



**Milton Keynes City Plan 2050**  
Proposed Submission Stage Representation Form

**Ref:**  
**(For official use only)**

**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

Miss

First Name

Neve

Last Name

Lansdown

Job Title

Graduate Planner

(where relevant)

Organisation

Stantec

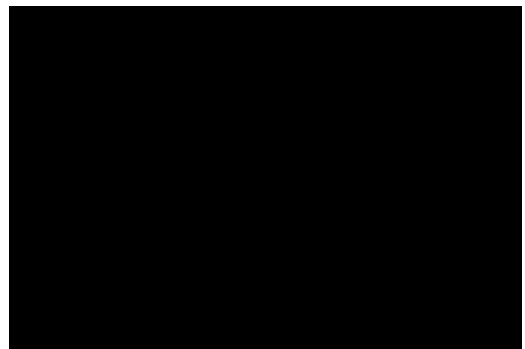
(where relevant)

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	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
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4.(2) Sound	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
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4.(3) Complies with the Duty to co-operate	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
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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 refer to letter attached.**

(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 refer to letter attached.**

(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:

**To expand on points made as part of the representations.**

***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.*



Date 17th December 2025

Our Ref: 333102747

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

Sent by email: [ncp.engagement@milton-keynes.gov.uk](mailto:ncp.engagement@milton-keynes.gov.uk)

Dear Sir/Madam

## **MILTON KEYNES CITY COUNCIL'S CITY PLAN 2050 REGULATION 19 CONSULTATION**

### **REPRESENTATIONS SUBMITTED ON BEHALF OF BARWOOD LAND - SOUTH WEST MILTON KEYNES**

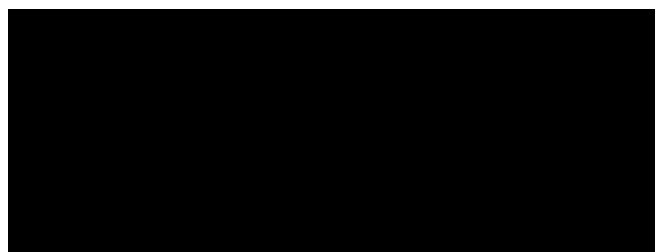
We write on behalf of our client, Barwood Land, in response to the MK City Plan 2050 Regulation 19 consultation.

Barwood Land control land at South West Milton Keynes ('SWMK') located north of the East-West Rail line, which is under construction, east of Swans Way, and to the west of the approved development site known as 'Salden Chase' (Buckinghamshire Council Planning Ref. 15/00314/AOP) as shown in the Site Location Plan at **Appendix 1**. SWMK is promoted as a logical, sustainable, and deliverable site, realising the full potential for sustainable growth in this strategic growth location.

Whilst responding to the representation of Milton Keynes City Council's ('MKCC') MK City Plan 2050, Barwood Land recognises that SWMK is located wholly within the administrative area of Buckinghamshire Council. In this context, it is acknowledged that MKCC have not and could not have identified the Site as part of the MK City Plan 2050, despite being in close proximity to and promoted as a strategic extension to the City.

Barwood Land is committed to engaging with both Buckinghamshire Council and MKCC to assist with shaping the future growth to the South West of Milton Keynes which is already a long-established strategic direction of growth. Any allocation at SWMK would form part of the Buckinghamshire Local Plan. Therefore, we acknowledge that engagement with Buckinghamshire Council in the preparation of its emerging Local Plan, including the consideration of potential locations for accommodating sustainable growth, will be central to the progression of SWMK and have submitted responses for Buckinghamshire Council's most recent Regulation 18 consultation.

As MKCC will be aware, the Government published a consultation for a revised version of the National Planning Policy Framework ('NPPF') alongside other reforms to the planning system on 16<sup>th</sup> December 2025. However, given the proposed transitional arrangements within the consultation draft applying to plans submitted under the new plan-making system, for the purposes of this representation, references to the NPPF are to the December 2024 version against which the plan will be examined.



In addition to the below, since the launch of the consultation, the recent ministerial statement by Matthew Pennycook confirms that the new plan-making system does not include the Duty to Cooperate to accelerate plan preparation and the government's intent to not save the Duty for plans in the current system. However, under the 2024 NPPF, local plans must still demonstrate effective cooperation across local authority boundaries. This should be fully considered by MKCC and Buckinghamshire in developing their respective Local Plans, particularly in relation to housing provision.

As an adjacent site with functional links to Milton Keynes, this representation sets out how SWMK is consistent with, and can support the delivery of, MKCC's ambition and objectives of the MK City Plan 2050. MKCC Strategy for 2050, notably in figure eight, identifies various strategic locations extending beyond MKCC's administrative boundaries as part of a Greater Milton Keynes area, including at South West Milton Keynes. We comment upon this further below, however it will be critical that any Local Plan which seeks to take forward the vision of Strategy for 2050 is prepared upon the foundations of effective cross boundary working with MKCC's neighbours to secure an ambitious, sustainable pattern of growth which is deliverable and robust.

This representation follows the structure of the MK City Plan 2050 Regulation 19 consultation document ('the draft plan') setting out the opportunities presented at the Site and surrounding growth area alongside its functional relationship with the City. Given the Site's location outside of the administrative boundary this representation focuses upon important strategic cross-boundary matters, including overall housing needs for Milton Keynes. This representation addresses the suite of evidence base material published as part of this consultation, including building on comments made at the Vision and Objectives stage of the plan preparation on the Sustainability Appraisal.

An updated Vision Document for SWMK (**Appendix 2**) is submitted alongside this representation which provides further details about the opportunities provided by the Site. As is detailed further throughout these representations, the Site can deliver a number of benefits including:

- Up to 1,500 new high-quality low and zero carbon homes integrated into a sustainable transport network;
- Supporting community infrastructure, including local retail and employment to facilitate the creation of a 'walkable' community;
- New green and blue infrastructure, including an extension to Tattenhoe Valley Park to deliver a people friendly and health place, and reduce potential effects on the character of the wider area;
- Provision of new and extended public transport, including MRT east-west route, and active travel connections to integrate the Site with neighbouring growth areas;
- Retention and enhancement of on-site heritage assets such as Lower Salden Farm (Grade II Listed) as a central landmark building set within public open space; and
- Provision of low carbon technologies, the application of approaches to reduce energy demands, and on-site renewable energy where viable.

Barwood Land has developed their proposals to integrate seamlessly with the adjacent development opportunities on the edge of Milton Keynes. Taking a comprehensive approach to this strategic direction of growth will help realise the full potential for sustainable growth to the south west of Milton Keynes.

This representation is also supported by the following Plans, Documents and Technical Notes for awareness.

- Appendix 1: Site Location Plan

- Appendix 2: SWMK Vision Document
- Appendix 3: Archaeology and Heritage Baseline
- Appendix 4: Landscape and Visual Baseline
- Appendix 5: Ecology Baseline Note
- Appendix 6: High Level Drainage Strategy

Barwood are also engaging with adjacent land owners to consider how proposals in the area can make best use of land and deliver a cohesive new community.

### **Ambition**

Barwood Land remains broadly supportive of the Ambition expressed on page 7 of the draft plan. As commented upon in previous consultations for this Plan, we maintain that the Ambition could be enhanced through the recognition that Milton Keynes will become more accessible and better connected strategically, notably through East West Rail. The potential of MRT, of which emerging routes are illustrated in Figure 1, and public transport connectivity with surrounding settlements, including Winslow could also be referenced.

There is a broad correlation between the principles of the Ambition and the principles of achieving sustainable development set out within the NPPF. Reference has been made to the city's tagline of 'Better by Design'; however, we consider that the statement could be more locally specific. For example, this could include describing how parts of the city or strategic urban extensions are anticipated to function, including meeting development, economic, and infrastructure, or capturing elements of the principles made in paragraph 6.

### **Objectives**

The objectives are set out on page 9 and 10 of the draft plan. These appear to follow the 'themes' subject to the previous consultations. Barwood Land is broadly supportive of these objectives which evidently express clear links to the NPPF's objectives for achieving sustainable development. The delivery of sustainable growth at SWMK, as presented in the accompanying vision document, can support achieving these objectives.

### **Growth Strategy – Policy GS1**

We broadly agree with the draft policy given the context of SWMK being located within the administrative area of Buckinghamshire. MKCC should also seek to work closely with neighbouring authorities to capture growth that reflects the economic, social, and physical links across formal administrative boundaries.

As set out within this representation, SWMK has a strong functional relationship with Milton Keynes and was broadly identified by the Strategy for 2050 as a "*possible future long-term development location outside of the scope of the Strategy for 2050*" in figure 8. Whilst being considered to be outside the scope of the Strategy for 2050, it is evident that development to the South West of Milton Keynes was identified as a sensible location for long-term growth.

In this context, it is clear from MKCC's Growth Strategy Topic Paper that the 'Strategy for 2050' has played a fundamental role in the Council's ambition for growth and the draft plan. It is important that MKCC can demonstrate that the MK City Plan 2050 adopts an evidence-based, justified, approach and avoids undue reliance upon the 'top down' Strategy for 2050 approach. It is recognised that a 'top-down' and 'bottom-up' approach to inform the strategy has informed the Sustainability Appraisal published as part of the Regulation 19 consultation.

### **Strategy for Homes – Policy GS2**

We welcome MKCC's commitment to identify provision to not only meet current Local Housing Need Figure (50,373) but to include a range with a more ambitious figure which reflects MKCC's growth potential. Taking account of the City's high performing economy and future economic aspirations alongside local and national infrastructure programmes such as the MRT and East West Rail, MK is ripe for sustainable development. In this context, whilst supply has been identified above local housing need, we encourage MKCC to identify a housing requirement which exceeds the Local Housing Need figure. Furthermore, it is noted that this does not take into account any discussions with neighbouring authorities on any potential unmet need.

### **Adjacent and cross-boundary growth – Policy GS11**

SWMK is located within the administrative area of Buckinghamshire but has a strong functional relationship with Milton Keynes. As acknowledged in the adopted Vale of Aylesbury Local Plan ('VALP'), there is a strong relationship between Milton Keynes and northern Buckinghamshire in terms of employment, retail, and other facilities, and therefore commuting patterns. Similarly, it is also acknowledged in the VALP that accommodating growth in proximity to Milton Keynes is a sustainable approach to meeting the housing and economic development needs of Buckinghamshire. Furthermore, approach 7 of the Spatial Strategy in the Regulation 18 version of the Buckinghamshire Local Plan, which Barwood supported, refers to the expansion of urban areas on the edge of Buckinghamshire, establishing that it will require joint working with neighbouring authorities.

Given this context, cross-boundary working between Buckinghamshire Council and MKCC is particularly significant for SWMK. As part of the Regulation 19, a Duty to Cooperate Statement has been published which states at paragraph 3 that the *"DTCS demonstrates that MKCC has met the Duty and that there are no strategic cross-boundary matters or other plan-making matters of consequence which have not been addressed through the plan and its supporting evidence in a satisfactory way"*.

Although the Duty is to be removed, we support MKCC in their endeavours to consult with neighbouring authorities, as this is necessary to comply with the 'Maintaining effective cooperation' section of the 2024 NPPF.

However, at this stage, the Duty to Cooperate Statement provides limited evidence to demonstrate what measures have been undertaken to maintain effective cooperation. This is particularly concerning given the references throughout the draft plan material to 'Greater Milton Keynes', which includes areas outside of the administrative areas of Milton Keynes City Council, and proposed strategic allocations adjacent to neighbouring authority boundaries.

Housing needs and supply in the South East, including neighbouring authorities such as Buckinghamshire Council, remain a critical issue which is likely to affect MKCC. Moreover, growth adjacent to MKCC, as acknowledged in the draft plan, could be expected to have impacts on infrastructure of services of Milton Keynes. We would encourage MKCC to publish details of all constructive, active, and ongoing engagement. This includes early engagement that will have informed the full plan-making process, including the housing needs being planned for.

Notwithstanding the above, draft Policy GS11 is of significant importance for development opportunities such as SWMK. We agree with the principles set out within draft Policy GS11. Table 1 below considers the principles in turn where possible:

Table 1. Draft Policy GS11 Principles and SWMK Proposals

Draft Policy GS11 Principles	SWMK Proposals
<p>3. A people-friendly and healthy, climate-resilient, sustainable, safe and high-quality urban extension is created which is satisfactorily integrated with, and accessible from, urban and rural areas of Milton Keynes and has a structure and layout that respects the principles that have shaped the existing city and/or areas adjoining the proposal.</p>	<p>The Vision Document for SWMK captures the principles of a sustainable, safe, and high-quality development framed around the co-location of facilities, sustainable connectivity, including via an MRT extension and redways extension, and green and blue infrastructure.</p>
<p>4. A strategic, integrated and sustainable approach to water resource management, including flood controls, drainage, water supply, foul sewerage and sewage treatment capacity shall be taken.</p>	<p>The landscape-led approach at SWMK builds upon the strong existing green and blue infrastructure framework and topography. Flooding does not pose a key risk or constraint to growth. The topography of the Site has informed the strategic surface water drainage strategy for the Site, including features along the north of south and Site that could provide betterment. Please see <b>Appendix 6</b> for further details regarding emerging drainage proposals.</p>
<p>5. Proposals respect their context as well as the character and appearance of the areas of Milton Keynes City adjacent to them.</p>	<p>The SMWK Vision Document illustrates how the context of the Site has framed the proposals and how its delivery will complete a sustainable new community adjacent to, but functionally linked, with Milton Keynes. Please see <b>Appendix 4</b> for future details regarding the Site’s landscape and visual baseline.</p>
<p>6. Linear Parks should be extended into the development where possible to safeguard biodiversity, provide recreational, walking and cycling links within the development area, and continue the city’s extensive green infrastructure and Redway network.</p>	<p>Substantial green and blue infrastructure proposals, including an extension to Tattenhoe Valley Park and pedestrian links along existing hedgerows and green corridors seek to ensure SWMK is a people-friendly and healthy place.</p>
<p>7. The traffic impacts of the development on the highway network within Milton Keynes should be robustly assessed to identify the necessary hierarchy of routes to/from and within the development, along with off-site improvements, active travel and public transport measures.</p>	<p>SWMK seeks to capitalise on and enhance modes of sustainable transport, including an extension to the MRT network, additional walking, cycling and wheeling connectivity, and enhanced bus connectivity to complement MRT services and serve nearby communities such as Buckingham and Winslow. SWMK seeks to deliver smart and sustainable mobility, anchored by a smart and sustainable mobility hub at the heart of the new community. Focusing on efficient and easy public transport options will help to reduce private vehicle traffic use.</p>
<p>10. New community amenities should be provided, and existing amenities improved where</p>	<p>On-site provision of new social and commercial facilities and services are incorporated into the SWMK proposals to facilitate sustainable</p>

necessary, to meet the everyday needs of new and existing residents.	walkable neighbourhoods for the new community. Community facilities located around the MRT terminus and mobility hub seeks to maximise connectivity and accessibility for future residents.
11. The opportunity for new 'Park and Ride' sites for Milton Keynes City should be fully explored and where possible provided, and efficiently and effectively linked to public transport and/or Metro networks.	SWMK seeks to capture MKCC's ambitions regarding MRT and integrate a new terminus at the heart of the Site connecting SWMK with CMK.

**Evidence Documents**

This Regulation 18 consultation is supported by MK MRT SOBC Executive Summary (Arup 2023). It is noted that the full Strategic Outline Business Case has not been published. Nevertheless, the importance of the MRT as part of the future of Milton Keynes is made clear throughout the published consultation material.

Figure 1 within the MRT SOBC identifies an east-west route (shown in red) extending to the Salden Chase development within Buckinghamshire. Barwood Land supports the proposed routing which captures a critical proportion of western Milton Keynes and new developments coming forward.

SWMK could be served by an extension to the east-west MRT routing. Whilst MRT connectivity could require adjacent land also coming forward, SWMK has sought to future-proof the concept masterplan by incorporating segregated infrastructure necessary to serve an efficient and effective MRT extension and a new MRT terminus at the heart of the Site.

**Sustainability Appraisal**

The role of a Sustainability Appraisal ('SA'), as per paragraph 001 (Ref ID. 11-001-20190722) of the Planning Practice Guidance, is to promote sustainable development by assessing the extent to which the emerging plan, when judged against reasonable alternatives, will help to achieve relevant environmental, economic and social objectives.

Moreover, the same paragraph of the PPG confirms that the SA process is an opportunity to consider ways by which the plan can contribute to improvements in environmental, social, and economic conditions, as well as a means of identifying and mitigating any potential adverse effects that the plan might otherwise have. Importantly, by doing so, an SA can help to make sure that the proposals in the plan are appropriate given the reasonable alternatives. Thereby, the SA is a crucial piece of evidence used to test the soundness of the Plan.

Paragraph 9.10.1 of the SA establishes that Scenario 5 (the chosen growth strategy for the MK City Plan) predicts a significant positive effect because the *"total identified supply over the (extended) plan period is 19% higher than local housing need (LHN)"*. While we support MKCC in their aspirations to deliver a higher level of housing growth than identified through the current standard method (as of December 2025) calculation, it is noted that does not appear to have been consideration of potential unmet needs of adjacent areas, or of a supply scenario with is consistent with the suggested supply necessary with the Housing and Economic Development Needs Assessment (2025).

As per paragraph 62 of the 2024 version of the NPPF, local housing need assessments determine the *'minimum number of homes needed'*. Housing need can be higher than using the standard method, taking into account current and future demographic trends, market signals, and circumstances such as growth strategies.

MKCC's consultation material such as paragraph 26 of the draft plan states "*Milton Keynes is an economic powerhouse and one of the fastest growing areas in the UK both in terms of population and jobs*". Moreover, the City's central location within the Oxford – Cambridge region and along the East West Rail line in addition to being located on the M1 corridor act as significant assets helping to accelerate for the City's future growth.

The draft material does not appear to have considered a higher housing need figure as a reasonable alternative.

We encourage MKCC to do so and engage with neighbouring authorities, including Buckinghamshire Council, to holistically assess sustainable opportunities for growth that could deliver substantial local and regional benefits to both Buckinghamshire and Milton Keynes, including SWMK.

### **Summary**

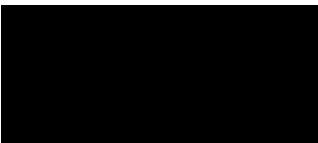
National policy remains clear that the planning system should be genuinely plan-led. Barwood Land therefore supports MKCC's intent to bring forward the City Plan 2050. Given the location of the Site within the administrative area of Buckinghamshire but with a strong functional link to Milton Keynes, we are supportive of MKCC's ambitions for growth. In this context, we continue to encourage MKCC to engage in proactive and meaningful cooperation with Buckinghamshire Council. A collaborative approach will ensure that sustainable development locations are identified that make a significant contribution to tackling the acute housing and affordability issues within Buckinghamshire.

We have provided copies of our Vision Document for SWMK, alongside baseline evidence base studies that have both informed development proposals and identified that landscape and visual, flood risk and drainage, ecology, and heritage and archaeology, are not insurmountable constraints to development. This Site offers the potential to deliver up to 1500 homes, including a range of tenures to help meet needs. The Site represents a clear opportunity to realise the full potential for strategic growth in this location, integrating with already planned/committed growth in the area.

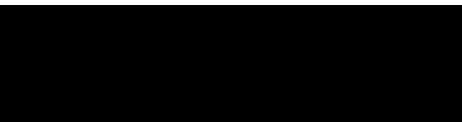
Further details about the Site can be found within the supporting appendices to this representation.

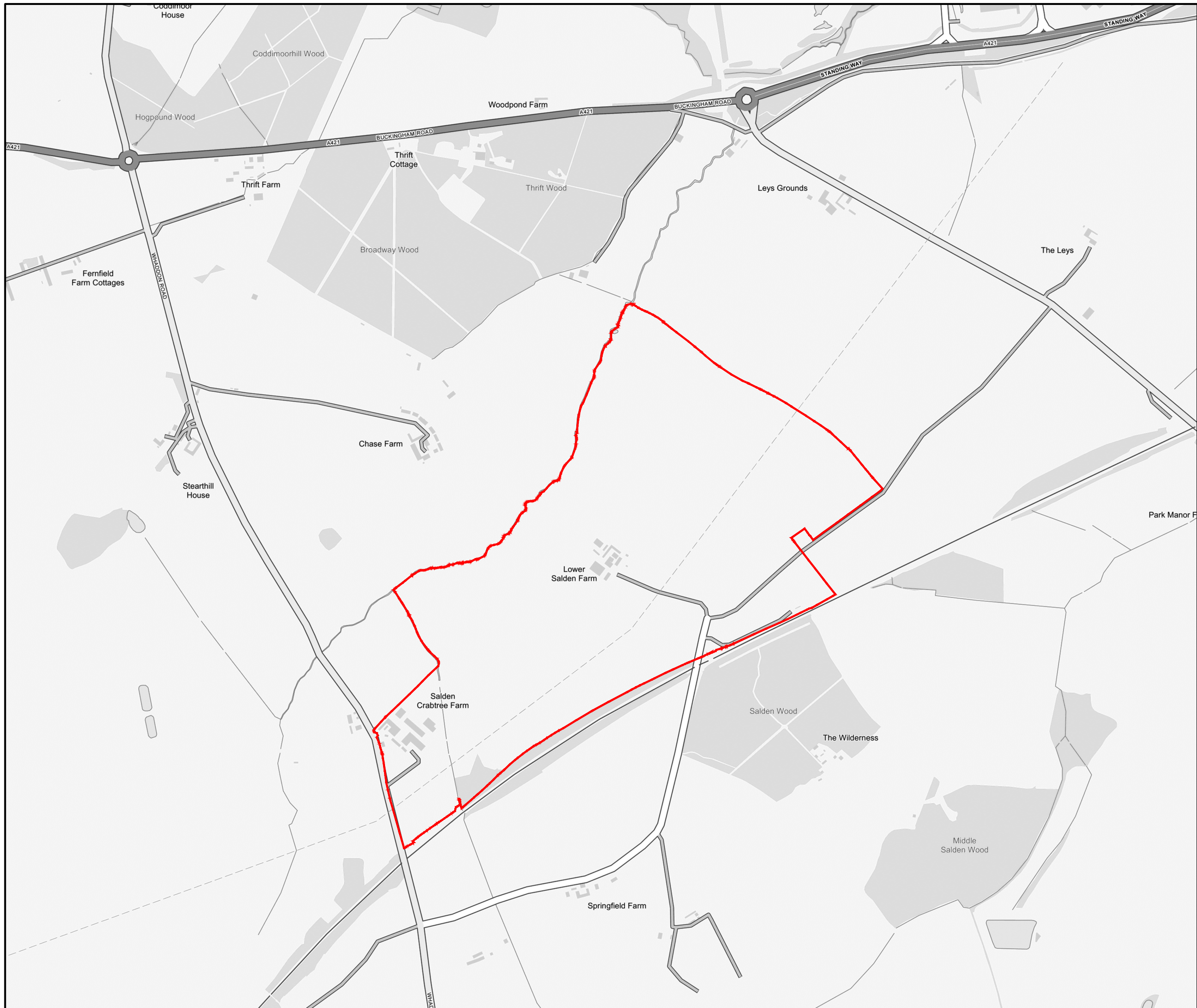
We trust that this representation will be taken as duly made and would welcome confirmation of receipt. Should you have any questions or wish to discuss, please do not hesitate to contact the writer.

Yours sincerely,



**Neve Lansdown**  
Graduate Planner





The scaling of this drawing cannot be assured

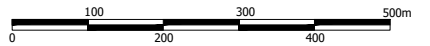
Revision	Date	Drn	Ckd
A Title Block Update	08.10.24	J.W.	C.S.

— Site Boundary

Project  
**SWMK, SOUTH WEST  
 MILTON KEYNES**  
 Drawing Title  
**SITE BOUNDARY PLAN**



Date	Scale	Drawn by	Check by
08.10.24	1:10,000@A3	J.W.	N.T.
Project No	Drawing No	Revision	
34842	RG-M-01	A	



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# SWMK

SOUTH WEST MILTON KEYNES

—  
*A Strategic  
Opportunity*

**BARWOOD**  
LAND

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Milton Keynes\A5 - Reports & Graphics\  
Graphic Design\Documents\01 Vision  
Document

Document Status:	FINAL
Revision:	0
Author:	NT
Checked by:	DS
Issue Date:	October 2024



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# Realising the *Full Potential* of SWMK

South West Milton Keynes has a long history of being identified as a suitable strategic direction of growth. Located on the northern edge of Buckinghamshire, it is unconstrained by Green Belt or National Landscape, and is not subject to any other significant constraints. **Growth is now already planned and coming forward in this location.**

The first phases of this growth will be **delivered through Salden Place** and is expected to be supplemented through the delivery of Shenley Park to the north of the A421.

These two areas are expected to **deliver approximately 3,200 new homes**, primary and secondary schools, local centres, other community infrastructure, new public transport provision and strategic green infrastructure.

The land to the west of Salden Place, which includes land controlled and promoted by Barwood Land, **represents an opportunity to realise the full potential of SWMK.**

This additional growth will **support the viability and overall deliverability of planned infrastructure** serving the planned growth already coming forward.

We therefore present this site as SWMK as it will **complete the original vision and ambition** for a sustainable new community in this location.

## BARWOOD LAND

Committed to  
**delivering high  
quality placemaking**  
at SWMK.

We are seeking  
to work collaboratively  
with Buckinghamshire  
Council, and in consultation with  
Milton Keynes City Council as  
appropriate, to secure a wide  
range of significant benefits  
through SWMK.



SWMK will be a **healthy and successful place**, founded upon the principles of a 20 minute neighbourhood with the facilities available within the wider South West Milton Keynes growth area.



**Good pedestrian and cycle routes** will provide viable alternatives to access local employment hubs, education facilities, healthcare and leisure facilities.



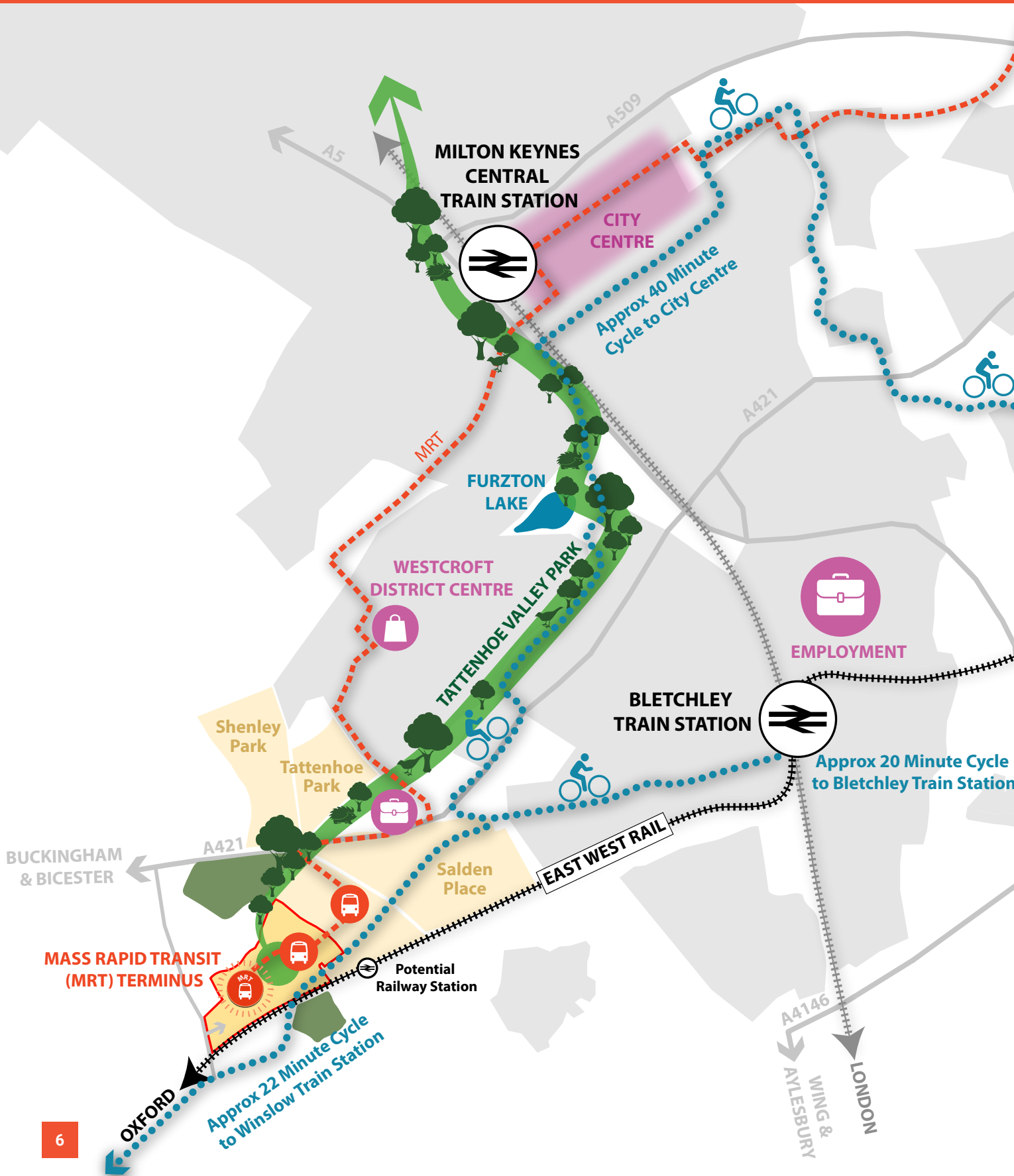
**Public transport will provide connectivity** to Bletchley, Central Milton Keynes and to surrounding settlements including Winslow.

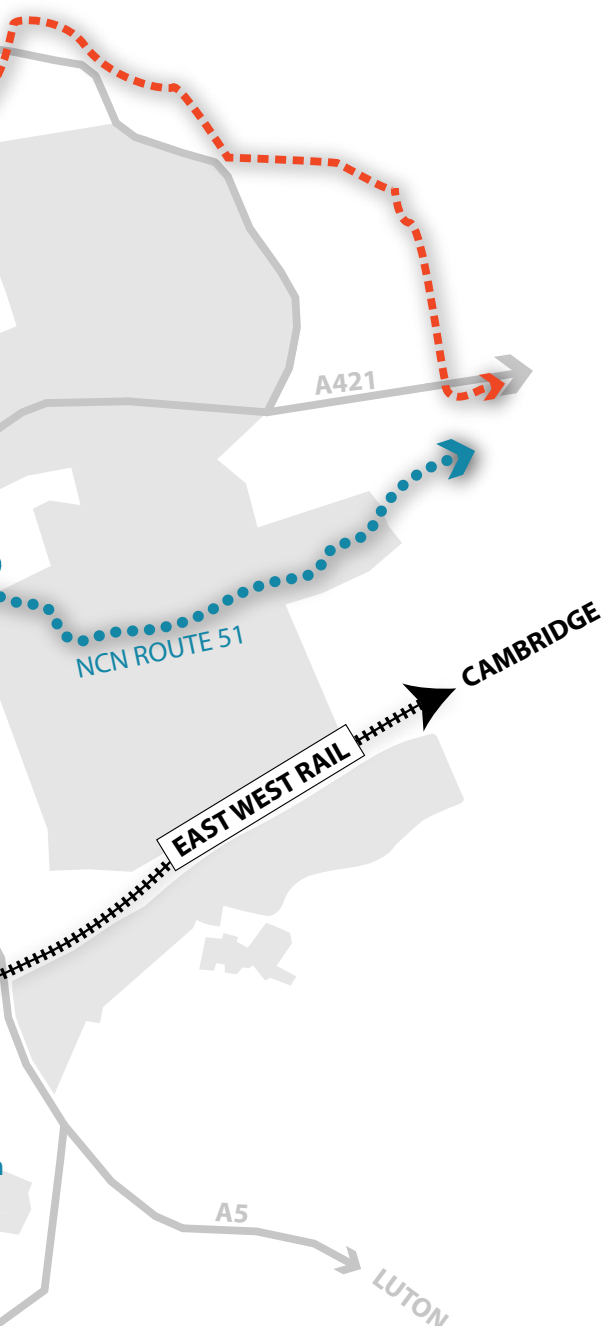
## SWMK represents an opportunity to provide **up to 1,500**

## new high quality and energy efficient homes

including affordable homes of different tenures, a community hub, extended strategic green infrastructure, a mix of other potential land uses to reduce the need to travel, and new public transport infrastructure.

# Exceptional Connectivity





**SWMK will benefit from exceptional sustainable connectivity to existing and future employment opportunities and facilities within Milton Keynes and further afield in London, Oxford and Cambridge:**



### **MASS RAPID TRANSIT (MRT)**

- 'Easy' Extension of the MRT Network
- Approx. 25 mins to Milton Keynes City Centre



### **CYCLE CONNECTIVITY**

- Extending the Redway Network
- Approx. 20 mins to Employment Opportunities in Bletchley
- Approx. 40 mins to Milton Keynes City Centre via Tattenhoe Valley Park
- Approx. 22 mins to Winslow East-West Railway Station



### **RAIL CONNECTIVITY**

- Potential new East-West Railway Station
- Fast train connections to London via Milton Keynes Central Station
- Direct train connections to Oxford and Cambridge via Bletchley and Winslow Railway Stations

# Delivering Smart & Sustainable Mobility

The proposed neighbourhoods will be served by extending the proposed Mass Rapid Transport (MRT) network and Cycle Redway network, alongside a potential new East-West Railway Station.

A state-of-the-art MRT Terminus with a **SMART AND SUSTAINABLE MOBILITY HUB** will provide first and last mile connectivity, including:



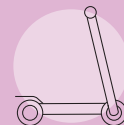
## SUPPORTING MK CONNECT

Extended MRT network providing frequent services every 10 minutes and access to Milton Keynes City Centre in approximately 25 minutes



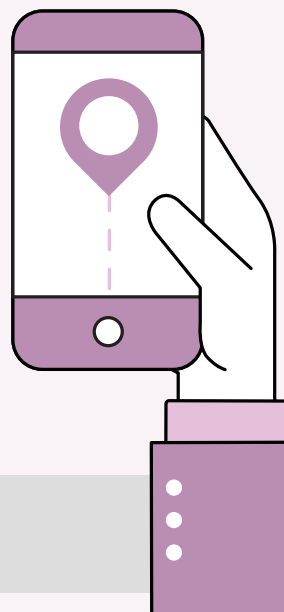
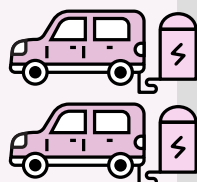
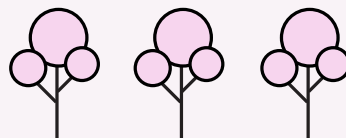
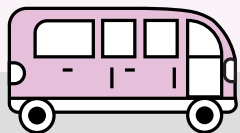
## MAAS MOBILITY APP

Integrating modes of transport into a single platform so people can easily plan, book and pay for their transportation needs

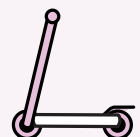


## OTHER FACILITIES

Bike / Electric Scooter Hire, Autonomous Last Mile Deliveries, Fast EV Charging, Car clubs



Centrally located MRT terminus featuring a Smart & Sustainable Mobility Hub



Potential East-West railway station providing direct rail connections to Oxford and Cambridge and to London via Bletchley Station



Bus network complementing the MRT services and potentially enhancing existing public transport routes serving nearby communities at Buckingham and Winslow

## PUBLIC TRANSPORT



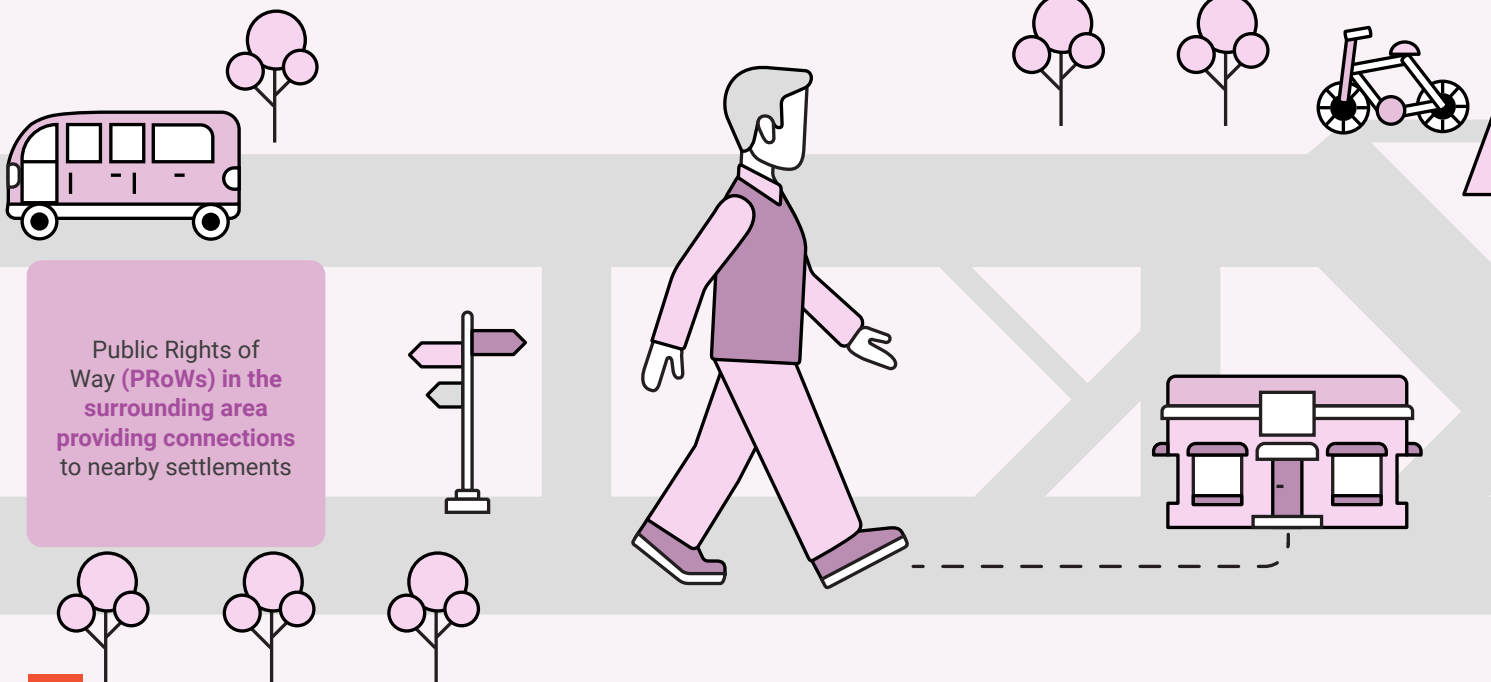
# Creating Walkable Neighbourhoods

Development at SWMK provides the opportunity to deliver **WALKABLE NEIGHBOURHOODS** and contribute to Milton Keynes' strategic movement network which will create a people-friendly, healthy and inclusive place to support social interaction and healthier lifestyles.

Swan's Way / Midshires Way to form a Leisure Route connecting the Site to Tattenhoe Valley Park

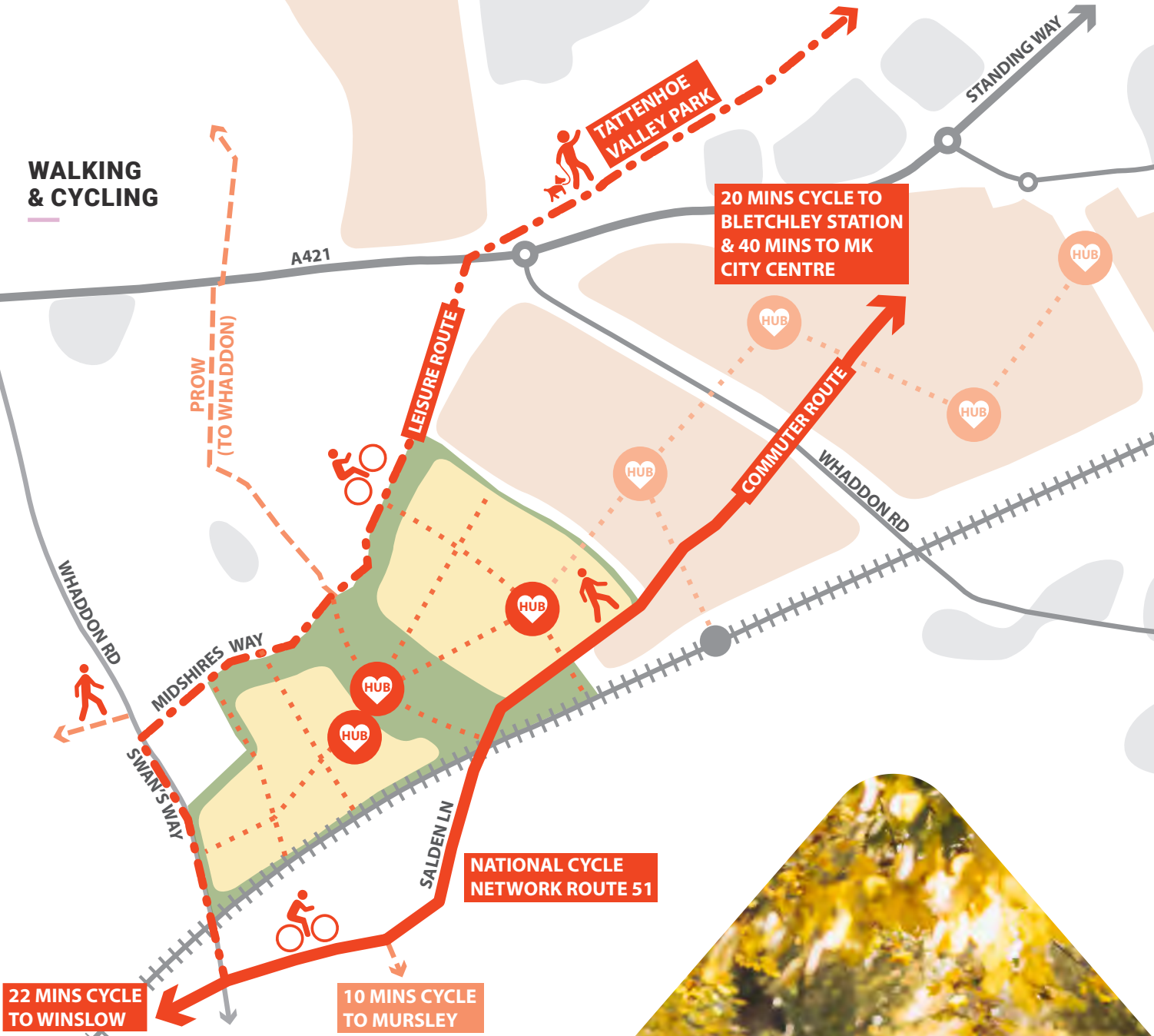
Within the Site, pedestrian links along existing hedges and green corridors connecting MRT nodes and community facilities to create walkable neighbourhoods

National Cycle Network Route 51 to be enhanced to create a direct commuter route to Milton Keynes City Centre and Bletchley Station



Public Rights of Way (PROWs) in the surrounding area providing connections to nearby settlements

**WALKING & CYCLING**



# A *logical direction* for growth

The landscape context of the Site provides a series of **NATURAL PHYSICAL BOUNDARIES** that will allow Milton Keynes to grow to the south west in a positive and controlled way.

## **TOPOGRAPHY & VIEWS**

Views of the Site are contained by areas of higher ground and prominent ridgelines, approximately 2km to the south and north west of the Site. The overall aspect of the Site is oriented towards the existing south western edge of Milton Keynes.

Development in this location would therefore adjoin the existing urban area without threatening the qualities of the more rural areas to the southwest.



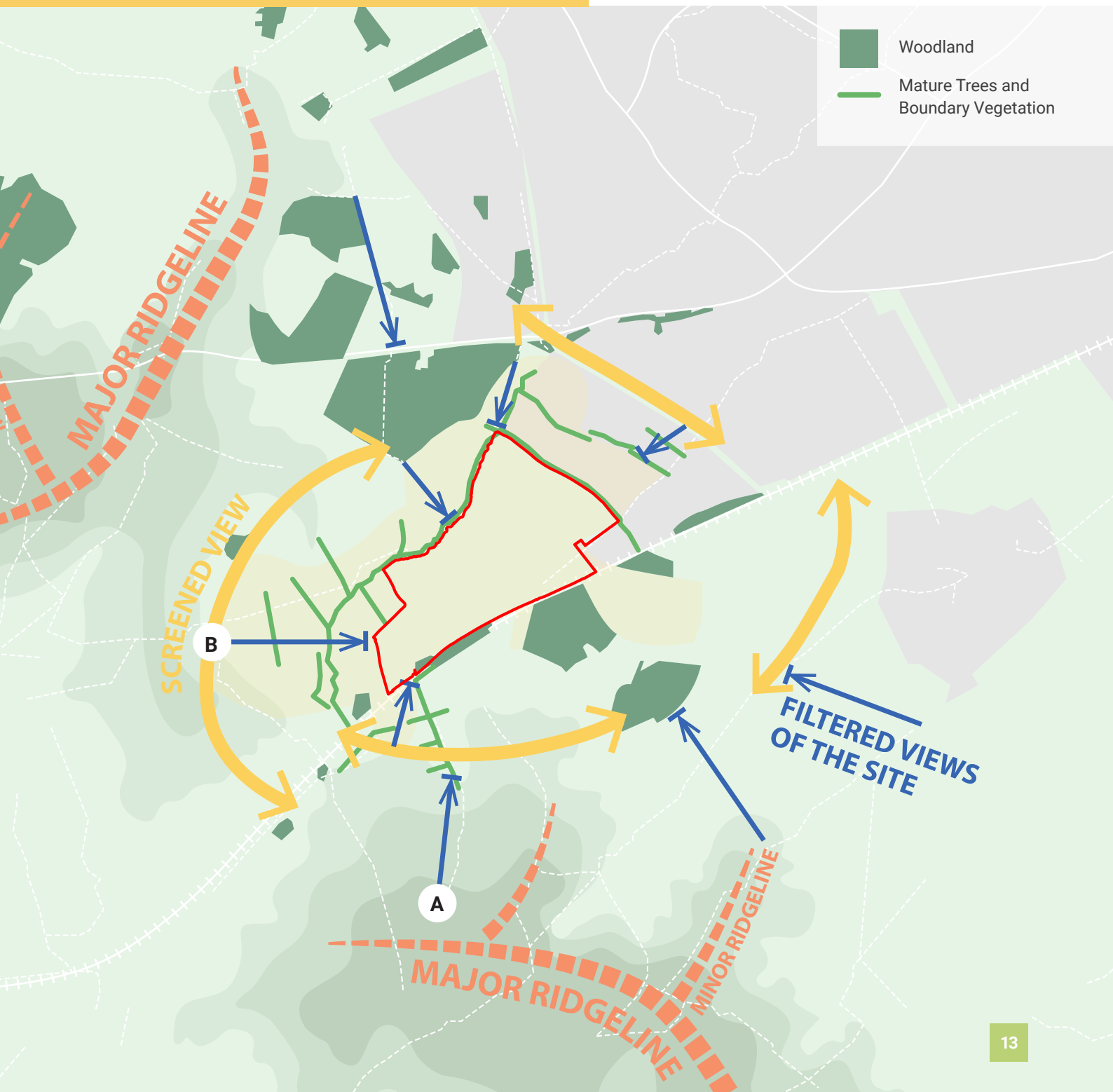
## Visual Containment of the Site

Prominent ridgelines that exist to the south and north west provide visual containment of the Site which is further supported by existing woodland, pockets of trees and hedgerows.

## LANDSCAPE CHARACTER

Intensive arable land use in the eastern and southern parts of the Site has resulted in limited vegetation cover. Mature trees and hedgerows, field ponds and the rolling topography within the Site provide structure in the local landscape and contribute to the enclosed feel of the landscape to the north.

The central area of the Site lacks complexity and development provides opportunities to restore characteristic landscape elements and enhance the local landscape character and biodiversity.



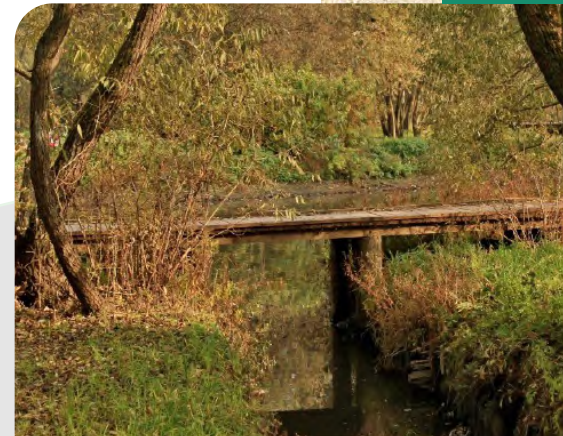
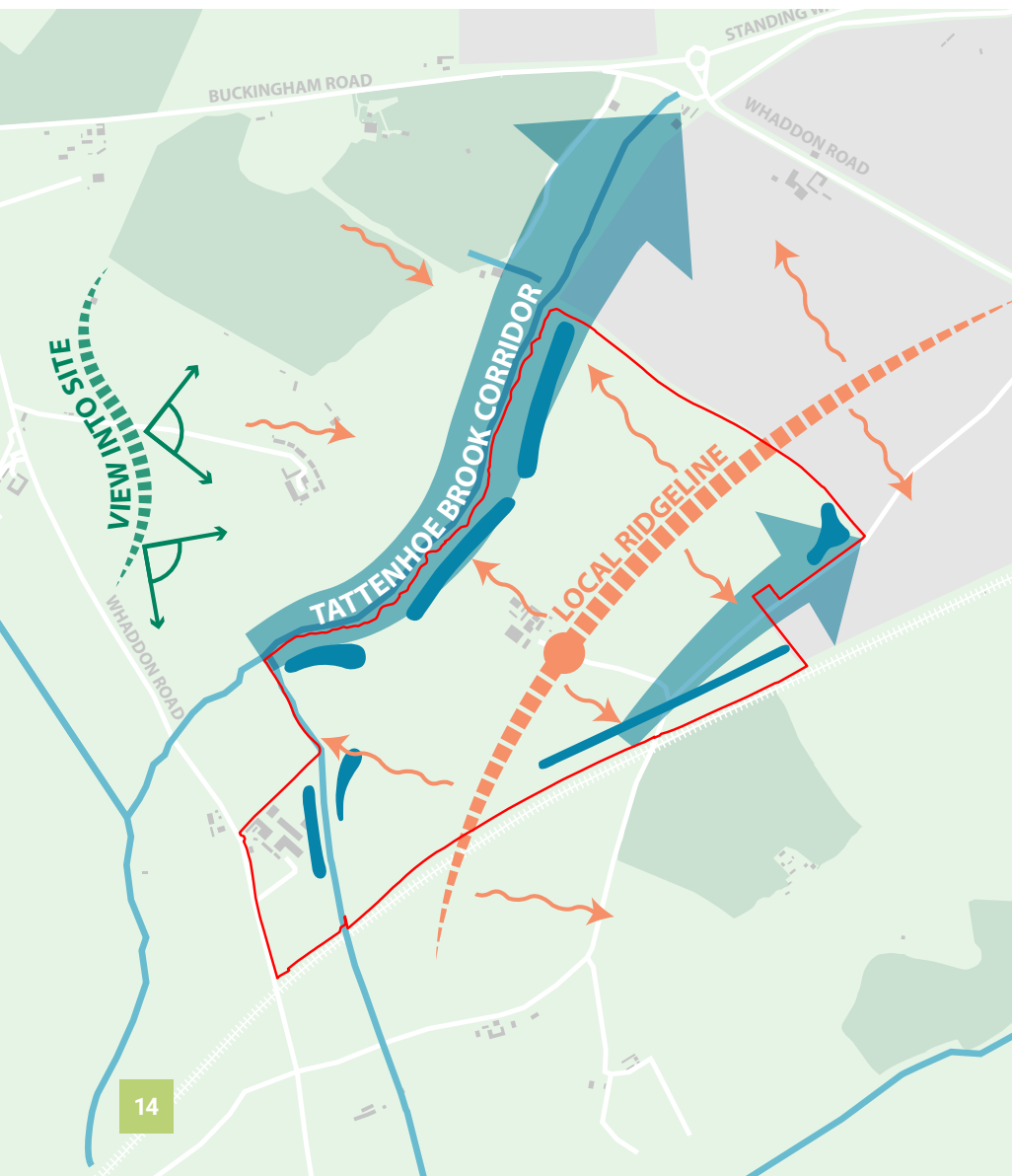
# Lots of Opportunities *few Constraints*

The natural features of the site provide opportunities to create an attractive **LANDSCAPE LED DEVELOPMENT**

## **BLUE INFRASTRUCTURE**

The Site features a gentle ridge with a high point approximately at Lower Salden Farm. SWMK will maintain the existing drainage regime by draining to the northern and southern boundaries, with attenuation features integrated into a green edge to the Site.

Flooding does not pose a key risk or impediment. Sustainable drainage features located along the Tattenhoe watercourse and railway corridor will provide betterment by controlling the rate and volume of surface water leaving the Site.

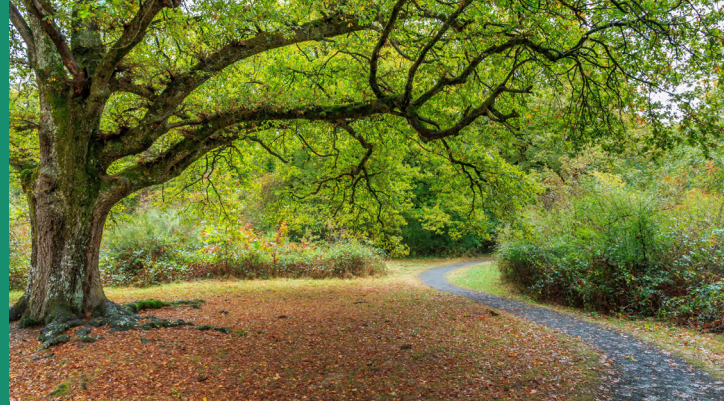


## **Creating Sustainable Drainage Blue Corridors**

Tattenhoe Brook runs along the northern boundary of the Site creating an opportunity for enhancement to support a biodiverse landscape.

