
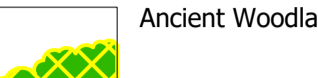
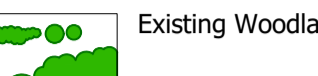











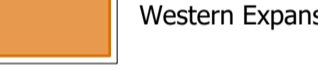

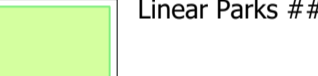
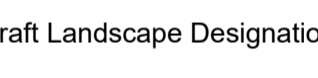
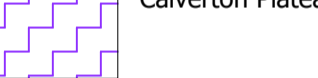


The scaling of this drawing cannot be assured  
 Revision \_\_\_\_\_ Date \_\_\_\_\_ Dm Ckd \_\_\_\_\_

**LEGEND**


-  Site Boundary
-  Ancient Woodland #
-  Existing Woodlands, Copses and Tree Belts ^
-  Existing Scrub ^
-  Existing Water Courses and Features ^
-  Contours/Spot Heights (Metres AOD) ^
-  Public Rights of Way \*
-  Countryside Rights of Way Access Areas #
-  Sustrans Cycle Route +
-  Cycle Route ++
-  Listed Buildings ~
-  Scheduled Monument ~
-  Conservation Area ##
-  Strategic Site Allocations, Western Expansion Area (WEA) ##
-  Neighbourhood Plan Boundary ##
-  Linear Parks ##
- Draft Landscape Designations/ allocations**
-  Calverton Plateaux Special Landscape Area ~~~
-  Ouse Valley Special Landscape Area ~~~
-  Strategic City Extension ~~~

Sources:  
