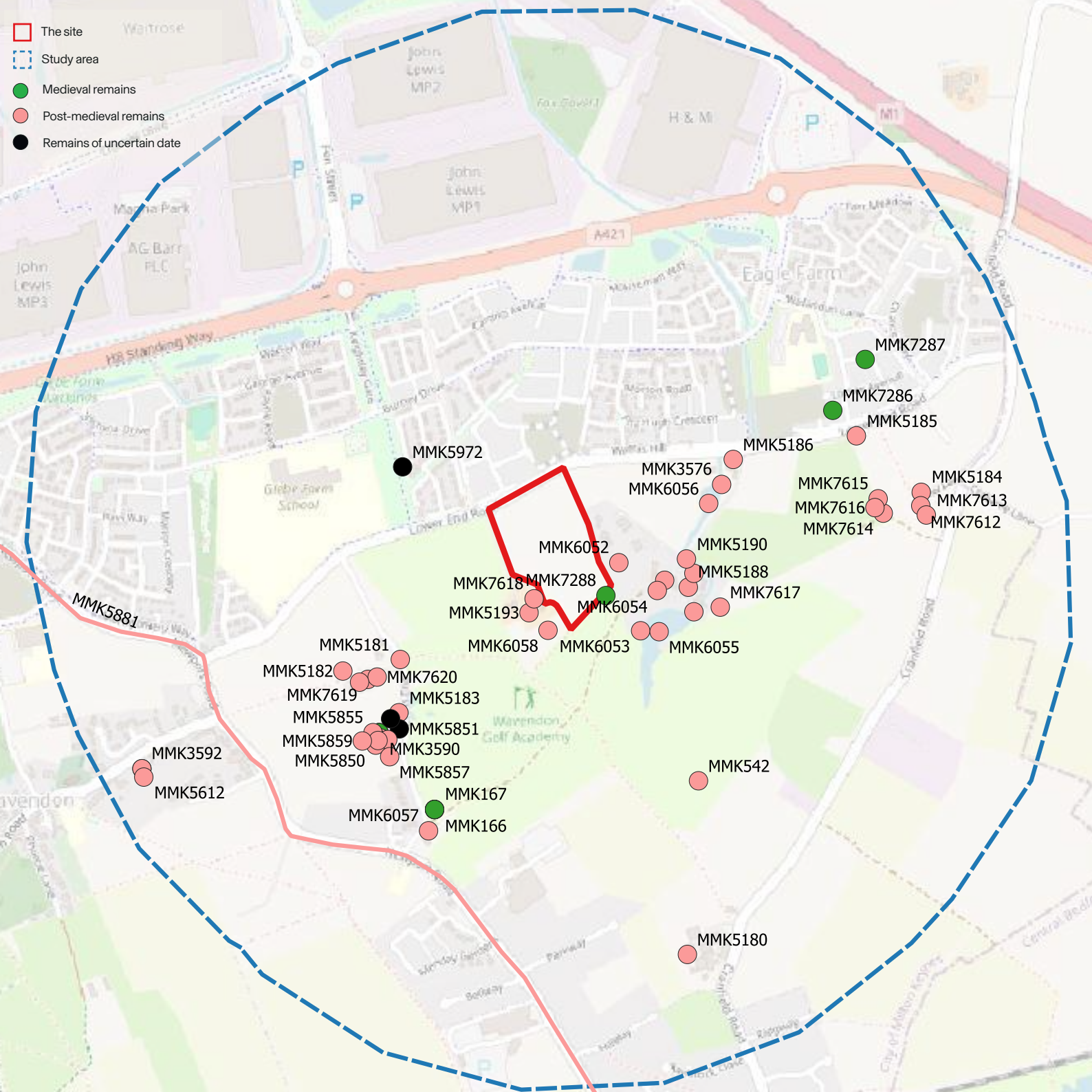
## Considerations

### *Built heritage*

There is no intervisibility between the site and the majority of heritage assets within 1 km, due to distance and intervening vegetation and built form. However, there are views between the site and the listed buildings of Park Farmhouse, Wavendon House and associated structures, and Wavendon House RPG. Wavendon House and Park Farmhouse also share, and have historically shared, some intervisibility across the former parkland within the site.

Development within the site should allow for suitable landscape buffering to the north and west of Park Farmhouse and suitable vegetation screening, where necessary, to retain the immediate rural farm setting of the listed building. Likewise, a landscape buffer and vegetation screening should also be included along the eastern side of the site to retain the immediate rural setting of Wavendon House and the RPG.

Views between Park Farmhouse, Wavendon House and the RPG should also be retained across the southern end of the site, and former parkland trees within the site boundary should also be retained. New built form should reflect local architectural styles and be of a suitable scale and massing.



# Heritage sensitivities

The Site partially abuts the boundary of the Registered Park and Garden along its eastern boundary, near to the walled garden. As discussed, the RGP is surrounded to the south and north by open fields and parkland, however, this has not been assessed as holding sufficient historic nor design interest to justify its inclusion in the listing.

There is limited visibility of the Site from this the eastern boundary which abuts the RPG due to the walled garden, mature trees and hedges, and modern development in this location.

An initial assessment of the Site identifies the following levels of heritage sensitivity:

- **Red Shaded Area** - This area is of the highest sensitivity and suggested as an open landscaped buffer area to maintain a sense of separation from the Registered Park and Garden and to preserve a sense of the open farmland which was historically worked by Park Farm. This area is potentially developable with the introduction of some harm to heritage setting of the assets.
- **Amber Shaded Area** - The walled garden and historic Park Farmhouse is apparent from these areas and they have a medium sensitivity relative to the developable area.
- **Yellow Shaded Area** - The northern most edge of the Site has the lowest sensitivity, the Wavendon Hall Landscape RPG and Park Farmhouse have a low

presence or are unapparent from this location. There is an opportunity for development on Lower End Road due to the current context and surrounding built form, the linear nature of the existing roads and the potential for new dwellings to appear contextually with the streetscape with only minimal heritage impact on the appreciation of the Farmhouse. This could potentially create a more 'village type' setting to Lower End Road with considered vernacular architecture which will appear contextual to the surrounding character of the streetscape.

- **Blue Shaded Area** - This area contains the historic tree protection order.

