

Location and summary

The Wooded Wolds LCT comprises an open plateau located in the north and north west of the borough. The northern boundaries are defined by the borough boundaries with West Northamptonshire, North Northamptonshire and Bedford. The southern and western boundaries are defined by the 90m contour line as the landscape falls to the valley sides of the Ouse and Tove (LCT 2 Undulating Valley Slopes).

The gently undulating plateau landscape is predominantly in arable use, with large woodland blocks which are linked to more extensive woodlands in West Northamptonshire. It retains its rural character and has limited settlement, although is crossed by large road corridors. The elevated landscape provides open views to the south, while woodland in West Northamptonshire provides a strong wooded backdrop to the north.



A gently undulating plateau landscape of ancient woodland and arable fields, interrupted by the M1 major transport corridor.

Key Characteristics

- Gently undulating plateau landscape, between 90m and 120m AOD forming part of a wider plateau to the north. A limestone bedrock with considerable till deposits, gives rise to soils with a high clay content.
- Small streams and springs, which drain into the Ouse and Tove, create topographic interest.
- Large to medium scale broadleaved or mixed woodland blocks, including many ancient or ancient replanted woodlands, The Yardley Chase SSSI extends into this LCA, and contains broadleaved, mixed and yew woodland.
- Medium to large arable fields bound by clipped hedges and occasional mature trees with smaller-scale fields and areas of pasture located closer to the settlements.
- A sparsely settled rural landscape crossed by minor roads, although the M1 is locally dominant and audible across the LCT.
- Public Rights of Way cross the landscape, connecting to settlements in the Undulating Valley Slopes (LCT 2) and the wider countryside.
- An open expansive landscape with long panoramic views over valleys to the south, east and west.
- The scenic and distinctive woodland backdrop that the LCT provides to adjacent landscape.
- A rural landscape, with limited modern influences, and some areas of inaccessible land.

Physical and natural characteristics

5.1 A simple, gently undulating plateau on the edge of a much larger and more prominent plateau running south-east to north-east, that continues over the borough boundary into West and North Northamptonshire. The plateau lies between 90m and 120m AOD, with localised steeper slopes around streams and springs. The streams and springs have their source close to the edge of the LCT, and flow into the River Great Ouse to the south and east and the River Tove to the west. Ponds and small agricultural reservoirs are common throughout.

5.2 The geology is dominated by Jurassic Oolitic limestone, with the east of LCA 1a Yardley Chase Wooded Wolds underlain by Kellaways Formation and Oxford Clay Formation mudstones and sandstones. The underlying geology has formed the distinctive plateau present today. Limestone is more porous than some of the surrounding geology, resulting in aquifers under parts of the ridgeline. Glacial activity subsequently eroded and smoothed out the original limestone and left behind substantial, irregular deposits of boulder clay (till). This results in variable soils, mostly with a high clay content, which are slowly permeable and subject to seasonal waterlogging, with a higher calcareous content on some of the slopes. These soils have resulted in land graded in the ALC as 3 (moderate-good) with areas of 4 (poor).

5.3 As a result of the relatively poor soils and plateau topography there has been less woodland clearance in the Wooded Wolds LCT than elsewhere in the borough and woodland cover is an important characteristic of the landscape. The woods are mainly priority habitat deciduous woodlands of ancient origin, for example Great Wood, Little

Linford Wood, Gayhurst Wood and Stokepark Wood. There are a number of replanted ancient woodlands, such as The Grove, Longland's Wood and Great Wood, which contain mixed broadleaved and conifer trees. The woodlands link with the more extensive woods of Yardley Chase and Salcey Forest in West Northamptonshire, which are designated as a Site of Special Scientific Interest (SSSI) for their woodland habitats. The Yardley Chase Biological Opportunity Area extends across much of the LCT.



Woodland blocks at Hanslope Park with Gayhurst Wood and Little Linford Wood in the distance.

Historic and cultural characteristics

5.4 The LCT was part of the extensive Yardley Chase and Salcey Forest medieval hunting forests or 'chases', a series of lands across England designated by the Normans. Strict forest

laws were imposed to protect the land for royal hunting. Royal forests were never fully wooded, but contained woodland, pasture and parkland. This landscape pattern is retained within Yardley Chase (predominately in West Northamptonshire). Hanslope Park (LCA 1b) was originally a deer park within the Royal Forest of Salcey, with formal parkland and grounds laid out in the 18th century. The parkland character has been retained.



Hedgerow-lined arable fields with the landmark spire of St James the Great, Hanslope.

5.5 The landscape pattern of remnant woodlands and irregular field boundaries is a result of assarting, the conversion of areas of woodland to agricultural fields that took place before the 18th century. Pre-18th century enclosure fields are common across the landscape, and include both irregular and co-axial forms. There are also areas of regular Parliamentary enclosures north of Hanslope, and the LCT has a higher incidence of 19th century enclosure than the rest of the borough. There has also been considerable 20th century field amalgamation, as a result of modern farming techniques, creating large scale fields.

5.6 Land is predominately under arable cultivation. There are smaller areas of pasture near settlements or on the edges of woodland. Field boundaries are generally low, clipped hedgerows with occasional mature hedgerow trees. Hedgerows along the minor roads are in better condition than field hedgerows.

5.7 Settlement is concentrated in LCA 1b, in the historic villages of Long Street and Hanslope, along with dispersed satellite settlements. Isolated farmsteads, which are often Grade II listed buildings, are found across the LCT. Although major roads pass through the landscape, large areas remain inaccessible. LCA 1a has few roads, except for the busy A428 and A509, while LCA 1b is crossed by minor lanes generally lined by low hedgerows. The M1 passes through LCA 1b.

5.8 There is good footpath access through the LCT, including the Milton Keynes Boundary Walk, although there are more connections within LCA 1b between settlements.

Visual and perceptual characteristics

5.9 A rural landscape, accessible only by minor roads, lanes and PRoW. There is a good experience of dark night skies in the north, particularly around Yardley Chase. LCA 1a has a more remote character, due to the more restricted public access and dense wooded horizon to the north.

5.10 Road noise is prevalent throughout the LCT, but concentrated around the M1 which cuts through LCA 1b, resulting in visual intrusion, noise and light pollution. Electricity pylons run through the east of LCA 1a.

5.11 From the elevated plateau there are long panoramic views to the south over the Ouse valley, over Milton Keynes city and to the Greensand Ridge (LCA 6a) to the south. There are also long views across the Tove valley to the west, and north to the wooded clay ridge in West and North Northamptonshire.



Panoramic views across the Ouse valley to the Greensand Ridge from Weston Road.

Landscape evaluation

Landscape qualities

- The ecologically important semi-natural woodlands including extensive areas of ancient woodland and hedgerows that support biodiversity, and provide carbon capture.
- Small streams and springs that support biodiversity and provide nutrient and sediment filtration enhancing water quality.
- The heritage features of the landscape particularly the connection to the Royal hunting forests and historic field patterns that provide a connection to history, cultural identity, and aesthetic value.
- The historic settlement pattern, including the linear village of Hanslope and its satellite 'End' villages, with their high concentration of historic buildings built from local limestone as well as historic farmsteads that provide a connection to history and cultural identity.
- The elevated rural and sometimes remote character of the landscape, with a strong sense of openness that contributes to mental well-being and health.
- The pattern of hedged fields, woodland areas and panoramic long views across the neighbouring valley landscapes that contribute to a distinctive sense of place.
- The scenic and distinctive wooded backdrop that the LCT provides to adjacent landscapes.
- The network of PRoW, including the Milton Keynes Boundary Walk, that connect to the wider countryside and settlements, provide recreational value and contribute to well-being and health.

Landscape condition

5.12 The Wooded Wolds LCT is generally in good condition, with intact hedgerow field boundaries and a strong historic field pattern. There has been some modern amalgamation of fields, and some use of post and wire fencing for horse grazing, particularly on the edge of Hanslope. Semi-natural habitats are in good condition, with a mixed age structure, although woodlands are scattered.

Forces for change

5.13 Key forces for change include:

- Potential changes in woodland and tree species composition as a result of climate change. Wind damage due to increases in severe gales could result in damage to woodland edges, and ancient woodlands may be particularly susceptible to damage from storms and drought.
- Previous replacement of broadleaved woodland with conifer and mixed plantations, and use of coniferous species in hedgerows, which are out of keeping with the character of the local landscape.
- The ongoing decline in woodland management including a loss or reduction of traditional coppicing techniques and increasing fragmentation of woodlands.
- Changes in agricultural practices to large-scale arable cropping, with consequent field boundary loss, which has fragmented the landscape pattern.
- Increasing fragmentation of the traditional landscape pattern due to the loss of unimproved grassland and natural field ponds.
- Potential changes in flora and increase in pests and diseases as a result of climate change, with ash die back becoming increasingly apparent in the local landscape.
- Impact of the M1 corridor through LCA 1b, and increasing noise from traffic on major roads surrounding the LCT.
- Increasing pressure for expansion of residential development at Hanslope, and increasing development at Hanslope Park, affecting the rural character of the landscape, increasing traffic and resulting in changes to roads and land uses in the area, as well as levels of tranquillity.
- Recreational pressure on the landscape, including erosion of unsurfaced routes due to increasing use by walkers, horses, bicycles and 4-wheel drive vehicles.
- Potential pressure for further renewable energy infrastructure including wind turbines and solar farms, both within the LCT and seen in views from the LCT e.g. Petsoe Manor wind farm.

Landscape strategy

5.14 The landscape strategy for the Wooded Wolds LCT is to conserve and enhance the rural qualities of the landscape, and enhance the habitat potential and connectivity as part of the wider wooded wolds which extend into West and North Northamptonshire and Bedford.

Guidance

Landscape Management

- Manage and increase the biodiversity of agricultural fields by creating uncultivated margins to arable fields, or converting some arable land to permanent pasture where suitable.
- Monitor water quality in streams, and minimise water pollution from agriculture through sensitive land management practices, including the restoration of buffer strips along watercourses to minimise run off.
- Retain and enhance existing small field ponds for wildlife, and encourage creation of new ponds.
- Manage and protect existing woodlands, using traditional techniques including coppice with standards and wood pasture. Promote extensions and connectivity between woodlands, as set out in the Green Infrastructure Strategy⁴.
- Encourage progressive conversion of conifer plantations within existing woodlands to indigenous native broadleaved tree and shrub species using local provenance stock, particularly in semi natural ancient woodland of Great Wood, Little Linford Wood, Gayhurst Wood and Stokepark Wood.
- Protect and restore boundary hedges by coppicing, laying and gapping up to improve the network of linkages between habitats. Promote the introduction of new hedges following roads, PRoW and historic boundaries. Plant individual hedgerow trees to provide replacement for mature and over mature stock.
- Protect the valued recreational use of the rural landscape through PRoW, exploring opportunities for informal access and enjoyment. Enhance recreational routes through the woodlands, providing connections to neighbouring Yardley Chase and Salcey Forest, as set out in the Green Infrastructure Opportunity Mapping⁵.
- Extend interpretation of the historic heritage of the area including medieval hunting forests.
- Protect and enhance heritage assets within the LCT, including the historic parkland at Hanslope Park.

Development Management

- Conserve the open landscape and avoid the introduction of large-scale elements which would have a visual impact over a wide distance.
- Retain views from the elevated plateau across the wider landscape of the borough, and consider the impact on views from the surrounding landscape in relation to any proposed change.
- Retain views of local landmarks, including Hanslope church spire.
- Conserve the distinctive vernacular of historic buildings and their rural setting, including within Hanslope Conservation Area. Reference the pattern of local building materials and local identity in any new development or boundary treatments.
- Integrate new development at Hanslope and Hanslope Park into the landscape through the use of native hedgerows and woodlands.
- Where built development is considered appropriate, consider the visual relationship with the wooded skyline in West Northamptonshire.
- Ensure any renewable energy generation is compatible with the guidance above, and as set out in the Renewable Energy Landscape Sensitivity Assessment⁶. Renewable energy should be in scale with the landscape where possible, acknowledging that wind turbines may transcend the scale of existing features in the landscape. Electricity infrastructure associated with renewable energy generation should be efficiently planned to minimise the number of lines required, routing in accordance with the Holford Rules⁷.

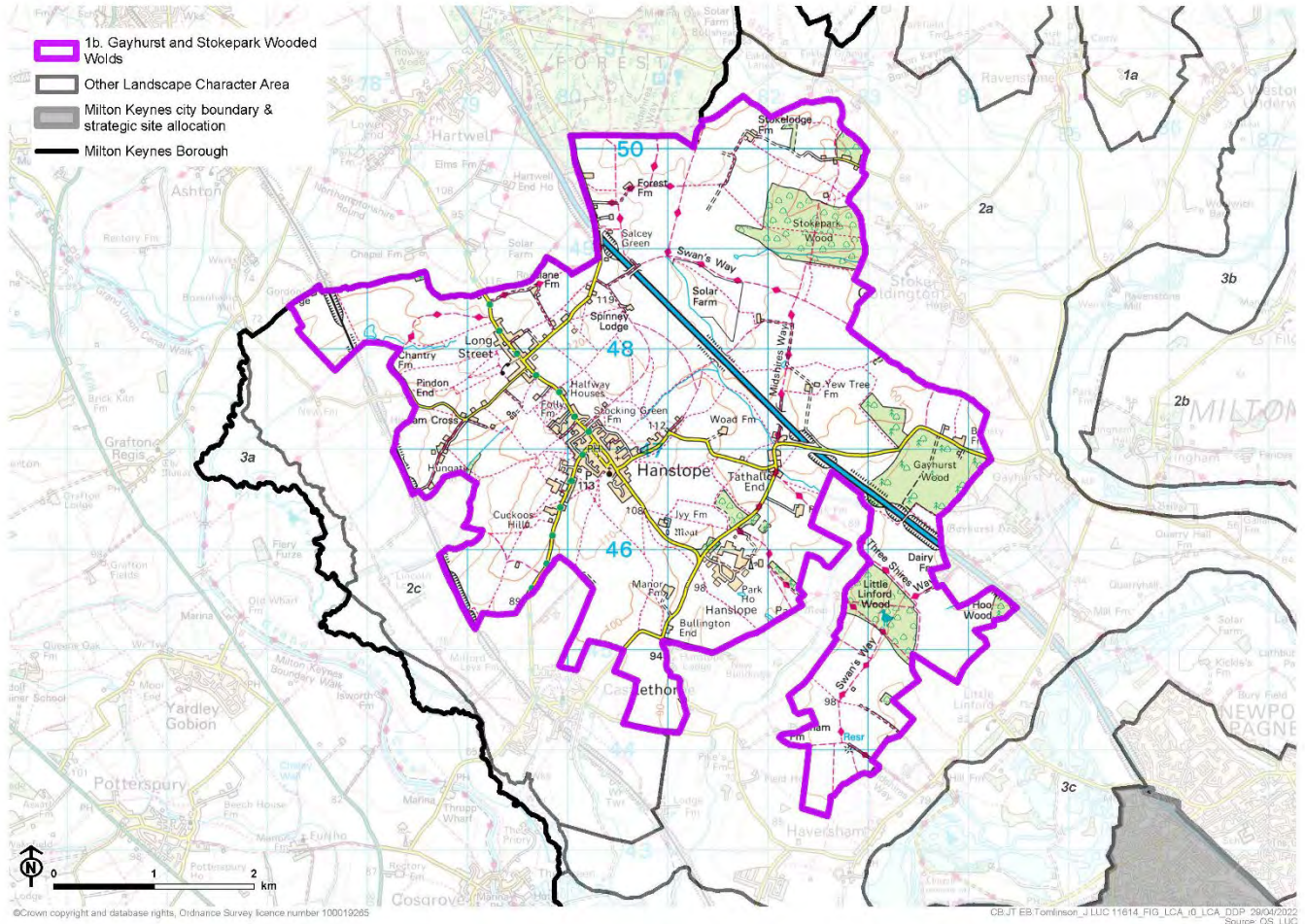
⁴ AECOM, Milton Keynes Green Infrastructure Strategy (2018)

⁵ <https://bucks.mknep.co.uk/wp-content/uploads/2018/10/Green-Infrastructure-Opportunity-Zone-07.pdf>

⁶ Gillespies, Landscape Sensitivity to Wind Turbine and Solar PV Development (2016)

⁷ <https://www.nationalgrid.com/sites/default/files/documents/13795-The%20Holford%20Rules.pdf>

1b Gayhurst and Stokepark Wooded Wolds



Location and unique characteristics

5.24 The Gayhurst and Stokepark Wooded Wolds is a wider and more open undulating landscape than LCA 1a, ranging from 85m above the slopes of the Tove valley to 122m AOD near the border with Northamptonshire.