 # OS Mapping  
 # Natural England GIS Data Set  
 # Historic England National Monument Record GIS Data Set  
 # Buckinghamshire County Council Definitive Map  
 # Sustrans National Cycle Network GIS Data  
 # Department of Transport Cycle Network Model  
 # Department for Communities and Local Government GIS Data  
 # Milton Keynes Local Plan Local Plan Proposals Map (Plan MK - Interactive Map)  
 # Milton Keynes City Plan 2020 Draft Policies Map  
 ~~~ Data collected for constraints and analysis mapping is based on publicly available sources at the time of preparation (insetted) using the British National Grid and may itself not be accurate. Stantec shall not be liable for the accuracy of data derived from external sources.

**FIGURE 1**  
 Project  
 West of Fairfield

Drawing Title  
 Site Context Plan

|            |                              |          |          |
|------------|------------------------------|----------|----------|
| Date       | Scale                        | Drawn by | Check by |
| 17.09.2024 | 1:10,000 @A1<br>1:20,000 @A3 | ML/OF    | IK       |
| Project No | Drawing No                   | Revision |          |
| 333101517  | LN-LP-01                     | -        |          |

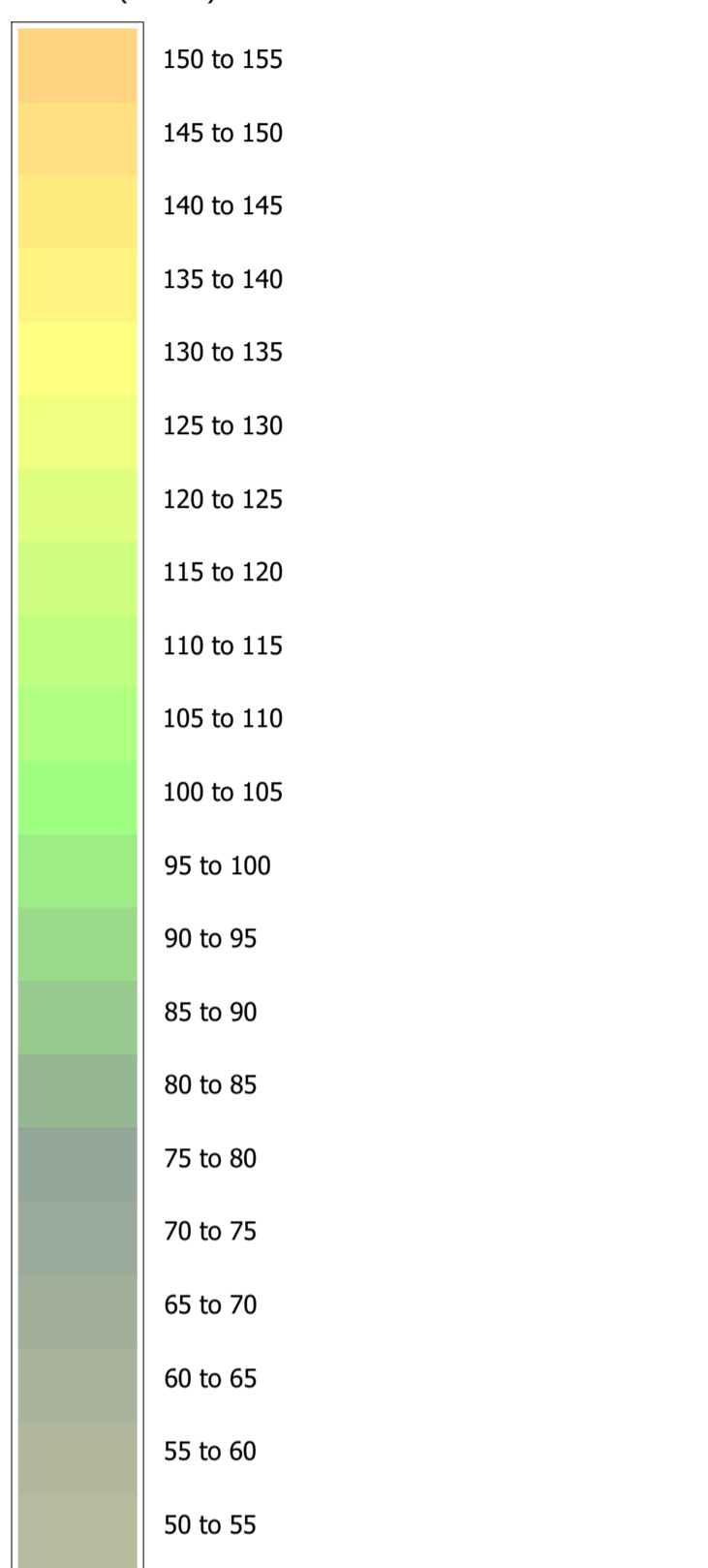


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LEGEND

- Site Boundary
- Existing Water Courses and Water Features
- Contours/Spot Heights (Metres AOD)