## In summary

To conclude, there is no reason why harm to the identified heritage assets should arise through the Site's allocation for development. With a considered masterplanning approach which embeds suitable mitigation measures, no unacceptable heritage effects should arise. Where adverse effects to the setting of heritage assets may result from the Site's allocation for development, such effects would likely be minimal, owing to the plentiful opportunities to incorporate mitigation measures and incorporate positive change within the setting of assets. Overall, any heritage effects resulting from the Site's allocation for development would not be inevitably harmful, and would likely be sufficiently outweighed by the public benefits of a development.



Site sensitivity of the Wavendon House Landscape Registered Park & Garden and setting

-  Indicative site outline
-  Wavendon House Landscape Registered Park & Garden
-  Listed building

# Sustainable movement

The site is located to the south of Lower End Road, to the south of two newly built developments known as Glebe Farm and Eagle Farm South. As such, the site benefits from an existing network of footways and shared use routes to employment, food retail and education facilities as shown in the adjacent plan.

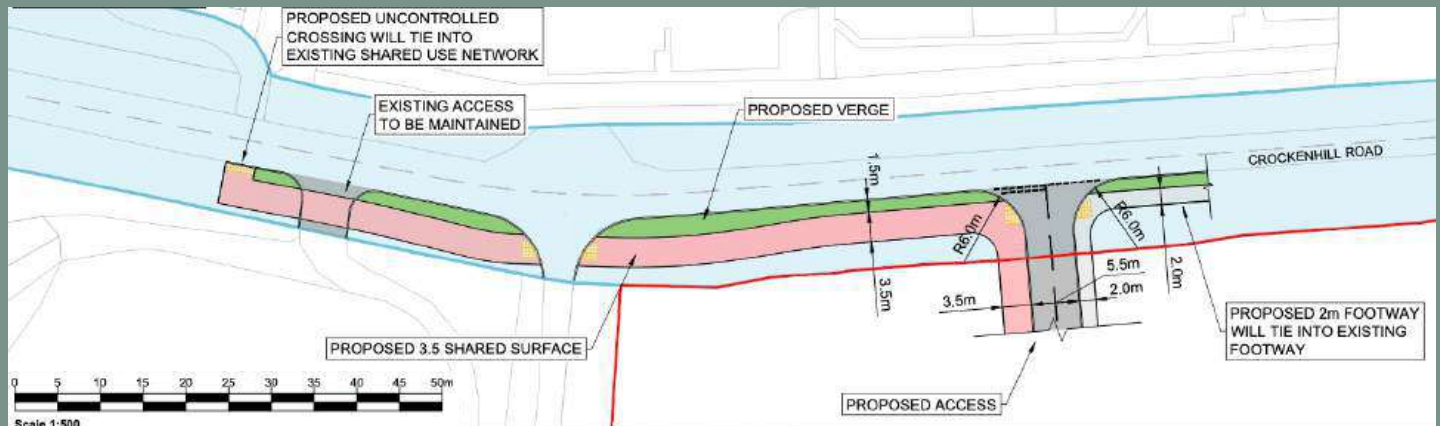
## Access

Access is proposed via Lower End Road whilst the wider aspirations for the Local Plan are being realised. Once a future connection to Keightley Gate via Glebe Farm to the north has been made, or when secondary accesses are provided onto Newport Road and Cranfield Road and internal connections to land at Park Farm are achieved from the wider allocation, then this access could be re-purposed to an active travel and emergency vehicle access subject to the aspirations of the wider allocation at the time.