5.25 Woodlands are larger, but less connected than LCA 1a. Stokepark Wood and Little Linford Wood are designated as LWS for their species-rich ancient woodland. The M1 and mainline railway line Wildlife Corridors extend through the LCA, and the land east of the M1 and at Hanslope Park is part of the Yardley Chase Biological Opportunity Area.

5.26 The majority of the land is in use for arable cropping, with smaller areas of pasture. Hedgerows are variable, with some gapping and reinforcement with post and wire.

5.27 The LCA has a more varied historic field pattern than LCA 1a, with assarts indicating previously more extensive woodland cover, and pre-18th century co-axial enclosure around Long Street and Hanslope. A parkland character

remains at Hanslope Park, which was originally a deer park within the Royal Forest of Salcey. The existing house (Grade II listed) was built in the later 17th century, and the grounds and park laid out in the 18th century, partially advised by Humphrey Repton. The house and park were requisitioned by the government during World War II, and has continued in government ownership, currently occupied by the Foreign and Commonwealth Office.

5.28 Settlement is concentrated at Hanslope and the linked linear settlement of Long Street. Hanslope is a large village with a historic core set around the Grade I listed 12th century church of St James the Great, which has the tallest spire in Buckinghamshire at 57m. This perpendicular 15th century tower is an iconic landmark and visible from great distances across the landscape. Hanslope has many listed buildings, mostly from the 17th and 18th centuries, often built from the local limestone, with tiled or thatched roofs. The historic character of the village is recognised through its designation as a Conservation Area. Residential development on the

western edge of Hanslope at the time of writing is increasing the village size considerably.

5.29 Away from Hanslope the settlement pattern consists of small farmsteads, and hamlets which developed as satellite settlements to Hanslope. These 'End' villages include Bullingdon End, Pindon End and Tathall End with its thatched cottages, many of which include listed buildings.

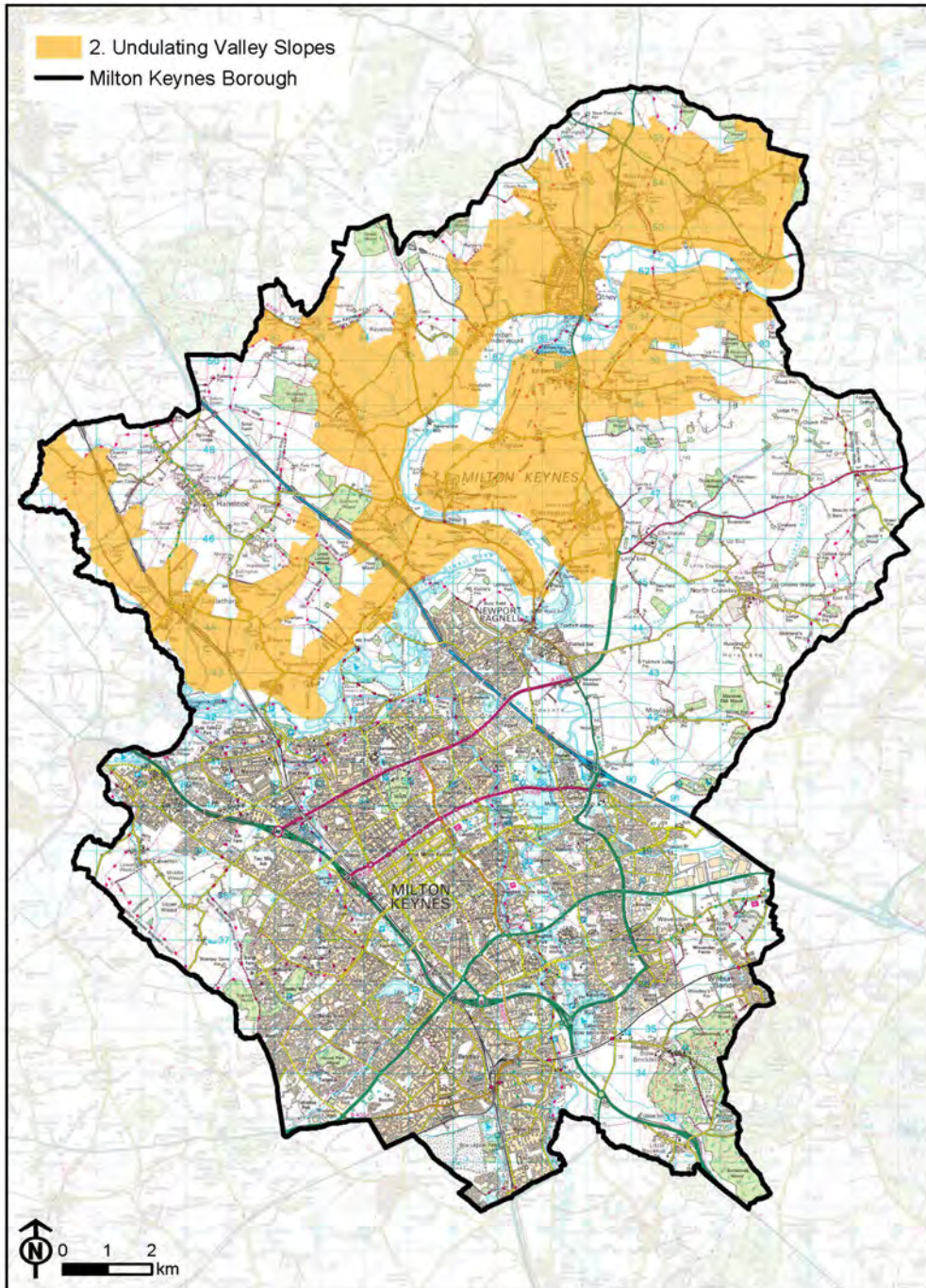
5.30 Minor roads connect Hanslope to other settlements both within the borough and north into Northamptonshire. The lanes are generally lined by intact hedgerows, although there has been some replacement with post and rail fencing. The landscape is very well connected by PRow, with a number of long-distance routes including the Milton Keynes Boundary Walk, Three Shires Way, Midshires Way and Hanslope Circular Ride.

5.31 There are panoramic views from the PRow across the Ouse valley to the south and the Tove valley to the west. The built edge of Milton Keynes city is also visible to the south, although views to the south-east are partly screened by Little Linford Wood and Gayhurst Wood. Yardley Chase and Salcey Forest woodlands within Northamptonshire form a wooded backdrop to the north.

5.32 Modern influences on the landscape include new development in Hanslope, office buildings, radio masts, security fencing and floodlighting at Hanslope Park, and a solar farm at Salcey Green. The M1 and west coast mainline railway are intrusive influences on the LCA, reducing tranquillity.

5.33 Despite these, the landscape retains a highly rural character, and dark skies are experienced in the north of the LCA and within the larger woodlands.

LCT 2: Undulating Valley Slopes



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CB:JT EB:Tomlinson_J LUC 11614_FIG_LCT_r0_LCT_DDP 29/04/2022 Source: OS, LUC

Landscape Character Areas

The Undulating Valley Slopes LCT is subdivided into three LCAs:

- 2a Ouse Northern Undulating Valley Slopes
- 2b Ouse Southern Undulating Valley Slopes
- 2c Tove Undulating Valley Slopes

Location and summary

The Undulating Valley Slopes LCT is located across the north of the borough. It comprises the valley landscapes along the course of the River Ouse and the River Tove. The boundary with LCT 3 River Floodplains is marked by the rise in topography of the valley slopes above the floodplain, either to the boundary of flood zone 2 or the 50-55m contour line. The boundary with LCT 1 Wooded Wolds marks the change to the elevated and more wooded plateau and is defined along the 90m contour line.

This is an open and gently sloping landscape, predominantly in arable use. It is generally a quiet and picturesque rural landscape with limited impact from modern development, except in proximity to the urban edge of Milton Keynes city.



A gently undulating landscape rising from the River Ouse with large-scale arable fields and limited modern intrusions.

Key Characteristics

- Undulating valley slopes, rising from the Ouse and Tove rivers, from 50m to 105m AOD.
- A varied bedrock of sandstones, limestones and mudstone result in diverse soils, with well-drained calcareous clays at the top of slopes and seasonally waterlogged loamy soils at the base of slopes.
- Secondary valleys of small streams and springs where the landform provides a localised sense of enclosure.
- Woodland cover is limited to small copses, some recorded as ancient woodlands and mature parkland trees associated with historic estates.
- A mixed field pattern dominated by large-scale arable fields with unclipped hedges. Smaller pasture fields are common on lower slopes with those near settlements often used for horse grazing. There are some surviving areas of ridge and furrow earthworks.
- Historic settlement pattern of nucleated villages, with numerous listed buildings and often designated as Conservation Areas. Traditional buildings materials include local limestone and roofs in thatch, slates or red tiles. Isolated farmsteads are located on the narrow rural lanes.
- A network of PRow allows recreational access to the landscape, including the promoted routes Three Shires Way, Ouse Valley Way and Milton Keynes Boundary Walk.
- Panoramic views over the meandering valley floodplain, with a wooded backdrop provided by the Wooded Wolds (LCT 1) to the north. Village church towers provide local landmarks.
- A rural and peaceful landscape with an experience of dark skies away from larger settlements. However, electricity pylons, wind turbines and busy trunk roads in the east (LCA 2a and 2b) and the west coast mainline in the west (LCA 2c) reduces the sense of remoteness.

Physical and natural characteristics

5.34 A gently undulating landscape, rising from the floodplains of the slow flowing and meandering River Ouse and the Tove, with slopes ranging from 50m to 105m AOD. There are localised steeper escarpments or 'bluffs' close to the valley floor of the Ouse, and valleys associated with tributary streams which flow into the main rivers. Many of the farms on the valley slopes have ponds associated with them.

5.35 Much of the LCT is underlain by sandstone, limestone and argillaceous rocks of the Great Oolite Group, with areas in the north-east underlain by Kellaways Formation and Oxford Clay Formation. The Tove Undulating Valley Slopes (LCA 2c) are underlain by Lias Group mudstone, siltstone, limestone and sandstones. Glacial till drift deposits lie in the west and north of the LCT, while river terrace deposits and some alluvium are found adjacent to the Ouse river floodplain.

5.36 This variety in geology is reflected in the soils. The majority consist of calcareous clayey or loamy soils that are well drained but can be shallow or fragmented. Soils tend to be calcareous clayey soils over chalky till towards the tops of the slopes. Soils towards the base of the slopes tend to be slowly permeable and seasonally waterlogged loamy soils.

5.37 Woodland is limited to small isolated woods and copses, many recorded as priority habitat deciduous woodland and with some of ancient origin. The woods are often associated with parklands and settlements, especially at Tyringham Hall and Gayhurst Court, either side of the River Ouse, which also contain a number of mature parkland trees. A number of

Wildlife Corridors and Wildlife Sites are found across the LCT. The Ouse Valley and Yardley Chase Biological Opportunity Areas extend into this LCT.

5.38 Land use is predominantly arable and generally occurs in large open fields, with smaller pasture fields on the lower slopes. Pasture and horse keeping is also apparent in proximity to settlements. Hedgerow cover is variable, with few hedgerow trees and some reinforcement by post and wire fencing, although shelterbelts are more intact along the minor lanes. Conifer shelterbelts and hedgerows are out of character in the landscape.



Open arable farmland at Pindon End looking west towards the Tove Floodplains (LCA 3a) and beyond.

Historic and cultural characteristics

5.39 Large 20th century amalgamated fields, the result of modern farming techniques, are common. Historic field patterns shown in the Buckinghamshire HLC include pre-18th century enclosures, both planned and irregular, with some areas of straight-edged 18th and 19th century Parliamentary enclosure. Areas of assarted enclosure are found on higher ground, indicating a more wooded landscape in the past.

5.40 Pockets of ridge and furrow are found within the LCT. The straight furrows suggest some of these features may have been created by steam plough rather than traditional ox-drawn plough.

5.41 Roman sites at Olney and a villa near Clifton Reynes provide evidence of the Roman occupation. Motte and bailey castles at Lavendon and Castlethorpe and a number of moated sites on the slopes of the rivers Tove and Ouse reflect the increasing settlement of the area in the Middle Ages.

5.42 A large number of historic villages, many originating from this period, are located on the valley slopes. Local warm limestone, often used as rubblestone, is the most prominent building material, with roofs of thatch, slate or red tiles. The villages, including Castlethorpe, Clifton Reynes, Emberton, Lavendon, Newton Blossomville, Ravenstone, Sherrington, Stoke Goldington and Weston Underwood, contain a high number of listed buildings often dating from the late 17th and 18th centuries. The historic cores are designated as Conservation Areas, often centred around the church. Clock towers at Emberton and Filgrave provide local landmarks. Many of the villages have expanded in the 20th and 21st centuries, although new developments are generally sympathetic, using local materials and styling. Haversham is the only example of a new settlement within the LCT, built between the original village and Wolverton in the 1930s.



St Peter's church in Stoke Goldington.

5.43 The small market town of Olney is the largest settlement in the LCT, with a wide High Street lined by fine stone town

houses dating from the 18th century (most listed Grade II) when the town expanded as a staging post for travellers on the Newport Pagnell Turnpike and as centre for lace making. The historic interest of the high street is reflected in its designation as a Conservation Area. The parish church of St Peter and St Paul's marks the end of the settlement and is a notable landmark within the Ouse valley. Olney expanded considerably in the late 20th century, which has had an adverse visual impact on the adjacent rural areas, and there is considerable on-going development.