# A Strong Green Infrastructure Framework

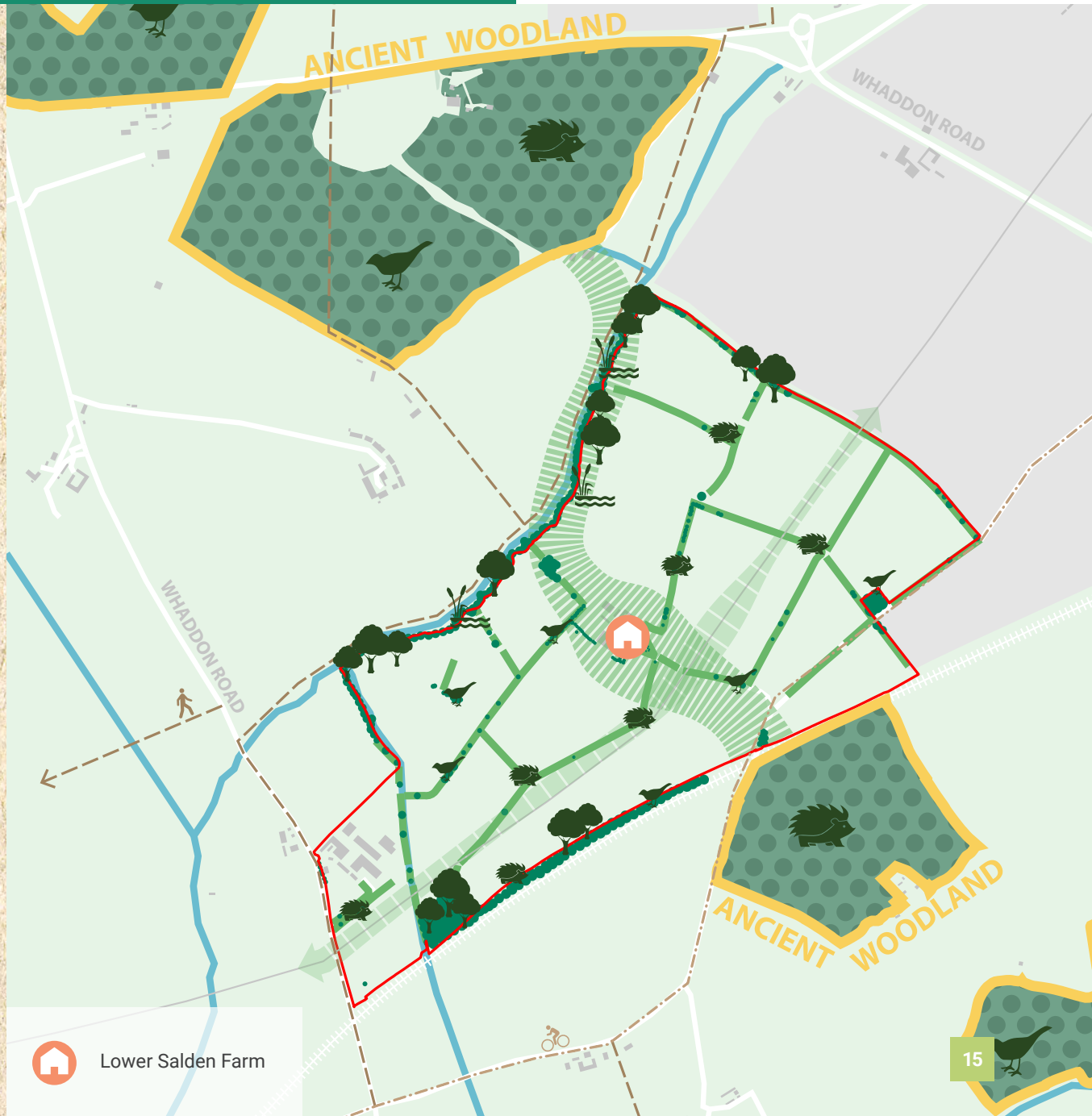
The green framework, made up of hedgerows and trees, provides the opportunity for attractive green pedestrian and cycle friendly streets serving the new community.



## LANDSCAPE ASSETS

The Tattenhoe Brook corridor, railway corridor and ancient woodlands to the north and south offer potential for enhanced ecological connectivity within and beyond the Site.

Lower Salden Farm (Grade II listed) provides an opportunity to maintain the landmark historic buildings within open space and provide a unique focal point at the heart of the development.



# Maximising the Site's Assets



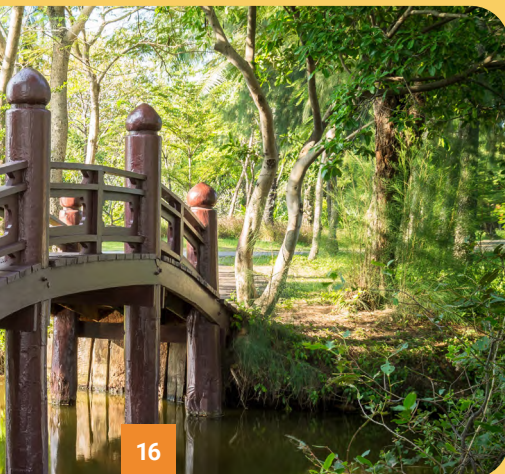
## CO-LOCATION OF FACILITIES

- Key facilities, including a primary school, community centre, a local shop/ café and potential for a remote working hub to support home working and subsidised startup employment units, will be located in proximity to key transport nodes. This will be focussed around the MRT Terminus and associated Mobility Hub to facilitate sustainable walkable neighbourhoods creating a heart for the new community at SWMK.
- Up to 1,500 homes including Affordable, Social Rent and Self Build Units within walking distance of facilities.
- Sports and play facilities will be located within close proximity to these hubs activating the central green space, and within the green pedestrian and cycle network serving the site.



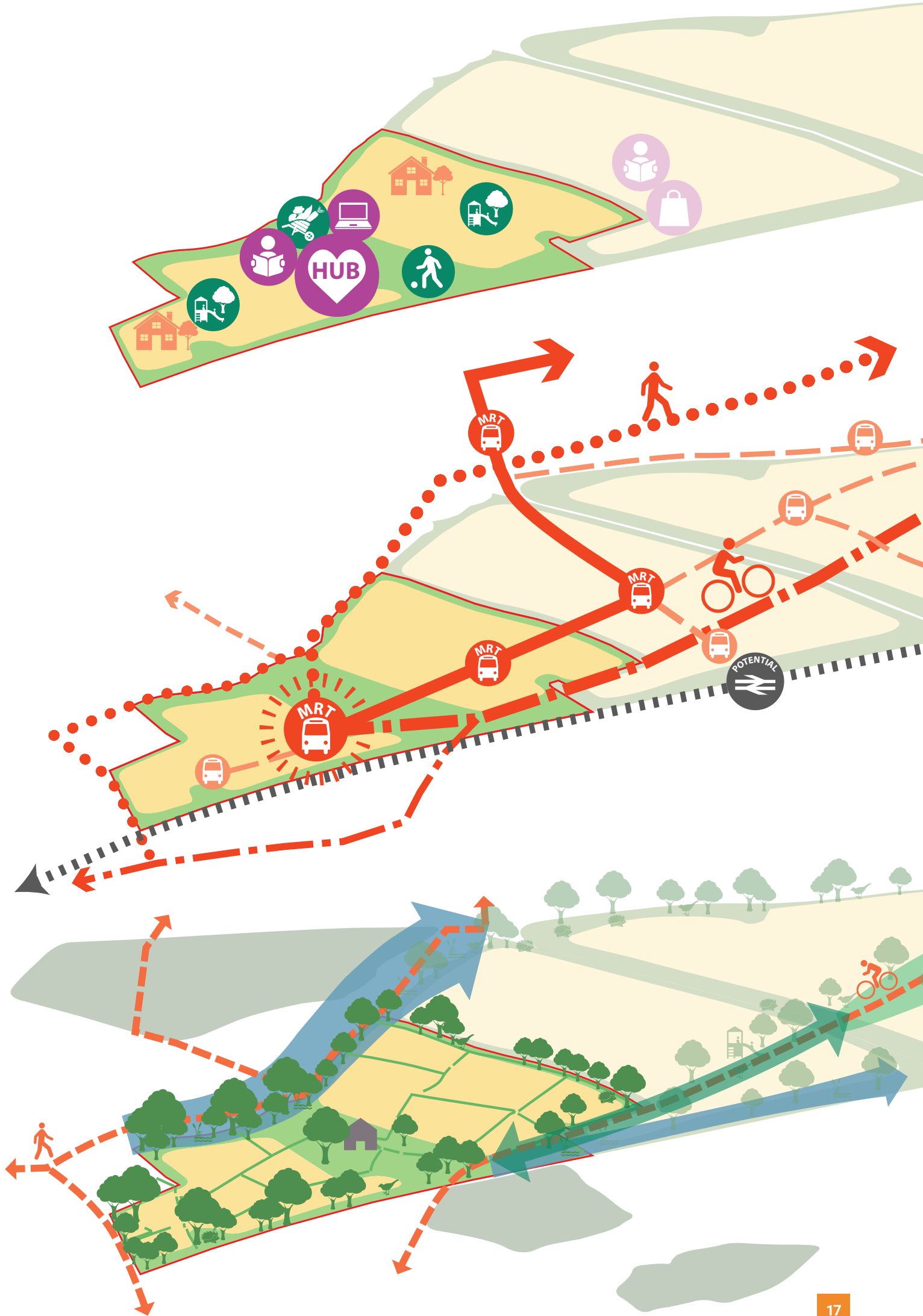
## MRT / ACTIVE TRAVEL CONNECTIVITY

- The MRT terminus will be located towards the centre of the Site to maximise accessibility to this important facility.
- A Leisure Route running along the northern boundary of the Site will facilitate pedestrian and cycle movement to Tattenhoe Valley Park and towards the city centre.
- A Commuter Route along the southern boundary will enable pedestrian and cycle connections towards Bletchley. Both strategic routes will converge at the MRT terminus as well as provide connections to the East West Railway Station at Winslow and nearby villages to the south and west.



## GREEN & BLUE STRATEGY

- Existing landscape features, including watercourses, hedgerows and trees, will become part of a wider green framework with a focus on a Central Green Space.
- Tattenhoe Brook will be enhanced to create a green and blue corridor, supported by attenuation feature and native species planting.



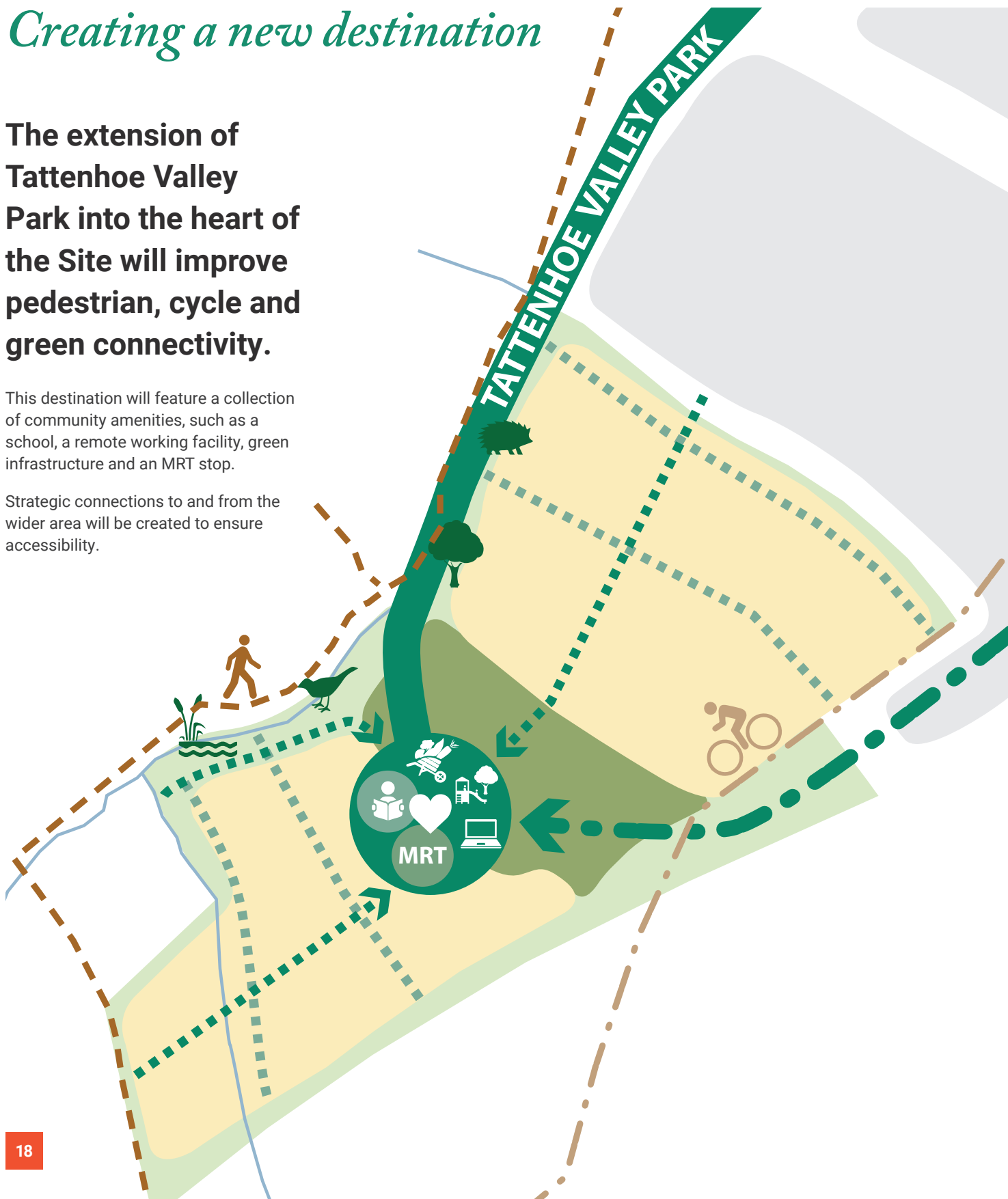
# *Extending* Tattenhoe Valley Park

## *Creating a new destination*

**The extension of Tattenhoe Valley Park into the heart of the Site will improve pedestrian, cycle and green connectivity.**

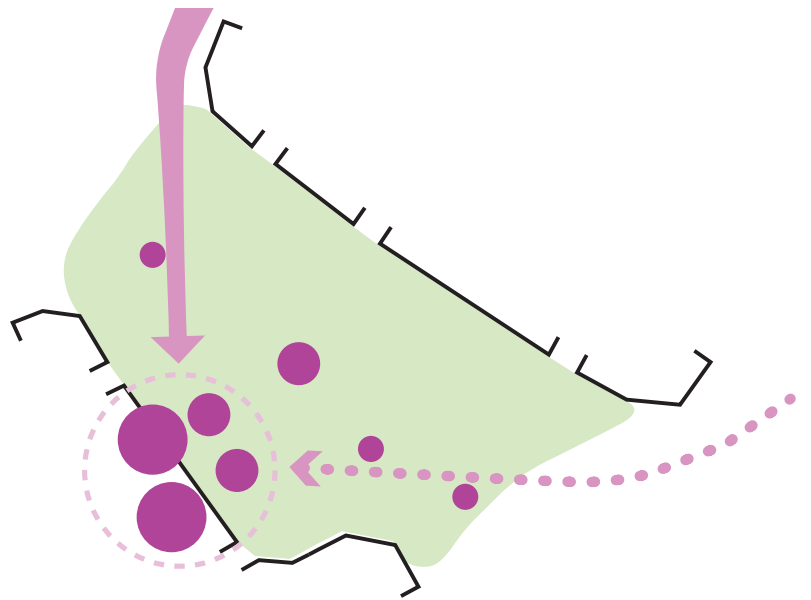
This destination will feature a collection of community amenities, such as a school, a remote working facility, green infrastructure and an MRT stop.

Strategic connections to and from the wider area will be created to ensure accessibility.



## A Central Green Space offering a range of facilities

The mix of co-located facilities provided will support the central green space and will attract and serve a range of users, enhancing the quality of life for residents and visitors.



## Parkland Activities and new habitats

The central green space will be activated through a mix of facilities.

Enhanced landscaping will create pleasant vistas and visual interest from adjacent built form.

Landscape will promote and contribute to positive health and wellbeing.

Pedestrian and cycle links improve accessibility to the central green space.



## Permeable Open Space bringing together the new community

Pedestrian and cycle links will be provided within the green open space to improve connectivity to the Site and this central space, as well as within the Site.

Creating links with key nodes within the Site and wider development area.



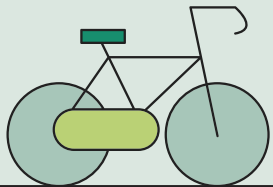
# Responding *Positively* to the Climate Emergency

## 6 KEY SUSTAINABILITY TARGETS

1

An emphasis on **SUSTAINABLE TRANSPORT** measures

see Delivering Smart & Sustainable Mobility on page 8



3

Creating a **DISTINCTIVE & INCLUSIVE** community

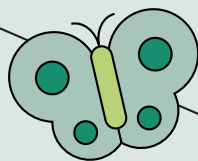
- Much needed **AFFORDABLE HOMES**
- Distinctive, beautiful landscape and built form character to be enhanced by **SELF-BUILD** plots



2

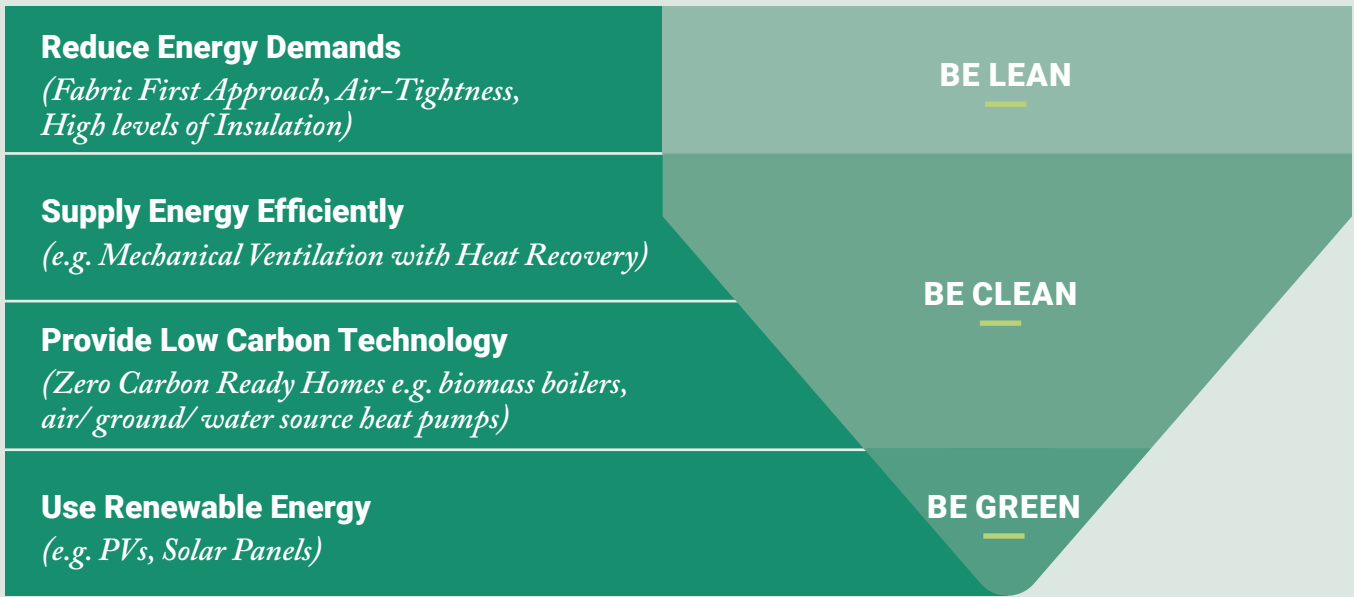
Delivering **BIODIVERSITY NET GAIN**

- **ECOLOGICAL CONNECTIVITY**, focused on Tattenhoe Brook, the railway line (including elements of the Local Wildlife Site) and reinforcing links between areas of local woodland
- **CREATIVE MANAGEMENT** of new and enhanced elements of green infrastructure including grassland, tree/hedgerow networks and wetlands
- **MAXIMISING THE OPPORTUNITY FOR ECOLOGICAL GAIN** through incorporating features such as green roofs and bat boxes across the development



# ENERGY HIERARCHY


This will be used to inform the design, construction, and operation of homes and facilities.



**CONTRIBUTE TO THE NET ZERO CARBON ECONOMY**

## 5

Development in accordance with the **ENERGY HIERARCHY**

- REDUCE ENERGY DEMANDS 
- PROVIDE LOW CARBON TECHNOLOGIES *(Zero Carbon Ready Homes powered and heated by electricity only)*
- SUPPLY ENERGY EFFICIENTLY
- USE RENEWABLE ENERGY where viable



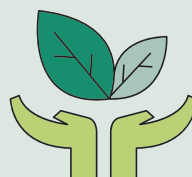
## 4

**CO-LOCATION OF FACILITIES** with Mobility Hub / MRT Stops

- Potential **REMOTE WORKING HUB** to support home working trend
- **SUBSIDISED STARTUP EMPLOYMENT UNITS** to encourage new enterprises
- **PRIMARY SCHOOL** and **COMMUNITY FACILITIES**

## 6

Promoting **HEALTH & WELLBEING**



- Provision for **EXCEPTIONAL ACTIVE TRAVEL CONNECTIVITY**
- **INTERCONNECTED PLAY AREAS & TRIM TRAILS** activating green corridors

# Bringing Together the Vision





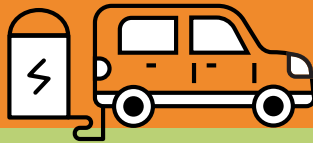
SWMK presents a unique opportunity to **complete a sustainable new community** served by exceptional connectivity and delivering a new destination for Tattenhoe Valley Park

# Delivering Benefits

## Exceptional Connectivity



- **Smart Sustainable connections** into the City Centre, Bletchley and wider employment opportunities in London, Oxford and Cambridge
- **MRT network extension** with central terminus in the middle of the Site



## Smart & Sustainable Mobility

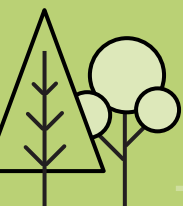


- **Walkable neighbourhoods** served by an extended MRT network
- **Mobility Hub** catering for all modes of transport

## Extending Tattenhoe Valley Park



- Potential for direct **connections to the central network** of public parks within Milton Keynes (Furzton Lake/ The National Bowl)
- Creation of a **New Destination** at the heart of the Site, including a community centre and greenspace
- Contribution to **positive health and wellbeing** through enhanced and connected landscapes

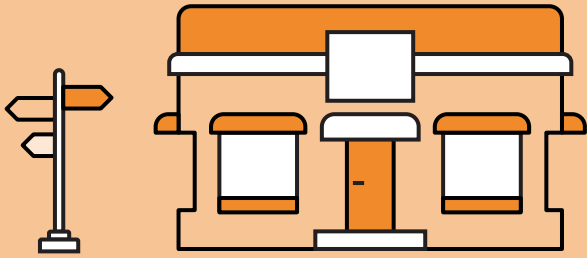


## Green Infrastructure Framework



- **Ecological connectivity** north-south through the centre of the Site
- **Sustainable Drainage Blue Corridor** along Tattenhoe Brook
- **Retained open space** around Lower Salden Farm will allow its significance to be readily experienced

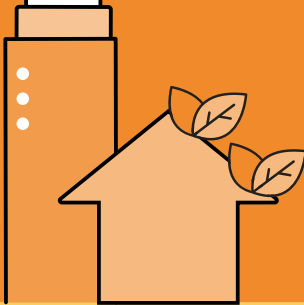




## Co-Location of Facilities



- Community facilities located around the MRT terminus and associated Mobility Hub to **maximise accessibility**
- **Up to 1,500 homes** including **Affordable, Social Rent** and **Self Build Units** within walking distance of facilities
- Delivery of a **primary school, local shops, remote working hub** and **start-up employment units**



## Responding Positively to the Climate Emergency



- Development in accordance with **Energy Hierarchy**
- Delivery of **Biodiversity Net Gain**
- Incorporation of **Sustainable Transport Measures**
- Provision of **water efficient homes**



**SWMK**

SOUTH WEST MILTON KEYNES

**BARWOOD**  
LAND



**South West Milton  
Keynes**

**Archaeology and  
Heritage Baseline**

Prepared by:  
**The Environmental Dimension  
Partnership Ltd**

On behalf of:  
**Barwood Land**

August 2024

Report Reference  
**edp5521\_r006a**

## Document Control

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<b>Report Title</b>	Archaeology and Heritage Baseline
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Section 3 Methodology.....	15
Section 4 Heritage Baseline.....	21
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Section 6 References .....	41

### APPENDICES

Appendix EDP 1 Images

Appendix EDP 2 2008 Stratascan Ltd Geophysical Survey Areas Plan

### PLANS

Plan EDP 1: Designated Heritage Assets  
(edp5521\_d014 10 June 2024 VMS/MBa)

Plan EDP 2: Non-designated Heritage Assets  
(edp5521\_d015 10 June 2024 VMS/MBa)

Plan EDP 3: Previous Archaeological Events  
(edp5521\_d016 11 June 2024 VMS/MBa)

Plan EDP 4: Multi Hillshade LiDAR Imagery  
(edp5521\_d017 11 June 2024 VMS/MBa)

Plan EDP 5: Historic Maps (1880-1881 to 2024)  
(edp5521\_d018 11 June 2024 VMS/MBa)

## Executive Summary

- S1 This Archaeology and Heritage Baseline Assessment for land at South West Milton Keynes (hereafter referred to as 'the Site'), has been produced by The Environmental Dimension Partnership Ltd (EDP) on behalf of Barwood Land to inform representations to the emerging statutory development plans for Milton Keynes and Buckinghamshire.
- S2 The Site contains one designated heritage asset comprising the Grade II listed building, Lower Salden Farmhouse (**1288667**). To accord with planning policy and legislation, the Grade II listed building should be retained and incorporated into the design and layout of any development proposal. In this regard, through careful and sensitive masterplanning, development proposals would need to respond to the listed building's setting to avoid an overtly negative impact upon its significance.
- S3 Development within the Site could also provide the opportunity to improve the setting of the Grade II listed farmhouse and provide opportunity for interpretation of the heritage asset to the public. As such, whilst the presence of the listed building would have an effect on the layout of the Site, it does not pose an in-principle constraint to the Site's development whereby development could come forward with respect shown to the asset's setting and significance. In this regard, the listed building should not represent a reason why the Site could not be allocated in the emerging Buckinghamshire Council (BC) Local Plan.
- S4 In line with Historic England (HE) guidance (2017), no designated heritage assets within the surrounding area to the Site boundary were considered to have the capacity to have their setting affected by development within the Site. As such, no listed buildings beyond the Site boundary were identified from this initial assessment to have any bearing on the deliverability or capacity of the Site for development.
- S5 With regards to non-designated built heritage assets, neither the Site nor the surrounding 1km Study Area contains any heritage assets recorded on BC's 'Local Heritage List' or on the list for Mursley Neighbourhood Development Plan. Hence, no such assets have the potential to be affected directly and/or through a change in their setting via development within the Site. Therefore, none would have any bearing on the deliverability or capacity of the Site for development.
- S6 The Site contains two Archaeological Notification Areas (ANAs) (**DBC9984, DBC9985**) for two previously geophysical surveyed areas of archaeological remains located towards the east end of the Site. It is anticipated at this stage that archaeological remains associated with the two ANAs would be of up to moderate or regional importance and could be adequately addressed through standard archaeological mitigation by recording, to a scope determined through consultation with BC. Hence, such remains would not pose a constraint to development within the Site or reduce its capacity for development.
- S7 Based on current evidence the Site also features a low potential for prehistoric remains, high for Roman remains, low for early medieval remains and high for medieval to modern remains. There is no indication that the Site has the potential to contain archaeological remains of high significance that might represent a constraint to its capacity for future residential development. It is considered direct effects through the partial or complete loss

of archaeological remains from development within the Site could be adequately mitigated through standard archaeological mitigation by recording, to a scope determined through consultation with BC. As such, unrecorded archaeological remains would not affect the Site's deliverability or capacity for development

- S8 The report concludes that the Site is capable of delivering a residential development in accordance with the legislative considerations, the National Planning Policy Framework (NPPF) and local planning policy, of relevance to the historic environment. As such, there is no reason for the Site not to be allocated for development within the emerging BC Local Plan from a historic environment perspective.

## Section 1 Introduction

- 1.1 This Archaeology and Heritage Baseline Assessment has been prepared by The Environmental Dimension Partnership Ltd (EDP) on behalf of Barwood Land, to inform representations to the emerging statutory development plans for Milton Keynes and Buckinghamshire. It considers approximately 84 hectares (ha) of land to the south-west of Milton Keynes which is being promoted as the location for the delivery of new homes (including affordable homes, community facilities, green infrastructure and public transport infrastructure).
- 1.2 EDP is an independent environmental planning consultancy with offices in Cirencester, Cheltenham and Cardiff. The practice provides advice to private and public sector clients throughout the UK in the fields of landscape, ecology, archaeology, cultural heritage, arboriculture, rights of way and masterplanning. Details of the practice can be obtained at our website ([www.edp-uk.co.uk](http://www.edp-uk.co.uk)).
- 1.3 The first aim of this assessment is to identify and assess the potential for development within the Site to cause change to designated heritage assets, either directly or through changes within their setting, and to determine whether, and to what extent, those changes might affect their heritage significance.
- 1.4 The second aim of this assessment is to consider the available historical and archaeological information for the Site and its immediate environs and to establish its likely archaeological potential in accordance with the requirements of the National Planning Policy Framework (NPPF) and local planning policy.
- 1.5 In accordance with best practice guidance, desktop sources have been augmented by a site walkover and a visit to Historic England's (HE) aerial photograph archive, Swindon, both undertaken in May 2024.

### SITE DESCRIPTION

- 1.6 The Site is located c.1.5km north of the village of Mursley and within the parish of Mursley, Buckinghamshire. It measures approximately 84 ha in size and is centred on National Grid Reference (NGR) 481883, 231441. The Site comprises Lower Salden Farm located in the centre of the Site and Salden Crabtree Farm located at the western end of the Site, 13 fields comprise the Site which are used for various pastoral and arable practices. Equestrian paddocks are located to the south and south-east of Lower Salden Farm, a woodland parcel is located along the Site's south-western border and along Weasel Lane. Salden Lane and Weasel Lane are located within the southern half of the Site connecting Lower Salden Farm to Whaddon Road. A north-south orientated water course runs through the west end of the Site and feeds into Tattenhoe Brook (**Plan EDP 1**).
- 1.7 The Site is bounded to the north by the wooded Tattenhoe Brook, to the east by fields, to the south by a railway line, and to the west by Swan's Way and fields (**Plan EDP 1**). The eastern end of the Site's southern border is set back from the former railway by a small

field. The western end of the Site's northern border is separated from the Tattenhoe Brook by two fields.

- 1.8 Topographically, the Site features a gentle ridge orientated roughly north-east to south-west, running through the centre of the Site. The Site's centre at its highest point, is approximately 125m above Ordnance Datum (aOD). The Site falls gradually towards its northern and southern ends to approximately 115m aOD, albeit this varies slightly along the respective Site boundaries.
- 1.9 The British Geological Survey records the Site's underlying solid geology as mudstone, associated with the West Walton Formation across the Site's west end and the Weymouth Formation across the remainder of the Site. The Site's solid geology is overlain by four recorded superficial geological deposits. These comprise the Oadby Member (diamicton) across the eastern end of the Site, Mid-Pleistocene glacial till (diamicton) across the central and western parts of the Site, and Mid-Pleistocene glaciofluvial deposits (sand and gravel) and head deposits (clay, silt, sand and gravel) along the present north-south orientated water course through the west end of the Site that feeds into Tattenhoe Brook and along the course of a potential palaeochannel ([www.bgs.ac.uk](http://www.bgs.ac.uk)).

## Section 2

### Legislation and Planning Guidance

- 2.1 The following section summarises the key legislation and national/local planning policies which are of relevance to this assessment.

#### LEGISLATION

- 2.2 Sections 66(1) and 72(1) of the *Planning (Listed Buildings and Conservation Areas) Act 1990* set out the duties of Local Planning Authorities (LPAs) in respect of the treatment of listed buildings and conservation areas through the planning process.

- 2.3 Section 66(1) of the 1990 Act sets out the statutory duty of the decision-maker where proposed development would affect a listed building or its setting. It sets out the statutory duty as follows:

*“In considering whether to grant planning permission [or permission in principle] for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”*

- 2.4 This “special regard” duty has been tested in the Court of Appeal and confirmed to require that “considerable importance and weight” should be afforded by the decision maker to the desirability of preserving a listed building along with its setting. The relevant Court judgement is referenced as *Barnwell Manor Wind Energy Ltd v East Northants DC, English Heritage and National Trust [2014] EWCA Civ 137*.

- 2.5 However, it must be recognised that Section 66(1) of the 1990 Act does not identify that the local authority or the Secretary of State *must* preserve a listed building or its setting. Neither is it the case that a proposed development that does not “preserve” is unacceptable and should be refused. It is for the decision maker to evaluate and determine.

- 2.6 Section 66(1) of the Act sets out the statutory duty of the decision-maker, where proposed development would affect a listed building or its setting. It states that:

*“...in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”*

- 2.7 Paragraph 206 of the NPPF (DLUHC, 2023) transposes these sections of the 1990 Act into national planning policy as they come under the category of designated heritage assets. The balancing exercise to be performed, between any harm arising from a development proposal and the benefits which would accrue from its implementation, is then subsequently presented in paragraphs 207 and 208 of the NPPF.

## **PLANNING POLICY**

### **National Planning Policy**

2.8 The revised NPPF was published in 2023. Section 16 sets out the government’s approach to the conservation and management of the historic environment through the planning process.

2.9 The opening paragraph (195) recognises that heritage assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

2.10 Paragraph 200 concerns planning applications, stating that:

*“In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.”*

2.11 NPPF paragraph 203 is relevant when it states that:

*“In determining applications, local planning authorities should take account of:*

- a. the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- b. the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- c. the desirability of new development making a positive contribution to local character and distinctiveness.”*

2.12 Paragraph 205 considers the weighting given within the planning decision with regard to impacts on designated heritage assets, stating that:

*“When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.”*

2.13 Paragraph 206 considers the level of harmful effects on designated heritage assets and states that:

*“Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:*

- a. Grade II listed buildings, or grade II registered parks or gardens, should be exceptional; and*
- b. Assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II\* listed buildings, grade I and II\* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.”*

2.14 With regard to the decision-making process, paragraphs 207 and 208 are of relevance. Paragraph 207 states that:

*“Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:*

- a. The nature of the heritage asset prevents all reasonable uses of the site;*
- b. No viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation;*
- c. Conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and*
- d. The harm or loss is outweighed by the benefit of bringing the site back into use.”*

2.15 Paragraph 208 states that:

*“Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.”*

2.16 The threshold between substantial and less than substantial harm has been clarified in the Courts. Paragraphs 24 and 25 of *Bedford BC v Secretary of State for Communities and Local Government* [2013] EWHC 2847 are of relevance here in the way they outline the assessment of ‘harm’ for heritage assets:

*“What the inspector was saying was that for harm to be substantial, the impact on significance was required to be serious such that very much, if not all, of the significance was drained away.*

*Plainly in the context of physical harm, this would apply in the case of demolition or destruction, being a case of total loss. It would also apply to a case of serious damage to the structure of the building. In the context of non-physical or indirect harm, the yardstick*

*was effectively the same. One was looking for an impact which would have such a serious impact on the significance of the asset that its significance was either vitiated altogether [i.e. destroyed] or very much reduced.”*

2.17 In other words, for the ‘harm’ to be ‘substantial’, and therefore require consideration against the more stringent requirements of paragraph 207 of the NPPF compared with paragraph 208, the proposal would need to result in the asset’s significance either being “*vitiated altogether or very much reduced*”.

2.18 Paragraph 209 refers to non-designated heritage assets identifying that:

*“The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.”*

2.19 In relation to non-designated heritage assets, Footnote 69 explains the exemption to the ‘balanced judgement’ exercise outlined in paragraph 209 in cases where:

*“Non-designated heritage assets of archaeological interest, which are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets.”*

### **Local Planning Policy**

2.20 The Site is located within the LPA of Buckinghamshire Council (BC). BC was formed in April 2020 and involved the merging of former district councils across the county. The LPA has no currently adopted Local Plan (BC, 2024a).

2.21 Prior to the formation of BC, the Site fell within the LPA of the Vale of Aylesbury District Council. The currently adopted plan for the district is the ‘Vale of Aylesbury Local Plan 2013-2033’ (BC, 2021). Relevant policies regarding the ‘historic environment’, contained within the currently adopted district Local Plan include the following:

- Policy BE1: Heritage Assets.

2.22 Policy BE1: Heritage Assets, states the following:

*“The historic environment, unique in its character, quality and diversity across the Vale is important and will be preserved or enhanced. All development, including new buildings, alterations, extensions, changes of use and demolitions, should seek to conserve heritage assets in a manner appropriate to their significance, including their setting, and seek enhancement wherever possible.*

*Proposals for development shall contribute to heritage values and local distinctiveness. Where a development proposal is likely to affect a designated heritage asset and/or its setting negatively, the significance of the heritage asset must be fully assessed and supported in the submission of an application. The impact of the proposal must be assessed in proportion to the significance of the heritage asset and supported in the submission of an application. Heritage statements and/or archaeological evaluations will*

*be required for any proposals related to or impacting on a heritage asset and/or possible archaeological site.*

*Proposals which affect the significance of a non-designated heritage asset should be properly considered, weighing the direct and indirect impacts upon the asset and its setting. There will be a presumption in favour of retaining heritage assets wherever practical, including archaeological remains in situ, unless it can be demonstrated that the harm will be outweighed by the benefits of the development. Heritage statements and/or archaeological evaluations may be required to assess the significance of any heritage assets and the impact on these by the development proposal.*

*The council will:*

- a. Support development proposals that do not cause harm to, or which better reveal the significance of heritage assets*
- b. Require development proposals that would cause substantial harm to, or loss of a designated heritage asset and its significance, including its setting, to provide a thorough heritage assessment setting out a clear and convincing justification as to why that harm is considered acceptable on the basis of public benefits that outweigh that harm or the four circumstances in paragraph 133 of the NPPF all apply. Where that justification cannot be demonstrated proposals will not be supported, and*
- c. Require development proposals that cause less than substantial harm to a designated heritage asset to weigh the level of harm against the public benefits that may be gained by the proposal, including securing its optimum viable use. Development affecting a heritage asset should achieve a high quality design in accordance with the Aylesbury Vale Design SPD and the council will encourage modern, innovative design which respects and complements the heritage context in terms of scale, massing, design, detailing and use.*

*Development affecting a heritage asset should achieve a high quality design in accordance with the Aylesbury Vale Design SPD and the council will encourage modern, innovative design which respects and complements the heritage context in terms of scale, massing, design, detailing and use.”*

### **Mursley Parish Neighbourhood Plan**

2.23 The Site boundary encompasses the northern end of the parish of Mursley, which has a formally made Neighbourhood Development Plan (NDP), titled ‘Mursley Neighbourhood Plan 2021-2040’ (Mursley Parish Council, 2024). The adopted NDP forms part of the currently adopted plan for ‘Vale of Aylesbury Local Plan 2013-2033’.

2.24 The relevant policy regarding the 'historic environment' within the NDP is MUR5: Local Heritage Assets, which states:

“A. This Neighbourhood Plan identifies the following buildings and structures as Buildings of Local Interest:

- The Old Forge, 8 Main Street

- *St Mary's House, 5 Main Street and boundary wall to Main Street*
- *Chase House, 10 Main Street and boundary wall to Main Street*
- *Boundary wall to Main Street and Church Lane at Old Stocks*
- *2 Church Lane*
- *Telegraph House, 6 Church Lane*
- *1 & 9 Manor Close*
- *9 & 11 Main Street*
- *Mursley C of E Primary School and School House, Main Street*
- *The Green Man Public House, Main Street*
- *Setting to 26 Main Street and front garden building and boundary wall to Main Street*
- *27 Main Street*
- *Barn adjoining Sunnyside, 31 Main Street*
- *40-42, 55-59, 63-67 & Baptist Chapel, Main Street and 1, 5-9 & Myrtle Cottage, The Lane*
- *Water Tower, Whaddon Road*
- *Agricultural Buildings at Salden Farm*
- *Windmill Cottages, No.7 (formerly PH) and 2 Swanbourne Road*
- *Beechams Row, Station Road*

*The effect of a development proposal on the significance of an identified local heritage asset should be taken into account in determining planning applications. In weighing applications that directly or indirectly affect local heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.*

*B. This Neighbourhood Plan identifies fields of Ridge and Furrow on the edge of the village, as shown on the Policies Map, as Local Heritage Assets. The effect of a development proposal on the significance of a ridge and furrow field (as shown on Map C) should be taken into account in determining planning applications. In weighing applications that directly or indirectly affect ridge and furrow fields, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset."*

2.25 This assessment has considered these assets and any potential for effects on them are discussed further below.

## Section 3 Methodology

### INTRODUCTION

- 3.1 This report has been produced in accordance with the *Standard and Guidance for Historic Environment Desk-based Assessment* issued by the Chartered Institute for Archaeologists (CIfA, 2020). These guidelines provide a national standard for the completion of desk-based assessments.
- 3.2 It has also given due regard to the potential for effects on designated heritage assets, in terms of their setting, in line with the five-step process outlined in national guidance (HE, 2017).

### ARCHAEOLOGICAL METHODOLOGY

- 3.3 The assessment principally involved consultation of readily available archaeological and historical information from documentary and cartographic sources. The major repositories of relevant information comprised:
- The National Heritage List for England (NHLE) curated by HE (2024) – for recorded designated heritage assets within the Site and surrounding area;
  - BC Historic Environment Record (HER) May 2024 commercial dataset – for recorded non-designated heritage assets as well as archaeological sites, monuments, findspots and previous archaeological events (investigation/mitigation) within the Site and surrounding area;
  - Historic maps and satellite imagery held by National Library of Scotland, EnviroCheck and Google Earth – for the establishment of land use history within the Site and surrounding area;
  - Maps and documents held by Buckinghamshire Archives – for the establishment of land use history within the Site and surrounding area;
  - Aerial photographs held at the Historic England Archives – for identification of previously unrecorded earthworks, cropmarks and/or archaeological features within the Site and surrounding area; and
  - LiDAR data held by Department for Environment, Food and Rural Affairs (DEFRA) – for identification of previously unrecorded earthworks or archaeological features within the Site.
- 3.4 The assessment provides a synthesis of relevant archaeological information for the Site derived from a search area, hereafter known as the 'Study Area', to allow for additional contextual information regarding its archaeological interest and/or potential to be

gathered. A study area of 1km diameter from the site boundary was considered proportionate and appropriate.

- 3.5 The information gathered from the repositories and sources identified above was checked and augmented through the completion of a site visit and walkover undertaken in May 2024. This walkover considered the nature and significance of known and/or potential archaeological assets within the Site, identified visible historic features and assessed possible factors that may affect the survival or condition of known or potential archaeological assets.
- 3.6 The report thereafter concludes with an assessment of the Site's likely archaeological potential, made with regard to current best practice guidelines.
- 3.7 Throughout the report, where referenced and relevant, designated heritage assets are referenced by their NHLE List Entry number, non-designated heritage assets are referenced by their Monument Unique Identification (UID) number and previous archaeological events are referenced by their Event Unique Identification (EvUID) number. The distribution of designated heritage assets, non-designated heritage assets and previous archaeological events are presented in **Plans EDP 1 - 3**.

#### **LIDAR DATA**

- 3.8 Airborne LiDAR data (light detection and ranging) was utilised as a source of primary data for the current assessment. LiDAR scanning records height data and has applications in the recording of archaeological earthworks.
- 3.9 A Digital Terrain Model (DTM) for the Site was acquired using 2021 National LiDAR Programme data from the Department for Environment Food & Rural Affairs (DEFRA) data download website (DEFRA, 2024). Resolution of the data is at one data point for each 1m<sup>2</sup>, a high resolution which, for archaeological prospection, is appropriate for the identification of archaeological earthworks.
- 3.10 The DTM was processed using the Relief Visualisation Toolbox (ver. 2.2 1. ZRC SAZU, 2019). This software allows for a range of visualisation techniques to be applied to the data. Different techniques have varying degrees of successful application, depending on the nature of the environment where the data was collected. Multi-Direction Hill-Shade produced the best quality and most useful imagery for the Archaeology and Heritage Desk-based Assessment.

#### **Multiple Direction Hill-Shade**

- 3.11 Relief shading or hill-shading is the most commonly used LiDAR visualisation technique. It illuminates the DTM from a specific angle, imitating the sun and as such produces the most 'natural' and intuitively readable imagery. However, it is limited in that areas facing directly towards or away from the illumination source are saturated (homogeneously bright or dark respectively) and little detail can be perceived plus, features that lie parallel to the light source can be imperceptible.

- 3.12 This effect can be overcome by combining hill-shades from different directions in three different colour bands into a single image. This technique was used to produce useful images for the assessment providing an additional source of data on the Site's archaeological potential (see **Plan EDP 4**), and which was used for guiding the walkover survey.

### **SETTING ASSESSMENT METHODOLOGY**

- 3.13 In addition, this report also considers the nature and significance of any effects on the settings of designated heritage assets located within the wider influence of the Site. In this regard, the site walkover included visits to designated heritage assets beyond the site boundary and considered, where appropriate, their significance, setting and the existing contribution made by the land within the Site to their significance.
- 3.14 The setting assessment process employed current Historic England guidance which is set out in *Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets* (HE 2017). This provides best practice guidance for the identification and assessment of potential setting issues in the historic environment.
- 3.15 When assessing the impact of proposals on designated heritage assets, it is not a question of whether there would be a physical impact on that asset, but instead whether change within its 'setting' would lead to a loss of 'significance'.
- 3.16 In simple terms, setting is defined as "the surroundings in which a heritage asset is experienced" (DLUCH 2023). It must be recognised from the outset that 'setting' is not a heritage asset and cannot itself be harmed. Its importance relates to the contribution it makes to the significance of the heritage asset.
- 3.17 Historic England (HE) guidance identifies that "change to heritage assets is inevitable, but it is only harmful when significance is damaged" (HE 2015).
- 3.18 In that regard, 'significance' is defined in Annex 2 of the NPPF as "the value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic".
- 3.19 As such, when assessing the indirect impact of proposals on designated heritage assets, it is not a question of whether setting would be affected, but rather a question of whether change within an asset's 'setting' would lead to a loss of 'significance' based on the above 'heritage interest' as defined in the NPPF.
- 3.20 Set within this context, it is necessary to first define the significance of the asset in question, and the contribution made to that significance by its 'setting', in order to establish whether there would be a loss and therefore harm. The guidance identifies that change within a heritage asset's setting need not necessarily cause harm to that asset and that it can be positive, negative or neutral.
- 3.21 In light of the above, the assessment of potential setting effects, arising from the proposed scheme, has followed the guidance set out in *Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets* published by HE in 2017. This guidance

(HE 2017) observes that *“The NPPF makes it clear that the extent of the setting of a heritage asset is not fixed and may change as the asset and its surroundings evolve”*.

3.22 The guidance also observes that *“elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate the significance or may be neutral”*.

3.23 The guidance states that the importance of setting *“lies in what it contributes to the significance of the heritage asset or to the ability to appreciate that significance”*.

3.24 It goes on to note that:

*“...all heritage assets have significance, some of which have particular significance and are designated. The contribution made by their setting to their significance also varies. Although many settings may be enhanced by development, not all settings have the same capacity to accommodate change without harm to the significance of the heritage asset or the ability to appreciate it.”*

3.25 Whilst identifying that elements of an asset’s setting can make an important contribution to its significance, the guidance states that *“setting is not itself a heritage asset, nor a heritage designation, although land comprising a setting may itself be designated”*. It continues by adding that *“conserving or enhancing heritage assets by taking their settings into account need not prevent change; indeed change may be positive...”*.

3.26 On a practical level, the HE guidance (2017) identifies an approach to assessing setting, which is based on a five-step procedure, i.e.:

- Step 1: Identify which heritage assets and their settings are affected;
- Step 2: Assess the degree to which these settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated;
- Step 3: Assess the effects of the proposed development, whether beneficial or harmful, on that significance or the ability to appreciate it;
- Step 4: Explore ways of maximising enhancement and avoid or minimise harm; and
- Step 5: Make and document the decision and monitor outcomes.

3.27 As far as Step 2 is concerned, the guidance makes the following observations:

*“The second stage of any analysis is to assess whether the setting of a heritage asset makes a contribution to its significance and the extent and/or nature of that contribution...this assessment should first address the key attributes of the heritage asset itself and then consider:*

- *The physical surroundings of the asset, including its relationship with other heritage assets;*
- *The asset’s intangible associations with its surroundings, and patterns of use;*

- *The contribution made by noises, smells, etc. to significance; and*
- *The way views allow the significance of the asset to be appreciated.”*

3.28 Thereafter, the guidance notes that: “*This assessment of the contribution to significance made by setting will provide the baseline for establishing the effects of a proposed development on significance, as set out in ‘Step 3’ below*”.

3.29 Having established the baseline, the following guidance is provided in respect of an assessment of the effect upon ‘setting’, i.e.:

*“In general, the assessment should address the attributes of the proposed development in terms of its:*

- *Location and siting;*
- *Form and appearance;*
- *Wider effects; and*
- *Permanence.”*

3.30 Given that this report is concerned with the principal of development rather than assessing the impact of any particular scheme, the assessment of potential setting effects employed in the preparation of this report concentrated on the following two main areas:

- Identifying those heritage assets that could potentially be affected by the proposed scheme and the manner (if any) in which they would be affected; and
- Defining the contribution made to their *significance* by their setting.

3.31 As far as identifying the heritage assets potentially affected by the proposed scheme is concerned, due consideration has been given to the following factors which are considered to influence the potential for the setting of heritage assets to be materially affected: (1) the proximity to surrounding local villages (i.e. Whaddon (north), Newton Longville (east), Mursley (south), Little Horwood and Wood End (west) and suburbs of Milton Keynes (i.e. Tattenhoe (north-east); (2) the influence of the local topography, and built and vegetated environment; and (3) consideration of the character and setting of surrounding designated assets.

3.32 The report then draws conclusions regarding the potential for development within the Site to affect the significance of the heritage assets identified.

3.33 In light of the above, this report has been prepared in a robust manner, employing current best practice professional guidance and giving due regard to the methodology detailed above.

### **Setting Assessment Study Area – Scoping Methodology**

- 3.34 A staged approach was utilised to appropriately determine which designated heritage assets within the surrounding landscape have the potential for their settings to be affected by the ‘in principle’ development of the Site, to fulfil Step 1 of the setting assessment guidance.
- 3.35 A Zone of Theoretical Visibility (ZTV) was initially applied to the Site. The ZTV was produced to provide a maximum ‘worst-case’ scenario indication of the potential intervisibility between newly introduced built form within the Site and the surrounding landscape. The ZTV projection utilised the following parameters:
- Basemap: 1m Digital Surface Model (DSM);
  - Development height: c.2.5 storeys (10.5m aOD); and
  - Target/observer height: 1.6m.
- 3.36 The ZTV is based on a Digital Surface Model (DSM), which captures not only the topography of the landscape, but the natural and built features on the earth’s surface. However, the accuracy of the DSM to which obstructions to lines of sight between two points are recorded, is dependent on the resolution of the DSM utilised in the ZTV model. To ensure a confident scoping approach, the most accurate available DSM at 1m resolution was obtained.
- 3.37 Limitations to the utilisation of a ZTV alone derive from its creation from a fixed point (or points) in time and space, which is relative to the resolution of the LiDAR data used alongside it. Therefore, a ZTV will not account for the dynamic nature of a given landscape in its entirety, nor does it account for all landscape features or atmospheric factors that affect visibility. Hence, it should be considered that an absolute worst-case scenario for intervisibility between heritage assets and the Site is represented by the ZTV and considered for this assessment.
- 3.38 The ZTV provides a preliminary succinct yes/no overview of which parts in the surrounding landscape could share intervisibility with the Proposed Development and was overlaid with designated heritage assets mapping supplied by the National Heritage List curated by Historic England. Those designated heritage assets shown to fall within the extent of the ZTV have theoretical visibility of the Site in a developed form. The results of the preliminary ZTV were verified through an initial map analysis, followed by a visual inspection carried out during the site walkover. This staged scoping approach enabled a confident identification of those designated heritage that may potentially be affected by the development of the Site.

## Section 4 Heritage Baseline

### INTRODUCTION

- 4.1 In terms of designated heritage assets, the Site contains one listed building located in the centre of the Site, comprising the Grade II Lower Salden Farmhouse (**1288667**).
- 4.2 No designated heritage assets are recorded within the 1km Study Area from the site boundary. The nearest designated heritage asset to the Site boundary and theoretically visible within the utilised ZTV, comprises the Grade II listed Tattenhoe Bare Farmhouse (1125222) located c.1.3km north of the Site. The site walkover identified that the heritage asset and remaining surrounding designated heritage assets are unable to be experienced from within the Site. As such, the potential for both direct effects and setting effects upon designated heritage assets from development within the Site are focused on Lower Salden Farmhouse (**1288667**).
- 4.3 With regard to non-designated heritage assets there are fifty-seven records comprising archaeological and historical sites, artefact findspots and buildings of local interest as recorded on the Buckinghamshire County Council Historic Environment Record within a 1km radius of the Site (**Plan EDP 2**). In addition, there are records of eleven events in the form of archaeological desk-based assessments or fieldwork investigations and observations within a 1km radius (**Plan EDP 3**). None of the local heritage assets listed in the Mursley NDP are located within the Site or Study Area. Therefore, none would have any bearing on the deliverability or capacity of the Site for development.
- 4.4 Those records, assets and events considered relevant to this assessment are discussed below, therefore not all the returned records are included with the text or area on the accompanying plans.

### DESIGNATED HERITAGE ASSETS

#### **Setting Assessment Step 1 - Identify which heritage assets and their settings are affected**

- 4.5 The Grade II listed, mid-late 18<sup>th</sup> century Lower Salden Farmhouse (**1288667**) is located within the centre of the Site. As such, due to its central location within the Site boundary and for the Site to encompass the asset's setting, the listed building is taken forward to Step 2 of the setting assessment below.
- 4.6 There are no other designated heritage assets within 1km of the Site boundary. The nearest designated heritage asset to the Site boundary and theoretically visible within the utilised ZTV, comprises the Grade II listed Tattenhoe Bare Farmhouse (1125222) located c.1.3km north of the Site. However, the site walkover identified that the heritage asset is unable to be experienced from within the Site. As such, the asset and the remaining surrounding assets by extension are unable to be experienced from within the Site. Given the Site's distance and absence of experience of surrounding assets, it does not form part of the

setting of surrounding assets and therefore development within the Site would not have the potential to affect their significance. Therefore, no surrounding designated heritage assets would have any bearing on the deliverability or capacity of the Site for development.