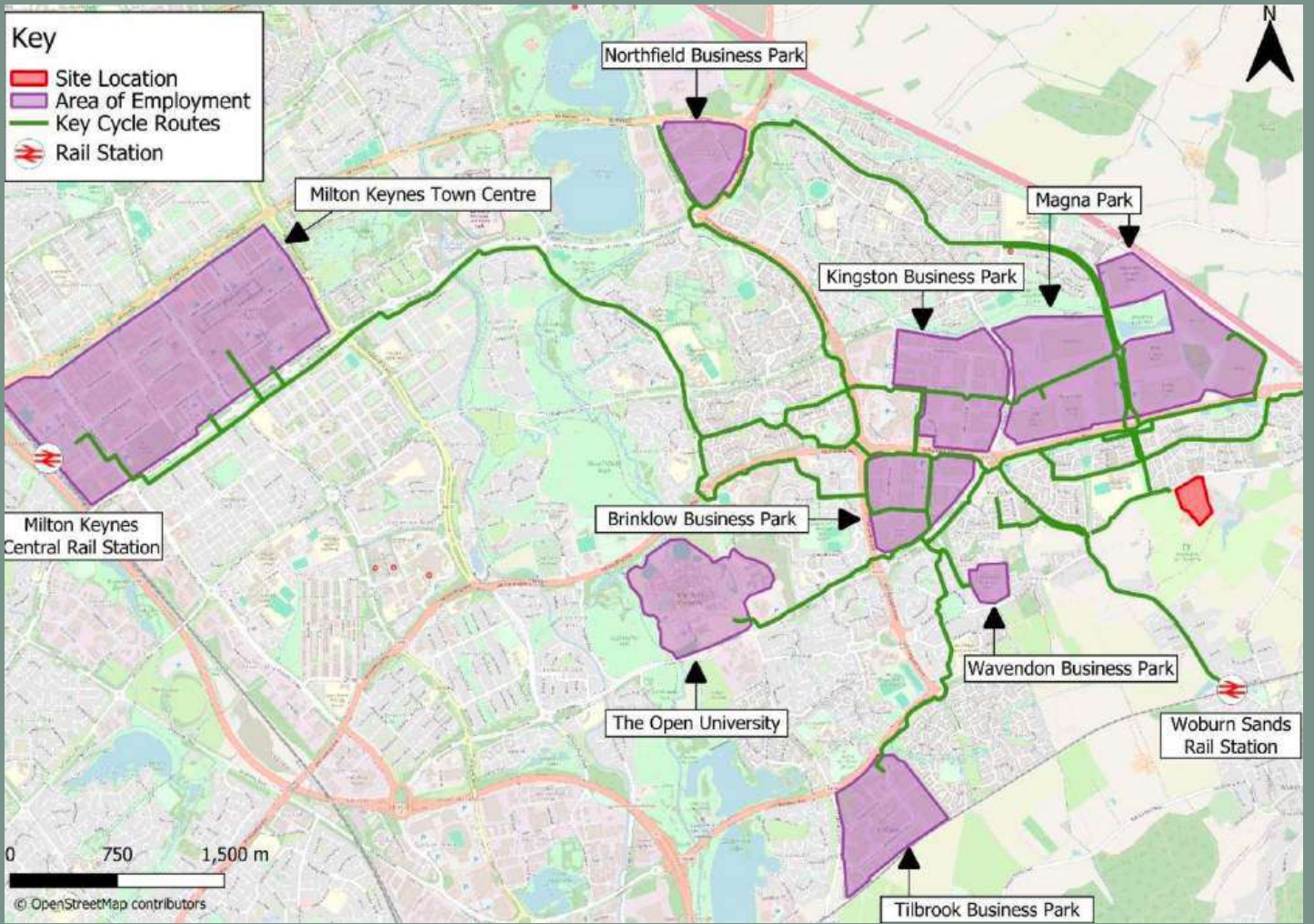
## Active travel

The access would feature an extension of, and connection into, the existing shared use footway/cycleway at the southern end of LeBlanc Close. As evident from the adjacent plan, there are several regular daily journeys that can be undertaken by foot or cycle given the current active travel infrastructure and proximity to the site with journeys to food retail circa 20 minutes by foot, to schools under 20 minutes by foot and to leisure under 10 minutes by cycle.

Cycle infrastructure to the north of the site is provided in the form of off-street shared footway/cycleways through Magna Park.



Access general arrangement



Travel plan



## Public transport

The site benefits from its proximity to the bus network. The nearest bus stop to the site is provided on Burney Drive, circa 800m (10-minute) walking distance north of the site. There is a further bus stop provided on Fen Street, circa 1 km (12-minute) walking distance to the north of the site. These bus stops are served by the 3/3A, 34, and M5/M6 bus services, which provide connections to nearby Milton Keynes city centre and railway station, as well as nearby areas of employment, with circa 1-4 buses an hour.

## Vision-led transport planning

Existing census data results showed that 66% of people who live within Milton Keynes 024 Middle Super Output Area work within Milton Keynes. 33% of which are accessible by bus or cycle, many of which within a 30-minute journey time.

The vision for this new neighbourhood includes objectives such as:

- Sustainable modal shares
- Spaces for people rather than vehicles, maximising walkability and public health
- Creating a resilient community with local amenities.

Visions would be realised through two main categories of intervention: placemaking and mobility through connecting to the new developments and draft allocations to ensure a sustainable development is promoted.

Middle Super Output Area (MSOA)	Identified employment location	% of people who work there	Journey time cycling (minutes)	Journey time on bus (minutes)
Milton Keynes 014	Milton Keynes Town Centre	12%	32	38
Milton Keynes 017	Northfield Business Park	3%	22	47
	Kingston Business Park	3%	22	9
	Brinklow Business Park	3%	19	7
	The Open University	3%	16	33
Milton Keynes 022	Tilbrook	5%	14	15
Milton Keynes 024	Magna Park	4%	6	19

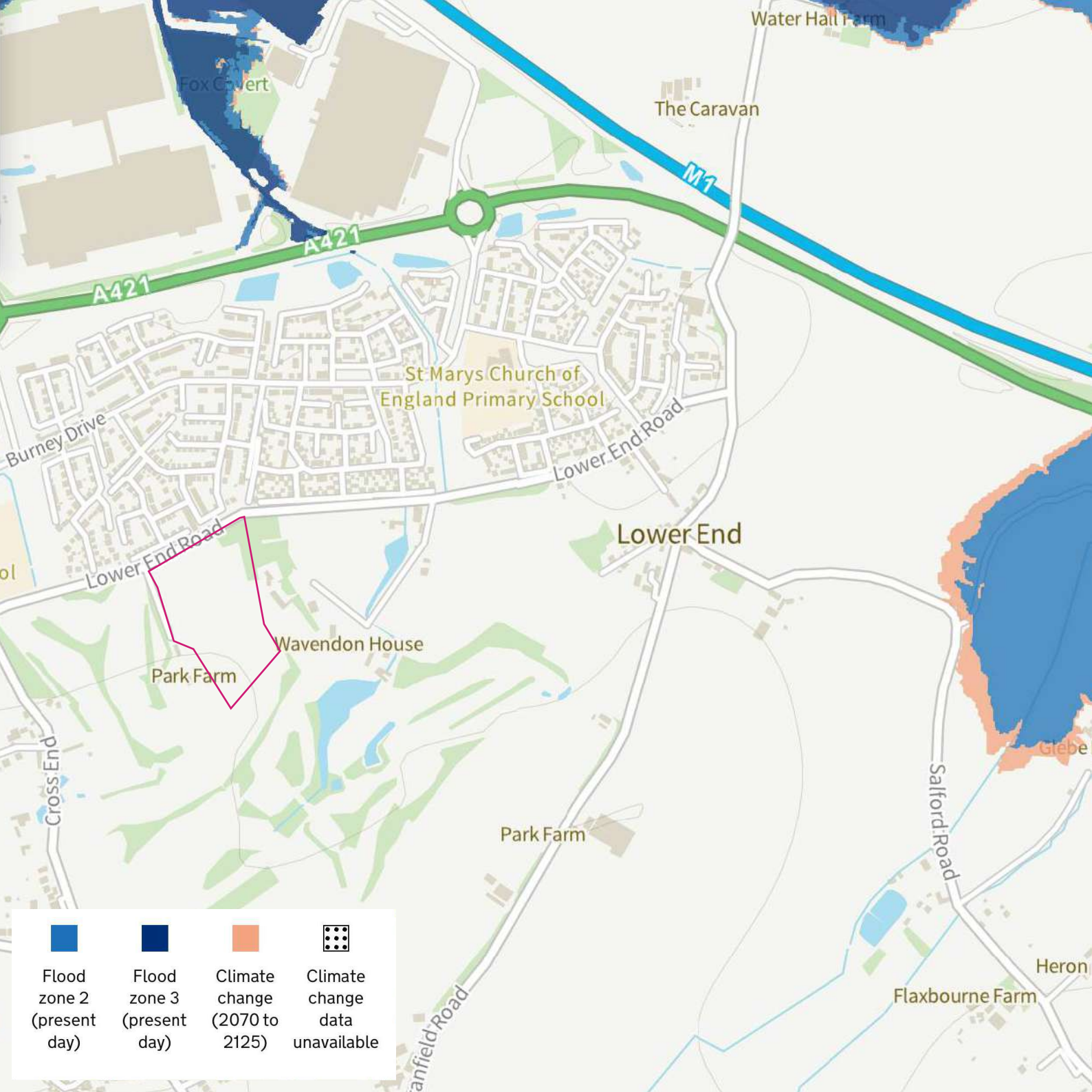
# Flood risk & drainage

An initial review of development feasibility in relation to flood risk and drainage has been undertaken to understand the Site's potential exposure to flooding, the implications for development, and to inform early masterplanning. This appraisal draws on flood risk data available from the Environment Agency's Flood Mapping service.