5.44 Away from the villages, settlement is generally limited to occasional isolated farmhouses or mills, accessed off tracks or narrow twisting lanes.

5.45 Parkland landscapes are found across the LCT, including Tyringham Hall with its Grade I stately home designed by Sir John Soane and Grade II* Registered Park and Garden, and Gayhurst Court, also a Grade II Registered Park and Garden. Both landscape parks were designated by Lancelot Brown, with later alterations by Humphrey Repton and reflect the increasing wealth of local landowners in the 18th century. There are also undesignated landscape parks at Weston Underwood and Hanslope Park. Mature parkland trees in singles and clumps are characteristic of all these parklands, with some exotic trees noted at Tyringham.

5.46 The LCT is crossed by narrow, hedged and winding country roads lined by mature hedgerows. A number of the minor roads follow the valleys slopes. Major transport links include the West Coast Main Line, a strong linear element in the Tove valley, and a short section of the M1. Busier A roads cross the landscape to the east of Milton Keynes, including the A509 and A428. A disused railway between Northampton and Bedford crosses the valley north of Olney.

5.47 A strong network of PRoW crosses the LCT, including promoted routes Ouse Valley Way, Hanslope Circular Route, Three Shires Way and Milton Keynes Boundary Walk. National Cycling Route 6 connects Hanslope, Castlethorpe and Milton Keynes.

Visual and perceptual characteristics

5.48 The Undulating Valley Slopes LCT has a remote character with few modern detractors. Historic villages with landmark churches, winding country lanes and historic parklands at Tyringham and Gayhurst combine to make this an attractive, rural landscape.

5.49 There are panoramic views of the meandering rivers, and across and along the river valleys, both from PRoW and roads. Views to the adjacent wooded ridge of the Wooded Wolds to the north are also common. Elevated views from local escarpments over the floodplain, from example from Clifton Reynes, are also possible.

5.50 Modern influences within the landscape are mostly located close to urban areas, including industrial units on the north-east of Olney. Proximity to the major transport corridors of the M1, West Coast Mainline and to the urban edge of Milton Keynes reduces tranquillity and remoteness locally. A number of solar farms are located in the LCT, and there are views to the wind farm at Petsoe Manor (within LCA 4a). Electricity pylons run north-south direction across the Ouse valley, which also impact the rural character of the landscape.



Deer grazing on the Grade II* registered parkland surrounding 18th century Tyringham Hall.

Landscape evaluation

Landscape qualities

- The tributary streams and small ponds which feed into the Ouse and Tove, that provide freshwater habitats, regulate water quality and water flow.
- The semi-natural habitats including woodland copses, mature trees and hedgerows that support biodiversity and provide carbon capture.
- The historic field patterns of pre-18th century enclosure and assarts, and surviving ridge and furrow earthworks, which provide time depth to the landscape.
- The settlement pattern of historic villages, with numerous listed buildings from the 17th and 18th century constructed from local limestone that provide cultural identity and aesthetic value.
- The 18th century landscape parks laid out around country houses, most notably at Gayhurst and Tyringham, that provide a connection to history, cultural identity and aesthetic value.
- Panoramic views of the meandering rivers and across the undulating landscape of the valleys, with tall church towers and spires, and clock towers as local landmarks, that contribute to a strong sense of place.
- The network of PRoW, including the Three Shires Way, Ouse Valley Way and Milton Keynes Boundary Walk, that connect the settlements and wider countryside, and provide recreational value, and contribute to well-being and health.
- The pleasing combination of landscape elements, strong sense of tranquillity and experience of dark skies in this rural landscape which contribute to the sense of place.

Landscape condition

5.51 Generally a landscape in good condition, with a strong rural character. Fragmentation of historic field patterns, and lack of connectivity between woodlands and hedgerow field boundaries reduces the condition in some areas. Modern influences on the landscape include electricity pylons in the east, Petsoe Manor wind farm, and some unsympathetic modern extensions to settlements, including residential and commercial development to the north of Olney.

Forces for change

5.52 Key forces for change include:

- Increasing periods of drought and increased temperatures as a result of climate change may result in a change in water levels and tributary stream flows.
- Increase in frequency and severity of seasonal flooding in the tributary stream valleys as a result of climate change.
- Potential changes in woodland and tree species composition as a result of climate change, including wind damage due to increases in severe gales (with ancient woodland being particularly susceptible to storm damage), drought, and an increase in pests and diseases, such as ash dieback.
- Maturing parkland trees on estates, which are vulnerable to pathogens and limit the ability of woodland to regenerate.
- Introduction of out of character conifer shelter belts and hedgerows.
- Changes in agricultural practices resulting in the loss of pasture and associated hedgerows, and increase in arable cropping.
- Increasing traffic on rural roads, leading to demands for road 'improvements' introducing urban clutter on rural roads.
- Potential for upgrades to major road corridors including the A509, and corresponding reduction in rurality and tranquillity locally.
- The church of St Peter, Gayhurst is on the Heritage at Risk register due to timber decay of the cupola and tower.
- Pressure for housing and commercial development in the villages, and associated upgrades to infrastructure.
- Pressure for further renewable infrastructure (e.g. wind turbines on elevated ridges and solar farms on south-facing slopes or in open areas, and associated grid connections). Several solar farms have already been developed in the LCT.

Landscape strategy

5.53 The landscape strategy for the Undulating Valley Slopes LCT is to conserve and enhance the rural character and the exiting pattern of rolling arable landscape interspersed with contrasting woodland copses, parkland and small historic villages, retaining a separate character to urban areas of Milton Keynes.

Guidance

Landscape Management

- Minimise water pollution from agriculture through sensitive land management practices, including restoration of buffer strips along watercourses to minimise run off, which will also improve biodiversity and connectivity.
- Conserve and enhance the existing farm ponds for wildlife, and promote the creation of new ponds where appropriate.
- Conserve and enhance the ancient woodland and deciduous woodland through appropriate woodland management.
- Increase the extent of native deciduous woodland, using locally occurring species to link the existing small woodland blocks, copses and hedgerows, as set out in the Milton Keynes Green Infrastructure Strategy⁸. Encourage progressive removal of conifer hedgerows and shelter belts where appropriate.
- Manage and increase the biodiversity of agricultural fields by creating uncultivated margins to arable fields, including along PRoW, or converting some arable land to permanent pasture.
- Conserve and strengthen the traditional landscape pattern and structure, as well as increasing biodiversity interest through the maintenance or restoration of hedgerows with native species. Consider the addition of hedgerow trees to provide additional structure in the landscape.
- Manage and monitor invasive native or harmful species in woodlands and the impact of pathogens, pests and diseases as a result of climate change.
- Conserve and reinforce the parkland /estate character of Tyringham, Gayhurst, Weston Underwood and Hanslope Park, particularly planning the succession of veteran trees which form an integral part of the historic landscape.

⁸ AECOM, Milton Keynes Green Infrastructure Strategy (2018)

- Protect the valued recreational use of the landscape (PRoW), further enhancing opportunities for informal access and enjoyment through well maintained linked routes through farmland, providing connections between the settlements, wooded wolds and river floodplains, and identifying opportunities for green infrastructure enhancements.

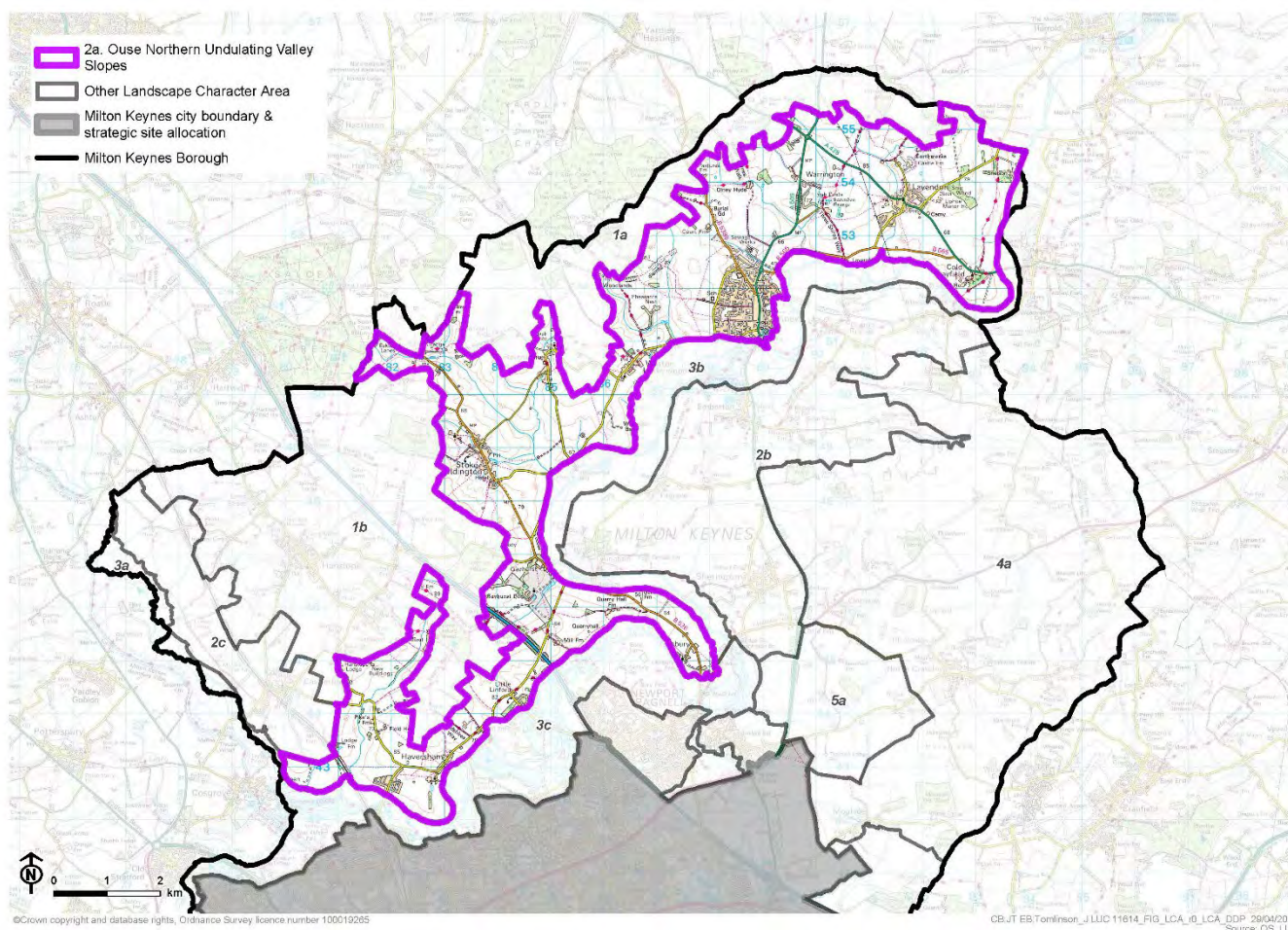
Development Management

- Conserve the nucleated village settlement pattern and restrict built development away from the villages to retain the agricultural and recreational landscape.
- Integrate new development and improve the suburban edges of settlements such as Olney through the use of native hedgerows and woodlands.
- Conserve the distinctive vernacular of historic buildings and their rural setting, particularly within the numerous Conservation Areas within the LCT and ensure that landscape continues to provide a rural setting to these areas.
- Where new development is planned encourage the use of limestone with thatch, slate or red brick roofs, to maintain a strong local identity.
- Resist proposals for highway upgrading to retain the rural character of the narrow rural lanes and conserve the grass verges which provide an important biodiversity resource.
- Identify, retain and manage key viewpoints to appreciate the undulating valley slopes. Consider the landmark churches and clocktowers and panoramic views across the river floodplains in development both within the LCT and in adjacent LCTs.
- Ensure any renewable energy generation is compatible with the guidance above, and with guidance set out in the MK Renewable Energy Landscape Sensitivity Assessment⁹. Renewable energy should be in scale with the landscape where possible, acknowledging that wind turbines may transcend the scale of existing features in the landscape. Electricity infrastructure associated with renewable energy generation should be efficiently planned to minimise the number of lines required, routeing in accordance with the Holford Rules¹⁰.
- Protect the valued recreational use of the landscape, seeking opportunities to further enhance opportunities for access and enjoyment.

⁹ Gillespies, Landscape Sensitivity to Wind Turbine and Solar PV Development (2016)

¹⁰ <https://www.nationalgrid.com/sites/default/files/documents/13795-The%20Holford%20Rules.pdf>

2a Ouse Northern Undulating Valley Slopes



Location and unique characteristics

5.54 Ouse Northern Undulating Valley Slopes LCA is located to the north of the River Ouse, and stretches from the east to the west of the borough, ranging from 50m AOD where it meets the Ouse floodplain to the south and rising to 105m AOD on the boundary with the plateau of the Wooded Wolds to the north and west.

5.55 The LCA is underlain by Great Oolite Group sandstone, limestone and argillaceous rocks, with small areas of Kellaways Formation and Oxford Clay Formation in the north-east. Glacial till is found in the north, with river terrace deposits in the east marking former courses of the River Ouse, which has resulted in clay-loam soils, which provide Grade 3 (moderate-good) agricultural land in use primarily for arable cultivation.

5.56 Areas of woodland are often recorded as priority habitat deciduous woodland, and some of ancient origin including Snip Wood and Overbrook Spinney.

5.57 Pockets of semi-improved grassland is found on the lower edges of the valley slopes, and also around Court Farm.

Meadow habitat has survived west of Olney and is designated as the Barn Field Long Lane LWS, while a small area of priority habitat lowland fens along a tributary spring is designated as the Valley Fen, Ravenstone LWS. A disused railway line west of Olney is designated as a Wildlife Corridor. The Ouse Valley and Yardley Chase Biological Opportunity Areas extend into this LCA.

5.58 There is a mixed field pattern with pre-18th century regular enclosure, regular Parliamentary enclosure fields and larger 20th century fields, enclosed with hedgerows or local limestone walls. Fields are large and in arable cropping use, with areas of sheep grazing on the edges of settlements, for example at Haversham. Hedgerows are in variable condition, with mature hedgerow trees.

5.59 Historic villages, with listed buildings mostly constructed from the local limestone and landmark church spires and towers, are designated with Conservation Areas at Lavendon, Olney, Weston Underwood, Ravenstone and Stoke Goldington. A number of Scheduled Monuments lie around Lavendon including 12th century earthworks relating to the motte and bailey castle.

5.60 Olney is situated at an important crossing point of the River Ouse. There is evidence for a substantial Roman settlement to the north at Ashfurlong (now a Scheduled Monument), and a smaller settlement to the south in the area now covered by Emberton Park. Olney is one of the earliest documented settlements in the borough, first named in a charter of 979 CE as 'Ollanege', as well as in the later Domesday Book. The spire of the 14th century church of St Peter and St Paul, now Grade I listed, stands on the banks of the Ouse and dominates the southern approach to Olney. Olney was home to radical Christians in the 18th century, including the poet William Cowper and his friend and curate of Olney, John Newton, who wrote the words to 'Amazing Grace'.