**Setting Assessment Step 2 - Assess the degree to which these settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated**

**Grade II listed Lower Salden Farmhouse (1288667)**

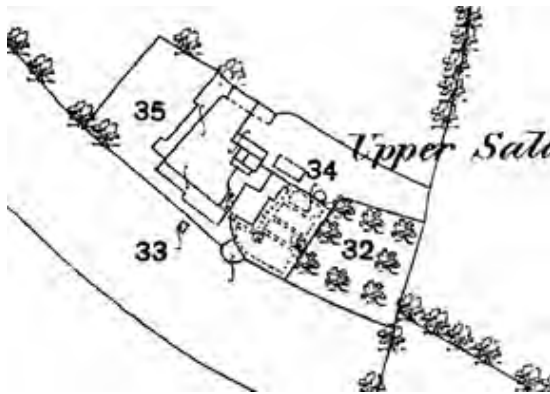
*The Asset and its Significance*

- 4.7 The Grade II listed building of the mid-late 18<sup>th</sup> century, Lower Salden Farmhouse, part of the post-medieval model farm of Lower Salden Farm, is located at an elevated position on a local ridge line (**Images EDP A1.1** and **A1.2**). It continues to serve as the principal dwelling to Lower Salden Farm today and features modern extensions and alterations to its fabric.
- 4.8 The NHLE listing for the asset is as follows:
- “House. Mid-late C18, altered. Red and vitreous brick with moulded plinth and eaves, and plain first floor band course. Rendered quoins to left, rendered left gable. Old tile roof, flanking brick chimneys. 2 storeys, attic and basement, 5 bays. C19 paired barred casements to first floor and 2 attic dormers. Ground floor retains original segmental heads but windows altered to C20 3-light plastic casements, one on each side of door. Basement window to right,. Steps up to central 6-panelled door, half-glazed, with flat wooden hood on cut brackets. C19-C20 2-storey extension projecting to right. C19 2-storey lean-to at rear.”*
- 4.9 The house comprises three wings, orientated roughly north-east to south-west with a front south-east facing elevation. Its earliest 18<sup>th</sup> century wing is located at the far west end of the farmhouse. Later additions and extensions comprise a 19<sup>th</sup> century rear lean-to extension located on the north side of the earliest far west wing and a likely 19<sup>th</sup> century middle wing extension on its eastern side, as well as a late 20<sup>th</sup> century extension which encompasses its far eastern wing (**Images EDP A1.1** and **A1.2**).
- 4.10 The historic fabric of the farmhouse’s earliest wing consists of red and vitreous brick walls with moulded plinths and eaves, rendered quoins on its west side, a rendered west gable wall and an old clay tile roof. Brick chimney stacks are located at either gable end. Alterations to the windows of the earliest far west wing of the farmhouse were identified through the presence of infilled windows and modern uPVC casement windows across its front facing elevation.
- 4.11 The later 19<sup>th</sup> and 20<sup>th</sup> century additions to the farmhouse on its eastern side comprise two adjoining wings sympathetic in height and materials. These central and far east wings are two-storey in height, use red brick fabric and have clay tiled roofs, keeping in character with the farmhouse’s historic far west wing. Modern uPVC windows are also present as well as a uPVC conservatory at the far east wing of the farmhouse.
- 4.12 The listed building is of national significance, as indicated by its designation. The significance of the farmhouse lies within its special architectural interest, reflected in the design of its post-medieval vernacular architectural style (i.e. red brick fabric, clay tiled roof

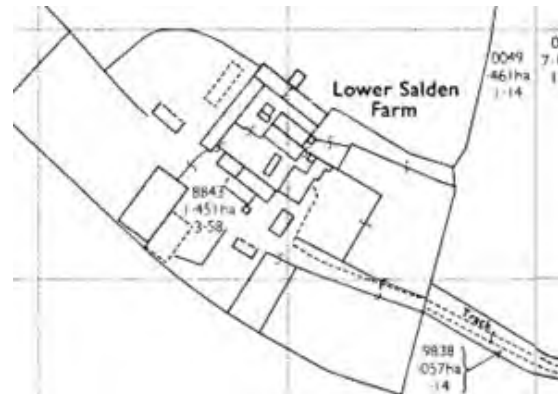
and brick chimney stacks) and its historic interest as an example of a local post-medieval farm dwelling.

*Setting and Contribution to Significance*

- 4.13 The farmhouse is set adjacent to its front garden and orchard as well as its rear farm complex, and it is from these locations that its special architectural interest is best experienced and contextualised as a farm dwelling from within its associated grounds (**Images EDP A1.1 and A1.3**).
- 4.14 The farmhouse's garden and orchard reflect long standing elements of its immediate setting, since at least 1880-1881. Although, they have been subject to the reorganisation of their layout and appearance over time, they still reflect directly associated recreational and horticultural amenities in proximity to the farmhouse. As such, they provide a moderate positive contribution to the asset's significance.
- 4.15 The farmyard complex to the rear of the farmhouse comprises a mixture of historic 19<sup>th</sup> century red brick and tiled roof stables and barn buildings, as well as number of modern late 1960s onwards metal framed and corrugated sheet sheds and other farm buildings (**Image EDP A1.4**). Consultation of available historic maps from 1880-1881 onwards, indicates the historic layout of the farmyard to Lower Salden Farm comprised of a 'U-shape' layout adjacent to the north side of the farmhouse, which remained static until the late 1960s. By 1971, the farm had undergone a phase of expansion with the construction of a number of farm buildings to the west and north of the farmhouse (**Images EDP 4.1 and 4.2**).
- 4.16 The farmyard layout today predominantly reflects that of the late 20<sup>th</sup> century phase of expansion. The earlier 19<sup>th</sup> century buildings reflect the historic farmyard layout and help illustrate the historic interest of the farmhouse in relation to the original layout and appearance of the farm during the 19<sup>th</sup> century. As such, the historic farm buildings at Lower Salden Farm provide a minor positive contribution to the significance of the asset.
- 4.17 The later mid-late 20<sup>th</sup> century farm buildings across the farmyard are not of a sympathetic design or appearance to the listed farmhouse. However, they are reflective of the continued use and adaptation of the farm to meet modern demands and needs for its continued function and maintenance. These buildings do not interfere with the ability to experience its front facing elevation, where the asset is best experienced and appreciated from within its garden and orchard setting. Therefore, these modern farm buildings provide a neutral contribution to the significance of the asset.



**Image EDP 4.1:** Extract of 1880-1881 OS Map.  
[Envirocheck Historic Map Pack]



**Image EDP 4.2:** Extract of 1971 OS Map.  
[Envirocheck Historic Map Pack]

- 4.18 The private road or track to Lower Salden Farm from Salden Lane, approaches the farmhouse from the East West Rail railway, from the south-east. The track is largely screened from the farmhouse due to the falling elevation of the Site from its central roughly north-east to south-west orientated ridgeline, on which the listed building is situated. However, the asset is experienced from the track c.150m away, from the crest of the Site's ridgeline. From here, the architectural interest of the asset can be increasingly experienced on approach, as well as its historic interest illustrated via the view of adjacent fields which contextualise the function and agricultural setting of the asset as part of a farm (**Image EDP A1.5**). As such, the immediate approach to Lower Salden Farmhouse from its associated track provides a minor positive contribution to the asset's significance.
- 4.19 The consultation of sources outlined in **Section 3** has identified no historical direct land ownership or tenancy connection between Lower Salden Farm and surrounding fields, however, it is most likely that such fields were farmed from Lower Salden Farm. Adjacent fields adjacent to the farm today are utilised for pasture and equestrian paddocks with fields further away utilised for various arable and/or pastoral practices.
- 4.20 The May 2024 site walkover identified that the asset is partially visible from surrounding fields within the Site due to its position along the Site's raised ridgeline. However, the experience of the asset, and therefore the ability to appreciate its architectural and/or historic interest from within surrounding fields varies due to several factors, which include: distance, topography, intervening trees and hedgerows and position in relation to the asset. Adjacent pastoral fields to the south-west and south-east of the asset within its wider agricultural landscape setting, enable the best experience of the farmhouse's architectural interest across its front elevation (**Images EDP A1.6** and **A1.7**).
- 4.21 The ability to experience the asset and therefore understand its significance increasingly diminishes with distance from the farmhouse within its wider agricultural setting. Beyond immediately adjacent fields, the experience of the farmhouse is limited to peripheral views of its upper floor and/or rooftop elements only (e.g. **Images EDP A1.8 - A1.11**). Meanwhile, views from within fields to the north of the farmhouse are predominantly obstructed by intervening modern farm buildings, which largely prevent the ability to experience the

asset's architectural and/or historic interest (e.g. **Image EDP A1.12**). Such views hold no historic interest nor enable the asset's interest to be experienced in any meaningful way.

- 4.22 Therefore, due to the identified variation in the ability to experience and appreciate the asset's interest and therefore understand its significance, immediately adjacent fields within the wider agricultural landscape setting of the asset provide a minor positive contribution to its significance. Meanwhile, the remaining wider agricultural landscape provides a limited experience of the asset which does not enable the appreciation of its heritage significance. Instead, it is considered to merely contextualise the farmhouse and its associated farm's function as well as the historic land use character of its surrounding landscape. As such, the wider surrounding agricultural landscape, beyond immediately adjacent fields to the farmhouse, makes only a very minor contribution to the asset's significance.
- 4.23 The Site boundary encompasses the asset itself as well as its immediate setting elements and part of its wider agricultural landscape setting discussed above. As such, the identified setting element contributions to the asset's significance outlined above apply to those respective areas within the Site boundary (see **Plan EDP 1**).

#### *Conclusion*

- 4.24 In order to accord with planning policy and legislation, (such that under Paragraph 206 of NPPF the loss of a Grade II listed building should be 'exceptional') the Grade II listed building of Lower Salden Farmhouse (**1288667**) would need to be retained and incorporated into the design and layout of any development proposal. In this regard, through careful and sensitive masterplanning, to negate or reduce harm, development would need to avoid changing the listed building's setting in such a way that would, erode its historic agricultural setting, reduce its prominence and thus result in an overtly negative impact upon its significance.
- 4.25 However, it should also be considered that development within the Site could also provide the opportunity to improve the setting of the farmhouse, such as through the removal of post-1960s modern farm buildings and the restoration of its historic layout, appearance and character. The development may also provide opportunity for interpretation of the heritage asset to the public, such as through an interpretation board.
- 4.26 As such, whilst the presence of the listed building would have an effect on the capacity of the Site for housing development, restricting the number of dwellings that could be built in its immediate vicinity, it does not pose an in-principle constraint to the Site's development whereby development could come forwards with respect shown to the asset's setting and significance and thus result in, at most, only minimal harm to its significance. In this regard, the listed building should not represent a reason why the Site should not be allocated in the emerging BC Local Plan.

## **NON-DESIGNATED BUILT HERITAGE ASSETS**

### **Buckinghamshire County Council Local Heritage List**

- 4.27 Consultation of the Local Heritage List for BC identifies that no such assets are recorded within the Site or surrounding 1km Study Area. Hence, no such assets have the potential to be affected directly and/or through a change in their setting via development within the Site. No further consideration is given to BC's Local Heritage List in this report.

## **ARCHAEOLOGICAL REMAINS**

### **Previous Archaeological Events**

- 4.28 The HER records two previous archaeological events within the Site and a further nine within the Study Area (see **Plan EDP 3**). Previous events within the Site include a 2008 geophysical survey across the eastern half of the Site (**EBC17198**) as well as a 2021 watching brief along Salden Lane within the southern end of the Site (**EBC18376**). These events provide direct evidence for the archaeological potential of the Site and are discussed below.

#### ***Within the Site***

- 4.29 The geophysical survey undertaken by Stratascan Ltd in 2008 (**EBC17198**) comprised a c.279ha survey area, which included the eastern half of the Site (Stratascan, 2008). The geophysical survey encompassed a general magnetometry survey of the full survey area followed by targeted detailed survey across a c.56ha, divided into twenty-seven individual areas (*ibid*). Four targeted detailed survey areas were included within the Site's eastern half (Area 8, Area 19A, Area 19B and Area 21) and recorded the presence of archaeological remains within the Site. The findings of the geophysical survey within the Site included the following:
- Area 19A-B detected areas of ridge and furrow within the Site's northernmost fields;
  - Area 8 located within the south-east corner of the Site, detected numerous linear ditches and rectilinear enclosures suggested to represent an area of undated settlement activity, recorded as (**MBC25716**) on the HER; and
  - Area 21 located within the east end of the Site, detected a possible undated ditched enclosure with associated pit-like features, recorded as (**MBC25715**) on the HER.
- 4.30 The watching brief undertaken by AOC Archaeology Group in 2021 comprised the monitoring of groundworks associated with the East West Rail infrastructure project, located within the southern end of the Site, along Salden Lane (**EBC18376**). The event recorded no archaeological features or finds (EWR Alliance, 2021).

#### ***Within the Study Area***

- 4.31 Previous archaeological events within Study Area comprise three geophysical surveys (**EBC16929**, **EBC18075**, **EBC16026**), three evaluations (**EBC18442**, **EBC18153**, **EBC18219**), two fieldwalking events (**EBC18478**, **EBC18554**) and a metal detecting survey

(**EBC16980**). Such events within the Study Area and their relevant findings have been discussed below, where applicable.

### **Archaeological Notification Areas (ANAs)**

- 4.32 BC maintains a list of ANAs, which are areas where there is recorded evidence of archaeological remains based on previous archaeological events or HER records (BC, 2024c). They are not a formal designation of a heritage asset type. Such areas are a planning process tool to mark the requirement for consultation with the LPA to determine potential archaeological investigation and/or mitigation requirements for the respective ANA, which may be affected by a proposed development, during the planning process. Furthermore, identified archaeological remains within these areas may extend beyond their approximate ANA boundary.
- 4.33 The Site contains two respective ANAs within its eastern half. These ANAs are applied to 'Area 8' (i.e. **DBC9984**) and 'Area 21' (i.e. **DBC9985**) of Stratascan Ltd's 2008 geophysical survey results and correspond to HER records (**MBC25715**) and (**MBC25716**), respectively (see **Appendix EDP 2**). No further ANAs are located within the Site and ANAs located within the Study Area require no further consideration in relation to development within the Site.
- 4.34 The ANAs confirm the presence of two discrete areas of dense archaeological remains, which based on the Site's form, previous experience and professional judgment, most likely reflect a possible Iron Age/Roman enclosure (**DBC9985**) and a possible deserted medieval settlement (**DBC9984**). Such remains are unconfirmed and have not been subject to an intrusive archaeological investigation to deduce the date, nature, character and preservation of such remains. It is anticipated at this stage such remains would be of up to moderate or regional significance and could be adequately addressed through standard archaeological investigation and/or mitigation works. Hence, such remains would not pose an in-principle constraint to development within the Site.

### **Chronological Overview**

- 4.35 A chronological overview of HER records within the Site and Study Area is provided below. The locations of HER records are shown on **Plan EDP 2** for reference. Previous archaeological investigation and/or mitigation events on the HER, which are of relevance to the Site's archaeological potential are also discussed below, where relevant. The locations of previous events are shown on **Plan EDP 3**.

#### ***Prehistoric – Palaeolithic to Iron Age (500,000BC – AD 43)***

- 4.36 One HER record is for an archaeological findspot of unstratified Mesolithic flints (**MBC5549**) within the north-west field in the Site. Although an isolated findspot, the Site has the potential for further findspots of Mesolithic flints within the north-west field of the Site boundary. No further HER records are located within the Site.
- 4.37 Within the Study Area, three archaeological findspots are recorded. These comprise Mesolithic flints recorded during an excavation of a Roman site (**MBC2368**) located c.815m south-east of the Site during the 1960s-1970s, a Neolithic polished handaxe (**MBC29258**) recovered c.700m north-west of the Site during metal detecting in 2004, as well as an undated prehistoric retouched flint flake and burnt flint recovered during fieldwalking

(**MBC25156**) c.600m north-west of the Site. No remains associated with these archaeological findspots are anticipated to be present within the Site. No further dated prehistoric remains are recorded on the HER within the Site or Study Area.

- 4.38 Based on current evidence, recorded prehistoric remains are limited to discrete and isolated archaeological findspots of lithic tools from the Mesolithic and Neolithic period located within the north-west area of the Site and to the west and south-east of the Site. Such finds suggest a general presence of prehistoric activity within the area. As such, the Site has the potential for prehistoric features of low to moderate or local to regional significance depending on the nature, character and preservation of such remains, but such potential is low. Such features, if present, could be identified and excavated ahead of any development in the Site, with any recorded features being very unlikely to pose a constraint to the Site's development. Hence, the low potential for prehistoric remains poses no reason why the Site should not be allocated.

#### **Roman (AD 43 – 410)**

- 4.39 Seven HER records dated to the Roman period are located within the Site. These comprise a cluster of archaeological findspots, located within the field adjacent to the west of Lower Salden Farm. Such findspots consist of seven individual coins recovered during a metal detecting survey, dated to 1<sup>st</sup>-2<sup>nd</sup> century AD (**MBC44155**, **MBC44156**, **MBC44157**, **MBC44158**, **MBC44159**, **MBC44160** and **MBC44161**). The cluster of findspots possibly indicates the location of an archaeological site, however, there is no reason why the possible site should pose a constraint to development within the Site, provided the archaeological site can be investigated, identified and excavated ahead of any development.
- 4.40 The Site also contains a possible Iron Age/Roman enclosure (**MBC25715**) located at the east end of the Site, detected during the 2008 Stratascan Ltd geophysical survey (**EBC17198**) and recorded as an ANA (**DBC9985**) by BC, as discussed above. Such remains are anticipated to be of up to moderate or regional significance, but there is no reason why the identified archaeological remains should pose a constraint to development within the Site, provided the archaeological site can be investigated, identified and excavated ahead of any development.
- 4.41 Within the Study Area, a further ten HER records dated to the Roman period are present. The possible alignment of two Roman roads are recorded on the HER, one, located adjacent to the west of the Site and orientated north-south along Whaddon Road and Swan's Way (**MBC8063**) as well as one c.500m north of the Site orientated east-west approximately along the alignment of the A421 (**MBC8010**). No previous archaeological investigation is recorded within the Study Area that has identified either Roman road, with evidence for them limited to documentary evidence for an unconfirmed, conjectural alignment. It is not anticipated that any remains associated with the potential Roman road c.500m north of the Site are present within the Site boundary, however, there is a potential for associated remains associated with the Roman road adjacent to the west of the Site to be present along the far western boundary of the Site.
- 4.42 Dispersed and discrete Roman settlement activity in the form of small-scale settlements and/or farmsteads is recorded on the HER within the Study Area:

- Recorded settlement remains c.600m and c.910m north of the Site, respectively, north of Woodpond Farm. Settlement remains were recorded during a 2017 geophysical survey by Archaeological Surveys Ltd (**EBC18075**) and a subsequent evaluation in 2019 by Border Archaeology (**EBC18442**). Such remains comprised 1<sup>st</sup>-2<sup>nd</sup> century dated pits, ditches and an enclosure (**MBC43637**) c.600m north of the Site as well as a more substantial Iron Age and 1<sup>st</sup>-2<sup>nd</sup> century dated enclosure complex (pits, ditches, enclosures) (**MBC34802**) c.910m north of the Site;
  - Four concentrated areas of Iron Age/Roman remains in the form of enclosures and associated archaeological features, recorded during an evaluation between c.610m to c.1.9km east of the Site by Cotswold Archaeology in 2013 (**EBC18219**). Such remains represent small scale settlements, likely farmsteads within the surrounding area to the east of the Site; and
  - A possible Roman farmstead site suggested by geophysical survey detected ditches, enclosures and a possible kiln c.370m east of the Site (**MBC22400**). Such features were detected during a 2002 geophysical survey by GeoQuest Associates (**EBC16026**) and subsequent wider 2008 geophysical survey by Stratascan Ltd (**EBC17198**).
- 4.43 Recorded Roman remains interpreted to represent small-scale settlement activity suggest a dispersed settlement pattern during this period within the area, likely reflective of a rural agricultural landscape with individual farmsteads.
- 4.44 Remaining HER records dated to the Roman period within the Study Area comprise four archaeological findspots. Such findspots include the following:
- Roman pottery sherds recovered from a spoil heap c.100m north of the Site (**MBC868**);
  - Roman metalworking slag recovered during 1960s-1970s excavations at a Roman site c.830m south-east of the Site (**MBC2362**, **MBC2367**); and
  - Roman metalworking slag recovered as a surface find c.1km south-east of the Site (**MBC662**).
- 4.45 Based on current evidence, the Site has a high potential for Roman remains. Evidence suggests that the Site was located within a rural agricultural landscape during the Roman period, with scattered farmsteads and/or small-scale settlement. Roman remains are recorded within the Site. The Site features an identified area of archaeological remains associated with a possible small-scale Iron Age/Roman enclosure at its east end, as well as two other areas of notable potential for Roman remains located at the potential archaeological site within the centre of the Site, and remains associated with a possible Roman road along the Site's western boundary.
- 4.46 Roman remains are anticipated to be of up to moderate or regional significance and most likely could be recorded ahead of any development, with any recorded features being very unlikely to pose a constraint to the Site's development. Hence, the high potential for Roman remains poses no reason why the Site should not be allocated.

**Early Medieval (AD 410-1066) and Medieval (AD 1066-1485)**

- 4.47 No early medieval or medieval dated HER records are located within the Site, however, the Site does contain an area of dense archaeological remains associated with a possible deserted medieval settlement at its south-east corner. Within the Study Area three medieval HER monument records and five HER archaeological findspots are present, as well as three HER records of possible medieval date.
- 4.48 The Site contains a possible deserted medieval settlement (**MBC27516**) located at the south-east corner of the Site, identified during the 2008 Stratascan Ltd geophysical survey (**EBC17198**) and recorded as an ANA (**DBC9984**) by BC, as discussed above. Such remains are anticipated to be of up to moderate or regional significance, but there is no reason why the identified archaeological remains should pose a constraint to development within the Site. Such remains can be addressed through mitigation measures, through standard archaeological investigation and mitigation prior to any development within the Site. Hence, the potential deserted medieval settlement poses no reason why the Site should not be allocated.
- 4.49 One HER monument record is associated with the Royal Hunting Forest of Whaddon Chase (**MBC11506**), located adjacent to the Site's northern boundary. According to the HER, the hunting forest encompassed an area of c.2200 acres and operated from 1242 throughout the medieval period. The hunting forest continued to function as a private hunting chase during the post-medieval period until its enclosure in 1840. The south-east boundary of the hunting forest follows the alignment of the Tattenhoe Brook, and therefore, the Site never featured as part of the hunting forest and no remains are anticipated to be present within the Site.
- 4.50 Two HER monument records are associated with a medieval moat (**MBC721**) and a possible associated keepers or hunting lodge (**MBC722**) located c.230m north-west of the Site. According to the HER, the moat is evident in the form of earthworks, while evidence for the former lodge is based on documentary evidence via a field name identified on historic maps. No remains associated with either HER record are anticipated to be present within the Site.
- 4.51 Remaining dated medieval HER records are associated with five archaeological findspots. Such findspots include the following:
- Copper alloy strap recovered c.170m south of the Site (**MBC41832**);
  - Lead medallion, iron buckle and pottery sherds recovered c.980m south of the Site (**MBC12430**);
  - Silver finger ring recovered c.860m south-west of the Site (**MBC36700**);
  - Edward II silver coin recovered c.750m west of the Site (**MBC36631**); and
  - Henry VI silver coin recovered c.970m east of the Site (**MBC39446**).

- 4.52 The three HER records attributed to a possible medieval date comprise the following:
- A possible trackway identified by the HER from historic maps and aerial photographs (**MBC43719**) located c.650m north of the Site;
  - An area of possible ridge and furrow (**MBC25155**) located c.630m west of the Site. The area of possible ridge and furrow was recorded during a 2003 geophysical survey by Northamptonshire Archaeology (**EBC16929**). However, the event record for the geophysical survey also states such detected features may equally represent modern land drains; and
  - A possible deserted medieval settlement (**MBC684**) located c.940m west of the Site. According to the HER, the possible settlement was identified from documentary evidence, cropmarks and geophysical survey results of the 2003 Northamptonshire Archaeology geophysical survey (**EBC16929**).
- 4.53 No remains associated with the three possible medieval date HER records are anticipated to be present within the Site.
- 4.54 Areas of ridge and furrow of possible medieval and/or post-medieval date are present across the Site within fields located to the south-east of Lower Salden Farm, within the two fields at the northern end of the Site and within the far north-west field of the Site. Such areas were identified during the 2008 Stratascan Ltd 2008 geophysical survey (**EBC17198**), during the May 2024 site walkover and/or from consulted LiDAR imagery, discussed further below.
- 4.55 Based on current evidence, the Site has a low potential for early medieval remains and a high potential for medieval remains. The Site likely comprised agricultural land from at least the medieval period, set within a wider farming landscape to the east and south and a hunting forest located to the north and west of the Site beyond the course of the Tattenhoe Brook at this time.
- 4.56 The Site contains medieval archaeological remains within the Site, comprising a possible deserted medieval settlement up to moderate or regional significance within the south-east corner of the Site, and areas of ridge and furrow of possible medieval and/or post-medieval date of low or local significance across parts of the Site. However, remains most likely could be recorded ahead of any development. Any recorded features are very unlikely to pose a constraint to the Site's development. Hence, the high potential for medieval remains poses no reason why the Site should not be allocated.

***Post-Medieval (AD 1485-1900) and Modern (AD 1900 – Present)***

- 4.57 Two HER monument records attributed to the post-medieval period are located within the Site. Meanwhile, thirty-one HER monuments and/or archaeological findspots are recorded within the Study Area. As such, the majority of HER records within the 1km Study Area to the Site are attributed to this period. No HER records within the Site or Study Area are attributed to the modern period.

*Within the Site*

- 4.58 The location of a house and garden plot (**MBC23163**) are recorded within the far north-west field of the Site, along the Site's western boundary. The HER record is derived from the identification of the former feature on the 1<sup>st</sup> Edition 1878-1880 OS map; however, consultation of subsequent historic maps indicates that the plot had been subsequently demolished and/or levelled by the 2<sup>nd</sup> Edition 1900 OS map. Although no surface remains were identified during the site walkover, the Site has the localised potential for buried remains associated with this former post-medieval dwelling. Such remains would be of up to low or local significance and most likely could be recorded ahead of any development, with any recorded features being very unlikely to pose a constraint to the Site's development. Hence, they pose no reason why the Site should not be allocated.
- 4.59 A HER record for a now overgrown mid-19<sup>th</sup> century spoil heap associated with the original construction of the cutting for the East West Rail railway (**MBC43721**) is located along the Site's southern border. The spoil heap in its current form comprises a woodland parcel, located adjacent to the East West Rail railway within the Site. The HER record was created from the survey results of the North Buckinghamshire Aerial Investigation and Mapping Project (NBAIMP) (EBC18304), which utilised aerial photographs and historic OS mapping evidence. Remains associated with the identified industrial earthwork feature would be negligible or local significance. The already documented industrial earthwork itself, with a lack of heritage interest, is very unlikely to pose a constraint to the Site's development and can be surveyed ahead of any development if required. Hence, it poses no reason why the Site should not be allocated.

*Within the Study Area*

- 4.60 A possible gallows site (**MBC22085**) is recorded adjacent to the north end of the Site's boundary. According to the HER record for the gallows site, its evidence is conjectural, based on a field name east of Chase Farm on a '1844 Whaddon map'. No physical remains or previous archaeological investigation is recorded at the location of the proposed archaeological site. It is most likely any remains, if present, are located north beyond the Site boundary, north of Tattenhoe Brook. As such, no remains associated with the possible gallows site are anticipated to be present within the Site.
- 4.61 A riding trackway associated with Whaddon Chase's hunting forest (**MBC685**) is located between c.550-820m west of the Site. No remains associated with the trackway are anticipated to be present within the Site.
- 4.62 The alignment for the original 1850-1993 Buckinghamshire Railway Bleckley to Oxford line (**MBC34074**), which lies immediately beyond the Site's southern border and follows the present-day alignment of the 21<sup>st</sup> century reinstated East West Rail railway. The historic interest of the asset is limited to its alignment and documentary evidence, with the fabric of the original railway having been predominantly stripped and replaced by the 21<sup>st</sup> century reinstated East West Rail railway line. The Site's southern end features earthworks associated with the historic railway line, in the form of a wooded north bank and spoil heap (**MBC43721**). However, such features are of negligible historic interest.

- 4.63 A total of 24 HER records within the Study Area are attributed to identified features from historic OS mapping and/or aerial photographs, located between c.150-950m from the Site boundary.
- 4.64 Thirteen of these HER records are findings from the North Buckinghamshire Aerial Investigation and Mapping Project (EBC18304), which include features representative of local industrial practices (i.e. extraction pits (**MBC45359**, **MBC45364**, **MBC45342**, **MBC43694**, **MBC43693**), an additional railway spoil heap (**MBC43722**), gravel pits (**MBC23117**), and mounds (**MBC45360**, **MBC45361**, **MBC43715**)) as well as agricultural features (i.e. field boundary (**MBC45363**), a water meadow (**MBC13237**) and pond (**MBC43720**)).
- 4.65 Meanwhile, the remaining eleven HER records are derived from observations made on the 1<sup>st</sup> Edition 1878-1880 OS map, which include additional features representative of local industrial practices (i.e. a possible extraction pit (**MBC23110**), sand pit (**MBC23124**) and gravel pit (**MBC23115**)), agricultural features (i.e. field barns (**MBC23164**, **MBC23167**, **MBC23165**, **MBC23162**, **MBC23160**)) and former dwelling features (i.e. building platforms (**MBC686**), formal garden (**MBC21836**) and a moat (**MBC687**)).
- 4.66 No remains associated with identified features from consulted historic maps and/or aerial photographs on the HER are anticipated to be present within the Site. Rather they inform predominantly on the general industrial and agricultural landscape practices within the area during this period.
- 4.67 The HER also contains three records for archaeological findspots within the Study Area. The post-medieval archaeological findspots, include the following:
- Charles I copper alloy coin recovered c.820m east of the Site (**MBC44698**);
  - Copper alloy spoon recovered c.970m east of the Site (**MBC39445**); and
  - Copper alloy and iron mount recovered c.500m east of the Site (**MBC37983**).

#### *Summary*

- 4.68 Based on current evidence, the Site has a high potential for post-medieval remains and modern remains. The Site likely continued to function as farmland through the post-medieval period up to the present day for various arable and pastoral practices. Available evidence indicates three main areas of focus for potential archaeological remains of post-medieval date and modern, which include:
- The potential for post-medieval and modern agricultural remains (e.g. field boundaries, ditches, furrows) across its boundary, which would be of very low or local significance for post-medieval remains and of no historic interest or significance for modern remains;
  - The localised potential within the west end of the Site's far north-west field to contain buried structural remains and/or earthworks associated with horticultural practices in relation to a former post-medieval dwelling (**MBC23163**). Such remains would be of up to low or local significance; and

- The industrial 19<sup>th</sup> century spoil heap associated with the original construction of the East West Rail railway (**MBC43721**) within the southern boundary of the Site. Such remains are of negligible historic interest and significance.

4.69 Given the likely negligible to low heritage significance of potential post-medieval and modern remains within the Site, such remains could be recorded ahead of any development. Any recorded features are very unlikely to pose a constraint to the Site's development. Hence, the high potential for post-medieval and modern remains poses no reason why the Site should not be allocated.

## **CARTOGRAPHIC EVIDENCE**

### **Historic Maps**

4.70 Historic maps have been used to aid the establishment of the Site's late post-medieval history (AD 1880-1881) onwards and identify land use change over time. Available historic maps include Ordnance Survey (OS) maps only. Mursley parish features no available tithe map for consultation.

4.71 The historic maps which highlight key changes to land use within the Site, are outlined below and presented in **Plan EDP 5**. For reference, the publication date of each historic map is referred to below.

### **1880-1881 OS Map**

4.72 The earliest consulted 1880-1881 OS map shows that the Site comprised of eighteen field enclosures, predominantly tree lined across its western half. Lower Salden Farm, located within the centre of the Site is labelled as 'Upper Salden Farm', which continues until the subsequent 1900 OS Map. A pond feature down slope to the north-west of Lower Salden Farm is shown, which remains present within the Site and may represent a former extraction pit.

4.73 The layout of the recorded house and garden plot on the HER (**MBC23163**) is shown within the Site's north-west corner along its boundary, as well as a possible pond or extraction pit within the centre of the same field. Meanwhile, the spoil heap associated with the mid-19<sup>th</sup> century construction of the railway adjacent to the south of the Site (**MBC43721**), is shown as already being overgrown with shrubland at this time.

### **1900 OS Map**

4.74 The consulted 1900 OS map shows no change to land use within the Site, except for the house and garden plot (**MBC23163**) within the north-west field of the Site being no longer shown on historic maps. This indicates the dwelling had been demolished and/or levelled by the time of the 1900 OS map's survey.

### **1925 OS Map**

4.75 The consulted 1925 OS map shows no change to land use within the Site, except for the addition of a building, respectively, within the north-west corner of both field enclosures shown within the west end of the Site at this time, adjacent to Swan's Way. These buildings

were likely farm outbuildings (e.g. a field barns). An additional building is also shown within the field adjacent to Crabtree Farm within the Site. Through comparison of subsequent maps and satellite imagery, this building is likely the first depiction of Salden Crabtree Farm's dwelling.

### **1971 OS Map**

- 4.76 No further land use changes are shown on consulted historic maps until the 1971 OS map. The 1971 OS map shows the expansion phase of Lower Salden Farm's farmyard, with the addition of rectilinear structures to the rear of the farmhouse. Meanwhile, 'Salden Crabtree Farm' is labelled for the first time at the west end of the Site, with its grounds expanded with the construction of additional structures.

### **1971-2024 OS Maps**

- 4.77 Consulted subsequent maps from the 1971 OS map onwards, indicates that land use within the Site remained static until c.2006. The exception to this was the insertion of overhead services across the southern half of the Site. As well as the removal of the small early 20<sup>th</sup> century structure and associated enclosure within the far south-west field within the Site, adjacent to Swan's Way.
- 4.78 From 2006 onwards, change within the Site is limited to the continued gradual expansion of Salden Crabtree Farm and Lower Salden Farm, through the erection of additional structures within their respective farmyards.

### *Summary*

- 4.79 Overall, consulted historic maps show that the Site has predominantly comprised a series of field enclosures since at least the late 19<sup>th</sup> century. The layout of fields and their boundaries across the Site have remained static, with identified land use change limited to the addition and removal of buildings within the north-west and west parts of the Site. Furthermore, consulted historic maps date Salden Crabtree Farm to the early 20<sup>th</sup> century within the west end of the Site, with later farmyard expansion during the late 20<sup>th</sup> and early 21<sup>st</sup> century. The same pattern of expansion has been identified for Lower Salden Farm within the centre of the Site.

### **Aerial Photographs**

- 4.80 Available aerial photographs held by Historic England were consulted to further inform the Site's development history between 1946-2005 and elaborate, where possible, on the Site's land use history outlined above using historic maps and satellite imagery. Aerial photographs, which illustrate notable changes to the Site's layout and land use or show potential archaeological features in the form of cropmarks or earthworks are outlined below.
- 4.81 Consultation of aerial photographs indicates the presence of ridge and furrow across the majority of the Site's fields during the 1940s-1960s. However, ridge and furrow earthworks were only visible within the fields adjacent to the south and south-east of Lower Salden Farm during the May 2024 site walkover. As such, fields beyond those adjacent to Lower Salden Farm have likely been subject to periods of prolonged intensive ploughing over the course of the latter 20<sup>th</sup> and early 21<sup>st</sup> century. This has likely disturbed and/or truncated shallow remains of earlier farming practices across the Site.

4.82 Additional observations include the visible gradual expansion of Salden Crabtree Farm at the west end of the Site over the course of the 20<sup>th</sup> century as well as the presence of a rectilinear enclosure in the form of a cropmark within the east end of the Site. This enclosure corresponds to that identified during the 2008 geophysical survey within the Site, recorded on the HER (**MBC25715**).

### **HISTORIC LANDSCAPE CHARACTERISATION**

4.83 The purpose of Historic Landscape Characterisation (HLC) is to identify the varying historic character of the landscape within the Site and Study Area (HE, 2024). This is achieved by assessing the current landscape's character and dividing the area contained within the Site and study area into individual parcels of land based on their assigned HLC type (e.g. Residential Area, Ancient Woodland, Modern Enclosure), which enables spatial and temporal patterns to be identified (HE, 2015a).

4.84 The Site falls across five individual HLC areas (HBC1007, HBC1008, HBC1010, HBC1011 and HBC1012). All five HLC areas are comprised of the same broad HLC type: 'enclosure', although they vary in date from the medieval period through to 18<sup>th</sup>-19<sup>th</sup> century of the post-medieval period. The shared broad HLC type across all five recorded HLC areas within the Site encompasses the majority of HLC areas across the wider Study Area and as such is common and holds negligible historic interest.

### **LIDAR EVIDENCE**

4.85 The analysis of the Multiple Direction Hill-Shade LiDAR imagery produced from available 2021 National LiDAR Programme data, has identified the following features of archaeological interest:

- Areas of ridge and furrow across the Site's central and north-west fields, respectively;
- Two rectilinear features among an area of roughly north-south orientated ridge and furrow within the Site's north-west field;
- An earthwork representing the remains of a former 20<sup>th</sup> century farm building and associated enclosure within the far west end of the Site, adjacent to Swan's Way; and
- The extent of the mid-19<sup>th</sup> century spoil heap associated with the original construction of the East West Rail railway within the Site.

4.86 To summarise, consultation of LiDAR imagery has further confirmed the presence and extent of ridge and furrow areas across the Site. Furthermore, it has identified the potential remains of two rectilinear features within the Site's north-west field amongst ridge and furrow. LiDAR imagery also provides confirmation of the presence of remains associated with a former 20<sup>th</sup> century west of the Site and the extent and character of the mid-19<sup>th</sup> century rail construction spoil heap and pond/extraction pit feature within the Site.

## SITE WALKOVER

- 4.87 A site walkover of the Site and surrounding area was undertaken in May 2024. Overcast weather conditions were consistent throughout the walkover. Sufficient visibility persisted throughout the survey to allow effective on-site assessment of ground conditions.
- 4.88 The walkover identified areas of ridge and furrow amongst horse paddocks within fields located to the south and south-east of Lower Salden Farm in the form of prominent earthworks (e.g. **Image EDP A1.13**). The walkover also identified a low-lying mound corresponding to a former 20<sup>th</sup> century building identified at the west end of the Site through consulted historic maps (**Image EDP A1.14**). No other extant archaeological remains or evidence of earthworks of potential archaeological significance were identified within the Site. Overall, the Site comprises arable and pastoral fields utilised for cattle grazing and equestrian paddocks, with Lower Salden Farm located at its centre and Salden Crabtree Farm located at its west end.

## ARCHAEOLOGICAL POTENTIAL SUMMARY

- 4.89 Based on consulted repositories of information outlined in **Section 3**, the Site has most likely continued to function as agricultural land since at least the medieval period, with previous development limited to Lower Salden Farm and Salden Crabtree Farm within the Site. Land use within the Site has remained predominantly static since at least the late 19<sup>th</sup> century retaining the layout of its field boundaries and agricultural character.
- 4.90 Although previous development is minimal within the Site, the Site has been subject to periods of prolonged ploughing since the 20<sup>th</sup> century. This has removed surface evidence for the presence of earlier farming practices in the form of ridge and furrow. As a result, modern ploughing will potentially have resulted in the disturbance and/or truncation of shallow archaeological deposits to some degree across the Site. The exceptions to this are areas utilised for pastoral practices as equestrian paddocks in the vicinity of Lower Salden Farm which retain surface earthworks of ridge and furrow.
- 4.91 Based on current evidence the Site has been previously found to contain archaeological remains. Primarily, the Site features two dense areas of previous geophysical surveyed archaeological remains for a possible Iron Age/Roman enclosure within the east end (**MBC25715**) and a possible deserted medieval settlement in the south-east corner (**MBC25716**) of the Site, respectively. Such remains have not been subject to an intrusive archaeological investigation to confirm their date, nature, character and preservation. They are recorded as ANAs (i.e. **DBC9984**, **DBC9985**) by BC.
- 4.92 It is anticipated at this stage such potential archaeological remains would be of up to moderate or regional significance and could be adequately addressed through standard archaeological investigation and/or mitigation works or through the inclusion of open spaces as part of any proposals to avoid direct effects to such remains. Hence, such remains would not pose an in-principal constraint to development within the Site and are not a reason why it should not be considered for allocation.

4.93 Additionally, the Site features a wider low potential for prehistoric remains, high for Roman remains, low for early medieval remains and high for medieval to modern remains. Such remains are anticipated to include the following within the Site:

- Unstratified prehistoric lithic findspots of low or local significance;
- Possible Roman archaeological site within the field adjacent to the west of Lower Salden Farm within the Site of up to moderate or regional significance;
- Earthwork remains (e.g. ditches) associated with a possible Roman road (**MBC8063**) along the western edge of the Site of up to moderate or regional significance;
- Medieval agricultural remains (e.g. ditches, field boundaries, furrows) across the Site of low or local significance;
- Post-medieval agricultural remains (e.g. ditches, field boundaries, furrows) across the Site of very low or local significance;
- Buried building foundation remains associated with a post-medieval former house and garden plot (**MBC23163**) within the north-west field of the Site of low or local significance;
- Buried building foundation remains associated with a modern 20<sup>th</sup> century possible farm building within the west end of the Site of negligible or local significance; and
- Modern agricultural remains (e.g. ditches, furrows) across the Site of no historic interest or significance.

4.94 Overall, the Site has a high potential for archaeological remains, but of which none are anticipated to be of such significance that would merit their preservation *in situ* and pose a significant constraint to development within the Site. Both known and unknown remains within the Site could be adequately addressed through standard archaeological investigation and/or mitigation. Hence, the presence of archaeological remains across the Site poses no reason why the Site should not be allocated.

## Section 5 Conclusions

- 5.1 This Archaeology and Heritage Baseline Assessment for South West Milton Keynes ('the Site'), was produced by EDP on behalf of Barwood Land to inform representations to the emerging development plans for Milton Keynes and Buckinghamshire.
- 5.2 The Site contains one designated heritage asset comprising the Grade II listed building of Lower Salden Farmhouse (**1288667**) within its centre. In order to accord with planning policy and legislation, the Grade II listed building of Lower Salden Farmhouse (**1288667**) should be retained and incorporated into the design and layout of any development proposal. In this regard, through careful and sensitive masterplanning, development proposals would need to respond to the listed building's setting to avoid an overtly negative impact upon its significance.
- 5.3 However, it should also be considered that development within the Site could also provide the opportunity to improve the setting of the farmhouse and provide opportunity for interpretation of the heritage asset to the public.
- 5.4 As such, whilst the presence of the listed building would have an effect on the capacity of the Site for housing development, restricting the number of dwellings that could be built in its immediate vicinity, it does not pose an in-principle constraint to the Site's development whereby development could come forwards with respect shown to the asset's setting and significance. In this regard, the listed building should not represent a reason why the Site should not be allocated in the emerging BC Local Plan.
- 5.5 In line with HE guidance (2017), no designated heritage assets within the surrounding area to the Site boundary were considered to have the capacity to have their setting affected by development within the Site. As such, no listed buildings beyond the Site boundary were identified from this initial assessment to have any bearing on the deliverability or capacity of the Site for development.
- 5.6 With regards to non-designated built heritage assets, the Site and surrounding 1km Study Area contains no heritage assets recorded on BC's 'Local Heritage List', nor assets listed within the Mursley Neighbourhood Development Plan. Hence, no such assets have the potential to be affected directly and/or through a change in their setting via development within the Site. Therefore, assets of this type have no bearing on the deliverability or capacity of the Site for development.
- 5.7 The Site contains potential archaeological remains detected from a previous geophysical survey across the Site's eastern half. These are designated by BC as two separate ANAs, interpreted in this report using experience and professional judgement as representing a possible Iron Age/Roman enclosure (**DBC9985**) and possible deserted medieval settlement (**DBC9984**). Such remains are undated and have not been subject to an intrusive archaeological investigation to confirm the date, nature, character and preservation of such remains. Furthermore, the extent of such remains may extend beyond the boundaries of their respective ANA.

- 5.8 It is anticipated at this stage that archaeological remains associated with the two ANAs would be of up to moderate or regional importance and could be adequately addressed through standard archaeological mitigation by recording, to a scope determined through consultation with BC. Hence, such remains would not pose a constraint to development within the Site or reduce its capacity for development.
- 5.9 Based on current evidence the Site also has a low potential for prehistoric remains, high for Roman remains, low for early medieval remains and high for medieval to modern remains. Although a range of archaeological remains have been identified to be potentially present within the Site, as outlined in **Section 4**, there is no indication that the Site has the potential to contain archaeological remains of such significance that would merit preservation *in situ* and pose a constraint to development within the Site.
- 5.10 It is considered direct effects through the partial or complete loss of archaeological remains from development within the Site could be adequately mitigated through standard archaeological mitigation by recording, to a scope determined through consultation with BC. As such, unrecorded archaeological remains would not affect the Site's deliverability or capacity for development.
- 5.11 This report concludes that, in respect of matters pertaining to the historic environment, the Site is capable of delivering a residential led development in accordance with the legislative considerations of the Planning (Listed Buildings and Conservation Areas Act) 1990, the NPPF and policies contained within the currently adopted Vale of Aylesbury Local Plan 2013-2033, that are of relevance to the historic environment. As such, there is no reason for the Site not to be allocated for development within the emerging BC Local Plan from an historic environment perspective.

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## Appendix EDP 1 Images



**Image EDP A1.1:** West facing view of Grade II listed Lower Salden Farmhouse (**1288667**) and its modern adjoining 20<sup>th</sup> century extensions on its right side within its front garden setting.



**Image EDP A1.2:** North facing view of the west side elevation to the Grade II listed Lower Salden Farmhouse (1288667). West side elevation features a rendered west gable wall. Image also shows rear 19<sup>th</sup> century lean-to extension as well as its immediate front garden and west side and rear farmyard complex setting.



**Image EDP A1.3:** North-west facing view towards Grade II listed Lower Salden Farmhouse (**1288667**) from the trackway to the farm. Image shows the farm's front garden and orchard setting elements with its rear farmyard complex to the rear and extending round to the west and east sides.



**Image EDP A1.4:** South facing view towards the rear farmyard complex setting of the Grade II listed Lower Salden Farmhouse (**1288667**). Historic 18<sup>th</sup>-19<sup>th</sup> century farm buildings (left) and modern late 1960s onwards farm buildings (right). Image taken from adjacent field north-east of the farmhouse.



**Image EDP A1.5:** North-west facing view towards the Grade II listed Lower Salden Farmhouse (**1288667**) from the private track approach to the asset. Agricultural landscape setting and high point position of farmhouse demonstrated.



**Image EDP A1.6:** North-east facing view towards Grade II listed Lower Salden Farmhouse (**1288667**) from within the field adjacent to the south-west of the asset. Image taken from adjacent west field to the farmhouse. Demonstrating landscape setting and local high point position of farmhouse.



**Image EDP A1.7:** West facing view towards the Grade II listed Lower Salden Farmhouse (**1288667**) from within the field adjacent to the north-west of the asset. Elements of its immediate front garden and rear farmyard complex setting shown.



**Image EDP A1.8:** North-east facing view of the Grade II listed Lower Salden Farmhouse (**1288667**) from the Site's southern border. Wider agricultural landscape setting to Lower Salden Farm shown.



**Image EDP A1.9:** North-west facing view of the Grade II listed Lower Salden Farmhouse (**1288667**) from the Site's south-east border along Weasel lane. Wider agricultural landscape setting to Lower Salden Farm shown.



**Image EDP A1.10:** South-west facing view of the Grade II listed Lower Salden Farmhouse (**1288667**) from within the Site's far eastern fields. Wider agricultural landscape setting to Lower Salden Farm shown.



**Image EDP A1.11:** South facing view towards the Grade II listed Lower Salden Farmhouse (**1288667**) from within the Site's north-eastern corner. Wider agricultural landscape setting and topography to the north/north-east of Lower Salden Farm shown.



**Image EDP A1.12:** South-east facing view towards Lower Salden Farm (**1288667**) from the central north end of the Site. Character of modern elements to the rear farmyard complex setting to the farmhouse shown and topography north of the Site.

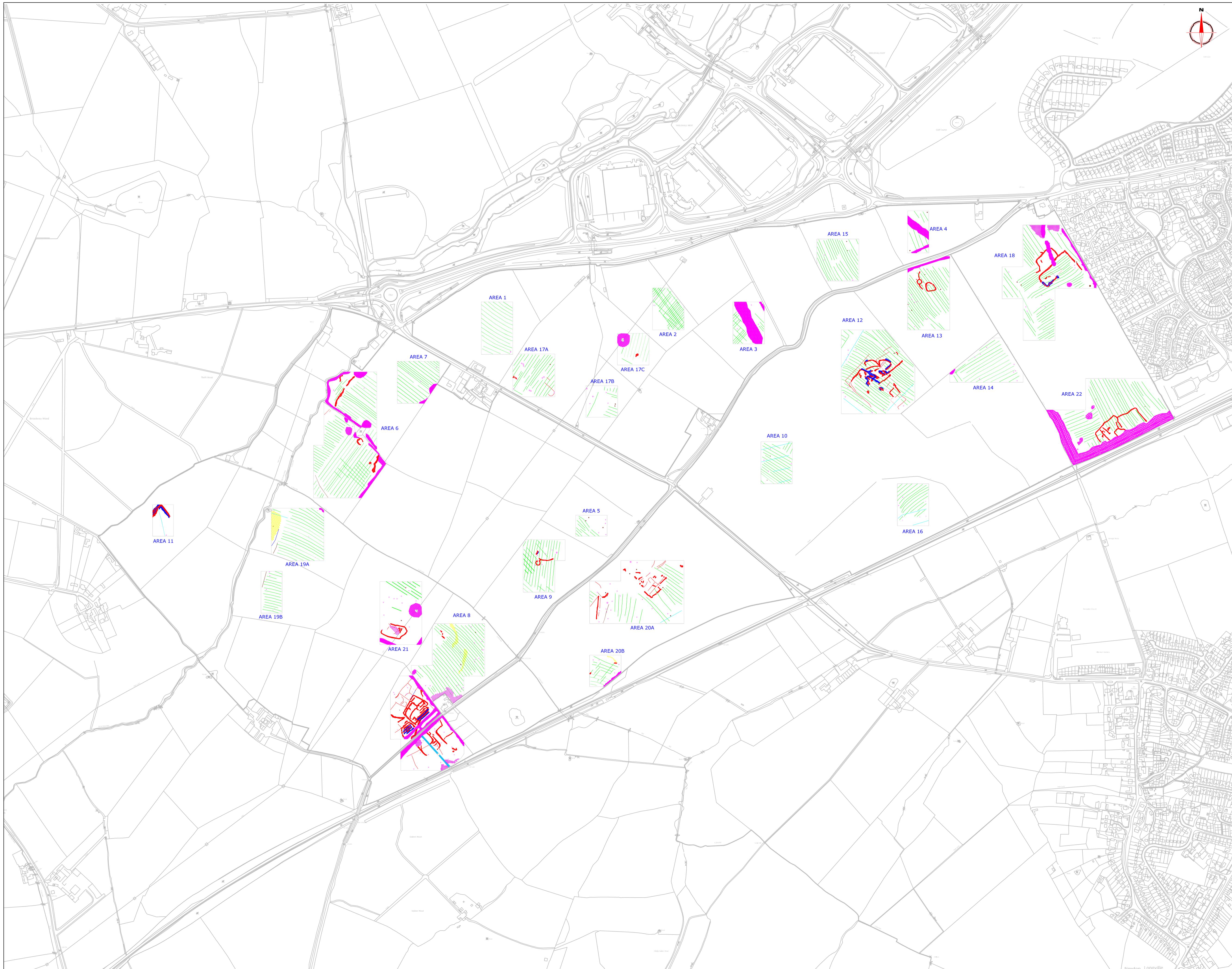


**Image EDP A1.13:** North facing view of ridge and furrow from Salden Lane at the Site's southern end.



**Image EDP A1.14:** West facing view of the low-lying mound associated with the remains of a former 20<sup>th</sup> century structure within the west end of the Site.