The Site lies entirely within Flood Zone 1, indicating a low risk of fluvial and tidal flooding, with an annual probability of less than 0.1%. Most of the Site is also identified as being at very low risk of surface water flooding, with such risks largely confined to the northern boundary of the Site. Flood risk from all other sources is considered low. The development will be designed to ensure the Site remains safe for users and does not increase flood risk elsewhere, accounting for climate change in accordance with the NPPF.

Sustainable Drainage Systems (SuDS) will be incorporated into the design to manage surface water runoff, again taking climate change into consideration. An initial drainage assessment has identified indicative drainage catchments and a potential location for an attenuation basin, which will be positioned at the lowest point within the Site. These SuDS features will also offer opportunities to enhance water quality, biodiversity, and wider environmental and social benefits.

Proposed dwellings will be located outside areas potentially affected by surface water flooding associated with the central stream during a 1% Annual Exceedance Probability event, including climate change allowances. Surface water risks across the remainder of the Site will be managed through the on-site drainage network.



Water Hall Farm

Fox Covert

The Caravan

M1

A421

A421

St Marys Church of England Primary School

Burney Drive

Lower End Road

Lower End

Lower End Road

Wavendon House

Park Farm

Park Farm

Glebe

Salford Road

Cross End

anfield Road

Flaxbourne Farm

Heron

Flood zone 2 (present day)  
Flood zone 3 (present day)  
Climate change (2070 to 2125)  
Climate change data unavailable

# Agricultural land classification



The Site is comprised of Grade 3 (Good to Moderate) land, as per Natural England's Agricultural Land Classification ('ALC') Map of the London and the South East Region.

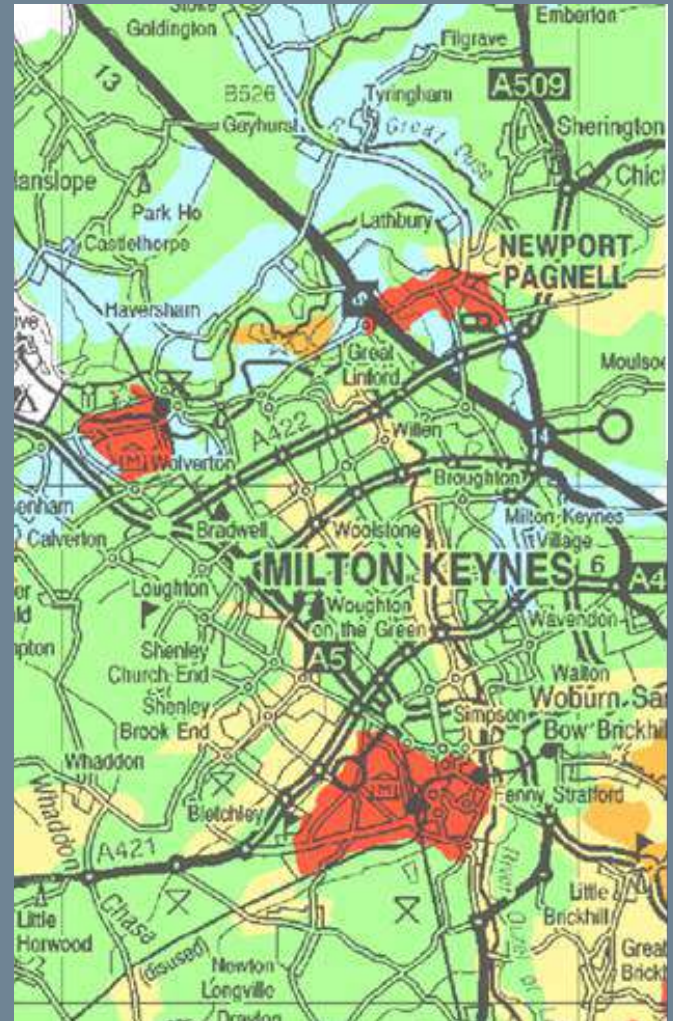
The majority of land surrounding Milton Keynes is classified as Grade 3 agricultural land, although much of the land to the north is identified as Grade 2.

It should be noted that the Site is not classified as Grade 1 or Grade 2 agricultural land, which represent the highest quality classifications. However, site-specific testing would still be required as part of any future planning application to confirm the precise agricultural grade.

Grade	Description
1	Excellent
2	Very Good
3	Good to Moderate
4	Poor
5	Very Poor

Non-Agricultural Land	
	Other land primarily in non-agricultural use
	Land predominantly in urban use