5.61 Historic houses and parklands are distinctive features of this LCA. Gayhurst Court is a late 16th century house (listed at Grade I) set within an 18th century landscape park laid out by Lancelot (Capability) Brown, with alterations by Humphry Repton. The parkland and 19th century formal gardens are a Grade II Registered Park and Garden. Repton also worked on the park and pleasure grounds for Hanslope Park, which partially lie in this LCA (the remainder in LCA 1a). Weston Park is an unregistered garden and park associated with a demolished manor house, which retains its parkland character, and contributes to the rural setting of Weston Underwood. Weston Underwood is also associated with the poet William Cowper.

5.62 This is an open landscape, with fine panoramic views, including to the heavily wooded skyline of Yardley Chase to the north, south-east to the wooded Greensand Ridge (LCA 6a), and over the historic parklands at Gayhurst and Tyringham which lies on the opposite bank of the River Ouse (within LCA 2b).

5.63 Modern influences on the landscape include a solar farm, new residential and commercial development at Olney and an aggregates quarry north of Lathbury. Traffic noise from the M1 and West Coast Mainline railway reduce tranquillity, and there are views across the river valley to the Petsoe Manor wind farm.

LCT 3: River Floodplains



Landscape Character Areas

The River Floodplains LCT is subdivided into four LCAs:

- 3a Tove Floodplains
- 3b Ouse Floodplains
- 3c Ouse Lakes and Parkland Floodplains
- 3d Ouzel Parkland Floodplains

Location and summary

The River Floodplains LCT comprises the river valley floodplains of the River Ouse, and its main tributaries the Ouzel and the Tove. The boundaries of the LCT are defined by the extent of Flood Zones 2 and 3, and the 50-55m contour line, where the valley slopes begin to rise.

This is a flat, open landscape with meandering river channels. The rivers tend to be slow flowing, with a variable depth and height of surrounding banks. The LCAs within the LCT are divided into rural and largely recreational floodplains.



The wide River Ouse running under the Grade I listed bridge at Tyringham, with parkland landscape on the river floodplain.

Key Characteristics

- A flat landscape with slow flowing rivers on sinuous valley floors, underlain by a varied bedrock with alluvium deposits.
- Riparian woodland lines the meandering river channels, some recorded as priority habitat deciduous woodland and wetland habitats lie on the floodplains, many of which are designated as LWS.
- Open pasture fields lie adjacent to the river channel, bound by ditches and post and wire fencing.
- Historic and current mineral extraction have impacted the landscape, including the creation of extensive large lakes and ponds.
- Heritage assets are limited to historic mills, bridges and occasional isolated farmsteads. Archaeological evidence of Neolithic, Bronze Age, Iron Age, Roman and medieval communities is often designated as Scheduled Monuments.
- An open undeveloped floodplain, with restricted settlement, although there are views to villages and towns on adjacent higher ground.
- Recreationally important landscape with good access on PRoW, parks on former mineral extraction sites, cycling routes and fishing (particularly within LCAs 3c and 3d).
- Rural character, away from the urban settlement edges and major transport corridors.

Physical and natural characteristics

5.82 A flat floodplain landscape, between 45m and 75m AOD. The landscape is dominated the river channels and floodplains of the Ouse, Ouzel and Tove, and associated tributaries. Streams and springs which drain the adjacent valley slopes (LCT 2) cross the floodplain to join the main river channels. The width of the floodplains varies; the Ouse is generally wider, while the Tove and Ouzel are narrower and less defined.

5.83 The geology is dominated by the superficial alluvium deposits formed by the meandering river corridors, while the bedrock geology is varied. This gives rise to stoneless clay soils, with some sandier loams away from the river channels. Seasonal flooding is common within the landscape in winter and spring.

5.84 Riparian vegetation along the river corridor includes willows and black poplars which mark the course of the river and plantations of cricket bat willow such as at Newton Blossomville. Many of the woodland areas are recorded as priority habitat deciduous woodland. Wetland habitats associated with the floodplain include priority habitat floodplain grazing marsh and good quality semi-improved grassland. Many of these woodland and wetland habitats are designated as LWS, and the River Ouse and Ouzel are designated as Wildlife Corridors.



The narrow channel of the River Tove with flat pastoral fields.

Historic and cultural characteristics

5.85 The field size and historic pattern varies between the urban and rural areas of the floodplain. Rural areas have small to medium fields of pre-18th century regular enclosure and later Parliamentary enclosure. There are a number of historic enclosed meadows along the Ouse, such as Bury Field at Newport Pagnell which has been common land since the Middle Ages. Historic field patterns in the more urban areas, around Milton Keynes city, have largely been lost due to mineral extraction.

5.86 Land use is still predominantly pasture, with open irregular fields bound by drainage ditches, post and wire fencing and occasional over-mature hedgerows. Closer to the urban edges of Milton Keynes city and Newport Pagnell, fields which historically would have been used as riverside pasture still retain much of their original landscape structure.

5.87 Historic assets are limited to historic bridges and mills at crossing points, although historic parkland extends into the Ouse floodplain at Gayhurst and Tyringham (LCA 3b). Archaeological evidence of Neolithic ritual or ceremonial landscapes in the valley floor, Bronze Age and Iron Age ring ditches and pit alignments, Roman sites and medieval villages and associated fish ponds is found on the river floodplains, including at Old Wolverton and Tyringham. Many of these sites are now Scheduled Monuments.

5.88 The LCT is largely uninhabited, with the majority of villages located in the adjacent LCT on higher land beyond the floodplain. Settlement within the floodplain is limited to bridging points along the course of the rivers and occasional isolated historic farmhouses and mills, many of which are listed buildings.

5.89 Gravel extraction, particularly north of Milton Keynes city, has resulted in large lakes and ponds, which are now managed for nature conservation and/or recreation. Gravel extraction is still taking place, particularly along the lower reaches of the River Ouse (LCA 3b and 3c).

5.90 The LCT is crossed by a number of major roads, including the M1 and A5 which cross both the Ouse and the Ouzel. In contrast, there is limited access to the Tove floodplain, which is crossed by only small country roads.

5.91 Despite limited access to the floodplain in some locations, particularly along the Tove (LCA 3a) and the north of the River Ouse (LCA 3b), the River Floodplains LCT provide considerable opportunities for recreation. These include PRow such as the Ouse Valley Way, National Cycling Route 6, and leisure parks with fishing and water sports at Emberton and Cosgrove. The Grand Union Canal and its towpath also cross the floodplain.



A variety of recreational opportunities on the Ouse, Stony Stratford.

Visual and perceptual characteristics

5.92 Views within the LCT are relatively open, across the river floodplain to the surrounding higher ground. In areas of former

gravel extraction, along the Ouse north of Milton Keynes city and Newport Pagnell, the river channel is a less visually unifying feature.

5.93 Modern influences on the floodplain landscape include the major road corridors of the M1 and A5, and the west coast mainline railway. Noise from these transport corridors disrupts tranquillity across the LCT. Some buildings associated with recreational facilities, particularly the holiday park at Cosgrove Leisure Park, are out of keeping with the generally unsettled landscape, although generally hidden from view by vegetation. The built edges of Milton Keynes city and Newport Pagnell are also apparent in some views, with a number of large commercial and residential developments dominant in some views.

5.94 Away from the urban edges the river floodplains are rural with some areas of dark skies on the eastern and western borough edges.



New development at Eaton Leys features prominently in the foreground of views from the River Ouzel at Waterhall Park.

Landscape evaluation

Landscape qualities

- The semi-natural habitats including floodplain grazing marsh, lowland meadows and deciduous riparian woodland that support biodiversity, and provide carbon capture.
- The river channels which provide water, and the underlying aquifers which maintain springs and base flows into rivers. The floodplains also regulate water flows, and provide flood protection.
- The riverside meadows which provide a connection to the historic land uses and provide a highly scenic quality to the landscape.
- The heritage features of the landscape particularly the historic mills and bridges, farmhouses and parklands, and archaeological earthwork features that provide a connection to history, cultural identity and aesthetic value.
- The largely undeveloped rural character of the flat low-lying floodplain, with a strong sense of openness, which provides a sense of place.
- The expansive, uninterrupted long-distance views across the floodplain which provide a sense of place.
- The recreational opportunities provided by PRoW including the Ouse Valley Way, cycle routes, country parks, fishing and water sports which connect the settlements and wider countryside, provide recreational value and contribute to well-being and health.

Landscape condition

5.95 The landscape is variable across the River Floodplain LCT, influenced by proximity to Milton Keynes city, and other recent development. The landscape is still largely in agricultural land use, and has a good cover of semi-natural habitats. There has been some fragmentation of hedgerow boundaries, and tranquillity and rural character are influenced by land uses in adjacent LCTs, such as wind turbines at Petsoe Manor, electricity pylons and noise from major road and rail routes.

Forces for change

5.96 Key forces for change include:

- Changes in agricultural practices to reduce grazing and increase arable cropping.
- The spread of invasive, non-native species including Himalayan Balsam and signal crayfish along river valleys, displacing native plants and habitats.
- Increasing periods of drought resulting in the drying of grazing floodplain as a result of climate change and demand for water extraction.
- Changes to flood management as a result of climate change, including increased pressure for tree planting to attenuate flash flooding, which could impact on the open character of the floodplain.
- Agricultural run-off and discharge of sewage into the waterways, causing pollution and impacting on wildlife.
- Continuing and future gravel extraction, and the management of the restoration of former extraction sites.
- Expansion of Milton Keynes city and Newport Pagnell affecting the rural character of the landscape adjacent to these settlements.
- Increased traffic on major transport corridors including the M1 and West Coast Mainline disrupting tranquillity.
- Pressure for additional renewable energy infrastructure e.g. solar farms.
- Recreational pressure, including demand for additional facilities, could alter the sense of rurality.

Landscape strategy

5.97 The landscape strategy for the River Floodplains LCT is to conserve the rural undeveloped character of the floodplains and support opportunities to increase and connect semi-natural floodplain habitats, while increasing informal recreational access.

Guidance

Landscape Management

- Encourage sustainable management of traditional meadows by introducing sensitive grassland management such as late hay cutting or low-density livestock grazing.
- Manage and enhance floodplain meadows. Protect existing meadows from ploughing, grassland improvement or further mineral extraction. Draw on the advice of the Upper and Bedford Ouse Catchment Partnership on the management of floodplain meadows and implementation of natural flood management schemes. Identify opportunities for green infrastructure enhancements, as set out in the Milton Keynes Green Infrastructure Strategy¹¹ and Green Infrastructure Opportunity Mapping¹².
- Monitor water quality in the rivers, and seek to reduce surface water flow off agricultural land. Support the production of nutrient, manure and crop protection management plans where appropriate.
- Conserve and enhance the biodiversity interest of wetland habitats and watercourses. Ensure a whole valley approach is taken, identifying opportunities for green infrastructure enhancement.
- Promote the management of existing floodplain pollards and plant new specimens such as Black Poplar. Where appropriate extend areas of wet woodland.
- Promote improvements to the river and lake habitats to encourage increased biodiversity value through marginal planting and localised bank profiling and sympathetic maintenance of drainage ditches.
- Encourage reversion of arable fields to pasture where possible, and increase the biodiversity of arable fields by creating uncultivated margins.
- Promote the use of ditches and hedges in place of post and wire as a means of stock enclosure on pasture fields.
- Promote increased recreational opportunities which respect the landscape character. Improve PRoW connections and signage on well-maintained linked riverside routes, particularly adjacent to urban areas, and encourage use of the river for appropriate recreation, identifying opportunities for green infrastructure enhancement.
- Maximise opportunities from the restoration of mineral extraction sites for recreation and biodiversity. Develop diverse mixed age woodland communities to retain a balance between screening recreation, wildlife and public safety.

Development Management

- Conserve the undeveloped nature of the landscape, to provide a rural floodplain setting to Milton Keynes city.
- Consider views from the floodplains landscape when planning development in adjacent landscapes, enhancing the integration of development through native wooded boundaries and mature trees to provide visual screening and to reduce the impact of built development on the floodplain.
- Conserve and enhance the historic bridges and mills, and archaeological evidence of earthworks.
- Ensure a comprehensive restoration plan is in place for any future mineral extraction, to restore habitats and land cover pattern. This should include wet woodland as part of a mosaic of habitats.
- Ensure any renewable energy generation is compatible with the guidance above, and with guidance set out in the MK Renewable Energy Landscape Sensitivity Assessment¹³. Renewable energy should be in scale with the landscape where possible, acknowledging that wind turbines may transcend the scale of existing features in the landscape.

¹¹ AECOM, Milton Keynes Green Infrastructure Strategy (2018)

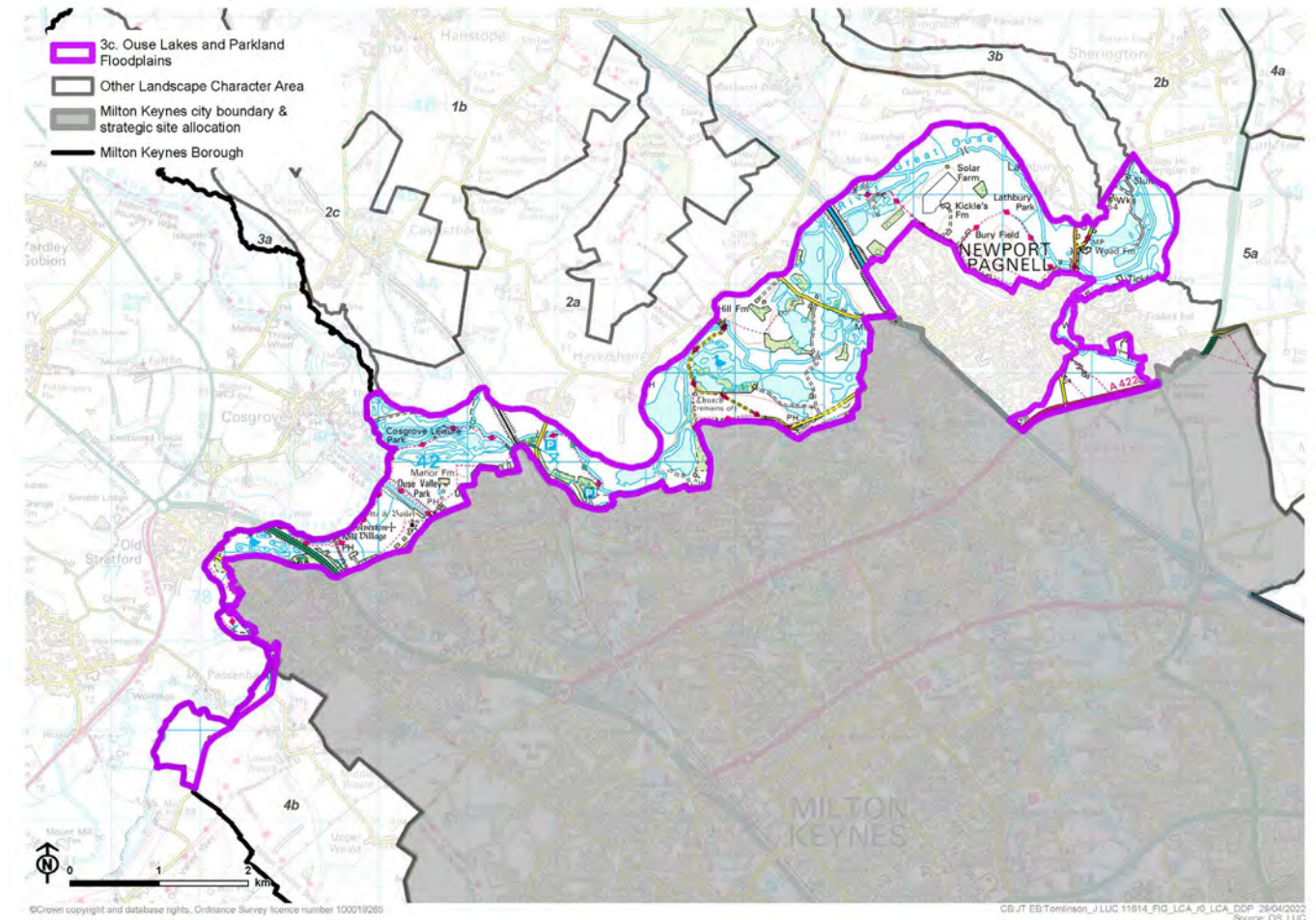
¹² <https://bucks.mknep.co.uk/wp-content/uploads/2018/10/Green-Infrastructure-Opportunity-Zone-08.pdf>

¹³ Gillespies, Landscape Sensitivity to Wind Turbine and Solar PV Development (2016)

Electricity infrastructure associated with renewable energy generation should be efficiently planned to minimise the number of lines required, routeing in accordance with the Holford Rules¹⁴.