Sources: OS Mapping  
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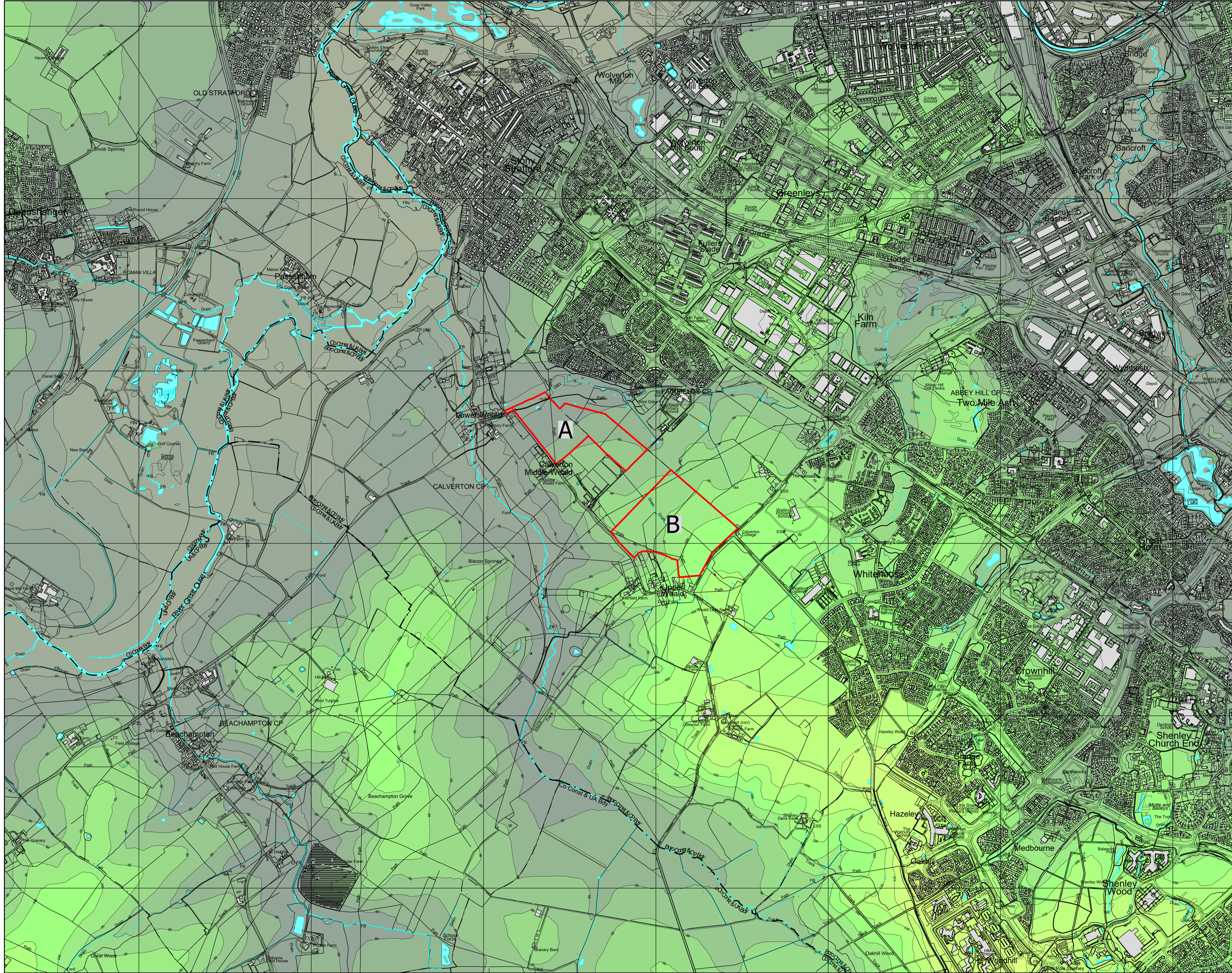


FIGURE 2

Project  
West of Fairfield

Drawing Title  
Topography Plan

|            |                              |          |          |
|------------|------------------------------|----------|----------|
| Date       | Scale                        | Drawn by | Check by |
| 17.09.2024 | 1:10,000 @A1<br>1:20,000 @A3 | ML/OF    | IK       |
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**LEGEND**

Site Boundary

**Landscape Character**

National Character Areas #  
 The extents of this plan lie within NCA 88: Bedfordshire and Cambridgeshire Claylands

Milton Keynes Character Areas \*

- 3. River Floodplains  
3c. Ouse Lakes and Parkland Floodplains
- 4. Undulating Clay Plateaux  
4b. Weald Undulating Clay Plateau
- Milton Keynes Urban Area

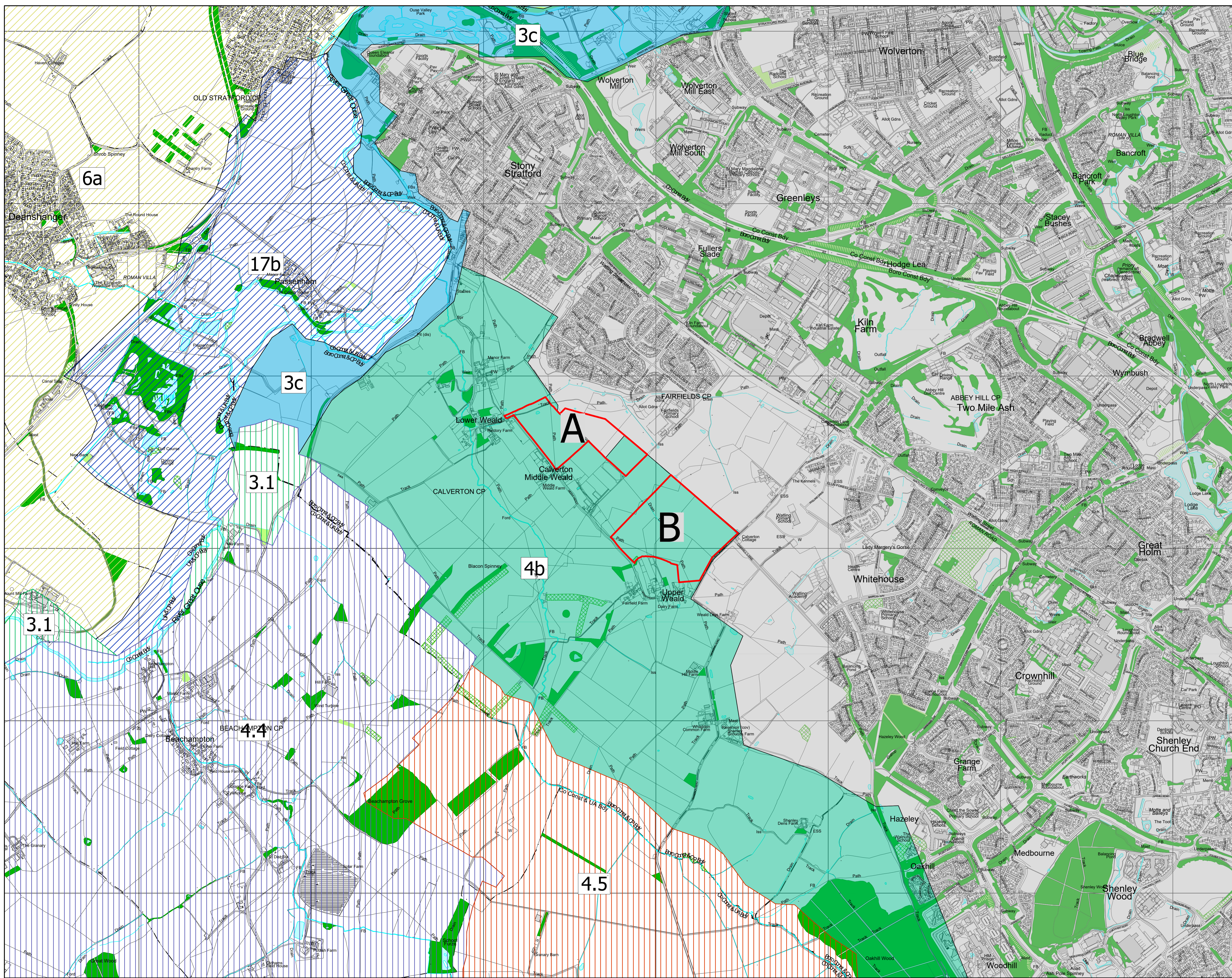
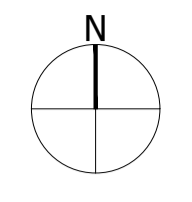
South Northamptonshire Character Areas +

- 6a. The Tove Catchment Undulating Claylands
- 17b. River Tove Floodplain River Valley floodplain

Buckinghamshire Character Area \*\*

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

NOTES:  