**Appendix EDP 2**  
**2008 Stratascan Ltd Geophysical Survey Areas Plan**



Amendments		
Issue No.	Date	Description
-	-	-
-	-	-

KEY	
	Discrete positive anomaly - possible pit
	Positive anomaly with associated negative response - ferrous object
	Magnetic disturbance - associated with pipe/cable
	Linear anomaly - agricultural mark
	Positive linear anomaly - cut feature of possible archaeological origin
	Negative linear anomaly - bank or earthwork of possible archaeological origin
	Linear anomaly - possibly related to land drains
	Positive area anomaly - cut feature of possible archaeological origin
	Negative area anomaly - bank or earthwork of possible archaeological origin
	Weak positive area anomaly
	Weak negative area anomaly
	Magnetic disturbance associated with nearby service or field boundary
	Magnetic disturbance associated with nearby metallic objects
	Magnetic debris
	Area of magnetic variation - possible geological/pedological response
	Area of positive response associated with path
	Positive linear anomaly - cut feature possibly relating to former field boundary

Job No. **J2500** Survey Date **JULY-NOV 2008**

Client  
**CgMs CONSULTING LTD**

Project Title  
**SALDEN CHASE,  
MILTON KEYNES**

Subject  
**ABSTRACTION AND  
INTERPRETATION OF  
GRADIOMETER ANOMALIES**

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Scale  
**1:5000**

Plot <b>A1</b>	Checked by <b>PPB</b>	Issue No. <b>01</b>
Date <b>NOV 2008</b>	Drawn by <b>CG</b>	Figure No. <b>51</b>

## Plans

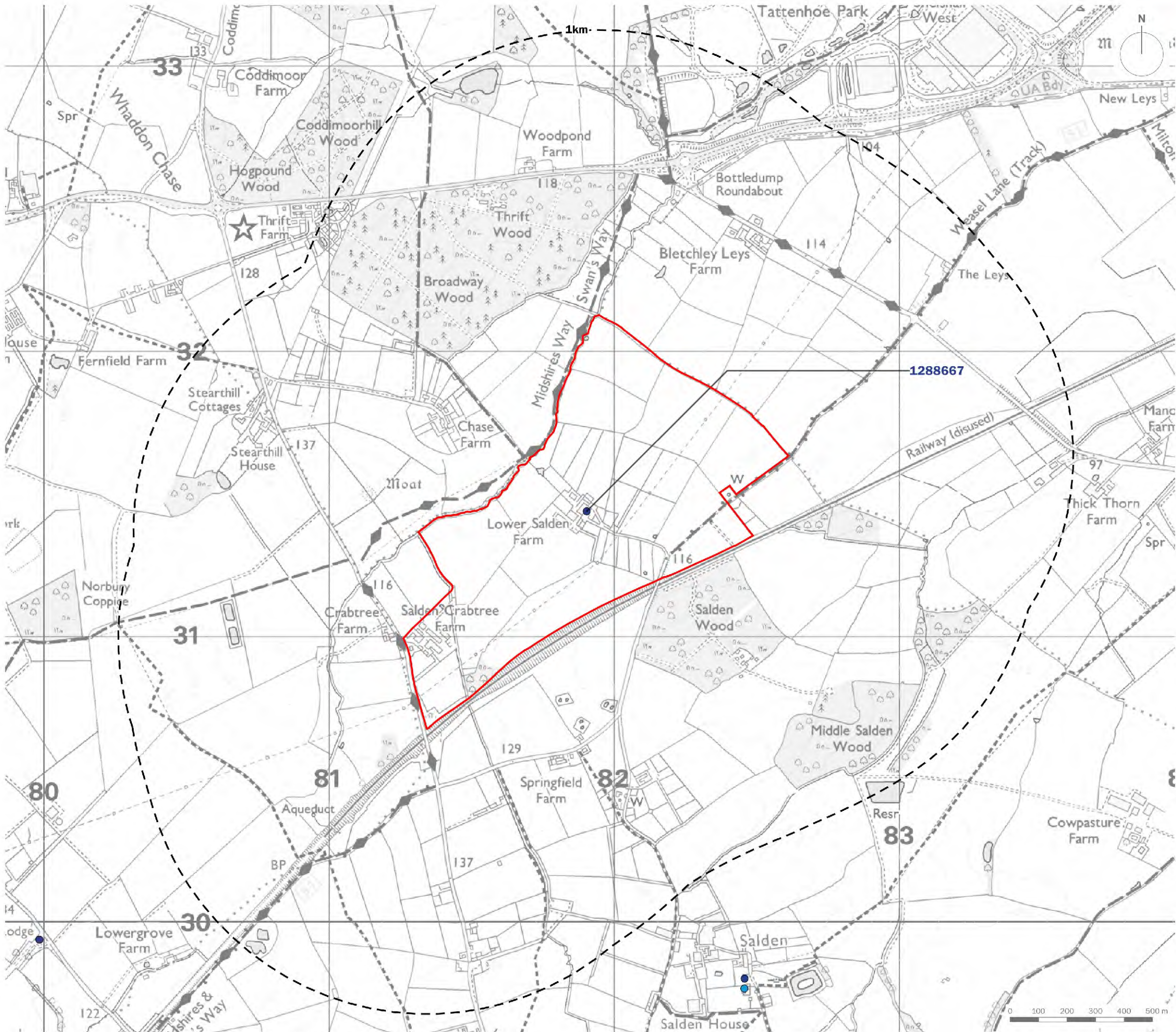
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(edp5521\_d014 10 June 2024 VMS/MBa)

**Plan EDP 2:** Non-designated Heritage Assets  
(edp5521\_d015 10 June 2024 VMS/MBa)

**Plan EDP 3:** Previous Archaeological Events  
(edp5521\_d016 11 June 2024 VMS/MBa)

**Plan EDP 4:** Multi Hillshade LiDAR Imagery  
(edp5521\_d017 11 June 2024 VMS/MBa)

**Plan EDP 5:** Historic Maps (1880-1881 to 2024)  
(edp5521\_d018 11 June 2024 VMS/MBa)

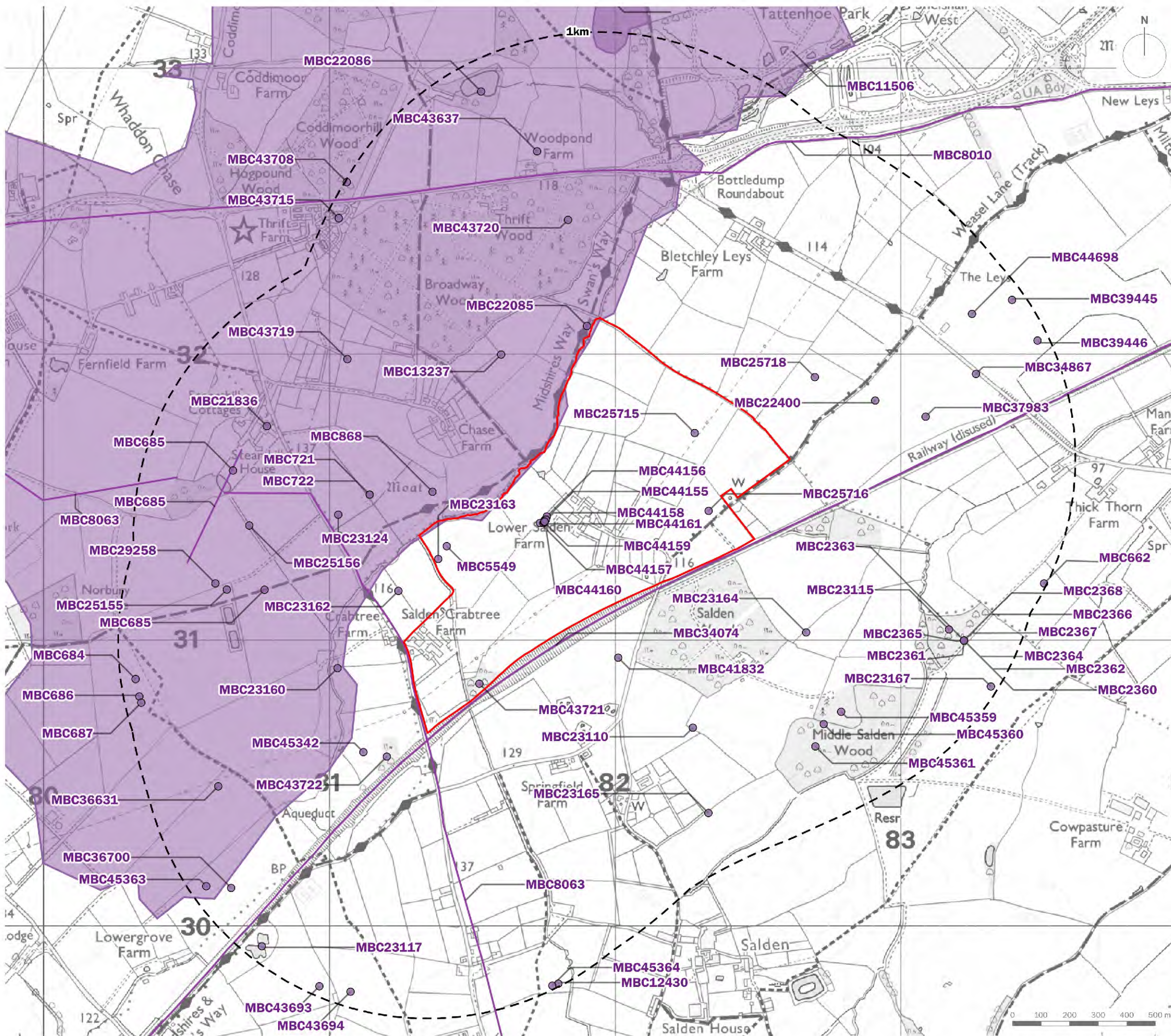


- Site Boundary
- 1km Study Area
- Grade II\* Listed Building
- Grade II Listed Building

There are no Scheduled Monuments or Conservation Areas within 1km of the site

client	<b>Barwood Land</b>	
project title	<b>South West Milton Keynes</b>	
drawing title	<b>Designated Heritage Assets</b>	
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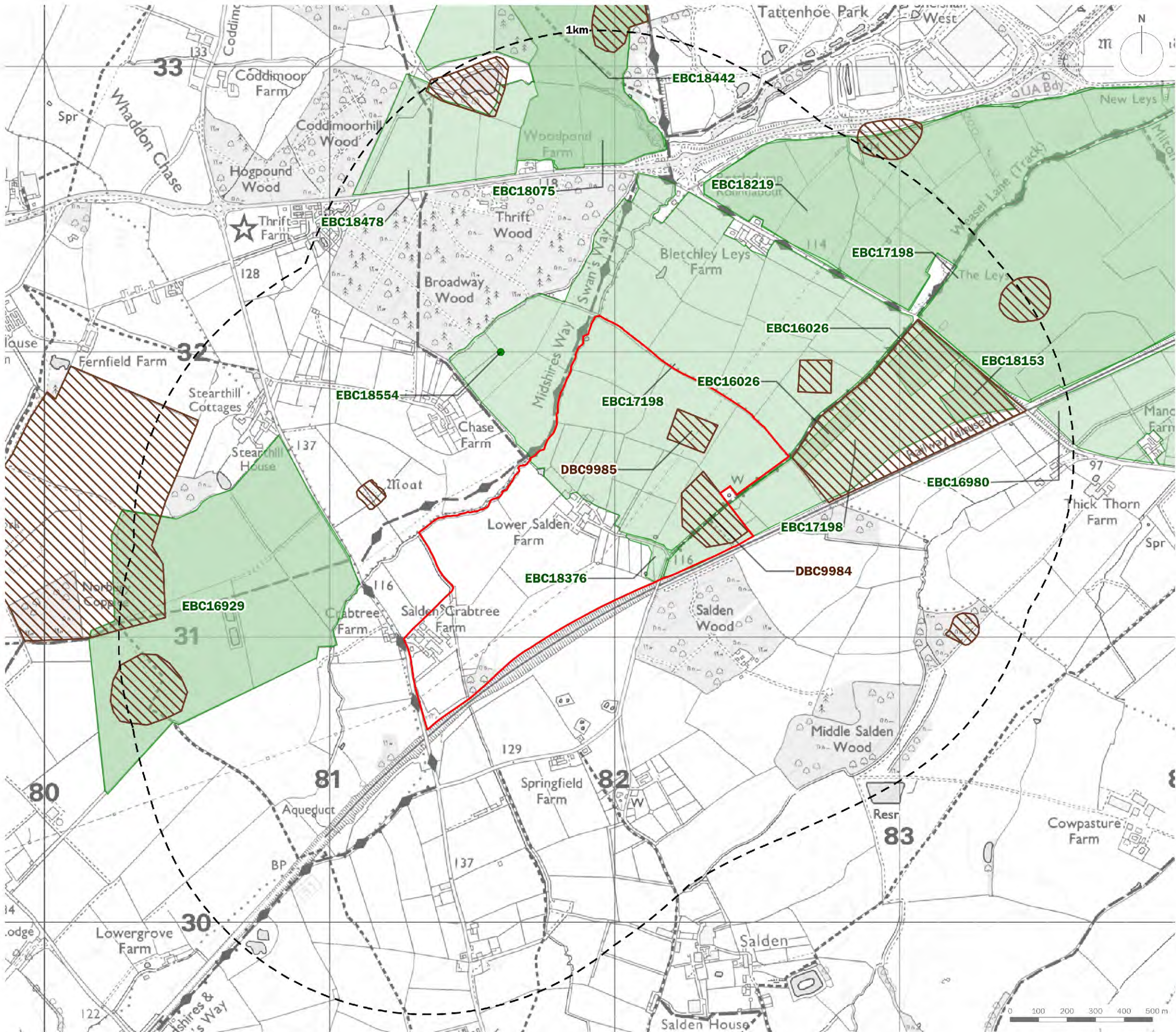








- Site Boundary
- 1km Study Area
- HER Monument

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project title	<b>South West Milton Keynes</b>	
drawing title	<b>Non-designated Heritage Assets</b>	
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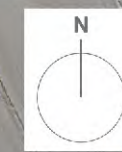
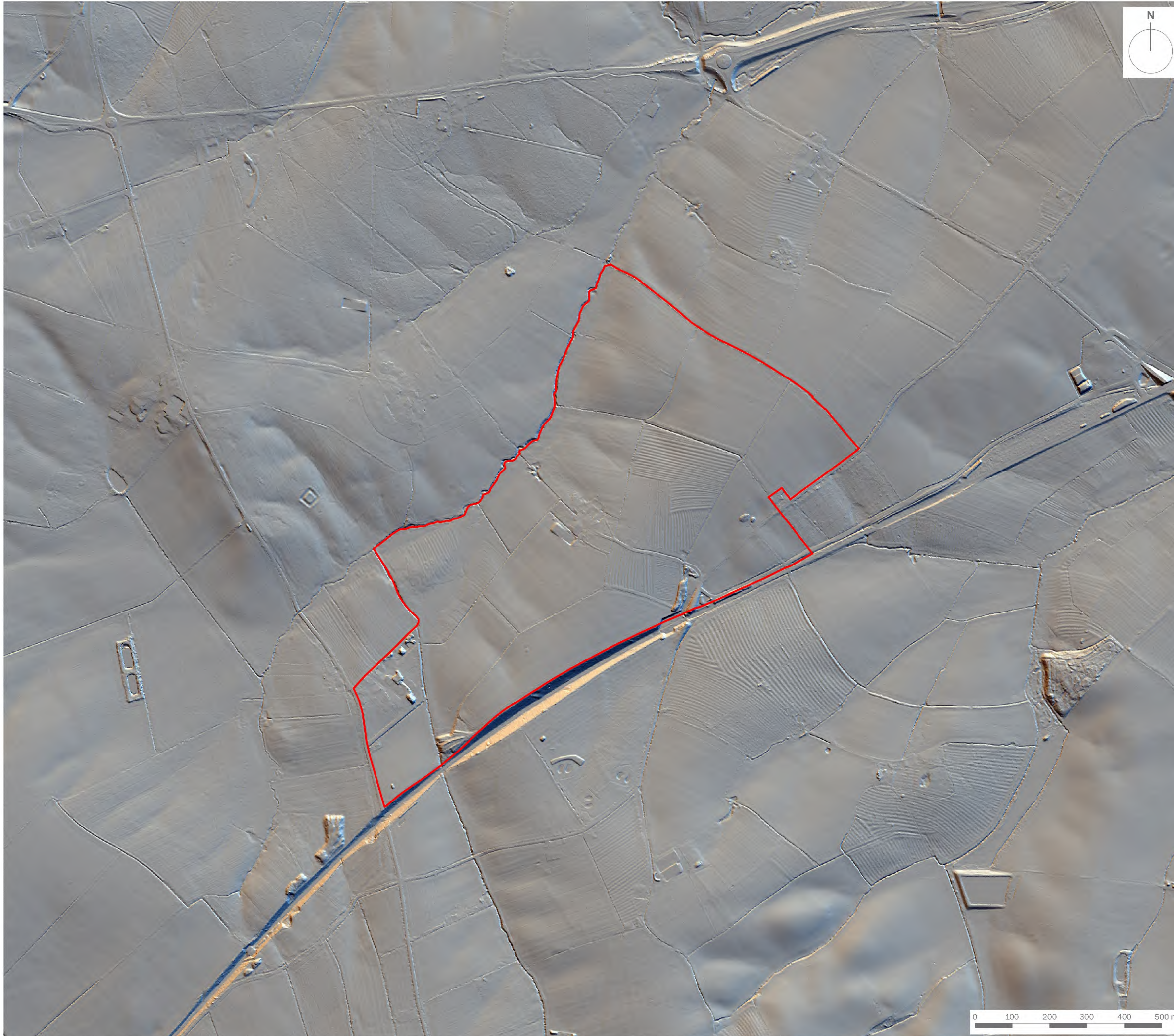




-  Site Boundary
-  1km Study Area
-  HER Event
-  Archaeological Notification Area

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project title	<b>South West Milton Keynes</b>	
drawing title	<b>Previous Archaeological Events</b>	
date	<b>11 JUNE 2024</b>	drawn by <b>VMS</b>
drawing number	<b>edp5521_d016</b>	checked <b>MBa</b>
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Site Boundary



LiDAR Data Using 1m Digital Terrain Model (DTM) using Multi-directional Azimuth Shading

client

**Barwood Land**

project title


**South West Milton Keynes**

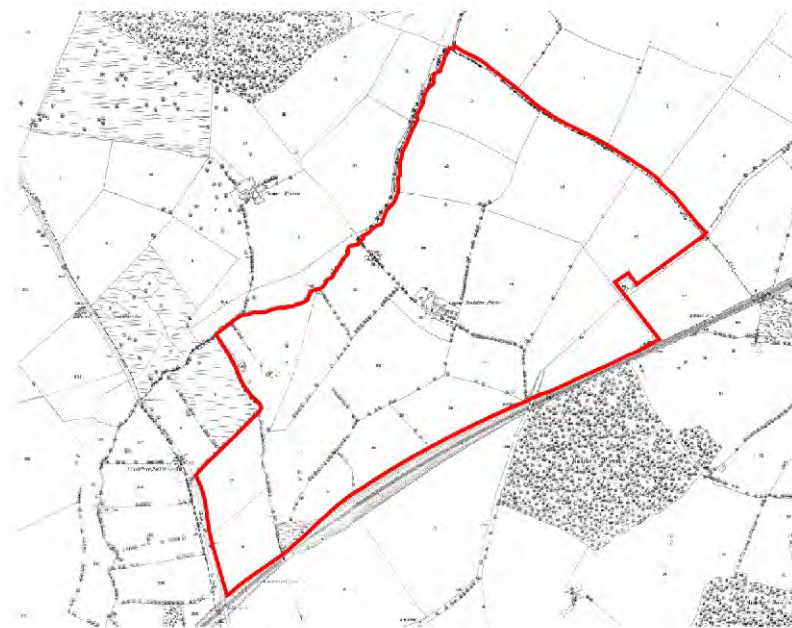
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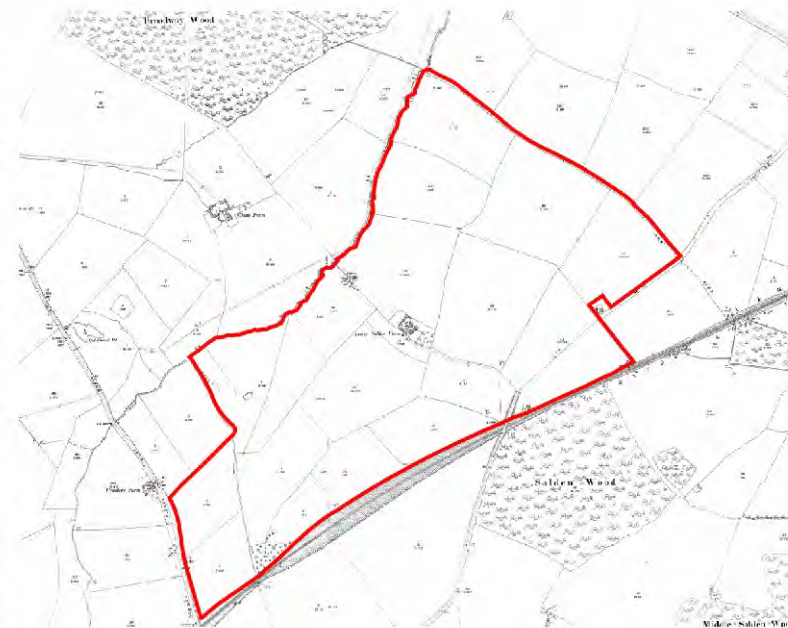
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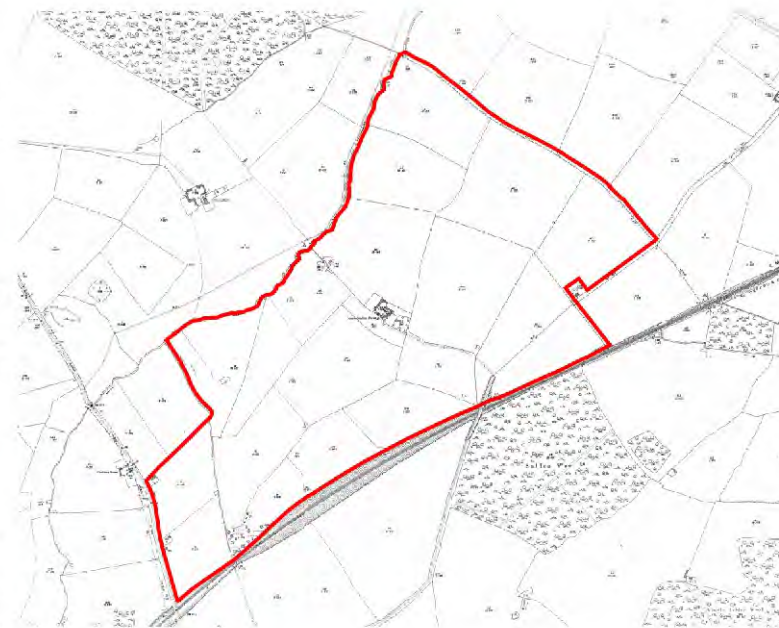
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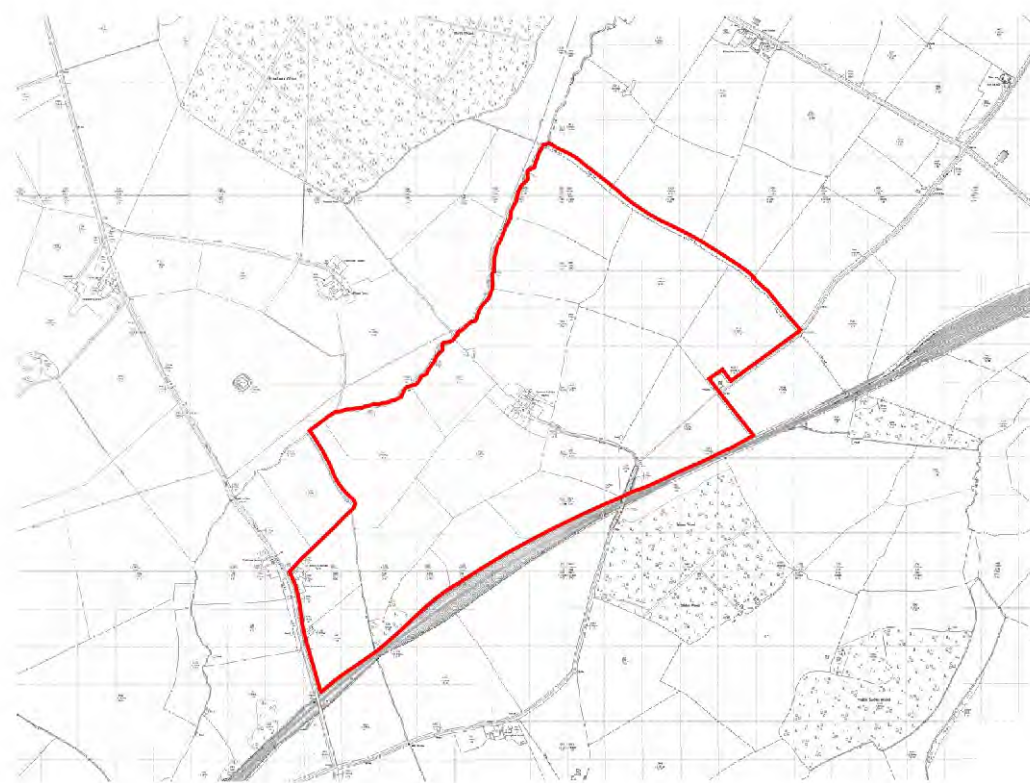
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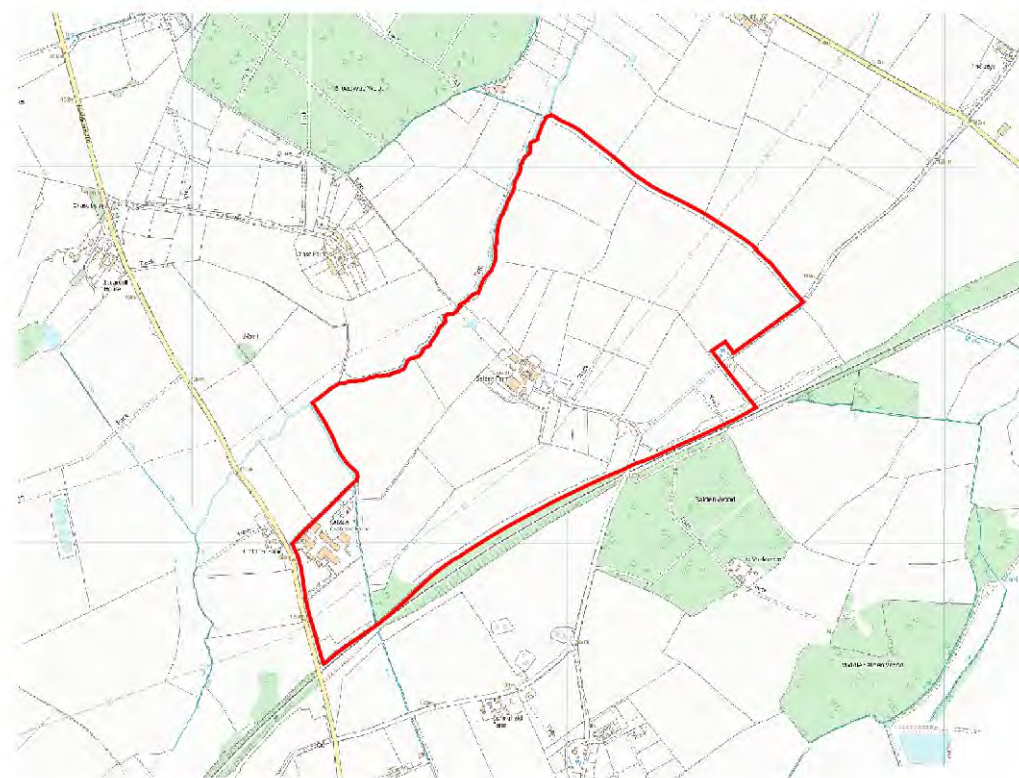
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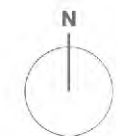
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1971 OS Map



2024 OS Map



client

**Barwood Land**

project title

**South West Milton Keynes**

drawing title

**Historic Maps (1880-1881 to 2024)**

date	<b>11 JUNE 2024</b>	drawn by	<b>VMS</b>
drawing number	<b>edp5521_d018</b>	checked	<b>MBa</b>
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0 200 400 600 800 1,000 m



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**South West Milton  
Keynes**

**Landscape and Visual  
Baseline**

Prepared by:  
**The Environmental Dimension  
Partnership Ltd**

On behalf of:  
**Barwood Land**

August 2024

Report Reference  
**edp5521\_r007b**

## Document Control

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<b>Report Title</b>	Landscape and Visual Baseline
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007a	MBe	-	-	FMi 150724
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### APPENDICES

Appendix EDP 1 EDP LVIA Assessment Methodology

Appendix EDP 2 Findings of EDP Data Trawl

Appendix EDP 3 Representative Photoviewpoints (edp1234\_d019 11 June 2024 GYo/MBe)

### PLANS

Plan EDP 1: Relevant Planning Designations and Considerations  
(edp5521\_d008a 19 July 2024 VMS/MBe)

Plan EDP 2: Site Character and Local Context  
(edp5521\_d007a 31 May 2024 VMS/MBe)

Plan EDP 3: Published Landscape Character Assessments  
(edp5521\_d009 30 May 2024 VMS/MBe)

Plan EDP 4: Topography  
(edp5521\_d010a 06 August 2024 VMS/MBe)

Plan EDP 5: Findings of EDP's Visual Appraisal  
(edp5521\_d012 30 May 2024 VMS/MBe)

## Section 1 Introduction, Purpose and Methodology

### INTRODUCTION

- 1.1 This Landscape and Visual Baseline (LVB) report has been prepared by The Environmental Dimension Partnership Ltd (EDP), on behalf of Barwood Land, to inform representations to the emerging statutory development plans for Milton Keynes and Buckinghamshire. It considers approximately 84 hectares (ha) of land to the south-west of Milton Keynes, which is being promoted as the location for the delivery of new homes (including affordable homes, community facilities, green infrastructure and public transport infrastructure).
- 1.2 EDP is an independent environmental planning consultancy with offices in Cirencester, Cheltenham and Cardiff. The practice provides advice to private and public sector clients throughout the UK in the fields of landscape, ecology, archaeology, cultural heritage, arboriculture, rights of way and masterplanning. Details of the practice can be obtained at our website ([www.edp-uk.co.uk](http://www.edp-uk.co.uk)).
- 1.3 EDP is a Registered Practice of the Landscape Institute<sup>(1)</sup> specialising in the assessment of the effects of proposed development on the landscape.

### THE SITE AND THE PROPOSED DEVELOPMENT

- 1.4 **Plan EDP 1** illustrates the location of the Site's boundaries and wider study area for the LVB. The Site is located approximately 600m to the south-west of Milton Keynes and lies within Buckinghamshire Council (the Local Planning Authority (LPA)).
- 1.5 The Site's character and local context is illustrated on the aerial photograph contained as **Plan EDP 2**.
- 1.6 The Site comprised mixed-use arable farmland dominated by grazed pasture, temporary rye-grass and clover ley, and cereal crops at the time of the survey. The Site also supports three fields of other neutral grassland, three ponds and pockets of modified grassland. These are delineated by a network of locally valuable native hedgerows and ditches. Two farmsteads are located within the Site, Salden Crabtree Farm on the western boundary, and Lower Salden Farm in the centre. Both are formed of farmhouses and large farm outbuildings and sheds, with small industrial units also located at Salden Crabtree Farm. A high voltage overhead powerline also crosses east/west over the centre and southern areas of the Site.

### PURPOSE AND STRUCTURE OF THIS LVB

- 1.7 The Site presents an opportunity to create a sustainable new community, realising the full potential for sustainable growth in the area. The purpose of this LVB is to identify the

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<sup>1</sup> LI Practice Number 1010

baseline conditions of the Site and surrounding area and to determine those landscape and visual characteristics that might inform the design of the development proposals, including recommendations for mitigation. It then provides an assessment of the landscape and visual effects predicted to arise from development on the Site with reference to the baseline analysis.

1.8 In undertaking the assessment described in this LVB, EDP has:

- Undertaken a thorough data trawl of relevant designations and background documents, described in **Section 2**;
- Assessed the existing (baseline) condition and character of the Site and its setting, described in **Section 3**;
- Assessed the existing visual (baseline) context, especially any key views to and from the Site (**Section 4**); and
- Provided a breakdown of development considerations in terms of landscape and visual matters (**Section 5**).

#### **METHODOLOGY ADOPTED FOR THE ASSESSMENT**

1.9 This LVB has been undertaken in accordance with the principles embodied in ‘Guidelines for Landscape and Visual Impact Assessment – Third Edition (LI/IEEMA, 2013)’ (GLVIA3) and other best practice guidance. EDP’s assessment methodology is provided at **Appendix EDP 1**.

1.10 **Familiarisation:** EDP’s study has included reviews of aerial photographs, web searches, LPA publications and landscape character assessments. EDP has also obtained, where possible, information about relevant landscape and other designations such as National Landscapes (formerly Area of Outstanding Natural Beauty (AONB)), conservation areas and gardens and parks listed on Historic England’s ‘Register of Historic Parks and Gardens of Special Historic Interest in England’ (RPG).

1.11 **Consultation:** No consultation has taken place with the LPA regarding landscape and visual matters.

1.12 **Field Assessment:** EDP has undertaken a comprehensive field assessment of local Site circumstances, including a photographic survey of the character and fabric of the Site and its surroundings, using photography from a number of representative viewpoints. The field assessment was undertaken by a qualified landscape architect in sunny/cloudy and clear conditions in June 2024.

1.13 **Acknowledgement of any shortcomings:** The Site visit was undertaken during the summer months, when vegetation is in full leaf. Therefore, there were some limitations to assessing the extent of views which might be available during winter months.

1.14 **Design Inputs:** EDP's field assessment has provided suggestions to inform development proposals for the Site to avoid, minimise or compensate for landscape effects. Such measures are summarised in **Section 5**.

## **STUDY AREA**

1.15 To establish the baseline and potential limit of material effects, the study area has been considered at two geographical scales:

- First, a broad 'study area' was adopted, based mainly on desk-based study, allowing the geographical scope of the assessment to be defined based on the likely extent of views to/from the Site, extent of landscape effects and the Site's environmental planning context; and
- Second, following initial analysis and subsequent fieldwork, the broad study area was refined down to the land that is most likely to experience landscape effects. The extent of this detailed study area is 2km from the Site boundary, although occasional reference may be made to features beyond this area where appropriate.

## **Section 2**

### **Findings of EDP Data Trawl and Policy Review**

2.1 The findings of EDP's data trawl of relevant environmental and planning designations are illustrated on **Plan EDP 1** and summarised in this section.

#### **BACKGROUND PUBLISHED EVIDENCE BASE DOCUMENTS**

2.2 The following documents are relevant and will be discussed as appropriate later in this report:

- Vale of Aylesbury Local Plan 2013-2033 (2021);
- Mursley Neighbourhood Plan 2021-2050 (Referendum Version, September 2023);
- Vale of Aylesbury Local Plan: Design Supplementary Planning Document (Adopted 2023);
- Natural England, National Character Area (NCA): 88, Bedfordshire and Cambridgeshire Claylands;
- Aylesbury Vale Landscape Character Assessment (May 2008);
- Milton Keynes Landscape Character Assessment (2016); and
- Landscape Sensitivity Study to Residential Development in the Borough of Milton Keynes and Adjoining Areas (October 2016).

#### **FINDINGS OF EDP DATA TRAWL**

##### **Landscape-related Designations and Other Considerations**

2.3 Landscape-related designations and policy considerations within 5km of the are shown on **Plan EDP 1**. In summary:

- The Site is not subject to any national or local landscape designations, and no national designations are located within 5km of the Site. A 'Local Landscape Area' (LLA) is located approximately 1.5km north-west of the Site. However, this local landscape designation is principally for development control purposes within and on its boundaries, and there is no intervisibility between the Site and LLA, so the LLA has been scoped out of this baseline appraisal; and
- The Site does not lie within an area of Green Belt.

## **Public Rights of Way and Open Access Land**

- 2.4 A review of the Ordnance Survey (OS) mapping data and Buckinghamshire's Online Rights of Way Map reveals the following Public Rights of Way (PRoW) and Open Access Land (OAL) within the study area, which are relevant to the assessment. Locations of these PRoW located within the wider study area are shown on **Plan EDP 1** and **2**.

### ***Promoted Routes:***

- Swans Way Promoted Route<sup>2</sup> (SWPR) is a long-distance bridle route which runs from Salcey Forest to the north of Milton Keynes, extending c. 105km to Goring & Streatley in the south. The route utilises PRoW WHA/16/1 along the Site's northern boundary and Whaddon Road along the Site's western boundary. The route is suitable for walkers, cyclists and horse riders;
- The Midshires Way Long Distance Path<sup>3</sup> (MWLDP) is a long-distance route that spans over 300km and seven counties. The route utilises PRoW WHA/16/1 and the SWPR along the Site's northern boundary and Whaddon Road along the Site's western boundary;
- The Milton Keynes Boundary Walk<sup>4</sup> (MKBW) is a long-distance path that spans over 100km around the boundary of Milton Keynes. The closest section of the route is located approximately 520m east of the Site, along Whaddon Road; and
- The National Cycle Route 51<sup>5</sup> runs from Oxford in the west, travelling north to Milton Keynes and Cambridge, extending to Ipswich and Colchester in the east. The full extent of the route is over 320km. The route runs along Salden Lane and PRoW MUR/15/1 which traverses the southern extent of the Site.

### ***Public Footpaths, Bridleways and Restricted Byways:***

- Restricted Byway MUR/15/1 and NLO/20/1 connect Salden Lane to the south of the Site with Whaddon Road to the east of the Site, these routes run through the southern extent of the Site;
- Bridleway WHA/16/1 and WHA/16/2 are located along the Site's northern boundary connecting Buckingham Road to the north-east with Whaddon Road to the west. Bridleway WHA/15/1 is also located to the north of the Site travelling south from Broadway Wood, connecting with Bridleways WHA/16/1 and WHA/16/2;
- Footpath MUR/1/1 and MUR/2/1 are located c 250m south of the Site, connecting Salden Lane to Mursley;

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<sup>2</sup> [https://www.nationaltrail.co.uk/en\\_GB/short-routes/swan-s-way/](https://www.nationaltrail.co.uk/en_GB/short-routes/swan-s-way/) (accessed 04 June 2024)

<sup>3</sup> [https://ldwa.org.uk/ldp/members/show\\_path.php?path\\_name=Midshires+Way](https://ldwa.org.uk/ldp/members/show_path.php?path_name=Midshires+Way) (accessed 12 June 2024)

<sup>4</sup> [https://ldwa.org.uk/ldp/members/show\\_path.php?path\\_name=Milton+Keynes+Boundary+Walk](https://ldwa.org.uk/ldp/members/show_path.php?path_name=Milton+Keynes+Boundary+Walk) (accessed 12 June 2024)

<sup>5</sup> <http://www.gps-routes.co.uk/routes/home.nsf/RoutesLinksCycle/national-cycle-route-51-cycle-route#> (accessed 04 June 2024)

- Footpath MUR/3/13 and NLO/16/1 are located c 1.2 km to the south-east of the Site connecting Newton Longville in the east with Mursley in the south;
- Footpath MUR/16/2 is located c 2 km to the south-east of the Site connecting Newton Longville in the east with Mursley in the south;
- MUR/18 is located c.200m south-west of the Site connecting Salden Lane to Station Road;
- PRoW LHO/19/1 and LHO/20/2 are located with 1km of the Site's western boundary, these routes connect Whaddon Road with Little Horwood; and
- LHO/7/1 is located c.1.7km north-west of the Site connecting Little Horwood to the west with Warren Road to the north-west.

### Heritage Matters

- 2.5 Heritage assets can influence the visual character of the landscape and enrich its historic value. This LVB addresses heritage assets only insofar as they are components of the wider contemporary landscape – not in terms of their significance and value as heritage assets, which is a matter addressed by the separate Archaeology and Heritage Baseline report (prepared by EDP, report ref. edp5521\_r006).



**Image EDP 2.1:** Extract from the National Library of Scotland. The selected map series are OS Six Inch, 1840s – 1880s (shown on the left) and ESRI World Imagery (shown on the right), a red outline has been added by EDP to represent the Site boundary.

- 2.6 As illustrated within **Image EDP 2.1**, the internal historic field boundaries largely remain intact, the most significant change is the addition of Salden Crabtree Farm to the western extent of the Site.
- 2.7 Within the study area, the following heritage assets are components of the contemporary landscape (as illustrated within **Plan EDP 1**):
- Lower Salden Farmhouse is Grade II listed and is located centrally within the Site;

- The listed buildings in the wider study area boundary consist predominantly of isolated properties such as Horwood House (Grade II) and the Lodge to the north-east of Horwood House (Grade II);
- Other listed buildings are located within the surrounding settlements such as Newton Longville to the east, Mursley to the south and Little Horwood to the west, these buildings are predominantly Grade II and II\* listed with one Grade I listed property;
- There are no Scheduled Monuments within 1km of the Site; and
- There are no Registered Parks and Gardens within the study area.

### **Ecology Matters**

2.8 A separate Ecology Baseline report (prepared by EDP, report ref. edp5521\_r008) considers the ecological assets on the Site and within the study area. The following matters are relevant to the scope of this LVB:

- Nationally Important Statutory Designated Sites include Howe Park Site of Special Scientific Interest (SSSI) c.2.3km to the north-east of the Site and Oxley Mead SSSI c.2.6km to the north of the Site;
- Statutory Designated Sites of County Importance include Blue Lagoon Local Nature Reserve (LNR) c.4.1km to the east of the Site; and
- The Site is located to the north of Railway Bank by Salden Wood Local Wildlife Site (LWS) (Reference: 83A01) and Salden Wood LWS which is also an ancient and semi-natural Woodland (Reference: 83F01).

### **Arboricultural Matters**

2.9 The following matters are relevant to the scope of this LVB:

- There are no Tree Preservation Orders (TPO) within or pertinent to the Site; and
- Salden Wood located to the south of the Site is subject to a TPO – the woodland consists of a mixed woodland of UK native species. The TPO is located on the south side of the railway line which forms the southern boundary to the Site.

### **Planning Policy**

2.10 The Site lies within the Buckinghamshire Council administrative area which came into effect on 01 April 2020, bringing together the former Buckinghamshire Council (BC) and district councils of Aylesbury Vale, Chiltern, South Bucks and Wycombe. BC inherited the local development plan documents for each legacy council. Until a Local Plan is adopted the existing district level documents are still relevant to inform local planning decisions. The Site falls within the former Aylesbury District.

### **Vale of Aylesbury Local Plan 2013-2033**

2.11 The Vale of Aylesbury Local Plan 2013-2033<sup>6</sup> was adopted in September 2021 and includes over-arching general development policies, to which the development proposals will be tested. Policies that are relevant to the Site in landscape and visual terms are provided below, and the full context can be found at **Appendix EDP 2**. Policy matters in regard to heritage and ecology will be detailed in the respective assessments but will be supported by this LVB:

- Policy D3 Proposals for non-allocated Sites at strategic settlements, larger villages and medium villages;
- Policy BE2 Design of New Development;
- Policy BE3 Protection of the Amenity of Residents;
- NE4 Landscape character and locally important landscape;
- NE8 Trees, Hedgerows and Woodlands; and
- C4 Protection of PRoW.

### **Mursley Neighbourhood Plan – Referendum Version**

2.12 The Site is located within the Mursley Neighbourhood Plan (MNP). A draft of the MNP is currently available (Referendum Version V11.1, published in September 2023<sup>7</sup>), this version was voted upon and passed (02 May 2024), and the LPA have 8 weeks to finalise the document. Policies that are relevant to the Site in landscape and visual terms are provided below, and the full context can be found at **Appendix EDP 2**. Policy matters in regard to heritage and ecology will be detailed in the respective assessments but will be supported by this LVB:

- Policy MUR7: Green Infrastructure Network:
  - *“A. The Neighbourhood Plan identifies a Green Infrastructure Network, as shown on the Map E(a) and E(b), comprising Local Wildlife Sites, Biological Notification Sites, Priority Habitats, open spaces, woodlands, trees, historic field systems, water bodies, hedgerows, green lanes, footpaths, bridleways and cycle ways.*
  - *B. Development proposals within or adjoining the Network should demonstrate how they would maintain or enhance its visual characteristics and biodiversity. As appropriate to their scale, nature, and location, the landscape schemes, layouts, public open space provision and other amenity requirements (such as*

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<sup>6</sup> [https://buckinghamshire-gov-uk.s3.amazonaws.com/documents/Aylesbury\\_local\\_plan\\_L46JWaT.pdf](https://buckinghamshire-gov-uk.s3.amazonaws.com/documents/Aylesbury_local_plan_L46JWaT.pdf) (accessed 03 June 2024)

<sup>7</sup> [https://buckinghamshire-gov-uk.s3.amazonaws.com/documents/Mursley\\_NP\\_referendum\\_Version\\_ACnHM8S.pdf](https://buckinghamshire-gov-uk.s3.amazonaws.com/documents/Mursley_NP_referendum_Version_ACnHM8S.pdf) (accessed 03 June 2024)

*pedestrian and cycle connections) of development proposals should contribute towards the improvement of the connectivity and maintenance of the Network.”*

- Green Development Guidance Note (*guidance note, not policy*):

*“Green Landscape Design*

- *A key principle is to incorporate Sustainable Urban Drainage Systems (SUDS) into the landscape design. This can involve green spaces for residential developments. But it can also be applied at the level of a single dwelling, for example by minimising hard surfacing and ensuring that hard surfaces are permeable.*
- *Use of traditional hedges for boundary treatments, rather than walls and fences, creates a greener environment, and also enhances the historic and rural character of the area.*
- *Development should include clusters of trees. Tree cover can be useful in providing a cooling effect to ameliorate high summer temperatures. Tree cover should run through development, rather than being provided separately. Such planting will also enhance biodiversity connectivity.”*

*“Local Plant and Tree Species*

- *A key principle is to separate wild and domestic (gardens and parks) settings. Wild settings should predominantly use appropriate native or naturalised species.*
- *Thorny plants (e.g., Pyracantha) should not be planted adjacent to footpaths. problem species for hedges should be avoided, such as Leyland cypress.”*

*“Domestic Settings:*

- *In domestic settings, smaller trees should be used appropriate for garden Sites.”*

**Vale of Aylesbury Local Plan: Design Supplementary Planning Document**

2.13 The Vale of Aylesbury Local Plan: Design Supplementary Planning Document<sup>8</sup> (VoALP SPD) was adopted in 2023. The aim of the VoALP SPD is to ensure that new development across Aylesbury Vale is of the highest quality and that it responds appropriately to its context and is inclusive and sustainable. The Design SPD sets out clear principles and objectives that aim to inspire developers and designers, and assist landowners, developers, applicants and planners in the process of delivering high quality and well-designed development. Principles that are relevant to the Site in landscape and visual terms are provided below, with full wording found at **Appendix EDP 2**:

- Principle DES2: Landscape Character;
- Principle DES7: Character Study;
- Principle DES8: Site Appraisal;
- Principle DES9: Work with the natural features and resources of the site;
- Principle DES10: Respond to topography and strategic views;
- Principle DES11: Establish a landscape and green infrastructure network;
- Principle DES14: Establish a clear movement network that connects with the surrounding area;
- Principle DES33: Enhance the environment and sense of place through open spaces; and
- Principle DES35: Enhance the environment and sense of place through tree planting and soft landscape.

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<sup>8</sup> <https://buckinghamshire.oc2.uk/document/23> (accessed 03 June 2024)

## Section 3

### Existing (Baseline) Conditions: Landscape Character

- 3.1 This section provides an assessment of the ‘baseline’ (existing) conditions in respect of the character of the Site and its landscape context. It summarises any relevant published landscape assessments that contribute to a better understanding of the landscape context. Such assessments provide a helpful understanding of the landscape context, but rarely deliver sufficiently Site-specific or up-to-date information to draw robust conclusions about the significance of any change proposed by the development. Accordingly, EDP has undertaken its own assessment of the Site itself, which is included in this section at paragraph 3.29 et seq.

#### NATIONAL CHARACTER ASSESSMENT

- 3.2 At the national level, the character of England has been described and classified in the National Character Area (NCA) profiles published by Natural England<sup>9</sup>. The Site and its surroundings fall within NCA 88, Bedfordshire and Cambridgeshire Claylands<sup>10</sup>, which extends from Peterborough, at its north-eastern limit, to Milton Keynes, towards its south-western limit. This NCA is a broad, gently undulating, lowland plateau dissected by shallow river valleys that gradually widen as they approach The Fens NCA in the east.
- 3.3 While the NCA is broadly representative of the Site’s landscape context, it is too generic to reliably inform an assessment of the suitability of the proposals in landscape terms. Of much greater use are the more localised, region-specific assessments described below.

#### LOCAL LANDSCAPE CHARACTER ASSESSMENTS

##### Aylesbury Vale Landscape Character Assessment

- 3.4 In 2008, the Vale of Aylesbury District Council produced the Aylesbury Vale Landscape Character Assessment<sup>11</sup> (AVLCA). As illustrated on **Plan EDP 3**, the Site lies wholly within Landscape Character Area (LCA) 4.8 Horwood Claylands, which is a geographically discrete part of the broader Landscape Character Type (LCT) Undulating Clay Plateau. In the context of the Site, it aligns with the boundaries of LCA 4.7 Whaddon Chase to the north, LCA 4.9 Newton Longville-Stoke Hammond Claylands to the east, and LCA 4.11 Mursley - Soulbury Claylands to the south, with these 'non-host' landscapes forming the landscape setting to the Site together with the urban area of Milton Keynes, to the north-east.

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<sup>9</sup> <https://www.gov.uk/government/publications/national-character-area-profiles-data-for-local-decision-making/national-character-area-profiles> (accessed 31 May 2024)

<sup>10</sup> <https://nationalcharacterareas.co.uk/bedfordshire-and-cambridgeshire-claylands/> (accessed 11 June 2024)

<sup>11</sup> <https://www.buckinghamshire.gov.uk/planning-and-building-control/planning-policy/landscape-policy-and-assessments/landscape-character-assessments/> (access 12 June 2024)

**LCA 4.8 Horwood Claylands**

3.5 The Key Characteristics of this LCA are listed below with characteristics apparent across the Site and/or near context underlined:

- “Rolling clay landform;
- Shallow valley and ridges;
- Two distinctive water courses draining to the Claydon Brook;
- Mixed farmland;
- Irregular field pattern around settlements; and
- Loss of field pattern structure to east of the area.”

3.6 The distinctive features of this LCA are listed below in **Table EDP 3.1**, and relevance to the Site assessed.

**Table EDP 3.1:** Distinctive features of the LCA

Distinctive Feature	EDP Appraisal of Relevance to Site
<i>“Fragment of Whaddon Chase Woodland”</i>	There is no woodland on Site but there are woodland blocks across the Site context.
<i>“Arable intensification to the east of the area”</i>	The Site is located within the east of the LCA where arable intensification is evident.
<i>“Winding roads in the west”</i>	The Site is located within the east of the LCA and there are no winding roads passing through the Site, and none are notable across the Site context.
<i>“Long straight road in the east”</i>	Long straight roads are apparent across the Site context, notably the A421 and the two Whaddon Roads.
<i>“Disused railway corridor”</i>	The disused railway has now been upgraded and includes additional planting along its corridors. The existing corridor forms the southern Site boundary.
<i>“Parkland at Little Horwood Manor”</i>	Parkland at Little Horwood Manor lies some 2km to the west of the Site.
<i>“Wetlands/marsh area north of Great Horwood”</i>	Lies some 4km to the west of the Site.
<i>“Historic villages”</i>	There are no villages within the Site but there are several scattered across the wider Site context (see <b>Plan EDP 2</b> );
<i>“Neutral and acidic grassland”</i>	There is no known acidic grassland within the Site. Several areas have been identified as other neutral grassland within the Site.

Distinctive Feature	EDP Appraisal of Relevance to Site
<i>“Lowland neutral meadow”</i>	There is no known lowland neutral meadow within the Site. Grassland within the Site is predominantly modified and used for pastoral or hay purposes.

3.7 Intrusive elements stated for this LCA are listed below with those relevant to the Site and context underlined:

- *“Pylons”* (High voltage pylons are located across the centre of the Site on the high ground); and
- *“Small scale industrial units”* (Several small-scale industrial units are located across the study area, with majority linking to the Whaddon Roads).

3.8 The condition of the LCA is reported below with comments relevant to the Site and context underlined:

*“Overall the condition of the landscape is considered to be good. The area covers an undulating clay plateau eroded by a network of local streams into a series of shallow valleys and broad flat ridges. The pattern of elements remains coherent albeit that there has been some erosion of field pattern in the east of the area. There are few visual detractors and overall the functional integrity remains coherent. Cultural integrity is variable and is mainly represented in the well preserved historic village cores and the well preserved field network around the settlements. Ecological integrity is moderate due to the levels of connectivity and areas of designated Sites and habitats of District significance. Functional integrity is coherent.”*

3.9 The sensitivity of the LCA is reported below with comments relevant to the Site and context underlined:

*“The area maintains its distinctiveness due to its intrinsic rural characteristics and the historic continuity of the area. Sense of place is considered to be moderate. The degree of visibility is moderate as this varies with the undulating landform and intermittent nature of the tree cover. Overall the degree of sensitivity remains moderate.”*

3.10 The guidelines for the LCA are reported as “Conserve and reinforce”. Specific guidelines of relevance to the Site include:

- *“Promote management of hedgerows by traditional cutting regimes and the establishment of new hedgerow trees.”*
- *“Encourage the establishment of buffer zones of semi-natural vegetation along watercourses in arable areas to enhance biodiversity, interconnectivity and landscape quality.”*
- *“Conserve and enhance the distinctive character of settlements and individual buildings.”*

- *New housing and alterations to existing housing should be designed to reflect the traditional character of the area and be consistent in the use of locally occurring traditional materials.*
- *Retain the rural character of minor roads by minimising signage and kerbing.*
- *Identify key views from publicly accessible locations and promote the management and enhancement of these viewpoints.*
- *Encourage the conservation and interpretation of the areas rich historic environment, especially the historic villages.”*

#### **LCA 4.7 Whaddon Chase**

- 3.11 This LCA broadly comprises sloping ground which drains from the A421 ridge towards the Great Ouse catchment with Whaddon village on a local promontory of ground that rises above the surrounding valleys. An area of mixed farming containing small field parcels interspersed by blocks of woodland.
- 3.12 The area is heavily wooded including Broadway Wood, to the north of the Site, which has been partially replanted with conifers.
- 3.13 Traffic on the A421 is identified as an Intrusive Element in the landscape.
- 3.14 Key Characteristics, distinctive features and intrusive elements of this LCA are listed below with characteristics likely to be impacted by development beyond the character area underlined:

##### *Key Characteristics:*

- *“Incised valleys;*
- *Settlement on local promontory;*
- *Extensive woodland cover;*
- *Irregular shaped field pattern;*
- *Heritage of Whaddon Chase.”*

##### *Distinctive Features:*

- *“Parkland at Whaddon Hall;*
- *Historic earthworks;*
- *Springs and streams draining off higher ground;*
- *Straight roads;*

- *Mixed deciduous and coniferous plantations;*
- *Extensive area of fenland;*
- *Fox coverts;*
- *Large areas of broadleaved woodland;*
- *Neutral grassland.”*

*Intrusive Elements:*

- *“Traffic on A421.”*

3.15 A small section of the LCA abuts the north-eastern corner of the Site. As highlighted above, the Site has no direct impacts on its characteristics and features, and no mention of visual identity and tranquillity value from the Site is provided in the character assessment. The closest area of the LCA is also predominantly dense woodland, reducing intervisibility between the Site and Whaddon Chase LCA to very small area to the north-east of the Site.

***LCA 4.9 Newton Longville-Stoke Hammond Claylands***

3.16 This LCA broadly comprises rolling clay arable and pastoral farmland draining towards the River Ouzel catchment with meandering streams and exposed ridges. Fields are generally medium to large in extent with clipped hedges and general lack of tree cover. The area is influenced by the suburban edge of Milton Keynes, the Site of the former Brickworks between Newton Longville and Bletchley, now also providing access to the landfill operation which is mainly outside the District.

3.17 Key Characteristics, distinctive features and intrusive elements of this LCA are listed below with characteristics likely to be impacted by development beyond the character area underlined:

*Key Characteristics:*

- *“Gently undulating to rolling landform;*
- *Heavy clay soils with mixed agricultural use;*
- *Nucleated settlement pattern;*
- *Parliamentary enclosures with thorn hedges.”*

*Distinctive Features:*

- *“Pre-medieval archaeology;*
- *Rectilinear field pattern;*
- *Fossilised strip fields on west edge of village;*

- *Clipped hedgerows with hedgerow trees;*
- *Disused railway north west of Newton Longville.”*

*Intrusive Elements:*

- *“Suburban edge of Bletchley;*
- *Former Brickworks Site at Newton Longville;*
- *Suburban fringe of Newton Longville;*
- *Stoke Hammond Bypass;*
- *West coast mainline railway.”*

3.18 A small section of the LCA abuts the south-eastern corner of the Site. As highlighted above, the Site has no direct impacts on its characteristics and features, and no mention of visual identity and tranquillity value from the Site is provided in the character assessment. The closest area of the LCA is also influenced by an upgraded major railway network and a future residential development, which reduces its perceptual qualities for that area of the LCA. Intervisibility between the Site and LCA is also limited. Local intervisibility is contained by strong hedgerow networks, and long-distance views are only afforded in the gaps between woodland blocks.

**LCA 4.11 Mursley - Soulbury Claylands**

3.19 This LCA broadly comprises the eroded edge of a clay plateau with a shallow ridge running north-west to south-east between Mursley and Stewkley with a network of valleys creating a series of rolling ridges with streams draining both towards the Ouzel valley to the east and the River Thames to the west. The field pattern is a dominant characteristic of this mixed farming landscape bounded by a mixture of clipped and overgrown hedges with groups of mature hedgerow trees.

3.20 Key Characteristics, distinctive features and intrusive elements of this LCA are listed below with characteristics likely to be impacted by development beyond the character area underlined:

*Key Characteristics:*

- *“Rolling landform;*
- *Clay soils with mixed agriculture use;*
- *Springs and streams draining off the ridge;*
- *Small dispersed pockets of woodland cover;*
- *Area is exposed due to its elevation above surrounding areas;*

- *Nucleated row settlements;*
- *Parliamentary and pre18th century fields.”*

*Distinctive Features:*

- *“House and Parkland at Liscombe Park;*
- *Ornamental lakes at Mursley;*
- *Narrow strip paddocks at Stewkley;*
- *Historic earthworks and former moated dwellings;*
- *Medieval parish churches;*
- *Vernacular architecture;*
- *Tudor estate at Salden;*
- *Lowland fen;*
- *Neutral grassland;*
- *Lowland neutral meadow.”*

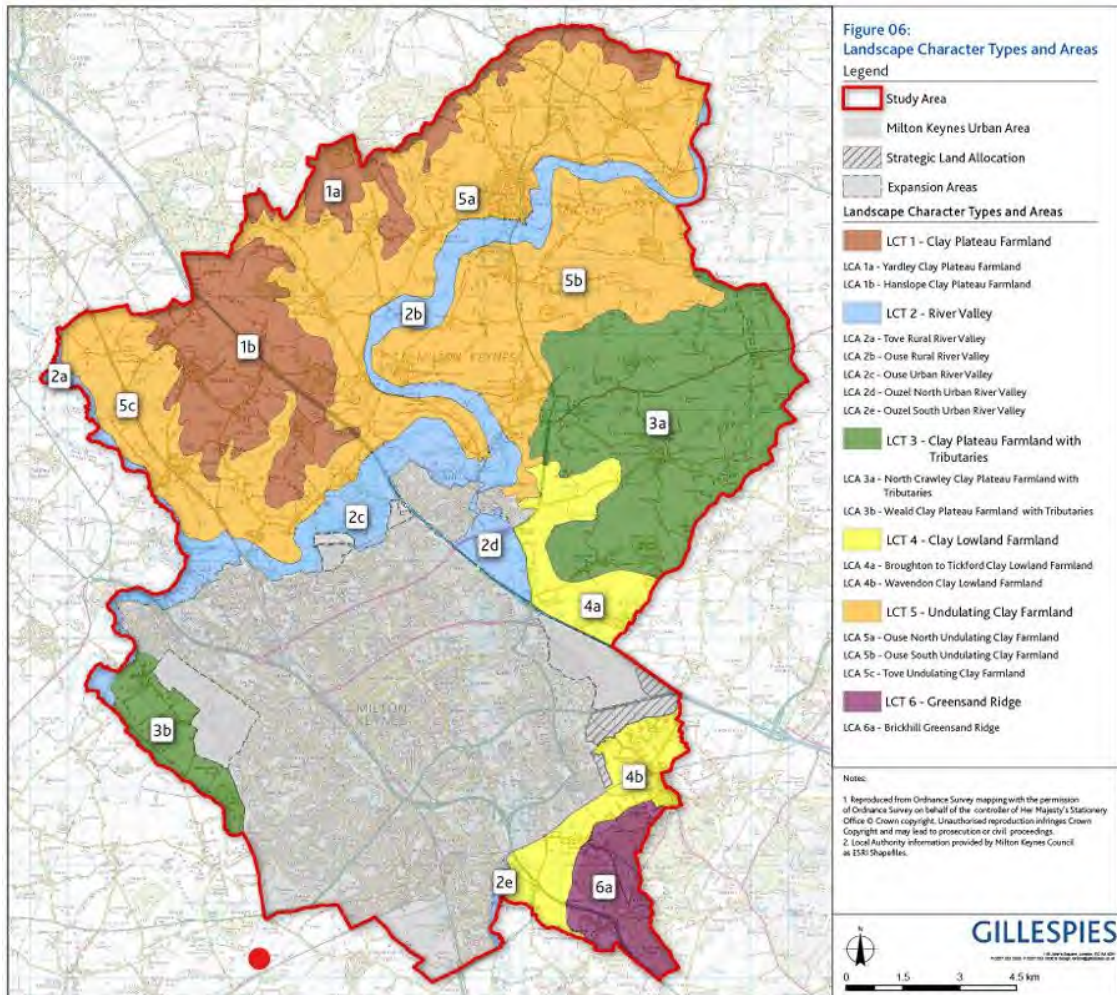
*Intrusive Elements:*

- *“Water tower and telecoms masts at Mursley;*
- *West coast mainline railway;*
- *Stoke Hammond Bypass.”*

3.21 The entirety of the southern boundary abuts the edge of the LCA. As highlighted above, the Site has no direct impacts on its characteristics and features, and no mention of visual identity and tranquillity value from the Site is provided in the character assessment. The closest area of the LCA is also influenced by an upgraded major railway network, which reduces its perceptual qualities for that area of the LCA. Intervisibility between the Site and LCA is also limited. Local intervisibility is contained by a dense woodland belt along the southern boundary, and vegetation associated with a railway line. Large woodland blocks are located within the LCA area nearest the Site, so any intervisibility is broken up by vegetation.