¹⁴ <https://www.nationalgrid.com/sites/default/files/documents/13795-The%20Holford%20Rules.pdf>

3c Ouse Lakes and Parkland Floodplains



Location and unique characteristics

5.114 The Ouse Lakes and Parkland Floodplains LCA extends from Passenham in the west and skirts the northern edge of Milton Keynes city towards Newport Pagnell and Tickford, where it runs south, to the confluence of the Ouse and the Lovat.

5.115 The river floodplain is underlain by a variety of bedrock geology consisting of mudstones, siltstones, sandstones and some limestones— Kellaways Formation and Oxford Clay Formation in the east, Great Oolite Group in the south and Lias Group in the west. Two Local Geological Sites are present at Stony Stratford Nature Reserve and Haversham Mill River Bank.

5.116 The floodplain contains significant areas of ecologically important good quality semi-improved grassland and floodplain grazing marsh. The floodplain is well-treed, and much of the woodland is recorded as priority habitat deciduous woodland. Cricket bat willows, with a mixed age

structure, form a strong element of the riverside landscape, and are still harvested for cricket bat production.

5.117 Restored mineral workings contain lakes, scrapes, wetlands, scrub and plantations, and are home to many bird species. Kickle's Pits and Gayhurst Quarry is designated as LWS for its standing water habitats, and Manor Farm and Stony Stratford Nature Reserve LWS for its lowland meadow and extensive wetland habitats, while much of the River Ouse is a Wildlife Corridor and covered by the Ouse Valley Biological Opportunity Area. Some pasture fields used for sheep and horse grazing remain.

5.118 The riverside approaches to Newport Pagnell provide important open spaces, and separate the town from Tickford End, built around a now demolished 12th century priory. The Newport Pagnell Conservation Area extends into the LCA and marks the importance of these open spaces and the confluences of the Ouse and Lovat to the town's development. Bury Field is an open area of common land north of Newport Pagnell, first recorded as a common in 1276, and contains earthworks relating to Civil War defences built by

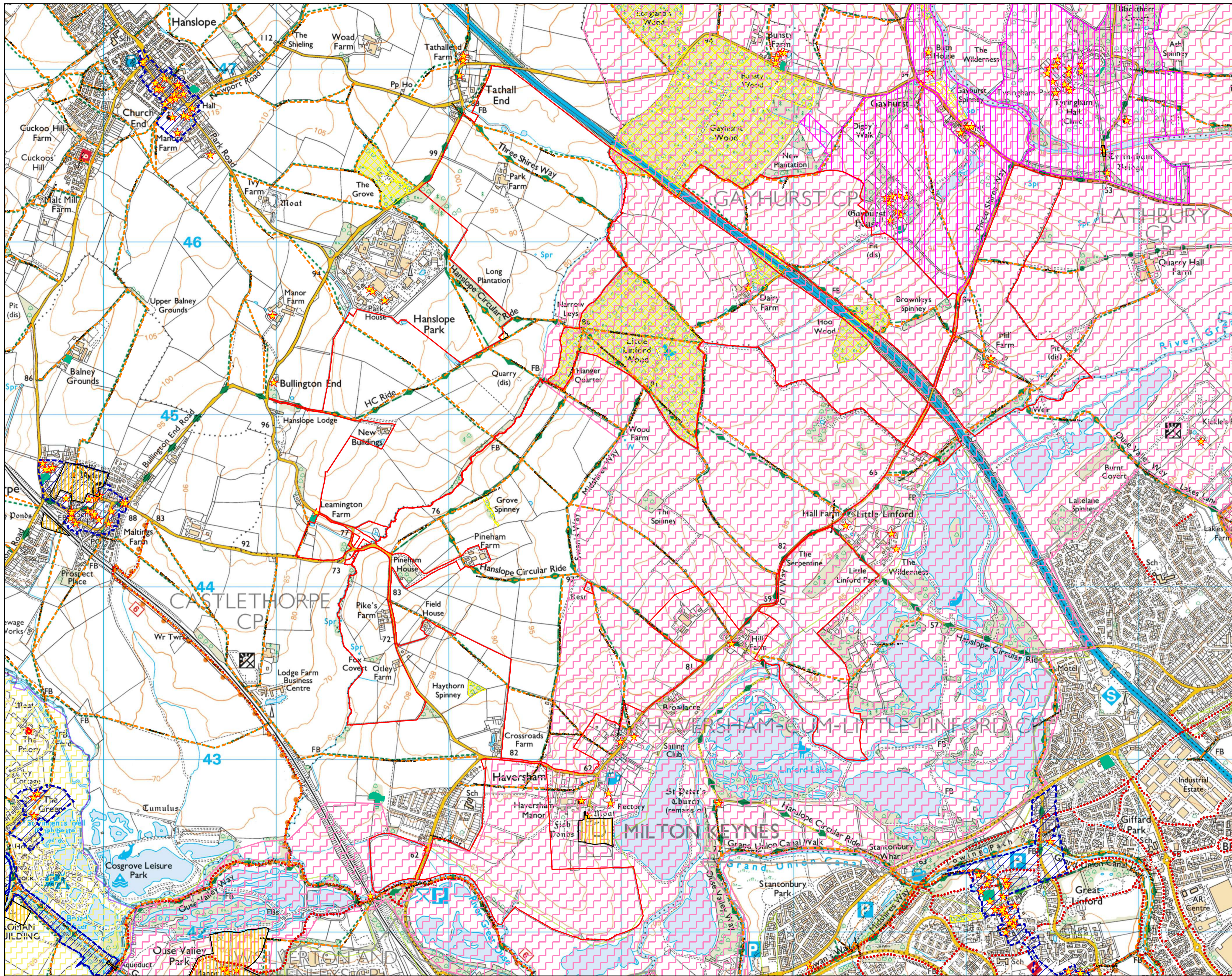
Parliamentarians in 1643. Historic crossing points including the 'Iron Trunk' canal aqueduct north of Old Wolverton and Tickford Bridge in Newport Pagnell over the River Ouzel, which was built in 1810 and is the only iron bridge in Britain that still carries main road traffic.

5.119 Old Wolverton was an important parish in the Norman and medieval eras. The motte and bailey castle, deserted medieval village, and monastic grange are now a Scheduled Monument, and there are a number of listed buildings including the Grade II* listed Church of the Holy Trinity. Settlement within the LCA is now limited to a few farmsteads.

5.120 This LCA has been impacted by mineral extraction, which has removed the traces of historic field patterns. Great Linford gravel and sand pits were opened in the 1940s, and used for the construction of the M1 motorway followed by construction of Milton Keynes city. The former gravel workings

have been restored into established recreational areas for walking, riding, cycling and swimming, although most are privately owned with restricted public access. The landscape is crossed by a number of public rights of way, including promoted routes Grafton Way, Ouse Valley Way, and Milton Keynes Boundary Walk and National Cycle Route 6. The Grand Union Canal also crosses the river floodplain. There is greater access to the river in this LCA than the rest of the LCT.

5.121 Modern influences on the landscape include recreational facilities including static caravans at Cosgrove Leisure Park, the major transport corridors of the M1, A6 and west coast mainline railway and solar farm north of Newport Pagnell. The road corridors and proximity to Milton Keynes city and Newport Pagnell reduce tranquillity and dark skies.



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 Revision _____ Date _____ Dm _____ Cld _____

LEGEND

- Site Boundary
 - Contours/Spot Heights (Metres AOD) ^
 - Public Rights of Way *
 - Countryside Rights of Way Access Areas #
 - Cycle Route ++
 - ★ Listed Buildings ~
 - Conservation Area ~/##
 - Registered Parks and Gardens ~
 - Scheduled Monument ~
 - Ancient Woodland #
 - Traditional Orchards #
 - Linear Parks **
 - Settlement Boundary **
 - Tove Valley Special Landscape Area ##
- Draft Landscape Designations/ allocations
- Ouse Valley; Candidate Special Landscape Area ^^

Sources:
 * OS Mapping
 # Natural England GIS Data Set
 ~ Historic England National Monument Record GIS Data Set
 ~ County Councils' GIS Data Set / Definitive Map
 + Southern National Cycle Network GIS Data
 + Department of Transport Cycle Network Model
 ++ MK City Plan 2050, draft Policy areas
 ## <County Councils> Interpolated from South Northamptonshire Local Plan Policy Mapping (2020)
 ** Milton Keynes Local Plan (PlanMK(2019)) policy areas, extrapolated from Milton Keynes City Council interactive mapping

Data collated for constraints and analysis mapping is based on publicly available sources at the time of preparation inserted 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
 North Milton Keynes

Drawing Title
 Site Context Plan


Date	25.07.2024	Scale	1:10,000 @A1 1:20,000 @A3	Drawn by	DW	Check by	IK/PC
Project No	333101403	Drawing No	BL-LP-01	Revision	-		




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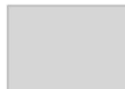
stantec.com/uk

LEGEND






-  Site Boundary
- Landscape Character**
- National Character Areas #**

 -  NCA 88: Bedfordshire and Cambridgeshire Claylands
 -  NCA 89: Northamptonshire Vales
 -  NCA 91: Yardley Whittlewood Ridge

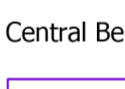
- Milton Keynes Character Areas ***

 -  1. Wooded Wolds
 - 1a. Yardley Chase Wooded Wolds
 - 1b. Gayhurst and Stokepark Wooded Wolds
 -  2. Undulating Valley Slopes
 - 2a. Ouse Northern Undulating Valley Slopes
 - 2b. Ouse Southern Undulating Valley Slopes
 - 2c. Tove Undulating Valley Slopes
 -  3. River Floodplains
 - 3a. Tove Floodplains
 - 3b. Ouse Floodplains
 - 3c. Ouse Lakes and Parkland Floodplains
 -  4. Undulating Clay Plateaux
 - 4a. North Crawley Undulating Clay Plateau
 - 4b. Weald Undulating Clay Plateau
 -  5. Clay Vales
 - 5a. Lower Ouzel Clay Vale
 - 5b. Upper Ouzel Clay Vale
 -  Milton Keynes Urban Area

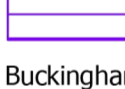
- West Northamptonshire Character Areas +**

 -  6a. The Tove Catchment Undulating Claylands
 -  6b. Hackleton Claylands Undulating Claylands
 -  8a. Whittlewood Plateau Low Wooded Clay Ridge
 -  8b. Salcey Forest and Yardley Chase Low Wooded Clay Ridge
 -  17b. River Tove Floodplain River Valley floodplain

- Central Bedfordshire Character Area ##**

 -  5c. Salford - Aspley Clay Vales

- Buckinghamshire Character Area ****

 -  3.1 Lower Great Ouse Valley

NOTES:

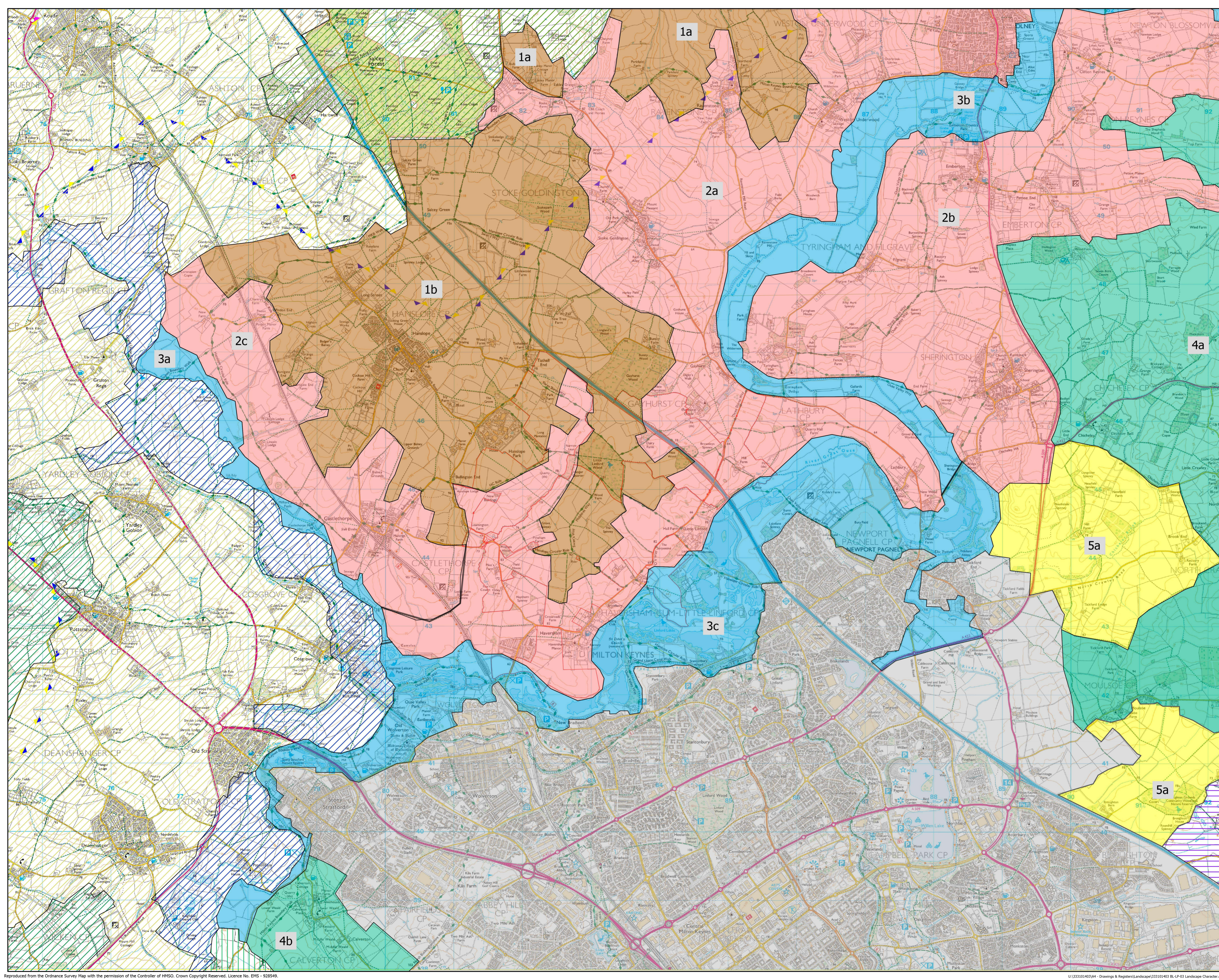
- # Natural England (2024)
- * Milton Keynes Landscape Character Assessment (2022)
- + South Northamptonshire Character Assessment (2020)
- ## Central Bedfordshire Landscape Character Assessment (2015)
- ** Aylesbury Vale Landscape Character Assessment (2008)



