Agricultural land classifications

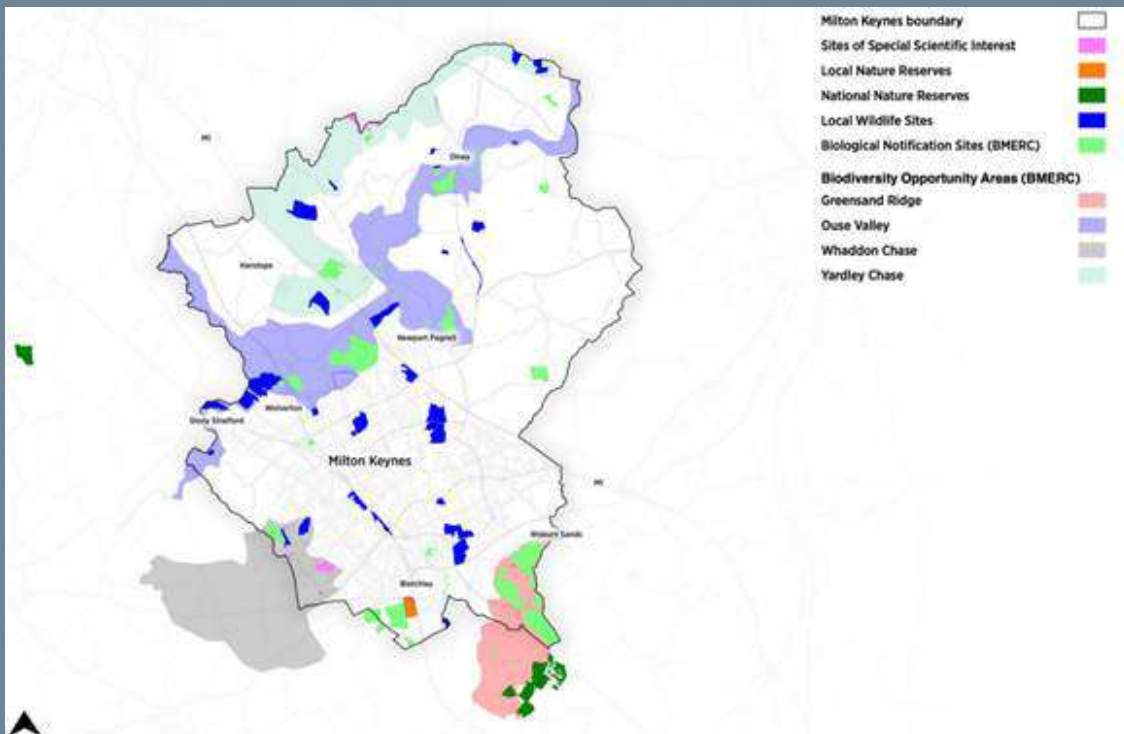
# Ecology

The site is not subject to any statutory or non-statutory ecological designations, including a Country Park, Local Wildlife Site, National or Local Nature Reserve, Wildlife Corridor, Nature Improvement Areas, a SSSI, or a Special Protection Area.

It is also worth noting that the site does not fall within or is nearby a Biodiversity Opportunity Area – as do other draft allocations, as well as other parts of Milton Keynes.

Opportunities exist for on-site biodiversity enhancement to satisfy policy requirements for 10% net gain, through green infrastructure provision as part of the development's open space network.

A series of ecological surveys will be undertaken at the site in the relevant seasons to inform the development proposals.



Designated Biodiversity Sites and Biodiversity Opportunity Areas

# Noise & air quality

An initial assessment of the site and its surroundings indicates that there are no significant noise constraints. While the highest noise levels are likely to occur near Lower End Road, they are expected to be minimal. Nonetheless, environmental noise surveys will be carried out to accurately measure existing noise levels and determine any necessary mitigation measures. This will ensure that the proposed development can deliver suitable living conditions with respect to noise.

From an initial review, it is anticipated that the air quality impacts of the development will be not significant, as well as the impacts on the development from the local road network. A full assessment will be carried out and will accompany a future planning application planning application.



# Contamination

A phased assessment of the site will be undertaken to evaluate the risks associated with contaminated land and the potential impacts on future site users and the environment. The process will begin with a Preliminary Risk Assessment (Phase 1 Desk Study), which will review the Site's historical use, environmental setting and underlying geological conditions; and any prior reports to identify potential contamination sources, pathways, and receptors.

The findings of the Preliminary Risk Assessment will inform the design and execution of a ground investigation. This will include recording ground conditions and collecting soil samples for chemical analysis. The results will be compared against screening levels to assess risks to human health and the environment.

A Phase 2 Geoenvironmental Assessment Report will then be prepared, detailing the identified risks associated with contamination and recommending any required remediation measures. If remediation is necessary, a detailed Remediation Strategy will be developed, and the remediation works will be implemented with independent verification to ensure compliance. As part of the investigation and assessment process, recommendations will be provided regarding site design considerations. These may include guidance on foundations, floor slabs, external pavements, drainage, and potential requirements for earthworks.

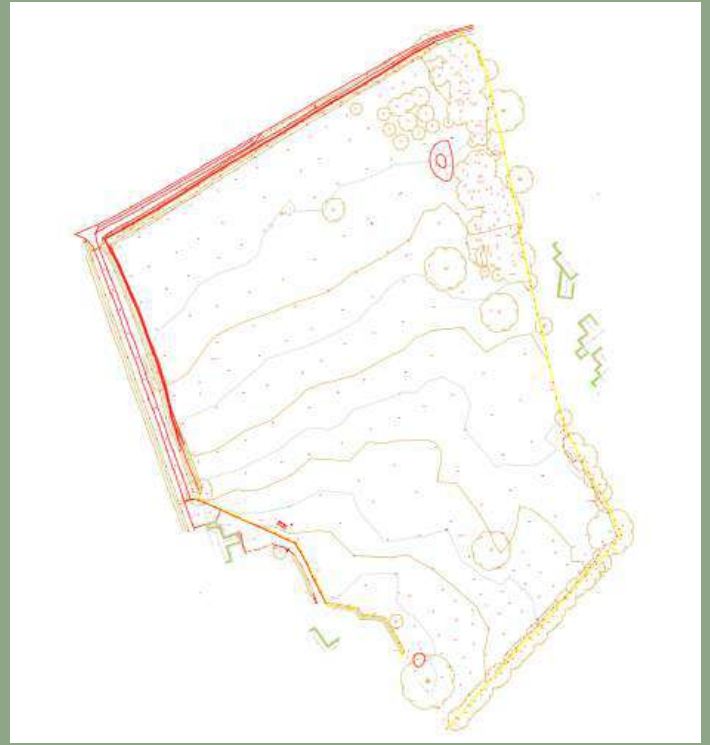
In summary, A phased assessment of the site will be undertaken along with a Preliminary Risk Assessment (Phase 1 Desk Study), a Phase 2 Geoenvironmental Assessment Report and if remediation is necessary, a detailed Remediation Strategy will be developed.

# Topography

A topographical Site survey was undertaken by Survey Solutions in September 2024. The drone survey accurately records existing Site levels, Site features including vegetation, footpaths, tracks and other built elements. Along with the broader OS data, the measured topographical survey forms the basis of the masterplanning work undertaken to date. It will also form the base source of information for all technical survey work moving forwards to ensure a fully coordinated approach is taken which considers the intricacies of the Site, its boundaries and proposed points of access to existing highways.