**Milton Keynes Landscape Character Assessment**

3.22 The Milton Keynes Landscape Character Assessment<sup>12</sup> was produced in 2016. This assessment provides a detailed review of the landscape character of the rural areas of the Borough, and does not assess areas within the development boundary of Milton Keynes, the area of the Borough falling within the Site context as shown at **Image EDP 3.1**.



**Image EDP 3.1:** Figure 6 in the Milton Keynes Landscape Character Assessment, highlight the locations of the character areas. The Site is denoted by a red dot on the insert.

3.23 The assessment Landscape Overview states that:

*“The urban areas of the Borough together with major infrastructure developments including the M1 and other principal roads, have had a major influence on local landscape character.”*

3.24 The closest LCT is located 3km away, with no intervisibility between the Site and LCT. The edge of the Milton Keynes urban area is closest to the north-east, which is not afforded a

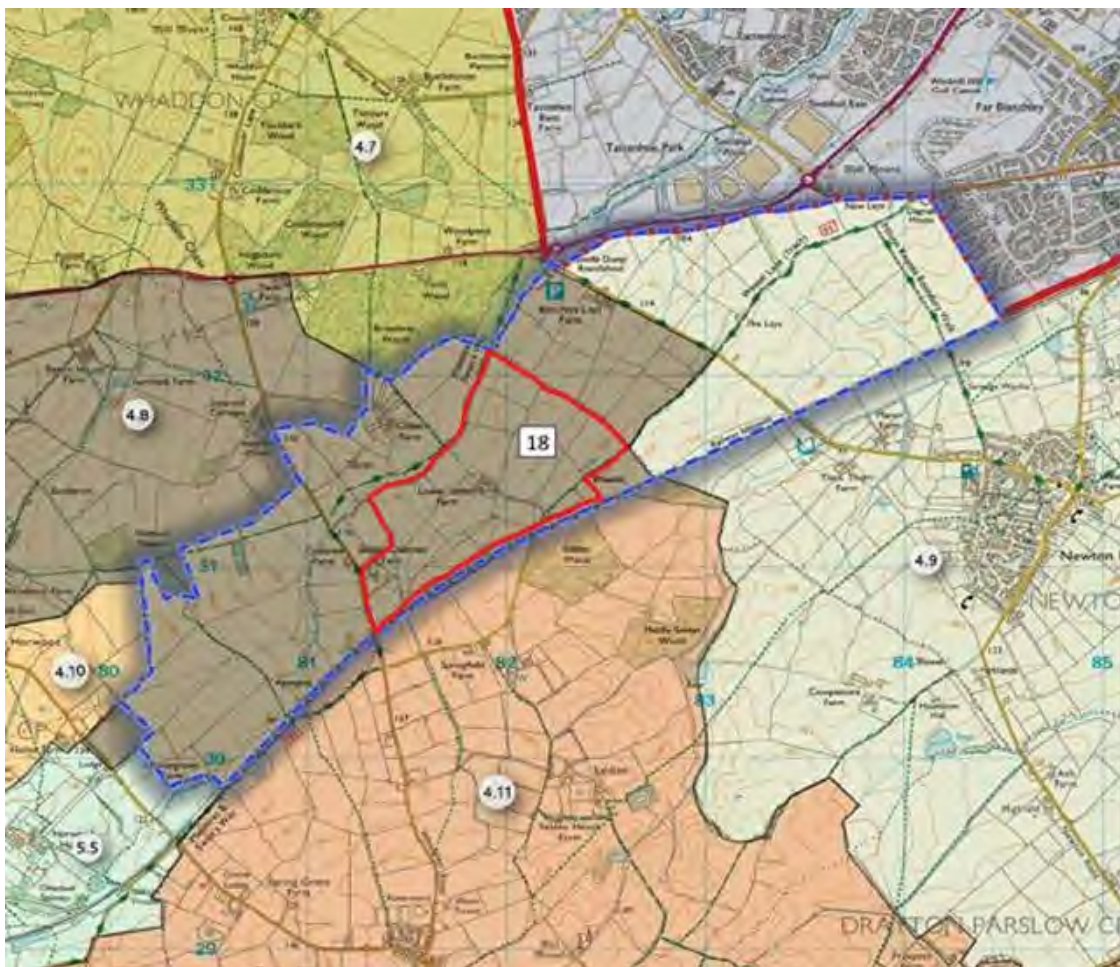
<sup>12</sup>[https://www.milton-keynes.gov.uk/Sites/default/files/2022-02/OX5198%20MK%20Landscape%20Character%20Assessment%20FINAL%20160628\\_.pdf](https://www.milton-keynes.gov.uk/Sites/default/files/2022-02/OX5198%20MK%20Landscape%20Character%20Assessment%20FINAL%20160628_.pdf) (accessed 12.06.24)

landscape character type. Therefore, no assessment on the impacts on LCTs associated with the Milton Keynes Landscape Character Assessment will be made.

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

3.25 The Landscape Sensitivity Study to Residential Development in the Borough of Milton Keynes and Adjoining Areas<sup>13</sup> was produced in October 2016. This study identifies a study area that surrounds the settlement of Milton Keynes. The Site is located within Land Area 18: Salden Claylands, as illustrated by the map extract in **Image EDP 3.2**. The study states that:

*“Land Area 18 is located on land running north of the disused railway line which is proposed as a future East West Rail Link.”* (Note: The East West Rail Link has now been completed.)



**Image EDP 3.2:** Extract from the Landscape Sensitivity Study to Residential Development in the Borough of Milton Keynes and Adjoining Areas (October 2016) Figure 18.1. The Site is located in area 18. A Site boundary has been added by EDP to represent the Site.

<sup>13</sup><https://www.milton-keynes.gov.uk/Sites/default/files/2022-01/MK%20Landscape%20Sensitivity%20Study%20Resi%20Development%20Oct%202012%20MKENV001.pdf> (accessed 12.06.24)

3.26 The study concludes the following with regard to Land Area 18: Salden Claylands:

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

3.27 The study recommends:

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

3.28 The traffic light assessment table for this Area is shown in **Image EDP 3.3**, as it assesses the susceptibility of the Landscape Attributes of this Area, which will be a consideration in the formulation of mitigation measures across the Site.

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

**Image EDP 3.3:** Extract from the Landscape Sensitivity Study to Residential Development in the Borough of Milton Keynes and Adjoining Areas (October 2016) page 82.

### REVIEW OF SITE CIRCUMSTANCES AGAINST PUBLISHED DOCUMENTATION

- 3.29 Site visits have taken place in June 2024, in clear conditions. The visits were complemented by a review of aerial photography, mapping and field assessments from publicly accessible locations (e.g. from local roads and PRoW).
- 3.30 The Site comprised mixed-use arable farmland dominated by grazed pasture, temporary rye-grass and clover ley, and cereal crops at the time of the survey (see **Plan EDP 2**). The Site also supports three fields of other neutral grassland, three ponds (**Image EDP 3.4**) and pockets of modified grassland, scrub and tall ruderals within the field margins. These are delineated by a network of locally valuable native hedgerows and ditches, as shown on **Plan EDP 2**. Two farmsteads are located within the Site, Salden Crabtree Farm on the western boundary, and Lower Salden Farm in the centre. Both are formed of farmhouses and large farm outbuildings and sheds, with Salden Crabtree Farm also containing several

small industrial units. A high voltage overhead powerline also crosses east/west over the centre and southern areas of the Site.



**Image EDP 3.4:** Field pond located in the margins of a field in the north-west corner of the Site.

- 3.31 The Site is accessible from two locations, with access to the west from Whaddon Road through Salden Crabtree Farm (**Photoviewpoint EDP 7**), and access to the centre and eastern area of the Site from Salden lane, on the southern boundary (**Photoviewpoint EDP 6**).
- 3.32 The northern boundary is defined by a small watercourse with trees and hedgerows running along the entirety of the boundary. The western section of the northern boundary is slightly more open, with recent management works thinning out the canopy and understory (**Photoviewpoint EDP 1**), whilst the eastern section is formed of dense hedgerows and trees (**Image EDP 3.5**). The eastern boundary is defined by strong, dense hedgerow with arable fields beyond (**Image EDP 3.6**). The majority of the southern boundary borders the rail line and associated vegetation. A woodland belt is located along this boundary, as well as several areas of new hedgerow and woodland planting associated with the railway upgrades. The western boundary is defined by Whaddon Road, and hedgerows where it dog legs in at the north-west corner.



**Image EDP 3.5:** View from PRow WHA/16/1 (Midshires/Swan's Way), looking east along the northern boundary of the Site.



**Image EDP 3.6:** View from PRow MUR/15/1 looking east across the Site and the eastern boundary hedgerow, with the southern boundary hedgerow in the foreground.

3.33 As shown on **Plan EDP 4**, the Site is gently rolling, with a localised ridgeline running through the southern area. The landscape gently falls either side of this local ridgeline, with a low point along the northern boundary. The western area remains slightly more flat around the

farm complex. Overall, the Site forms part of a shallow valley in the local landscape. The north-western slopes fall into a small valley while the south-eastern facing slopes comprise the more elevated slopes at the head of a larger valley.

- 3.34 Beyond the Site to the north, the landscape gently rises towards woodland and the A421, with higher ground present to the north-west. The landscape to the east generally maintains similar levels to the Site, with the local ridgeline continuing to Whaddon Road (**Photoviewpoint EDP 4**). Beyond the road, the landscape begins to gently fall towards Milton Keynes. The wider landscape to the south of the Site becomes more rolling in character, with local high spots scattered across the countryside, and higher ground present to the south. To the west of the Site, the landscape gently rises to a local ridgeline before slowly falling towards watercourses to the west.
- 3.35 The land use within the Site is a mix of arable and pastoral farming, as shown on **Plan EDP 2**. The field pattern across the Site varies. The eastern area is formed predominantly of larger uniform rectilinear arable fields, whilst the western area is a mix of arable and pastoral fields of varied shapes and sizes. The majority of the fields have strong hedgerow boundaries, with trees becoming more prominent in the north-western corner (**Image EDP 3.7**). Two large farm complexes within the Site link to each of the fields, with a single access track running through the centre of the Site from the southern boundary to service Lower Salden Farm (**Photoviewpoint EDP 6**). PRow MUR/15/1 is a Byway that enters the Site in the south-east corner, connecting to Salden Lane within the Site. A high voltage powerline runs through the centre and southern area of the Site, including five large pylons (**Image EDP 3.8**).



**Image EDP 3.7:** View from within the north-western area of the Site, looking across the field at the specimen trees and hedgerow network.



**Image EDP 3.8:** Prominent high voltage pylons and overhead powerlines located within the Site.

- 3.36 The wider land use to the north of the Site is grazing meadow of irregular shaped fields with a parkland feel through the specimen trees scattered throughout. To the east, the large arable field structure continues to Whaddon Road. To the east of Whaddon Road, arable fields are present, but a proposed large-scale housing development has received planning permission in this area (ref. 15/00314/AOP) (see **Plan EDP 2**). To the south, there is a mix of arable and pastoral farmland, interspersed by equestrian and woodland used. To large areas of woodland planting and meadow grassland have been recently created adjacent to the Site, which are associated with the East West Rail upgrades. To the west, pastoral farmland is present alongside the watercourse, converting to large arable fields on higher ground.
- 3.37 The quality and condition of the landscape varies across the Site. Where arable farming is present, this has been intensely farmed, impacting the quality of the soils and the field margins. Where pasture is more common, there is evidence of poaching, but the condition of the landscape surrounding these fields is commonly better (**Image EDP 3.7**). The landscape surrounding the farmsteads is predominantly in poor condition, as it has been heavily impacted by the working farm movements and storage, with risk of contamination as possibility (**Images EDP 3.9** and **3.10**). The hedgerow network across the Site is generally in good condition, with well established, heavily hedgerows present. The intensity of hedgerow maintenance is increased in the eastern area though (**Image EDP 3.6**). The trees located in the north-western area of the Site are predominantly found in the hedgerows, with a few specimens scattered across the farmland, which appear to be in relatively good condition (**Image EDP 3.7**).



**Image EDP 3.9:** Image of spoil and impacts on landscape surrounding the farmsteads.



**Image EDP 3.10:** Damaged vegetation on the edge of the farmsteads.

3.38 Overall, the character of the Site is a working agricultural landscape on a shallow valley landscape. The character of the farmland in the north-west corner lies on the inward of the valley, so feels more enclosed and relatable to the parkland farmland to the north of the Site, where the arable farmland in the eastern and southern areas on the higher ground

and outward facing valley side feel more open and intensely farmed. The large scale nature of the farm complexes within the Site also add to this working agricultural working landscape.

3.39 GLVIA3 and the 2021 Landscape Institute (LI) Technical Guidance Note (TGN) 02-21 assist in delivering a framework for an objective landscape assessment of value. The criteria defined within TGN 02-21 is reproduced below in **Table EDP 3.2**, with EDP’s observations alongside, based on published material and from EDP’s field assessment. For each of the nine criteria, the Site and local area is judged on the basis of a range from 'good', through 'ordinary' to 'poor' in terms of the performance against these criteria.

**Table EDP 3.2:** Consideration of Landscape Value

GLVIA/TGN Factor	The Site and its Context
<b>Natural Heritage:</b> Landscape with clear evidence of ecological, geological, geomorphological or physiographic interest which contribute positively to the landscape.	Ordinary. The Site contains no sensitive features of natural heritage importance. An Ancient Woodland and LWS is located to the south, but this is separate by a main rail line in a cutting.
<b>Cultural Heritage:</b> Landscape with clear evidence of archaeological, historical or cultural interest which contribute positively to the landscape.	Ordinary. As confirmed within the archaeological and heritage baseline appraisal.
<b>Landscape Condition:</b> Landscape which is in a good physical state both with regard to individual elements and overall landscape structure.	Ordinary. The Site comprises agricultural land, with good quality boundary vegetation and mature landscape features, including field ponds and ditches. Some integrity of the landscape has been impacted by the intensification of farming in certain areas.
<b>Associations:</b> Landscape which is connected with notable people, events and the arts.	Poor. There are no known associations relating to the Site.
<b>Distinctiveness:</b> Landscape that has a strong sense of identity.	Poor/Ordinary. Beyond being an open area of working agricultural land, the Site has no particularly strong sense of identity or distinctiveness and comprises unremarkable agricultural land. There is some reference to its history through the retention of specimen trees within the fields in the north-western corner.
<b>Recreational:</b> Landscape offering recreational opportunities where experience of landscape is important.	Poor. The Site has very limited recreational value, with a small section of PRow running through the southern area.

GLVIA/TGN Factor	The Site and its Context
<p><b>Perceptual (Scenic):</b> Landscape that appeals to the senses, primarily the visual sense.</p>	<p>Ordinary. The Site is representative of the wider agricultural landscape and in this sense is an entirely 'ordinary' parcel of agricultural land in land use, topographical and hydrological terms. The intensification of farming in the eastern and southern areas and the visual link to Milton Keynes from the high ground reduces the perceptual experience.</p>
<p><b>Perceptual (Wildness and tranquillity):</b> Landscape with a strong perceptual value notably wildness, tranquillity and/or dark skies.</p>	<p>Ordinary/Good. The Site is currently not adjacent to settlement or major roads, but two large farming complexes are located within the Site, which provide additional commercial and agricultural vehicle uses for the Site and area. A large new housing development will be located just to the west of the Site, which will bring settlement closer to the Site itself.</p>
<p><b>Functional:</b> Landscape which performs a clearly identifiable and valuable function, particularly in the healthy functioning of the landscape.</p>	<p>Ordinary. The Site is currently used for agriculture (cattle and livestock grazing to the north and west, arable to the east and south) and is typical of the local area to the west of Milton Keynes. The Site has very limited accessibility to the public and provides no form of recreation. While the mature tree and hedgerow cover within the Site contributes to the well-treed nature of the surroundings, the arboricultural resource is neither rare nor unusual in the Site.</p>

- 3.40 Having assessed the Site in accordance with TGN 02-21, overall, it is considered of no more than 'ordinary' landscape value when considered in the round, which equates to a medium value. Moreover, there exists no evidence (based on 'demonstrable physical attributes') to suggest that further weight should be attached to the value of the Site derived from the use or enjoyment of this area by local residents (beyond that considered above), or as expressed by any other stakeholder.
- 3.41 The Site does relate to some of the key characteristics of the LCA it is located within, but the majority of the LCA features are found outside of the Site. The Site also contains high voltage pylons and small industrial units, which are considered intrusive elements in the landscape. The Site has a medium susceptibility to the type of development proposed due to these intrusive elements on its character, and the ordinary condition of the common landscape features present on the Site. It does exert some perceptual influence as an open agricultural area when viewed from adjacent receptors. There are also key characteristics of the LCAs that need protecting, such as boundary vegetation and the rolling landscape, with potential to also incorporate key characteristics into the design.

## **INTERIM CONCLUSIONS: LANDSCAPE CHARACTER**

### **Overall Sensitivity of the Horwood Claylands LCA**

- 3.42 The AVLCA assessed the Horwood Claylands LCA as having a 'moderate sensitivity' across the entire character area. This outcome isn't based on any particular type of development, and covers the entire LCA area, so is generic and not focused on a particular development type. This assessment does agree that the wider Horwood Claylands LCA has a medium sensitivity to residential development. This is in part to the presence of settlement across the LCA, and the rolling topography of the area limiting long distance intervisibility.
- 3.43 At a Site level, it is considered that the Site makes a limited contribution to the representation of quality key characteristic features of the LCA, and where they do occur (rolling landform), there is great potential to adapt the Site to consider these characteristics and introduce new characteristics typical of the character area (neutral grassland). The susceptibility at Site level varies to the wider LCA due to the shallow valley landscape, the wider intervisibility with Milton Keynes, the upcoming residential development to the east, and the intrusion of overhead powerlines across the central and southern areas. These factors result in a susceptibility of low for the LCA at Site level. This combined with a medium value, results in a sensitivity of 'medium/low' for the Horwood Claylands LCA.

### **Overall Sensitivity of the Whaddon Chase LCA (Non-Host)**

- 3.44 The AVLCA assessed the Whaddon Chase LCA as having a 'high sensitivity' across the entire character area. This outcome isn't based on any particular type of development, and covers the entire LCA area, so is generic and not focused on a particular development type. Due to the Site being located outside of the LCA, its susceptibility to the type of change that would be proposed on Site is lowered, as there are no direct physical impacts. The susceptibility is reduced further by the lack of intervisibility and impacts on tranquillity of the majority of the LCA, as well as the presence of the A421 already impacting the perceptual aspects of this area of the LCA, resulting in a medium/low sensitivity to development of the Site.

### **Overall Sensitivity of the Newton Longville-Stoke Hammond Claylands LCA (Non-Host)**

- 3.45 The AVLCA assessed the Newton Longville-Stoke Hammond Claylands LCA as having a 'low sensitivity' across the entire character area. This outcome isn't based on any particular type of development, and covers the entire LCA area, so is generic and not Site focused. The closest area of the LCA is also influenced by an upgraded major railway network and a future residential development, which reduces its perceptual qualities for that area of the LCA. Intervisibility between the Site and LCA is also limited. Local intervisibility is contained by strong hedgerow networks, and long-distance views are only afforded in the gaps between woodland blocks, resulting in a low/very low sensitivity to development of the Site.

### **Overall Sensitivity of the Mursley-Soulbury Claylands LCA (Non-Host)**

- 3.46 The AVLCA assessed the Mursley-Soulbury Claylands LCA as having a 'medium sensitivity' across the entire character area. This outcome isn't based on any particular type of

development, and covers the entire LCA area, so is generic and not focused on a particular development type. The general condition of the landscape is considered to be very good in the report, although recent upgrade works to the East West Rail line adjacent to the Site has impacted this in the short term. The LCA has a characteristic rolling landscape, which provides intermittent views across the area, which when overlapped with the wooded character adjacent to the Site, reduces intervisibility and impacts on tranquillity between the Site and wider LCA.

- 3.47 The closest area of the LCA is also influenced by an upgraded major railway network and a future residential development, which reduces its perceptual qualities for that area of the LCA. Intervisibility between the Site and LCA is also limited. Local intervisibility is contained by strong hedgerow networks, and long-distance views are only afforded in the gaps between woodland blocks, resulting in a medium/low sensitivity to development of the Site.

#### **Overall Sensitivity of the Land Area 18: Salden Claylands**

- 3.48 The Landscape Sensitivity Study assessed the Land Area 18: Salden Claylands as having a 'low sensitivity' across the entire character area. This outcome is based on the type of development being a large-scale residential development, and covers the entire Land Area. Therefore, the sensitivity study is relevant to the proposals on this Site and this assessment is in agreement.

#### **Overall Sensitivity of the Site Character**

- 3.49 In summary, the main character and valuable fabric of the Site is to be found in the mature specimen trees in the north-western area, the mature intact hedgerows across the various field boundaries, the field ponds, and the rolling topography that forms part of a shallow valley. These features are typical characteristic features of note that add structure to the local landscape and add to the enclosed feel of the landscape to the north. The Site is defined to the east and south by its intensive arable land use, which has influenced the limitation of vegetation cover within and on the Site's extremities in that area. This area of the Site is also impacted by the intrusion of the high voltage overhead powerlines and pylons. The northern and western areas of the Site is defined by its semi-enclosed pastoral land use, with limited detractors coming from the Salden Crabtree Farm complex.
- 3.50 In landscape terms, despite the presence of some characteristic landscape features and the Site having a generally rural character, the Site lacks complexity and its features are, at most, in reasonable condition. The Site is considered to have a medium value, and a medium/low susceptibility, resulting in a medium/low sensitivity with regard to type of development proposed.

#### **Summary of Landscape Receptors to be Assessed**

- 3.51 **Table EDP 3.3** details the landscape receptors that experience a connection with the Site and have the potential to experience larger than negligible effects from the type of development proposed.

**Table EDP 3.3:** Landscape Character Receptor Summary

<b>Receptor</b>	<b>Value</b>	<b>Susceptibility</b>	<b>Overall Sensitivity</b>
The Site and its Context	Medium	Medium/Low	Medium/Low
LCA 4.8 Horwood Claylands	Medium	Medium/Low	Medium/Low
LCA 4.7 Whaddon Chase (non-host)	High	Very Low	Medium/Low
LCA 4.9 Newton Longville- Stoke Hammond Claylands (non-host)	Low	Very Low	Low/Very Low
LCA 4.11 Mursley-Soulbury Claylands (non-host)	Medium	Very Low	Low
Land Area 18: Salden Claylands	Low	Low	Low

## Section 4 Existing (Baseline) Conditions: Visual Amenity

### INTRODUCTION

- 4.1 Visual amenity (as opposed to ‘visual character’ described in the previous section) is not about the visual appearance of the Site, but has to do with the number, distribution and character of views towards, from or within the Site. An analysis of visual amenity allows conclusions to be reached about who may experience visual change, from where and to what degree those views will be affected by the proposed development.
- 4.2 This section describes the existing views; changes to views wrought by the proposed development are analysed in **Section 6**. An analysis of existing views and the ‘receptors’ likely to experience visual change is conducted in three steps described in turn below.

### STEP ONE: DEFINING ZONES OF THEORETICAL AND PRIMARY VISIBILITY

- 4.3 The starting point for an assessment of visual amenity is a computer-generated ‘zone of theoretical visibility’ (ZTV). The ZTV is derived using digital landform height data only and therefore it does not account for the screening effects of intervening buildings, structures or vegetation, but it does give a prediction of the areas that, theoretically, may be able to experience visual change; it thus provides the basis for more detailed field assessment. In this situation, as the extent of proposals of the Site are currently unknown, a ZTV has been run based on the development of the entire Site area to form a ‘worse case’ scenario to capture all possible impacts and inform the design process.
- 4.4 The ZTV is then refined by walking and driving local roads, rights of way and other publicly accessible viewpoints to arrive at a more accurate, ‘field-tested’ zone of primary visibility (ZPV). The ZPV is where views of the proposed development would normally be close-ranging and open, whether in the public or private domain, on foot, cycling or in a vehicle. In this instance, the field assessment was undertaken by an experienced Landscape Architect in June 2024 in sunny/cloudy, clear conditions, and therefore predicts the extent of summertime views of a proposed development, based on a ‘worse case’ scenario.
- 4.5 Beyond the ZPV lies a zone of visibility that is less open, being either partly screened or filtered. Views from within this zone would include the proposal – it may not be immediately noticeable, but once recognised would be a perceptible addition to the view.
- 4.6 **Plan EDP 4** illustrates the findings of the visual appraisal from which it can be seen that the ZPV extends as follows:
- To the north, the views of the Site are contained by woodland and field boundary vegetation to the south of the A421 Buckingham Road. Local views are from elevated ground, but vegetation heavily filters views into the Site and limits views of the entire Site. Overall, views of the Site from the north are contained to approximately 500m, and 1.7km to the north-west;

- To the south, large pockets of woodland and wooded corridors along the southern boundary break up possible views of the Site. Views are predominantly from local receptors where gaps in the vegetation occurs. The landscape to the south rises and is more open in character, so some long-distance glimpses of the Site are experienced. Overall, views of the Site from the south are contained to approximately 2km;
- To the east, views of the Site are contained by strong field boundary vegetation and Whaddon Road. Where ground slightly rises to the east beyond Whaddon Road, views from receptors such as PRow and resident dwellings continue to be restricted by vegetation, meaning that views of the Site from the east are contained to approximately 600m; and
- To the west, views of the Site are localised by a local ridgeline screening long distance views from the west. Field boundary trees and vegetation within the Site itself break up the appearance of the Site, allowing filtered views into the Site from receptors to the west. Overall, views of the Site from the west are contained to approximately 1km and 500m to the south-west.

## **STEP TWO: DEFINING RECEPTOR GROUPS**

- 4.7 Within the ZPV and 2km detailed study area, the people ('receptors') likely to experience visual change can be considered as falling into a number of discernible groups. **Appendix EDP 3** provides representative photoviewpoints from the below receptors during the summer months.

### **Rights of Way Users**

- 4.8 Generally, users of PRow are considered to experience a high susceptibility to changes arising from development of the type proposed, as views of the surrounding landscape are an important component of users' enjoyment of the route or access land. The overall sensitivity of the PRow users in the study area of the Site is therefore considered to be high. Locations of all PRow mentioned below can be found on **Plan EDP 2** and **5**.

### **PRow to the North**

#### *PRow WHA/16/1 (Midshires/Swan's Way)*

- 4.9 PRow WHA/16/1 runs adjacent to the entirety of the Site's northern boundary, starting at Whaddon Road to the north-west of the Site, and terminating just south of the A421. Views into the Site are partially filtered by the Site's boundary vegetation, but due to the proximity of the PRow, open and partial views are experienced along sections of the boundary where vegetation is not as dense (**Photoviewpoint EDP 1**). Boundary vegetation is more established along the eastern extents, which reduces views into the eastern area of the Site (**Image EDP 3.5**). As the PRow heads north-east onto slightly elevated ground, filtered views into the Site and the high ground in the centre are possible (**Photoviewpoint EDP 3**).
- 4.10 This PRow also forms part of the Midshires/Swan's Way Long Distance Paths (LDP's). These LDP's continue to the west of the Site, heading south along Whaddon Road along

the eastern boundary, before crossing the train tracks and heading further west. Roadside vegetation predominantly screens views into the Site from the road section of the LDP's, until they pass the Site towards the bridge over the train line bridge, where open views into the Site are experienced (**Photoviewpoint EDP 7**). Views slightly reduce to the south of the train tracks, with the eastern area of the Site completely screened by vegetation (**Photoviewpoint EDP 8**).

*PRoW WHA/15/1*

- 4.11 PRoW WHA/15/1 is a short section of PRoW that connects WHA/16 to WHA/13 to the north. The majority of the PRoW runs through dense woodland, screening views south towards the Site. As users of the PRoW head south into open countryside, views are heavily filtered by a series of small fields, buildings and vegetation. Views of the Site open up as proximity reduces, with the Site's vegetation partially filtering views into the Site (**Photoviewpoint EDP 2**). Views of the eastern area of the Site are heavily limited by vegetation.

**PRoW to the East**

*PRoW NLO/20/1 & MUR/15/1*

- 4.12 PRoW NLO/20/1 is a short section of footpath that connects the Site to Whaddon Road to the east. The majority of the PRoW is bordered by dense vegetation, restricting views towards the Site (**Image EDP 4.1**). A section of the PRoW runs along part of the southern boundary, where the boundary hedgerow has been maintained to a lower height. This affords views into the south-east corner of the Site from this section of the PRoW (**Image EDP 4.2**). PRoW NLO/20/1 links to MUR/15/1, which enters the Site in the south-east corner and connects to Salden Lane. Open views of the southern area of the Site are experienced from this PRoW (**Photoviewpoint EDP 5**).



**Image EDP 4.1:** View from PRow NLO/20/1 to the east of the Site. Dense vegetation screens views of the Site.



**Image EDP 4.2:** View from PRow NLO/20/1, adjacent to the southern boundary, looking north into the Site.

*Milton Keynes Boundary Walk*

- 4.13 The Milton Keynes Boundary Walk (MKBW) is a LDP that runs around the outskirts of Milton Keynes. A small section of MKBW runs along Whaddon Road to the east of the Site. The road is lined with dense vegetation, restricting views west towards the Site, but a field access gap provides a glimpsed view west, with intervening vegetation continuing to heavily filter views of the Site (**Photoviewpoint EDP 4**).

***PRoW to the South***

*PRoW MUR/1/1 & MUR/2/1*

- 4.14 PRoW MUR/1/1 and MUR/2/1 are located within a kilometre of the Site and run in a north/south direction from Salden Lane to higher ground south, towards Mursley. Views of the Site from these PRoW are predominantly limited by Salden Wood and the woodland belt along the southern boundary, alongside multiple field boundaries. Where the PRoW reach higher ground further south, views across the landscape to the north open up. Field boundary continues to heavily filter views of the Site though (**Photoviewpoint EDP 9**).

*PRoW NLO/16/1*

- 4.15 PRoW NLO/16/1 connects Newton Longville to the wider PRoW network, running in an east/west direction. The woodland blocks and woodland belts along the train line screen the majority of the Site. Distant glimpses of the high ground of the Site in the eastern area are possible in the small gaps in vegetation.

*PRoW MUR/16/2*

- 4.16 PRoW MUR/16/2 is located approximately 2km south of the Site, on the other side of the low ground. The woodland blocks and woodland belts along the train line screen the majority of the Site. Distant glimpses of the high ground of the Site in the eastern area are possible in the small gaps in vegetation (**Photoviewpoint EDP 14**), with limited views possible of the western area of the Site (**Photoviewpoint EDP 13**).

***PRoW to the West***

*PRoW MUR/18/2*

- 4.17 PRoW MUR/18/2 is a short section of Byway to the south of the train line, and also forms part of the Midshires/Swan's Way LDP. From Whaddon Road, the PRoW falls to lower ground, so existing vegetation and the train line limit views towards the Site. Glimpses of the south-west corner of the Site are possible from this PRoW (**Image EDP 4.3**).



**Image EDP 4.3:** View from PRoW MUR/18/2, looking north-east towards the Site.

#### *PRoW LHO/19/1*

- 4.18 PRoW LHO/19/1 is located in open countryside to the west of the Site, orientated in an east/west direction. Views of the Site are experienced from most of the PRoW, but vary between partial and glimpses of the Site. The vegetation along Whaddon Road and the field boundary trees do filter views into the Site, with views of the eastern area limited by the Site vegetation (**Photoviewpoint EDP 11**).

#### *PRoW LHO/20/2*

- 4.19 PRoW LHO/20/2 is a short section of PRoW located on higher ground to the west. The elevation of the PRoW allows for expansive views east, with views of the Site experienced from the majority of the PRoW. The vegetation along Whaddon Road and the field boundary trees do filter views into the Site, with views of the eastern area limited by the Site vegetation (**Photoviewpoint EDP 12**).

#### *LHO/7/1*

- 4.20 PRoW LHO/7/1 is located approximately 2km north-west of the Site, on higher ground. The small woodland pockets screen the majority of the Site. Distant glimpses of the western area of the Site are possible in the small gaps in vegetation.

### **Road Users**

#### ***Minor Road Users***

- 4.21 Minor road users are considered to be of medium susceptibility to changes arising from development of the type proposed, as generally slower speeds mean that users of such

roads are more able to observe the surrounding context (compared to users of main roads and motorways). The overall sensitivity of minor road users is therefore assessed as medium.

*Whaddon Road (to the east of the Site)*

- 4.22 Whaddon Road runs in a north-west/south-east direction, connecting Newton Longville to the A421. The road is lined with dense vegetation, restricting views west towards the Site, but a field access gap provides a glimpsed view west, with intervening vegetation continuing to heavily filter views of the Site (**Photoviewpoint EDP 4**).

*Salden Lane*

- 4.23 Salden Lane is a dead-end road that services a small number of dwellings and businesses, including Lower Salden Farm located within the centre of the Site. The extents of the publicly accessible section of the Lane ends just inside the Site. Where the lane crosses the train line bridge into the Site, open views of the southern area are experienced (**Photoviewpoint EDP 6**). These views decrease with distance from the Site, as topography and vegetation intervene the view towards the Site.

*Whaddon Road (to the west of the Site)*

- 4.24 Whaddon Road runs in a north/south direction, connecting Mursley to the A421. The road is lined with vegetation along the majority of its length, and follows the contours of the landscape. Views of the Site from the north are predominantly screened by the roadside vegetation (**Photoviewpoint EDP 10**). As users of the road pass alongside the western boundary, views open up into the Site of the western area (**Photoviewpoint EDP 8**). As road users head over the train line to the south and up rising ground, partial views of the Site are still possible (**Photoviewpoint EDP 7**).

**Residential Dwellings/Groups**

- 4.25 Views from private residential properties, although likely to be of high to very high sensitivity to changes in the view, are not protected by national planning guidance or local planning policy. Accordingly, changes to the character, 'quality' and nature of private views are not a material planning consideration in the determination of a planning application. However, they remain relevant to this review of the predicted extent and nature of visual change, so are reviewed briefly below:

- Group A – Lower Salden Farm and Salden Crabtree Farm: These properties form part of the Site, with Lower Salden Farm located in the centre and Salden Crabtree Farm located on the western boundary. Residents of these properties would experience a very high level of change due to the location within the Site itself. However, both farm complexes are formed of several closely located and large outbuildings, so views of new residential development would potentially be slightly filtered;
- Group B – Chase Farm Residential Area: Group B is located approximately 250m north of the Site, on higher ground. It is a complex of 15 properties closely located to one another. Due to the tight footprint of the properties, the majority of the residents do not experience views of the Site. The residents located on the southern edge of the

complex look over the Site, and experience partial views, filtered by intervening vegetation;

- Group C – Farm complexes and dwellings located south of the train line: Several farmsteads and individual properties are located in the wider landscape to the south of the Site. The majority of the properties would not experience views of the Site due to vast intervening vegetation. Where views are possible, this would be filtered and limited to glimpses to parts of the Site only;
- Leys Grounds, associated with Bletchley Leys Farm: Located approximately 500m east of the Site, on the west side of Whaddon Road. The property is located on locally high, open ground, affording expansive views west. The strong boundary vegetation of the Site and intervening fields do filter views towards the Site, with more open views of the high ground in the Site; and
- Crabtree Farm: Located adjacent to the western boundary, on the west side of Whaddon Road. The property is a single storey dwelling with windows facing towards the Site. Vegetation associated with Whaddon Road and the Site does filter views into the Site, but glimpses of the western area is possible.

### East/West Rail Trainline

- 4.26 The East/West Rail trainline has been recently upgraded and runs east/west to the south of the Site. The section of the train line that passes adjacent to the southern boundary is located within a cutting, so views of the Site from the passing trains is not possible (**Photoviewpoint EDP 8**). The south-east corner of the Site does run down to the trainline level, which affords a short open views into the Site (**Photoviewpoint EDP 5**).

### Summary of Visual Receptors to be Assessed

- 4.27 **Table EDP 4.1** details the visual receptors that experience views of the Site and have the potential to experience larger than negligible effects from the type of development proposed.

**Table EDP 4.1:** Visual Receptor Summary

Receptor	Value	Susceptibility	Overall Sensitivity
PRoW WHA/16/1	High	High	High
PRoW WHA/15/1	High	High	High
PRoW NLO/20/1	High	High	High
PRoW MUR/15/1	High	High	High
PRoW MUR/1/1	High	High	High
PRoW MUR/2/1	High	High	High
PRoW NLO/16/1	High	High	High
PRoW MUR/16/2	High	High	High
PRoW MUR/18/2	High	High	High

Receptor	Value	Susceptibility	Overall Sensitivity
PRoW LHO/19/1	High	High	High
PRoW LHO/7/1	High	High	High
Midshires and Swan's Way LDP	High	High	High
Milton Keynes Boundary Walk LDP	High	High	High
National Cycle Route 51	High	High	High
Whaddon Road (East of Site)	Medium/Low	Medium	Medium/Low
Whaddon Road (West of Site)	Medium/Low	Medium	Medium/Low
Salden Lane	Medium	Medium	Medium
Group A – Lower Salden Farm and Salden Crabtree Farm	High/Medium	High/Medium to Medium	High/Medium to Medium
Group B – Chase Farm Residential Area	High	Very High to High	Very High to High
Group C – Farm complexes and dwellings located south of the train line	High	Medium to Low	Medium
Leys Grounds, associated with Bletchley Leys Farm	High	High to Medium	High to Medium
Crabtree Farm	High	High	High
East/West Rail Trainline	Medium	Low	Medium/Low

### STEP THREE: DEFINING REPRESENTATIVE VIEWPOINTS

4.28 Within the ZPV, there are clearly many individual points at which views towards the Site are gained. EDP has selected a number of viewpoints that are considered representative of the nature of the views from each of the receptor groups. The selection of the representative viewpoints is based on the principle that the assessment needs to test the 'worst case' scenario, and in selecting these viewpoints, EDP has sought to include:

- A range of viewpoints from all points of the compass, north, south, east and west;
- A range of viewpoints from distances at close quarters at the Site boundary and up to distant viewpoints at 2km and more from the Site; and
- Viewpoints from all the above receptor groups.

4.29 The representation of views is supported by 14 photoviewpoints (PVPs), the number and location of which has not been agreed with the LPA. Their location is illustrated on

**Plan EDP 5.** Photographs from the selected viewpoints are contained in **Appendix EDP 3**. The purpose of these viewpoints is to aid assessment of a visual receptor(s). These viewpoints are not assessed separately.

**Table EDP 4.2:** Summary of Representative Photoviewpoints

<b>PVP No.</b>	<b>Location</b>	<b>Grid Reference</b>	<b>Distance and Direction of View</b>	<b>Reason(s) for Selection and Sensitivity of Receptor</b>
1	PRoW WHA/16 adjacent to the northern boundary, looking south-east towards the Site	481284, 231412	60m; SE	PRoW/Long Distance Path Users
2	PRoW WHA/15 to the north of the Site, looking south towards the Site	481284, 231412	135m; S	PRoW Users
3	PRoW WHA/16 to the north-east of the Site, looking south-west towards the Site	482042, 232530	420m; S	PRoW/Long Distance Path Users
4	Whaddon Road/Milton Keynes Boundary Walk to the east of the Site, looking west towards the Site	482986, 232157	600m; W	Long Distance Path/Road Users
5	PRoW MUR/15 within the south-eastern area of the Site	482395, 231466	0m; NESW	PRoW/National Cycle Route Users
6	Salden Lane/National Cycle Route 51 on the southern boundary, looking north across the Site	482124, 231185	0m; N	PRoW/National Cycle Route Users
7	Whaddon Road/Swan's Way LDP to the west of the Site, looking east towards the Site	481333, 230673	10m; NE	Long Distance Path/Road Users
8	Whaddon Road/Swan's Way LDP junction to the south of the Site, looking north-east towards the Site	481383, 230477	200m; N	Long Distance Path/PRoW/Road Users
9	PRoW MUR/1 to the south of the Site, looking north towards the Site	480298, 230953	970m; N	PRoW Users
10	Whaddon Road to the north of the Site, looking south towards the Site	480977, 231439	345m; SE	Road Users

<b>PVP No.</b>	<b>Location</b>	<b>Grid Reference</b>	<b>Distance and Direction of View</b>	<b>Reason(s) for Selection and Sensitivity of Receptor</b>
11	PRoW LHO/19 to the west of the Site, looking south towards the Site	481280, 231385	600m; E	PRoW Users
12	PRoW LHO/20 to the west of the Site, looking south towards the Site	480298, 230953	970m; E	PRoW Users
13	PRoW MUR/16 to the south of the Site, looking north towards the Site	483439, 229797	1.87km; W	PRoW Users
14	PRoW MUR/16/Drayton Road to the south-east of the Site, looking north-west towards the Site	484321, 230503	2.04km; NW	PRoW/Road Users

## Section 5 Design Considerations and Mitigation

5.1 Having defined and reviewed the baseline conditions in **Sections 3** and **5**, and planning considerations in **Section 2**, this report now sets out landscape and visual opportunities to inform the masterplan for residential development of the Site. It recommends layout and Green Infrastructure responses to ensure that the proposals respond to local character, avoid or minimise potential adverse effects, and make a positive contribution to the landscape west of Milton Keynes and to a climate resilient development.

### DESIGN CONSIDERATIONS

#### Key Landscape Constraints

5.2 Several key landscape constraints have been identified in the Site, which are summarised below:

- The location of the Site within a rural setting (accepting that this landscape is not subject to any designation relating to quality or value);
- Long distance views into the Site from the north-west and the south, and medium distance views into the Site from the west;
- Prominent local ridgeline in the centre of the Site;
- Large specimen trees in the north-western area of the Site;
- Landscape features surrounding the farm complexes have the potential to be contaminated; and
- High voltage overhead powerlines and pylons running across the central and southern areas of the Site.

5.3 As highlighted on **Plan EDP 5**, potential development on the Site would be visible from several locations in the surrounding area, but primarily those within very close proximity or adjacent to it. The PRoW running through and adjacent to the Site should be carefully considered, as it is clearly a well-used route that form part of the LDPs network.

#### Key Landscape Opportunities

5.4 Several key opportunities have been identified in the Site, which are summarised below:

- Retain, protect and enhance existing vegetation across the Site, and in particular in the north-western area where mature specimen trees are located. Vegetation to be retained for its integral value and to soften the development in views from local receptors. Enhancement to include additional tree and shrub planting, improvements

to the existing margins, and ongoing management to ensure fulfilment of design aims including biodiversity enhancement, climate resilience, and biosecurity;

- Create a soft, green, gentle transition from urban to rural at the new settlement edge to the north and west, while also retaining some visual connectivity between the Site and the wider landscape. This to be achieved through selective green infrastructure corridors and layering the landscape through the scheme. This to be combined with an informal, indented development edge of limited height and in muted colours with low-reflective materials. This will contribute to integration of the development with the rural landscape, and to landscape character restoration and integration;
- Retain existing on-site PRoW within green corridors, wherever possible, and enhance and connect into these routes to provide a network of destination and recreational walking and cycling routes that link across the Site and to the Site context;
- Work with the existing constraints to provide landscaping opportunities that could also mitigate for existing intrusions in the landscape, i.e., provide landscaped corridors around the overhead powerlines, and incorporate green space on the most exposed areas of the ridgeline; and
- Provide a multi-functional, connected, integrated Green Infrastructure (GI) strategy to contribute to wider GI network:
  - Create a strong structural landscape to soften and bring character to the development, contribute to biodiversity and to visual, recreational, and microclimate benefits across the Site; and
  - Create green links across the Site connecting to the wider landscape for the benefit of wildlife and people.

## **SUMMARY**

- 5.5 This report has identified constraints and opportunities to residential development at the Site. The Site is considered suitable for residential development in landscape and visual amenity terms, where any proposal is carefully considered and designed in line with the advocated mitigation, to minimise impacts on local landscape character and visual amenity. Indeed, the Site provides opportunities to restore characteristic landscape elements and patterns and enhance the local landscape character and biodiversity. Therefore, landscape and visual amenity do not represent an in-principle constraint to delivery of development in this location.

## **Appendix EDP 1**

### **EDP LVIA Assessment Methodology**

#### **INTRODUCTION**

- A1.1 This section provides a methodology for landscape and visual impact assessment as used by EDP.

#### **METHODOLOGY**

- A1.2 The assessment methodology for assessing landscape and visual effects prepared by EDP is based on the following best practice guidance:
- Guidelines for Landscape and Visual Impact Assessment – Third Edition (LI/IEMA, 2013);
  - An Approach to Landscape Character Assessment (Natural England 2014); and
  - Landscape Institute Technical Guidance Note (TNG) 06/19 Visual Representation of Development Proposals (17 September 2019).
- A1.3 Other reference documents used to understand the baseline position in landscape terms comprise published landscape character assessments appropriate to the Site's location and the nature of the proposed development.
- A1.4 The nature of landscape and visual assessment requires both objective analysis and subjective professional judgement. Accordingly, the following assessment is based on the best practice guidance listed above, information and data analysis technique, it uses quantifiable factors wherever possible and subjective professional judgement where necessary and is based on clearly defined terms.

#### **Landscape Assessment**

- A1.5 Landscape effects derive from changes in the physical landscape fabric that may give rise to changes in its character and how this is experienced. These effects need to be considered in line with changes already occurring within the landscape and which help define the character of it.
- A1.6 Effects upon the wider landscape resource, i.e. the landscape surrounding the development, requires an assessment of visibility of the proposals from adjacent landscape character areas, but remains an assessment of landscape character and not visual amenity.

#### **Visual Assessment**

- A1.7 The assessment of effects on visual amenity draws on the predicted effects of the development, the landscape and visual context, and the visibility and viewpoint analyses,

and considers the significance of the overall effects of the proposed development on the visual amenity of the main visual receptor types in the study area.

### **Identifying Landscape and Visual Receptors**

A1.8 This assessment has sought to identify the key landscape and visual receptors that may be affected by the changes proposed.

A1.9 The assessment of effects on landscape as a resource in its own right draws on the description of the development, the landscape context and the visibility and viewpoint analysis to identify receptors, which, for the proposed development may include, but not be limited to, the following:

- The landscape fabric of the development Site;
- The key landscape characteristics of the local context;
- The 'host' landscape character area that contains the proposed development;
- The 'non-host' landscape character areas surrounding the host character area and may be affected by the proposals (where relevant); and
- Landscape designations on a national, regional or local level (where relevant).

A1.10 The locations and types of visual receptors within the defined study areas are identified from Ordnance Survey maps and other published information (such as walking guides), from fieldwork observations and from local knowledge provided during the consultation process. Examples of visual receptors may include, but not be limited to, the following:

- Settlements and private residences;
- Users of National Cycle Routes and National Trails;
- Users of local/regional cycle and walking routes;
- Those using local rights of way – walkers, horse riders, cyclists;
- Users of open spaces with public access;
- People using major (motorways, A and B) roads;
- People using minor roads; and
- People using railways.

### **Assessment of Landscape and Visual Effects**

A1.11 The assessment of effects on the landscape resource includes consideration of the potential changes to those key elements and components that contribute towards recognised landscape character or the quality of designated landscape areas; these

features are termed landscape receptors. The assessment of visual amenity requires the identification of potential visual receptors that may be affected by the development. As noted, following the identification of each of these various landscape and visual receptors, the effect of the development on each of them is assessed through consideration of a combination of:

- Their overall sensitivity to the proposed form of development, which includes the susceptibility of the receptor to the change proposed and the value attached to the receptor; and
- The overall magnitude of change that will occur - based on the size and scale of the change, its duration and reversibility.

### **Defining Receptor Sensitivity**

A1.12 A number of factors influence professional judgement when assessing the degree to which a particular landscape or visual receptor can accommodate change arising from a particular development. Sensitivity is made up of judgements about the 'value' attached to the receptor, which is determined at baseline stage, and the 'susceptibility' of the receptor, which is determined at the assessment stage when the nature of the proposals, and therefore the susceptibility of the landscape and visual resource to change, is better understood.

A1.13 Susceptibility indicates *"the ability of a defined landscape or visual receptor to accommodate the specific proposed development without undue negative consequences"*<sup>14</sup>. Susceptibility of visual receptors is primarily a function of the expectations and occupation or activity of the receptor. A degree of professional judgement applies in arriving at the susceptibility for both landscape and visual receptors and this is clearly set out in the technical appendices to this assessment.

A1.14 A location may have different levels of sensitivity according to the types of visual receptors at that location and any one receptor type may be accorded different levels of sensitivity at different locations.

A1.15 With reference to Box 5.1 within GLVIA3 (Page 84), **Table EDP A1.1** provides an indication of the criteria by which the overall value of a landscape receptor may be judged. Within the assessment, further reference to the Landscape Institute's 'TGN 02-21: Assessing landscape value outside national designations' may be applied where appropriate. **Table EDP A1.2** provides an indication of the criteria by which the overall susceptibility of the landscape in relation to the type of development proposed.

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<sup>14</sup>Landscape Institute and Institute of Environmental Management and Assessment (2013) Guidelines for Landscape and Visual Impact Assessment, Third Edition Page 158

**Table EDP A1.1:** Assessment of Landscape Value

<b>Landscape Character Area Value</b>				
<b>Very Low</b>	<b>Low</b>	<b>Medium</b>	<b>High</b>	<b>Very High</b>
Undesignated countryside and landscape features; absence of distinctive landscape characteristics; despoiled/-degraded by the presence of many landscape detractors.	Undesignated countryside and landscape features; few distinctive landscape characteristics; presence of landscape detractors.	Undesignated countryside and landscape features; some distinctive landscape characteristics; few landscape detractors.	Locally designated/valued countryside (e.g. Areas of High Landscape Value, Regional Scenic Areas) and landscape features; many distinctive landscape characteristics; very few landscape detractors.	Nationally/internationally designated/valued countryside and landscape features; strong/distinctive landscape characteristics; absence of landscape detractors.
<b>Consideration of Other Value Criteria</b>				
<b>Condition/Quality</b>				
A landscape with no or few areas intact and/or in poor condition.	A landscape with few areas that are intact and/or in a reasonable condition.	A landscape with some areas that are intact and/or in reasonable condition.	A landscape with many areas that are intact and/or in a reasonable condition.	A landscape with most areas intact and/or in good condition.
<b>Scenic Quality</b>				
A landscape of little or no aesthetic appeal.	A landscape of low aesthetic appeal.	A landscape of some aesthetic appeal.	A landscape of high aesthetic appeal.	A landscape of very high aesthetic appeal.
<b>Rarity and Representativeness</b>				
A landscape that does not contain rare landscape types or features.	A landscape that contains few distinct landscape types or features.	A landscape that contains distinct but not rare landscape types or features.	A landscape that contains one or more rare landscape types or features.	A landscape that is abundant in rare landscape types or features.
<b>Conservation Interests</b>				

<b>Landscape Character Area Value</b>				
A landscape with no or very limited cultural, geological and/or nature conservation content.	A landscape with limited cultural, geological and/or nature conservation content.	A landscape with some cultural, geological and/or nature conservation content.	A landscape with rich cultural, geological and/or nature conservation content.	A landscape with abundant cultural, geological and/or nature conservation content.
<b>Recreation Value</b>				
A landscape with no or very limited contribution to recreational experience.	A landscape with no or limited contribution to recreational experience.	A landscape that provides some contribution to recreational experience.	A landscape that provides a good contribution to recreational experience.	A distinct landscape that forms a strong contribution to recreational experience.
<b>Perceptual Aspects</b>				
A landscape with prominent detractors, probably part of the key characteristics.	A landscape with landscape detractors, and is not particularly wild, tranquil or unspoilt.	A landscape with few detractors that also retains some perceptual values.	A landscape with very few detractors that has a relatively wild, tranquil or unspoilt landscape.	A wild, tranquil or unspoilt landscape without noticeable detractors.
<b>Cultural Associations</b>				
A landscape without recorded associations.	A landscape with few recorded associations.	A landscape with some and/or moderately valued associations.	A landscape with numerous and/or highly valued associations.	A landscape of rich and/or very highly valued associations.
<b>Overall Judgement of Landscape Value</b>				
<b>Very Low value</b> – receptor largely reflects very low value criteria above.	<b>Low value</b> – receptor largely reflects low value criteria above.	<b>Medium value</b> – receptor largely reflects medium value criteria above.	<b>High value</b> – receptor largely reflects high value criteria above.	<b>Very High value</b> – receptor largely reflects very high value criteria above.

**Table EDP A1.2:** Assessment of Landscape Susceptibility

<b>Very Low Susceptibility to Change</b>	<b>Low Susceptibility to Change</b>	<b>Medium Susceptibility to Change</b>	<b>High Susceptibility to Change</b>	<b>Very High Susceptibility to Change</b>
<b>Pattern, Complexity and Physical Susceptibility to Change to the Proposed Development</b>				
A simple, monotonous and/or degraded landscape with common/indistinct features and minimal variation in landscape pattern.	A landscape with an occasionally intact pattern and/or with a low degree of complexity and with few features in reasonable condition.	A landscape with some intact pattern and/or with a degree of complexity and with features mostly in reasonable condition.	A landscape with mostly patterned/-textured or a simple but distinctive landscape and/or with high value features and essentially intact.	A strongly patterned/-textured or a simple but distinctive landscape and/or with high value features intact.
<b>Visual Susceptibility to Change to the Proposed Development</b>				
A very enclosed landscape that contains or strongly filters views, with an absence of visual landmarks and a lack of intervisibility with designated landscapes.	A predominantly enclosed landscape that contains or filters most views, with very few views of visual landmarks or intervisibility with designated landscapes.	A partially enclosed landscape with some visual containment and filtering, possible limited intervisibility with visual landmarks and designated landscapes.	An open landscape with intervisibility and limited visual filtering or enclosure. Prominent visual landmarks may be present, and/or intervisibility with designated landscapes may occur.	An open or exposed landscape with extensive intervisibility and no or very limited visual filtering or enclosure. Prominent visual landmarks are present, and/or intervisibility with designated landscapes occurs.

<b>Very Low Susceptibility to Change</b>	<b>Low Susceptibility to Change</b>	<b>Medium Susceptibility to Change</b>	<b>High Susceptibility to Change</b>	<b>Very High Susceptibility to Change</b>
<b>Experiential Susceptibility to Change to the Proposed Development</b>				
<p>A landscape with prominent visual and/or aural intrusion and close relationship with large scale built development/-infrastructure.</p> <p>A landscape that contains many light sources and essentially suffers from widespread light pollution.</p>	<p>A busy landscape with frequent visual and/or aural intrusion and nearby relationship with large scale built development/-infrastructure.</p> <p>A landscape that contains frequent light sources and suffers from light pollution.</p>	<p>A partially tranquil landscape with limited visual and/or aural intrusion, some relationship with built development/infrastructure may be present.</p> <p>A landscape that contains some light sources.</p>	<p>A tranquil landscape with limited visual and/or aural intrusion, some relationship with built development/-infrastructure may be present.</p> <p>A landscape that contains few light sources.</p>	<p>A very tranquil, wild or remote landscape with little or no sense of visual or aural intrusion.</p> <p>A landscape that contains very few light sources and provides dark skies.</p>
<b>Overall Judgement of Susceptibility to Change to the Proposed Development</b>				
<p><b>Very Low susceptibility</b> – receptor largely reflects very low criteria above.</p>	<p><b>Low susceptibility</b> – receptor largely reflects low criteria above.</p>	<p><b>Medium value</b> – receptor largely reflects medium criteria above.</p>	<p><b>High susceptibility</b> – receptor largely reflects high criteria above.</p>	<p><b>Very High susceptibility</b> – receptor largely reflects very high criteria above.</p>

A1.16 **Table EDP A1.3** provides an indication of the criteria by which the overall sensitivity of the landscape resource is judged within this assessment and considers both value and susceptibility independently.

**Table EDP A1.3:** Assessment of Landscape Sensitivity

		Susceptibility of Landscape Receptor				
		Very High	High	Medium	Low	Very Low
Receptor Value	Very High	Very High	Very High/High	High	High/Medium	Medium
	High	Very High/High	High	High/Medium	Medium	Medium/Low
	Medium	High	High/Medium	Medium	Medium/Low	Low
	Low	High/Medium	Medium	Medium/Low	Low	Low/Very Low
	Very Low	Medium	Medium/Low	Low	Low/Very Low	Very Low

A1.17 For visual receptors, judgements of susceptibility and value are closely interlinked considerations. For example, the most valued views are those that people go and visit because of the available view, and it is at those viewpoints that their expectations will be highest and thus most susceptible to change.

A1.18 **Table EDP A1.4** provides an indication of the criteria by which the overall sensitivity of a visual receptor is judged within this assessment and considers both value and susceptibility independently.

**Table EDP A1.4:** Visual Receptor Sensitivity

Category	Visual Receptor Criteria
<b>Very High</b>	<p>Designed view (which may be to or from a recognised heritage asset or other important viewpoint), or where views of the surroundings are an important contributor to the experience. Key promoted viewpoint, e.g., interpretative signs. References in literature and art and/or guidebooks tourist maps. Protected view recognised in planning policy designation.</p> <p>Visual receptors with a very high susceptibility to change may include those with views from residential properties, especially from rooms normally occupied in waking or daylight hours; national public rights of way, e.g., National Trails and nationally designated countryside/landscape features with public access, which people might visit purely to experience the view; and visitors to heritage assets of national importance.</p>
<b>High</b>	<p>View of clear value but may not be formally recognised, e.g. framed view of high scenic value, or destination hill summits. It may also be inferred that the view is likely to have value, e.g. to local residents.</p> <p>Visual receptors with a high susceptibility to change are considered to be those whose attention or interest is focussed on their surroundings and may include those with views from recreational receptors where there is some appreciation of</p>

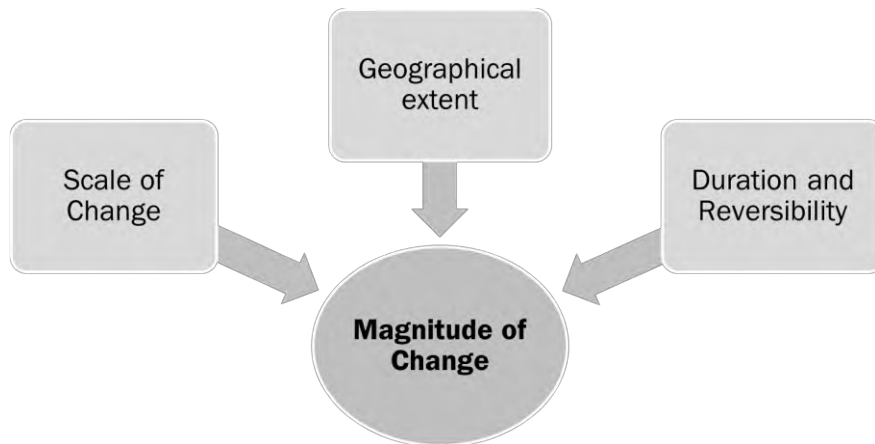
Category	Visual Receptor Criteria
	the landscape, e.g., golf and fishing; local public rights of way, access land and National Trust land, also panoramic viewpoints marked on maps; road routes promoted in tourist guides for their scenic value.
<b>Medium</b>	View is not promoted or recorded in any published sources and may be typical of the views experienced from a given receptor. Visual receptors with a medium susceptibility to change may include people engaged in outdoor sport other than appreciation of the landscape, e.g. football and rugby, or road users on minor routes passing through rural or scenic areas.
<b>Low</b>	View of clearly lesser value than similar views experienced from nearby visual receptors that may be more accessible. Visual receptors with a low susceptibility to change may include road users on main road routes (motorways/A roads) and users of rail routes or people at their place of work (where the place of work may be in a sensitive location). Also views from commercial buildings where views of the surrounding landscape may have some limited importance.
<b>Very Low</b>	View affected by many landscape detractors and unlikely to be valued. Visual receptors with a very low susceptibility to change may include people at their place of work, indoor recreational or leisure facilities or other locations where views of the wider landscape have little or no importance.

A1.19 The tables above offer a template for assessing overall sensitivity of any landscape or visual receptor as determined by combining judgements of their susceptibility to the type of change or development proposed and the value attached to the landscape as set out at paragraph 5.39 of GLVIA3. However, the narrative in this report may demonstrate that assessment of overall sensitivity can change on a case-by-case basis.

A1.20 For example, a high susceptibility to change and a low value may result in a medium overall sensitivity, unless it can be demonstrated that the receptor is unusually susceptible or is in some particular way more valuable. A degree of professional judgement applies in arriving at the overall sensitivity for both landscape and visual receptors.

### **Magnitude of Change**

A1.21 The magnitude of any landscape or visual change is determined through a range of considerations particular to each receptor. As set out within GLVIA3 (Page 39), the following steps are considered in defining the magnitude of change.



**Figure EDP A2.1:** Assessing the magnitude of change.

A1.22 Receptor locations from which views of the proposed development are not likely to occur will receive no change and therefore no effect. With reference to the ZTV and Site survey, the magnitude of change is defined for receptor locations from where visibility of the proposed development is predicted to occur.

A1.23 **Table EDP A1.5** provides an indication of the criteria by which the size/scale of change at a landscape or visual receptor is judged within this assessment.

**Table EDP A1.5:** Landscape and Visual Receptor Size/Scale of Change Criteria

Category	Landscape Receptor Criteria	Visual Receptor Criteria
<b>Large Scale</b> 	Total loss of or major alteration to key elements/features/characteristics of the baseline condition. Addition of elements which strongly conflict with the key characteristics of the existing landscape.	There would be a substantial change to the baseline, with the proposed development creating a new focus and having a defining influence on the view.
	Notable loss or alteration to one or more key elements/features/characteristics of the baseline condition. Addition of elements that are prominent and may conflict with the key characteristics of the existing landscape.	The proposed development will be clearly noticeable, and the view would be fundamentally altered by its presence.
	Partial loss or alteration to one or more key elements/features/characteristics of the baseline condition. Addition of elements that may be evident but do not necessarily conflict with the key characteristics of the existing landscape.	The proposed development will form a new and recognisable element within the view which is likely to be recognised by the receptor.



- Short-term (1 year to 5 years); or
- Temporary (less than 12 months).

**Reversibility:**

- Permanent with unlikely restoration to original state, e.g. major road corridor, power station, urban extension, etc.;
- Permanent with possible conversion to original state, e.g. agricultural buildings, retail units;
- Partially reversible to a different state, e.g. mineral workings;
- Reversible after decommissioning to a similar original state, e.g. wind energy development; or
- Quickly reversible, e.g. temporary structures.

A1.26 With consideration of the judgements set out above, **Table EDP A1.7** combines these judgements to provide the overall criteria by which the magnitude of change may be judged. While not all of the criteria may apply, the size/ scale, geographical extent Criteria and the duration/reversibility of effects on receptors are taken together to form a reasoned assessment of the magnitude of change. The overall magnitude of change is derived using professional judgement.

**Table EDP A1.7:** The Assessment of the Overall Magnitude of Change

Category	Receptor Criteria
<b>Very High</b>	Total loss of, or major alteration to key elements/features/characteristics of the baseline condition. Addition of elements which strongly conflict with the key characteristics of the existing landscape. The proposed development would create a new focus and have a defining influence on the view. Landscape and visual effects are typically large in scale, resulting in a permanent and irreversible change, influencing several landscape types or character areas. Visual changes would be experienced in direct, close ranging views with changes over a wide horizontal and vertical extent.
<b>High</b>	Notable loss or alteration to one or more key elements/features/characteristics of the baseline condition. Addition of elements that are prominent and may conflict with the key characteristics of the existing landscape. The proposed development would be clearly noticeable, and the view would be fundamentally altered by its presence. Direct or oblique views at close range with changes over a notable horizontal and/or vertical extent. Notable landscape and visual effects may be experienced in the medium to long-term, with possible conversion to original state, at the scale of the landscape type or character area/s within which the proposal lies.

Category	Receptor Criteria
<b>Medium</b>	Partial loss or alteration to one or more key elements/features/characteristics of the baseline condition. Addition of elements that may be evident but do not necessarily conflict with the key characteristics of the existing landscape within the immediate setting of the Site. The proposed development would form a new and recognisable element within the view which is likely to be recognised by the receptor. Visual change would be experienced in direct or oblique views at medium range with a moderate horizontal and/or vertical extent of the view affected. Effects may be partially reversible to a different state, being experienced in the medium term.
<b>Low</b>	Minor loss or alteration to one or more key elements/features/characteristics of the baseline landscape. Addition of elements, largely at the Site level, that may not be uncharacteristic within the existing landscape. The proposed development would form a minor constituent of an oblique view, being partially visible or at sufficient distance to be a small component at medium or long range and with a small horizontal/vertical extent of the view affected. The duration of the change may be short-term, being reversible to a similar original state.
<b>Very Low</b>	Barely discernible loss or alteration to key elements/features/characteristics of the baseline landscape. Addition of elements, experienced on parts of the Site at a very localised level, not uncharacteristic within the existing landscape. The proposed development would form a barely noticeable component of the view, often being seen as a small component in a long-range view where, although slightly altered, the change would be similar to the baseline situation. Effects may be temporary and quickly reversible to the original state of the baseline context.

### Significance of Effect

A1.27 The purpose of the EIA process is to identify the significant environmental effects (both beneficial and adverse) of development proposals. Schedule 4 to the EIA Regulations specifies the information to be included in all environmental statements, which should include a description of:

*"The description of the likely significant effects ...should cover the direct effects and any indirect, secondary, cumulative, transboundary, short-term, medium-term and long-term, permanent and temporary, positive and negative effects of the development".*

A1.28 In order to consider the likely significance of any effect, the sensitivity of each receptor is combined with the predicted magnitude of change to determine the significance of effect, with reference also made to the geographical extent, duration and reversibility of the effect within the assessment. Having taken such a wide range of factors into account when assessing sensitivity and magnitude at each receptor, the significance of effect can be derived by combining the sensitivity and magnitude in accordance with the matrix in **Table EDP A1.8**.

**Table EDP A1.8:** Level of Effects Matrix

Overall Sensitivity	Overall Magnitude of Change				
	Very High	High	Medium	Low	Very Low
Very High	Very Substantial	Substantial	Major	Major/- Moderate	Moderate
High	Substantial	Major	Major/ Moderate	Moderate	Moderate/- Minor
Medium	Major	Major/- Moderate	Moderate	Moderate/- Minor	Minor
Low	Major/- Moderate	Moderate	Moderate/ Minor	Minor	Minor/- Negligible
Very Low	Moderate	Moderate/ Minor	Minor	Minor/- Negligible	Negligible

A1.29 In certain cases, where additional factors may arise, a further degree of professional judgement may be applied when determining whether the overall change in the view will be significant or not. For example, in cases where a moderate effect is experienced by a high or very high sensitivity receptor, this may be considered to be significant. Similarly, where a moderate effect is experienced by a very low sensitivity receptor, this may not be considered significant. Where this occurs, further explanation is given within the assessment.

**Definition of Effects**

A1.30 Taking into account the levels of effect described above, and with regard to effects being either adverse or beneficial, the following table represents a description of the range of effects likely at any one receptor.

**Table EDP A1.9:** Definition of Effect

Category	Definition of Adverse Effects	Definition of Beneficial Effects
<b>Very Substantial</b>	Typically, the landscape or visual receptor is very highly sensitive with the proposals representing a very high adverse magnitude of change. The changes would be at complete variance with the landscape character and would permanently diminish the integrity of a valued landscape or view.	The removal of substantial existing incongruous landscape or visual elements and the introduction or restoration of highly valued landscape elements or built form which would reinforce local landscape character and substantially improve landscape condition and visual amenity.
<b>Substantial</b>	Typically, the landscape or visual receptor has a very high to high sensitivity with the proposals representing a very high to high adverse magnitude of change to the view or landscape resource. Changes would result in a fundamental change to the landscape resource or visual amenity.	The removal of existing incongruous landscape/visual elements and the introduction or restoration of some valued landscape or visual elements would complement landscape character and improve landscape condition and improve the local visual amenity.

Category	Definition of Adverse Effects	Definition of Beneficial Effects
<b>Major</b>	Typically, the landscape or visual receptor has a high to medium sensitivity with the proposals representing a high to medium magnitude of change. The proposals would represent a material but non-fundamental change to the landscape resource or visual amenity.	The removal of some existing incongruous landscape elements and/or the introduction or restoration of some potentially valued landscape elements which reflect landscape character and result in some improvements to landscape condition and/or visual amenity.
<b>Moderate</b>	Typically, the landscape or visual receptor has a medium sensitivity with the proposals representing a medium magnitude of change. The proposals would result in a slight but non-material change to the landscape resource or visual amenity.	Some potential removal of incongruous landscape features or visual amenity, although more likely the existing landscape and/or resource is complemented by new landscape features or built features compliant with the local landscape and published landscape character assessments.
<b>Minor</b>	Typically, the landscape or visual receptor has a low sensitivity with the proposals representing a low magnitude of change. There would be a detectable but non-material change to the landscape resource or visual amenity.	The proposals would result in minimal positive change to the landscape or visual resource, either through perceptual or physical change, and any change would not be readily apparent but would be coherent with ongoing change and process, and coherent with published landscape character assessments.
<b>Negligible</b>	Typically, the landscape receptor has a very low sensitivity with the proposals resulting in very limited loss or alteration to the landscape resource or change to the view. There would be a barely perceptible change to the landscape resource or visual amenity.	There would be a barely perceptible positive or negative change to the landscape resource or visual amenity.

A1.31 Effects can be adverse (negative), beneficial (positive) or neutral. The landscape effects will be considered against the landscape baseline, which includes published landscape strategies or policies if they exist. Changes involving the addition of large-scale man-made objects are typically considered to be adverse as they are not usually actively promoted as part of published landscape strategies. Accordingly, the assessment of landscape effects as a result of these aspects of the proposed development will be assumed to be adverse, unless otherwise stated within the assessment.

Visual effects are more subjective as people's perception of development varies through the spectrum of negative, neutral and positive attitudes. In the assessment of visual effects, the assessor will exercise objective professional judgement in assessing the level of effects and, unless otherwise stated, will assume that all effects are adverse, thus representing the worst-case scenario.

## **Appendix EDP 2**

### **Findings of EDP Data Trawl**



# Vale of Aylesbury Local Plan (VALP)

2013 - 2033

Adopted Plan



September 2021

### Proposals for non-allocated sites at strategic settlements, larger villages and medium villages

- 4.152 Sites allocated in this Plan, in a made Neighbourhood Plan or committed by planning permission will normally deliver Aylesbury Vale's required level of growth in full. Proposals for development in other locations will be determined on the basis of the policies within this Plan and made Neighbourhood Plans. Aylesbury Vale. Proposals will need to be accompanied by evidence demonstrating how the site can be delivered in a timely manner and meet all of the criteria in the Policy below.

#### D3 Proposals for non-allocated sites at strategic settlements, larger villages and medium villages

##### 1. Small scale development and infilling

Development proposals in strategic settlements, larger and medium villages that are not allocated in this plan or in a made neighbourhood plan will be restricted to small scale areas of land within the built-up areas of settlements. Subject to other policies in the Plan, permission will be granted for development comprising:

- a. infilling of small gaps in developed frontages in keeping with the scale and spacing of nearby dwellings and the character of the surroundings, or
- b. development that consolidates existing settlement patterns without harming important settlement characteristics, and does not comprise partial development of a larger site

##### 2. Larger scale development

Exceptionally further development beyond allocated sites and small-scale development as set out in criteria a) or b) above will only be permitted where the council's monitoring of housing delivery across Aylesbury Vale shows that the allocated sites are not being delivered at the anticipated rate. Proposals will need to be accompanied by evidence demonstrating how the site can be delivered in a timely manner. The proposal must contribute to the sustainability of that settlement, be in accordance with all applicable policies in the Plan, and fulfil all of the following criteria:

- c. be located within or adjacent to the existing developed footprint of the settlement \* except where there is a made neighbourhood plan which defines a settlement or development boundary, where the site should be located entirely within that settlement boundary
- d. not lead to coalescence with any neighbouring settlement
- e. be of a scale and in a location that is in keeping with the existing form of the settlement, and not adversely affect its character and appearance
- f. respect and retain natural boundaries and features such as trees, hedgerows, embankments and drainage ditches
- g. not have any adverse impact on environmental assets such as landscape, historic environment, biodiversity, waterways, open space and green infrastructure, and
- h. provide appropriate infrastructure provision such as waste water drainage and highways.

\*The existing developed footprint is defined as the continuous built form of the settlement, and generally excludes remote individual buildings and groups of dispersed buildings. The exclusion covers former agricultural barns that have been converted, agricultural buildings (but does not preclude permitted development for converting agricultural buildings to residential – Town and Country Planning (General Permitted Development) (England) Order 2015 as amended – Class Q) and associated land on the edge of the settlement and gardens, paddocks and other undeveloped land within the curtilage of buildings on the edge of the settlement where the land relates more to the surrounding countryside than to the built-up area of the settlement.

## Design of new development

- 8.40 Good design of the built environment and landscape as part of new development is a key priority in preserving and enhancing the quality of the built environment in Aylesbury Vale. A design-led approach is required that respects the vernacular character of towns and villages, and where development in the countryside is necessary or appropriate, new development respects the existing character and visual amenity of rural landscapes and buildings.
- 8.41 The character of settlements differs across Aylesbury Vale, particularly in the building materials used in vernacular buildings, reflecting the changing geology and geography. Local building traditions determine this local distinctiveness through their siting and the use of local materials and building styles. It is vital that new development reflects the scale and characteristics of its surroundings and adds to the built quality of the area.
- 8.42 The key to the council's approach towards the design of new development is a focus on local distinctiveness. This refers to the unique quality of buildings, landscape and topography in a locality that defines its character. Within Aylesbury Vale there is a wide variety of landscape character types, from the nationally recognised natural beauty of the Chilterns Area of Outstanding Natural Beauty (AONB) to the locally important pattern of fields, hedgerows and streams in other parts of Aylesbury Vale. Similarly, there is a wide range of settlements with distinctive characteristics such as the narrow roads and high walls of Haddenham and Chearsley, to the wide main street and limestone houses of Thornborough. Designs or layouts that may be entirely acceptable in one part of Aylesbury Vale may not be appropriate elsewhere.
- 8.43 The council wishes to conserve and enhance these distinctions between areas of Aylesbury Vale and neighbouring districts and to reinforce a sense of place by requiring development to be appropriate to its context. This will be especially important in areas recognised for their landscape or townscape quality, i.e. the designated special landscape areas and conservation areas.
- 8.44 The historic environment can be an important component of local distinctiveness. Development that respects the historic characteristics of its surroundings will be encouraged. Modern developments should look towards the same qualities in order to be appropriate to their setting. That is not to suggest that previous styles should be reproduced or to discourage innovation in building styles but rather to ensure that development respects existing architectural styles. The council wishes to encourage development that has an individual identity that either complements or forms an attractive contrast with its surroundings.
- 8.45 A supplementary planning document (the Aylesbury Vale Design SPD) will be prepared setting out detailed guidance relating to design of new development.

## BE2 Design of new development

All new development proposals shall respect and complement the following criteria:

- a. The physical characteristics of the site and its surroundings including the scale and context of the site and its setting
- b. The local distinctiveness and vernacular character of the locality, in terms of ordering, form, proportions, architectural detailing and materials
- c. The natural qualities and features of the area, and
- d. The effect on important public views and skylines.

More guidance on the detail for the application and implementation of this policy will be provided in the Aylesbury Vale Design SPD.

### **Protection of the amenity of residents**

- 8.46 It is a central theme of planning that good neighbourliness and fairness are among the most important factors against which development proposals should be measured. While planning decisions should always be made on balance in the public interest, this should not be at the expense of unreasonable harm to peoples' peaceful enjoyment of their property. Most development will have some impact on its neighbours, but it is important to ensure that this impact is reasonable in relation to the benefits of the development.
- 8.47 Amenity can be harmed in a number of ways, for example by privacy, noise, light pollution, fumes or odours, excessive or speeding traffic, loss of light, and/or the overbearing nature of a new structure which would impact on the character of outlook. Aylesbury Vale is a valued place in which to live, and the council aims to protect this aspect of its residential environment.

### **BE3 Protection of the amenity of residents**

Planning permission will not be granted where the proposed development would unreasonably harm any aspect of the amenity of existing residents and would not achieve a satisfactory level of amenity for future residents. Where planning permission is granted, the council will use conditions or planning obligations to ensure that any potential adverse impacts on neighbours are eliminated or appropriately controlled.

#### **NE4 Landscape character and locally important landscape**

Development must recognise the individual character and distinctiveness of particular landscape character areas set out in the Landscape Character Assessment (LCA), their sensitivity to change and contribution to a sense of place. Development should consider the characteristics of the landscape character area by meeting all of the following criteria:

- a. minimise impact on visual amenity
- b. be located to avoid the loss of important on-site views and off-site views towards important landscape features
- c. respect local character and distinctiveness in terms of settlement form and field pattern, topography and ecological value
- d. Carefully consider spacing, height, scale, plot shape and size, elevations, roofline and pitch, overall colour palette, texture and boundary treatment (walls, hedges, fences and gates)
- e. minimise the impact of lighting to avoid blurring the distinction between urban and rural areas, and in areas which are intrinsically dark and to avoid light pollution to the night sky
- f. ensure that the development is not visually prominent in the landscape, and
- g. not generate an unacceptable level and/or frequency of noise in areas relatively undisturbed by noise and valued for their recreational or amenity value

The first stage in mitigating impact is to avoid any identified significant adverse impact. Where it is accepted there will be harm to the landscape character, specific on-site mitigation will be required to minimise that harm and, as a last resort, compensation may be required as part of a planning application. This reflects the mitigation hierarchy set out in paragraph 152 of the NPPF (2012). Applicants must consider the enhancement opportunities identified in the LCA and how they apply to a specific site.

The Policies Map defines areas of attractive landscape (AALs) and local landscape areas (LLAs) which have particular landscape features and qualities considered appropriate for particular conservation and enhancement opportunities. Of the two categories, the AALs have the greater significance. Development in AALs and LLAs should have particular regard to the character identified in the report 'Defining the special qualities of local landscape designations in Aylesbury Vale District' (Final Report, 2016) and the LCA (2008).

Development will be supported where appropriate mitigation to overcome any adverse impact to the character of the receiving landscape has been agreed.

Where permission is granted, the council will require conditions to best ensure the mitigation of any harm caused to the landscape.

number of woodland habitats that are a national priority for improvement under the UK Biodiversity Action Plan. Ancient woodland and trees are irreplaceable. As such, the opportunities for mitigation are extremely limited, and planning permission is likely to be refused for development that would result in the loss or harm of ancient woodland or trees. Where the council becomes aware of ancient trees not previously identified and under threat from development, a tree preservation order will be likely to be served.

### **NE8 Trees, hedgerows and woodlands**

Development should seek to enhance and expand Aylesbury Vale's tree and woodland resource, including native black poplars.

Where trees within or adjacent to a site could be affected by development, a full tree survey and arboricultural impact assessment to BS 5837 (as replaced) will be required as part of the planning application. The implementation of any protective measures it identifies will be secured by the use of planning conditions.

Development that would lead to an individual or cumulative significant adverse impact on ancient woodland or ancient trees will be refused unless exceptional circumstances can be demonstrated that the impacts to the site are clearly outweighed by the benefits of the development.

Development that would result in the unacceptable loss of, or damage to, or threaten the continued well-being of any trees, hedgerows, community orchards, veteran trees or woodland which make an important contribution to the character and amenities of the area will be resisted. Where the loss of trees is considered acceptable, adequate replacement provision will be required that use species that are in sympathy with the character of the existing tree species in the locality and the site.

Where species-rich native hedgerow (as commonly found on agricultural land) loss is unavoidable the developer must compensate for this by planting native species-rich hedgerow, which should result in a net gain of native hedgerow on the development site.

Developers should aspire to retain a 10m (with a minimum of 5m) natural buffer around retained and planted native hedgerows (100m with a minimum 25 m natural buffer around woodlands) for the benefit of wildlife, incorporating a dark corridor with no lighting.

Development must provide buffers to Ancient Woodland and should provide additional planting to join up fragmented areas of woodland as part of the development's GI. Buffers should allow the maximum space proportionate to the development, and would generally be expected to be a minimum of 50m between the ancient woodland and any built development or grey infrastructure. Within the buffer, native trees may be planted along with other ecology features to secure net gains in biodiversity and/or landscape mitigation unless the achievement of this would be contrary to other policies in the plan.

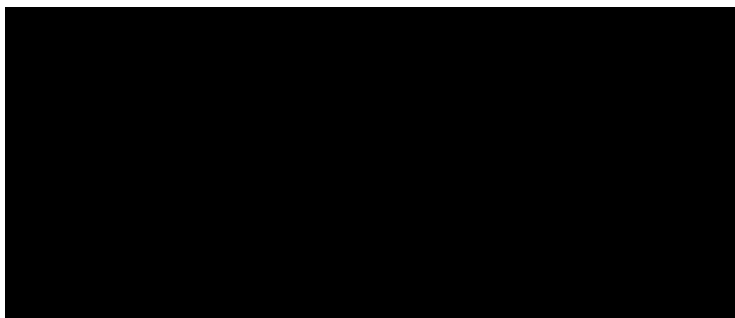
### Protection of public rights of way

- 10.61 Walking, cycling and horse riding have a valuable role in recreational and leisure trips, and in meeting local access needs. There is considerable potential to make horse riding, cycling and walking more attractive alternatives for short journeys, providing a healthy alternative option to the car. Such routes can also provide wildlife corridors and form part of a green infrastructure network. The council will therefore support the provision of multi-user routes (those that can be used by walkers, cyclists and horse riders) and better integrate paths with the wider highway network and also with public transport and parking facilities.
- 10.62 Public rights of way are protected in law and comprise four types: footpaths, bridleways, restricted byways and byways open to all traffic (BOAT). Buckinghamshire y Council has responsibility for Public rights of way, and publishes a rights of way improvement plan. It also promotes routes for walkers, cyclists and horse riders in order to encourage sustainable access to the countryside. In recognition of the health benefits of walking, cycling and horse riding, the council also promotes a number of circular walks and rides.
- 10.63 Protection and enhancement of open space, sport and recreation sites, and sites of importance to nature conservation will assist in maintaining the green infrastructure network. Green corridors consist of canals, river corridors and hedgerows, together with public rights of way. These can provide areas for walking, cycling and horse riding and also provide opportunities for wildlife migration, which on a strategic scale can help to address the impact of climate change on biodiversity.

### C4 Protection of public rights of way

The council will enhance and protect public rights of way to ensure the integrity and connectivity of this resource is maintained.

The protection and conservation of public rights of way needs to be reconciled with the benefits of new development, to maximise the opportunity to form links from the development to the wider public rights of way network, public transport, recreational facilities and green infrastructure. Development proposals will be required to retain and enhance existing green corridors, and maximise the opportunity to form new links between existing open spaces. Planning permission will not normally be granted where the proposed development would cause unacceptable harm to the safe and efficient operation of public rights of way.



# MURSLEY NEIGHBOURHOOD PLAN 2021–2040

## REFERENDUM VERSION



**'Acting today  
for a better  
tomorrow'**

Published by Mursley  
Parish Council for  
examination under  
Neighbourhood Planning  
(General) Regulations  
2012 (as amended)

**You said...**

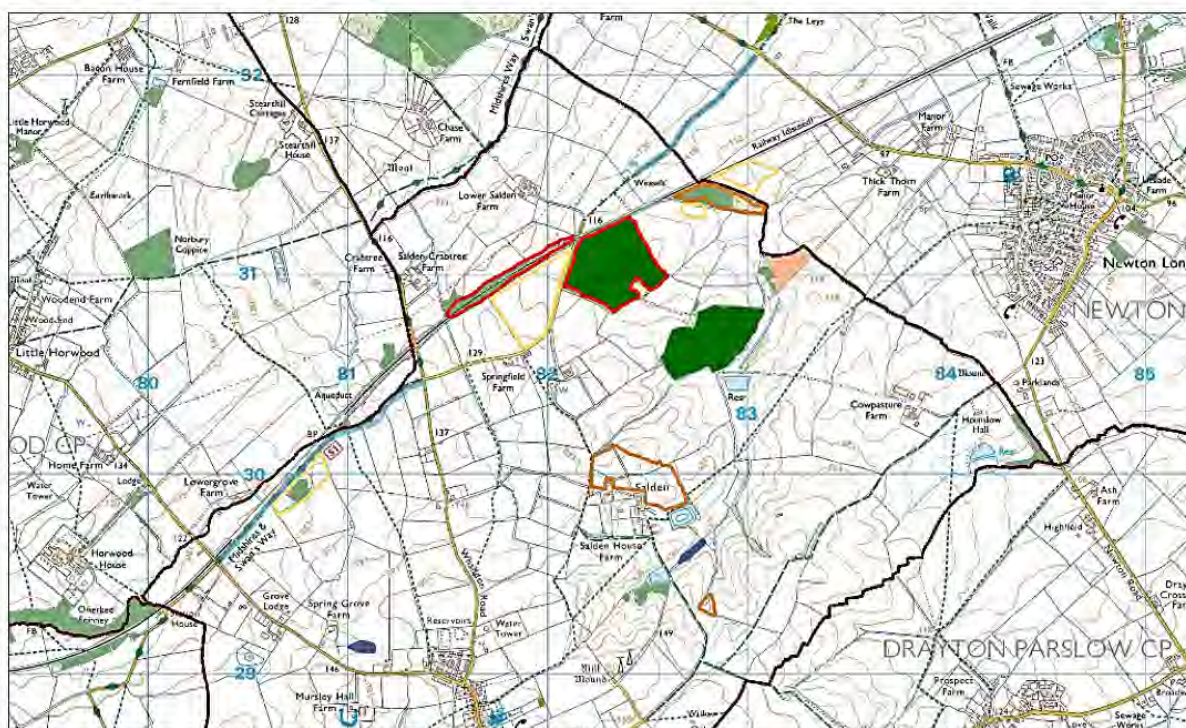
**We did...**

## **Policy MUR7: Green Infrastructure Network**

**A. The Neighbourhood Plan identifies a Green Infrastructure Network, as shown on the Map E(a) and E(b), comprising Local Wildlife Sites, Biological Notification Sites, Priority Habitats, open spaces, woodlands, trees, historic field systems, water bodies, hedgerows, green lanes, footpaths, bridleways and cycle ways.**

**B. Development proposals within or adjoining the Network should demonstrate how they would maintain or enhance its visual characteristics and biodiversity. As appropriate to their scale, nature, and location, the landscape schemes, layouts, public open space provision and other amenity requirements (such as pedestrian and cycle connections) of development proposals should contribute towards the improvement of the connectivity and maintenance of the Network.**

**Mursley Parish Green Infrastructure Map**



**Map E(a) Mursley Parish (North) Green Infrastructure**



# Vale of Aylesbury Local Plan

## Design

### Supplementary Planning Document



# 3. Understanding the context

## Landscape character

VALP Policy references: NE4

### 3.3 Landscape character

#### Principle DES2: Landscape character

Applicants should identify the Landscape Character Typology and Area in which their site is located. An understanding of the key characteristics of the landscape should guide and influence design development, including but not limited to identifying suitable site layout and connectivity, scale and massing, materials and detailing.

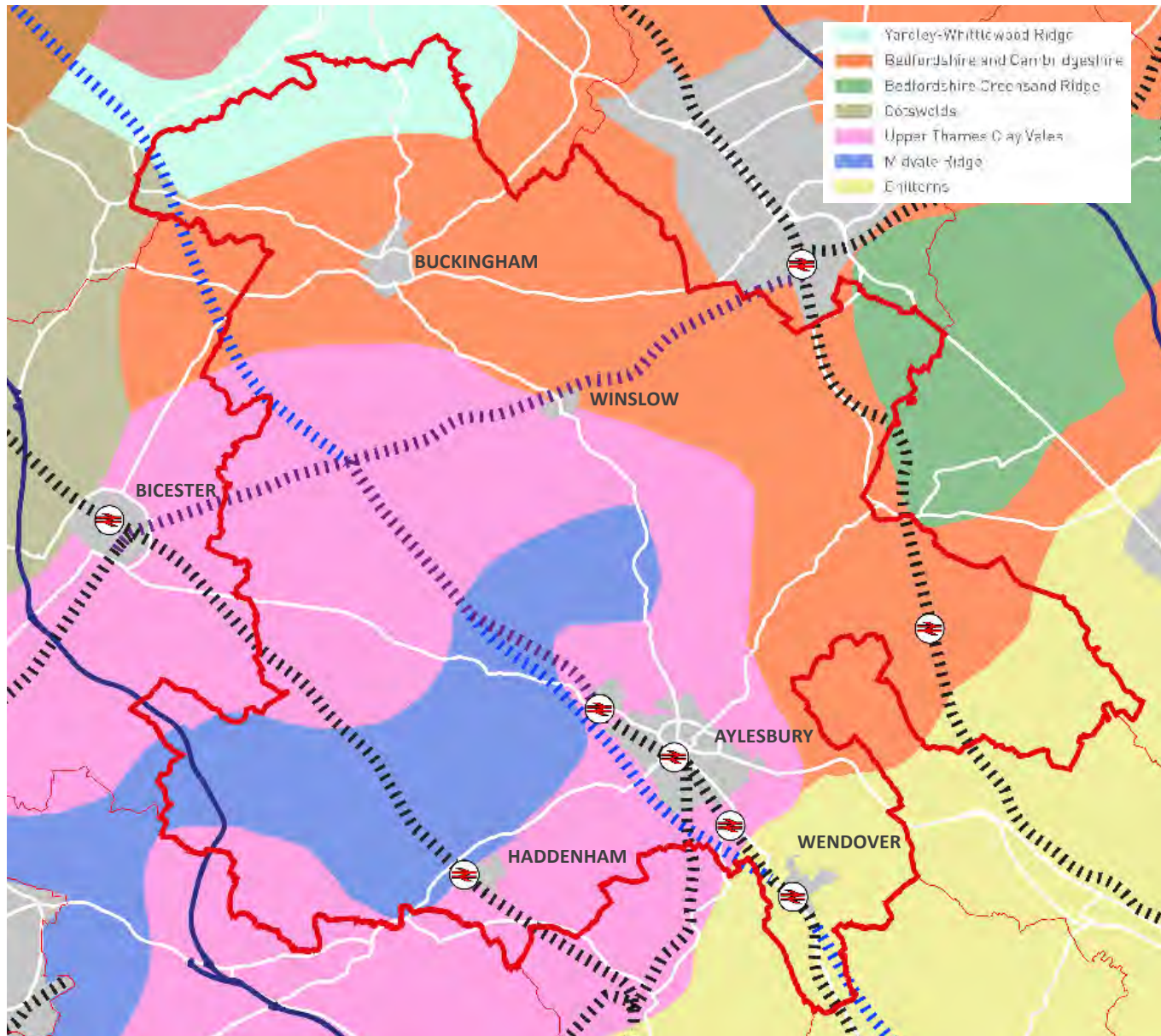


Figure 3.12: Aylesbury Vale National Character Areas

3.3.1 Aylesbury Vale has a varied and distinct landscape character influenced by the underlying geological formations, influencing soils and the overlying pattern of watercourses and vegetation. This shapes our built environment, from land use and settlement pattern, to the building materials used in historic construction.

3.3.2 The Vale has a predominantly rural character whilst accommodating the main settlements of Buckingham in the north, Winslow in the central part of the area, and Aylesbury, Haddenham and Wendover in the south. The area is characterised by its gently undulating clay plateau landform, which is dissected by ridges and low-lying hills.

3.3.3 The Vale contains six National Character Areas (NCAs) which reflects the diversity of this landscape. Within the south and the west of the area, the lowland topographic areas fall under the Upper Thames Clay Vales (NCA 108), whereas the north and east is characterised as Bedfordshire and Cambridgeshire Claylands (NCA 88).

# 3. Understanding the context

## 3.8 Character study

### Principle DES7: Character study

Applicants should prepare a Character Study that identifies the context within which the application site is set. This should consider the structure and history of the settlement within which it is located or relates, the character of the landscape, the positive features within the streets and spaces and the built form. The study should also identify the emerging character arising from other proposed development.

The Character Study will help to guide and inform the proposals that are prepared later in the design process and applicants will be required to demonstrate how the study informs the design proposals.

The Character Study should identify the existing characteristics that can help to reinforce local identity and/or create a defined sense of place.

The Character Study will form part of the Design and Access Statement that supports a planning application.

3.8.1 The council will normally require a Character Study to be prepared to support any development proposal requiring a Design and Access Statement, irrespective of scale.



## Character study

VALP Policy references: BE1; BE2; NE1; NE4; NE8

3.8.2 The objective of the Character Study is to identify, analyse and describe in a systematic and objective way, those elements, or combination of elements, that have a positive role in helping to form the character of a place. Elements may be drawn from the immediate surroundings or (where relevant) from adjacent settlements or landscapes within Aylesbury Vale, taking care to focus on the traditional elements rather than inappropriate modern development.

3.8.3 The Character Study would form part of the Design and Access Statement submitted as part of an application.

3.8.4 The level of detail in the study should be related to the scale of the development proposals. For example:

- A proposal for an urban extension should be supported by a comprehensive study to consider the extension in the context of the existing settlement, its location in the wider landscape and its movement and green space network, carefully considering how the development would integrate with and enhance the settlement;

- An application for infill development or single dwelling may just consider the character of the street and the neighbouring properties to inform how the development can successfully complement the streetscene; and
- For sites located in areas where it may not be desirable to replicate or respond to the immediate character, applicants should consider adjacent areas or settlements and draw from those elements which help make Aylesbury Vale a distinctive place.

3.8.5 The character study should understand other development proposals that may be brought forward within the context of an applicants site.

3.8.6 The checklist at the end of Chapter 3 provides guidance on the appropriate scope and subject areas for the Character Study depending on the scale of the proposed development.

# 3. Understanding the context

## Site appraisal

VALP Policy references: BE1; BE2; NE1; NE4; NE5; NE8



### 3.9 Site appraisal

#### Principle DES8: Site appraisal

Applicants should carry out a Site Appraisal that identifies and illustrates the physical aspects of their site and identifies key constraints and opportunities that will help to inform their proposal.

The Site Appraisal will form part of the Design and Access Statement that supports a planning application (including outline, full or reserved matters applications) and will include proposal drawings, supporting text and illustrations that demonstrate that the site appraisal has been comprehensively undertaken.

3.9.1 Having identified planning designations relevant to their site and prepared a Character Study, applicants should then carry out a detailed Site Appraisal to consider the physical aspects of their site, including topography, drainage, existing natural features, and access points in order to identify the key constraints and opportunities that may impact on future development. This Site Appraisal would form part of the Design and Access Statement submitted as part of an application.

3.9.2 The objective of this Site Appraisal is to identify, in spatial terms, those constraints that will influence the design and the opportunities afforded by the site.

3.9.3 The scope and areas covered in the Site Appraisal should be related to the scale of the development proposals.

3.9.4 The checklist at the end of the Chapter provides guidance on the appropriate scope and subject areas for the Site Appraisal. This should not be considered as an exhaustive list of the constraints and opportunities but rather a starting point for consideration.

#### Potential constraints and opportunities for consideration as part of the Site Appraisal

This is not an exhaustive list but a starting point for consideration:

- Topography and views;
- Geology, ground conditions / contaminated land;
- Site orientation and microclimate;
- Air quality and noise;
- Drainage, hydrology and flood risk;
- The location and capacity of existing services;
- The history and heritage of the site and the potential for significant archaeological artefacts;
- Heritage designations including Conservation areas, Listed Buildings and Registered Parks and Gardens
- Adjacent land uses and sensitivities including adjacent dwellings that may impact site potential or overlook the site;
- Existing landscape features (including trees) that are of value;
- Trees and vegetation covered by Tree Preservation Orders (TPO's), conservation areas, or Hedgerow Regulations;
- Habitats, protected species and any features that contribute to biodiversity / potential to achieve net gain in biodiversity;
- Site access by all modes of transport; and
- Rights of way or opportunities to connect and integrate with the existing development pattern.

Refer also to the checklist at the end of Chapter 3.

## 4. Establishing the structure

### Natural resources

VALP Policy references: NE1; NE2; NE6; NE8; I1

#### 4.1 Natural resources

##### Principle DES9: Work with the natural features and resources of the site

Natural resources are the assets or raw materials found in the land and water including soils, vegetation and animal life. They provide vital services such as pollination and water purification and also wider benefits for placemaking and health and well-being.

The existing landscape structure and physical characteristics including geology, landform, watercourses and drainage, field patterns, vegetation and trees should be considered by applicants from the outset when developing a proposal for their site.

Priority habitats and locally distinctive features, such as those listed below, should inform development layouts and be retained and incorporated into the landscape structure:

- Waterbodies;
- Woodland;
- Trees;
- Hedgerows;
- Traditional orchards;
- Meadows;
- Wetland;
- Fens;
- Heathland;
- Open mosaic habitats; and
- Arable field margins.



Figure 4.1: INDICATIVE SITE CONCEPT PLAN 1 - Identifying natural features and resources

### Principle DES10: Respond to topography and strategic views

All development, including residential, large scale transport infrastructure and communications corridors should use the existing topography of Aylesbury Vale as a framework for structuring the layout of a site.

Applicants should identify important views into and out of their site. This may include long distance views to landscape features or buildings, or shorter distance views to attractive or distinctive townscape. Development should be laid out so that these views are retained and where possible enhanced, to both improve legibility and the setting of development. New development should be structured to retain visual connectivity to adjacent features which will enhance legibility and identity.

Applicants should avoid siting buildings on the highest part of a site, using the natural shape of the land to help visually contain and soften the appearance of the development, avoiding breaking the skyline or ridgeline of hills. New development should not cause significant negative impacts particularly to and from the Chilterns AONB, or any other sensitive viewpoints.

Development should be grouped with existing buildings where possible to minimise visual intrusion, and any adverse effects regarding on-site and off-site views towards important features and landmarks should be limited.

Applicants should also consider how landform and topography will influence surface water collection and structure their development proposals to respond to this.

The spacing, height, scale, plot shape and size, elevations, roofline and pitch, overall colour palette, texture and boundary treatment of any development should be carefully considered.



Panoramic view northwards over the Thames Valley from the A418 Ridge

### Reason

4.1.7 Aylesbury Vale has a distinctive landscape of low undulating topography dissected with ridges of higher ground which provide attractive views across the open countryside. Views to and from The Chilterns AONB are particularly important for developments surrounding Aston Clinton, Aylesbury, Cheddington, Stoke Mandeville, Wendover, Weston Turville, all of which have public vantage points towards the AONB.

4.1.8 Careful consideration needs to be given to the topography of a site, and how the natural landform can determine views in and out. The visual connectivity to a site's surroundings can be enhanced through careful layout and massing design, with viewpoints and landmarks an essential consideration. Use of the surrounding landscape as an asset can help enhance the character of the development.

4.1.9 Natural landform should be analysed and considered to determine overall structure of development, views in and out of site, movement and recreational routes, building orientation and massing of development. Local changes in landform levels can either visually contain or increase visibility of development, determining the overall visual impact on surrounding neighbours. Existing landform of an area and its natural pattern of drainage should be investigated and reflected within a site's sustainable drainage (SuDS) system.

## 4. Establishing the structure

### Principle DES11: Establish a landscape and green infrastructure network

Existing green infrastructure and features on site should be identified and incorporated into scheme design. Green infrastructure adjacent to a site should also be identified and applicants should consider how new features on a site connect to the existing features both on and off site, to create a connected network of landscape and green infrastructure.

The structure and form of landscape and green infrastructure should be planned for at the start of a project and inform the layout of the development. Centrally located public open space and green infrastructure within a safe location that is overlooked, is preferred. Locating green infrastructure on the edges of a site should be avoided unless there is a need to create a buffer and it is appropriate to the context.

Applicants should create links between existing and proposed green infrastructure to further establish a high quality, multi-functional, accessible and connected network, with a clear role and purpose for each space to meet local needs.

Landscape planting should be native and use locally appropriate species, for example black poplar planting in boggy areas near ditches and floodplains. Edible landscapes should be encouraged. Heritage fruit and tree planting including orchards and species such as the Aylesbury prune or walnut, should be considered by applicants where appropriate.

### Reason

4.1.10 There is a deficiency in green infrastructure in Aylesbury Vale, both in quantity and accessibility. In 2019, 69% of dwellings in the area did not meet Natural England's Accessible Natural Green Space standards. Two priority areas have been identified at North Aylesbury Vale and Aylesbury Environs, however all development over the minimum threshold must meet the minimum requirements set out in VALP policy I1 and appendix C.

4.1.11 Green infrastructure has a multitude of benefits, including, but not limited to providing recreation opportunities, visual amenity, creating habitats for wildlife, urban cooling, air quality regulation, adapting to and mitigating climate change, providing surface run off control, enhancing connectivity and through this encouraging walking and cycling, as well as having a positive impact on people's health and well-being.

4.1.12 Applicants should refer to the Buckinghamshire and Milton Keynes Natural Environment Partnership's "Vision and principles for the improvement of Green Infrastructure in Buckinghamshire and Milton Keynes" and / or any subsequent evidence published by the Council.

4.1.13 A network of connected green spaces should be proposed through larger development sites, strategically located to maximise the benefits of existing green infrastructure and include open spaces which are centrally located within new development. This network should respond to, and soften the impact of development on, the surrounding area and existing heritage or landscape assets, and link to existing woodland, hedgerows and vegetation adjacent to site.

## Green infrastructure

VALP Policy Ref: NE1; NE2; NE6; NE8; C4; C6; I1



Homes overlooking a biodiverse wetland area

4.1.14 The quality of all public open space should be driven through the aim to achieve Green Flag Status.

4.1.15 It is recognised that some species and habitats are particularly sensitive and some sites may not be suited to multi-functional uses including access. Care should be taken to reduce disturbance at these sites and to direct visitors to alternative green spaces to alleviate pressure.

4.1.16 Applicants should also use the Aylesbury Vale Green Infrastructure Strategy to inform and guide their decisions. The GI Strategy identifies ten local flagship projects which illustrate how to achieve multi-functional green infrastructure. The Buckinghamshire Green Infrastructure Delivery Plan includes proposals for Aylesbury Linear Park and Whaddon Chase, and new development around the area should deliver green infrastructure in line with both of these documents.

## 4.2 Movement network

### Principle DES14: Establish a clear movement network that connects with the surrounding area

Applicants should design the layout of new development to:

- Link with existing routes and access points;
- Create direct, accessible, attractive and safe connections through the site for pedestrians, cyclists and vehicular modes which follow natural desire lines and connect to existing streets, open spaces, local facilities or destinations;
- Avoid turning heads by creating continuous vehicular routes around perimeter blocks;
- Carefully integrate public rights of way; and
- Respond to topography and landscape features; and
- Allow safe movement for wildlife and habitat connectivity.

The network should provide a choice of routes for all modes and follow a spatial and visual hierarchy, with the most direct routes reserved for sustainable modes in order to encourage use. The character of a street should reflect its position in this hierarchy and respond to local characteristics. Refer to Principles DES1-8)

While direct routes are most convenient, the design should also balance visual attraction, traffic calming and safety to optimise the pedestrians' and cyclists' experiences.

Whenever possible applicants should avoid promoting developments that are accessed off a single location or promote long culs-de-sac that do not provide a choice of direct and convenient routes.

The opportunity should be taken to make pedestrian / cycle connections between adjacent development sites whenever possible.

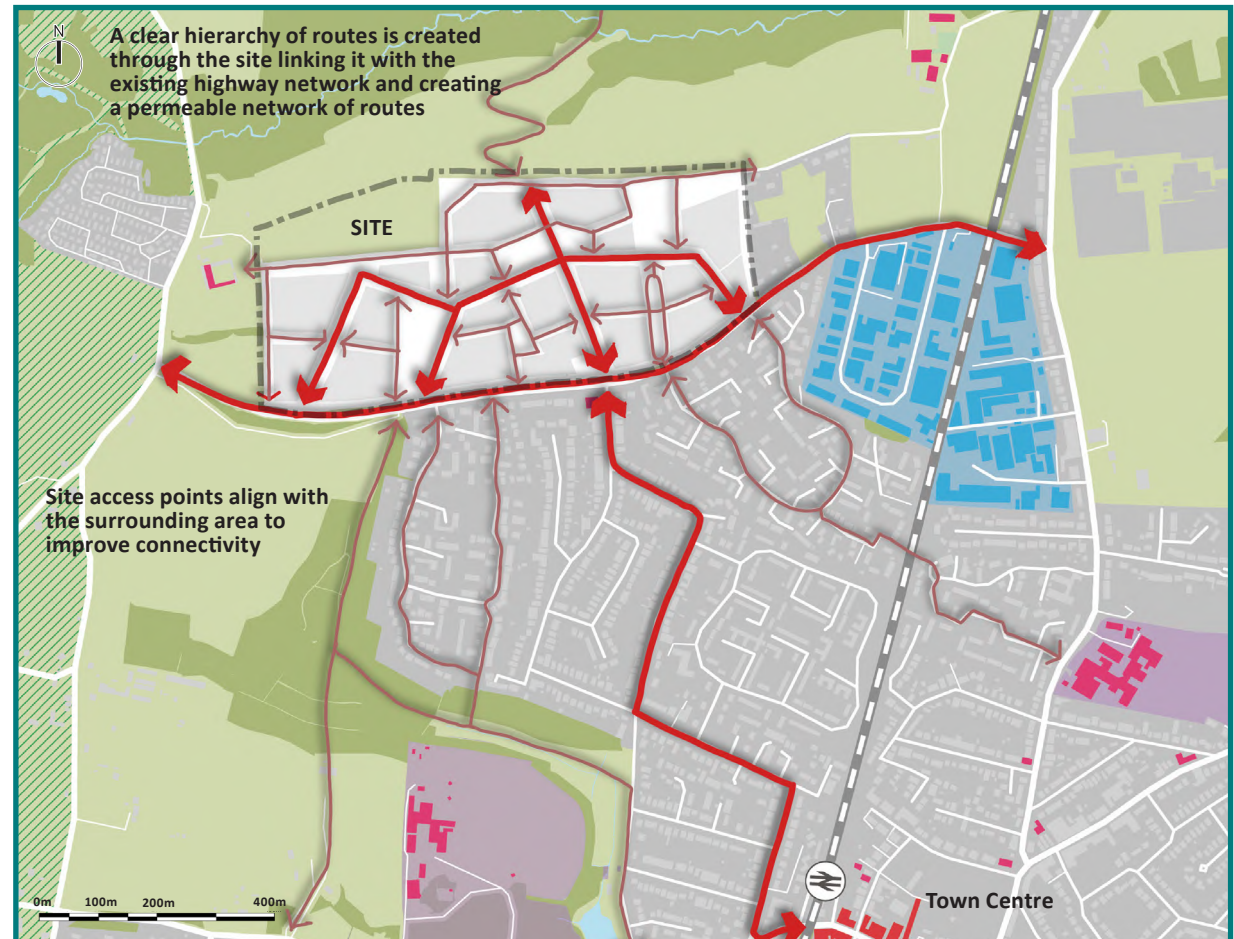


Figure 4.4: INDICATIVE SITE CONCEPT PLAN 4 - Establishing a clear movement network

### Reason

4.2.1 Successful places are easy to get to, easy to move through and easy to find your way around. A connected network of streets offers choice, aids legibility, avoids turning heads and other engineered solutions and provides a hierarchy of street types which respond to the function and role of the street.

4.2.2 Development will need to adhere to the Highways technical advice as set out in the Highways Development Management Guidance on the council website.

# 5. Site layout, streets and spaces

## Open space / public realm

VALP Policy Refs: NE6; NE8; I1; I2; I4; I5

### 5.11 Open space, public realm and water space

#### Principle DES33: Enhance the environment and sense of place through open spaces

Open space should play an essential role in structuring a development, forming part of the wider green infrastructure network. Open space should be multi-functional, creating places for people, nature and providing natural capital, ecosystem services and climate resilience. They should be accessible throughout the year.

Careful consideration needs to be given to the function and users of the space, alongside the balance between amounts of hard and soft landscape. Design and materials for hard surfacing should be selected based on location, the anticipated use and level of activity and should incorporate the use of sustainable drainage systems to reduce pressure on the sewage system. Where furniture and equipment are provided, their design should be attractive, robust, durable, coordinated and appropriate to the context.

The open space network may comprise a variety of formal and informal spaces defined by buildings which front onto the open space to overlook and provide appropriate enclosure, enhancing natural surveillance. Open space provided alongside proposed residential development should include, but is not limited to: children's play areas, informal green space, wildlife and recreation areas, street trees, community orchards, woodland, parkland, playing pitches and pavilions.

The long-term management and maintenance of open space and public realm should be accounted and provided for, with consideration given to the selection of materials, furniture and fixings, allowing for longevity and making provision for the cost of ongoing maintenance which should be undertaken by a suitable stewardship body.

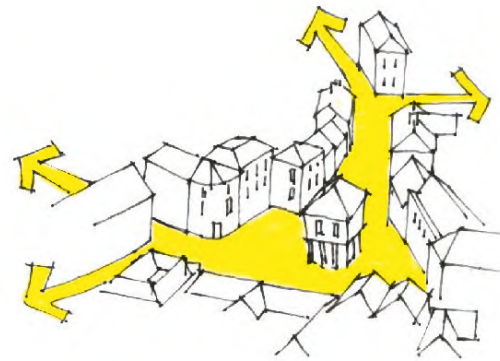


Figure 5.31: Informal space and buildings

#### Reason

5.11.1 Open space creates an opportunity to reinforce a sense of place, as well as building stronger cohesion between new and existing settlement. They can be the focus for social interactions, play, recreation, travel and events; they should therefore be multi-functional and central to development.

5.11.2 Spaces should be designed to cater for specific uses designed in anticipation of the type and level of use and activity that may take place within them. Potential changes of use throughout the year should be considered, as well as how people are going to move through the space.

5.11.3 Previous studies into the local context and surrounding character of the site should be drawn upon (Chapter 3) when designing the open space, as well as responding to existing settlement needs.



Figure 5.32: Formal space with semi-formal building

5.11.4 Applicants should refer to the AVDC Assessment of Open Space, Sports and Recreation Needs for Aylesbury Vale (and forthcoming strategies) for the required type and amount of open space and areas for sport, play and recreation.

5.11.5 The historic environment should be a source of inspiration when considering the design of open spaces and the public realm. Applicants should refer to Historic England guidance 'Streets for All' and which provides practical advice on highways and public realm design and implementation of works in sensitive historic locations.

5.11.6 Long-term management and maintenance of open spaces should be considered at an early stage in the design process.

## 5. Site layout, streets and spaces

### Open space / public realm

VALP Policy Refs: NE6; NE8; I1; I2; I4; I5

#### Principle DES35: Enhance the environment and sense of place through tree planting and soft landscape

Applicants should recognise the importance of tree planting and soft landscapes in creating and adding to an area's sense of place and legibility, by providing a landscape strategy for proposed development and how this integrates with the green infrastructure of the wider area. Wherever possible effort should be made to retain high value trees especially where opportunities for new planting are limited

Species selection should take into account the local species of the area, in combination with design objectives and assessing species suitability in relation to climate change, pest and disease tolerance and prevailing environmental conditions, such as soil type and drainage. Use of native species is desirable in development adjacent to the open countryside as they are locally distinctive and help to provide continuity in habitats.

Planting designs should have a clear objective, theme and aims with the level of formality and enclosure defined. Formal tree planting and tree species that grow to a larger size should be provided on main streets and at key junctions to reinforce their importance in the street hierarchy and provide landmarks. Seasonality within the Vale should be reflected in the area's public realm planting, rather than adopting standard planting combinations.

Applicants should consider incorporating edible landscapes, to reflect the importance of orchards in the Vale for their landscape and habitat value.

Applicants should seek expert advice from the appropriate professionals (landscape architects, horticulturalists, arboriculturists and ecologists) to help inform planting design, selection, establishment and management. Design schemes should be accompanied by an Arboricultural Impact Assessment in accordance with BS5837. The cost of management and maintenance should be considered, and adequate funding provided.

The proposed planting palette, future maintenance and management should be discussed and agreed with the council prior to submission of an application.

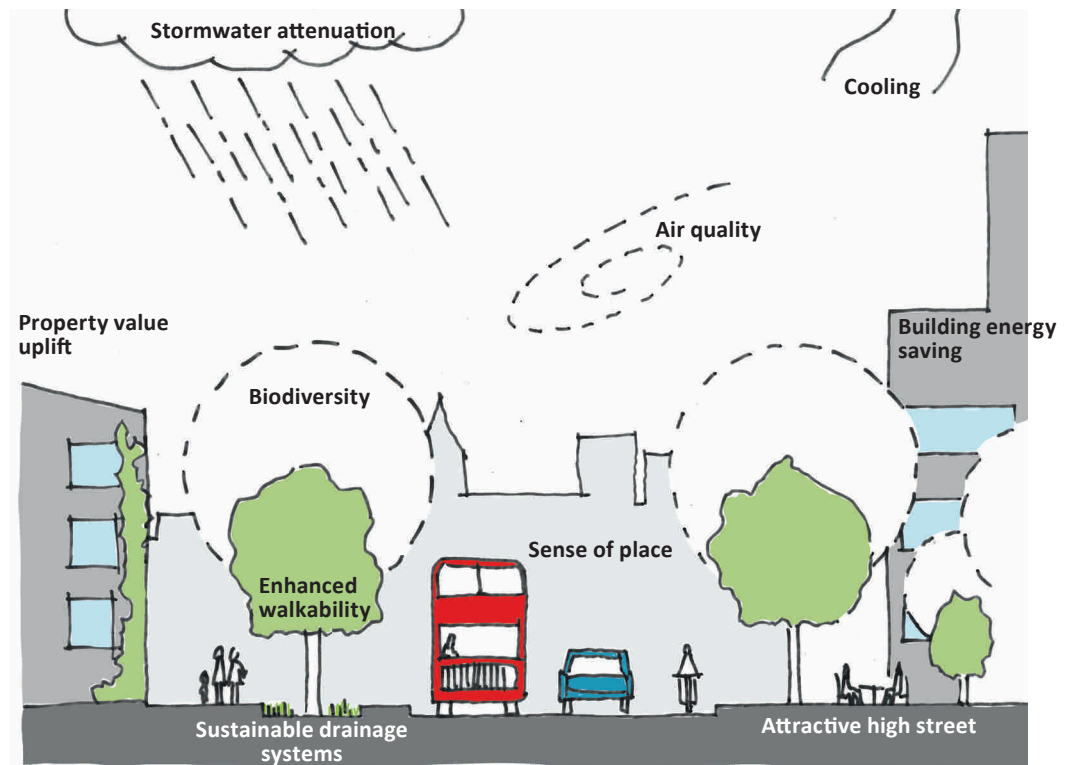


Figure 5.34: The benefits of tree planting and soft landscaping

#### Reason

5.11.13 Tree planting is a vital part of enhancing existing and developing new character and sense of place. From the outset of open space design, the nature of a landscape and how it matures should be considered, particularly in relation to ultimate size, lifespan and maintenance requirements of plants and trees.

5.11.14 Retaining, improving and connecting existing trees, hedgerows and vegetation as part of the design of the development should be prioritised as new planting may take many years to realise its full suite of benefits.

## **Appendix EDP 3**

### **Representative Photoviewpoints**

#### **(edp1234\_d019 11 June 2024 GYo/MBe)**

**Photoviewpoint EDP 1:** View from PRoW WHA/16 adjacent to the northern boundary, looking south-east towards the Site

**Photoviewpoint EDP 2:** View from PRoW WHA/15 to the north of the Site, looking south towards the Site

**Photoviewpoint EDP 3:** View from PRoW WHA/16 to the north-east of the Site, looking south-west towards the Site

**Photoviewpoint EDP 4:** View from Whaddon Road/Milton Keynes Boundary Walk to the east of the Site, looking west towards the Site

**Photoviewpoint EDP 5:** View from PRoW MUR/15 within the south-eastern area of the Site

**Photoviewpoint EDP 6:** View from Salden Lane/National Cycle Route 51 on the southern boundary, looking north across the Site

**Photoviewpoint EDP 7:** View from Whaddon Road/Swan's Way LDP to the west of the Site, looking east towards the Site

**Photoviewpoint EDP 8:** View from Whaddon Road/Swan's Way LDP junction to the south of the Site, looking north-east towards the Site

**Photoviewpoint EDP 9:** View from PRoW MUR/1 to the south of the Site, looking north towards the Site

**Photoviewpoint EDP 10:** View from Whaddon Road to the north of the Site, looking south towards the Site

**Photoviewpoint EDP 11:** View from PRoW LHO/19 to the west of the Site, looking south towards the Site

**Photoviewpoint EDP 12:** View from PRoW LHO/20 to the west of the Site, looking south towards the Site

**Photoviewpoint EDP 13:** View from PRoW MUR/16 to the south of the Site, looking north towards the Site

**Photoviewpoint EDP 14:** View from PRoW MUR/16/Drayton Road to the south-east of the Site, looking north-west towards the Site



To be viewed at comfortable arm's length



To be viewed at comfortable arm's length

Approximate extent of site



To be viewed at comfortable arm's length



To be viewed at comfortable arm's length

Photoviewpoint EDP 3: View from PRoW WHA/16 to the north-east of the Site, looking south-west towards the Site.



To be viewed at comfortable arm's length





Approximate extent of site

Eastern boundary

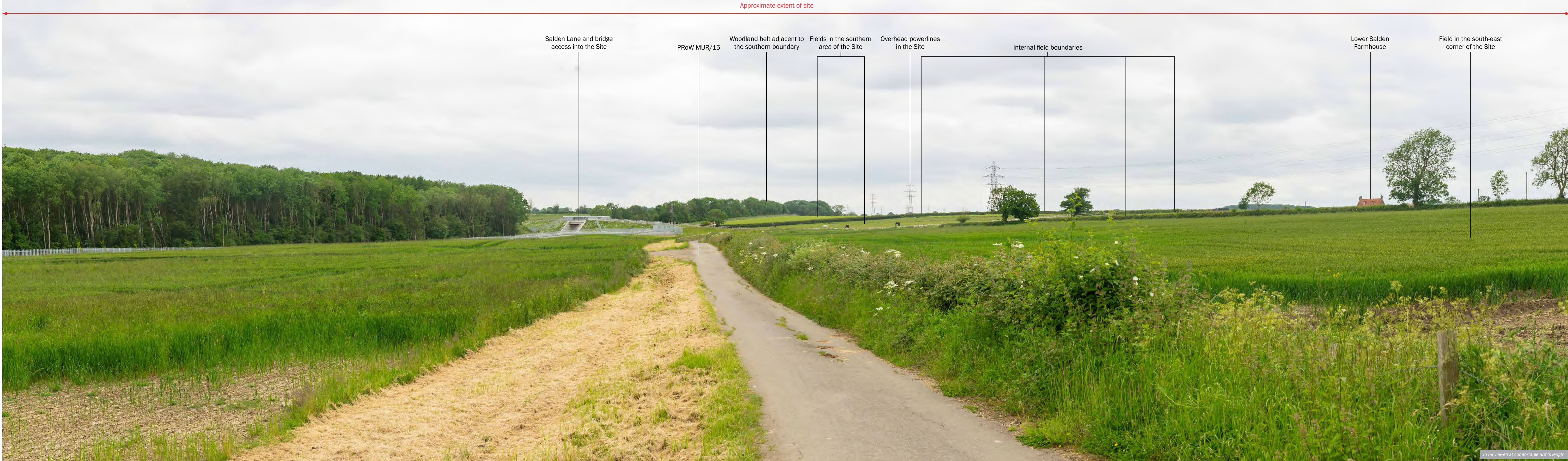
Southern boundary adjacent to East West Rail Trainline

Field in the south-east corner of the Site

Salden Woods

East West Rail Trainline fencing

To be viewed at comfortable arm's length



To be viewed at comfortable arm's length



Approximate extent of site

Field in the south-east corner of the Site

To be viewed at comfortable arm's length



To be viewed at comfortable arm's length





Approximate extent of site

Whaddon Road/  
Swan's Way LDP

Salden Crabtree  
Farmhouse Western boundary

Salden Crabtree Farm

Field in the south-west  
corner of the Site

Internal field boundaries

Field in the  
centre of the Site

Overhead powerlines  
in the Site Lower Salden Farm

Woodland belt adjacent  
to the southern boundary

East West  
Rail Trainline

To be viewed at comfortable arm's length



To be viewed at comfortable arm's length



To be viewed at comfortable arm's length



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Registered office: [redacted]  
www.edp-uk.co.uk

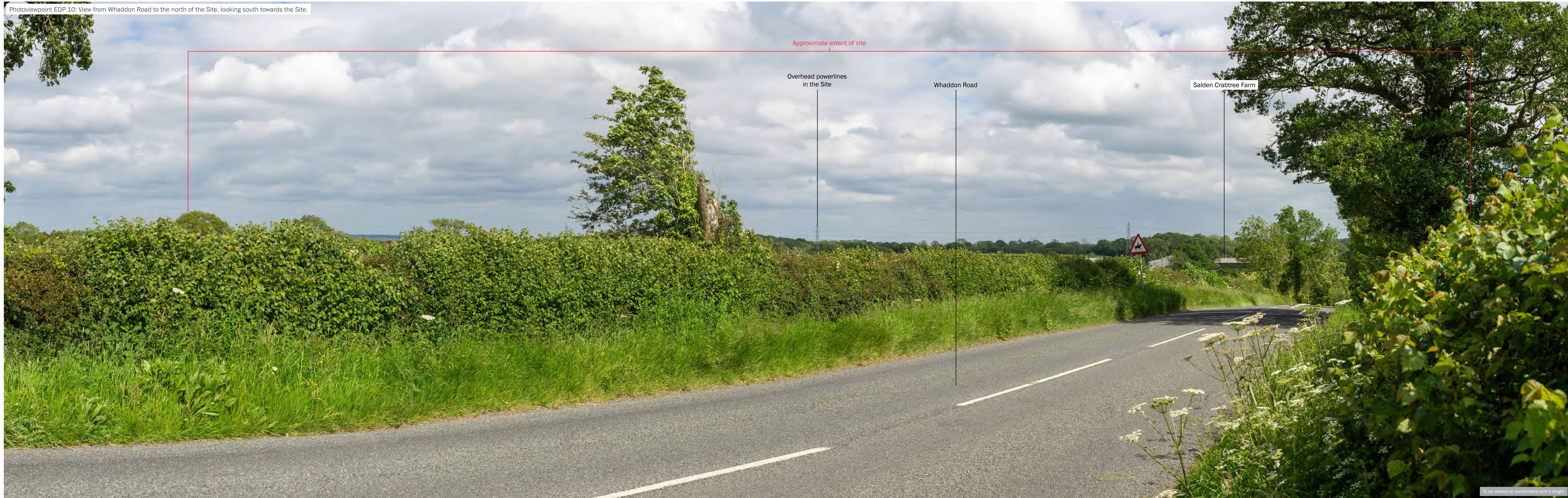
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aOD: **150m**  
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date **11 JUNE 2024**  
drawing number **edp5521\_d019**  
drawn by **GYo**  
checked **MBe**  
QA **DJo**

client **Barwood Land**  
project title **South West Milton Keynes**  
drawing title **Photoviewpoint EDP 9**

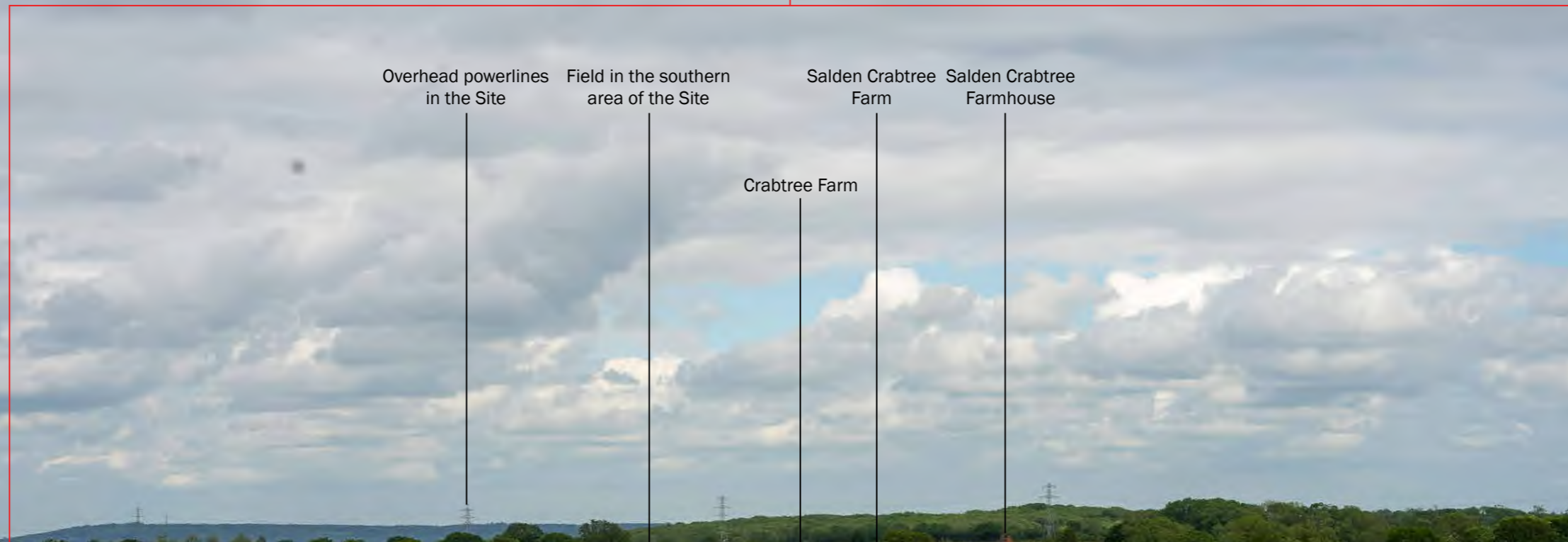


To be viewed at comfortable arm's length



To be viewed at comfortable arm's length

Approximate extent of site



Overhead powerlines  
in the Site

Field in the southern  
area of the Site

Crabtree Farm

Salden Crabtree  
Farm

Salden Crabtree  
Farmhouse

To be viewed at comfortable arm's length



To be viewed at comfortable arm's length

Photoviewpoint EDP 14: View from PRow MUR/16/Drayton Road to the south-east of the Site, looking north-west towards the Site.



Approximate extent of site

Twin Oaks  
Equestrian Centre

Lower Salden Farm  
Overhead powerlines  
in the Site

To be viewed at comfortable arm's length



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Registered office:  
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Grid Coordinates: **484321, 230503**  
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Projection: **Planar**  
Visualisation Type: **1**

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Enlargement Factor: **100% @ A3**

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aOD: **121m**  
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date **11 JUNE 2024**  
drawing number **edp5521\_d019**  
drawn by **GYo**  
checked **MBe**  
QA **DJo**

client **Barwood Land**  
project title **South West Milton Keynes**  
drawing title **Photoviewpoint EDP 14**

## Plans

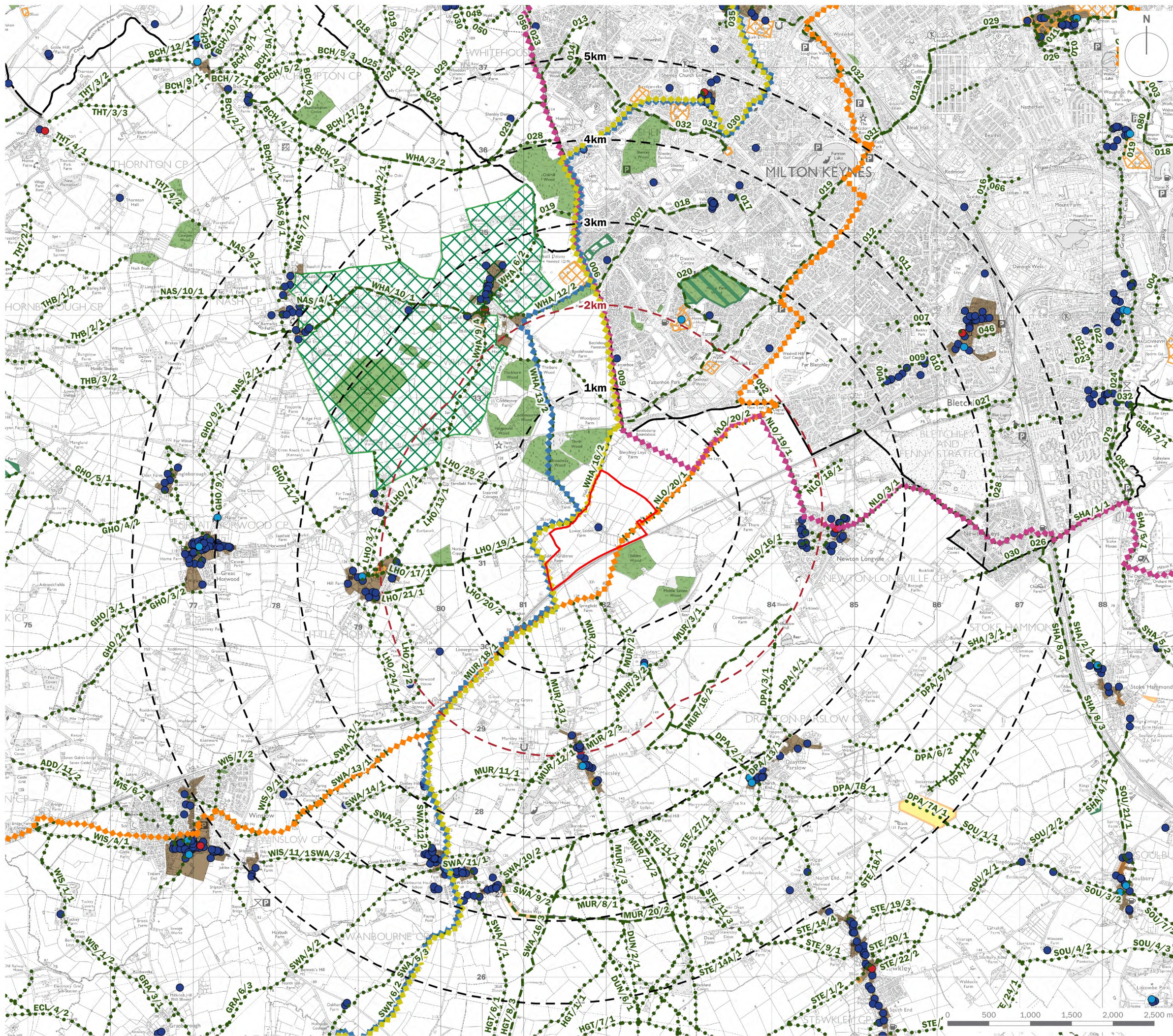
**Plan EDP 1:** Relevant Planning Designations and Considerations  
(edp5521\_d008a 19 July 2024 VMS/MBe)

**Plan EDP 2:** Site Character and Local Context  
(edp5521\_d007a 31 May 2024 VMS/MBe)

**Plan EDP 3:** Published Landscape Character Assessments  
(edp5521\_d009 30 May 2024 VMS/MBe)

**Plan EDP 4:** Topography  
(edp5521\_d010a 06 August 2024 VMS/MBe)

**Plan EDP 5:** Findings of EDP's Visual Appraisal  
(edp5521\_d012 30 May 2024 VMS/MBe)



- Site Boundary
- Range Rings (at 1km intervals)
- 2km Detailed Study Area
- Local Authority District Boundaries
- Landscape**
- CRoW act 2000 Access Land
- Local Landscape Area (LLA) Located within 5km of the Site
- Ecology**
- Site of Special Scientific Interest
- Special Area of Conservation**
- Ancient Woodland
- Heritage**
- Scheduled Monument
- Conservation Area
- Grade I Listed Building
- Grade II\* Listed Building
- Grade II Listed Building
- Public Rights of Way**
- Bridleway
- Footpath
- Restricted Byway
- Midshires Way
- Milton Keynes Boundary Walk
- Swan's Way
- National Cycle Route 51

client  
**Barwood Land**

project title  
**South West Milton Keynes**

drawing title  
**Relevant Planning Designations and Considerations**

date	<b>19 JULY 2024</b>	drawn by	<b>VMS</b>
drawing number	<b>edp5521_d008a</b>	checked	<b>MBe</b>
scale	<b>1:45,000 @ A3</b>	QA	<b>DJo</b>

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- Site Boundary
- Contours (at 5m intervals)
- Location of Approved Residential Development (app: 15/00314/AOP)
- Area of New Woodland Planting Related to the Recent Trainline Improvements
- Watercourse
- A Road
- Other Road
- Bridleway
- Footpath
- Restricted Byway
- Midshires Way
- Swan's Way
- Milton Keynes Boundary Walk
- National Cycle Route 51
- Railway
- Overhead Power Line

client  
**Barwood Land**

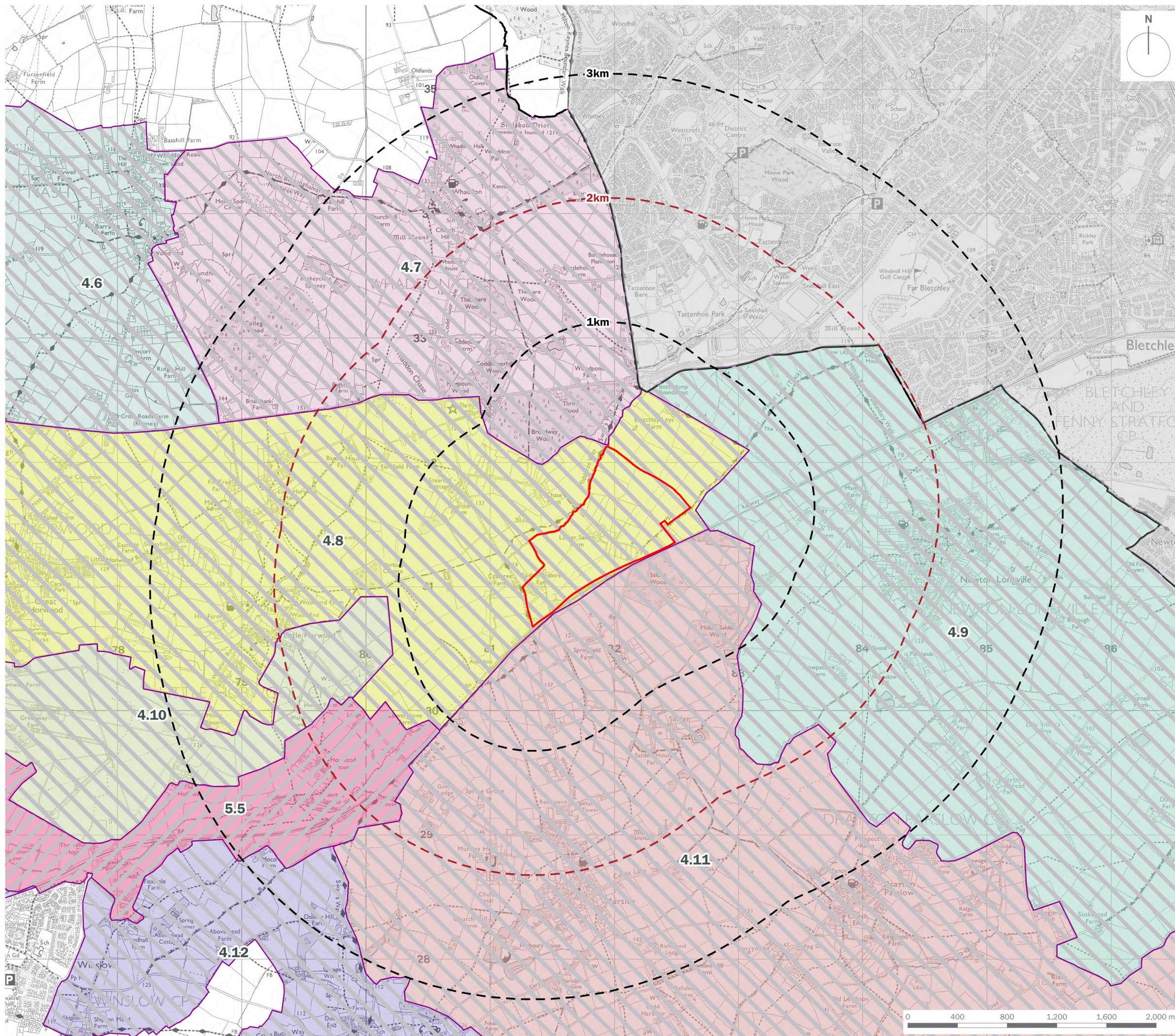
project title  
**South West Milton Keynes**



drawing title  
**Site Context and Local Character**

date	<b>31 MAY 2024</b>	drawn by	<b>VMS</b>
drawing number	<b>edp5521_d007a</b>	checked	<b>MBe</b>
scale	<b>1:10,000 @ A3</b>	QA	<b>DJo</b>





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-  Site Boundary
-  Range Rings (at 1km intervals)
-  2km Detailed Study Area
-  Local Authority District Boundaries

**Aylesbury Vale Landscape Character Assessment**

- Landscape Character Areas**
-  4.6 - A421 Ridge
  -  4.7 - Whaddon Chase
  -  4.8 - Horwood Claylands
  -  4.9 - Newton Longville-Stoke Hammond Claylands
  -  4.10 - Greenway Open Farmland
  -  4.11 - Mursley - Soulbury Claylands
  -  4.12 - Winslow Ridge
  -  5.5 - Claydon Tributary

- Landscape Character Types**
-  4 - Undulating Clay Plateau
  -  5 - Shallow Valleys

**Milton Keynes Landscape Character Assessment**

-  Milton Keynes Urban Area

client  
**Barwood Land**

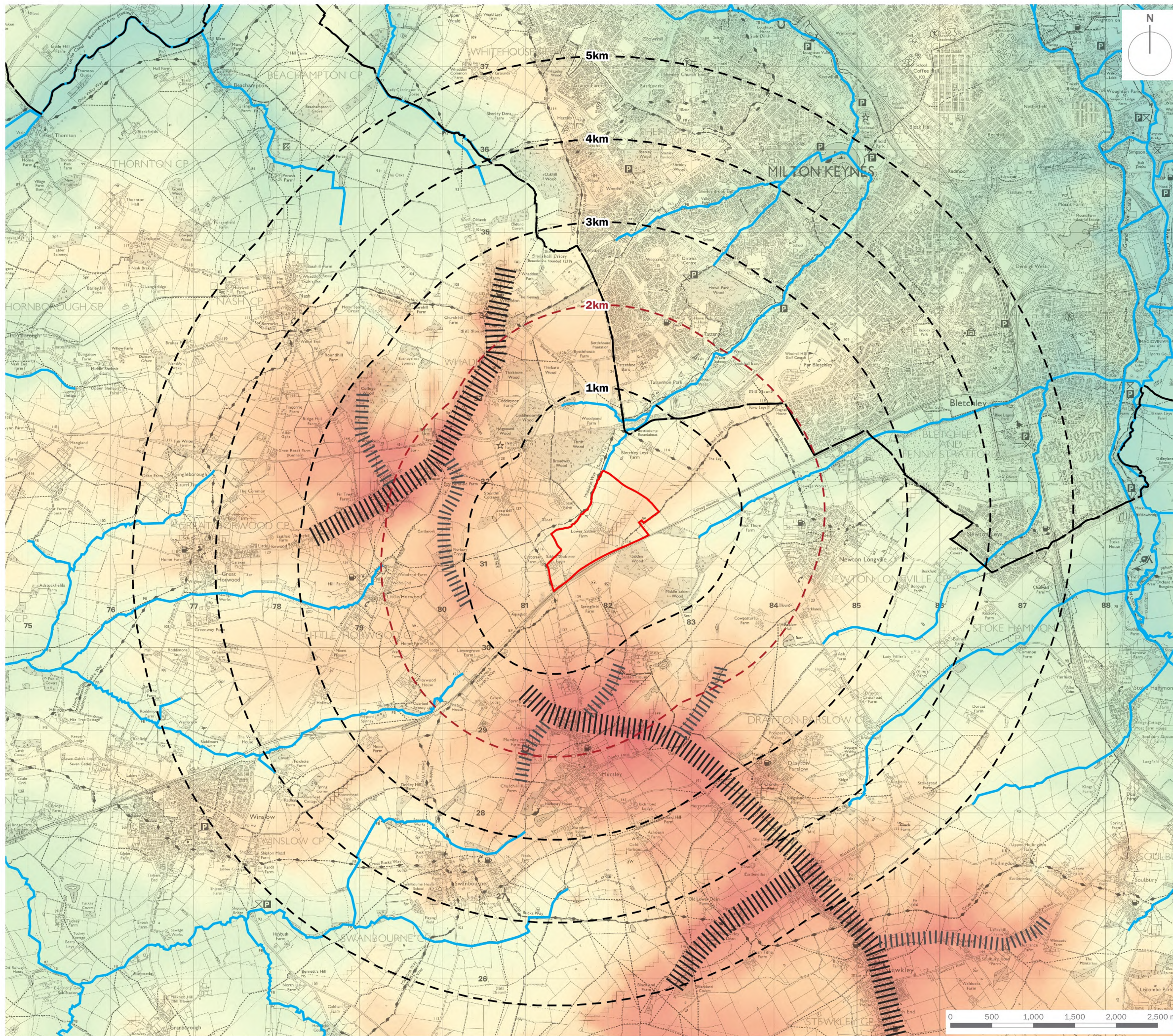
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**South West Milton Keynes**


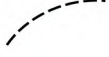

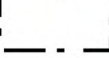



drawing title  
**Published Landscape Character Assessments**

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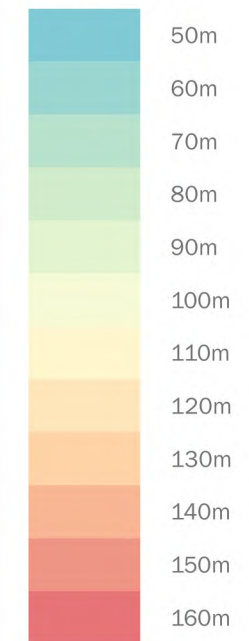


Registered office: 01285 740427 - www.edp-uk.co.uk - info@edp-uk.co.uk



-  Site Boundary
-  Range Rings (at 1km intervals)
-  2km Detailed Study Area
-  Local Authority District Boundary
-  Watercourse
-  Major Ridgeline
-  Minor Ridgeline

**Elevation (aOD)**



client

**Barwood Land**

project title

**South West Milton Keynes**

drawing title

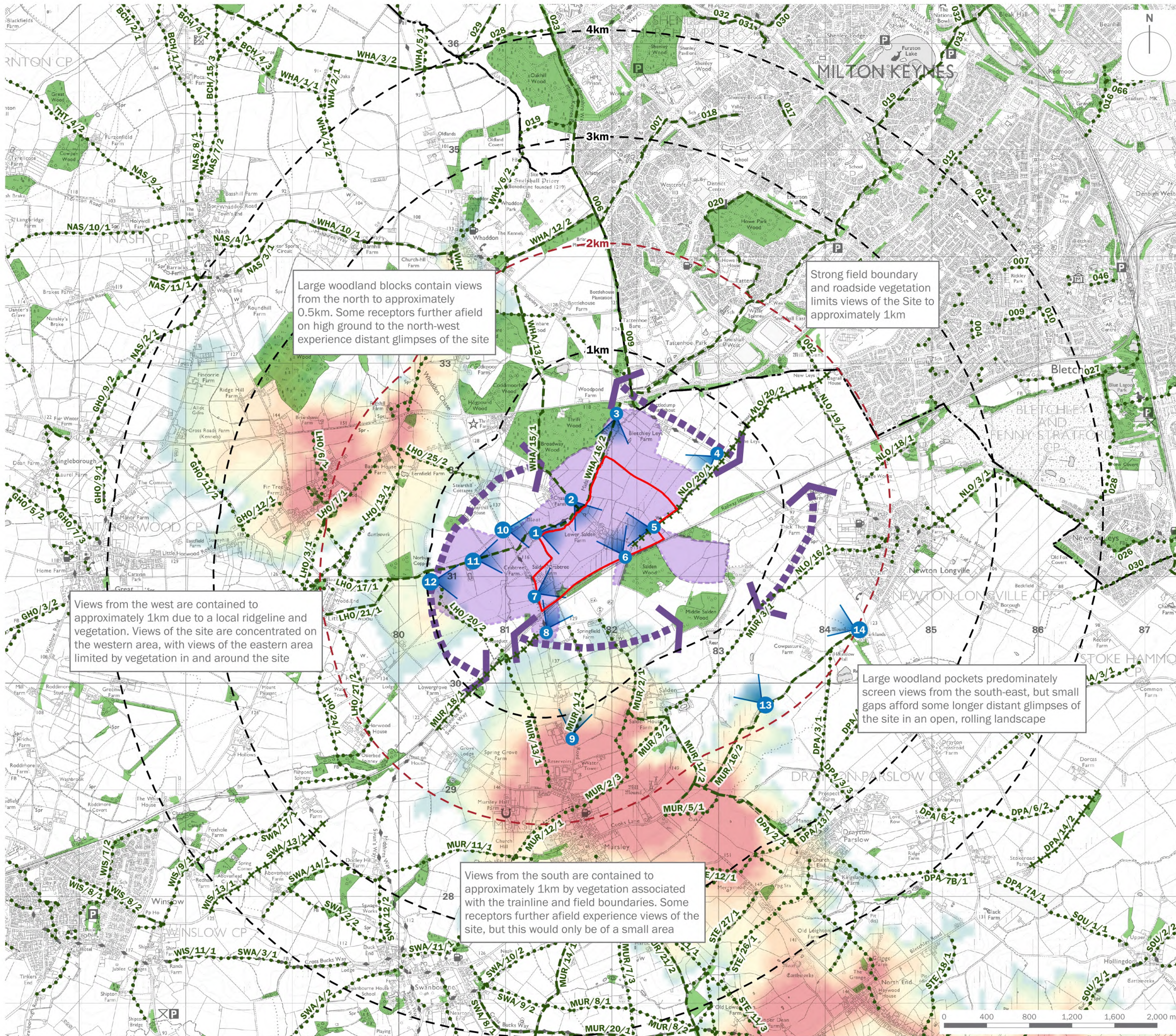
**Topography**

date **06 AUGUST 2024**  
drawing number **edp5521\_d010a**  
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drawn by **VMS**  
checked **MBE**  
QA **DJo**

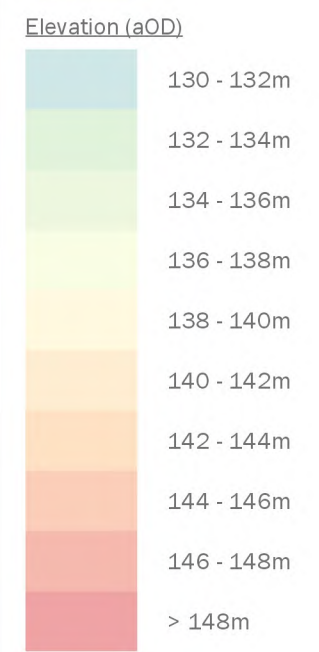


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- Site Boundary
- Range Rings (at 1km intervals)
- 2km Detailed Study Area
- Local Authority District Boundaries

- Public Rights of Way**
- Bridleway
  - Footpath
  - Restricted Byway
  - National Forest Inventory
  - Photoviewpoint Location
  - Screened View
  - Zone of Primary Visibility



client	Barwood Land	
project title	South West Milton Keynes	
drawing title	Findings of EDP's Visual Appraisal	
date	30 MAY 2024	drawn by VMS
drawing number	edp5521_d012	checked MBe
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**URBAN  
DESIGN  
GROUP** REGISTERED PRACTICE



**Landscape  
Institute**  
Registered practice



**South West Milton  
Keynes**

**Ecology Baseline**

Prepared by:  
**The Environmental Dimension  
Partnership Ltd**

On behalf of:  
**Barwood Land**

August 2024

Report Reference  
**edp5521\_r008a**

## Document Control

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## PLANS

Plan EDP 1: Habitat Plan  
(edp5521\_d013 31 May 2024 GYo/JGw)

## Section 1 Introduction

- 1.1 This Ecology Baseline (otherwise referred to as a Preliminary Ecological Appraisal) has been prepared by The Environmental Dimension Partnership Ltd (EDP), on behalf of Barwood Land, to inform representations to the emerging statutory development plans for Milton Keynes and Buckinghamshire. It considers approximately 84 hectares (ha) of land to the south-west of Milton Keynes which is being promoted as the location for the delivery of new homes (including affordable homes, community facilities, green infrastructure and public transport infrastructure).
- 1.2 EDP is an independent environmental planning consultancy with offices in Cirencester, Cardiff and Cheltenham. The practice provides advice to private and public sector clients throughout the UK in the fields of landscape, ecology, archaeology, cultural heritage, arboriculture, rights of way and masterplanning. Details of the practice can be obtained at our website ([www.edp-uk.co.uk](http://www.edp-uk.co.uk)).
- 1.3 This report has been informed and prepared with reference to the Chartered Institute of Ecology and Environmental Management (CIEEM) guidelines<sup>1</sup>.

### SITE CONTEXT

- 1.4 The Site is centred approximately at Ordnance Survey Grid Reference (OSGR) SP 81883 31462. The Site is located within the Local Planning Authority (LPA) of Buckinghamshire Council (BC). BC was formed in April 2020 and involved the merging of former district councils across the county.
- 1.5 The Site is located within the former Vale of Aylesbury District Council area. The currently adopted plan for this area is the Vale of Aylesbury Local Plan 2013-2033. The location and extent of the Site are illustrated on the Habitat Plan (**Plan EDP 1**).
- 1.6 The Site measures 84 ha and is located beyond the south-western outskirts of Milton Keynes. It comprises mixed-use arable farmland dominated by grazed pasture, temporary rye-grass and clover ley, and cereal crops at the time of the survey. The Site also supports three fields of other neutral grassland, three ponds and pockets of modified grassland, scrub and tall ruderals of negligible to local value within the field margins. These are delineated by a network of locally valuable native hedgerows and ditches. A section of the Tattenhoe Brook also runs along the north-western Site boundary.
- 1.7 Two farmyards are present on-site, one towards the centre of the Site and the other towards the south-western boundary. Both farmyards were active at the time of the survey and appeared to be used for farming and other commercial purposes.

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<sup>1</sup> CIEEM (2017). Guidelines for Preliminary Ecological Appraisal, 2nd Edition. Chartered Institute of Ecology and Environmental Management, Winchester.

- 1.8 Land uses in the surrounding landscape comprise mixed-use arable farmland and blocks of woodland plantation to the north and south of the Site.

## Section 2 Methodology

### DESK STUDY

- 2.1 This baseline has been informed by a desk study undertaken in May 2024, which involved collating information from the following sources:
- Buckinghamshire and Milton Keynes Environmental Records Centre (BMKERC);
  - Multi-Agency Geographic Information for the Countryside (MAGIC) website<sup>2</sup>; and
  - National Biodiversity Network (NBN) Atlas website<sup>3</sup>.
- 2.2 The following information was obtained during the desk study:
- International statutory designations (20km radius around Site);
  - National statutory designations (5km radius);
  - Non-statutory local sites (2km radius);
  - Annex II bat species<sup>4</sup> records (6km radius);
  - All other protected, priority and notable species records (2km radius); and
  - All other notable habitat records (500m radius).
- 2.3 These search areas are considered sufficient to cover the potential zones of influence<sup>5</sup>, in relation to designated sites, habitats and species, of any future development.
- 2.4 In addition, a search of MAGIC for any granted European Protected Species (EPS) mitigation licences and/or survey records of great crested newt (*Triturus cristatus*) was undertaken.

### BASELINE HABITAT SURVEY

- 2.5 A suitably experienced ecologist conducted a baseline habitat survey on 16 and 28 May 2024 to assess the habitats present within the Site and advise on any potential on-site constraints.
- 2.6 During the baseline habitat survey, the main habitats present within the Site were classified in accordance with the habitat types referred to in the Statutory Biodiversity Metric, which primarily relies on the habitat descriptions set out in the UK Habitat Classification<sup>6</sup> system, with the

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<sup>2</sup> [www.magic.gov.uk](http://www.magic.gov.uk)

<sup>3</sup> [www.nbnatlas.org](http://www.nbnatlas.org)

<sup>4</sup> Bat species listed in Annex II of the EC Habitats Directive, namely Greater horseshoe, Lesser horseshoe, Barbastelle and Bechstein's bats

<sup>5</sup> Zone of Influence - the areas and resources that may be affected by the proposed development

<sup>6</sup> UKHab Ltd (July 2023) *UK Habitat Classification Version 2.0* [<https://www.ukhab.org>]

addition of species mapping. This level of survey requires the identification of principal habitat types and the dominant plant species present. In addition, evidence of protected, notable or priority species is recorded, and the Site was assessed for its potential to support such species. This level of survey does not aim to compile a complete floral and faunal inventory.

- 2.7 The results of the survey are illustrated on **Plan EDP 1** and described in **Section 3**.

#### **Limitations**

- 2.8 The survey was undertaken during the optimal period for an assessment of habitats, in particular grassland habitats, such that the results are not constrained by climatic or seasonal factors. However, the majority of the grasslands were either intensively horse/cattle grazed or had recently been cut for hay at the time of the survey which made species identification difficult in some areas. Given that tussocky areas of grassland remained towards the field margins and sufficient species could be identified with reasonable certainty to inform a high-level assessment, this is not considered to be a significant survey constraint. However, a precautionary approach has been followed for the categorisation of the grassland type and condition based on a worst-case scenario approach.
- 2.9 Additionally, ponds **P3** and **P4** were difficult to access due to dense scrub surrounding them, while pond **P5** is located in an active farmyard that was not accessible at the time of the survey. Therefore, only a high-level survey of these ponds has been undertaken. However, given the high-level nature of this assessment, this is not considered to be a significant constraint to this assessment.

## Section 3 Results

### DESIGNATED SITES

- 3.1 Information regarding designated sites was obtained during the desk study. Statutory designations (those receiving legal and planning policy protection) and non-statutory designations (those receiving planning policy protection only) are discussed in turn below.

#### Statutory Designations

- 3.2 Statutory designations represent the most significant ecological receptors. Internationally important statutory designations include Special Protection Areas (SPAs), Special Areas of Conservation (SACs) and Ramsar sites (including potential SPAs, possible SACs and proposed Ramsars). These designations are protected under the Conservation of Habitats and Species Regulations 2017 (as amended) (the Habitats Regulations). These designations are referred to as 'habitats sites' in the National Planning Policy Framework (NPPF, December 2023) and development which would adversely affect a habitats site (alone or in combination) cannot benefit from the NPPF presumption in favour of sustainable development.
- 3.3 Nationally important statutory designations include Sites of Special Scientific Interest (SSSIs) and National Nature Reserves (NNRs). NNRs are also SSSIs, both of which are protected under the Wildlife and Countryside Act 1981 (as amended). The NPPF states that development which would adversely affect an SSSI should not normally be permitted.
- 3.4 Local-level statutory designations include Local Nature Reserves (LNRs) and are generally considered to be of importance at the County level or lower. LNRs are designated under the National Parks and Access to the Countryside Act 1949; however, protection of LNRs is given via local planning policies and/or by-laws.
- 3.5 No part of the Site is covered by any statutory designations, and there are no internationally important designations within 20km of the Site. There are, however, two nationally important designations and one county-important designation within 5km of the Site. These sites are summarised in **Table EDP 3.1**.

**Table EDP 3.1:** Statutory Designations Within the Site's Potential Zone of Influence

Designation	Approximate Distance from Site	Interest Feature(s)
<b>Internationally Important Statutory Designated Sites (within 20km of the Site)</b>		
None present.		
<b>Nationally Important Statutory Designated Sites (within 5km of the Site)</b>		
Howe Park Wood SSSI	2.3km north-east of the Site.	Woodland on calcareous clay soil with an orchid (common twayblade ( <i>Listera ovata</i> ), early-purple orchid ( <i>Orchis mascula</i> ), broad-leaved helleborine ( <i>Epipactis helleborine</i> ) and greater-butterfly orchid ( <i>Platanthera chloranthy</i> )), invertebrate (including wood white ( <i>Leptidea sinapsis</i> ) and black hairstreak ( <i>Strymonidia pruni</i> ) butterflies) interest.
Oxley Mead SSSI	2.6km north of the Site.	Ancient hay meadow on permeable calcareous clay soils which is a nationally rare grassland type.
<b>Statutory Designated Sites of County Importance (within 5km of the Site)</b>		
Blue Lagoon LNR	4.1km east of the Site.	Lake with surrounding chalk grassland and scrub woodland area with fish, great crested newts, badgers ( <i>Meles meles</i> ), bats, grass snakes ( <i>Natrix helvetica</i> ), birds and invertebrate species.

### Non-statutory Designations

- 3.6 Non-statutory designations are also commonly referred to in planning policies as 'local sites', although such designations are typically considered to be of importance at a County level. In BMKERC, such designations are termed Local Wildlife Sites (LWSs), Biological Notification Sites (BNS), Milton Keynes Wetland Wildlife Corridors (MKWeWC) and Milton Keynes Wood Wildlife Corridors (MKWoWC). Additional sites such as non-designated nature reserves (e.g. Wildlife Trust nature reserves) and Ancient Semi-natural Woodland (ASNW) are considered here when not covered by other designations. The importance of LWSs is recognised in the NPPF.
- 3.7 The Railway Siding east of Salden Wood LWS lies immediately adjacent to the southern Site boundary, and as summarised in **Table EDP 3.2**, there are 12 additional non-statutory designations within 2km of the Sites.

**Table EDP 3.2:** Non-Statutory Designations Within 2km of the Site

Designation	Approximate Distance from the Site	Interest Feature(s)
Railway Siding east of Salden Wood LWS	Immediately adjacent to the Site.	UK BAP Priority habitat open mosaic habitats on previously developed land with high species diversity. Breeding site for dingy skipper ( <i>Erynnis tages</i> ).
Salden Wood LWS	0.02km south of the Site.	Ancient woodland with ancient woodland indicators and crosswort ( <i>Cruciata laevipes</i> ) present.

<b>Designation</b>	<b>Approximate Distance from the Site</b>	<b>Interest Feature(s)</b>
Broadway and Thrift Wood LWS	0.1km north of the Site.	Ancient woodland which partly comprises of coniferous woodland. Good relic species in rides and 21 ancient woodland indicators.
Railway Bank by Salden Wood LWS	0.3km south of the Site.	Scrub and calcareous grassland. UK BAP Priority open mosaic habitat with exceptionally high number of species. Breeding site for wood white butterflies ( <i>Leptidea sinapis</i> ).
North Bucks Way MKWoWC	0.5km north of the Site.	Green corridor which includes several woodland parcels along the south-west of Milton Keynes.
Loughton Brook MKWeWC	0.6km north of the Site.	Waterway runs through central Milton Keynes.
North Salden Farm BNS	0.8km south of the Site.	Horse grazed meadows with associated hedgerows and farm buildings.
Ponds east of Lower Grove Farm BNS	0.8km south-west of the Site.	Two ponds with plants including broad-leaved pondweed ( <i>Potamogetone natans</i> ) and water horsetail ( <i>Equisetum fluviatile</i> ). Both surrounded by scrub and ash trees.
Hogpound Wood LWS	1km north of the Site.	Ancient woodland with some indicators and interesting rides.
Norbury Coppice LWS	1.1km west of the Site.	Ancient wood with rides.
Thickbare Wood LWS	1.3km north of the Site.	Ancient woodland with some indicators, includes yellow sedge ( <i>Carex flava</i> ) which is a rare species in Buckinghamshire.
Horwood House BNS	1.4km south-west of the Site.	Former grounds of Horwood House which includes parkland, semi-natural woodland and cattle grazed improved pasture and a stream.
Tattenhoe Park Meadow LWS	1.5km north-east of the Site.	Small site with good connectivity corridor. Unique in Milton Keynes area in terms of species composition.

3.8 In addition to non-statutorily designated sites, the Buckinghamshire & Milton Keynes Natural Environment Partnership have identified Biodiversity Opportunity Areas (BOAs) which facilitate a landscape-scale approach to nature conservation and recovery. The Site partially falls within the Whaddon Chase BOA, which highlights the importance of creating native woodlands, fens, lowland meadows, hedgerows, wood/pasture parkland and ponds in this area. The proposed development should aim to provide such habitats within the scheme in order to contribute towards these aims.

#### **Other Non-statutory Designations**

3.9 Additional sites such as non-designated nature reserves (e.g. Wildlife Trust nature reserves) and Ancient Semi-natural Woodland (ASNW) are considered here when not covered by other designations. There are a number of additional parcels of Priority Habitat lowland mixed

deciduous and ancient and semi-natural woodlands within 2km of the Site. The closest of which is the Salden Wood ancient and semi-natural woodland c. 25m south-east of the Site, which is separated from the Site by the adjacent railway. There are also numerous parcels of Priority Habitat lowland meadow, with the closest parcel being located 315m south-west of the Site.

## HABITATS

3.10 There are several mechanisms by which habitats that lie outside of statutory and non-statutory designations are protected, or by which their importance is recognised at a national level. This includes the following:

- 'Important' hedgerows are protected from removal (out with the planning process) by the *Hedgerows Regulations 1997*;
- Certain habitats are listed as Priority Habitats, the conservation of which public authorities in England must have due regard to as part of policy or decision making under Section 40 of the *Natural Environment and Rural Communities (NERC) Act 2006*;
- Part 6 of the *Environment Act 2021* introduces a mandatory minimum 10% BNG requirement for all new developments that are subject to the *Town and Country Planning Act 1990*. Further secondary legislation (which came into force in February 2024) is required before this comes into force, however;
- Paragraph 180 of the NPPF includes a presumption against development which results in significant harm to biodiversity (including habitats), or results in the loss of irreplaceable habitat. This paragraph also encourages development to secure measurable net gains for biodiversity;
- The importance of protecting habitats, and networks of habitats, is reflected in the Vale of Aylesbury Local Plan 2013 – 2033 (September 2021), specifically policy NE1: Biodiversity and Geodiversity & NE2: River and stream corridors; and
- The Buckinghamshire Council Biodiversity Net Gain - Supplementary Planning Document (SPD) (July 2022) which provides guidance on how biodiversity net gain can be delivered in Buckinghamshire.

3.11 **Plan EDP 1** illustrates the distribution of the different habitat types within the Site. Descriptions of these habitat types, together with illustrative photographs, are provided below.

### Arable

3.12 The Site is dominated by mixed-use arable farmland comprising of cereal crops, temporary grass and clover leys. Fields **F5**, **F10** and **F15** to **F18** comprised cereal crops at the time of the survey, whilst fields **F1** to **F3** comprised temporary grass and clover ley. Fields **F2**, **F7** and **F10** also supported small strips of bare ground towards the field margins at the time of the survey. An overview of these habitats can be seen in **Images EDP 3.1** and **3.2**.



**Image EDP 3.1:** Cereal crops in field **F17**.



**Image EDP 3.2:** Temporary grass and clover ley in field **F2**.

- 3.13 Arable habitats are considered to have negligible intrinsic ecological value, although they may be valuable in supporting protected or priority species, as discussed in detail below.

### Modified Grassland

- 3.14 The grazed pasture in fields **F4, F6, F7 to F9, F11 – F14, F22 and F23** and unmanaged field margins in **F1, F5, F10 and F15 to F18** comprised of modified grassland. The sward height and composition varied between these grasslands due to varied management regimes.
- 3.15 The fields of pasture were grazed either by cattle or horses at the time of the survey and were primarily of a short sward height, on average c. 5 – 10cm in height (see **Image EDP 3.3**). Grass species present included perennial rye-grass (*Lolium perenne*), rough meadow-grass (*Poa trivialis*), Yorkshire fog (*Holcus lanatus*) and false-oat grass (*Arrhenatherum elatius*). Common herbs present included creeping buttercup (*Ranunculus repens*), meadow buttercup (*Ranunculus acris*), bush vetch (*Vicia sepium*), white clover (*Trifolium repens*), ox-eye daisy (*Leucanthemum vulgare*) and common cat's-ear (*Hypochaeris radicata*). Scarcer herbs present included field forget-me-not (*Myosotis arvensis*), black medic (*Medicago lupulina*), field speedwell (*Veronica agrestis*) and dandelion (*Taraxacum agg.*). Due to the high levels of nutrient enrichment in these fields, a number of tall forb species were also present, including a willowherb species (*Epilobium sp.*), common hogweed (*Heracleum sphondylium*), common nettle (*Urtica dioica*) and broadleaved dock (*Rumex obtusifolius*).
- 3.16 The field margins of modified grassland varied between c. 0.5 to up to 2m wide in areas and were primarily tussocky due to being unmanaged (see **Image EDP 3.4**). Grasses present included perennial rye-grass, Yorkshire fog, cocksfoot (*Dactylis glomerata*), barren brome (*Anisantha sterilis*) and soft brome (*Bromus hordeaceus*). Herbs present included creeping buttercup, common vetch (*Vicia sativa*), field forget me not, white clover, red clover (*Trifolium pratense*) and ox-eye daisy. Similarly, a number of tall forb species were present including broadleaved dock, common hogweed and cow parsley (*Anthriscus sylvestris*).