 # Natural England (2024)  
 \* Milton Keynes Landscape Character Assessment (2022)  
 + South Northamptonshire Character Assessment (2020)  
 ## Central Bedfordshire Landscape Character Assessment (2015)  
 \*\* Aylesbury Vale Landscape Character Assessment (2008)



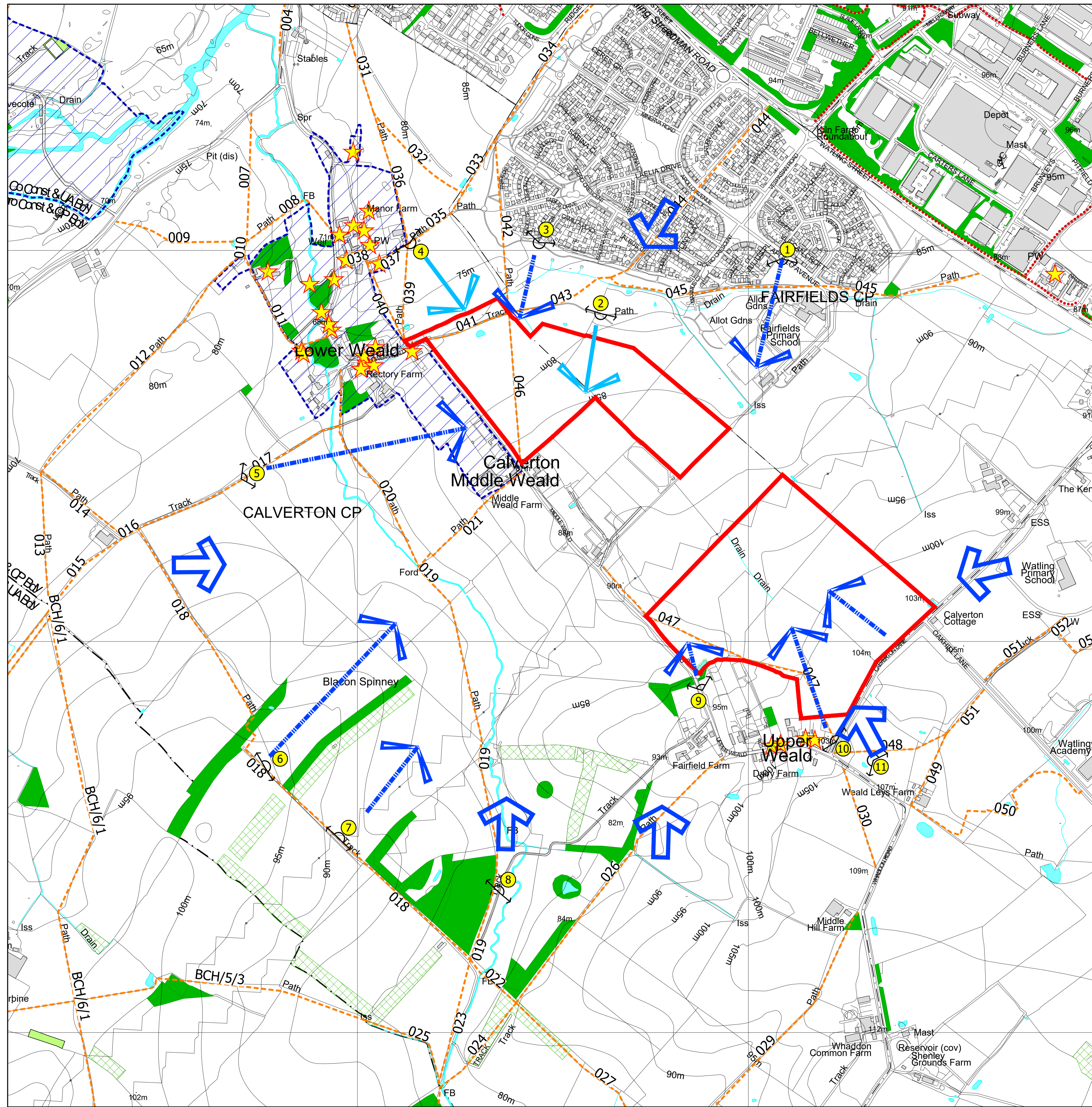
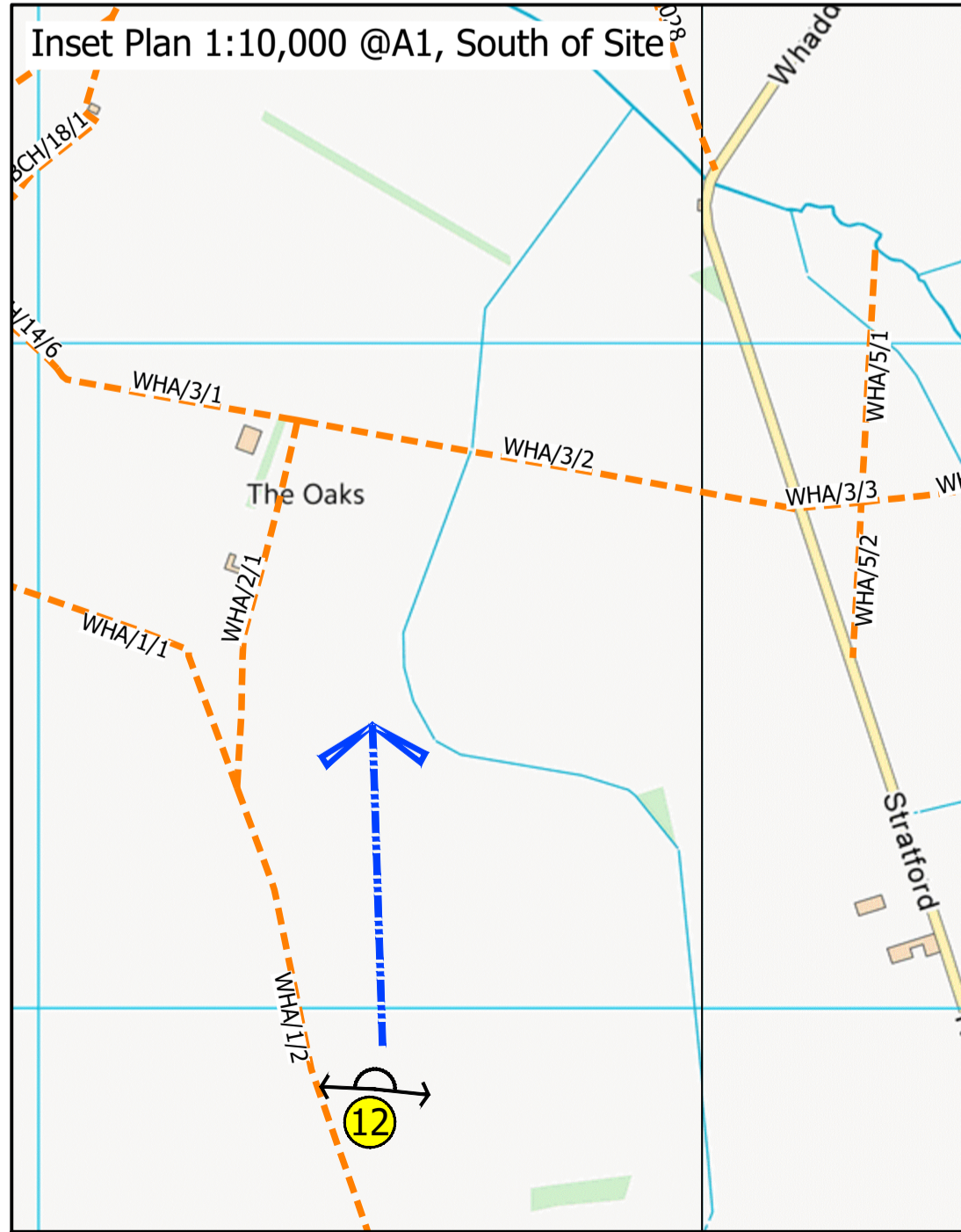
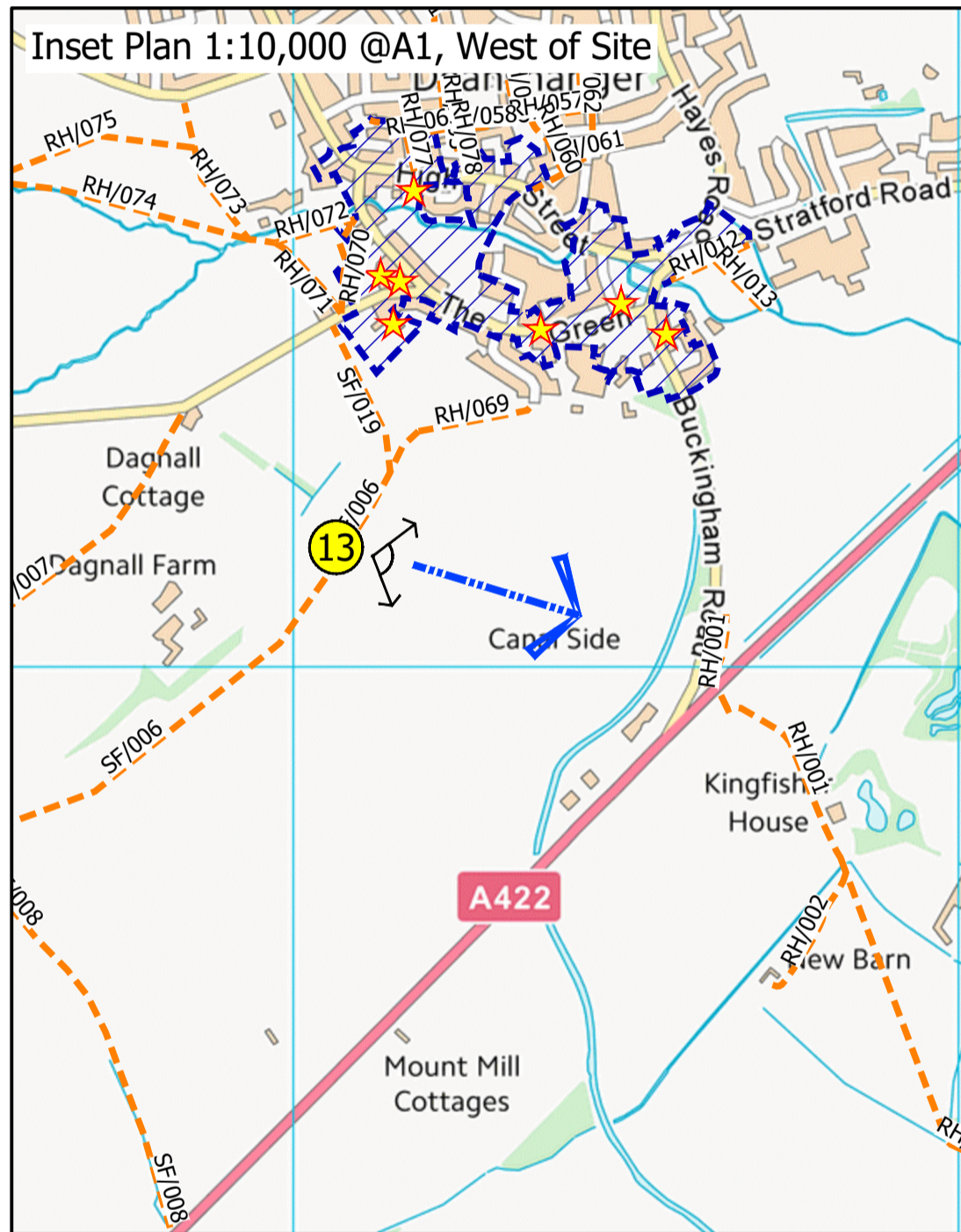
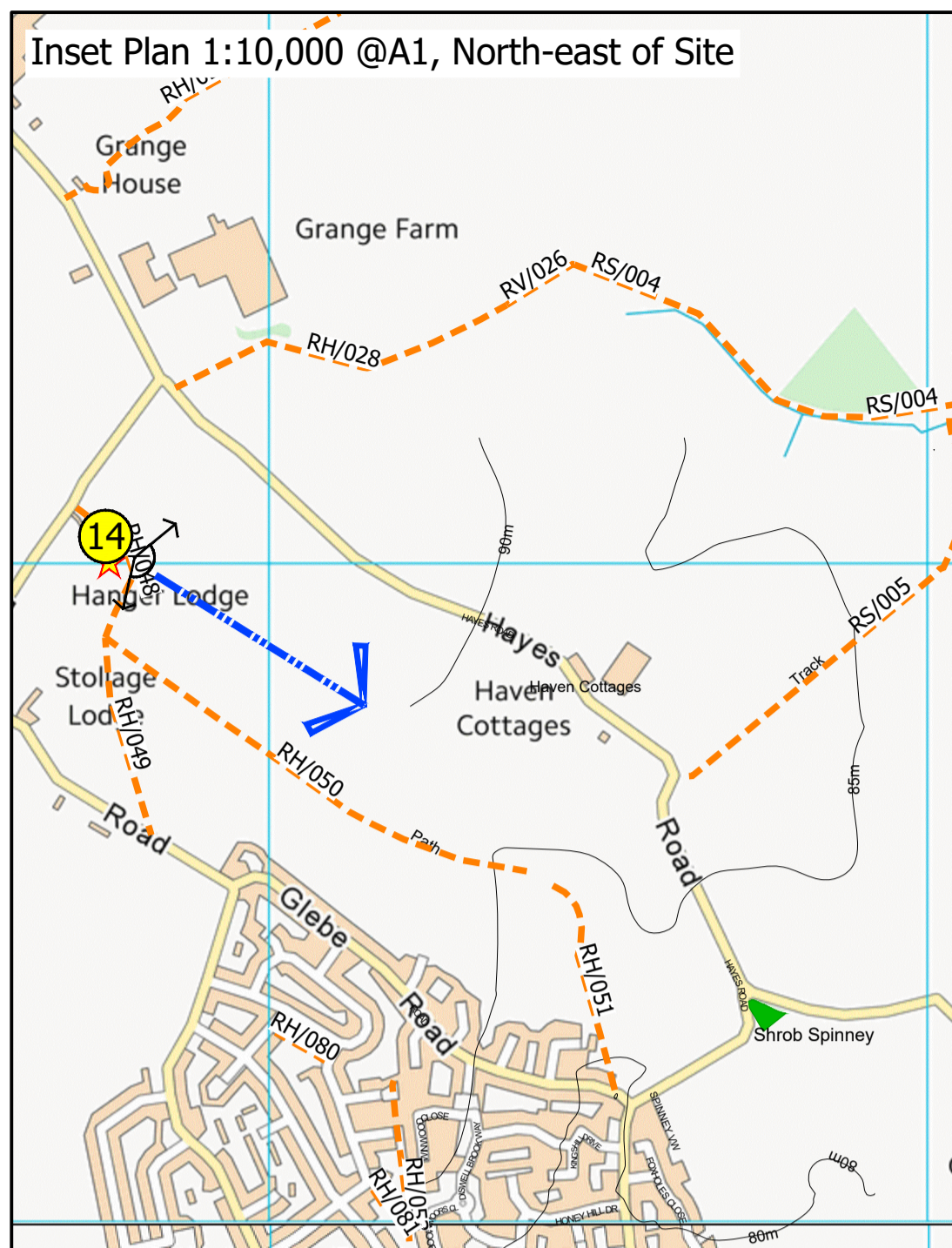
**FIGURE 3**

Project  
 West of Fairfields

Drawing Title  
 Landscape Character Plan

|            |                              |          |          |
|------------|------------------------------|----------|----------|
| Date       | Scale                        | Drawn by | Check by |
| 30.09.2024 | 1:10,000 @A1<br>1:20,000 @A3 | DW       | IK       |
| Project No | Drawing No                   | Revision |          |
| 333101517  | BL-LP-03                     | -        |          |





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**LEGEND**

- Site Boundary
- Existing Woodlands, Copses and Tree Belts ^
- Existing Scrub ^
- Existing Water Courses and Features ^
- Contours/Spot Heights (Metres AOD) ^
- Public Rights of Way \*
- Countryside Rights of Way Access Areas #