The south west corner of the Site is the highest point at circa 80 AOD and the land falls to the north east corner of the Site to its lowest point at circa 76 AOD.

There are no overhead cables that run through the Site.



Topography Plan

# Utilities

Tetra Tech has carried out a high-level utilities impact assessment for the site in relation to a substantial proposed residential development in Wavendon. The report has confirmed that several new service connections together with impactful mitigation measures will be required to serve the development and these consist of:

## Water

A new connection to the existing Anglian Water (AW) network and a new distribution system with provision of new metered connections for each property. We would anticipate that a 125mm main would be required to service 100 properties. There is a 125mm water main in Farrington Way north of Lower End Road which we would anticipate being AW's preferred connection point. A mains requisition may be required to lay across third party land between Farrington Way and the development site where mains are not located on adopted roads. Local reinforcement works may be required to provide capacity at the proposed connection point. This would be confirmed by AW on application.

## Gas

The UK Government's Future Homes Standard aims to prevent provision of gas boilers in new residential properties by 2025. A decision on the energy policy for this site will need to be made to decide how the site is serviced and whether any gas connection is required or if the site will be fully electrically heated.

## Electricity

We would estimate that around 500KVA would be required to supply 100 residential properties inclusive of electric heating and electric car charging for each plot. We would assume that a High Voltage (HV) connection will be required for the site and that a distribution substation will need to be sited within the site boundary.

The NGED capacity map shows that the site is covered by Wavendon primary substation and that it has sufficient spare capacity to supply the site.

It is anticipated that a minimum of one new distribution substation will be required to service the site. We would advise that an area 6m x 5m should be allowed for each distribution substation, and that substation sites should have suitable unrestricted 24 hour access to facilitate maintenance as required. This should be located centrally to the area they would supply where possible to avoid additional substations being required.

## Telecoms

Fibre broadband could be provided by Openreach to the site. Other telecoms operators could also be approached.

# Design Intent



# Considerations

The findings of our baseline analysis have been consolidated into the adjacent design considerations plan. Further in-depth studies will be carried out at a later date, however the following highlights the primary matters for consideration.

- The site falls entirely within the East of Wavendon Strategic City Extension Area, an area earmarked in the MKCC Draft City Plan for new mixed use residential-led strategic development
- Multiple sites to the north of Lower End Road were previously allocated strategic sites within the adopted Plan:MK (2019). Proposals are at the advanced stages of construction and demonstrate the evolving settlement edge
- The site falls within Flood Zone 1, the lowest flood risk, making it suitable for development. There is the potential to for utilise its natural fall from south to north in the creation of a sustainable drainage strategy
- The retention and enhancement of existing field boundary vegetation and trees, namely the hedgerow immediately to the north and the scattered mature Oak trees within the southern and eastern parts of the site. Supplementing the retained vegetation through new hedgerow and tree planting in line with Landscape Character Assessment guidelines
- The creation of a landscape buffer along the site's south-western and eastern boundaries, to respect the setting of nearby heritage assets
- The consideration of views from a public right of way which runs to the south of the site and through to the RPG of Wavendon House.