FIGURE 3

Project
North Milton Keynes

Drawing Title
Landscape Character Plan

Date	Scale	Drawn by	Check by
12.08.2024	1:25,000 @A1 1:50,000 @A3	DW	IK
Project No	Drawing No	Revision	
333101403	BL-LP-03	-	



-  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 #
-  Cycle Route ++
-  Listed Buildings ~
-  Conservation Area ~/##
-  Registered Parks and Gardens ~
-  Scheduled Monument ~
-  Ancient Woodland #
-  Linear Parks **
-  Settlement Boundary **
-  Tove Valley Special Landscape Area ##
-  Location of Photographic Viewpoints (Site Appraisal Photographs: A-M)
- Draft Landscape Designations/ allocations**
-  Ouse Valley: Candidate Special Landscape Area ^^

Sources:

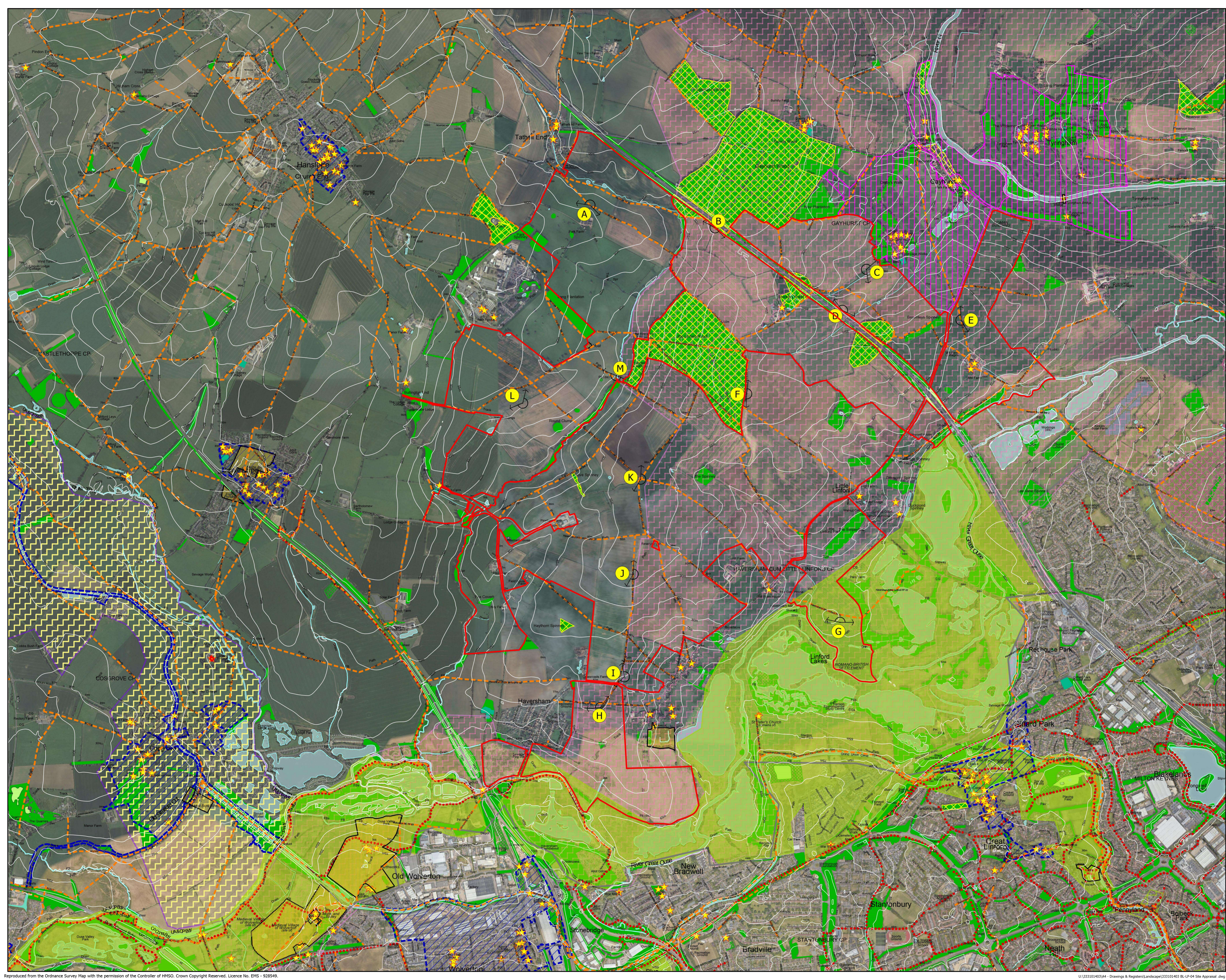
- ^ OS Mapping
- # Natural England GIS Data Set
- ~ Historic England National Monument Record GIS Data Set
- ~<Country Council> GIS Data Set / Definitive Map
- ++ Sustrans National Cycle Network GIS Data
- ++ Department of Transport Cycle Network Model
- ^^ MK City Plan 2050, draft Policy areas
- ## <District Council> Interpolated from South Northamptonshire Local Plan Policy Mapping (2020)
- ** Milton Keynes Local Plan (Plan/MK(2019)) policy areas, extrapolated from Milton Keynes City Council interactive mapping

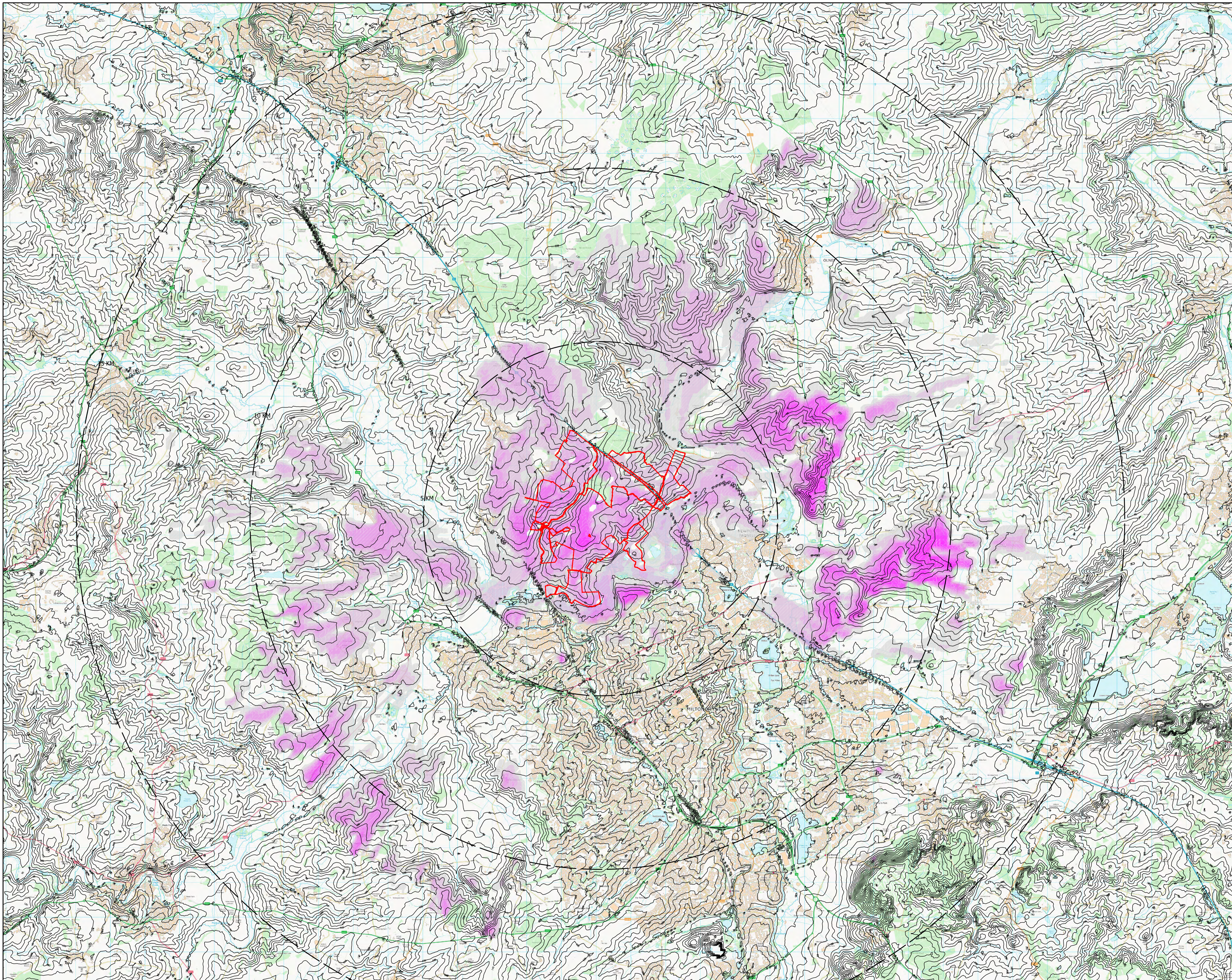
Data collated for constraints and analysis mapping is based on publicly available sources at the time of preparation inserted using the British National Grid and may itself not be accurate. Stantec shall not be liable for the accuracy of data derived from external sources.

FIGURE 4
 Project
 North Milton Keynes

Drawing Title
 Site Appraisal Plan


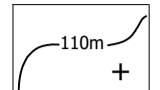


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Project No	333101403	Drawing No	BL-LP-04	Revision	-		

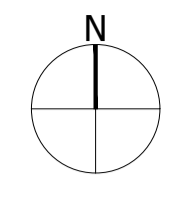




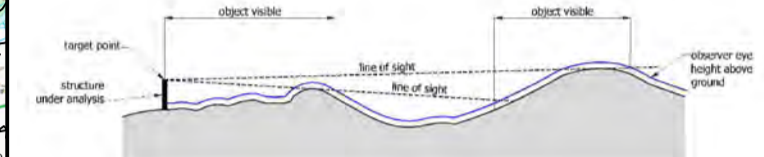
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LEGEND

-  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 digital ground model (DTM). 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 Firma 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 17.6 x 13.9 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 existing features, other than woodland blocks and existing buildings, derived from OS Mapping, with the following assumptions:

Buildings:	8.5m high
Woodland Blocks	12m;
 - The ZTV is based on 86 targets on a regular grid across the site, at a height of 12m above existing ground level;
 - The ZTV assumes an observer height of 1.7m above ground level; and
 - The ZTV portrays the extent of visibility of the Proposed Development on the basis of if a target point is visible within a given 100m grid square.

FIGURE 5
 Project
 North Milton Keynes

Drawing Title
Zone of Theoretical Visibility (ZTV)


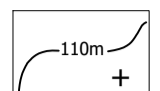
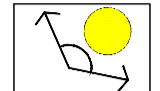
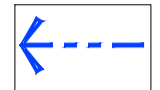


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Project No	Drawing No	Revision	
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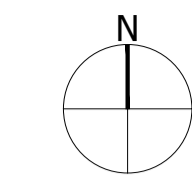


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LEGEND

-  Site Boundary
-  Contours/Spot Heights (Metres AOD) ^
-  Location of Photographic Viewpoints (Site Context Photographs: 1-23)
-  Partial Views
-  Truncated/No Views
-  Open Views



Sources:
 ^ OS Mapping
 Data collated for constraints and analysis mapping is based on publicly available sources at the time of preparation inserted 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.