- Sustrans Cycle Route +
- Cycle Route ++
- Listed Buildings ~
- Conservation Area ~
- Visual Appraisal**
- Partial Views
- Truncated/No Views
- Open Views
- Location of Photographic Viewpoints (Site Context Photographs: 1-14)

Source:  
 \* OS Mapping  
 ^ Natural England GIS Data Set  
 # Historic England National Monument Record GIS Data Set  
 \* Bathing and Leisure County Council Ordnance Map  
 + Sustrans National Cycle Network GIS Data  
 ++ Department of Transport Cycle Network GIS Data  
 # Department for Communities and Local Government GIS Data  
 \* # Milton Keynes Local Plan Local Plan Proposals Map (Plan No. - Interactive Map)  
 ~ Milton Keynes City Plan 2050 Draft Policies Map

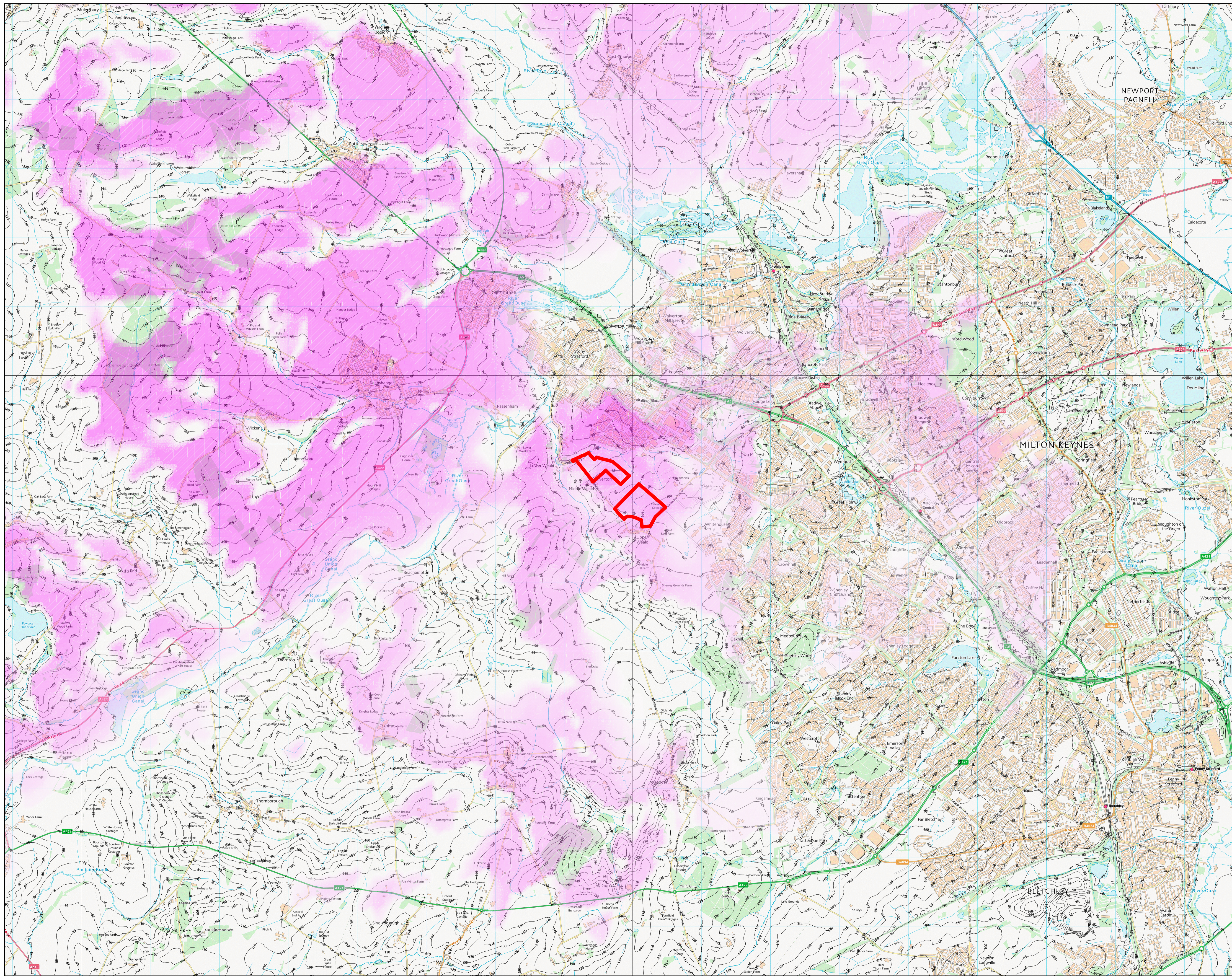
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**FIGURE 6**  
 Project  
 West of Fairfield's


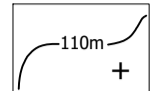


Drawing Title  
 Visual Appraisal Plan

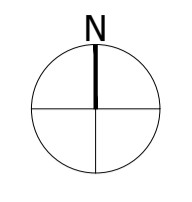
|            |                             |          |          |
|------------|-----------------------------|----------|----------|
| Date       | Scale                       | Drawn by | Check by |
| 01.10.2024 | 1:5,000 @A1<br>1:10,000 @A3 | ML/OF    | IK       |