15/00990/REM

20/01841/REM

18/02183/REM

13/02382/OUTEIS

Lower End Road

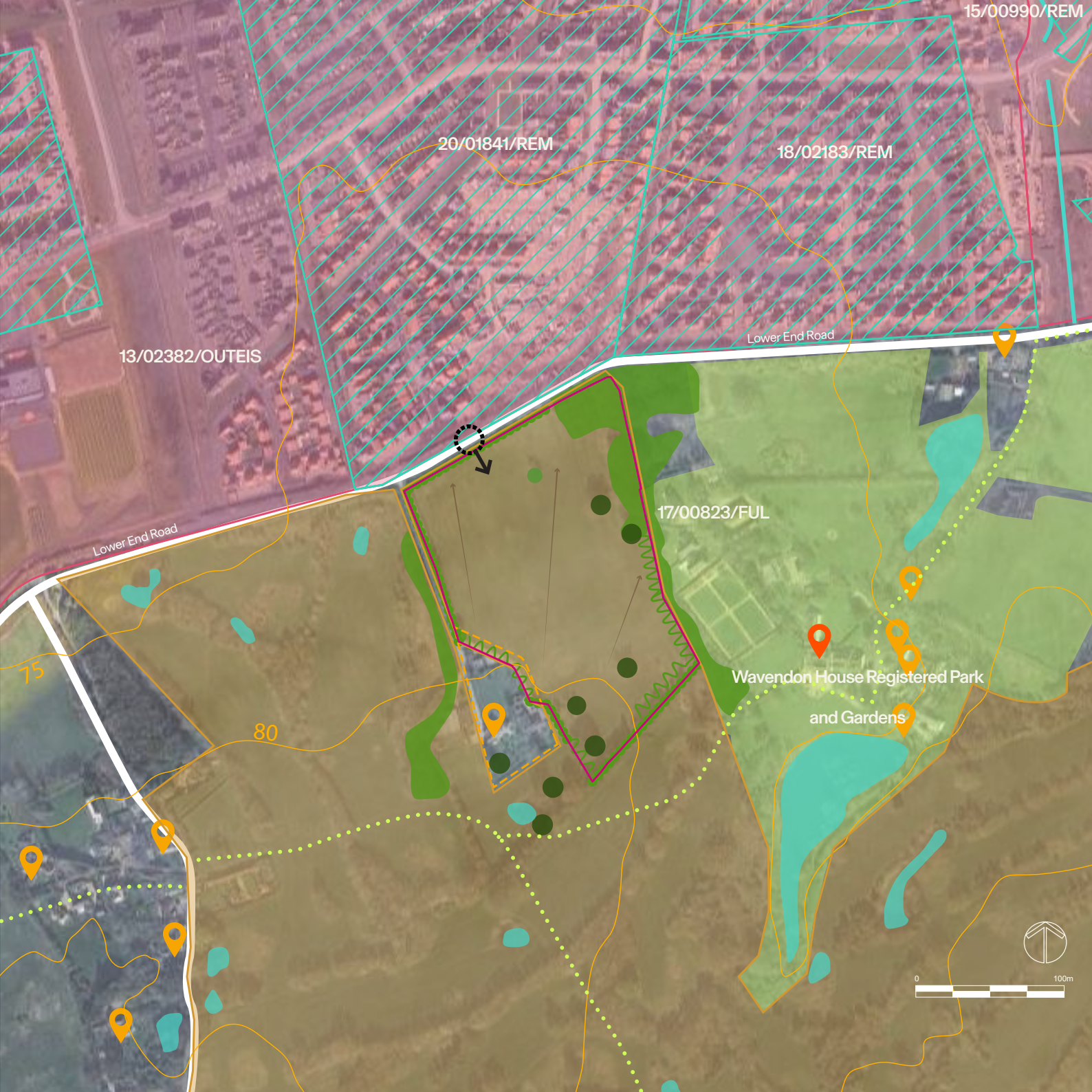
Lower End Road

17/00823/FUL

Wavendon House Registered Park  
and Gardens

15

80



# Design rationale



## 1. Retention of existing vegetation and sensitive consideration of heritage assets

All existing vegetation is to be retained and enhanced where possible, with notable consideration given to the setting of historic TPO trees and the hedgerow to the north of the site. Landscape buffers are to be integrated with existing tree belts and hedgerows to enhance the existing field boundary and connect open spaces with the surrounding countryside, as well as with the adjacent Registered Park and Garden.



## 2. Incorporation of sustainable drainage

The site's topography lends itself to a sustainable drainage strategy, with the creation of a SuDS feature proposed in the open space in the north-eastern corner of the site. This area forms the site's lowest point.



### 3. Forging connections with the existing movement network

The neighbourhood will forge connections with its urban and natural surroundings. Site access from Lower End road naturally creates a connection with the local redway cycle route, which will carry through to the site's central spine street. A pedestrian connection to the south is also indicated.



### 4. Implementation of sensitive built form

The new community will benefit from a sense of place, with its identity drawn from surrounding architectural and landscape vernacular. The close proximity of Park Farmhouse and Wavendon House will be celebrated and their settings safeguarded through a landscape buffer to the south, while connections to the existing redway cycle route and public right of way network enhance a sense of local connectivity. A range of homes will be provided of varying types and tenures, and at an appropriate density for the location, meeting the needs of the local community. This flexible framework will respond to changes in demand, technology and the economy.

# The opportunity

The site at Park Farm, Wavendon, presents an opportunity to address the growing demand for housing within Milton Keynes, as well as to celebrate the surrounding historic and natural environment, while enhancing biodiversity.

The adjacent concept plan illustrates at a high level how the new neighbourhood could be designed, in view of the conditions and constraints explored over the previous pages. In doing so, it sets out a framework for the delivery of up to 100 new homes.

The development concept is designed around a cohesive landscape framework, thoughtfully shaped by the existing topography, vegetation and historic environment. This approach roughly delineates the north-west of the site as suitable for development, while providing a landscaped tree-lined buffer along the eastern boundary with Wavendon House.

Similarly, along the southern edges, development has been sensitively pulled back to create a generous landscape buffer, particularly given the presence of Park Farmhouse in the site's south-western corner. This boundary connects both north-south and east-west and provides opportunities to enhance existing boundary planting with species native to the local area.

The scheme aims to achieve a minimum of 10% biodiversity net gain, through the creation of a robust landscape strategy that is aimed at retaining existing site features and habitats and enhancing landscape character.



Delivery of approximately 80-100 homes



Comprehensive open space network (1.72 hectares)



Minimum 10% biodiversity net gain



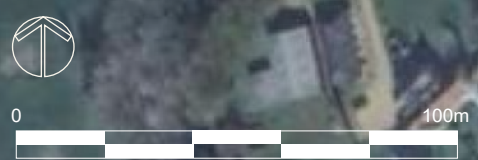
Independent access point from Lower End Road



Footpaths through open space and pedestrian connections with cycle path and public right of way



- Site boundary
- Open space
- Developable area
- Existing tree planting
- Existing PRoW
- Spine street
- Indicative secondary roads/access
- Pedestrian path
- Site access
- Existing hedgerow
- Proposed/retained tree planting
- Potential link to wider strategic growth area
- 1 Site access
- 2 Open space
- 3 Landscape buffer
- 4 Indicative location of SuDS pond
- 5 Retained trees
- 6 Potential connection to public right of way
- 7 Potential connection to wider allocation



Lower End Road



Park Farm Cottages

Aerial view of development



New development to the north of Lower End Road

Wavendon House (Grade II\* listed)

South eastern boundary vegetation (no views of Wavendon House)