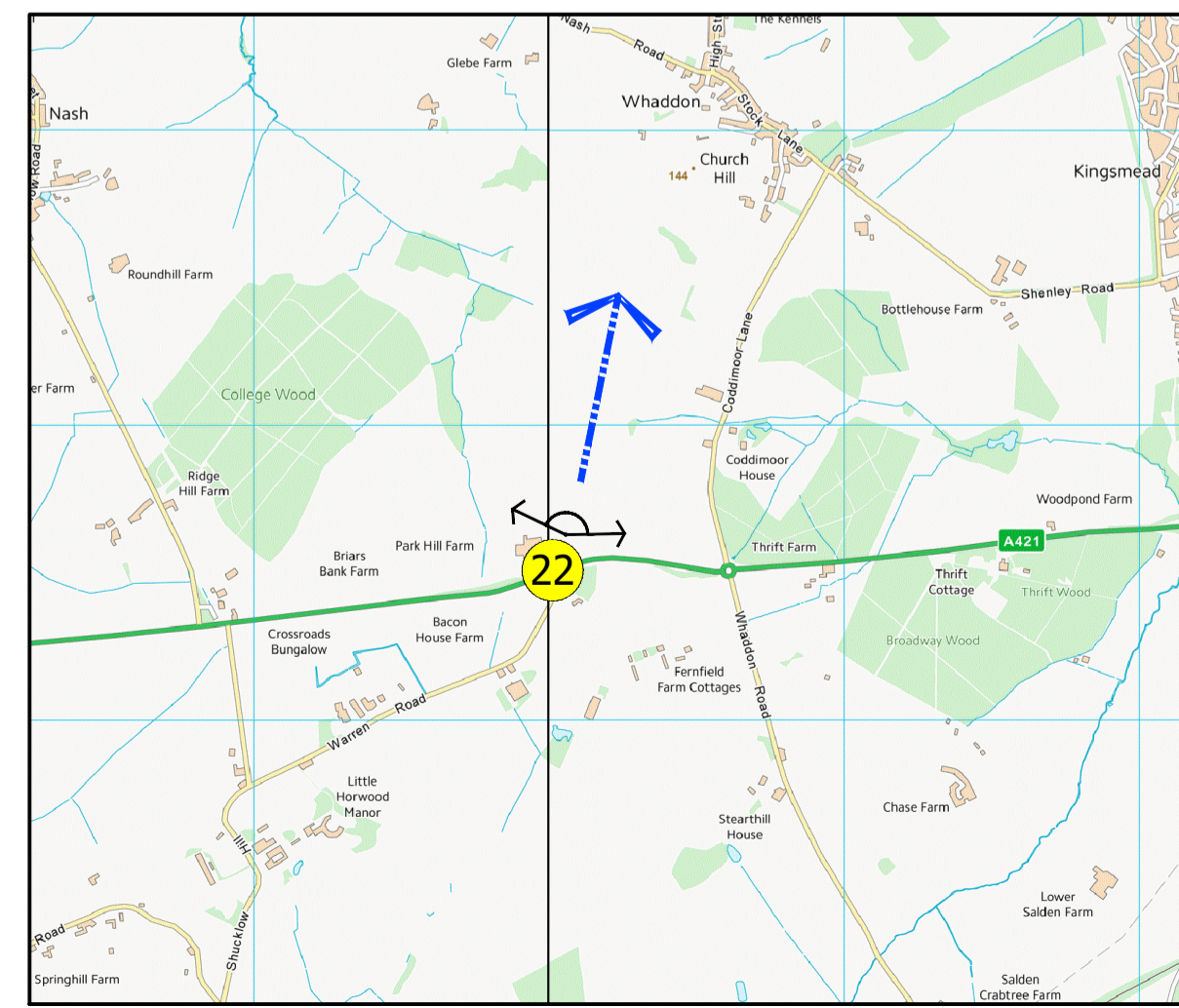
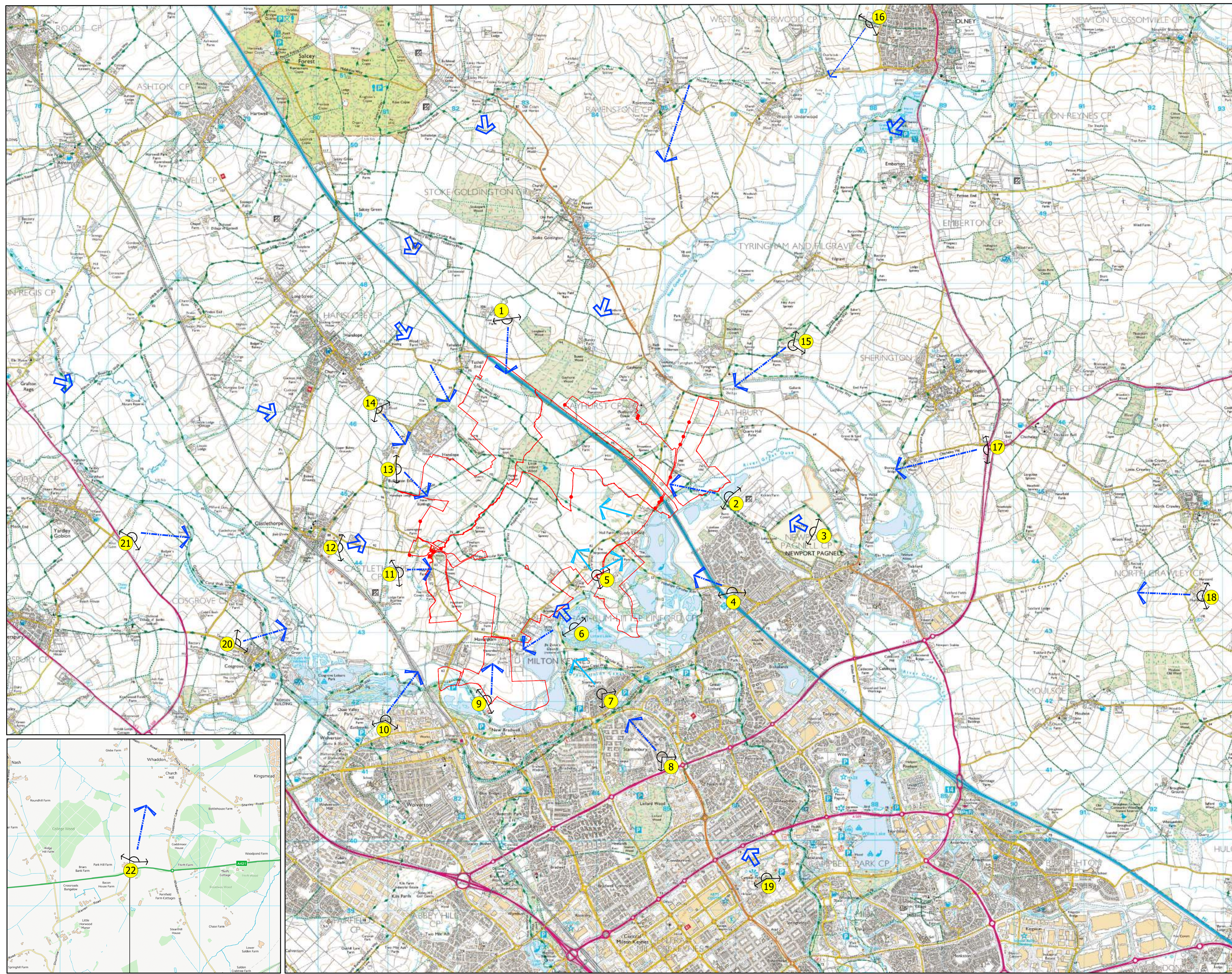


FIGURE 6
 Project
 North Milton Keynes

Drawing Title
 Visual Appraisal Plan

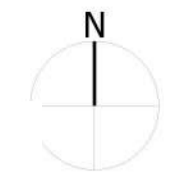
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Project No 333101403	Drawing No BL-LP-06	Revision -	









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LEGEND



-  Existing Woodlands, Copses and Tree Belts ^
-  Existing Water Courses and Features ^
-  Contours/Spot Heights (Metres AOD) ^
-  Milton Keynes framing infrastructure
-  Registered Parks and Gardens ~
-  Hanslope Church

Elevation

-  High
-  Medium
-  Low

Sources:
^ GIS Mapping
Natural England GIS Data Set
~ Historic England National Monument Record GIS Data Set
+ County Councils' GIS Data Set / Definitive Map
+ Sustrans National Cycle Network GIS Data
++ Department of Transport Cycle Network Model
^^ Department for Communities and Local Government GIS Data
"District Councils" Interpolated from West Northamptonshire and Milton Keynes Council Mapping
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FIGURE 7

Project
North Milton Keynes

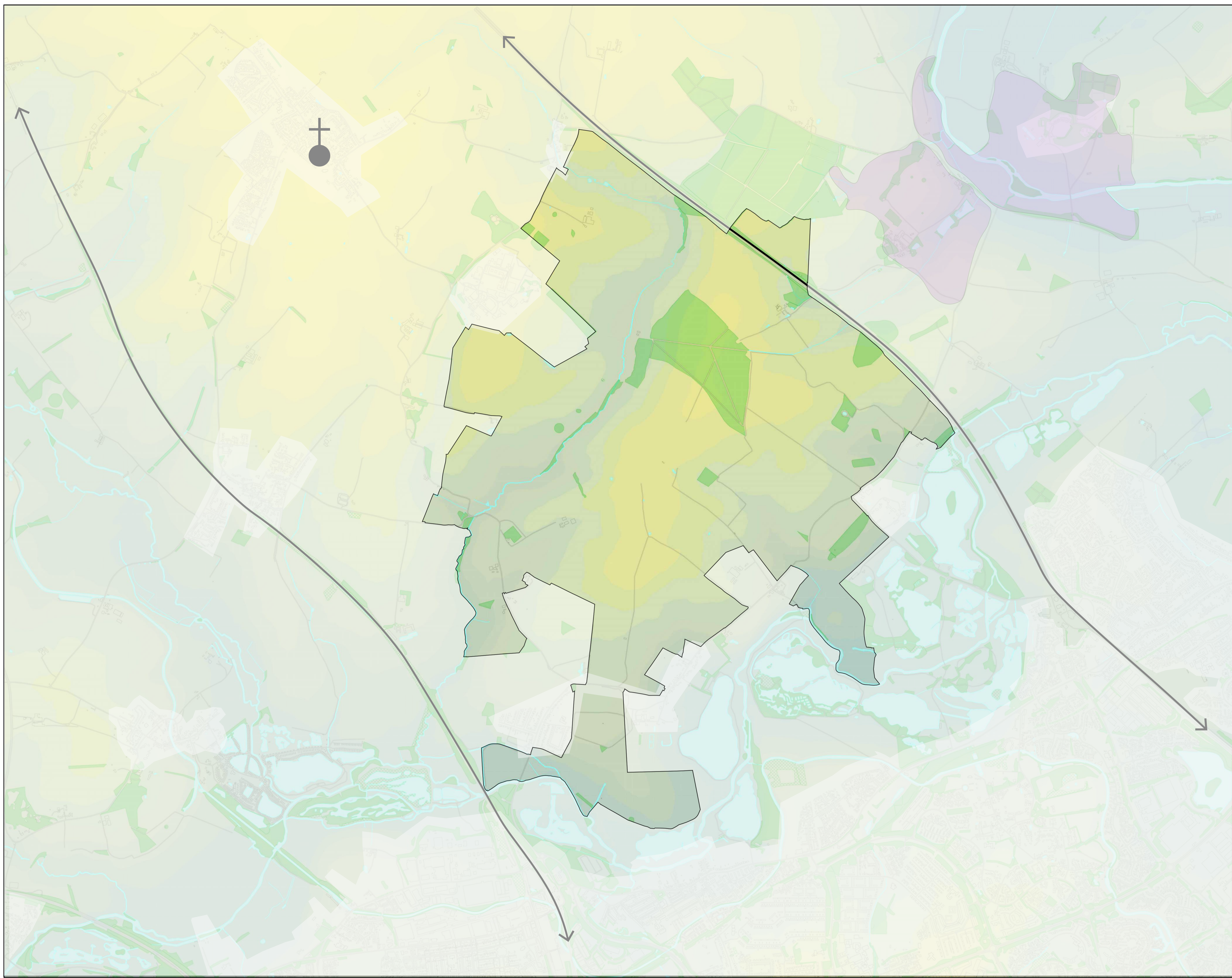
Drawing Title

Landscape and Visual Development Principles

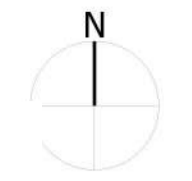
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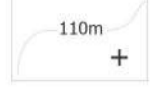


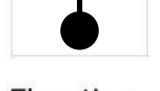






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LEGEND



-  Existing Woodlands, Copses and Tree Belts ^
-  Existing Water Courses and Features ^
-  Contours/Spot Heights (Metres AOD) ^
-  Milton Keynes framing infrastructure
-  Registered Parks and Gardens ~
-  Hanslope Church
- Elevation**
-  High
-  Medium
-  Low
- Landscape and Visual opportunities and constraints**
-  Proposed Structural Planting (indicative)

Sources:
 ^ GIS Mapping
 # Natural England GIS Data Set
 ~ Historic England National Monument Record GIS Data Set
 + County Councils' GIS Data Set / Definitive Map
 * Sustrans National Cycle Network GIS Data
 ++ Department of Transport Cycle Network Model
 ^^ Department for Communities and Local Government GIS Data
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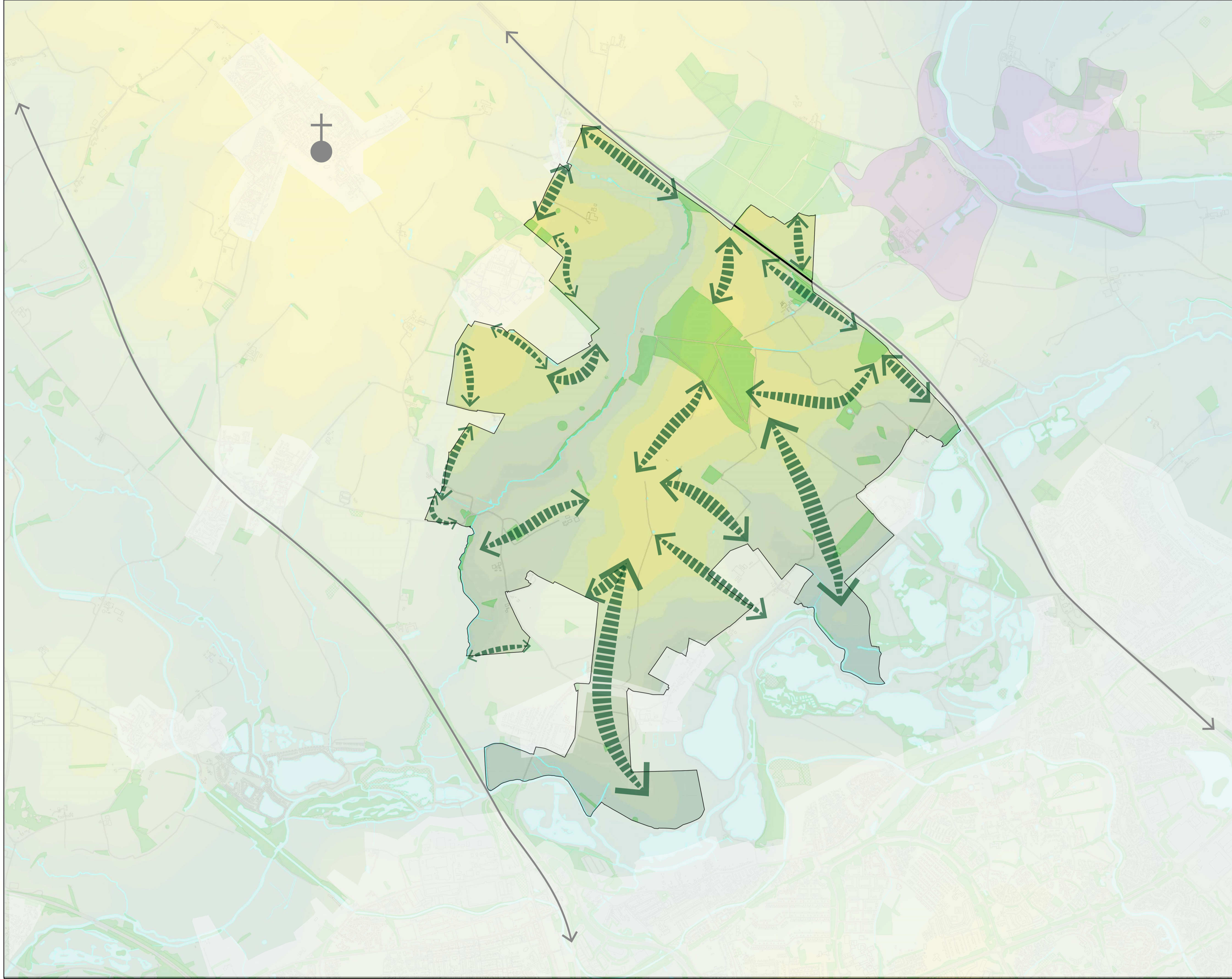