**Image EDP 3.3:** Cattle grazed pasture in field F6.



**Image EDP 3.4:** Grassy field margin in field F3.

- 3.17 Modified grassland is of no more than Site-level importance owing to its limited structural and species diversity. Furthermore, the field margins do not meet the Priority Habitat criteria due to not being actively managed or planted for wildlife and being primarily narrow in width, with the vast majority being c. 0.5 to 1m wide.

#### **Other Neutral Grassland**

- 3.18 Fields **F19** to **F21** comprised other neutral grassland which had recently been cut for hay as confirmed by the landowner (see **Image EDP 3.5**). The majority of the grasslands were of a short sward height; however, tussocky areas of grassland remained towards the field margins. Species present included meadow foxtail (*Alopecurus pratensis*), annual meadow grass (*Poa annua*), Yorkshire fog, cocksfoot, perennial rye-grass, soft brome, creeping buttercup, white clover and ox-eye daisy. Tall forbs, including common nettle, broadleaved dock and cow parsley were present within the field margins.
- 3.19 Given that the grassland had recently been cut prior to the survey, it has been precautionarily assumed that the grassland is of local-level importance.



**Image EDP 3.5:** Field **F21**, which had recently been cut for hay.

### **Lowland Mixed Deciduous Woodland**

- 3.20 Woodland **W1** comprises of Priority Habitat lowland mixed deciduous woodland (see **Image EDP 3.6**). The woodland is dominated by mature ash (*Fraxinus excelsior*) and sycamore (*Acer pseudoplatanus*) with a sparse understorey layer comprising of scattered bramble (*Rubus fruticosus agg.*) and semi-mature hawthorn (*Crataegus monogyna*) and elder (*Sambucus nigra*). The ground layer was more diverse with red campion (*Silene dioica*), garlic mustard (*Alliaria petiolata*), false brome (*Brachypodium sylvaticum*), ground ivy (*Glechoma hederacea*), cleavers (*Galium aparine*) and loads and ladies (*Arum maculatum*) being present.
- 3.21 Lowland mixed deciduous woodland is a Priority Habitat and is, therefore, of at least local-level importance.



**Image EDP 3.6:** Lowland mixed deciduous woodland **W1**.

### **Traditional Orchard**

3.22 A parcel of traditional orchard is present towards the centre of the Site (**Image EDP 3.7**). This comprises mature apple trees (*Malus* sp.) with a tussocky modified grassland ground layer. The grassland is primarily comprised of perennial ryegrass with intermittent Yorkshire fog, cocksfoot, white clover, creeping buttercup, meadow buttercup and creeping thistle (*Cirsium arvense*).

3.23 Traditional orchard is a Priority Habitat and is of at least local-level importance.



**Image EDP 3.7:** Traditional Orchard towards the centre of the Site.

### **Scrub**

- 3.24 Scattered bramble and dense mixed scrub are present within the field margins where these have been left unmanaged, as can be seen in **Image EDP 3.8**. Bramble is dominant across the Site, with occasional semi-mature hawthorn and blackthorn (*Prunus spinosa*) also present. Tall ruderals such as common nettle and common hogweed are also intermittently present.
- 3.25 Scrub is considered to be of Site-level importance given its limited extent and diversity.



**Image EDP 3.8:** Mixed scrub within the field margin of **F17**.

### **Ponds**

- 3.26 Five ponds are present within the Site. Ponds **P1** and **P2** are small, agricultural ponds between 100 and 200m<sup>2</sup> in size. They were located in fields of grazed pasture (fields **F4** and **F14**, respectively) with limited marginal vegetation (see **Image EDP 3.9**).

- 3.27 Ponds **P3** and **P4** are larger, located in the field margin of fields **F20** and **F18** respectively. These were surrounded by dense mixed scrub. Pond **P5** is medium-sized, used for slurry and surrounded by hardstanding/buildings.
- 3.28 The waterbodies are considered to be of at least local level ecological importance given their location within the ecological network on-site.



**Image EDP 3.9:** Pond **P1** on-site.



**Image EDP 3.10: Pond P4.**

### **Hedgerows and Treelines**

- 3.29 The majority of the Site is bound by hedgerows, the majority of which are intact and species-poor. A small number of the hedgerows also supported trees, including hedgerows **H15**, **H18**, **H20** and **H23**, whilst hedgerows **H11**, **H12**, **H16**, **H17** and **H27** supported wet/dry ditches. Species present include hawthorn, bramble, ash, field rose (*Rosa arvensis*), blackthorn, willow (*Salix sp.*), elder, sycamore (*Acer pseudoplatanus*), cypress (*Chamaecyparis sp.*), hazel (*Corylus avellana*), field maple (*Acer campestre*) and dogwood (*Cornus sanguinea*). Tree species present included mature pedunculate oak (*Quercus robur*) and ash trees.
- 3.30 An ecologically valuable line of native broadleaved trees also runs along the north-western boundary adjacent to stream **S1**. The understory layer is primarily comprised of mature pedunculate oak and ash, with dogwood, elder, blackthorn, and hawthorn.



**Image EDP 3.11:** Species-rich hedgerow **H15** with mature trees.



**Image EDP 3.12:** Ecologically valuable treeline adjacent to stream **S1**.

- 3.31 Overall, the hedgerow and treeline network is considered to be of Local importance. It provides potential wildlife dispersal routes through the landscape, and many of the hedgerows qualify as Priority Habitats.

#### **Tattenhoe Brook**

- 3.32 A section of the Tattenhoe Brook runs along the north-western Site boundary (stream **S1** on **Plan EDP 1**). Most of the stream was inaccessible due to the density of the adjacent scrub; however, where accessible, the stream appeared to be naturalised and narrow, with an approximate width of 2 to 3m. The stream is considered to have at least local intrinsic ecological value given its location within the local ecological network. The stream may also be of value to support protected or priority species, as discussed in detail below.

#### **Sustainable Drainage Feature**

- 3.33 Swales were present adjacent to the access road towards the central farmyard, and given their condition, it is considered likely that these have been created in recent years, possibly associated with the railway redevelopment (see **Image EDP 3.13**). Sustainable drainage features are considered to be of negligible intrinsic ecological value, although they may be of value to support protected or priority species, as discussed in detail below.



**Image EDP 3.13:** A swale adjacent to the central access road.

### **Developed Land/Sealed Surface**

- 3.34 Various residential and commercial buildings are present within the Site, including two residential farmhouses, a stable block, a small shed and 22 commercial/farm buildings, which were in active use at the time of the survey. A high-level assessment of the suitability of the buildings for roosting bats was undertaken during the habitat survey and is described in detail below.

3.35 The majority of these buildings were surrounded by tarmac/concrete access tracks and parking. A railway access was also present adjacent to field **F10**, which has likely been created in recent years. Buildings and hardstanding are considered to have negligible intrinsic ecological value, although they may be valuable in supporting protected or priority species, as discussed in detail below.



**Image EDP 3.14:** Agricultural and commercial buildings **B2**, **B3**, **B4** and **B5**.



**Image EDP 3.15: Farmhouse B19.**

### **Vegetated Gardens**

- 3.36 Vegetated gardens were adjacent to the farmhouses on-site (buildings **B1** and **B19**). Vegetated gardens are considered to have negligible intrinsic ecological value.

## **PROTECTED, PRIORITY OR OTHER NOTABLE SPECIES**

### **Breeding Birds**

- 3.37 Over 4500 records of over 70 different bird species were returned in the BMKERC desk study within 2km of the Site. This includes 13 records of Wildlife and Countryside Act (WCA) Schedule 1 species, 11 records of Priority Species, and a further 43 records of species included on the latest Red and Amber lists of Birds of Conservation Concern<sup>7</sup>. Most records received relate to species that would not normally breed in habitats found within the Site. Records of species which could breed on the Site include the following:

- Barn owl (*Tyto alba*);

<sup>7</sup> Stanbury, A., Eaton, M., Aebischer, N., Balmer, D., Brown, A., Douse, A., Lindley, P., McCulloch, N., Noble, D., and Win I. (2021). *The status of our bird populations: the fifth Birds of Conservation Concern in the United Kingdom, Channel Islands and Isle of Man and second IUCN Red List assessment of extinction risk for Great Britain*. British Birds 114: 723-747.

- Bullfinch (*Pyrrhula pyrrhula*);
- Cuckoo (*Cuculus canorus*);
- Dunnock (*Prunella modularis*);
- Greenfinch (*Chloris chloris*);
- House martin (*Delichon urbicum*);
- House sparrow (*Passer domesticus*);
- Kestrel (*Falco tinnunculus*);
- Linnet (*Linaria cannabina*);
- Meadow pipit (*Anthus pratensis*);
- Skylark (*Alauda arvensis*);
- Song thrush (*Turdus philomelos*);
- Starling (*Sturbus vulgaris*);
- Stock dove (*Columba oenas*);
- Swift (*Apus apus*);
- Wood pigeon (*Columba palumbus*);
- Wren (*Troglodytes troglodytes*);
- Yellow wagtail (*Motacilla flava*); and
- Yellowhammer (*Emberiza citrinella*).

3.38 During the baseline habitat survey, skylark were observed in arable fields **F15** and **F17** on-site, whilst yellowhammer were observed in field **F16**. The locations are presented on **Plan EDP 1** at Target Notes **TN2** and **TN3**. Given the presence of suitable habitats on-site, it is considered likely that these species use the Site for breeding.

3.39 The most suitable habitats on-site for breeding birds comprise the open arable fields of cereal crops, field margins, hedgerows, treelines and scrub, which could support an assemblage of breeding birds, including those of conservation concern. However, due to the limited extent and distribution of suitable habitats on-site, the breeding bird assemblage on-site is considered to be unlikely to be of more than Local-level importance. Further bird surveys would be required to determine the value of the Site for breeding birds and confirm breeding suitability for barn owl.

### **Wintering Birds**

- 3.40 The BMKERC desk study also returned a number of records for over-wintering bird species. Those records of the species which could use the Site as over-wintering habitat include the following:
- Fieldfare (*Turdus pilaris*);
  - Lapwing (*Vanellus vanellus*);
  - Mistle thrush (*Turdus viscivorus*);
  - Redwing (*Turdus iliacus*);
  - Skylark; and
  - Yellowhammer.
- 3.41 The vast majority of the Site is considered to be sub-optimal for over-wintering birds given the abundance of mixed-use arable farmland, in particular heavily horse-grazed pasture and cereal crops. However, given the proximity of large nearby waterbodies, including the Blue Lagoon LNR (although it should be noted that this site is not designated for wintering birds), and the presence of cattle-grazed pasture, which could provide opportunities for over-wintering bird species, their absence from Site cannot be scoped out. Therefore, it is considered possible that the Site supports a small assemblage of common over-wintering bird species, including a small number of those of conservation concern. Further bird surveys would be required to determine the value of the Site for over-wintering birds.

### **Bats**

- 3.42 Four nearby records relating to European Protected Species Mitigation Licences (EPSML) issued for bats were returned from the data search on MAGIC. One licence was granted in 2013 for the destruction of a common pipistrelle (*Pipistrellus pipistrellus*), soprano pipistrelle (*Pipistrellus pygmaeus*), Daubenton's bat (*Myotis daubentoni*) and brown long-eared (*Plecotus auritus*) breeding site 1.3km south-east of the Site. The second licence was granted in 2020 for the destruction of a common pipistrelle, soprano pipistrelle, whiskered bat (*Myotis mystacinus*), Natterer's bat (*Myotis nattereri*), Brandt's bat (*Myotis brandti*) and brown long-eared bats breeding site 1.9km south-west of the Site.
- 3.43 Furthermore, the desk study returned records for 12 bat species within 6km of the Site, including one record for Bradt's bat, 12 records for barbastelle (*Barbastella barbastellus*) and six records for Nathusius' pipistrelle (*Pipistrellus nathusii*) which are scarce and/or rare.

### **Bat Roosting**

#### *Trees*

- 3.44 A high-level ground-level tree assessment was undertaken during the habitat survey in May 2024, during which the likely roosting suitability of trees was assessed. During the survey, at least 13 trees were identified as supporting potential roosting features of suitability to

support multiple bats (PRF-M). A further 22 trees were identified as supporting PRFs of suitability to support individual bats (PRF-I), and seven trees were identified as requiring a further assessment (FAR) to confirm their suitability to support roosting bats. Tree locations are shown on **Plan EDP 1**. Further surveys will be required to confirm if these trees are used for roosting bats and the value of the Site for roosting bats in accordance with best practice guidance<sup>8</sup>.

#### *Buildings/Built Structures*

- 3.45 With respect to buildings, a high-level preliminary roost assessment was also undertaken during the habitat survey. The two farmhouse buildings (**B1** and **B19**) were identified as supporting at least moderate suitability for roosting bats. This is due to these buildings supporting numerous PRFs, including lifted/broken tiles and crevices in the brickwork where mortar has come loose. Buildings **B18** and **B22**, which are currently used as stables and agricultural storage, are considered to support at least low suitability for roosting bats due to supporting PRFs under lifted roof tiles and/or crevices in the external brickwork. The remaining buildings are not considered likely to support suitable features due to the nature of the structural materials and activity levels within the buildings. However, a detailed internal and external building assessment will be required for all buildings to confirm this in line with best practice guidance<sup>9</sup>. Building locations are shown on **Plan EDP 1**.

#### **Bat Foraging/Commuting Activity**

- 3.46 Overall, the habitats present within the Site were assessed as being of Low suitability for foraging and commuting bats given the dominance of intensively managed arable farmland. Hedgerows, other neutral grassland, scrub, field margins, and woodland habitats, which only form a small portion of the site, are the most suitable habitats for foraging and commuting bats.
- 3.47 Given the nature and distribution of habitats present, the Site will likely support a typical bat species assemblage for a rural farmland site in Buckinghamshire, most likely comprising predominantly common and widespread species of no more than Local level importance. However, further survey would be required to determine the assemblage of foraging and commuting bats on-site in line with best practice guidance<sup>9</sup>.

#### **Dormouse**

- 3.48 No records for hazel dormouse (*Muscardinus avellanarius*) were returned within 2km of the Site during the desk study and no nearby records relating to EPSMLs issued for dormouse were returned from the data search on MAGIC. Known populations exist within the wider landscape, for example, within Little Linford Wood to the north of Milton Keynes. However, this is spatially separated from the Site by over 4km and intervening features, which includes several main roads and dense residential housing.
- 3.49 The hedgerow network, woodland and scrub habitats on and adjacent to the Site could provide opportunities for dormice. It is therefore considered possible that hazel dormouse may be utilising the hedgerow network within the Site for dispersal, refuge, foraging and breeding, and

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<sup>8</sup> Collins, J. (ed.) (2023). Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th edition). The Bat Conservation Trust, London.

further survey effort should be undertaken to confirm presence/likely absence within the Site, in line with standard guidance<sup>9</sup>.

### **Otter and Water Vole**

- 3.50 No records for otter (*Lutra lutra*) or water vole (*Arvicola amphibius*) were returned within 2km of the Site.
- 3.51 The ditches within the Site were not considered suitable for otter or water vole due to supporting low water levels and being poorly connected to nearby waterways. The ditches also support limited aquatic marginal habitat suitable for water vole.
- 3.52 Tattenhoe Brook offers opportunities for foraging and commuting otter due to its connectivity to the wider landscape. Opportunities for refuge are provided within the adjacent vegetative corridor. The stream provides some limited opportunities for water vole, given the presence of suitable marginal vegetation and a relatively shallow depth. The banks could also provide opportunities for burrowing.
- 3.53 Further survey would be required to determine the presence or likely absence of either species and the exact level of importance.

### **Badger**

- 3.54 16 records of badger (*Meles meles*) were returned within 2km of the Site, including a nearby record for a sett within 100m of the Site. An additional 36 records for incidental observations, field surveys and road kills were also returned.
- 3.55 The mosaic of grazed pasture, hedgerows, woodland and scrub within the Site offers some opportunities for badger foraging and sett building. During the habitat survey, evidence of badger activity within the Site was also recorded in the form of a badger latrine at Target Note TN3 and snuffle holes at TN5 (see **Plan EDP 1**). A single sett was also identified at Target Note TN6, which comprised a single outlier hole with debris in the entrance and no fresh spoil (see **Plan EDP 1**). Further surveys will be required to determine activity levels within this sett.
- 3.56 Given dense vegetation growth at the time of the survey prevented a full inspection of the boundary hedgerows and field margins; however, no mammal paths into these features were noted, indicating no active setts were present at the time of the survey. Further assessment is required to fully determine if additional badger setts are present within the Site, which should be undertaken in winter/early spring when there is greater visibility.

### **Other Mammal Species**

- 3.57 Records of the following Priority mammal species were returned within 2km of the Site:
- European hedgehog (*Erinaceus europaeus*)<sup>10</sup> – six records, the closest of which is located 0.3km south of the Site; and

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<sup>9</sup> English Nature (2006). *The dormouse conservation handbook*. Second edition.

<sup>10</sup> Hedgehogs are also protected from capture or killing by specific methods under Schedule 6 of the WCA.

- Brown hare (*Lepus europaeus*) – eight records, the closest of which is located 70m east of the Site.

3.58 In addition to the above records, hare was identified in field at Target Note TN1 on **Plan EDP 1**. Brown hare and hedgehog likely forage and commute within the areas of grassland, particularly tussocky grassland, hedgerows and arable habitat within the Site. Owing to the confirmed presence of hare on-site, abundance of hedgehog within the local area and the availability of similar habitats within the wider area, any populations present within the Site are unlikely to be important above Site level.

### **Great Crested Newt**

3.59 65 records of great crested newt (*Triturus cristatus*) were returned within 2km of the Site, the nearest record being circa 0.3km south of the Site from 2023. A single EPSM was also granted 1.9km north of the Site in 2013 for the destruction of a great crested newt breeding pond and refuge habitat.

3.60 Terrestrial habitat opportunities within the Site are primarily restricted towards the field margins and comprise grassy field margins, hedgerows, treelines, woodland and scrub. These habitats connect the majority of the on-site ponds.

3.61 Four of the five ponds within the Site are considered to be potentially suitable to support breeding great crested newts with dispersal opportunities between them in the form of hedgerows and treelines. Furthermore, there are a further 12 ponds within 250m of the Site which may also be of suitability to support great crested newts. Further surveys will need to be undertaken to confirm great crested newt presence or likely absence in the ponds on-site and those offsite and, therefore, the potential for this species to use the terrestrial habitat within the Site.

### **Other Amphibian Species**

3.62 Other legally protected amphibians are rare and have a very restricted distribution<sup>11</sup>, however common toad (*Bufo bufo*), common frog (*Rana temporaria*) and smooth newt (*Lissotriton vulgaris*) are widespread species. The field margins, scrub, hedgerows, treelines and woodland could provide terrestrial opportunities for these species, whilst the ponds on-site and within 250m could provide suitable breeding opportunities.

### **Reptiles**

3.63 Three records for reptiles were returned with 2km of the Site, including one record for common lizard (*Zootoca vivipara*) c.70m south of the Site and two records for grass snake (*Natrix helvetica*) c.1.2km north of the Site. The field margins, hedgerows, scrub and woodland could provide suitable dispersal, hibernation, foraging and breeding opportunities for these species.

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<sup>11</sup> Natterjack toad (*Epidalea calamita*) and Northern pool frog (*Pelophylax lessonae*) are EPS, protected under WCA and priority species

### **Invertebrates**

- 3.64 Over 250 records of invertebrates were returned within 2km of the Site, comprising six species of butterflies, 28 species of moths and one species of dragonfly. The majority of the Site is largely unsuitable for rare or notable invertebrates given the intensity of their management and limited structural and botanical diversity. Those habitats most suitable for rare or notable invertebrates are primarily restricted towards the field and Site margins, including hedgerows, treelines, streams, woodland and mixed scrub. Given the limited distribution of such habitats on-site, it is considered unlikely that the Site will support a significant invertebrate assemblage or significant numbers of any rare species.

### **Rare/Scarce Plant Species**

- 3.65 The records of rare/scarce plant species within 2km of the Site, dated within the last decade included the green-winged orchid (*Anacamptis morio*) from the cites list. All other species are from either county scarce or red-listed including quaking-grass (*Briza media*), whorl grass (*Catabrosa aquatica*), chicory (*Cichorium intybus*), wild strawberry (*Fragaria vesca*), large-toothed hawkweed (*Hieracium prominentidens*), bluebell (*Hyacinthoides non-scripta*), yellow vetchling (*Lathyrus aphaca*), common gromwell (*Lithospermum officinale*), fringed water-lily (*Nymphoides peltate*), wood-sorrel (*Oxalis acetosella*), hoary plantain (*Plantago media*), tormentil (*Potentilla erecta*), ragged-robin (*Silene flos-cuculi*) and devil's-bit scabious (*Succisa pratensis*).
- 3.66 None of these species were identified on-site during the habitat survey, and due to the nature of the Site, which primarily comprises of intensively managed, mixed-use farmland, it is considered highly unlikely that suitable conditions would be created for these species within the Site.

## Section 4 Constraints and Opportunities

### DESIGNATED SITES

- 4.1 The Site lies in close proximity to the Howe Park Wood SSSI, Oxley Mead SSSI and Blue Lagoon LNR. The proposed development has the potential to impact these sites through increased recreational pressure resulting in trampling (damaging valuable ground flora), disturbance of species through visual disturbance and disturbance from dogs.
- 4.2 Furthermore, there is potential for air quality impacts due to the nearby increase in vehicle usage. It is anticipated that the majority of new residents from the proposed development, and indeed the adjacent Salden Chase development, would predominantly commute to work along the A421, which is over 750m from the SSSIs and LNR. Therefore, no adverse effects as a result of air quality changes are anticipated at this stage. However, a detailed assessment will be required as part of any future planning application.
- 4.3 Through an iterative design process, the Concept Masterplan has sought to mitigate potential recreational effects through sensitive design, including several key masterplanning principles as follows:
- The creation of a range of new semi-natural habitats, including extensive areas of new woodland, scrub, amenity grassland and wildflower meadow mosaic; and
  - The provision of new, attractive walking and cycle routes within the Site, passing through the central green infrastructure network with connectivity to the Tattenhoe Valley Park Extension with community hub facilities and new woodland and wetland habitats on-site.
- 4.4 Collectively, these measures will provide ample opportunities for on-site recreation with direct connectivity to the open countryside along public footpaths, minimising the number of visitors to the SSSI. Whilst the potential for some additional recreational usage of the SSSI as a result of the proposed development cannot be entirely avoided, it is anticipated that the provision of significant areas of new, attractive, accessible green space on-site with internal footpaths on the doorstep of new residents, will absorb a notable proportion of the increased recreational activity, thereby mitigating the negative effects upon the SSSI and LNR.
- 4.5 Furthermore, the provision of significant areas of new woodland, scrub, amenity and meadow grassland habitat will create new opportunities for the species for which these sites are designated, including meadow specialist (e.g. wood white) and woodland specialist (e.g. black hairstreak). These would also create new habitat for other protected/notable species known to occur locally, such as breeding birds, dormouse, bats and reptiles. The location of new habitats to be provided by the proposed development should be targeted north/south through the centre, and along the northern edge, of the Site. This will connect existing habitats off-Site, including the nearby ancient woodlands at Broadway Wood and Salden Wood, and create effective ecological corridors to allow for the movement of wildlife through the landscape.

- 4.6 The Railway Siding east of Salden Wood LWS is located directly adjacent to the Site; as such, there is potential for direct and indirect impacts to this LWS. Through an iterative design process, the scheme should avoid direct impacts to this LWS, and indirect impacts should be minimised through the provision of a minimum 15m buffer zone. The buffer zone is to be planted with native wildflower grassland to further enhance the value of this LWS for wildlife.

## **HABITATS**

- 4.7 The majority of the habitats across the Site are of low intrinsic value, being dominated by intensive mixed-use arable farmland, with the exception of the network of hedgerows, treelines, woodland, field margins and the neutral grassland on the Site. There is, therefore, a tangible opportunity to create and enhance habitats for the benefit of local biodiversity. To ensure the protection and enhancement of biodiversity, the following principles should be given consideration within any future designs for the development within the Site:

- Retention of the hedgerow, treelines and stream corridor where possible, and enhancement of the existing boundary network with new species-rich native tree, scrub and hedgerow planting to enhance the existing green infrastructure network;
- Retention and appropriate arboricultural management of the existing tree stock to ensure long-term viability and health of trees;
- Additional tree planting for visual screening, in addition to street tree planting, to create commuting and foraging opportunities for a range of species;
- Enhancement of the Tattenhoe Book corridor through the creation of natural habitats such as native woodland, scrub and wildflower grassland within 10m to create a green and blue corridor for wildlife, supported by attenuation features, to improve its value for wildlife and contribute towards the aims of the Whaddon Chase BOA;
- Appropriate design of Sustainable Drainage Scheme (SuDS) features (such as varying shelf profiles and aquatic planting) to create new aquatic habitats to support amphibian assemblages and increase biodiversity value;
- Creation of new wildflower-rich grassland and scrub mosaic within areas of informal Public Open Space (POS) in the centre of the Site and towards the northern Site boundary to provide new nectar and pollen sources and foraging habitat for a range of mammals, amphibians, and reptiles;
- Enhancement of existing ponds and creation of new ponds where possible as part of any proposed POS and maintenance of connectivity between them to maintain opportunities for amphibians and other wildlife; and
- The adoption of measures to physically protect retained habitats during construction, including the appropriate usage of protective fencing and establishment of Ecological Protection Zones (EPZs), combined with the adoption of sensitive working methodologies during Site clearance.

- 4.8 It is likely that any future planning application for the Site will be subject to a planning condition to demonstrate that a minimum of 10% Biodiversity Net Gain will be provided as set out in the *Environment Act (2021)*. The planning condition will require a Biodiversity Gain Plan, which demonstrates a minimum of 10% BNG, to be submitted to the LPA and approved prior to the commencement of the development.

### **SPECIES**

- 4.9 A focused suite of detailed 'Phase 2' ecology surveys will be required to support any planning application coming forward within the Site and to inform the design of a robust masterplan. Based on the nature of the habitats present, the following suite of protected species surveys would likely be required:
- Breeding bird surveys;
  - Wintering bird surveys;
  - Bat roost surveys for trees and buildings;
  - Bat activity surveys;
  - Great crested newt surveys;
  - Badger surveys;
  - Dormouse surveys;
  - Water Vole and Otter surveys; and
  - Reptile surveys.
- 4.10 The suite of surveys required would be subject to review of the final development proposals and predicted impacts and, if possible, subject to agreement with the LPA ecologist.
- 4.11 At this stage, the above surveys are yet to be undertaken; however, following a review of the desk study records and habitats on-site, it is considered unlikely that the Site will support significant or atypical species or assemblages. In the absence of mitigation, there will inevitably be some adverse effects on on-site populations (e.g. through habitat loss, damage, degradation, or disturbance); however, it is considered that, through retention and enhancement of ecologically valuable features, combined with a generous provision of green infrastructure, adverse effects can be mitigated, and new opportunities for ecological enhancement accommodated on-site.
- 4.12 Based on the findings of the preliminary ecological investigations, the following Phase 2 surveys are not considered necessary to inform any future planning application:
- Botany surveys – the Site is dominated by habitats of poor quality and value, with limited suitability to support rare or notable plant species. Furthermore, no such species were noted during the initial investigations; and

- Invertebrate surveys – the Site is of poor quality for invertebrates, being dominated by arable, with limited extents of grassland which lacks habitat heterogeneity/structure/maturity.

4.13 In addition to the measures outlined above to retain and enhance existing habitats, which would benefit a range of protect and notable species that may utilise the Site, there are further species-specific opportunities to enhance the Site for protected and notable species, including the following measures:

- Maintenance of connectivity to the retained farmhouse (building B9), which is of ‘high’ suitability to support roosting bats, to ensure any roost(s) present do not become isolated by the development;
- Wildlife-sensitive lighting scheme to minimise the effects of artificial lighting on birds, foraging and commuting bats, badgers and other nocturnal wildlife;
- The provision of new species features, including a range of bat and bird boxes, on retained trees and integrated into new buildings to provide new roosting and nesting opportunities;
- Provision of barn owl nesting box and management of habitat to enhance foraging resources;
- Creation of artificial reptile and amphibian hibernacula;
- Use of dropped curbs and gully pot ladders to maintain the permeability of the Site for amphibians and reptiles;
- Provision of artificial otter holts and/or suitable vegetation;
- Gaps under fencing to allow for the passage of wildlife such as hedgehogs and other small mammals throughout the Site; and
- Precautionary working methods and sensitive site clearance methodologies for protected species, including birds, bats, badgers, reptiles, amphibians and hedgehogs.

4.14 Mitigation and enhancement measures would need to be reviewed following the completion of detailed ‘Phase 2’ ecology surveys.

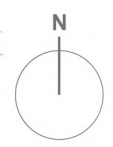
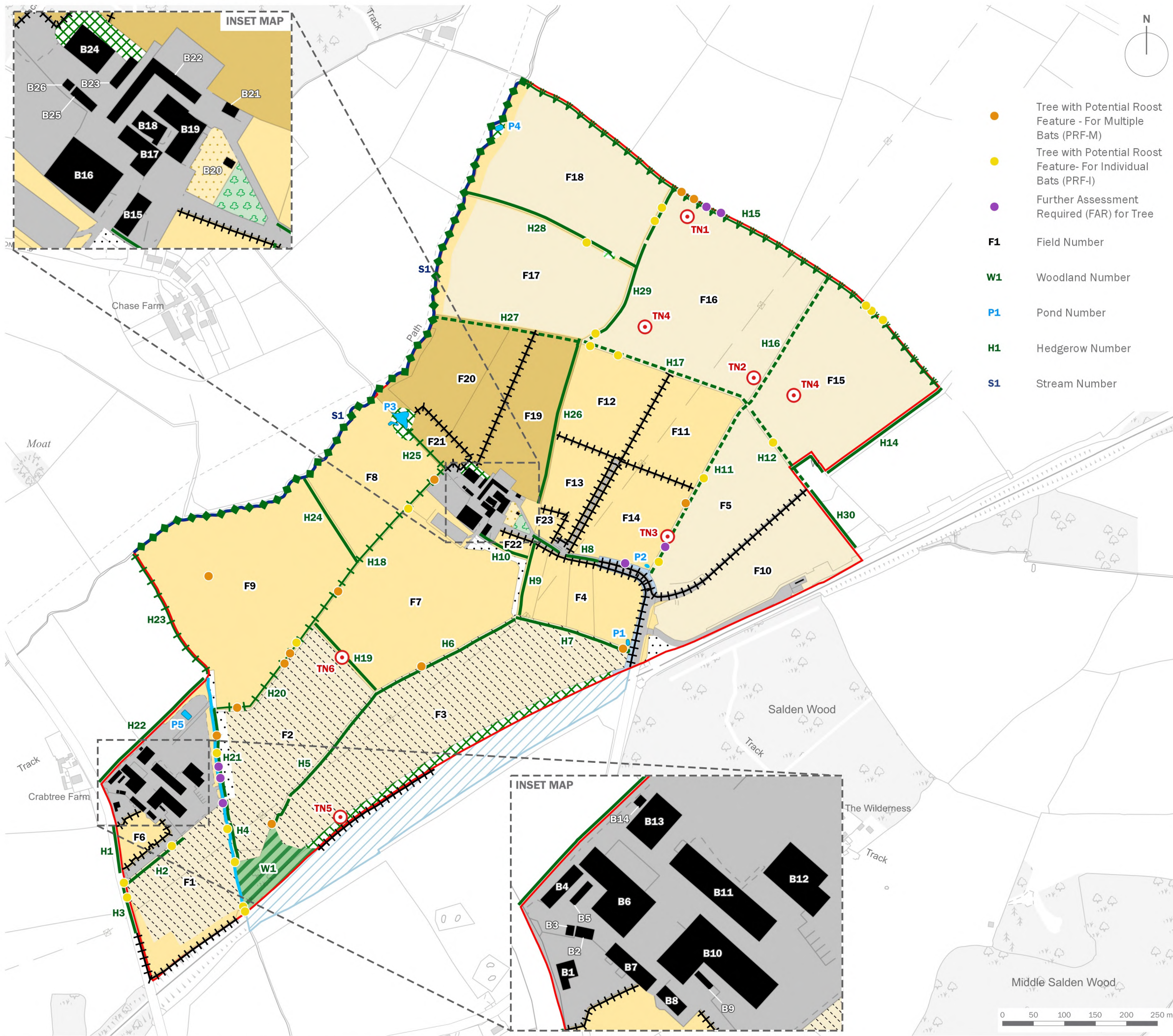
## **Section 5**

### **Conclusions**

- 5.1 Overall, the baseline assessment has confirmed that the Site supports habitats of primarily low intrinsic ecological value, with a typical suite of likely protected species interests (to be confirmed through further detailed survey). There are considered to be no in-principle ecological constraints to the potential development of the Site that cannot be mitigated – and opportunities exist for enhancement of ecological value through the provision of new features.
- 5.2 Key masterplanning principles to safeguard the on-site Railway Siding east of Salden Wood LWS and off-Site Howe Park Wood SSSI, Oxley Mead SSSI and Blue Lagoon LNR from adverse impacts, will be required and should be carried through to future design stages. This is to include the provision of a sizeable buffer to development supporting semi-natural habitats and the provision of attractive on-site recreational opportunities,
- 5.3 The scheme therefore has the potential to be delivered in accordance with current and emerging planning policy with regard to the natural environment.

## Plans

**Plan EDP 1:** Habitat Plan  
(edp5521\_d013 31 May 2024 GYo/JGw)



- Tree with Potential Roost Feature - For Multiple Bats (PRF-M)
- Tree with Potential Roost Feature- For Individual Bats (PRF-I)
- Further Assessment Required (FAR) for Tree
- F1** Field Number
- W1** Woodland Number
- P1** Pond Number
- H1** Hedgerow Number
- S1** Stream Number

- Site Boundary
- Railway Siding east of Salden Wood LWS
- Lowland Mixed Deciduous Woodland
- Traditional Orchards
- Other Neutral Grassland
- Modified Grassland
- Cereal Crops
- Temporary Grass and Clover Leys
- Mixed Scrub
- Bramble Scrub
- Pond (Non-priority Habitat)
- Sustainable Drainage System
- Vegetated Garden
- Developed Land; Sealed Surface
- B1 Building
- Bare Ground
- ◆◆◆◆ Ecologically Valuable Line of Trees
- ▼▼▼▼ Species-rich Native Hedgerow with Trees
- + + + + Native Hedgerow with Trees
- — — — Native Hedgerow
- - - - Native Hedgerow - Associated with Bank or Ditch
- — — — Ditch
- — — — Other Rivers and Streams
- + + + + Fence
- ⊙ Target Note

client  
**Barwood Land**

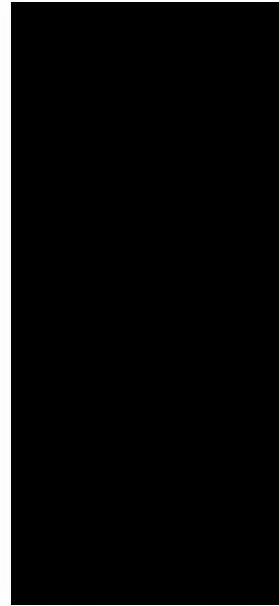
project title  
**South West Milton Keynes**

drawing title  
**Habitat Plan**

date **31 MAY 2024** drawn by **GYo**  
drawing number **edp5521\_d013** checked **JGw**  
scale **1:6,000 @ A3** QA **JFr**



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# TECHNICAL NOTE

**Job Name:** South West Milton Keynes  
**Job No:** 332210959  
**Note No:** 302/TN001 rev A  
**Date:** 21<sup>th</sup> March 2023 (Reviewed 31<sup>st</sup> May 2024)  
**Prepared By:** Sian Griffiths  
**Subject:** High Level Drainage Strategy

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## 1. Introduction

- 1.1. Stantec UK Ltd has been appointed by Barwood Land Ltd. to explore the constraints and opportunities associated with Flood Risk Assessment and Drainage Strategies to inform its aspirations for a mixed use development of approximately 1,500 new dwellings, a community hub, extended strategic green infrastructure, and new public transport infrastructure on land to the west of Salden Chase, as part of the wider strategic growth planned for South West Milton Keynes.

## 2. Site Context

- 2.1. The site is in a rural location on the outskirts of southwest Milton Keynes and is currently agricultural, made up of arable and pastureland. An unnamed ordinary watercourse flows in a northerly direction within the site boundary to the southwest. This joins an unnamed ordinary watercourse flowing in an easterly direction along the northern boundary. The site is bound to the south by the East West Rail railway and Whaddon Road partially bounds the site to the west. There are 2 no. farms within the site boundary; Salden Crabtree Farm to the southwest and Lower Salden Farm located centrally. The northern and eastern boundaries are flanked by existing farmland. The village of Newton Longville lies approximately 2.7km to the east and the village of Mursley lies approximately 2.9km due south of the site.
- 2.2. The East West Rail railway will require a standoff of 30m (to be confirmed) between the boundary of the railway and where surface water attenuation basins are located.
- 2.3. Lidar data shows that topographically, a high point within the site boundary is located just to the south east of Salden Crabtree Farm which leads onto a ridge which bisects the site. The site falls in a northerly direction from approximately 123mAOD at the ridge, down to 112mAOD to the unnamed watercourse bounding the northern edge of the site and 113mAOD in a southerly direction to the East West railway bounding the southern edge of the site, creating a natural 'watershed'.
- 2.4. The British Geological Survey 'Geology of Britain Viewer' (mapping at 1:50,000 scale) indicates that the bedrock underlying the proposed development is predominately made up of the Weymouth Member – Mudstone. Superficial geology at the site is made up mainly of Till, Mid Pleistocene – Diamicton while the route of the ordinary unnamed watercourses are underlain with Glaciofluvial Deposits, Mid Pleistocene - Sand and gravel and Head - Clay, silt, sand and gravel.

## TECHNICAL NOTE

### 3. Flood Risk

- 3.1. The Environment Agency (EA) Flood Map for Planning for the location (indicative site boundary shown) shows that the majority of the site is located within Flood Zone 1. Flood Zones 2 and 3 associated with the Unnamed Ordinary Watercourse flowing along the northern boundary encroach the site boundary (site boundary shown indicatively). This is shown below in Fig 3.1:



*Figure 3.1 – Flood Map for Planning (indicative boundary)*

- 3.2. It should be noted that the Flood Map for Planning coverage does not extend to included minor tributaries of watercourses where catchments are less 3km<sup>2</sup>, as is the case with the ordinary watercourse located on the south west of the proposed development site.
- 3.3. The modelled 1 in 30 year, 1 in 100 year and 1 in 1000 year event flood plain extents are shown on Stantec drawing 332210756\_302\_SK001 South West Milton Keynes High Level Drainage Strategy located within Appendix A.
- 3.4. The EA Long Term Flood Risk Map – Flood Risk from Surface Water provides a guide to potentially vulnerable areas based on the general topography of an area from overland flows generated by rainfall. Fig. 3.2 below shows a small amount of flooding along the northern and western boundaries. Further groundwater flooding is shown in the northwest of the site and along the railway embankment to the south. This can be mitigated as part of the surface water drainage strategy.

## TECHNICAL NOTE



Figure 3.2 – Long Term Flood Risk Map – Surface Water

### 4. Drainage Hierarchy

- 4.1. The surface water drainage system will fully encompass sustainable drainage techniques. As required by current policy and guidance, including the Building Regulations 2010: Approved Documents H Drainage and Waste Disposal (2015 Edition) and the National Planning Policy Framework (NPPF) Planning Practice Guidance (PPG) released in March 2014 ('Flood Risk and Coastal Change') last updated in August 2022, surface water must discharge to the following, listed in order of priority:
- to ground in an adequate soakaway or some other adequate infiltration system,
  - a watercourse,
  - a surface water sewer, highway drain or other drainage system, or
  - a combined sewer.
- 4.2. Table 25.1 from the CIRIA SuDS Manual (C753) – Typical Infiltration Coefficients based on Soil Texture indicates that, given the BGS information we have, it is unlikely that infiltration will be an appropriate method of managing surface water runoff arising from the proposed development. Thorough ground investigation and soakaway testing will be required to establish ground conditions across the proposed site and if there are any appropriate locations suitable for infiltrating surface water.
- 4.3. For the purposes of this preliminary review, we are assuming that (for 'worst case scenario') infiltration will not be available at this site and that surface water run off arising from the development will be attenuated on site and discharge at the existing greenfield run off rate to the existing watercourses within the boundary of the proposed development site.

## TECHNICAL NOTE

### 5. Existing Surface Water Drainage Catchment Areas

- 5.1. The Environment Agency Data Explorer shows that there are two surface water drainage catchment areas active within the site (The Loughton Brook Water Body to the north and Newton Longville Brook Water Body to the south) both within the Ouzel and Milton Keynes Operational Catchment. All watercourses crossing or bounding this site are designated 'Ordinary Watercourses' and lie within the jurisdiction of Milton Keynes Council (MKC) as Lead Local Flood Authority (LLFA).
- 5.2. The 'watershed' is shown on Stantec drawing 332210756\_302\_SK001 South West Milton Keynes High Level Drainage Strategy located within Appendix A.

### 6. Existing Greenfield Runoff Rate and Proposed Attenuation

- 6.1. The maximum allowable discharge for the proposed development will be calculated using the Interim Code of Practice IoH124 Estimation for Small Catchments based on the existing mean annual greenfield run off rate (Qbar). Suitable locations for attenuation provision along with potential points of outfall have been shown on Stantec UK drawing 332210756\_302\_SK001 South West Milton Keynes High Level Drainage Strategy.
- 6.2. Attenuation requirements shown on the drawing have been sized using InfoDrainage Quick Storage Estimate to accommodate up to and including the 1 in 100 storm event plus an additional allowance for climate change based on the following:
  - A total site area of 85ha taken from the indicative site boundary as shown in the Vision Document (ref: 34842 RG-M-ID01G SWMK, page 12).
  - A total impermeable site area of 55.25ha (65% of the total site).
  - 2.0m deep attenuation basins (1.7m water depth, 0.3m freeboard) with side slopes at 1:3. For the purposes of this review, site slopes have been assumed at 1:500.
- 6.3. Using the above parameters, an area of approximately 6.2ha will need to be provided (as a minimum) across the site for surface water management which is approximately 11% of the total impermeable area. Please note that at this time, all figures given are high level and based on assumptions made for the site. Detailed design is required to determine actual figures.
- 6.4. At this time, there is no known access to an existing watercourse for the drainage catchment falling towards the southern boundary (along the East West railway). The location of a suitable outfall point will need to be confirmed at the earliest opportunity.

### 7. Provision of SuDS

- 7.1. SuDS will need to be designed to slow down, reduce and treat surface water flow by natural means, mimicking as far as possible and improving existing drainage conditions at the site. Where appropriate, SuDS should be linked into wider initiatives to enhance green infrastructure, improve water quality, benefit wildlife and/or contribute to the provision of the ecosystem service. SuDS should enhance water quality and biodiversity in line with the Water Framework Directive (WFD), 'end-of-pipe solutions' where runoff is directly discharged into a wetland or pond should be avoided, and methods of source control should be incorporated to improve water quality.
- 7.2. The design of surface water drainage must reflect site specific circumstances, which would include existing drainage conditions and assets, topography, underlying geology and ground conditions and the promotion of integrated approaches to drainage and pollution control is expected within the design and layout of the proposed development.

## TECHNICAL NOTE

7.3. It is beneficial at this time whilst the masterplan is emerging to highlight that the overarching principle of SuDS design is that surface water run off should be managed for maximum benefit. Table 2.1 – Design Criteria for SuDS below (extracted from the CIRIA SuDS Manual) summarises the 4 different aspects (referred to below as design criteria) of SuDS design which need to be taken into consideration:

	Design criteria	Further information
Water quantity	<ol style="list-style-type: none"> <li>1 Use surface water runoff as a resource</li> <li>2 Support the management of flood risk in the receiving catchment</li> <li>3 Protect morphology and ecology in receiving surface waters</li> <li>4 Preserve and protect natural hydrological systems on the site</li> <li>5 Drain the site effectively</li> <li>6 Manage on-site flood risk</li> <li>7 Design system flexibility/adaptability to cope with future change</li> </ol>	Chapter 3
Water quality	<ol style="list-style-type: none"> <li>1 Support the management of water quality in the receiving surface waters and groundwaters</li> <li>2 Design system resilience to cope with future change</li> </ol>	Chapter 4
Amenity	<ol style="list-style-type: none"> <li>1 Maximise multi-functionality</li> <li>2 Enhance visual character</li> <li>3 Deliver safe surface water management systems</li> <li>4 Support development resilience/adaptability to future change</li> <li>5 Maximise legibility</li> <li>6 Support community environmental learning</li> </ol>	Chapter 5
Biodiversity	<ol style="list-style-type: none"> <li>1 Support and protect natural local habitats and species</li> <li>2 Contribute to the delivery of local biodiversity objectives</li> <li>3 Contribute to habitat connectivity</li> <li>4 Create diverse, self-sustaining and resilient ecosystems</li> </ol>	Chapter 6

## 8. Foul drainage

- 8.1. Currently available Anglian Water Services (AWS) Sewer Asset Records show that there are no public foul water sewers within the vicinity of the proposed development.
- 8.2. Initial review of the site levels would suggest that a conventional piped network will be suitable for foul water management at this site with or without the requirement to pump flows to a suitable connection point. It will need to be established with AWS early on where a suitable connection can be made to the existing (or proposed) wider foul water sewer network that has capacity for the conveyance and treatment of the foul water flows arising from the development.
- 8.3. It is advised that a pre-development enquiry is made to Anglian water at the earliest opportunity.

# TECHNICAL NOTE

## 9. Conclusion

- 9.1. At this time, there are no known constraints to providing surface and foul water drainage at this site.
- 9.2. Approximately 11% of the proposed developable area (based on the assumptions given in paragraph 6.2 above) will be required for surface water attenuation. However, all figures given for surface water attenuation requirements are high level and subject to detailed design.
- 9.3. Locations of the attenuation basins shown on drawing no. 332210756/302\_SK001 are shown indicatively only. The use of SuDS throughout the site is required to ensure that the surface water drainage network does not rely on an 'end-of-pipe solution' (where runoff is directly discharged into a wetland or pond) which should be avoided, and methods of source control should be incorporated to improve water quality.

### DOCUMENT ISSUE RECORD

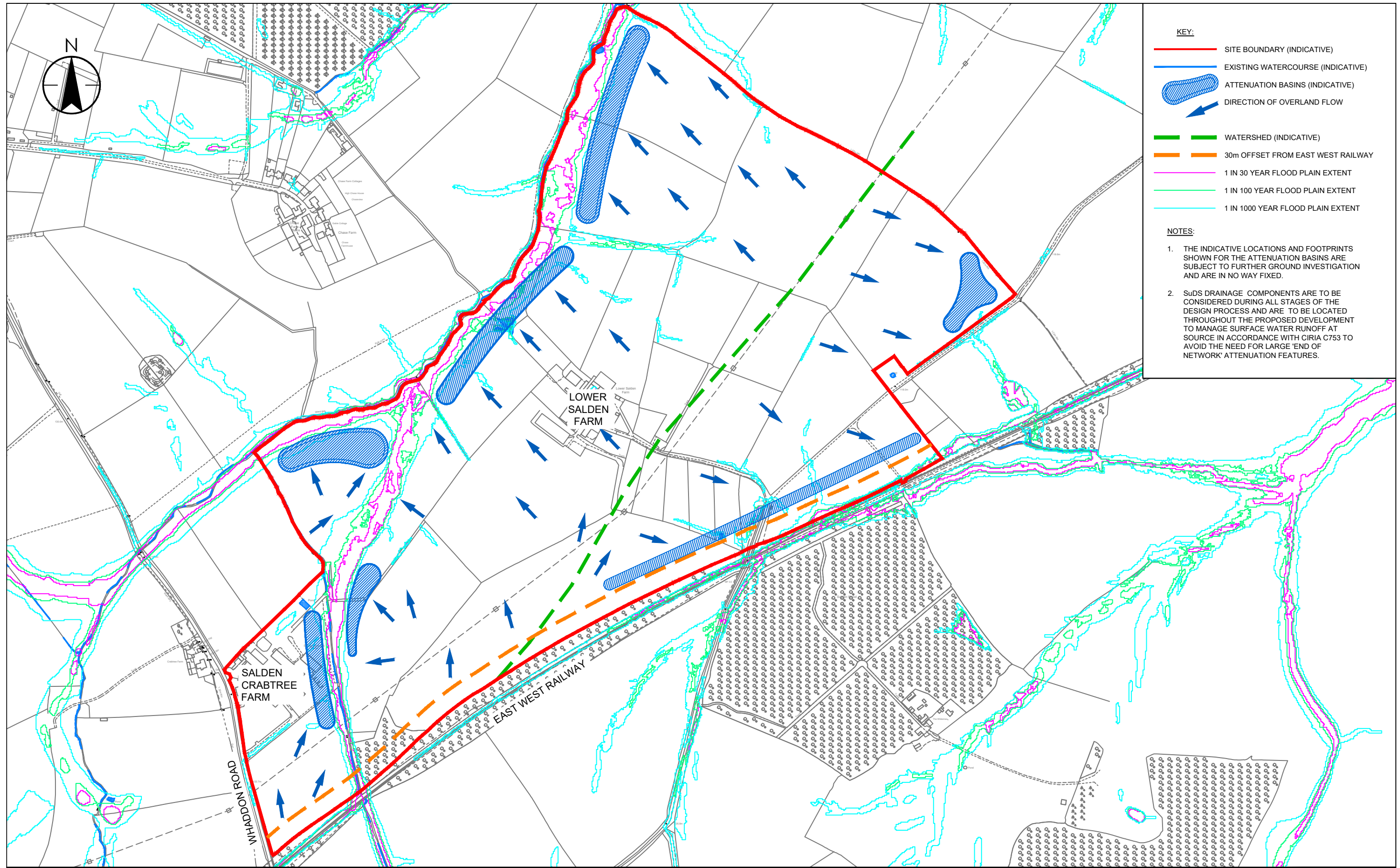
Technical Note No	Rev	Date	Prepared	Checked	Reviewed (Discipline Lead)	Approved (Project Director)
302/TN001	-	20.03.23	S Griffiths	M Hipkiss	S Davis	S Davis
302/TN001	-	31.05.24	S Griffiths	M Hipkiss	N Fern	N Fern

This report has been prepared by Stantec UK Limited ('Stantec') on behalf of its client to whom this report is addressed ('Client') in connection with the project described in this report and takes into account the Client's particular instructions and requirements. This report was prepared in accordance with the professional services appointment under which Stantec was appointed by its Client. This report is not intended for and should not be relied on by any third party (i.e. parties other than the Client). Stantec accepts no duty or responsibility (including in negligence) to any party other than the Client and disclaims all liability of any nature whatsoever to any such party in respect of this report.

## TECHNICAL NOTE

### Appendix A

Stantec drawing 332210756\_302\_SK001 - South West Milton Keynes High Level Drainage Strategy



- KEY:**
- SITE BOUNDARY (INDICATIVE)
  - EXISTING WATERCOURSE (INDICATIVE)
  - ▨ ATTENUATION BASINS (INDICATIVE)
  - ➔ DIRECTION OF OVERLAND FLOW
  - - - WATERSHED (INDICATIVE)
  - - - 30m OFFSET FROM EAST WEST RAILWAY
  - 1 IN 30 YEAR FLOOD PLAIN EXTENT
  - 1 IN 100 YEAR FLOOD PLAIN EXTENT
  - 1 IN 1000 YEAR FLOOD PLAIN EXTENT

- NOTES:**
1. THE INDICATIVE LOCATIONS AND FOOTPRINTS SHOWN FOR THE ATTENUATION BASINS ARE SUBJECT TO FURTHER GROUND INVESTIGATION AND ARE IN NO WAY FIXED.
  2. SuDS DRAINAGE COMPONENTS ARE TO BE CONSIDERED DURING ALL STAGES OF THE DESIGN PROCESS AND ARE TO BE LOCATED THROUGHOUT THE PROPOSED DEVELOPMENT TO MANAGE SURFACE WATER RUNOFF AT SOURCE IN ACCORDANCE WITH CIRIA C753 TO AVOID THE NEED FOR LARGE 'END OF NETWORK' ATTENUATION FEATURES.



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1ST ISSUE	SLG	MH	2023.03.21
Issued/Revision	By	Appd	YYYY.MM.DD

Client/Project:  
**BARWOOD LAND LTD**  
 SOUTH WEST  
 MILTON KEYNES

Title  
**HIGH LEVEL  
 SURFACE WATER  
 DRAINAGE STRATEGY**

Project No.:  
**332210756**

Revision:      Date:      Drawing No.  
 -                      2023.03.20                      302\_SK001

PROJECT: South West Milton Keynes (SWMK) 333102747      DATE: 17/12/2025

SUBJECT: MK CITY PLAN 2050 - REGULATION 19 REPRESENTATIONS - SWMK      TRANSMITTAL ID: 00002

PURPOSE: For your use      VIA: Info Exchange

## FROM

NAME	COMPANY	PHONE
Connor Sheffield	Stantec UK	

## TO

NAME	COMPANY	EMAIL	PHONE
nep.engagement@milton-keynes.gov.uk		nep.engagement@milton-keynes.gov.uk	

## REMARKS:

Dear Sir/Madam,

On behalf of Barwood Land, please find attached a representation in response to the Milton Keynes Regulation 19 City Plan 2050 consultations regarding our client's site at South West Milton Keynes.

Please confirm that this representation has been received and that they have been registered as having been 'duly made'

If you would like further clarification, or to discuss further, please do get in touch using the details on the letter sent via file transfer.

Kind regards,

Connor

# Transmittal

DATE: 17/12/2025  
TRANSMITTAL ID: 00002

## DESCRIPTION OF CONTENTS

QTY	DATED	TITLE	NOTES
1	17/12/2025	333102747 A3 251211 NL Regulation 19 Consultation Response Form FINAL.pdf	
1	17/12/2025	333102747 A3 251216 NL CS SWMK City Plan 2050 Reg 19 Reqs_FINAL.pdf	
1	08/10/2024	Appendix 1 34842 - RG-M-01A - Site Boundary Plan-(1-10000@A3).pdf	
1	07/10/2024	Appendix 2 34842 - RG-M-ID01O SWMK Vision Document.pdf	
1	13/08/2024	Appendix 3 Archaeology and Heritage Baseline.pdf	
1	07/08/2024	Appendix 4 Landscape and Visual Baseline.pdf	
1	01/08/2024	Appendix 5 Ecology Baseline.pdf	
1	11/07/2024	Appendix 6 High Level Drainage Strategy_revA.pdf	

## COPIES:

Neve Lansdown  
Beth Entwistle

(Barwood Development Securities Limited)