South boundary vegetation



View through open space





View of typical private drive

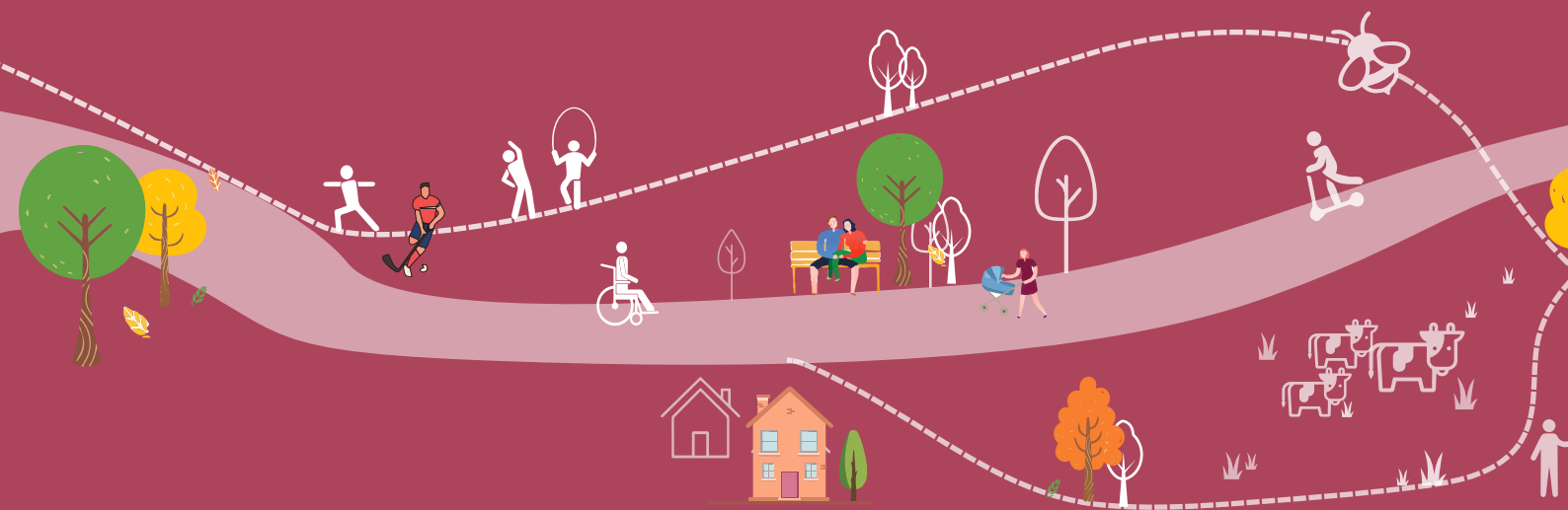


# Design principles

**Comprehensively planning a new place provides a unique opportunity to shape the physical form and social fabric of the community. In response to recent guidance, 'Building Better, Building Beautiful', the design principles for Land at Park Farm will provide a blueprint to guide the vision and create a sense of place.**

The aspirations for the new community are set out below, integrating the Seven Big Ambitions for Milton Keynes as articulated in the MK Futures Strategy for 2050. It is important to remember the holistic objective of these principles. Taken together, they form an indivisible and interlocking framework for the delivery of a high-quality place:

- **To strengthen Milton Keynes' special qualities** through the creation of a locally rooted place
- **To contribute to making Milton Keynes a leading green and cultural city** through the retention of existing vegetation where possible and the instatement of a comprehensive landscape strategy for a nature-centred neighbourhood



- **To ensure everyone has a decent home** by bringing the site forward for development which makes an incremental contribution to borough-wide housing targets. Further, to establish a strong, vernacular yet creative design character, which celebrates the site's natural features and developing characteristics.
- **To build a safe community that supports health and wellbeing** by centring the site around compact development parcels and pedestrian and cycle routes are integrated for greater connectivity and neighbourliness
- **To cumulatively, alongside surrounding development, create a vibrant, mixed use area where business growth is supported and opportunities abound.**
- **Make active travel easier and the go-to option** for prospective residents and visitors through aspirations to link up to the Redway cycle route network and the public footpath to the south.



# Benefits



Provision of up to 100 dwellings in a range of sizes and tenures



Creation of ample amount of public open space (1.72 hectares), permeating throughout the new neighbourhood



Forged connections between local cycle network (redways) and public rights of way

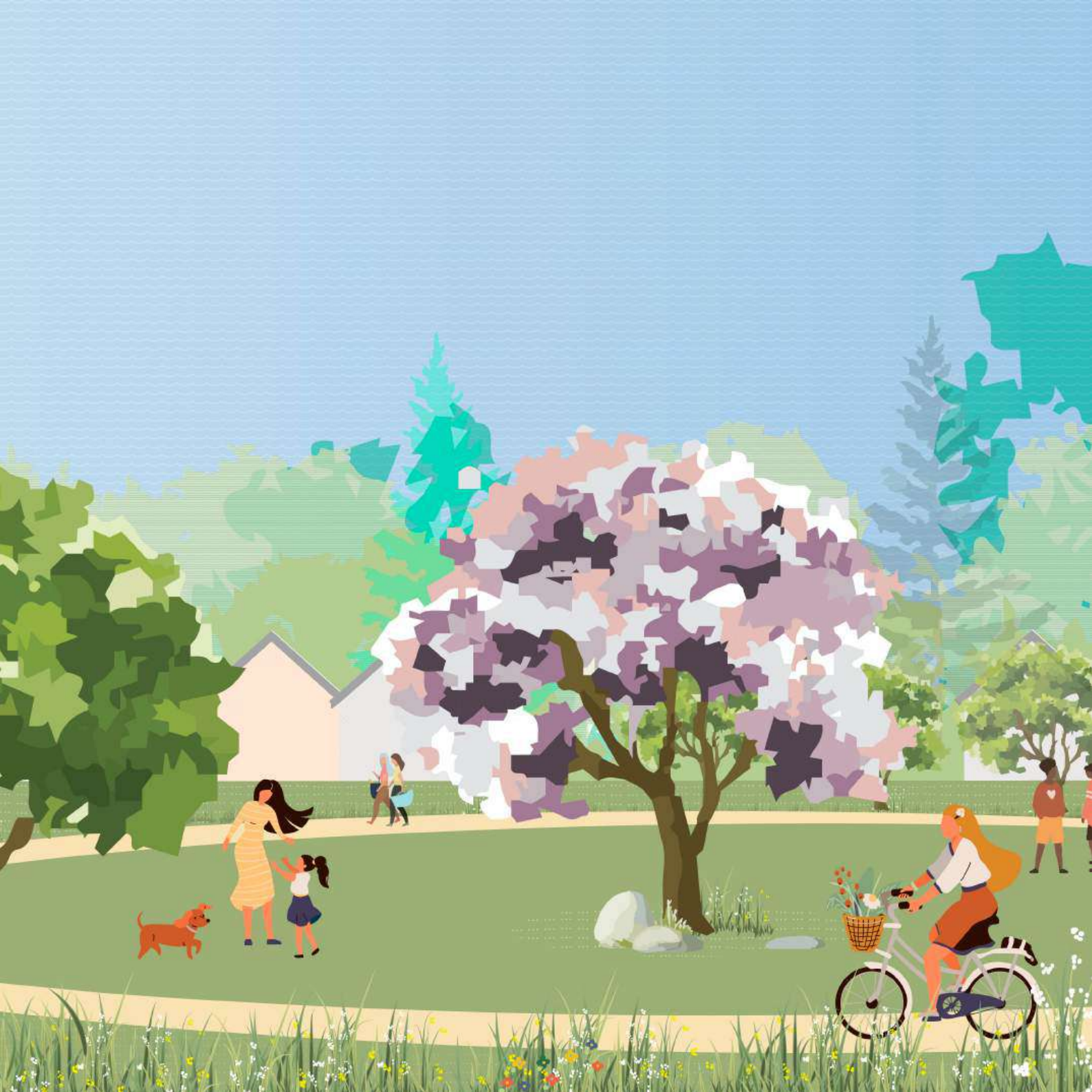


An emphasis on ensuring the health and wellbeing of new residents is prioritised



Biodiversity enhancements, achieving a minimum of 10% BNG, through safeguarding existing ecology and the creation of new habitats





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