| Project No | Drawing No                  | Revision |          |
| 333101517  | LN-LP-06                    | -        |          |

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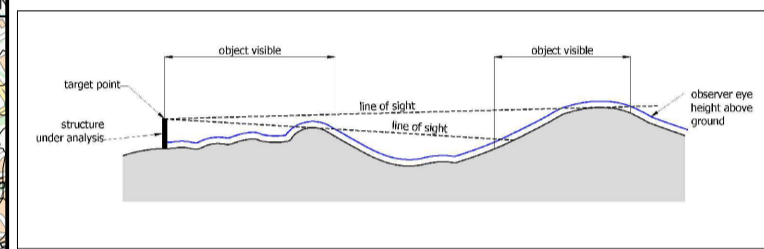


**LEGEND**

-  Site Boundary
-  Contours/Spot Heights (Metres AOD) ^
- Zone of Theoretical Visibility (ZTV)**
-  Most Visible
-  Least Visible



**Notes:**  
 The Zone of Theoretical Visibility (ZTV) provides an approximate portrayal of the greatest possible extent of visibility of the Proposed Development, on the basis of a bare earth model. The extent and nature of specific views towards the Proposed Development is to be verified through fieldwork to take account of other visual barriers, such as existing buildings, woodland, trees and infrastructure.  
 • The ZTV is produced using the specialised software package Key-Terra  
 • Firm which is an AutoCAD based application.  
 • The ZTV is produced by calculating the 'line of sight' from target points to analysis end.



- Parameters:**
- The study area for the ZTV is 14.3 x 11.3 km;
  - The ZTV accounts for ground topography on the basis of a model made from Ordnance Survey Terrain 50 data in the form of 3D points data on a 50m grid;