FIGURE 7
 Project
 North Milton Keynes

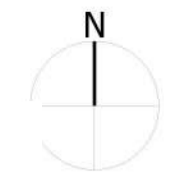
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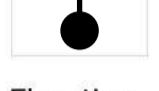

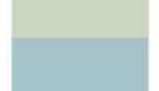



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LEGEND

-  Existing Woodlands, Copses and Tree Belts ^
-  Existing Water Courses and Features ^
-  Contours/Spot Heights (Metres AOD) ^
-  Milton Keynes framing infrastructure
-  Registered Parks and Gardens ~
-  Hanslope Church
- Elevation**
 -  High
 -  Medium
 -  Low
- Landscape and Visual opportunities and constraints**
 -  Proposed Structural Planting (indicative)
 -  Proposed Wetland Corridors (indicative)

Sources:
^ GIS Mapping
Natural England GIS Data Set
~ Historic England National Monument Record GIS Data Set
+ County Councils' GIS Data Set / Definitive Map
* Sustrans National Cycle Network GIS Data
++ Department of Transport Cycle Network Model
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FIGURE 7

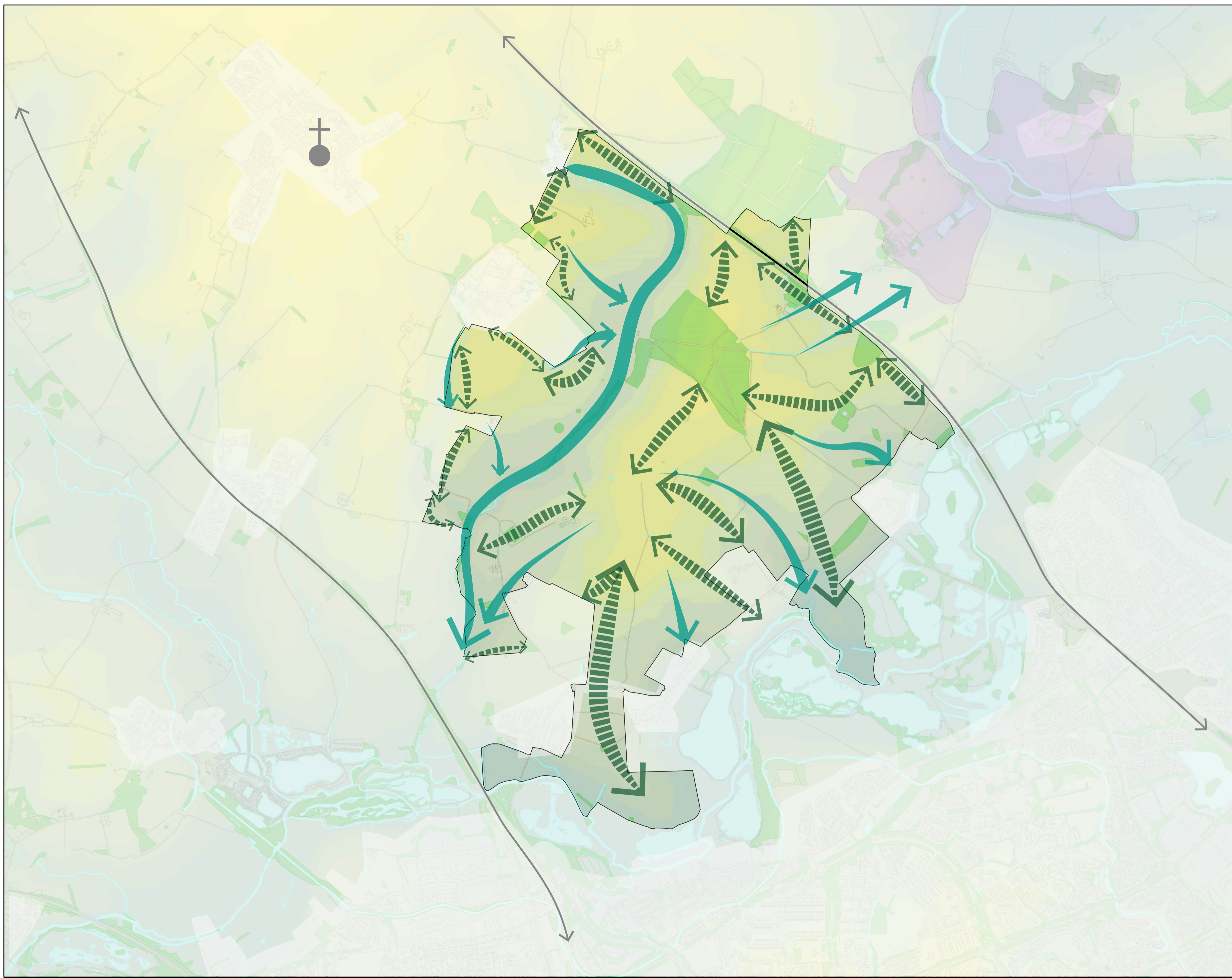
Project
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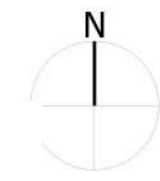
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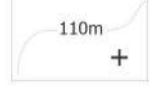




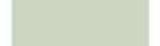






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LEGEND

-  Existing Woodlands, Copses and Tree Belts ^
-  Existing Water Courses and Features ^
-  Contours/Spot Heights (Metres AOD) ^
-  Milton Keynes framing infrastructure
-  Registered Parks and Gardens ~
-  Hanslope Church
- Elevation**
-  High
-  Medium
-  Low
- Landscape and Visual opportunities and constraints**
-  Proposed Structural Planting (indicative)
-  Proposed Wetland Corridors (indicative)
-  Key views

Sources:
 ^ GIS Mapping
 # Natural England GIS Data Set
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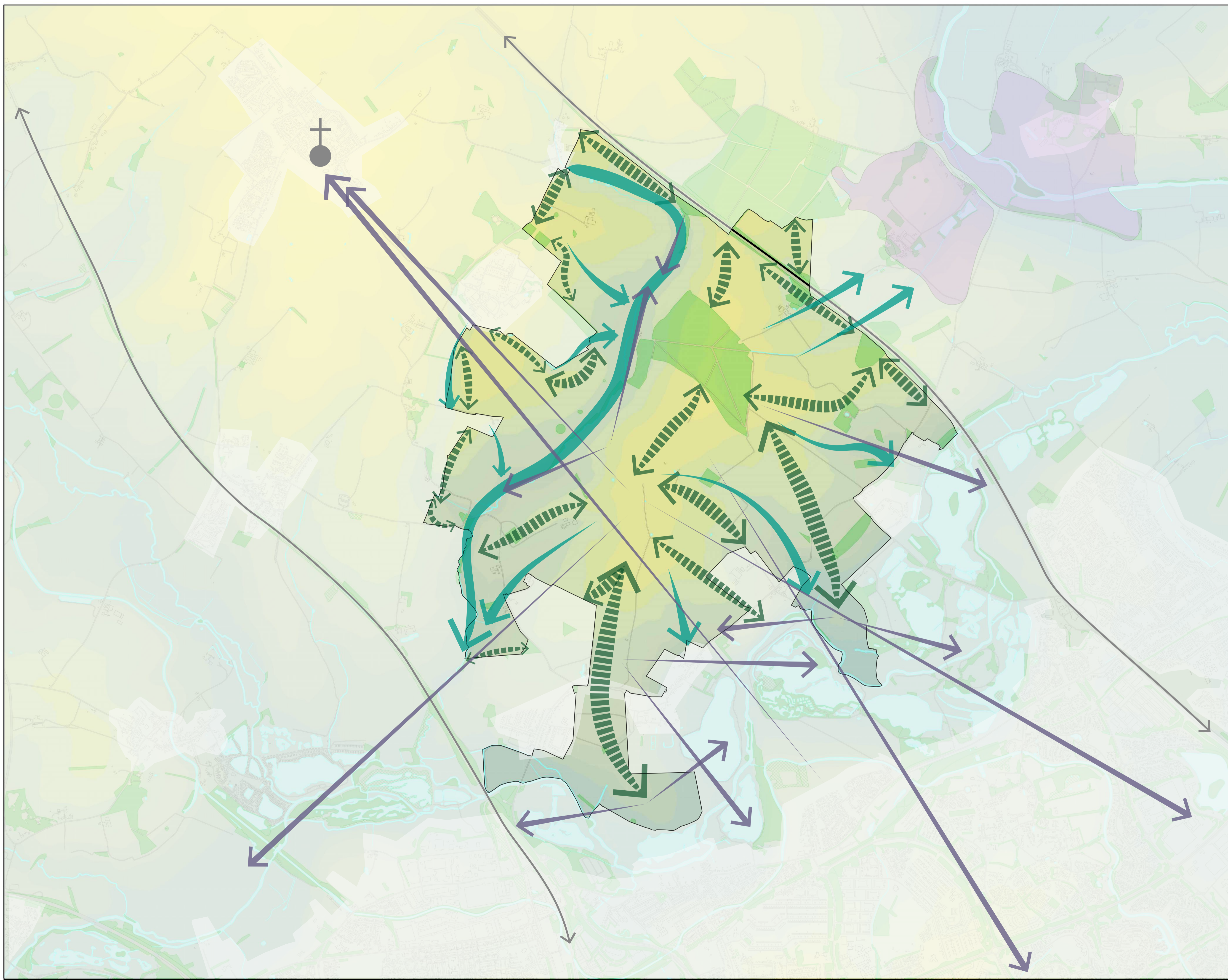


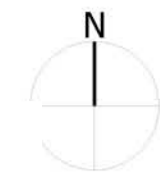
FIGURE 7
 Project
 North Milton Keynes

Drawing Title
 Landscape and Visual
 Development Principles








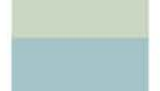







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LEGEND

-  Existing Woodlands, Copses and Tree Belts ^
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-  Registered Parks and Gardens ~
-  Hanslope Church
- Elevation**
-  High
-  Medium
-  Low
- Landscape and Visual opportunities and constraints**
-  Proposed Structural Planting (indicative)
-  Proposed Wetland Corridors (indicative)
-  Key views
-  Potential for locally characteristic landmark feature
-  Areas of particular landscape and visual sensitivity - development to be avoided
-  Potential location of new junction

Sources:
 ^ GIS Mapping
 # Natural England GIS Data Set
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 ~ County Councils' GIS Data Set / Definitive Map
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FIGURE 7
 Project
 North Milton Keynes

Drawing Title			
Landscape and Visual Development Principles			
Date	Scale	Drawn by	Check by
29.08.2024	1:12,500 @A1 1:25,000 @A3	DW	IK/PC
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333101403	BL-LP-07	-	



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Site Appraisal Photograph A: View north-east from Hanslope Bridleway 24



Site Appraisal Photograph B: View south-west from Gayhurst Footpath 2



Site Appraisal Photograph C: View west from Track south of Gayhurst House



Site Appraisal Photograph D: View north-east from Gayhurst Bridleway 10



Site Appraisal Photograph E: View south-west from Gayhurst Footpath 1



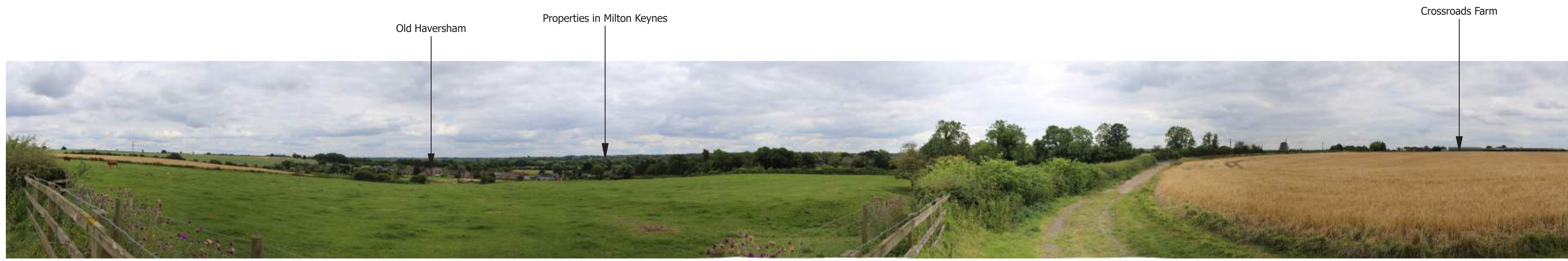
Site Appraisal Photograph F: View south-east from Haversham/ Little Linford Bridleway 5



Site Appraisal Photograph G: View north from Haversham/Little Linford Footpath 22



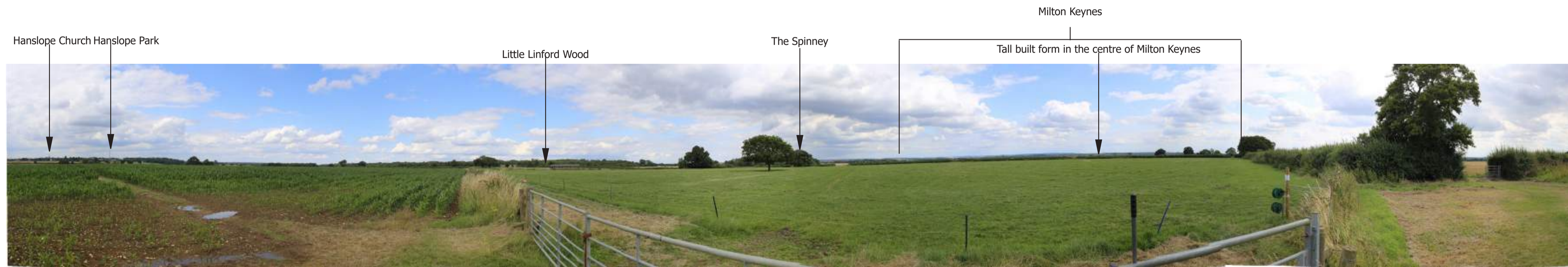
Site Appraisal Photograph H: View east from Haversham/ Little Linford Footpath 41



Site Appraisal Photograph I: View south-east from Haversham/ Little Linford Bridleway 39



Site Appraisal Photograph J: View east from Haversham/ Little Linford Bridleway 30



Site Appraisal Photograph K: View east from Haversham/ Little Linford Bridleway 25



Site Appraisal Photograph L: View south-east from Hanslope Bridleway 51

Little Linford Wood

Tathall Brook

Hanslope Park



Site Appraisal Photograph M: View south-west from PRow, Hanslope Bridleway 5A