  - The ZTV does not account for any other features, including infrastructure, woodland, trees and hedgerows, and existing built forms;
  - The ZTV is based on 69 target points at 100m intervals around the boundary of the site and on a 100m grid across the site, at 10m above existing ground level
  - The ZTV portrays the extent of visibility of the Proposed Development on the basis of if a target point is visible within a given 50m grid square.

**FIGURE 5**

Project  
 West of Fairfields






|               |            |                                           |                              |
|---------------|------------|-------------------------------------------|------------------------------|
| Drawing Title |            | Zone of Theoretical Visibility Plan (ZTV) |                              |
| Date          | 08.10.2024 | Scale                                     | 1:25,000 @A1<br>1:50,000 @A3 |
| Project No    | 333101517  | Drawing No                                | LN-LP-05                     |
| Drawn by      | DW         | Checked by                                | IK                           |
| Revision      | -          | Revision                                  | -                            |

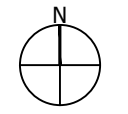




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 Revision \_\_\_\_\_ Date \_\_\_\_\_ Drn \_\_\_\_\_ Ckd \_\_\_\_\_

**LEGEND**

-  Site Boundary
-  Contours/Spot Heights (Metres AOD)
-  Public Rights of Way
-  Field Numbers
-  Location of Photographic Viewpoints (Site Appraisal Photographs: A-I)



Notes:  
 Bing Maps Aerial Photograph dated 13 August 2022.

**FIGURE 4**

Project  
 West of Fairfield

Drawing Title  
 Site Appraisal Plan

|            |             |          |          |
|------------|-------------|----------|----------|
| Date       | Scale       | Drawn by | Check by |
| 17.09.2024 | 1:5,000 @A3 | ML/OF    | IK       |
| Project No | Drawing No  | Revision |          |
| 333101517  | LN-LP-04    | -        |          |



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Residential development at Middle Weald

F1

Residential development at Lower Weald

Pond

PRoW BW041

Church at Calverton



Site Appraisal Photograph A:

Residential development at Fairfields

F2

F3



Site Appraisal Photograph B:

Residential development at Fairfields

Kiln Farm Industrial Estate  
Fairfields Primary School

F3



Site Appraisal Photograph C: