

Appendix H TEMPro Data

Export Details

Dataset Version:	80
Dataset Scenario:	Core
Result Type:	Trip ends by time period
Base Year:	2024
Future Year:	2061
Trip Purpose Group:	All purposes - individually
Time Period:	Weekday AM peak period (0700 - 0959)
Trip End Type:	Origin/Destination
Alternative Assumptions Applied:	No

Combined Modes

Growth Factor (2061 Data/2024 Data)

Area Description		HB Work		HB Employers Business		HB Education		HB Shopping		HB Personal Business		HB Recreation/Social		Visiting Friends and Relatives		HB Holiday/Day Trip		NHB Work		NHB Employers Business		NHB Education		NHB Shopping		NHB Personal Business		NHB Recreation/Social		NHB Holiday/Day Trip	
Level	Name	Origin	Destination	Origin	Destination	Origin	Destination	Origin	Destination	Origin	Destination	Origin	Destination	Origin	Destination	Origin	Destination	Origin	Destination	Origin	Destination	Origin	Destination	Origin	Destination	Origin	Destination	Origin	Destination		
E02003482	Milton Keynes 024	0.9835	1.0537	1.0052	1.0825	0.9314	0.9966	1.1471	1.1502	1.1327	1.1556	1.1185	1.1348	1.0629	1.0677	1.0945	1.0825	1.1068	1.0871	1.0832	1.0628	1.0802	1.0531	1.1141	1.1343	1.1042	1.1187	1.1039	1.0957	1.1130	1.0878

Future Year (2061) - Base Year (2024)

Area Description		HB Work		HB Employers Business		HB Education		HB Shopping		HB Personal Business		HB Recreation/Social		Visiting Friends and Relatives		HB Holiday/Day Trip		NHB Work		NHB Employers Business		NHB Education		NHB Shopping		NHB Personal Business		NHB Recreation/Social		NHB Holiday/Day Trip	
Level	Name	Origin	Destination	Origin	Destination	Origin	Destination	Origin	Destination	Origin	Destination	Origin	Destination	Origin	Destination	Origin	Destination	Origin	Destination	Origin	Destination	Origin	Destination	Origin	Destination	Origin	Destination	Origin	Destination		
E02003482	Milton Keynes 024	-24	90	1	16	-79	-2	67	84	37	48	18	64	3	3	5	2	12	9	7	4	4	1	8	9	4	3	4	11	1	0

Base Year (2024)

Area Description		HB Work		HB Employers Business		HB Education		HB Shopping		HB Personal Business		HB Recreation/Social		Visiting Friends and Relatives		HB Holiday/Day Trip		NHB Work		NHB Employers Business		NHB Education		NHB Shopping		NHB Personal Business		NHB Recreation/Social		NHB Holiday/Day Trip	
Level	Name	Origin	Destination	Origin	Destination	Origin	Destination	Origin	Destination	Origin	Destination	Origin	Destination	Origin	Destination	Origin	Destination	Origin	Destination	Origin	Destination	Origin	Destination	Origin	Destination	Origin	Destination	Origin	Destination		
E02003482	Milton Keynes 024	1,456	1,685	188	188	1,152	618	454	562	282	311	149	475	55	39	57	24	116	101	80	70	52	22	68	66	39	22	39	111	5	1

Future Year (2061)

Area Description		HB Work		HB Employers Business		HB Education		HB Shopping		HB Personal Business		HB Recreation/Social		Visiting Friends and Relatives		HB Holiday/Day Trip		NHB Work		NHB Employers Business		NHB Education		NHB Shopping		NHB Personal Business		NHB Recreation/Social		NHB Holiday/Day Trip	
Level	Name	Origin	Destination	Origin	Destination	Origin	Destination	Origin	Destination	Origin	Destination	Origin	Destination	Origin	Destination	Origin	Destination	Origin	Destination	Origin	Destination	Origin	Destination	Origin	Destination	Origin	Destination	Origin	Destination		
E02003482	Milton Keynes 024	1,432	1,775	189	204	1,073	616	521	646	320	359	166	539	58	42	63	26	128	110	87	74	56	23	75	75	43	25	43	122	6	1

Export Details

Dataset Version:	80
Dataset Scenario:	Core
Result Type:	Trip ends by time period
Base Year:	2024
Future Year:	2061
Trip Purpose Group:	All purposes - individually
Time Period:	Weekday PM peak period (1600 - 1859)
Trip End Type:	Origin/Destination
Alternative Assumptions Applied:	No

Combined Modes

Growth Factor (2061 Data/2024 Data)

Area Description		HB Work		HB Employers Business		HB Education		HB Shopping		HB Personal Business		HB Recreation/Social		Visiting Friends and Rel		HB Holiday/Day Trip		NHB Work		NHB Employers Business		NHB Education		NHB Shopping		NHB Personal Business		NHB Recreation/Social		NHB Holiday/Day Trip		
Level	Name	Origin	Destination	Origin	Destination	Origin	Destination	Origin	Destination	Origin	Destination	Origin	Destination	Origin	Destination	Origin	Destination	Origin	Destination	Origin	Destination	Origin	Destination	Origin	Destination	Origin	Destination	Origin	Destination	Origin	Destination	
E02003482	Milton Keynes 024	1.0466		0.9811	1.0724	1.0114	1.0387	0.9448	1.0898	1.0787	1.1228	1.1184	1.0964	1.0945	1.0726	1.0543	1.0694	1.0568	1.0823	1.0482	1.0818	1.0602	1.1002	1.0777	1.1097	1.1287	1.1090	1.1264	1.0962	1.0860	1.1016	1.0791

Future Year (2061) - Base Year (2024)

Area Description		HB Work		HB Employers Business		HB Education		HB Shopping		HB Personal Business		HB Recreation/Social		Visiting Friends and Rel		HB Holiday/Day Trip		NHB Work		NHB Employers Business		NHB Education		NHB Shopping		NHB Personal Business		NHB Recreation/Social		NHB Holiday/Day Trip		
Level	Name	Origin	Destination	Origin	Destination	Origin	Destination	Origin	Destination	Origin	Destination	Origin	Destination	Origin	Destination	Origin	Destination	Origin	Destination	Origin	Destination	Origin	Destination	Origin	Destination	Origin	Destination	Origin	Destination	Origin	Destination	
E02003482	Milton Keynes 024	63		-22	-14	2	8	-12	84	63	42	37	36	143	80	19	7	6	4	1	7	3	2	1	20	20	5	4	24	62	3	0

Base Year (2024)

Area Description		HB Work		HB Employers Business		HB Education		HB Shopping		HB Personal Business		HB Recreation/Social		Visiting Friends and Rel		HB Holiday/Day Trip		NHB Work		NHB Employers Business		NHB Education		NHB Shopping		NHB Personal Business		NHB Recreation/Social		NHB Holiday/Day Trip		
Level	Name	Origin	Destination	Origin	Destination	Origin	Destination	Origin	Destination	Origin	Destination	Origin	Destination	Origin	Destination	Origin	Destination	Origin	Destination	Origin	Destination	Origin	Destination	Origin	Destination	Origin	Destination	Origin	Destination	Origin	Destination	
E02003482	Milton Keynes 024	1,400		1,172	188	178	195	312	934	803	341	313	997	1,516	414	353	95	104	13	11	81	87	20	7	180	154	30	32	252	716	27	5

Future Year (2061)

Area Description		HB Work		HB Employers Business		HB Education		HB Shopping		HB Personal Business		HB Recreation/Social		Visiting Friends and Rel		HB Holiday/Day Trip		NHB Work		NHB Employers Business		NHB Education		NHB Shopping		NHB Personal Business		NHB Recreation/Social		NHB Holiday/Day Trip		
Level	Name	Origin	Destination	Origin	Destination	Origin	Destination	Origin	Destination	Origin	Destination	Origin	Destination	Origin	Destination	Origin	Destination	Origin	Destination	Origin	Destination	Origin	Destination	Origin	Destination	Origin	Destination	Origin	Destination	Origin	Destination	
E02003482	Milton Keynes 024	1,465		1,150	202	180	203	295	1,018	866	383	350	1,093	1,659	444	372	101	110	14	11	87	93	22	8	200	174	56	36	276	777	30	5

Appendix I Opinions and Lifestyle Survey Results

Figure 4: Professionals were most likely to report home or hybrid working
 Proportion of working adults in Great Britain, September 2022 to January 2023

Notes

1. Question: "In the past seven days, have you worked from home?" and In the past seven days, have you travelled to work?
 2. Base: Adults who have worked in the past seven days.

Unit %

	Homeworking only	Hybrid working	Travelled to work only, can homework	Travelled to work only, cannot homework
Managers Directors and Senior Officials	21	43	14	23
Professional occupations	27	44	10	19
Associate professional occupations	22	39	11	28
Administrative and secretarial occupations	21	30	16	33
Skilled trades occupations	5	11	5	79
Caring leisure and other service occupations	4	10	10	76
Sales and customer service occupations	8	12	10	71
Process plant and machine operatives	5	5	3	87
Elementary occupations	1	3	7	89

Appendix J Homeworking Applied to Trip Generation Calculation

Applying census data to work trips

Job profiles for Milton Keynes 024

	number	%
Total: All usual residents aged 16 years and over in employment the week before the census	4,649	100%
1. Managers, directors and senior officials	869	19%
2. Professional occupations	1,144	25%
3. Associate professional and technical occupations	794	17%
4. Administrative and secretarial occupations	410	9%
5. Skilled trades occupations	335	7%
6. Caring, leisure and other service occupations	275	6%
7. Sales and customer service occupations	293	6%
8. Process, plant and machine operatives	180	4%
9. Elementary occupations	349	8%

Propensity to work from home

	Homeworking only	Hybrid working	Travelled to work only, can homework	Travelled to work only, cannot homework
Managers Directors and Senior Officials	21	43	14	23
Professional occupations	27	44	10	19
Associate professional occupations	22	39	11	28
Administrative and secretarial occupations	21	30	16	33
Skilled trades occupations	5	11	5	79
Caring leisure and other service occupations	4	10	10	76
Sales and customer service occupations	8	12	10	74
Process plant and machine operatives	5	5	3	87
Elementary occupations	1	3	7	89

Homeworking and hybrid working

64
71
61
51
16
14
20
10
4

Occupation (current)	No. of Residents		People Potentially		Homeworking Only (Core)				Hybrid Working			
	Milton Keynes 024	Proportion	% Hybrid or Homeworking (Core Data)	% Hybrid or Homeworking Adjusted Potential	% Homeworking Only (Core)	% Homeworking Only Adjusted Potential	No. Homeworking Only (Core)	No. Homeworking Only Adjusted	% Hybrid Working (Core Data)	% Hybrid Working Adjusted Potential	No. Hybrid Working Only Core	No. Hybrid Working Only Adjusted
1. Managers, directors and senior officials	869	19%	64%	64%	21%	21%	182	182	43%	43%	374	374
2. Professional occupations	1,144	25%	71%	71%	27%	27%	309	309	44%	44%	503	503
3. Associate professional and technical occupations	794	17%	61%	61%	22%	22%	175	175	39%	39%	310	310
4. Administrative and secretarial occupations	410	9%	51%	51%	21%	21%	86	86	30%	30%	123	123
5. Skilled trades occupations	335	7%	16%	0%	5%	0%	17	0	11%	0%	37	0
6. Caring, leisure and other service occupations	275	6%	14%	0%	4%	0%	11	0	10%	0%	28	0
7. Sales and customer service occupations	293	6%	20%	20%	8%	8%	23	23	12%	12%	35	35
8. Process, plant and machine operatives	180	4%	10%	0%	5%	0%	9	0	5%	0%	9	0
9. Elementary occupations	349	8%	4%	0%	1%	0%	3	0	3%	0%	10	0
Total	4,649	100%						776				1345
								16.68%				28.93%

Conservative approach - only one day a week wfh for hybrid

Homeworking only and 1 day WFH Hybrid

Check 22% TRUE

Journey Purpose

Final Journey Purpose

2024 Base Year AM - HB 2024 Base Year PM - HB	Commuting and Business	Education	Shopping	Personal Business	Recreation and Social	Visting Friends	Holiday	TOTAL
	45.5%	21.6%	13.5%	7.7%	9.1%	1.7%	1.0%	100.0%
	30.3%	5.2%	20.0%	7.1%	33.7%	1.4%	2.2%	100.0%

Applied to Trip Generation

2024 Base Year AM - HB 2024 Base Year PM - HB	Commuting and Business	Education	Shopping	Personal Business	Recreation and Social	Visting Friends	Holiday	TOTAL
	589	279	174	99	117	23	13	1295
	324	55	214	76	360	15	24	1068

TRUE
TRUE

Journey purpose applied to trip gen

Total commuting and business using worst-case trip gen

	ARRIVALS	DEPARTUR	TOTALS
08:00-09:00	150	439	589
17:00-18:00	209	114	324

Total commuting and business trips applying "Homeworking only and 1 day WFH Hybrid"

	ARRIVALS	DEPARTUR	TOTALS
08:00-09:00	116	340	456
17:00-18:00	162	88	251

Difference (these are the amount of people wfh)

	ARRIVALS	DEPARTUR	TOTALS
08:00-09:00	34	99	132
17:00-18:00	47	26	73

Total Realistic Trip Generation

	ARRIVALS	DEPARTUR	TOTALS
08:00-09:00	296	866	1162
17:00-18:00	644	351	995

Appendix K PIC Data From Crashmap.co.uk

Bow Brickhill



Station Rd

Brickhill Rd



Brickhill

invic



Brickhill Rd



**South of Bow Brickhill Strategic Urban
Extension, South Milton Keynes**
Landscape and Visual Appraisal

On behalf of **Urban and Civic and The Bedford Estate**

Project Ref: 333101362 | Rev: - | Date: Sept 2024

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Document Control Sheet

Project Name: South of Bow Brickhill Strategic Urban Extension, Milton Keynes

Project Ref: 333101362

Report Title: Landscape and Visual Appraisal

Doc Ref:

Date: September 2024

	Name	Position	Signature	Date
Prepared by:	I King	Landscape Planner	IK	24/09/24
Reviewed by:	Patrick Clark	Landscape Planning Associate Director	PC	26/09/24
Approved by:	Patrick Clark	Landscape Planning Associate Director	PC	26/09/24
For and on behalf of Stantec UK Limited				

Revision	Date	Description	Prepared	Reviewed	Approved

This report has been prepared by Stantec UK Limited ('Stantec') on behalf of its client to whom this report is addressed ('Client') in connection with the project described in this report and takes into account the Client's particular instructions and requirements. This report was prepared in accordance with the professional services appointment under which Stantec was appointed by its Client. This report is not intended for and should not be relied on by any third party (i.e. parties other than the Client). Stantec accepts no duty or responsibility (including in negligence) to any party other than the Client and disclaims all liability of any nature whatsoever to any such party in respect of this report.

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Figure 1: Site Context Plan

Figure 2: Topography Plan

Figure 3: Landscape Character Plan

Figure 4: Site Appraisal Plan

Figure 5: Zone of Theoretical Visibility

Figure 6: Visual Appraisal Plan

Figure 7: Opportunities and Constraints Plan

Site Appraisal Photographs A-F

Site Context Photographs 1-15

Appendices

Appendix A: Published Landscape Character Assessment Extracts

1 Introduction

1.1 Scope

- 1.1.1 Stantec's specialist Landscape Planning and Design group (Stantec) has been commissioned by Urban and Civic and The Bedford Estate to provide Landscape and visual advice to inform the potential for primarily residential development ('the Proposed Development') at Land off Brickhill Road, South Milton Keynes (the 'Site'); and to provide a Landscape and Visual Appraisal summarising this advice.
- 1.1.2 The principal elements of the LVA are an analysis of the landscape context of the Site, including landform, vegetation, transport features and settlement pattern; identification and summaries of relevant landscape planning policy; analysis of published landscape character assessments encompassing the Site; an appraisal of the character of the Site itself; and a description of the visual characteristics of the Site in its context in the surrounding landscape.
- 1.1.3 The LVA process has been used to develop a series of landscape development principles based on a robust analysis of the landscape and visual characteristics of the Site and its context, with the aim of avoiding or reducing adverse effects on landscape character and visual amenity and optimising beneficial change in the landscape and in views. The methodology used for the LVA is drawn from principles of good practice in Guidelines for Landscape and Visual Impact Assessment, 3rd Edition (Landscape Institute and Institute of Environmental Management and Assessment, 2013).



2 Site Context

2.1 Location

2.1.1 As shown in **Figure 1**, the Site is located on the south-eastern edge of Milton Keynes, to the east of Brickhill Road and to the south of the settlement of Bow Brickhill.

Topography

2.2 As shown in **Figure 2**, the dominant topographical feature in the vicinity of the Site is a line of hills, known as the Brickhills Greensand Ridge. This lies partially within and immediately to the east of the Site and, in this area, extends on a north-south axis, reaching an elevation of approximately 160-170 metres (m) Above Ordnance Datum (AOD) in the vicinity of Bow Brickhill Heath, approximately 500m to the east of the Site. The ridgeline forms a robust and distinctive natural containment of the extensive urban area of Milton Keynes. The landform rises very gently from the course of the River Ouzel approximately 950m to the west of the Site, to the foot of the more steeply rising part of the ridgeline slope, within the east of the Site. The break in slope occurs at approximately the 95-100m contour within the east of the Site, marked on the ground by the broad transition of land use from arable to pastoral.

2.2.1 In the south-east of the Site, the ridgeline opens up to form a side valley north of the A5 dual carriageway, which extends down the western flank of the Brickhills Greensand Ridge, partly in cutting, on a shallow spur of landform extending west from the main ridgeline. The valley is drained by a stream extending north-west in the form of field ditches, which flow through the southern part of the Site towards the River Ouzel. The valley and spur of landform to the south provide containment to this part of the Site.

2.2.2 In the south-east of the Site, the ridgeline opens up to form a side valley north of the A5 dual carriageway, which extends down the western flank of the Brickhills Greensand Ridge, partly in cutting, on a shallow spur of landform extending west from the main ridgeline. The valley is drained by a stream extending north-west in the form of field ditches, which flow through the southern part of the Site towards the River Ouzel. The valley and spur of landform to the south provide containment to this part of the Site.

Settlement Patterns and Land Use

2.3 As shown in **Figure 1**, the very large urban area of Milton Keynes extends away to the south-west, west, north-west, and north of the Site. Allocations in the area have recently extended and will continue to extend this part of the city, including the Bow Brickhill Strategic Allocation (mixed-use, under construction), which will result in the expanded urban area extending to the Site boundaries to the north. The partly built-out Strategic Employment Site west of Brickhill Road, known as South Caldecotte Business Park, is occupied by large employment buildings/warehouses and has a strong urbanising influence on the Site.

2.3.1 Immediately to the north-east of the Site lies the settlement of Bow Brickhill. The settlement extends perpendicular to the slope along Station Road / Church Road. The historic linear extent of settlement is between the junction in the centre of the settlement, at approximately 100m AOD and All Saints Church to the east at approximately 165m AOD. The settlement has expanded considerably with the addition of blocks of development extending north and south of Station Road, notably to the south, in the form of Downs View and Greenways.

2.3.2 Similarly, the village of Little Brickhill, approximately 650m to the south-east of the Site (beyond the A5), also has a broadly linear settlement pattern, perpendicular to the ridgeline. Settlement here extends to an elevation of approximately 150m AOD on Watling Street.

Both Bow Brickhill and Little Brickhill, demonstrate an expanded linear pattern of development as they ascend the slopes of the Brickhills Greensand Ridge, each based on a central east-west road corridor from which a series of cul-de-sacs extend.

2.3.3 To the north and north-east of Bow Brickhill, land allocated for development extends up the slopes of the Brickhills Greensand Ridge as far as 90-95m AOD. On the southern settlement edge, there is a marked perception of 20th-century residential expansion up to approximately

2.3.4

2.3.5

90-95m AOD. This is separated from the more historic extent of the settlement on the upper slopes by a series of small fields and paddocks, to the north-east of the Site.

- 2.3.6 To the east, there is extensive recreational use of the Brickhills Greensand Ridge, notably in the form of the courses at Woburn Golf Club, in addition to several footpaths and bridleways. Forestry activity is also apparent.

Access and Movement

2.4

The principal roadway in the area is the A5, which comprises a dual carriageway bisecting the

Brickhills Greensand Ridge to the south of the Site and extending north-west through the

2.4.1

centre of the city. This roadway runs broadly parallel to the route of Watling Street, a Roman road extending north-west from London, the orientation of which formed part of the basis for the grid pattern of Milton Keynes. To the south of the A5, the A4146 forms a by-pass of Fenny Stratford and Water Eaton, linking the A5 corridor at the south-eastern gateway to Milton Keynes, with the Aylesbury Vale to the south-west. Brickhill Road extends north from the junction of the A4146 into the existing urban area at Caldecotte. The A4146 traverses the Bletchley-Bedford rail line (part of the upcoming Oxford-Cambridge East-West Rail route) immediately to the north-west of the Site, at Bow Brickhill station. The V10 Redway cycle route extends north along Brickhill Road from the station.

2.4.2

Numerous Public Rights of Way (PRoW) traverse the area of the Brickhills Greensand Ridge to the east of the Site. Only one PRoW passes through the Site, in the northern area, adjacent to Bow Brickhill. This route continues to the west of Brickhill Road, providing a link to extensive accessible land in the vicinity of the River Ouzel, Grand Union Canal, and Caldecotte Lake on the valley floor.

Vegetation

2.5

To the east, the uppermost slopes and plateau of the Brickhills Greensand Ridge are accentuated by large areas of canopy vegetation, including deciduous woodland and coniferous plantation as well as predominantly coniferous woodland associated with the

2.5.1

Woburn golf courses. Paddocks and heathy fields extend along the western flanks of the Brickhills Greensand Ridge, including within the eastern extent of the Site, before giving way to agricultural land within the Site and on land to the south of the Site.

As shown in **Figure 4**, field boundaries in the area are typically marked by hedgerows. Occasional canopy trees are present in these hedgerows. Small woodland blocks and tree lines punctuate the wider agricultural landscape, although there is limited woodland vegetation amid the agricultural field pattern in the vicinity of the Site.

2.5.2

Deciduous woodlands on the Brickhills Greensand Ridge in the vicinity of the Site include Oak, Ash, Birch, Wild Cherry, Sweet Chestnut, Beech and Field Maple species, as well as an understorey including hazel, hawthorn and blackthorn species.

Landscape Planning Designations

2.5.3

The Site lies within the extent of a Draft local landscape designation as a Special Landscape Area (SLA), as well as being situated within the draft Strategic City Extension Area, both of which are supported in the Draft Local Plan 'Milton Keynes City Plan: Regulation 18 Plan for Consultation (2024)'.

The Site is not subject to Green Belt designation, which lies approximately 1.5km to the east

2.6

2.6.1

at its nearest extent. The Site (and currently the allocated land to the west and north-east) lies within an area designated as Open Countryside; the Development Boundary of Bow Brickhill forms part of the northern boundary of the Site.

2.6.2

- 2.6.3 A small number of listed buildings are located within Bow Brickhill as well as within Little Brickhill. A number of areas of Ancient Woodland are located in the wider landscape, notably on the Brickhills Greensand Ridge, albeit none adjoining the Site.

3 Landscape Character

- 3.1.1 Published Landscape Character Assessments at the National and LPA levels have been reviewed, in addition to the Historic Landscape Character Assessment undertaken by Buckinghamshire County Council. The extent of relevant character areas at National and LPA levels is shown in **Figure 3**. Extracts from the National and LPA level assessments are included in **Appendix A**. Characteristics and guidelines noted in these assessments of relevance to the Site and Proposed Development are summarised below.

National

3.2

NCA 90: Bedfordshire Greensand Ridge

- 3.2.1 The Site lies fully within National Character Area (NCA) 90: Bedfordshire Greensand Ridge. The Key Characteristics of NCA 90: Bedfordshire Greensand Ridge include the following of relevance to the Site:

“Narrow escarpment resulting from the erosion-resistant sediments of the Lower Greensand Group, with a distinct scarp slope to the north-west and dip slope to the south-east.

The rolling and elevated Ridge provides a north-west-facing wooded skyline offering extensive panoramic views across the lower-lying Bedfordshire and Cambridgeshire Claylands and towards the Chilterns.

...

Substantial blocks of ancient woodland and coniferous plantation are found on the Ridge and steeper slopes. Wood pasture and numerous hedgerow trees, copses and shelterbelts are associated with the estate farmland and parkland trees.

Mixed field and roadside boundaries range from mature shelterbelts to gappy, short flailed boundaries to intact evergreen hedgerows.

...

The Ridge is dissected by the rivers Ouzel and Ivel, which have carved distinct valleys with riparian habitats, and it is partially bounded to the south by the River Flit. Springs arising from the Ridge support important wetland habitats, including acid mire and wet woodland.

...

Dispersed settlement pattern along the Greensand Ridge, with the majority of towns and villages lying along the river valleys and southern dip slopes. Estate villages, houses and farmsteads use local building materials including clay brick and tile, locally quarried brown ironstone, thatch and render. Several of the villages (including Southill, Woburn and Old Warden) are estate villages and have their own distinct styles.

Major communications infrastructure includes the Sandy Heath transmitter. Road and rail links cut north–south through the Ridge.”

- 3.2.2 NCA 90: Bedfordshire Greensand Ridge Statements of Environmental Opportunity of relevance to the Site and Proposed Development include:

“SEO 4: Promote and protect the distinct character and geodiversity of the Greensand Ridge landscape, with its prominent sandstone ridgeline rising from the surrounding low-lying vales; protect the long open views and high levels of tranquillity to ensure continued enjoyment of the landscape...”

3.2.3 Additional Opportunity 1 is also of relevance, noting:

“Manage and plan for the recreational use of the area by putting in place multifunctional green infrastructure networks and green space provision which respects intrinsic character and provides enhanced access and connections for people and wildlife.”

3.2.4 The mapping on page 3 of the NCA 90 document notes that: ‘in most instances, the NCA boundary is not precisely mapped and should be considered as a zone of transition between NCAs.’ With this in mind, consideration is also given to the adjoining NCA 88: Bedfordshire and Cambridgeshire Claylands, which lies to the north-west and which is represented by lower-lying land within the Site and to the north and west.

NCA 88: Bedfordshire and Cambridgeshire Claylands

3.2.5 The Key Characteristics of the NCA include the following of relevance to the Site:

“Gently undulating, lowland plateau divided by shallow river valleys that gradually widen ... to the east.

... The River Great Ouse and its tributaries meander slowly across the landscape, and the River Nene and the Grand Union Canal are also features.

...

Variable, scattered woodland cover comprising smaller plantations, secondary woodland, pollarded willows and poplar along river valleys, and clusters of ancient woodland...

Predominantly open, arable landscape of planned and regular fields bounded by open ditches and trimmed, often species-poor hedgerows which contrast with those fields that are irregular and piecemeal.

Wide variety of semi-natural habitats supporting a range of species – some notably rare and scarce – including sites designated for species associated with ancient woodland, wetland sites ... and traditional orchards and unimproved grassland supporting a rich diversity of wild flowers.

...

Diversity of building materials including brick, render, thatch and stone...

Settlements cluster around major road and rail corridors, with smaller towns, villages and linear settlements widely dispersed throughout, giving a more rural feel...

Major transport routes cross the area...”

3.2.6 With regard to ‘ecosystem services’, it is noted that recreation is a significant service in the NCA and is generally low-key, close to the main urban populations and associated with features including river valleys. The document notes that opportunities exist to cater for increased demand through positive management.

3.2.7 On the basis of the given descriptions, it is considered that the character of the Site is more closely associated with that of NCA 88 than that of NCA 90 (Greensand Ridge).

- 3.2.8 A number of the Statements of Environmental Opportunity (SEO) are of relevance to the Proposed Development. These include:

“SEO 1: (among other points) managing, expanding and linking woodlands, hedgerows and other semi-natural habitats. Examples provided include: active woodland management, including for wood fuel; and management and expansion of traditional orchards.

SEO 3: (among other points) high-quality green infrastructure to accommodate growth and expansion, linking and enhancing existing semi-natural habitats. Examples provided include: creating new woodland on urban fringes to help screen and integrate new developments; retaining and enhancing the contrast in landscape character between the clay plateau and river valleys, aiming to maintain and enhance the balance between urban and rural landscapes; and providing recreational access.”

County

- 3.2.9 The Landscape Plan for Buckinghamshire, Part 1: Landscape Character Assessment (Hyder Consulting, 2000) has been superseded by District level assessment. However, the Buckinghamshire and Milton Keynes Historic Landscape Characterisation (Buckinghamshire County Council, 2006) provides a summary of the historic character of Milton Keynes on page 11, noting that the area is dominated by the new city, including the absorption of pre-existing settlement into the planned settlement pattern; and that built industrial development is concentrated in the new city, particularly in proximity to the M1 and West Coast Main Line, which are themselves significant landscape features.

Borough

3.3

Milton Keynes Landscape Character Assessment (2022)

- 3.3.1 The 2022 Milton Keynes Landscape Character Assessment forms part of the evidence base for the Draft Local Plan. The Landscape Character Assessment identified Landscape Character Areas (LCAs) and Landscape Character Types (LCTs) based on those outlined in the former 2016 Landscape Character Assessment. The majority of the Site lies within LCT 5: Clay Vales and LCA 5b: Upper Ouzel Clay Vale. However, a very small part of the most elevated eastern extent lies within LCT 6: Wooded Greensand Ridge, LCT 6 comprises only one LCA in the borough, LCA 6a: Brickhill Wooded Greensand Ridge.

LCT 5: Clay Vales

- 3.3.2 Key Characteristics of LCT 5: Clay Vales of relevance to the Site and the Proposed Development are as follows:

“A relatively flat landscape which falls gently towards the Ouse and Ouzel rivers. Underlain by clay with till deposits in the east and north-east, giving rise to slightly acid loamy and clayey soils.

Large scale arable landscape intensively farmed for mixed crops. Smaller areas of pasture in LCA 5b, often for horse grazing close to settlements. Hedgerows are often fragmented or overgrown.

Limited woodland cover, except for priority habitat deciduous woodland around Wavendon House and along the Chicheley Brook, and some conifer shelterbelts.

Field pattern formed by straight edged Parliamentary enclosure, with some pre-18th century irregular enclosure. Some ridge and furrow earthworks survive at Bow Brickhill and Dropshort Farm.

...

Settlement concentrated at Woburn Sands and Bow Brickhill (in LCA 5b), which retain a rural character despite their proximity to Milton Keynes city. Scattered farms and farmsteads are often historic.

The landscape is influenced by busy roads and railway links, as well as residential and commercial development expanding from Milton Keynes city.

Public rights of way provide connections between Milton Keynes city and the wider countryside.

Extensive open views to the higher landscapes of the North Crawley Undulating Clay Plateau (LCA 4a) and the Greensand Ridge (LCA 6a), due to the flat topography and limited woodland coverage. The built form of Milton Keynes city is evident in views. Small areas of visual enclosure are found along the wooded course of the Chicheley Brook.”

- 3.3.3 In the ‘Visual and Perceptual Characteristics’ section of the Clay Vales LCT the assessment states:

“Views within the LCT are relatively open, due to the flat landform of the agricultural landscape and limited woodland, with long distance views east to the elevated clay plateau around Moulsoe (LCA 4a) and the Greensand Ridge at Brickhill (LCA 6a). The LCT provides a rural foreground to views from Milton Keynes city towards the elevated landscapes to the east and south.

The built edge of Milton Keynes city is apparent in views from the LCT, particularly new development north of Lower End Road. Large-scale commercial developments including warehouses and distribution centres along the M1 at Magna Park are a strong visual feature, which detract from the rural character.

The proximity of Milton Keynes city and presence of busy trunk roads introduce light pollution and reduce tranquillity across the LCT.”

- 3.3.4 The following ‘Landscape Qualities’ are identified for the Clay Vales LCT of relevance to the Site and the Proposed Development:

“The remaining semi-natural habitats including woodland copses, trees and hedgerows that support biodiversity, and provide carbon capture.

The heritage features important to landscape character (particularly the surviving ridge and furrow earthworks, field patterns of irregular pre-18th century enclosure bound by hedgerows... and historic buildings constructed from local materials) that provide a connection to history, cultural identity and aesthetic value.

The rural character of the area, with open views across the flat farmland to higher wooded landscapes to the east, which provide a sense of separation between Milton Keynes city and the wider countryside and contributes to mental well-being and health – especially important in contrast to the adjacent urban area of Milton Keynes city.

The network of PRow, including the Milton Keynes Boundary Walk, that connect the settlements and wider countryside and provide recreational value and contribute to well-being and health.

The rural foreground the LCT provides to the Greensand Ridge and Clay Plateau that forms a sense of place and a setting to Milton Keynes city.”

3.3.5 In the 'Landscape Condition' section for the Clay Vales LCT, the document states:

"The Clay Vales LCT is influenced by proximity to large-scale residential and commercial development expanding from Milton Keynes city. There are limited semi-natural habitats within the LCT, and fragmentation of historic field patterns and hedgerow field boundaries reduces condition in some areas. Modern influences on the landscape include the major road corridors of the M1, A5, A414 and A509, and visual influence of Milton Keynes city."

3.3.6 'Forces for Change' identified within the Clay Vales LCT of relevance to the Site and the Proposed Development include:

"Changes in agricultural practices to large scale arable cropping with consequent field boundary loss which has fragmented the traditional landscape pattern.

The loss or decline of boundary hedgerows and their replacement with post and wire fencing.

Increased horse grazing close to settlements, leading to subdivision of fields into paddocks, horse tape and fencing, stabling and shelters resulting in increased suburbanisation of the rural landscape.

The increasingly limited connections between pockets of semi-natural habitats, with scattered woodland copses and fragmented hedgerows.

The use of non-native species in hedgerows or shelterbelts (including conifer species) that are prominent features of the landscape and out of keeping with the character of the landscape.

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.

Changes in water quality entering the streams and ditches or loss of riparian vegetation due to harsh maintenance regimes, agricultural intensification and drainage works.

The dilution of rural character due to the prevalence of urban fringe features (including garden centres and allotments) and the consequent lack of visual cohesiveness due to the variety in built form.

Current and future expansion of built development on the urban edge of Milton Keynes city, especially South East Milton Keynes and Milton Keynes East, affecting the rural character of the landscape as well as levels of tranquillity.

Increasing road traffic, particularly on the A5 and M1, but also on rural roads impacting landscape tranquillity. Road widening or new roads could also erode rural character.

..."

3.3.7 In the Guidance section, the Landscape Character Assessment provides the following management points of relevance to the Site and the Proposed Development:

"Landscape Management:

..."

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.

Increase the extent of native deciduous woodland/tree cover, particularly around settlements, using locally occurring species, to link with existing small deciduous woodlands, copses, and hedgerows, as set out in the Milton Keynes Green Infrastructure Strategy.

Encourage progressive removal of conifer hedgerows and shelter belts where appropriate and replacement with native species.

...

Encourage appropriate management of streams and drainage ditches to improve biodiversity and connectivity of these habitats and establish buffer strips to minimise run-off. Identify opportunities for green infrastructure enhancement.

Protect the valued recreational use of the landscape (PRoW), further enhancing opportunities for informal access and enjoyment through well maintained linked routes through farmland, particularly adjacent to urban areas.

...

Development Management

Retain framed views across farmed landscape to the Brickhill Greensand Ridge and consider the impact on views from the surrounding higher land in relation to any proposed change.

Integrate new development and improve the urban edge of Milton Keynes city through the use of native hedgerows and woodlands.

Encourage sympathetic integration of horse paddocks and associated stables through maintenance and improvement of existing field boundaries.

Conserve the distinctive vernacular of historic buildings and their rural setting, including within Woburn Sands Conservation Area. Reference the pattern of local buildings materials and local identity in any new development or boundary treatments.

...

Conserve a rural separation between Milton Keynes city and outlying villages such as Bow Brickhill."

- 3.3.8 Unique Characteristics of the LCA 5b: Upper Ouzel Clay Vale, of relevance to the Site and the Proposed Development are as follows:

"The landform gently slopes down from LCA 6a Brickhill Greensand Ridge at approximately 90m AOD westwards towards the edge of Milton Keynes city, at approximately 75m AOD. The slope is more pronounced south of Bow Brickhill where it falls towards the River Ouzel.

Land use is generally pasture, often sheep with some horse grazing. Arable fields are found south of Bow Brickhill. The former golf course at Wavendon has an unmanaged character and does not appear to be in use. The Buckinghamshire HLC indicates historic field patterns around Bow Brickhill which are Parliamentary enclosures which have subsequently been divided."

LCT 6: Wooded Greensand Ridge

- 3.3.9 The Location and Summary section of the notes the following about LCT 6: Wooded Greensand Ridge:

“This is a distinctive elevated landscape which forms part a wider greensand ridge which extends into Central Bedfordshire and Buckinghamshire County. It is characterised by considerable woodland cover, including coniferous plantations, on the light sandy soils.”

- 3.3.10 Key Characteristics of the LCT 6: Wooded Greensand Ridge of relevance to the Site and the Proposed Development include:

A prominent escarpment, rising steeply from 90m to a plateau at 171m AOD, predominantly underlain by Lower Greensand sandstones and mudstones.

A wooded landscape, including both broadleaved woodlands, mixed and conifer plantations, with some ancient and replanted ancient woodland.

Pasture fields on the lower slopes are bound by hedgerows with mature hedgerow trees, which contribute to the wooded character. Arable fields are found around Little Brickhill.

...

Good access by PRow, including the Milton Keynes Boundary Walk. Formal recreational uses at Woburn Golf Club.

Panoramic views over the surrounding landscape and north to Milton Keynes city from the steep open slopes contrast with an enclosed character within the woodland.

Peaceful character away from the A5 and Bow Brickhill Road, with some darker skies in the south-east.”

- 3.3.11 In relation to ‘Views and Perceptual Characteristics’, the assessment states the following of relevance to the Site and the Proposed Development:

“There are panoramic views from the edge of the woodland across the surrounding valleys and towards Milton Keynes city, which can be seen in the context of its planned landscaping. The Wooded Greensand Ridge is highly visible from Milton Keynes city, and is a distinctive element in the landscape of the borough, providing a wooded backdrop to the city.”

- 3.3.12 The following ‘Landscape Qualities’ are identified for the Wooded Greensand Ridge LCT of relevance to the Site and the Proposed Development:

“The distinctive geology and topography of the steep escarpment which rises to a wooded plateau and provides a unique landscape setting to Milton Keynes city.

The extensive areas of woodland, which is usual in the borough, including semi-natural deciduous woodland, some of which is of ancient origin and support biodiversity, stabilise soil quality and play an important role in regulating local air quality.

The remnant heathland on the ridge that supports biodiversity, and have a unique landscape character within the borough.

The geology which is an aquifer, and maintains springs and base flows into rivers and streams (outside of the LCT).

The general absence of development over much of the area, with the historic settlement pattern and buildings constructed from local materials associated with Little Brickhill that provide cultural identity and aesthetic value.

...

The network of PRow, including the Milton Keynes Boundary Walk, that connect the settlements and wider countryside, and provide recreational value and contribute to well-being and health.

The contrasting sense of elevation and openness with uninterrupted views across the landscape from the slopes and enclosed intimate character of the dense woodland which provides a strong sense of place.

The distinctive topography, strong woodland cover, heathy character and patchwork of pastoral and arable fields which create a strong sense of place”

3.3.13 Forces for Change in LCT 6: Wooded Greensand Ridge of relevance to the Site and the Proposed Development include:

“...

Development pressures in Little Brickhill and encroachment of development into views across the surrounding valleys, particularly to the north towards Milton Keynes city.

Increasing traffic noise from the A5, which significantly reduces tranquillity across the LCT.”

3.3.14 The Landscape Strategy for LCT 6: Wooded Greensand Ridge is as follows:

“The landscape strategy for the Wooded Greensand Ridge LCT is to protect and enhance the sense of place created by the combination of the scarp landform and extensive tracts of woodland, including its role as a backdrop to the surrounding landscape.”

3.3.15 Guidance points for LCT 6: Wooded Greensand Ridge of relevance to the Site and the Proposed Development include:

“Landscape Management

Protect the distinctive wooded escarpment which provide a visually important setting to Milton Keynes city.

...

Manage and enhance hedgerows on lower slopes, including laying and gapping up of hedgerows to strengthen the small pasture fields.

...

Development Management

...

Avoid pressures to ‘suburbanise’ rural lanes with excessive lighting or signage.

Protect the historic village of Little Brickhill conserving the strong vernacular of historic buildings in the Conservation Area.

Maintain the general absence of development over much of the area, retaining the primary use for forestry, agriculture and informal recreational.

Ensure long panoramic views across the surrounding valleys are retained and promoted. Consider views from the escarpment, particularly when planning tall buildings within Milton Keynes city.

Avoid tall development that would break the existing wooded skyline as seen from within the LCT or from the wider landscape. Restrict further communications masts or aerials, and where possible remove the existing masts.”

- 3.3.16 As there is only one LCA in the Greensand Ridge LCT, descriptions in the LCT text apply to only the 6a Brickhill Greensand Ridge LCA, therefore there is not an LCA-based profile for the 6a Brickhill Greensand Ridge in the assessment.

4 Policy

4.1

National

National Planning Policy Framework (2023)

- 4.1.1 Paragraphs 131-141 focus on achieving well-designed places and promoting good design of the built environment. Paragraph 135 states:

"Planning policies and decisions should ensure that developments:

- a. *Will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
- b. *Are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
- c. *Are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
- d. *Establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*
- e. *Optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*
- f. *Create places that are safe, inclusive and accessible and which promote health and well-being with a high standard of amenity for existing and future users and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience."*

- 4.1.2 Paragraph 136 relates to trees and states:

"Trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible. Applicants and local planning authorities should work with highways officers and tree officers to ensure that the right trees are planted in the right places, and solutions are found that are compatible with highways standards and the needs of different users."

- 4.1.3 Paragraph 139 is concerned with the quality of design and states:

"Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning

documents such as design guides and codes. Conversely, significant weight should be given to:

- a. *development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes; and/or*
- b. *outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings...*

- 4.1.4 Section 15 relates to the conservation and enhancement of the natural environment. Paragraph 180 sets out that:

"Planning policies and decisions should contribute to and enhance the natural and local environment by:

- a. *Protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);*
 - b. *Recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland.*
- ...

- 4.1.5 Paragraph 181 states:

"Plans should: distinguish between the hierarchy of international, national and locally designated sites; allocate land with the least environmental or amenity value, where consistent with other policies in this Framework⁵⁸; take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries."

Planning Practice Guidance

- 4.1.6 To support the policies of the NPPF, the Government has produced Planning Practice Guidance (PPG).

- 4.1.7 Under the heading of Natural Environment, Paragraph 5 of 'Green infrastructure', focuses on the way in which natural capital green infrastructure can add to communities including, "...enhanced wellbeing, outdoor recreation and access, enhanced biodiversity and landscapes...". Paragraph 6 states:

"Green infrastructure can help in:

Achieving well-designed places;

Promoting healthy and safe communities;

Mitigating climate change, flooding and coastal change; and

Conserving and enhancing the natural environment."

- 4.1.8 Under the sub-heading 'Landscape', paragraph 37, PPG supports the use of landscape character assessment as a tool for understanding the character and local distinctiveness of the landscape and identifying the features that give it a sense of place, as a means to informing, planning and managing change. PPG makes reference to Natural England guidance on landscape character assessment.

Borough

4.2 Plan Milton Keynes 2016-2031 (2019)

- 4.2.1 The Local Plan for Milton Keynes (Plan:MK) was adopted in March 2019 and will remain extant until the Draft Local Plan (Milton Keynes City Plan) is adopted. Plan:MK policies relevant to the Site and the Proposed Development are detailed below.

- 4.2.2 Policy NE4 Green Infrastructure, states;

A. "The network of green infrastructure throughout the Borough will be protected, extended and enhanced for its biodiversity, recreational, accessibility, health and landscape value and for the contribution it makes towards combating climate change. This is in accordance with the vision and principles (and the large-scale zone maps of Green Infrastructure Opportunity (39)) set out by the Buckinghamshire and Milton Keynes NEP.

B. Development proposals will provide new green infrastructure or, if it is not possible, will contribute to the enhancement and strengthening of existing green infrastructure to provide wellbeing benefits to people through access to nature.

...

D. Green infrastructure protection, improvements and creation must be prioritised in locations where it can deliver most benefits. It should be multi-functional to deliver as many ecosystem services as the Site requires, for example flood mitigation, access to nature (wellbeing benefits), plants for pollinators, carbon sequestration, and habitat for wildlife.

E. The existing network of linear parks and linked parks and green spaces will be extended into the urban extensions and along the Ouse and Ouzel Valleys to the north to provide a well connected network of green infrastructure that:

- 1. Is strategically planned*
- 2. Is attractive and enhances the surrounding landscape.*
- 3. Is safe and well used for recreation.*
- 4. Meets the needs of existing and future residents.*
- 5. Is designed to provide a range of ecosystem services eg. Manage flood risk or provide flower rich habitats that supports a diverse range of pollinators.*
- 6. Is designed to support mitigation and adaptation to climate change e.g. through vegetation for carbon uptake (carbon sequestration).*

7. *Achieves a net gain in biodiversity.*
8. *Is managed into the long-term.*
9. *Where possible improves connectivity with other green infrastructure networks e.g. by linkages to the urban parks.*
10. *Where appropriate explores economic opportunities that will support the network's sustainability—for example in conservation, agriculture, renewable energy or outdoor environmental education or recreation; such activity must not result in a negative impact to the integrity of the network, the ecosystem services provided or on biodiversity.*

F. Where green infrastructure is provided outside the linear parks system, applicants should detail how it will address the above requirements."

4.2.3 Policy NE5 Conserving and Enhancing Landscape Character, states:

- A. *"Where development in the open countryside is acceptable in principle under other policies in this plan, it will need to be undertaken in a manner that respects the particular character of the surrounding landscape.*
- B. *In particular, development proposals will need to demonstrate that the following aspects of landscape character have been conserved and where possible enhanced through sensitive design, landscape mitigation and enhancement measures:*
 1. *The locally distinctive natural and man-made features that contribute towards the landscape character and its quality.*
 2. *The historic setting and structure of the villages and hamlets.*
 3. *Important views e.g. of local landmarks.*
 4. *Tranquillity and the need to protect against intrusion from light pollution, noise, and motion.*
- C. *Development proposals should take into account the findings of the Milton Keynes Landscape Character Assessment (2016) and any other relevant landscape and visual assessments or studies. Where appropriate a site specific landscape and visual impact assessment (LVIA) will be required as part of a planning application and it must be demonstrated that the development proposal has been informed by a LVIA written in accordance with the standard method, Guidance for LVIA version 3 from the Landscape Institute."*

4.2.4 Policy SD1 Place-making Principles for Development, states:

"Proposals for new strategic urban extensions, strategic scale development and, where relevant, other development within or adjoining the Milton Keynes urban area should demonstrate that the following place-making principles have been considered:

1. *Development promotes good physical and mental health, with places and routes that are safe and perceived to be safe by creating passive surveillance and active frontages.*
2. *Development integrates well with the surrounding built and natural environments to enable a high degree of connectivity with them, particularly for pedestrians and cyclists and for access to connected green infrastructure for people and wildlife.*
3. *The structure and layout of development within or adjoining the urban area of Milton Keynes is based on the principles that have shaped the original city, especially the grid road system, redways, linear parks and strategic, integrated flood management with employment incorporated as part of the development or located nearby.*
4. *Development relates well to the surrounding area in terms of density, scale and materials, with positive Site features, views and vistas incorporated into and used to structure the new development.*
5. *Existing natural assets including green infrastructure features connections and functions should be identified prior to development; and enhanced, extended, protected and connected appropriately – i.e. designed and planned for so it provides multiple benefits to the environment and wildlife, also to the health and wellbeing of residents and to supporting the local economy.*

...

7. *Development enhances the character of the area within which it is located. Where existing discernible or positive characteristics are lacking, new development creates positive character and identity through high quality and forward looking architecture and urban design to avoid nondescript and 'anywhere' development.*

...

11. *Where appropriate, different character areas are created through the use of varied densities, high quality landscaping, block and building layouts, architecture and the framing and treatment of open spaces and the public realm as informed by the surrounding context.*

...

13. *...Developments must identify existing green infrastructure assets and the benefits they provide and could provide for future needs, and build in the need to protect, enhance, improve and connect green infrastructure for multiple benefits to biodiversity and wildlife, access, health and well-being as a necessary component of sustainable place-making*

...”

- 4.2.5 Policy SD9: General Principles for Strategic Urban Extensions, states the following, of relevance to landscape and visual considerations:

“Proposals for Strategic Urban Extensions, and the documents required under SD10 to guide their development, should be prepared in accordance

with the principles set out below. This policy will also be applied to any planning application(s) for unallocated strategic development sites.

...

2. *To provide the necessary social, grey and green infrastructure ...*

3. *To be supported by or incorporate:*

...

- iii. *Design, land use, transport routes and mobility measures that integrate the Strategic Urban Extension with the existing built up area and enable future expansion beyond the Strategic Urban Extension where appropriate.*
- iv. *Where national planning policy indicates that urban expansion beyond the Strategic Urban Extension would be inappropriate and should be restricted, then the Strategic Urban Extension should incorporate layout and design features that create a permanent long-term development boundary.*
- v. *A green infrastructure and open space strategy to improve biodiversity, provide advanced structural planting, extend the “forest city” concept, create green road and street scenes, and incorporate public art and leisure and recreation facilities.*
- vi. *A management and maintenance strategy for open space and landscaping, outlining details of the owner, the responsible maintenance body, and how long term maintenance will be funded.*

...”

- 4.2.6 Although the Site is not within a Plan:MK strategic urban extension area, it is of a strategic scale, and therefore principles of Policy SD1 are of relevance to the Proposed Development.
- 4.2.7 The Site does not lie within a strategic allocation of Plan:MK, however, it lies to the north-east of the ‘Land at Eaton Leys, Little Brickhill’ residential allocation (Policy SD13), directly to the south of the South East MK Urban Extension strategic urban extension Site Policy SD11) and adjacent to the east of the ‘Land South of Milton Keynes’ employment allocation (Policy SD14). The Land at Eaton Leys and south of Milton Keynes have since been built out.
- 4.2.8 Policy SD11: South East Milton Keynes Strategic Urban Extension, states the following of relevance to the Site:
- “Incorporate buffer areas, structural landscaping and strategic green infrastructure within the site to prevent coalescence with Woburn Sands and Bow Brickhill, respect and reinforce the distinct character of Wavendon, Woburn Sands and Bow Brickhill, ensure ecological connectivity, and mitigate any harm caused to the Brickhills area and wider landscape character.”*
- 4.2.9 This acknowledges the likelihood of harm caused to the landscape character of the area which, like the Site, lies on the lower slopes of the Brickhills Greensand Ridge; and the need for this to be mitigated.
- 4.2.10 Chapter 15 of the Local Plan includes design-related policies of which, the following are relevant to landscape and visual considerations.

4.2.11 Policy D1: Designing A High Quality Place, states:

- A. *“Development proposals will be permitted if they meet the following objectives/principles:*
1. *The development proposals as a whole respond appropriately to the site and surrounding context.*
 - ...
 5. *Soft and hard landscaping that continues the verdant and green character of Milton Keynes...*
 6. *Landscape and boundary treatments integrate with and/or enhance those of the surrounding area.*
 - ...

4.2.12 Policy D2: Creating A Positive Character, states:

- B. *“Development proposals will be permitted if they meet the following objectives/principles:*
1. *The layout, massing/scale, boundary treatments and landscaping of a development and appearance of buildings exhibit a positive character or sense of place for a development.*
 2. *The character of the development is locally inspired where appropriate (for example in or adjacent to conservation areas, or in existing areas with a strong positive character).*
 3. *Where there is no positive built form character on the site or surrounding area, new development is designed to create its own distinctive character or sense of place using existing site features, the layout of the development and the appearance of buildings.*
 4. *...”*

Supplementary Planning Documents **Milton Keynes New Residential Development Design Guide**

4.2.13 The Milton Keynes New Residential Development Design Guide Supplementary Planning Document (SPD) (adopted 2012) sets out guidance on high quality development. Section 2.2 Context Appraisal, states:

“The character of the new development should also be developed from an understanding of the context of the surrounding built and natural forms.”

4.2.14 Under 2.6, Design Aspirations, Vision the following is stated:

“

...

The landscape framework must provide a structuring element and framework for the entire development;”

4.2.15 Section 3.5, Landscape, Public Space and Biodiversity states:

“The masterplanning of new developments particularly on the periphery of the city must ensure that where appropriate and achievable, existing linear open space corridors are extended into new developments. Where these do not occur, large new developments in particular should be structured around open space corridors that serve to integrate development rather than divide them and that accommodate the multifunctional uses required of modern development;

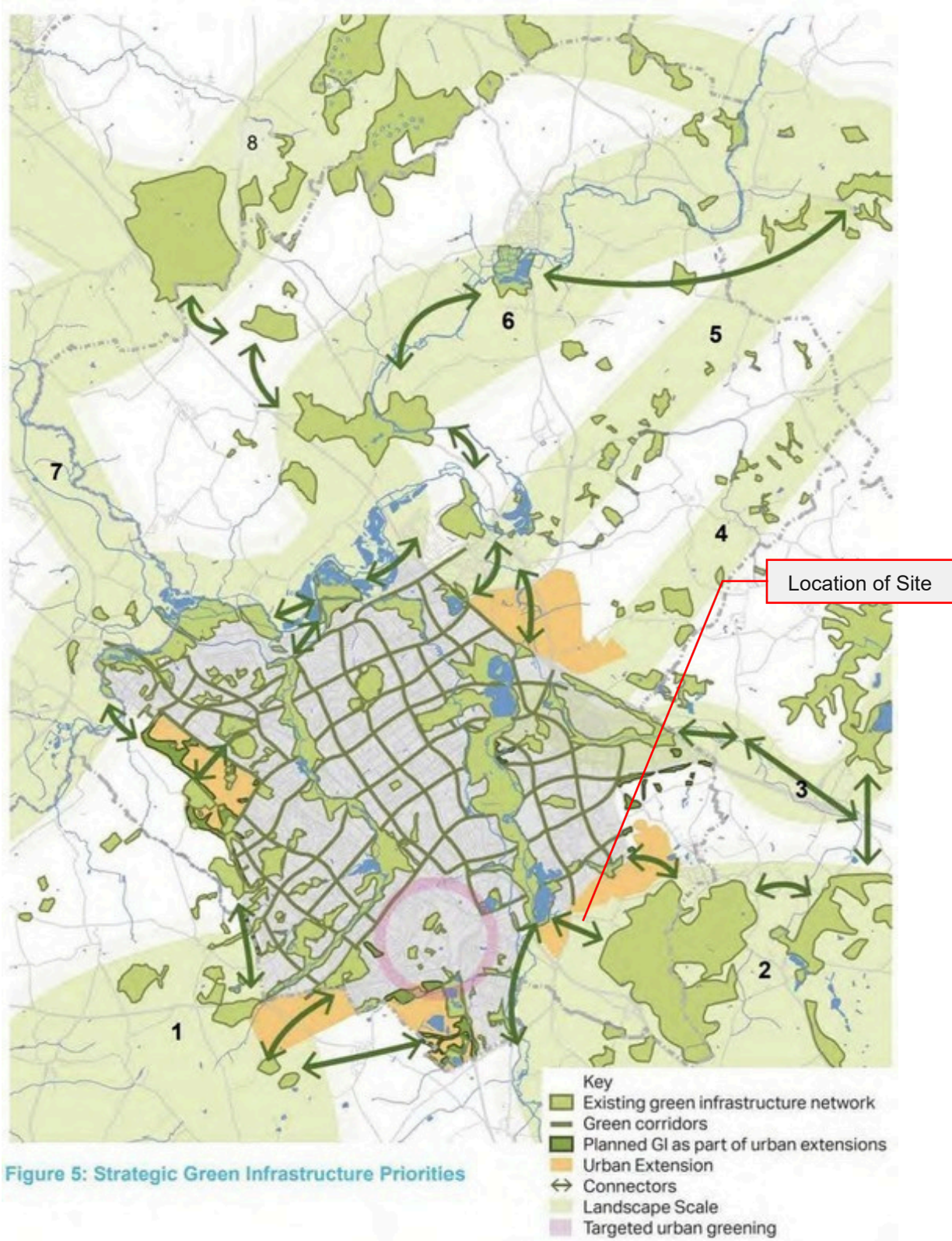
The retention and use of existing landscape assets as part of new developments should be a guiding principle. This not only enhances the biodiversity where the long established features are often the richest assets, but provides a sense of maturity to developments. Using elements of former landscape character and land use helps to integrate new development within their locality;

Good landscape design can help legibility, create focal and reference points, enhance biodiversity and enhance the overall quality of the external environment. The form, texture and colour of plant material can complement and enhance new and existing building materials. To help establish identity for a new neighbourhood, a palette of tree species which are predominantly native or of local provenance should be established at the design code stage of the process. Non-native species, where used, should be selected for known wildlife value;

Developers should integrate landscape within the built development, rather than viewing it as a separate entity confined solely to areas of public open space. The green character of the city can be reinforced in a variety of other ways, including street trees, verges, green front gardens, green roofs and green walls;”

Milton Keynes Green Infrastructure Strategy (2018)

4.2.16 The Milton Keynes Green Infrastructure (GI) Strategy is in part informed by the work of the Buckinghamshire and Milton Keynes Natural Environment Partnership, which sets out Strategic Green Infrastructure Priorities in Figure 5 on page 29, as shown below. This includes a ‘Connector’ extending through the Site from the Urban Extension to the west, to the Brickhills Greensand Ridge to the east.



4.2.17 Under 8.4 Protecting Landscape Value, the following is stated:

“...there is a need to protect the qualities that contribute to the rural landscape character in MK. The Milton Keynes Landscape Character Assessment³³ highlights the extensive views over the valleys from the clay

plateau farmland in the north, the tranquil character of the rural river valley, to the open agricultural landscape of the clay lowland farmland to the south east that provides a 'visually important setting for the Greensand Ridge'. ...

Meeting the need: Protect the tranquil and open nature of the rural landscape. Identify opportunities for historic restoration and GI enhancement. Improve access to the countryside and maintain the existing paths, cycle and bridle ways, as well as identifying potential for strategic open spaces."

4.2.18 These landscape-scale opportunity areas are set out as areas to focus GI growth. Under 9.1 Integrating Green Infrastructure into Development, the following is stated about the landscape-scale GI opportunity area:

"Greensand Ridge and River Ousel – Enhancements across the Greensand Ridge will help strengthen the cross boundary GI network into Bedfordshire. This is area is already a very popular for outdoor recreation. The high numbers of visitors is putting a pressure on the existing woodland, reducing its ecological value. Opportunities for woodland habitat creation and enhancement would provide alternative spaces to reduce pressure and include more restricted areas primarily for biodiversity. There is also a network of acid grassland which could be extended and with the underlying geology, improve the biodiversity of some of the agricultural areas with health and sandy grassland habitats. The River Ousel [sic] flows south from the city along the edge of the Greensand Ridge. This area is likely to be developed over the longer term and is likely to be crossed by a proposed Expressway Road connecting the Cambridge-Milton Keynes Oxford arc. It will be important to maintain connectivity along this route, with habitat enhancement providing opportunities for improved flood water retention."

**Technical Studies and Background Documents for Plan:MK
Landscape Sensitivity Study to Residential Development in the Borough of Milton
Keynes and Adjoining Areas (2016)**

4.2.19 The Landscape Sensitivity Study to Residential Development in the Borough of Milton Keynes and Adjoining Areas assessment seeks to consider the sensitivity of landscape areas within and adjacent to the Borough of Milton Keynes for residential development. The assessment considers sensitivity to residential development at a density of 35 dwellings per hectare, typically 2-storey, with some 2.5-storey buildings. The assessment identifies the Site to fall within land area 12: Bow Brickhill Claylands. The following commentary was provided regarding the susceptibility to residential development of area 12 was provided for each of the landscape attributes as follows:

4.2.20 Scale was concluded to be 'low sensitivity', stating:

"Large scale rectilinear fields with evidence of field amalgamation..."

4.2.21 Enclosure was concluded to be 'medium sensitivity', stating:

"An open landscape generally lacking tree cover except for mature field boundary trees."

4.2.22 Landform was concluded to be 'medium sensitivity', stating:

"Gently sloping landscape from the Greensand Ridge towards the River Ouzel."

4.2.23 Landcover Pattern was concluded to be 'low sensitivity', stating:

“A simple landscape largely comprising large arable fields with some grazing and horse paddocks.”

4.2.24 Built Environment was concluded to be ‘medium sensitivity’, stating:

“The settlement edge of Milton Keynes is often visible to the west, characterised by both industrial and residential areas. The historic village of Bow Brickhill lies to the north, although the settlement edge on the boundary of this land area is largely 20th century development.”

4.2.25 Historic Landscape Character was not rated, but states:

“The historic village centre of Bow Brickhill lies to the north of the land area.”

4.2.26 Intervisibility was concluded to be ‘medium sensitivity’, stating:

“The Greensand Ridge to the east provides a backdrop to many views over the relatively flat landform. Thicker hedgerows on roadsides provide enclosure on the periphery of the land area to the west and south.”

4.2.27 Perception/Experience was concluded to be ‘low sensitivity’, stating:

“The area is influenced by the built edge of Milton Keynes and has an urban edge character. The area is dissected by the busy dual carriageway of the A5. The heavy traffic associated with the A5 and the large roundabout at its junction with the A4146 is visually and aurally intrusive.”

4.2.28 Landscape Value was concluded to be ‘high sensitivity’, stating:

“Area of Attractive Landscape (MK)”

4.2.29 Overall, based on the sensitivity of the above attributes, the assessment concluded that the area has ‘medium sensitivity’ to residential development.

4.2.30 Under the heading ‘Capacity’ the assessment concluded the following for Area 12:

“There are likely to be opportunities to accommodate residential development without a significant adverse change in landscape character. This is a relatively simple landscape which is characterised by modern intrusion from the built edge of Milton Keynes and the busy road network.

The east of the site is more sensitive due to its relationship with the steep scarp of the Greensand Ridge. This is a key landscape characteristic that is vulnerable to change and must be respected in relation to future development. Extensive residential development on the lower ground in close proximity to the Greensand Ridge has the potential to affect the perception of the Greensand Ridge as a key landform feature diluting the contrast between the flat claylands and the Greensand Ridge. There is potential for the distinct sense of separateness/contrast and the peaceful character of the Greensand Ridge to be diluted. Provide a strong landscape structure to shield views from the higher ground on the Greensand Ridge.

The integrity of the historic village of Bow Brickhill is vulnerable to change. Avoid coalescence with the historic village of Bow Brickhill.”

4.2.31 A medium sensitivity rating is defined in Table 2 of the assessment as:

“There are likely to be opportunities to accommodate residential development without a significant adverse change in landscape character. However there are likely to be key sensitivities or values that must be

respected in relation to development. Proposals must follow the guidance on siting, and cumulative impacts.”

Draft Milton Keynes City Plan 2050: Regulation 18 Plan for Consultation (2024)

4.2.32 The draft Milton Keynes City Plan 2050 will form the new Local Plan for Milton Keynes, replacing Plan:MK (2019). The draft Local Plan is currently in the ‘Regulation 18 Plan for Consultation’ stage, and the final draft will be consulted upon in early 2025. Draft policies of relevance to the Site and the Proposed Development are set out below.

4.2.33 The Site lies within an area of strategic allocation for growth, outlined in policy GS17: South of Bow Brickhill Strategic City Extension, as:

A. “The South of Bow Brickhill Strategic City Extension is a new mixed use residential-led strategic development allocated to the south of Bow Brickhill and east of Brickhill Road, as shown on the Policies Map. It is required to provide a comprehensive mixed use development that makes a significant contribution toward meeting our identified need for homes and our ambition for long-term growth of the city, and embodies the principles of people-friendly, healthy and climate sensitive places.

B. Development proposals within the Strategic City Extension must be in accordance with guidance, incorporating phasing of development and timely infrastructure delivery, contained within the Council’s adopted South of Bow Brickhill Strategic City Extension Development Framework Supplementary Plan/Supplementary Planning Document.

C. Development proposals within the Strategic City Extension will be required to meet the following criteria:

1. Delivery of around 1,500 new homes through a comprehensive masterplanned approach providing a range of house size, type and tenure, including affordable, older persons and specific needs housing, in accordance with other policies in the Plan.

2. Development of the site must adopt a sensitive, Landscape-led approach to the layout and design of development that satisfactorily protects or mitigates impacts upon the valued characteristics of the Brickhill Special Landscape Area in accordance with Policy CEA12

3. Layout, design and range of densities that meet people-friendly and healthy places principles.

...

8. Incorporation of a strategic green and blue infrastructure framework and open space strategy to meet strategic and local requirements.

...”

4.2.34 Draft Policy CEA8 Provision and Protection of Accessible Open Space, states:

A. “All new development proposals, where appropriate, must maintain and enhance the quality and connectivity of access networks, integrating with active travel routes and recreation routes, into the wider nature, green and blue infrastructure network.

B. New residential development proposals must provide new open spaces and formal outdoor playing pitches and/or provide

contributions towards improving existing open spaces and formal outdoor playing pitches...

- C. The provision, management and maintenance of open spaces and formal outdoor playing pitches must be an integral part of the new residential development proposals where provision is required...*

...

1.”

4.2.35 Draft Policy CEA11 Urban Greening, Trees and Woodland, states:

A. “All new development proposals must meet the Urban Greening Factor (UGF) standard to achieve or assist in maintaining or reaching an average green cover of 40% in the applicable residential neighbourhood.

B. All new development proposals must not result in the net loss of green cover in urban neighbourhoods.

C. All new major development proposals must meet the core Urban Greening Factor (UGF) Target Score outlined in the Urban Greening Factor Standard...

Urban tree canopy cover

D. All new residential and commercial development proposals within defined settlement boundaries must meet the urban tree canopy cover standard of at least 19%.

E. Development proposals resulting in the creation of new residential or commercial floorspace, or hard surfaces, must seek to retain existing landscape features and trees unless it can be demonstrated that replacement tree planting elsewhere on the site would be preferable.

Protection and creation of woodland

F. All new development proposals must protect and, where possible, enhance existing woodland within the site.

G. Major residential development proposals must contribute to meeting the Woodland Trust’s Woodlands Access Standard in line with the Milton Keynes Nature, Green and Blue Infrastructure Strategy, through either provision on site or offsite contributions that:

- 1. Increases the provision of accessible woodland that is greater than two hectares in size within 500 metres of the proposed development site; and/or*
- 2. Increases provision of accessible woodland that is greater than 0 hectares in size within 4 kilometres of the proposed development site.”*

4.2.36 Draft Policy CEA12 Conserving and Enhancing Landscape Character/Special Landscape Areas, states:

“Conserving and Enhancing Landscape Character

- A. *“Development proposals must demonstrate that the following aspects of landscape character have been conserved and, where possible, enhanced through sensitive design, landscape mitigation and enhancement measures. Proposals should take into account:*
- 1. The key natural and man-made characteristics and features that contribute towards the landscape character and its quality;*
 - 2. The historic setting and structure of the villages and hamlets;*
 - 3. Important views, including local landmarks; and*
 - 4. The tranquillity of the area and the need to protect against intrusion from light pollution, noise, and motion.*
- B. *Where a site-specific landscape and visual impact assessment is required as part of a planning application, this must be prepared in accordance with the standard method set out in Landscape Institute guidance.”*

Special Landscape Areas

- A. *“Development affecting Special Landscape Areas, as defined on the Policies Map, will only be permitted where it:*
- 1. Conserves and, where possible, enhances the special character and key landscape qualities of the area;*
 - 2. Safeguards important views, features and landmarks;*
 - 3. Safeguards the tranquillity of the area; and*
 - 4. Retains and, where possible, improves public access to the countryside.*
- B. *Development proposals will be expected to incorporate appropriate measures to mitigate landscape and visual impacts. Proposals should have regard to the Milton Keynes Landscape Character Assessment and the Statements of Significance for each of the Special Landscape Areas, and any other relevant landscape and visual assessments or studies.*
- C. *A site-specific landscape and visual impact assessment will be required for development within Special Landscape Areas to show how the proposed change will conserve and enhance the special character and qualities of the landscape, including conservation and protection of valued views.”*

4.2.37 The evidence base for the Draft Milton Keynes City Plan 2050 includes a green and blue infrastructure study and a review of valued landscape designations, as detailed below. The updated landscape character assessment also forms part of the evidence base for the emerging Local Plan and is referenced in the landscape character section of this report.

Milton Keynes Nature Green and Blue Infrastructure Strategy (2023)

4.2.38 Location-specific actions in the NGBI Strategy are presented in Figure 8.1 (which identifies a Green City Gateway at the southern edge of the Site); and Table 8.6; of the report, which outlines the following action of relevance to the Site:

“Liaise with National Highways to increase green infrastructure at key entry points to the city (locations identified in MK Strategy for 2050 as ‘Green City Gateways’).”

4.2.39 Appendix D: The context for Green Infrastructure in Milton Keynes states that “ *the original landscapedesign policy, devised in 1971, had four objectives* :

“To achieve a visual character consistent with the vegetation of lowland UK

To create species zones in the city to create a sense of place and for zones to have comprehensible boundaries aiding navigation through the zones

To achieve a plant mixture within each zone which is capable of responding to the full range of situations that might arise, as envisaged at the time

To make it possible to forecast plant requirements with reasonable accuracy for years to come.”

4.2.40 The appendix also states that “ *the city aspires to be a unique ‘City in a Forest’ with 40% green space and more biodiversity in the modern city than was found in the agricultural land it replaced”.*

Valued Landscapes Policy Review (2022)

4.2.41 The Valued Landscapes Policy review was conducted in 2022 to “review the effectiveness of current landscape policy in relation to valued landscapes within the borough, and to provide recommendations towards new policies which would allow for the protection of these valued landscapes.” Local landscape designations were first recognised in 1995 by Milton Keynes Local Plan as ‘Areas of Attractive Landscape’ (AAL). They were supported in Local Plan policy until the designation was dropped in the 2019 Local Plan. The Review of Local Landscape Designations (2024) states the following regarding the Council’s decision not to retain the AAL Policy in the 2019 Local Plan:

“This was in line with government guidance at the time, which directed local authorities away from using local landscape designations to protect landscape towards a criteria-based approach to the assessment of the impact of development on landscape character (see para 2.1 above). MKC decided that the updated 2016 Landscape Character Assessment (LCA)5 could provide sufficient evidence by which development could be assessed. However, the 2016 LCA did not set out landscape qualities for each of the identified Landscape Character Types as part of the evaluation stage of the assessment, as suggested in later LI guidance published in 2021 (see para 1.4). This has subsequently been addressed in the current Milton Keynes LCA (2022).”

4.2.42 The review drew upon previous planning decisions to assess the effectiveness of the former AAL designation in upholding Milton Keynes Local Plan 2001-2011 Policy S11 VS the landscape character approach in upholding Policy NE5L Conserving and Enhancing Landscape Character, of Plan: MK (2016-2031). From this, recommendations were made on the council’s future approach to local landscape designations.

4.2.43 It should, however, be noted that conclusions drawn in several of the cases note the effectiveness of the local landscape designation in ‘protecting the landscape from

development'. Whilst in these cases, the SLA designation prevented development, protecting the landscape from development was not mentioned in the relevant Policy S11 of the Milton Keynes Local Plan (2016) in place at that time, which stated:

“Within these areas, development should:

- i. Not damage the special character of the areas*
- ii. Enhance important landscape features where possible*
- iii. Protect and enhance features of nature conservation value*
- iv. Retain and improve public access and opportunities for countryside recreation.”*

4.2.44 The policy does not state that development should not take place within an AAL; therefore, the fact that a Site was not developed cannot be used to conclude the effectiveness of the policy.

4.2.45 The recommended option to the council was *“creating a new local landscape designation broadly based on the existing evidence from the 1999 LDA study. This should be developed with reference to the 2022 landscape character assessment”*. The review also gave input to the suggested policy wording to be included in the Milton Keynes Local Plan. However, the wording used in the Draft Local Plan Regulation 18 Plan for Consultation (2024) is not the same as the suggested wording but does reflect its principles.

Milton Keynes Review of Local Landscape Designations (2024)

4.2.46 LUC undertook a review of the existing local landscape designations in 2024. The scope of the assessment sought to provide recommendations on landscapes that could merit local landscape designation. The merit of each LCA identified in the 2022 LCA was considered against the following local landscape designation criteria: natural heritage, cultural heritage, recreation, landscape quality (condition and intactness), local distinctiveness, perceptual and scenic and functional.

4.2.47 The Review of Local Landscape Designations section outlines how LCA 5b, performs against the local landscape designation criteria. The following extracts are of relevance to the Site:

- *“Natural heritage: A landscape with extremely limited woodland cover, Wavendon House. There is a lack of recorded semi-natural habitat or distinctive geological features that contribute to landscape character.*
- *Cultural heritage: The landscape is largely characterised by modern field patterns. Small areas of historic field patterns remain, including Parliamentary enclosures, which subsequently divided around Bow Brickhill... and pockets of ridge and furrow earthwork... Historic assets include the archaeological remains of the Roman settlement of Magiovinium... These features provide some evidence of cultural interest which contribute positively to the landscape. There are no known associations with notable people, events or the arts.*
- *Recreation: A network of Public Right of Way (PRoW), including the Milton Keynes Boundary Walk, provides some recreational value.*

- *Landscape quality (condition and intactness): Incongruous features include busy roads, large-scale commercial developments along the M1 at Magna Park, and the former golf course at Wavendon, which all detract from landscape condition. While some historic field patterns remain, hedgerows are often gappy and unmanaged, or reinforced with wire fencing.*
- *Local distinctiveness: The vernacular character of historic buildings, including within Woburn Sands, provide some local distinctiveness but the flat farmed landscape does result in a strong sense of identity.*
- *Perceptual and scenic: Open views across farmland provides some contribution to visual character. In the south the greensand ridge provides an important backdrop to views. Perceptual and scenic qualities are impacted by new residential expansion, including at Eaton Leys, Caldecotte and north of Wavendon. The Bedford to Bletchley railway which crosses the LCA and the A5 also disrupt the rural tranquillity of the area.*
- *Functional: There is limited evidence of a healthy and functional landscape.”*

4.2.48 In Table 3.13 of the assessment, the extent to which LCA 5b meets the criterion states: “Do not take forward”. Table 3.13 shows that none of the designation criteria are fully met in this area, albeit the cultural heritage, recreation, local distinctiveness and perceptual and scenic criteria are partially met.

4.2.49 The Site lies adjacent to the west of LCA 6a: Brickhill Wooded Greensand Ridge. The following extract from the Review of Local Landscape Designations outlines how LCA 6a performs against the local landscape designation criteria:

- *“Natural heritage: An area with valued natural associations. Small pockets of ancient woodland, with larger replanted ancient woodlands, including at Back Wood and Bell’s Copse, contribute to the sense of place. The steeper slopes and plateau are characterised by priority habitat deciduous woodland, while the ridge line has small areas of priority habitat lowland fen, providing evidence of ecological interest which contributes positively to landscape character. The prominent escarpment, with its greenstone geology which is unique within Milton Keynes, is a distinctive feature and creates a strong sense of place.*
- *Cultural heritage: The ridge has clear evidence of archaeological and historical interest which contribute positively to the landscape. This includes its connections to pre-Roman and Roman occupation of area (including sites associated with Watling Street and Danesborough hill fort), and the Medieval deer park pale earthworks at Bow Brickhill Park, that evidence medieval and post-medieval woodland management. The historic linear settlement pattern and buildings constructed from local materials in Little Brickhill provide cultural identity and aesthetic value. Local paintings of the area contribute to the cultural heritage of the LCA, including Thomas Webster’s painting ‘A village choir’ 1847, and Stanley Roy Badmin’s 1940 painting of Bow Brickhill which formed part of the “Recording Britain” project. Both paintings are held by the Victoria & Albert Museum.*

- *Recreation: The Wooded Greensand Ridge is crossed by many PRow, and provides recreational opportunities such as walking, horse riding and mountain biking.*
- *Landscape quality (condition and intactness): Modern influences on the landscape are only locally visually intrusive. However, reinforcement of hedgerows by post and wire fencing, fencing around a former quarry on Church Road (now in use as a reservoir), and communications towers on Church Road and in Little Brickhill impact landscape condition.*
- *Local distinctiveness: A highly distinctive landscape which forms part of a wider ridge extending beyond Milton Keynes. The steep escarpment which rises to a wooded plateau is distinctive in its geology, topography and its strong visual character as a wooded backdrop to Milton Keynes city. The patchwork of pastoral and arable fields also creates a strong sense of place.*
- *Perceptual and scenic: Views within the LCA are generally enclosed due to the high woodland cover, which provides a sense of enclosure and tranquillity, and contributes to perceptual and scenic qualities. In contrast, panoramic views from the edge of the woodlands across the surrounding valleys and Milton Keynes city are memorable and distinctive. Traffic noise from the A5 locally reduces tranquillity.*
- *Functional: The extensive areas of woodland support biodiversity, stabilises soil quality, and play an important role in regulating local air quality, which contributes to the healthy functioning of the landscape and multifunctional green infrastructure network.”*

4.2.50 In Table 3.13 of the assessment, the extent to which LCA 6b meets the criterion states: “Take forward”.

4.2.51 The assessment of each LCA against the local landscape designation criteria was used to help inform the location and extent of the candidate Special Landscape Areas. Collectively, this evidence resulted in parts of LCA 5b and LCA 6a being included within the Brickhills SLA. The entirety of the Site lies within the Candidate Special Landscape Area ‘Brickhills’, which broadly follows the extent of a former Milton Keynes AAL.

Candidate Brickhills SLA Statement of Significance

4.2.52 The Statement of Significance for the Candidate Brickhills SLA includes the following points of relevance to the Site and the Proposed Development.

4.2.53 The rationale for including the land within LCA 5b within the Candidate SLA designation is identified within the ‘extent of area’ section as the following:

“The distinctive landform of the ridgeline has extensive woodland coverage and heathland, while agricultural fields at the foot of the ridge provide an important rural setting. It is contiguous with an area of local landscape designation in Buckinghamshire to the south-west.”

4.2.54 The ‘boundary commentary’ section goes on to say:

“The proposed boundaries of the candidate SLA follow Bow Brickhill Road, Brickhill Road and the A4146 to include the shallower slopes of the ridge due to their importance as a rural setting to the wider ridgeline.”

4.2.55 The summary of special landscape qualities for the Brickhills candidate SLA comprises:

- *Distinctive topography of the steep greensand escarpment which is a unique geological landform within Milton Keynes.*
- *Extensive woodland, including priority habitat deciduous woodland, some of ancient origin, interspersed with remnant heathland habitats. This provides visual contrast and ecological interest which contribute to landscape character and provides a contrast with the open agricultural fields on the shallower slopes.*
- *A relatively remote, elevated area, with long-distance views from the edge of the ridge over Milton Keynes city and the rest of the borough. The wooded ridge forms a distinctive backdrop in views across the borough and provides a unique setting to Milton Keynes city.*
- *Limited development on the ridge and lower slopes, with high levels of tranquillity within the woodland.*
- *Historic settlement pattern concentrated at Bow Brickhill and Little Brickhill (designated as a Conservation Area), which has a distinct vernacular architecture and contains many listed buildings.*
- *Archaeological importance of the landscape with connections to the pre Roman era through Danesborough hill fort (Scheduled Monument) and to the Roman occupation, along Watling Street.*
- *Extensive recreational opportunities, including mountain biking and horse riding, and a network of Public Rights of Way (including the promoted Milton Keynes Boundary Walk), which provide recreational access across the area, and connections to neighbouring settlements.”*

4.2.56 The full evaluation of the SLA states the following of relevance to the Site in relation to each of the Candidate SLA assessment criteria:

“Natural heritage qualities: The Brickhills have clear evidence of ecological and geological interest which contribute positively to the landscape. The steeper slopes and ridge are cloaked in woodland, much of which is coniferous, but there are also areas of priority habitat deciduous woodland. Some small areas of the woodland are recorded as ancient woodland, with larger replanted ancient woodlands, such as Back Wood and Bell’s Copse. The ridgeline also has small areas of priority habitat lowland fen, and purple moor grass and rush pastures, which provide evidence of remnant heathland habitats which contributes positively to the landscape. The shallower slopes are in agricultural use, with a strong hedgerow network and occasional scrub, although there are no recorded priority habitats.

The prominent escarpment, with its underlying greenstone geology, is unique within Milton Keynes.

Cultural heritage qualities: Brickhills has clear evidence of archaeological and historical interest which contribute positively to the landscape. This includes its connections to pre-Roman and Roman occupation of area, including sites associated with Watling Street and Danesborough hill fort, a Scheduled Monument. Medieval deer park pale earthworks at Bow Brickhill Park may be evidence of medieval and post-medieval woodland management. The areas of ancient woodland provide natural time-depth. The historic perpendicular field pattern on the shallower slopes is intact, and

also provides time-depth. The historic linear settlement pattern and buildings constructed from local limestone and brick in Little Brickhill and Bow Brickhill provide cultural identity and aesthetic value, and Little Brickhill is designated as a Conservation Area. Local paintings of the area contribute to the cultural heritage of the LCA, including Thomas Webster's painting 'A village choir' 1847, and Stanley Roy Badmin's 1940 painting of Bow Brickhill which formed part of the "Recording Britain" project. Both paintings are held by the Victoria & Albert Museum.

Recreation value: Brickhills offers recreational opportunities where the experience of the landscape is important. It is crossed by many public rights of way, and provides opportunities such as walking, horse riding and mountain biking through the woodlands on the ridge, creating recreational value. The ridge forms an important backdrop to views from recreational routes across the borough, including the footpaths on the shallower slopes, which lead up to the ridge, adding enjoyment to the experience.

Landscape quality (condition and intactness): The condition and structure of the landscape is considered to be good overall. The area has good ecological integrity as the woodland provides habitat connectivity, and visually coherent backdrop to many surrounding areas in the borough. There are few detracting features, although the communications towers on Church Road and in Little Brickhill, are locally intrusive. Conversion of part of the ridge to the Woburn Golf Club impacts the landscape intactness. The hedgerows on the lower slopes are largely in good condition, although there is some reinforcement by post and wire fencing throughout the area, and conversion of land to horse grazing.

Local distinctiveness: A highly distinctive landscape forming part of the wider greensand ridge which stretches into Buckinghamshire and Cambridgeshire. The steep greensand escarpment which rises to a wooded plateau is a distinctive landscape feature in Milton Keynes. The area provides a wooded backdrop to Milton Keynes city which together with the patchwork of pastoral and arable fields on lower slopes creates a strong sense of place.

Perceptual and scenic: Brickhills has strong scenic qualities due to the visual contrast between the open lower slopes and the striking escarpment cloaked in woodland.

Panoramic views from the edge of the woodlands across the surrounding valleys and Milton Keynes city are locally memorable. Views within the woodland are generally enclosed, which provides a sense of tranquillity. Proximity to warehousing on Brickhill Road and residential development at Eaton Leys and roads (A4146 and A5) reduces tranquillity and the sense of remoteness in some parts.

Functional: The extensive areas of woodland on the ridge, combined with the hedgerows bounding the lower slope fields all contribute to the healthy functioning of the landscape, such as supporting biodiversity and stabilising soil quality. These elements also contribute to the multifunctional green infrastructure network. The lower slopes provide clear separation between Milton Keynes city and the wooded greensand ridge."

4.2.57 Management guidelines for the Candidate Brickhills SLA of relevance to the Site and the Proposed development are as follows:

"Protect

- Protect the distinctive wooded escarpment which provides a visually important setting to Milton Keynes city.*

- *Retain framed views from the farmed slopes to the Brickhills ridge, and protect these as a setting to the ridge.*
- *Consider the views from the Brickhills escarpment when planning future extensions to Milton Keynes city. This is particularly important if new tall buildings are proposed, as these will be more prominent in views.*
- *Conserve and enhance existing woodland, including ancient woodland, promoting a balanced woodland community of native deciduous trees with indigenous conifers.*
- *...*
- *Maintain the tranquillity of the wooded landscape, ensuring any development within or adjacent to the SLA uses appropriate planting to screen it from view, and reduce the impacts of light pollution.*
- *Protect the historic villages of Bow Brickhill and Little Brickhill conserving the strong vernacular of historic buildings.*
- *Conserve the rural separation between Milton Keynes city and the outlying villages of Bow Brickhill and Little Brickhill.*

Manage

- *Where appropriate, enhance landscape resilience by promoting localised reversion from woodland to traditional heathland habitat. Seek to restore, extend and connect these sandy heathland habitats, including through appropriate grazing regimes.*
- *...*
- *Manage and enhance hedgerows on lower slopes, including laying and gapping up of hedgerows to strengthen the perpendicular field pattern and improve links between habitats.*
- *...*
- *Manage recreational access and infrastructure to minimise the erosion of habitats and negative impacts on the tranquillity and remoteness of the landscape.*

Plan

- *Plan for climate change, researching appropriate species mixes and designing woodland to minimise damage as a result of increased storms*
- *Explore opportunities to extend woodland, including strengthening woodland connections into Central Bedfordshire and identifying opportunities for green infrastructure enhancements as set out in the Milton Keynes Green Infrastructure Strategy. Ensure any new woodland planting is respectful of local character, ecological conditions and maximises opportunities to link with other habitats.*
- *...*
- *Consider intervisibility of views when planning large-scale or very tall development in areas outside of the Brickhills SLA.”*

Strategic Housing Land Availability Assessment (2024)

4.2.58 In the 2024 Strategic Housing Land Availability Assessment (SHLAA), the Site is identified as 110360 'Land South of Bow Brickhill, Milton Keynes', which states the following regarding the suitability of the Site for housing:

"Suitable - but only if delivered as part of a wider strategic extension to Milton Keynes. Site would also be suitable for Biodiversity Offsetting."

4.2.59 The assessment goes on to state the following regarding the 'achievability' of the residential development of the Site:

"Achievable - the site would only be suitable as a wider strategic extension to Milton Keynes - this type of growth is outlined as being viable within the Viability Study and given there have been no major infrastructure constraints outlined to the delivery of an allocation in this location, it is deemed achievable."

4.2.60 Under Policy Constraints, the assessment states:

"Site is designated as open countryside and falls within the proposed Brickhills Special Landscape Area."

4.2.61 Under the Constraints Summary section, the assessment states:

"From a highways perspective, the site would be required to come forward as part of a wider strategic allocation incorporating land to the north of the site, which has been submitted, so as suitable NMU connections can be provided along with the adjacent land to north and so as vehicular access can link to north and a new roundabout on Brickhill Street. The site is located within the proposed Brickhills Special Landscape Area and so any development would impact upon this landscape, if development were to come forward the site would need to be buffered from the Greensands Ridge to mitigate impacts. A small amount of the western area of the site against the Greensands Ridge is within a Biodiversity Opportunity Area and a minor surface water flood risk flow path runs across the site from west to east which would need to be mitigated as part of any development."

4.2.62 The Overcoming Constraints section of the assessment states:

"A positive allocation of the site would be required through the new Local Plan or a Neighbourhood Plan to overcome the existing open countryside designation. Further consideration needs to be given to the impacts upon landscape and the Special Landscape Area to determine if the site is suitable for development. Site could only come forward as part of a wider allocation incorporating other neighbouring land."

4.3 Neighbourhood Planning

4.3.1 The Site is within the area now approved as the Bow Brickhill Neighbourhood Plan Area. However, there is no Neighbourhood Plan in place.

5 Site Appraisal

5.1 Site Appraisal

- 5.1.1 The Site is illustrated in **Figure 4** and in representative **Site Appraisal Photographs A-F**. The Site comprises approximately 110 hectares (ha). Key characteristics of the Site in its immediate context, broadly including the extent of **Figure 4** (approximately the land between South Caldecotte Business Park (to the west), the settlement of Bow Brickhill (to the north), the wooded ridgeline (to the east) and the A5 corridor (to the south), include the following.

Landform and Hydrology

- 5.1.2 The landform of the Site comprises a west-facing slope extending from approximately 75m AOD in the north-western corner to approximately 120m AOD on the eastern boundary of the Site. The sloping landform rises gently and evenly to the break in slope at approximately the 95m contour. Beyond the 95m contour to the east, there is a marked increase in gradient of the slope up towards the ridgeline. This steeper gradient continues to the east beyond the Site. In the south-east of the Site, the landform of the ridge curves slightly to the south-west, falling to the shallow tributary valley that extends through the southern part of the Site. A very gentle spur in the north-western part of the Site provides a subtle sense of separation between this area and the rest of the Site.

- 5.1.3 Field ponds are situated in the north of the Site (south of PRow BBFP005) and in the east of the Site, at the foot of the steeper slopes (**Site Appraisal Photograph C**). The course of a small stream has been re-routed through deep field ditches in the southern part of the Site. There is a narrow attenuation basin to the west of the Site, directly south-east of the new roundabout on Brickhill Road (**Site Appraisal Photograph E**). Offsite, a shallow spur within the pasture fields to the north of the Site provides a degree of separation from residential development in Bow Brickhill in the vicinity of Downsvie and in the older part of the settlement to the east.

Land Use and Settlement

- 5.1.4 Land use within the Site is predominantly agricultural, enclosed by hedgerows that are generally in good condition and contain some mature hedgerow trees. The majority of land use is arable. However, the north-westernmost fields, south of Station Road are grass pastures (**Site Appraisal Photograph A**), and the steeper eastern part of the Site is occupied by a mixture of pasture, horse paddocks and some scrub/colonising woodland. In the east of the Site, some fields have been subdivided with tape and wooden fencing (**Site Appraisal Photograph B**). Some of the fields in the centre of the Site are part-occupied by crops and the steeper eastern extents are left as grass (**Site Appraisal Photograph C**).

- 5.1.5 There is a relatively exposed edge of mid-late 20th-century suburban estate residential development in the lower part of Bow Brickhill. Further to the north-east, beyond residential properties on Downsvie, the settlement is more irregular and more intricately contained within garden and hedgerow vegetation. To the north-west of the Site, from the Brickhill Road/Station Road junction in the vicinity of Bow Brickhill station, moving east along Station Road, there is a perception of this route as an incremental approach to Bow Brickhill. This starts with the properties on Station Road, adjoining the junction (**Site Context Photograph 10**); followed by settlement entrance landmark features and signage approximately 130m further east; and the entrance to a residential property and equestrian facilities at Tilbrook Farm, a further 140m further east, the eastern edge of which broadly coincides with the western edge of development to the south of Station Road and the southern extent of development under construction in South-East Milton Keynes (**Site Context Photograph 12**).

The recently developed South Caldecotte Business Park, west of Brickhill Road, comprises a series of large-scale warehouses, the maximum height of which being 21m (as set out in the

- 5.1.6

Planning Statement of Planning Application 21/01636/REM) and ranging in footprint area from approximately 0.1ha (in the north) to approximately 2.7 ha. The warehouses are set within extensive parking areas. The orientation of the warehouses allows for framed views through the scheme to the Site and the Greensand ridge beyond it (**Site Context Photograph 9**). The upper part of the warehouses has been painted a darker grey; this helps to break up the vertical articulation of the buildings and allows the upper part of the built form to recess into the wooded backdrops of the Greensand Ridge to the east and the wooded extent of Milton Keynes, when viewed from the Ridge (**Site Appraisal Photograph B & C**). At the time of the Site visit (August 2024), warehouses in the South Caldecotte Business Park had a marked urbanising influence on the Site vicinity, albeit as the associated structural planting establishes, their urbanising influence will be slightly softened.

5.1.7 There is a greater sense of enclosure in the northern fields of the Site, adjacent to the existing settlement edge (**Site Appraisal Photographs A**). In the southern part of the Site, there is limited enclosure and dramatic panoramic views are possible west from the eastern edge of Site (**Site Appraisal Photograph B**). With the exception of the northernmost field, there are open views of the wooded Greensand Ridge to the east (**Site Appraisal Photographs A and C-F**).

5.1.8 The southern edge of the Site is subject to the influence of infrastructure and development at the junction of the A5/A4146, which lies on slightly elevated land, approximately 475m to the south of the Site (**Site Appraisal Photograph E**).

Pattern, Texture and Line

The Site and its vicinity demonstrate a fairly regular rectilinear field pattern, notably extending on an east-west axis, as far as the point where the steeper slopes of the Greensand Ridge to the east and the valley to the south create a pattern more closely informed by topography.

5.1.9 This pattern comprises pasture/paddocks in the east of the Site, above which are situated extensive tracts of woodland in large blocks, albeit subject to occasional clearance for timber, which opens up the otherwise consistent pattern of vegetation.

Historical Development and Time Depth

5.1.10 The Site and land to the south are characteristic of the parliamentary enclosure of fields. In the 20th-century, the settlement of Bow Brickhill expanded into this pattern onto lower ground to the west of its original linear extent. Ongoing expansion of Milton Keynes since the 1960s continues in this area and is now reaching towards the natural containment of the city, formed by the densely wooded steep slopes of the Greensand Ridge, notably along the northern edge of Bow Brickhill.

Activity, Cultural Associations and Connectivity

5.1.11 In this vicinity, pedestrian access is limited except PROW to the north around Bow Brickhill and to the east along the Greensand Ridge. Access along the edge of Bow Brickhill to the north along PROW BB FP 005/5A is broken up by development on Greenways, which prevents a pedestrian link along the southern edge of the built development. There is a small area of publicly accessible rough grassland to the north-east of the Site. There is extensive public recreational access to and use of the Greensand Ridge to the east of the Site, including PROW extending north-south along the upper slopes. Brickhill Road is the principal movement corridor through this area but has no pedestrian footway. The newly established Redways through the employment Site to the west of Brickhill Road provide off-road public routes between the employment site, Brickhill Station to the north and Kelly's Kitchen Roundabout.

Spatial Structure and Built Form

5.1.12 Greenways and Downsvie constitute typical 20th-century suburban residential development to the north of the Site, formed of 1 and 2-storey detached built form of no particular locally-

distinctive quality. More locally-characteristic built form is evident at the Junction of Church Road and Station Road to the north-east and on rising ground further east. There is a very large scale of employment uses to the west of the Site.

Infrastructure

5.1.13 The A5/A4146 junction at Kelly's Kitchen Roundabout constitutes a major junction of two significant road corridors, exerting an influence over the surrounding landscape (**Site Context Photograph 8**). The Bletchley-Bedford rail corridor lies to the north-west, and Bow Brickhill station lies approximately 95m from the Site. Brickhill Road is a busy roadway along the western edge of the Site, used by fast-moving traffic. The development of South Caldecotte Business Park has increased these infrastructural influences on the vicinity.

Vegetation and Green Infrastructure

5.1.14 There is a network of hedgerows within the Site and surrounding area, linking with extensive woodland to the east. The area of rough grassland to the north-east of the Site, in combination with area of paddocks and large back gardens, separates the older part of Bow Brickhill from suburban development to the west (**Site Context Photograph 1**). Small pockets of vegetation around the fringes of Bow Brickhill provide some anchoring and softening of the development edge rather than screening. In the south-western fields, there are a small number of mature field trees. In the eastern part of the Site there is a distinct heathland character, occupied by some mature trees and colonising woodland and scrub amid the grassland, creating a varied mosaic of vegetation. In the south-west of the Site, there are a small number of in-field and hedgerow trees (**Site Appraisal Photograph D**).

Scale, Enclosure and Views

5.1.15 There is a medium-large scale of fields to the south and the perception of openness in this area is accentuated by trimmed hedgerows. A slightly smaller scale is evident to the north, where a higher level of containment is provided by substantial hedgerows with trees (**Site Appraisal Photograph A**). A sense of large-scale is evident in the panoramic views extending north-west across the city from the elevated eastern edge of the Site (**Site Appraisal Photograph B** and **Site Context Photograph 3**). The warehouses to the west of the Site are large-scale and comprise a dominant feature in views west from the Site (**Site Appraisal Photographs A-F**).

5.1.16 Conversely, the core of the village of Bow Brickhill to the north-east, has a notably small-scale and enclosed character.

5.1.17 The dense woodland on the greensand ridge offers a strong sense of enclosure and limits opportunities for views over the valley, offering only occasional framed/filtered views from within the woodland (**Site Context Photograph 2**), as well as some framed views from PRow along the edge of the woodland (**Site Context Photographs 3 & 4**).

Tranquillity

5.1.18 Tranquillity is limited on the valley floor on the western edge of the Site, owing to the existing roadway and employment infrastructure. There is a slightly greater sense of tranquillity and remoteness on the more elevated eastern edge of the Site. However, the influence of the wider city can readily be appreciated from this location.

6 Visual Appraisal

- 6.1.1 A set of representative areas likely to obtain views towards the Site were identified from the Zone of Theoretical Visibility (ZTV) mapping shown in **Figure 5**. The ZTV illustrates those areas from where a viewer would potentially obtain views of built form within the Site (assumed at 12m height for the purposes of this exercise), based on existing landform and accounts for existing buildings (assumed 8m high) and woodland (assumed 12m high). It should, however be noted that as the South Caldecotte Business Park is not included in the latest OS mapping, the screening effect of these buildings has not been accounted for in the ZTV. These buildings play a notable role in screening the Site from the west, where it is not already obscured by vegetation and built form within the urban area.
- 6.1.2 Areas from where the ZTV indicates the Site is theoretically visible include the western flanks of the Greensand Ridge, to the east and south-east; low-lying land in the Ouzel Valley to the south-west, west and north-west, extending into the urban area; and more elevated land to the south-west of the Ouzel Valley (in the vicinity of Stoke Hammond, Drayton Parslow and Newton Longville).
- 6.1.3 Areas highlighted in the ZTV as having theoretical visibility to the Site were then visited in a visual appraisal exercise undertaken in August 2024, to check the actual visibility of the Site, accounting for localised screening from vegetation and built form, as relevant. Of the photographs taken from these locations, 15 were selected as **Site Context Photographs**. The location of these viewpoints and the degree of visibility of the Site is shown in **Figure 6**. From the visual appraisal exercise, it is noted that elements screening the Site are typically landform, built form and substantial structural vegetation (woodland blocks and belts). A summary of the visual appraisal is provided below.
- 6.1.4 Views from PROW on the existing edge of Bow Brickhill to the north-east of the Site are largely screened by a shallow spur of land and substantial hedgerows on the boundary of the Site (**Site Context Photographs 1a** and **1b**).
- 6.1.5 Visibility of the Site from PROW on the Greensand Ridge to the east is only obtained where woodland cover allows (**Site Context Photographs 2** and **3**). Where there are breaks in this vegetation, panoramic views over the wider area, including the well-vegetated city of Milton Keynes, can be obtained. The South Caldecotte Business Park is a large-scale and dominant element in these views.
- 6.1.6 In views from the northern side of the A5 corridor in the vicinity of Little Brickhill (**Site Context Photographs 4** and **5**) further south along the ridge and in the valley form, the Site is seen in the context of built development in the wider urban area, notably the South Caldecotte Business Park, industrial land use at Glebe Farm as well as employment uses at Caldecotte and north of Fenny Stratford.
- 6.1.7 There are very few readily accessible pedestrian viewpoints on the low-lying land to the west and south-west. For this reason, the suggestion in the 'Visual and Perceptual Characteristics' section of the Clay Vales LCT, that *'The LCT provides a rural foreground to views from Milton Keynes city towards the elevated landscapes to the east and south'* does not readily apply in this vicinity. The limited views obtained are described below.
- 6.1.8 The A5 corridor, accentuated by roadside vegetation and its position on a shallow spur of land, screens views from points on low-lying land to the south. This is illustrated in **Site Context Photograph 6**, where roadside vegetation along Galley Lane also largely contains views in summer conditions.
- 6.1.9 On the eastern settlement edge of Water Eaton/Fenny Stratford lies the large riverside open access area of Waterhall Park. Dense riparian vegetation and recent residential development at Eaton Leys and industrial development at South Caldecotte Business Park restrict views

toward the Site from this area, albeit glimpsed views towards the wooded upper slopes of the Greensand Ridge are available at a limited number of locations as illustrated in **Site Context Photograph 7**).

- 6.1.10 A representative view from the south-west is obtained from the cycle lane crossing on the northern side of the A5/A4146 junction (**Site Context Photograph 8**), from which the Site is seen in a transient view, dominated by foreground infrastructure and vehicle movement. The Site is seen in the context of the existing built form in Bow Brickhill, partially screened by intervening substantial hedgerow vegetation and small clumps of trees. The wooded Greensand Ridge rises above the Site.
- 6.1.11 A partial transient lateral view is obtained from vehicles with high driving positions over the trimmed hedgerow on the fast-moving (national speed limit) Brickhill Road which flanks the Site (represented by **Site Appraisal Photograph E**). In these views, the Brickhills Greensand Ridge is seen beyond the open fields of the Site. A similar view is obtained from within parts of the South Caldecotte Business Park, where the orientation of the warehouses allows for framed views through the business park across the Site and to the ridgeline beyond it as shown in **Site Context Photograph 9**. From the vicinity of Bow Brickhill station at the north-western corner of the Site, there are glimpsed views over the existing hedgerow vegetation, in which the Site is seen in the context of existing sporadic development to the north of Station Road, as well as residential development to the south of Station Road (**Site Context Photograph 10**). From parts of Station Road both approaching Bow Brickhill from the west and from within the settlement, there are glimpsed views, over intervening vegetation and between existing built form, to the north-western fields of the Site, seen in the context of the large buildings at South Caldecotte Business Park (**Site Context Photograph 12**).
- 6.1.12 Views towards the Site from the urban area are typically screened by vegetation and built form. Where views are obtained, the majority of the Site is screened by existing built form and vegetation, as experienced from the open space on the Ouzel corridor, north-west of Caldecotte Lake. However, the upper (eastern) part of the Site is visible over the intervening built form; and the Greensand Ridge beyond the Site forms a wooded skyline in the view (**Site Context Photograph 11**).
- 6.1.13 In very long-distance views from very limited elevated locations to the south-west, the Greensand Ridge forms a prominent landform feature on the skyline. Views of the Site itself are however very limited, and where obtained, usually only the steep and wooded eastern edge of the Site is visible, as shown in the view from north of Stoke Hammond (**Site Context Photograph 13**). However, in a limited number of very long-distance views, including from elevated Bridleway MUR/16/2 between Mursley and Drayton Parsloe (**Site Context Photograph 14**) and the junction of Weasel Lane bridleway and Whaddon Road (north-west of Newton Longville, **Site Context Photograph 15**), the upper parts of fields within the Site are discernible.

7 Landscape and Visual Mitigation/Optimisation

by Design

7.1

Landscape and Visual Opportunities and Constraints

- 7.1.1 On the basis of the above analysis and with reference to published character assessments and associated guidelines, it is considered that the Site has potential in landscape and visual terms for substantial development, subject to a sensitive and sympathetic approach. This is supported by the Draft Milton Keynes City Plan: Regulation 18 Plan for Consultation (2024), through its draft allocation as a Strategic City Extension. A number of strategic landscape and visual opportunities and constraints are set out below and illustrated in **Figure 7**, to inform this approach.

Protect the character of the Brickhills Greensand Ridge

- 7.1.2 The Site is contained to the east by the Brickhills Greensand Ridge, which forms a robust and distinctive natural containment to the wider urban area of Milton Keynes. The alignment of the city's loose grid pattern is partly based on the Roman road Watling Street which extends south-east from the city, to ascend the Greensand Ridge, adjacent to the Site. The Site therefore forms a logical extension to the planned city alongside this axis, contained by its natural landscape setting.

- 7.1.3 The Site forms part of the foreground to the wooded Greensand Ridge as identified in Borough level landscape character assessment, the Landscape Sensitivity Study to Residential Development (2016) and the SLA profile, and the need to maintain views to the Greensand Ridge is explicitly set out. However, contrary to these findings, the 'foreground' to the ridge is experienced from very limited locations where the viewer is not in a fast-moving vehicle. The new Redway through Caldecotte Business Park allows pedestrian/cyclists access to these views. However, the extent to which their attention is focused on the appreciation of the landscape is subject to the requirements of movement through an industrial zone and the influence of the extensive built form and associated infrastructure.

- 7.1.4 There are limited pedestrian viewpoints in the vicinity of the A5-A4146 junction and in these views, the Site is seen in the context of the large-scale industrial buildings; and built development in Bow Brickhill beyond, which is partially screened by substantial hedgerows and clumps of canopy vegetation. From views in the wider landscape to the west and south-west, it is typically only the uppermost eastern edge of the Site that can be perceived. Therefore, in terms of how this landscape is appreciated on the ground, the priority is that development should maintain the legibility and openness of the wooded upper slopes of the Greensand Ridge.

To protect this distinct character the 90m contour forms a development extent. This extent would:

7.1.5

maintain built form height below the legible break in the slope up to the ridgeline;

coincide with the extent of the block of mid-20th century extension of the otherwise linear settlement of Bow Brickhill;

avoid any perception of new built development on the flanks of the Greensand Ridge in glimpsed longer-distance views over intervening features from the urban area or from elevated locations at long distances to the south-west; and

avoid built-form protruding into views out from the ridge over the wide panorama.

Respect Valley Form

- 7.1.6 The south-eastern extent of development should be drawn back from the valley landform to the south-east, which is a clear physical, visual and perceptual link into the wider landscape.
- 7.1.7 The valley form is proposed to be used as a key corridor for water management (SuDS and flooding) based on a strong, legible existing landscape structure, including a watercourse and substantial vegetation, in particular the potential for wet woodland, as set out in published character assessment.

Eastern Open Space

- 7.1.8 There is potential for a locally distinctive, heathy mosaic open space (heathy scrub with grassland and canopy trees) on the elevated eastern edge of the Site. This natural park would provide a notable benefit to residents and could include a range of leisure activities (in line with Draft Local Plan Policy CEA8), as well as areas focused on biodiversity benefit.
- This area would offer open panoramic views out over the city, not currently obtained from the wooded ridgeline.

7.1.9

- 7.1.10 The set-back of the built edge in views from PROW on the Greensand Ridge (where obtained) would also soften the perception of built development and maintain the perception of an open landscaped foreground of views of the urban area, the edge of which will include employment development to the west of the Site, in any event. There is potential for built form to be contained by structural planting to further soften this appearance, in accordance with guidance in the Landscape Sensitivity Study to Residential Development (2016).

Views of the Greensand Ridge

- 7.1.11 View corridors through the development area, from the valley floor and lower slopes up to the wooded ridgeline, would preserve the physical, visual and perceptual connection with the Greensand Ridge as a key part of Milton Keynes' setting – an important consideration in published character assessment for this area.
- 7.1.12 These views would be facilitated by splaying views corridors out of the eastern edge of the development area, providing a greater perceived interaction of the city with its distinctive setting.

Vegetated Grid Network

- 7.1.13 The Proposed Development should retain the structure of the existing historic field pattern that coincidentally aligns with the orientation of the grid within Milton Keynes. This will respect the principles that shaped the city.
- 7.1.14 Planting along these west-east corridors must be carefully designed to retain and frame view corridors to the Greensand Ridge.
- 7.1.15 Other linear routes through the Proposed Development, notably north-south corridors should be lined with green infrastructure including canopy trees, to emulate the vegetated grid character of Milton Keynes (in line with Draft Local Plan Policy CEA11).

Relationship with Bow Brickhill

- 7.1.16 To the north, development within the Site would logically correspond with the extent of built development evident in the 20th-century suburban extension of Bow Brickhill.

- 7.1.17 Development would be perceived as distinct from the existing settlement owing to a shallow spur of landform to the north-east of the Site, accentuated by existing hedgerow vegetation which could be reinforced with tree planting. Notably, there would be a clear physical, visual and perceptual distinction from the older linear part of the settlement extending up the slope to the church.
- 7.1.18 A pattern of development based on the existing prevailing east-west field boundary vegetation, would reflect the locally-distinctive east-west alignment of Bow Brickhill and Little Brickhill, extending across the contours of the lower slopes of the Greensand Ridge.
- 7.1.19 There is potential for a continuation of the Bow Brickhill settlement approach corridor on Station Road, maintaining the distinct identity of Bow Brickhill on this route, reflecting the principles of SEMK-related Policy SD11. This would comprise generous building set-backs, existing hedgerows and canopy trees. The north-western corner provides the potential for a positive built frontage and SuDS wetland and associated tree planting as a settlement gateway at the roundabout and vicinity of the station/Redway. This landscape threshold approach is taken to denote arrival at smaller settlements embraced by the expansion of Milton Keynes, as found at the south-eastern approach to Stony Stratford, the western approach to Newport Pagnell, in both the vicinity of the M1 and also at the western end of the High Street; the western approach to Wavendon; and the southern approach to Great Linford, for example.
- 7.1.20 Over and above these proposed landscape and visual development principles, there is a need to provide positive management of existing and proposed landscape features, including the potential for community involvement in this, in the form of community gardens, orchards and woodlands. As part of a multi-functional green infrastructure, provision should also be considered for educational use of a range of natural habitats including involvement in their management.

8 Response to Candidate SLA Evidence Base Introduction

- 8.1.1 This commentary responds to published documents, primarily examining the extent to which the Candidate SLA designation in the vicinity of the Site and its associated policy are needed. The omission of reference to any part of the 'Milton Keynes Review of Local Landscape Designations' (RLLD) and/or 'Milton Keynes Valued Landscapes Policy Review' should not be interpreted as agreement with it.

Need for Designation and Supporting Policy

8.2

- 8.2.1 The Valued Landscapes Policy Review considered previous planning decisions to assess the effectiveness of the former Area of Attractive Landscape (AAL) designation in upholding Milton Keynes Local Plan 2001-2011 Policy S11, versus the landscape character approach in upholding Policy NE5L Conserving and Enhancing Landscape Character of Plan: MK (2016-2031). From this, recommendations were made on the council's future approach to local landscape designations.

- 8.2.2 It should, however, be noted that the previous Policy S11 of the Milton Keynes Local Plan 2001-2011, which underpinned the then AAL designation, stated:

“Within these areas, development should:

Not damage the special character of the areas

Enhance important landscape features where possible

Protect and enhance features of nature conservation value

Retain and improve public access and opportunities for countryside recreation.”

- 8.2.3 It is clear that the test of the 'effectiveness' of the policy was not that development be prevented by default but that development if it took place, be accommodated appropriately within the landscape (mindful that there may be other significant reasons in the planning balance which affect whether or not development takes place. With the exception of National Landscapes, any one policy related to landscape cannot reasonably be expected to prevent development in any case if other benefits outweigh any harms to the landscape).
- 8.2.4 It is therefore erroneous in the Valued Landscapes Policy Review to have set the test of the effectiveness of the local landscape designation to be 'protecting the landscape from development'. Whilst in the cases mentioned, the AAL designation prevented development, preventing development was not the object of Policy S11.
- 8.2.5 The policy does not state that development should not take place within an AAL; therefore, the simple fact that a proposal was not consented for development should not be used to conclude the effectiveness of the policy.
- 8.2.6 Valued Landscapes Policy Review Chapter 4, Paragraph 4.6 states:

“...local designation is a long established and well-regarded means of identifying areas with particular landscape value, as has been shown in some (but not all) of the appeals illustrated Chapter 3 above, such as the appeal at Eaton Leys which was successfully dismissed within AV (but not within MK) and the appeal at Linford Lakes which was dismissed by the

Inspector due to its location within both the Ouse Valley AAL and Ouse Valley Linear Park.”

- 8.2.7 As well as being factually incorrect (there was no appeal in relation to land at Eaton Leys – as paragraph 3.11 on p.10 makes clear, the application was consented in Milton Keynes and withdrawn in Aylesbury Vale), this commentary highlights that the clear line of thinking within the document that the prevention of development is the measure of effectiveness of the former AAL designation.
- 8.2.8 Instead of this approach, the assessment should have looked at the design of proposed schemes and the extent to which they had conserved the special qualities of the AAL and if the design incorporated any features that would strengthen the character of these special qualities to determine the effectiveness of the policy in protecting valued landscapes. However, the LUC assessment did not provide any commentary on the landscape quality of any proposed development design within the AAL.
- 8.2.9 Three future approach options were provided in Chapter 4 of the Valued Landscapes Policy Review (2022), as follows: ‘Option 1: Set out a criteria-based policy relating to information in the updated MK LCA 2022’ (a landscape character-based approach without SLA designation), ‘Option 2: Retain and refresh the existing AALs’ and ‘Option 3: commission a new local landscape designation study’. The Valued Landscapes Policy Review (2022) recommended Option 2 was followed, albeit the rationale for why this option was preferable was unclear. However, the council instead opted for ‘Option 3’ and commissioned a new local landscape designation study.
- 8.2.10 The resulting Review of RLLD (2024) assesses the landscape on an LCA-level (as per the LCAs defined in the 2022 Landscape Character Assessment), evaluating the extent to which each area meets the AAL designation criteria. The review document utilises the information collected within the 2022 landscape character assessment to help identify the extent of the Candidate SLAs.
- 8.2.11 Neither part of draft Policy CEA12 seeks to prevent development, but instead relies on understanding key characteristics (a character-based approach) to consider how change can be managed.
- 8.2.12 In fact, the potential for landscape character improvements as set out in draft Policy CEA12 in the draft Local Plan is predicated on the policy enabling development which can deliver such changes, whilst also mitigating any harm arising from the development.
- 8.2.13 Given that a character-based approach is proposed to be used to cover land subject of SLA designation, there is limited, if any, benefit in having the underlying SLA designation relating to the second part of the policy.
- 8.2.14 To cover any specific features or characteristics of particular sensitivity, the limited additional detail in the RLLD could be incorporated into the LCA to provide further clarity on such points.

8.3 Brickhills Candidate SLA

- 8.3.1 As noted above, it is not considered that there is a need for an SLA designation, as a comprehensive character-based approach would suffice.
- 8.3.2 However, if the Council deemed the designation appropriate, consideration should be given to the extent of that designation.
- 8.3.3 The Candidate SLA encompasses almost the same area previously designated as the Brickhills AAL. However, a small area of land surrounding Kelly’s Kitchen Roundabout and a sliver of land at Bow Brickhill have been removed from the Candidate designation, as illustrated in Figure 4.6 of the RLLD (2024).

- 8.3.4 The Draft Brickhills SLA designation covers part of two Landscape Character Areas, LCA 5b and 6a. The part of the SLA in which the Site lies is situated within LCA 5b: Upper Ouzel Clay Vale.
- 8.3.5 The Special Landscape Qualities listed for the Candidate SLA focus primarily on the elevation, gradient and vegetation of the upper slopes and ridgeline of the Brickhills Greensand Ridge. This reflects the findings of the document, which in Table 3.13 states that the lower-lying LCA 5b does not overall merit being taken forward for consideration as a local landscape designation.
- 8.3.6 The Greensand Ridge within LCA 6a Wooded Greensand Ridge fully meets all but two of the SLA designation criteria. Therefore, its inclusion as part of the SLA is more robustly justified.
- 8.3.7 The limited rationale for including the lower slopes within LCA 5b and as part of the SLA relates to this area's role as an undeveloped setting to the wooded ridgeline. In reality, as the visual appraisal has demonstrated, there is very little opportunity to appreciate the undeveloped setting in views to the wooded ridgeline – there are no PROW extending through the Site that enable such an appreciation; views from Brickhill Road (where obtained over hedgerow vegetation) are experienced from fast-moving vehicles; views from within South Caldecotte Business Park and around the A5 junction are dominated by infrastructure; and views from the wider landscape only include the upper slopes of the ridgeline.
- 8.3.8 The RLLD acknowledges this distinction in that it clearly sets out in Management Guidelines for the Candidate SLA that the distinctive wooded escarpment should be protected, whereas in the lower-lying slopes it notes the need to *'retain framed views from the farmed slopes'*. In reality, within the land to the north of the A5, such framed views are not obtained on the lower-lying slopes as there is currently no access to them. The further guideline to *'consider the views from the Brickhills escarpment when planning future extensions to Milton Keynes city'* indicates an understanding that such development is likely to come forward, which is inconsistent with the advice to protect *'these [farmed slopes] as a setting to the ridge'*.
- 8.3.9 In conclusion, it is considered that the Draft Brickhills SLA includes land on the lower slopes, which is not necessary to include in order to protect the identified distinctive elements of the Brickhills Greensand Ridge.

Draft Allocated Site

8.4

- 8.4.1 Even in the event that an SLA was adopted by the Council, including land within the Site, it is noted that the Site lies entirely within a draft allocation for a Strategic City Extension area (as set out in Policy GS17 of the Draft Milton Keynes City Plan: Regulation 18 Plan for Consultation (2024)). The fact that in principle, the Council is prepared to allocate land within the Candidate SLA indicates that they are comfortable that this area can be developed without harm to the valued characteristics of the SLA, which the draft policy CEA12 allows for. Furthermore, point 2 of Policy GS17 states:

"Development of the site must adopt a sensitive landscape-led approach to the layout and design of development that satisfactorily protects or mitigates impacts upon the valued characteristics of the Brickhill Special Landscape Area in accordance with Policy CEA12".

- 8.4.2 On this basis, although this area could be sensitively developed (as set out in section 7 above) to ensure the introduction of the Proposed Development retains the valued characteristics of the SLA, once developed, this area would make even less of a contribution to the landscape qualities of the area. The draft allocation as a Strategic City Extension serves to indicate that the land should not be part of a Candidate SLA.

8.5 Development within Candidate SLA

8.5.1 Even in the event that an SLA was adopted by the Council, including land within the Site, it is considered that the Site could be sensitively developed (as set out in section 7 above) to ensure the introduction of the Proposed Development retains the valued characteristics of the SLA, there is potential to *'incorporate appropriate measures to mitigate landscape and visual impacts'*, in accordance with draft Policy CEA12.

8.5.2 The Proposed Development, would respond in the following ways to the Special Qualities of the Candidate SLA:

The Proposed Development will maintain the form, vegetation and therefore, legibility of the greensand escarpment.

The Proposed Development will retain a sense of contrast between the wooded parts of the Site and open fields by retaining undeveloped open space in the east of the Site.

The Proposed Development will accommodate view corridors that will maintain the long-distance views from the ridge as well as allow for views through the development to the Brickhills Greensand Ridge. The Brickhills Greensand Ridge will still be legible on the more elevated slopes above the proposed built form and, therefore, will remain a distinct backdrop in views.

The Proposed Development will provide additional recreational opportunities, including an expansive area of open space in the east of the Site that is currently private land.

8.5.3 Overall, it is considered that, whilst a change from undeveloped to developed land would take place within parts of the Site, this can be done in a sensitive way that would mitigate landscape and visual impacts and maintain the most important elements of the Candidate SLA.

Conclusions on Evidence Base and Draft Allocation

8.6 In conclusion, local landscape designations in Milton Keynes are unnecessary as a character-based approach can be used to sensitively manage change in the landscape, as draft Policy CEA12 sets out. Furthermore, the policies for the former landscape designation and the proposed SLA do not seek to prevent development, contrary to the basis for the designation, as set out in the Valued Landscapes Review (2022), which mistakenly focused on prevention of development as a test of effectiveness of the policy.

8.6.2 If the Council deemed that the designation was necessary, consideration should be given to the extent of that designation. The Special Landscape Qualities listed for the Candidate SLA focus primarily on the elevation, gradient and vegetation of the upper slopes and ridgeline of the Brickhills Greensand Ridge. This reflects the findings of the RLLD that the lower-lying LCA 5b does not merit being taken forward for consideration as a local landscape designation. This conclusion is agreed in this Landscape and Visual Appraisal, and it is considered that the Draft Brickhills SLA includes land on the lower slopes which is not necessary to include in order to protect the identified distinctive elements of the Brickhills Greensand Ridge.

8.6.3 Finally, in the event that an SLA were adopted by the Council, including land within the Site, it is noted that development can be accommodated within the Site in a way that sensitively mitigates impacts on the Special Qualities, in accordance with draft Policy CEA12. The Site also lies entirely within a draft allocation as a Strategic City Extension area, indicating that the Council is comfortable that this area can be developed without harm to the valued characteristics of the SLA, which the Candidate SLA and allocation policies allow for.

However, the draft allocation as a Strategic City Extension serves to indicate that the land should not be part of a Candidate SLA.

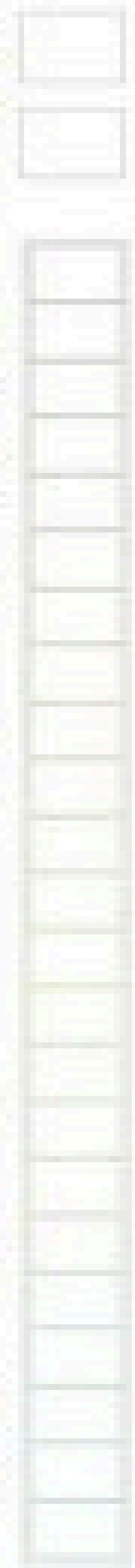
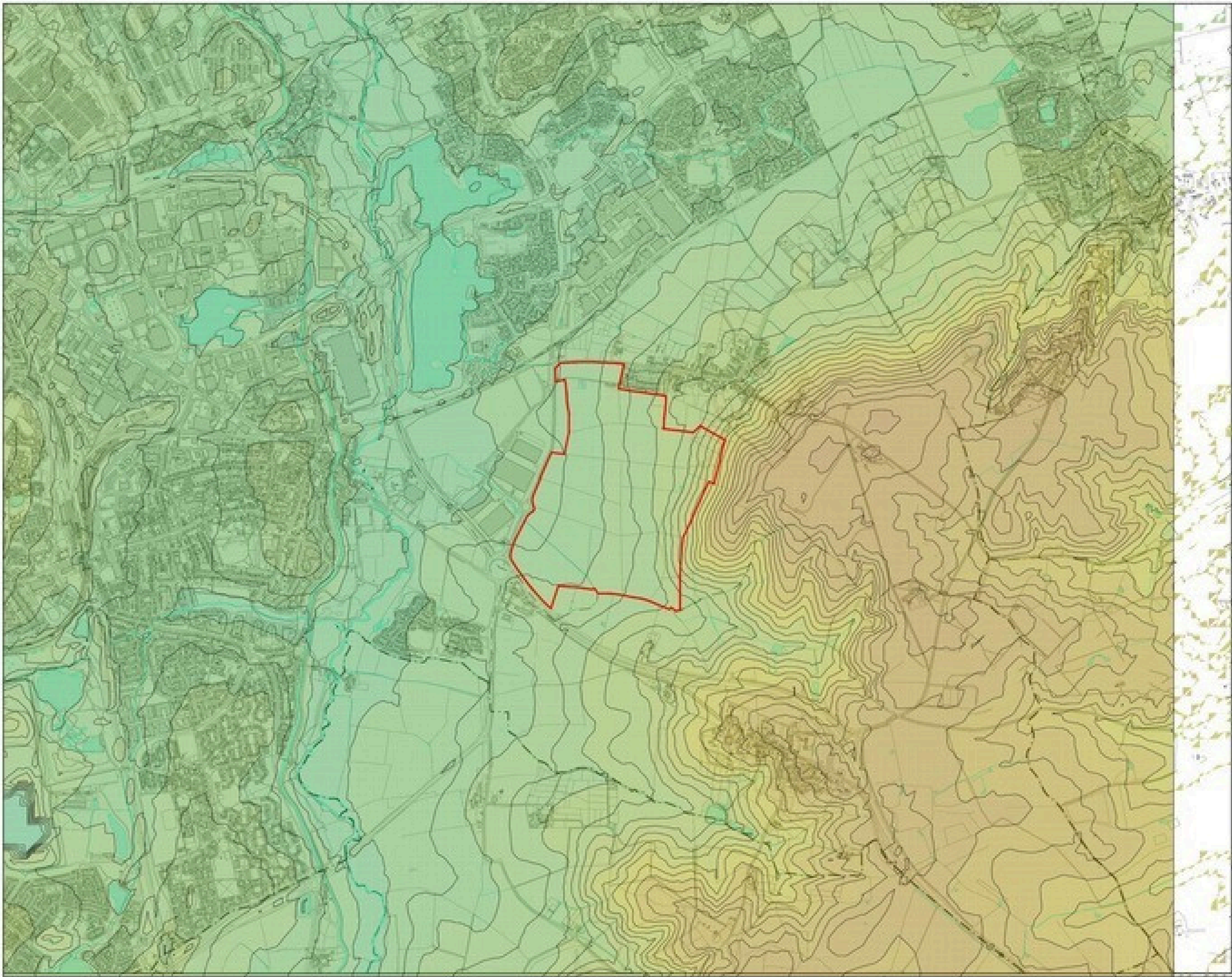
9 Summary and Conclusion

- 9.1.1 The Site is located on the south-eastern edge of Milton Keynes, to the east of Brickhill Street and to the south of the settlement of Bow Brickhill. To the east lies the well-wooded Brickhills Greensand Ridge, which forms a robust and distinctive natural containment of the wider urban area of Milton Keynes. A break in slope between the gentle gradient to the west and steeper gradient of the ridgeline to the east occurs at the eastern edge of the Site. Numerous major roadways extend through the vicinity of the Site, notably the A5 and A4146 to the south.
- 9.1.2 The current urban area has been subject to recent expansion in the form of employment development at South Caldecotte Business Park to the west, and planned expansion at South East Milton Keynes to the north of the Site extending up the lower slopes of the Greensand Ridge to approximately 90m AOD. The settlement of Bow Brickhill itself comprises an older linear cluster to the north-east, extending up the ridgeline from approximately 100m AOD. To the west, the settlement includes a substantial block of 20th-century suburban development on the lower slopes, adjoining the Site.
- 9.1.3 Published character assessments include the following key characteristics of this area:
- Distinctive escarpment of the Brickhills Greensand Ridge forming a wooded skyline.
 - Views towards the Brickhills Greensand Ridge across the lower-lying vale landscape.
 - The visual influence of Milton Keynes and urban fringe development; and the dominance of transport routes, resulting in fragmentation and a lack of visual cohesiveness and poor landscape condition.
 - Panoramic views across Milton Keynes from the Brickhills Greensand Ridge.
- 9.1.4 Key guidelines set out in published assessments include:
- Extension of the green infrastructure network.
 - Enhanced recreational use of the area.
 - Creation of new woodland and hedgerow restoration.
 - Retaining views across the area to the Brickhills Greensand Ridge.
 - Maintaining separation between rural villages and Milton Keynes.
 - Ensure development does not break the existing wooded skyline of the Brickhills Greensand Ridge.
- 9.1.5 The published characteristics set out a range of sensitivities of development of the Site, notably the visibility of the Greensand Ridge from lower-lying land. However, the Milton Keynes Landscape Sensitivity Study (2016) concludes that the land, including the Site (Land Area 12 'Bow Brickhill Claylands') is of medium sensitivity to residential development and states that *'there are likely to be opportunities to accommodate residential development without a significant adverse change in landscape character.'* The document goes on to note the need to preserve the perception of the Greensand Ridge as a key landform feature; and the contrast between it and the flat claylands. The document then sets out the need for a strong landscape structure to shield development from views on the Greensand Ridge; and the need to avoid coalescence with the historic village of Bow Brickhill.
- 9.1.6 Key themes of relevant policy include the need for green infrastructure network enhancement, including extending the Milton Keynes 'forest city' concept; and respecting landscape

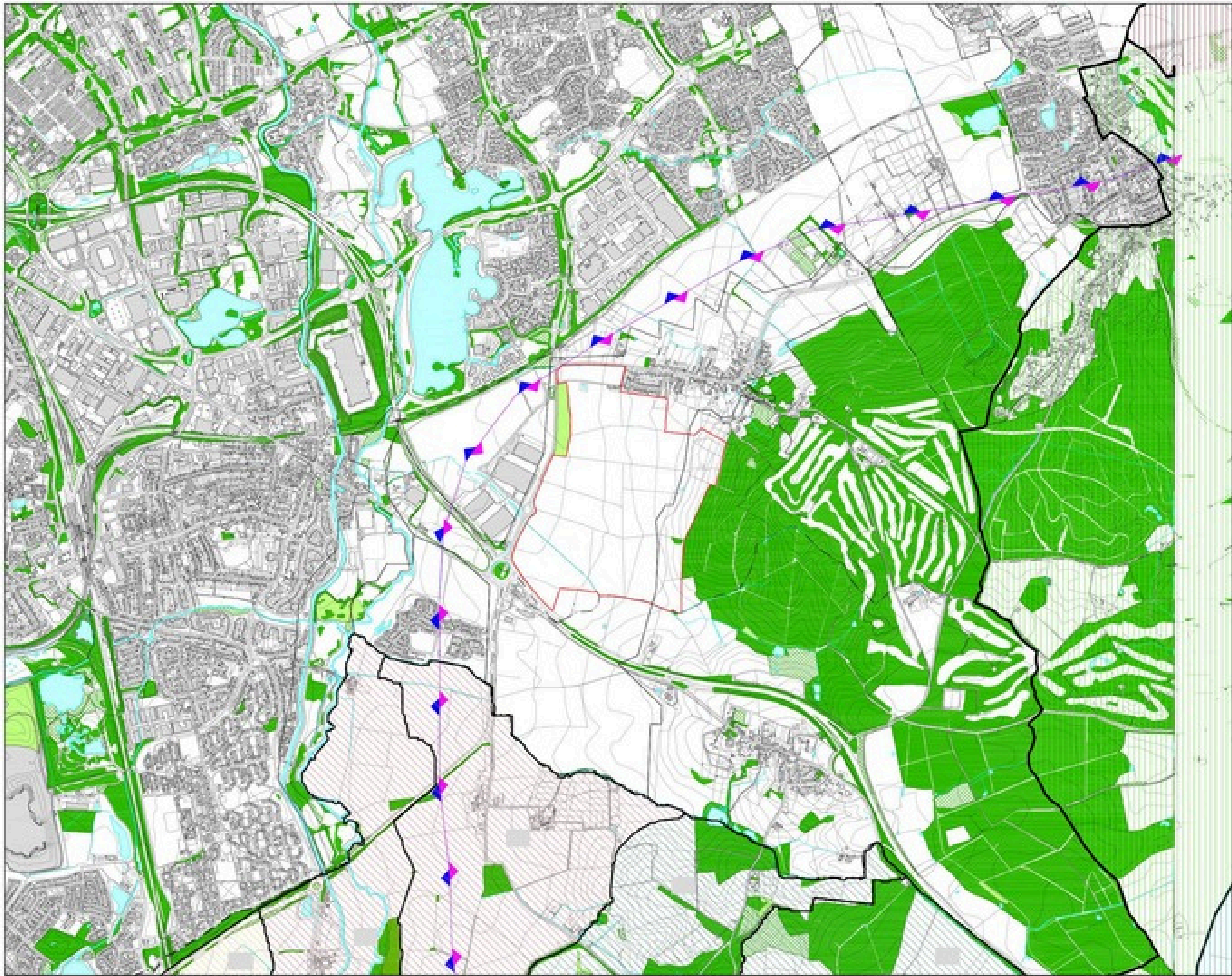
character in the countryside, especially natural features, the historic setting and structure of villages, important views and tranquillity.

- 9.1.7 The Draft Milton Keynes City Plan 2050: Regulation 18 Plan for Consultation, identifies the Site and land south of the A5, collectively referred to as 'South of Bow Brickhill' as a Strategic City Extension, supported by draft Policy GS17 as an area for mixed-use residential-led strategic development.
- 9.1.8 The RLLD (2024) identifies the Site to lie entirely within the proposed Brickhills SLA (a local landscape designation), supported by draft Policy CEA12 in the Draft Milton Keynes City Plan 2050.
- 9.1.9 The Site comprises an open landscape of regular field pattern, with a predominant east-west grain, of medium-large fields to the south and smaller scale to the north, bounded by hedgerows which are more substantial to the north. Access to the Site is limited to one PROW in the northern part of the Site and there are limited PROW to the west and south, although there is a network of PROW on the Greensand Ridge to the east. To the north, the Site is influenced by 20th-century suburban development at Greenways and Downsview and to the west, the Site is subject to the strong influence of large built forms and infrastructure in the South Caldecotte Business Park. The historic part of Bow Brickhill is separated from the Site and from suburban development in the west of the settlement by publicly-accessible rough grassland, paddocks and large back gardens, to the north-east of the Site. There are pockets of vegetation softening the edge of Bow Brickhill and there is a greater sense of containment adjacent to the settlement, notably in the north-western field of the Site. There is limited tranquillity across the Site.
- 9.1.10 There are views of the Site from limited locations on the Greensand Ridge to the east and south-east where the characteristic vegetation does not curtail views out. There are no views of the Site from the valley floor to the south of the A5, owing to intervening landform, built form and vegetation. There are limited local pedestrian viewpoints to the west, save for the Redway extending through the South Caldecotte Business Park. Views from this location and the vicinity of the A5-A4146 junction to the south-west are dominated by large built form, infrastructure and traffic. There are limited publicly-accessible views from further distances, and in these views only the elevated easternmost edge of the Site is visible.
- 9.1.11 It is considered that there is potential for residential development within the Site, subject to a sensitive approach. The Site is contained to the east by the Brickhills Greensand Ridge, which forms a robust and distinctive natural containment to the wider urban area of Milton Keynes. The alignment of the city's loose grid pattern is partly based on the Roman road Watling Street which extends south-east from the city, to ascend the Greensand Ridge, adjacent to the Site. The Site therefore forms a logical extension to the planned city alongside this axis, contained by its natural landscape setting.
- 9.1.12 To protect the distinct character of the Brickhills Greensand Ridge, the 90m contour forms the development extent. This extent would:
- maintain built form height below the legible break in slope up to the ridgeline;
 - coincide with the extent of the block of mid-20th century extension of the otherwise linear settlement of Bow Brickhill;
 - avoid any perception of new built development on the flanks of the Brickhills Greensand Ridge in glimpsed longer-distance views over intervening features from the urban area or from elevated locations at long distances to the south-west; and
 - avoid built form protruding into views out from the ridge over the wide panorama.

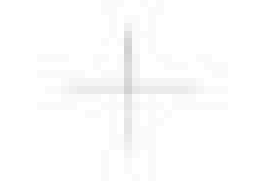
- 9.1.13 Built development should be drawn back from the valley landform to the south-east, which is a clear link into the wider landscape.
- 9.1.14 The valley form should be used as a key corridor for water management (SuDS and flooding) based on a strong legible existing landscape structure, including a watercourse and substantial vegetation.
- 9.1.15 There is potential for a locally distinctive, heathy mosaic open space (heathy scrub with grassland and canopy trees) on the elevated eastern edge of the Site, offering panoramic views out over the city, not currently obtained from the wooded ridgeline. This natural park would provide a notable benefit to residents and could include a range of leisure activities, as well as areas focused on biodiversity benefit.
- 9.1.16 The extent and pattern of the Proposed Development will correspond with the existing settlement at Bow Brickhill but will maintain a clear physical and visual separation from the older extent of the village.
- 9.1.17 View corridors from the valley floor and lower slopes up to the wooded ridgeline would preserve the perceptual connection with the Greensand Ridge as a key part of Milton Keynes' setting – an important consideration in published character assessment for this area.
- 9.1.18 These view corridors would be provided along the existing landscape pattern, which forms a basis for the extension of the MK grid and accounts for existing hedgerows and trees.
- 9.1.19 Contrary to the draft designation of Special Landscape Areas, it is considered that local landscape designations in Milton Keynes are not necessary as a character-based approach can be used to manage change in the landscape sensitively, as draft policy CEA12 sets out. Furthermore, the policies for the former landscape designation and the proposed SLA do not seek to prevent development, contrary to the basis for the designation, as set out in the Valued Landscapes Review (2022) which mistakenly focused on prevention of development as a test of the effectiveness of the policy.
- 9.1.20 If the Council deemed that the designation was necessary, consideration should be given to the extent of that designation. The Special Landscape Qualities listed for the Candidate SLA focus primarily on the elevation, gradient and vegetation of the upper slopes and ridgeline of the Brickhills Greensand Ridge. This reflects the findings of the RLLD that the lower-lying LCA 5b does not merit being taken forward for consideration as a local landscape designation. This conclusion is agreed in this Landscape and Visual Appraisal, and it is considered that the Draft Brickhills SLA includes land on the lower slopes which is not necessary to include in order to protect the identified distinctive elements of the Brickhills Greensand Ridge.
- 9.1.21 Finally, in the event that an SLA were adopted by the Council, including land within the Site, it is noted that the Site lies entirely within a draft allocation as a Strategic City Extension area indicating that the Council is comfortable that this area can be developed without harm to the valued characteristics of the SLA, which the Candidate SLA and allocation policies allow for. However, the draft allocation as a Strategic City Extension serves to indicate that the land should not be part of a Candidate SLA or, if included, could be acceptable within the SLA.



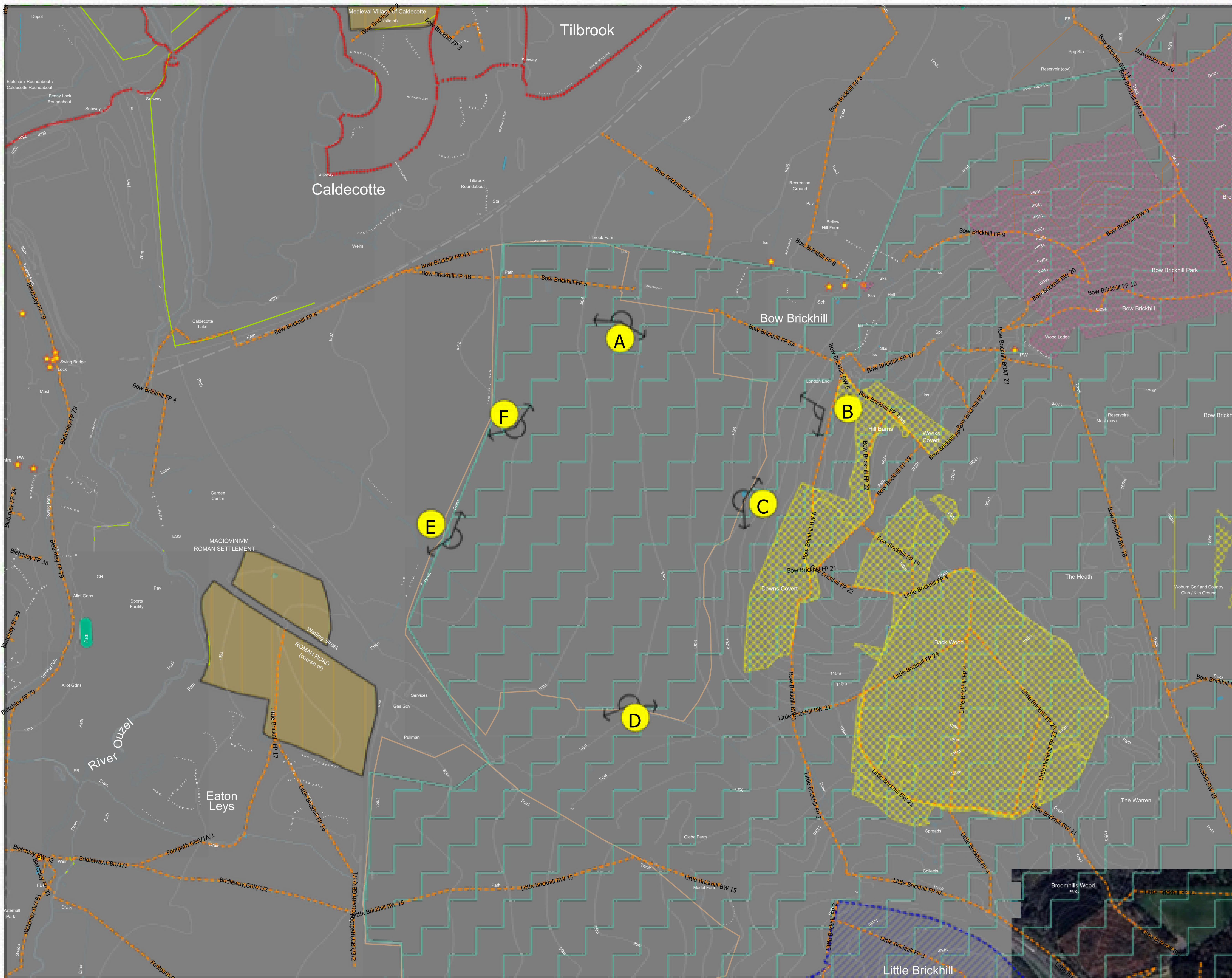
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- [Yellow box]
- [White box]
- [White box]
- [Brown hatched box]
- [Light green hatched box]
- [Dark blue hatched box]
- [Orange hatched box]
- [Grey hatched box]
- [Grey hatched box]



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Date: 2023-10-27
Author: [Name]



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Revision	Date	Drn	Ckd

- ### LEGEND
- Site Boundary
 - Existing Water Courses and Features ^
 - Contours/Spot Heights (Metres AOD) ^
 - Public Rights of Way *
 - Countryside Rights of Way Access Areas #
 - Ancient Woodland #
 - Cycle Route ^^
 - Listed Buildings ~
 - Conservation Area ~
 - Scheduled Monument ~
 - Linear Parks ++
 - Settlement Boundary ++
 - Strategic Site Allocations - South-east Milton Keynes ++
 - Location of Photographic Viewpoints (Site Appraisal Photographs: A-F)
- ### Draft Landscape Designations/ allocations
- Brickhills Special Landscape Area ~~~
 - Strategic City Extension ~~~

Sources:

- OS 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
- Aylesbury Vale District Council
- Milton Keynes City Plan 2050, draft Policy areas extrapolated from Milton Keynes City Council interactive mapping
- Milton Keynes Local Plan (Plan 99(2019)) policy areas, extrapolated from Milton Keynes City Council interactive mapping

Data collected 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.

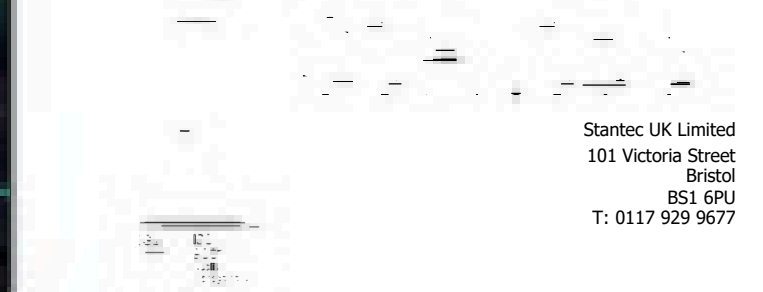
FIGURE 4

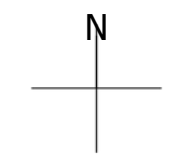
Project
South of Bow Brickhill

Drawing Title
Site Appraisal Plan


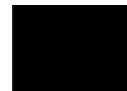
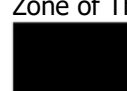
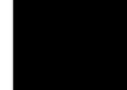
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27.08.2024	1:5,000 @A1 1:10,000 @A3	DW	IK
Drawing No	Revision		
333101362			

BL-LP-04





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: 8m high
 Woodland Blocks 12m;
 The ZTV is based on 41 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.

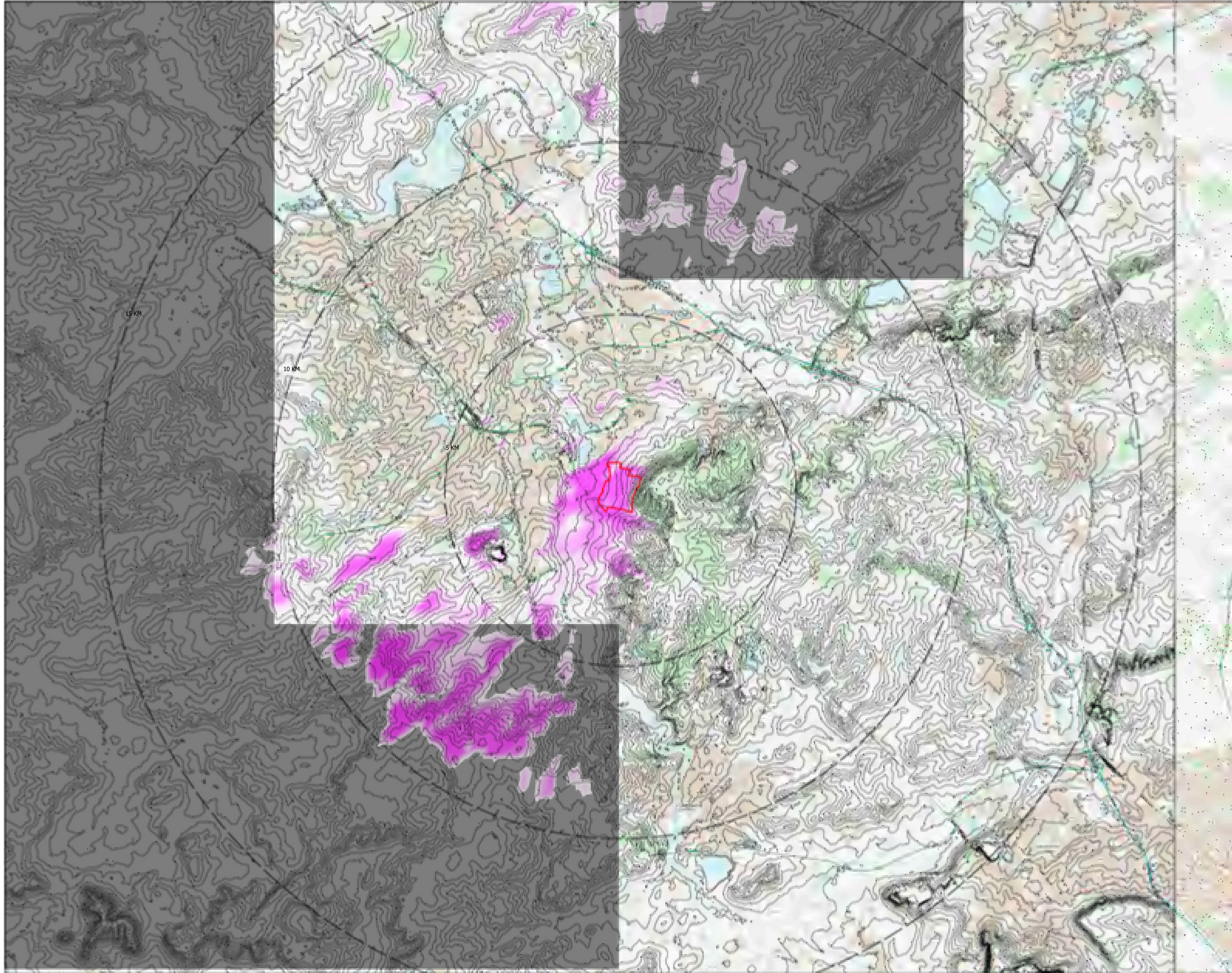
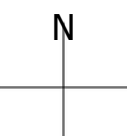


FIGURE 5
 South of Bow Brickhill
 Zone of Theoretical Visibility




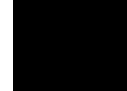

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 Scale: 1:50,000 @A1
 1:100,000 @A3
 Drawing No: BL-LP-05
 Drawn by: DW
 Check by: I. R. K...

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LEGEND

-  Site Boundary
-  Partial Views
-  Truncated/No Views
-  Open Views
-  Location of Photographic Viewpoints (Site Context Photographs: 1-15)

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.

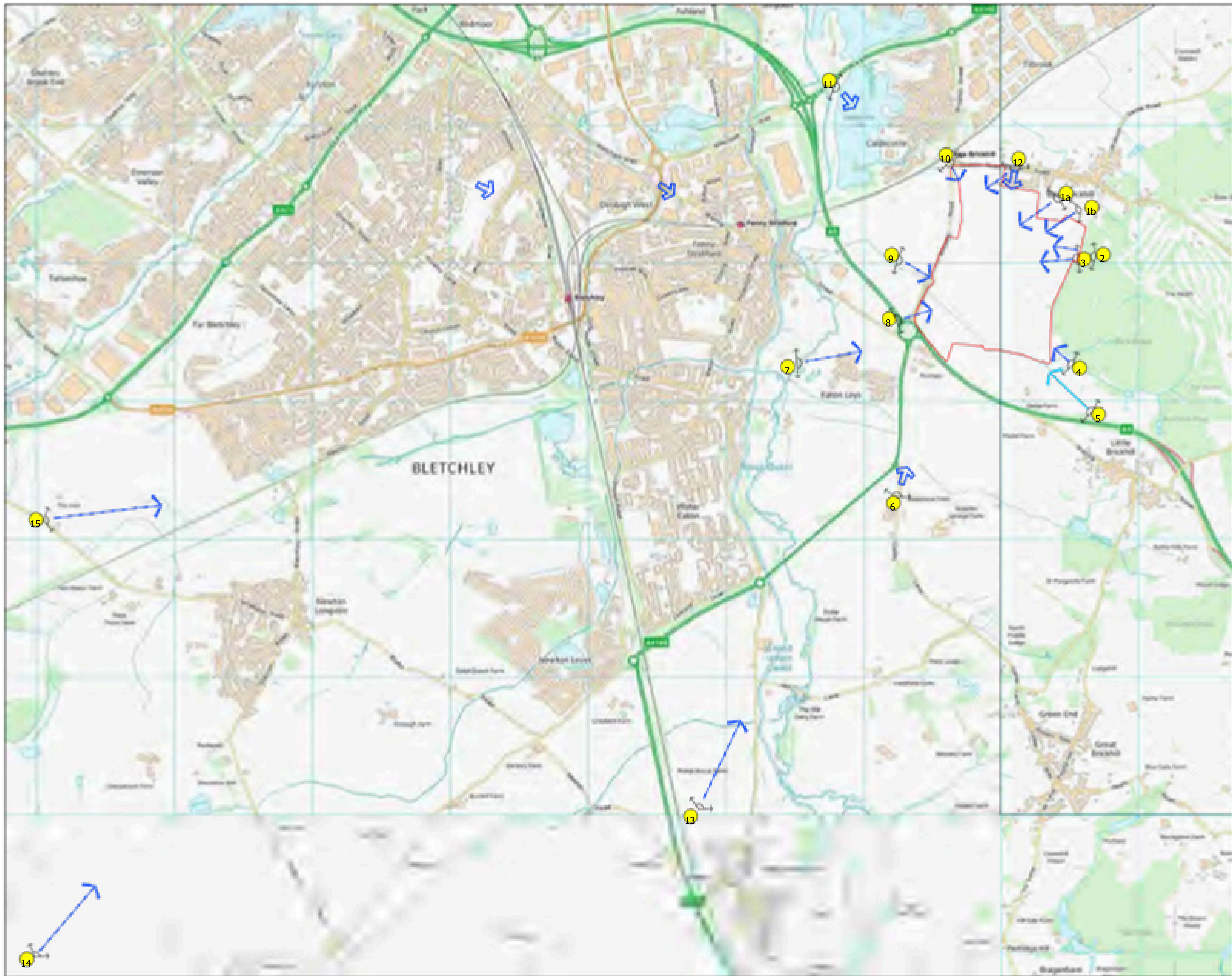
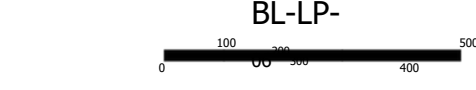


FIGURE 6
Project
South of Bow Brickhill

Drawing Title
Visual Appraisal Plan

Date: 25/09/2024
Drawing No: 333101362
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1:25,000 @A3
Drawing No: BL-LP-
Designed by: I. R. K...
Checked by: I. R. K...

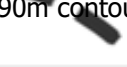


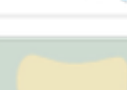






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LEGEND

-  Site Boundary
-  Contours/Spot Heights (Metres AOD) ^
-  Indicative of existing locally distinctive woodland on the Brickhills Greensand Ridge
-  Public Rights of Way and cycle routes */^^
-  Allocations under construction ~
-  Strategic City Extension (areas beyond the extent of the Site) **

Landscape and Visual Opportunities and Constraints

-  90m contour edge of developable extent of the Site
-  Draw development edge away from valley landform
-  Valley landform to be utilised as a green and blue infrastructure corridor
-  Land to be provided as open space (natural mosaic structure)
-  Views from Brickhills Greensand Ridge
-  Views to Brickhills Greensand Ridge
-  Existing structural vegetation framework as basis for extension of MK grid pattern
-  Indicative developable extent of the Site

Sources:
 ^ OS Mapping
 ^^ Milton Keynes Council Online Map
 ^^ Sustrans National Cycle Network GIS Data Set
 ~ Plan MK-2019
 ** Draft MK City Plan 2050 Reg 18

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.

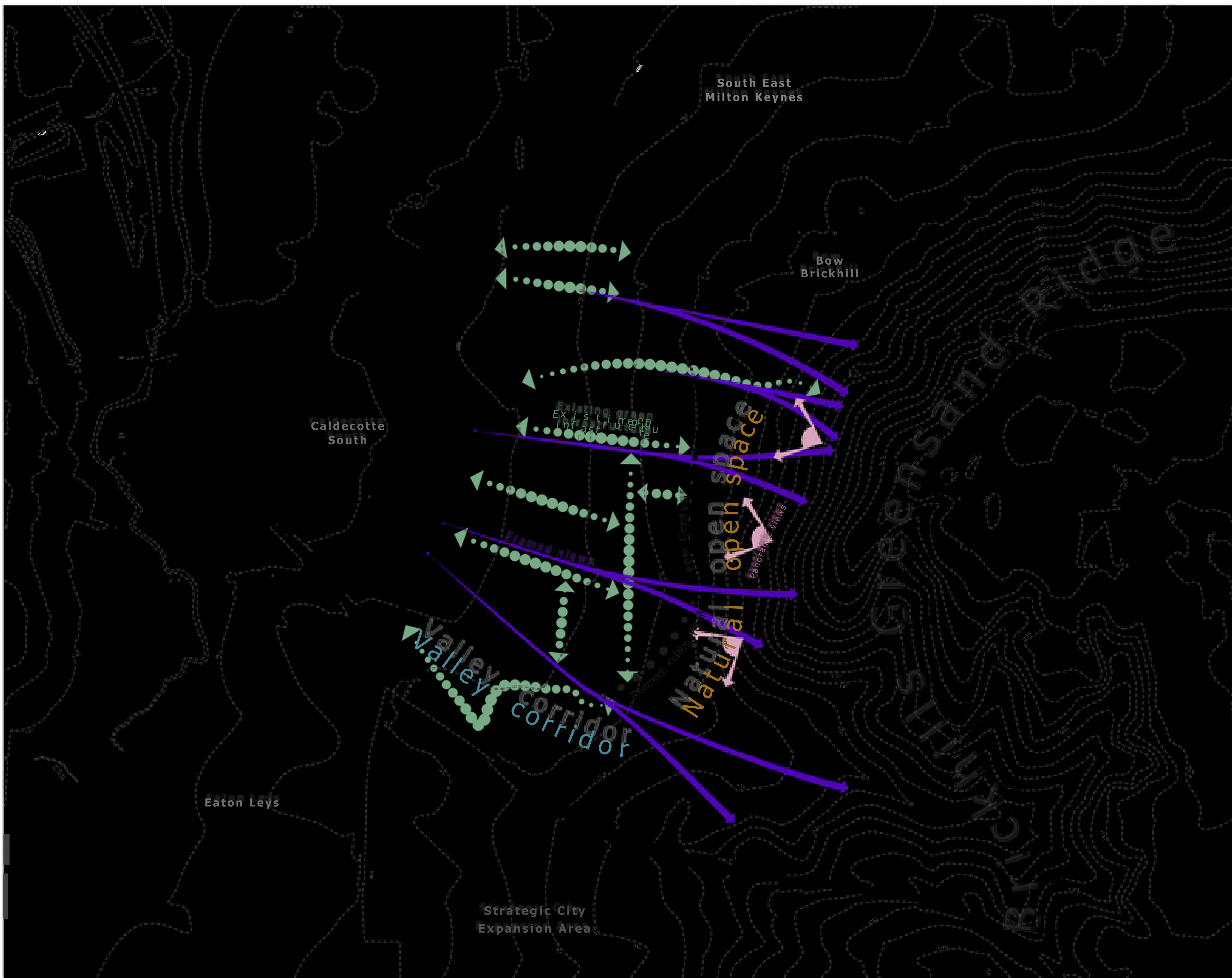


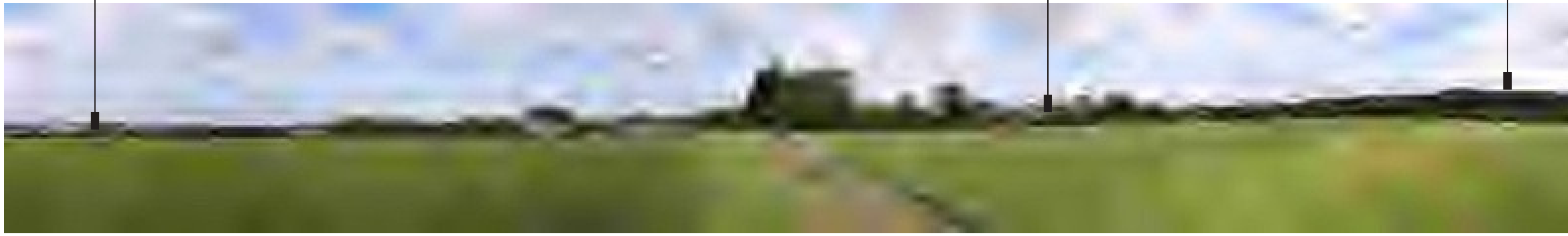
FIGURE 7
 Project
 South of Bow Brickhill
 Landscape and Visual Opportunities and Constraints

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333101362	Drawing No		
	BL-LP-07		

South Caldecotte Business Park

Bow Brickhill

Brickhills Greensand Ridge



Site Appraisal Photograph A:

Brickhills Greensand Ridge

South Caldecotte Business Park



Site Appraisal Photograph B:

South Milton Keynes services

South Caldecotte Business Park

Bow Brickhill



Site Appraisal Photograph C:

Fenny Stratford

South Caldecotte Business Park

Bow Brickhill

Brickhills Greensand Ridge



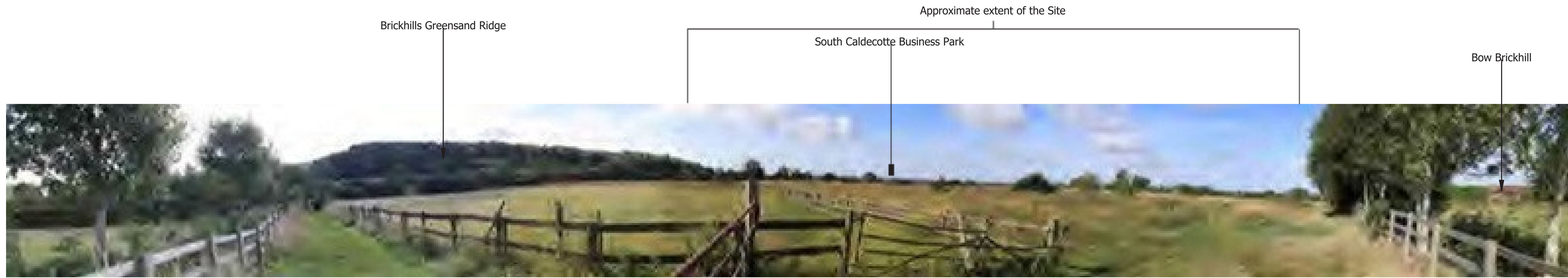
Site Appraisal Photograph D:



Site Appraisal Photograph E:



Site Appraisal Photograph F:



Site Context Photograph 1a: View south-west from PRow BB FP 005A, south of Bow Brickhill

This panorama is not to scale. For contextual information only

90° Horizontal field of view extracted

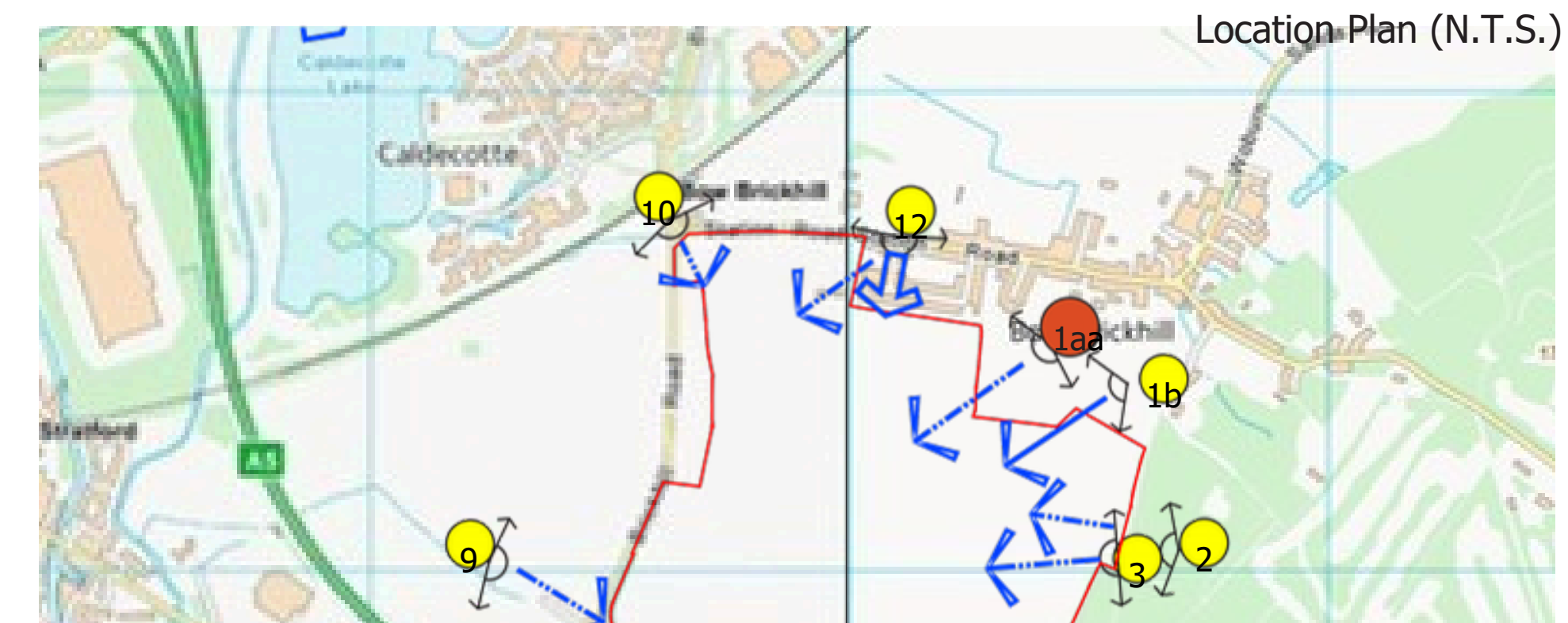


Easting / Longitude: 490423 / 52.001366°
 Northing / Latitude: 234473 / -0.684225°
 Elevation: 96m (AOD)
 Distance to the Site: 145m

Date Taken: 21/08/2024
 Camera: Canon 6D (Full Frame Sensor)
 Lens: 50mm fixed lens

Visualisation Type: Type 1 Annotated Viewpoint Photograph
 Enlargement Factor: 100%
 Projection: Cylindrical

Drawn By: DW
 Checked By: IK
 Approved By: PC



Location Plan (N.T.S.)

Approximate extent of the Site

South Caldecotte Business Park



Site Context Photograph 1b: View south from View south from PRoW BB FP 005A

This panorama is not to scale. For contextual information only

90° Horizontal field of view extracted

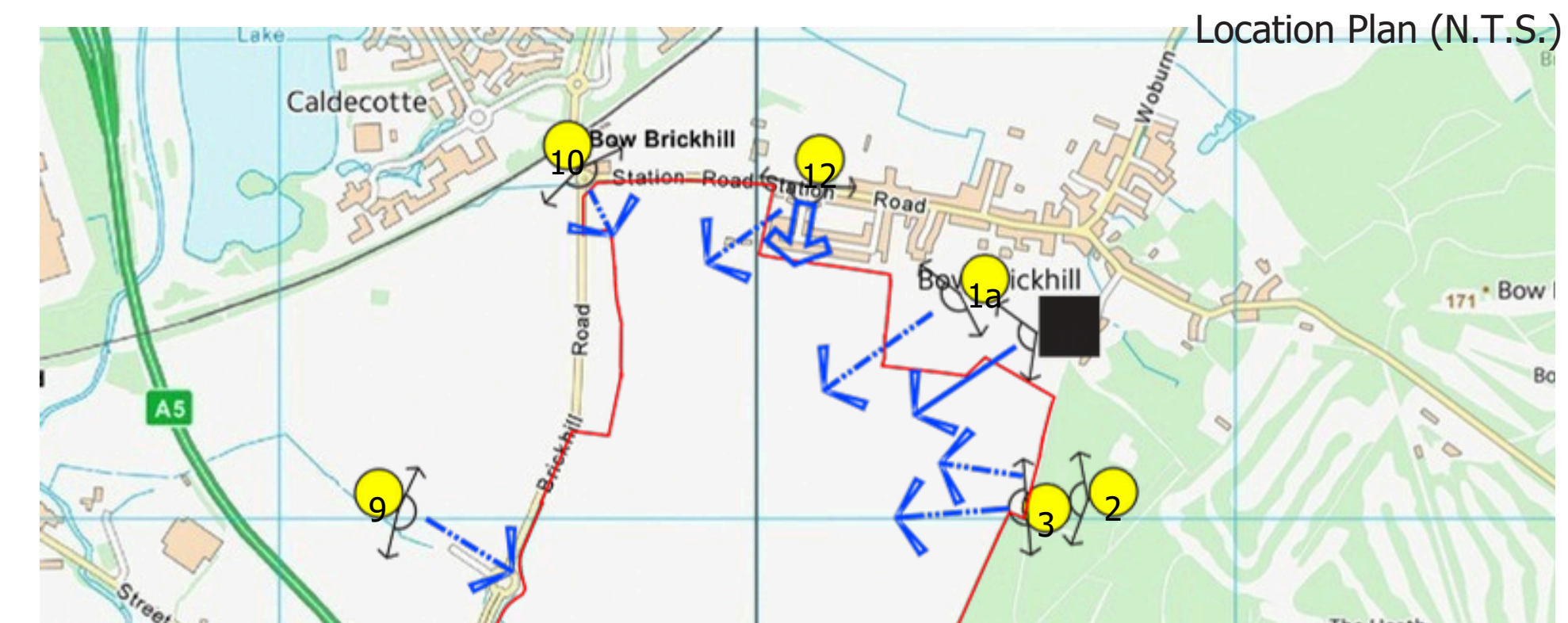


Easting / Longitude: 490585 / 52.000597°
Northing / Latitude: 234391 / -0.681896°
Elevation: 104m (AOD)
Distance to the Site: 98m

Date Taken: 21/08/2024
Camera: Canon 6D (Full Frame Sensor)
Lens: 50mm fixed lens

Visualisation Type: Type 1 Annotated Viewpoint Photograph
Enlargement Factor: 100%
Projection: Cylindrical

Drawn By: DW
Checked By: IK
Approved By: PC



Approximate extent of the Site



Site Context Photograph 2: View west from PRow BB FP 022, within Hill Barns woodland.

This panorama is not to scale. For contextual information only

90° Horizontal field of view extracted

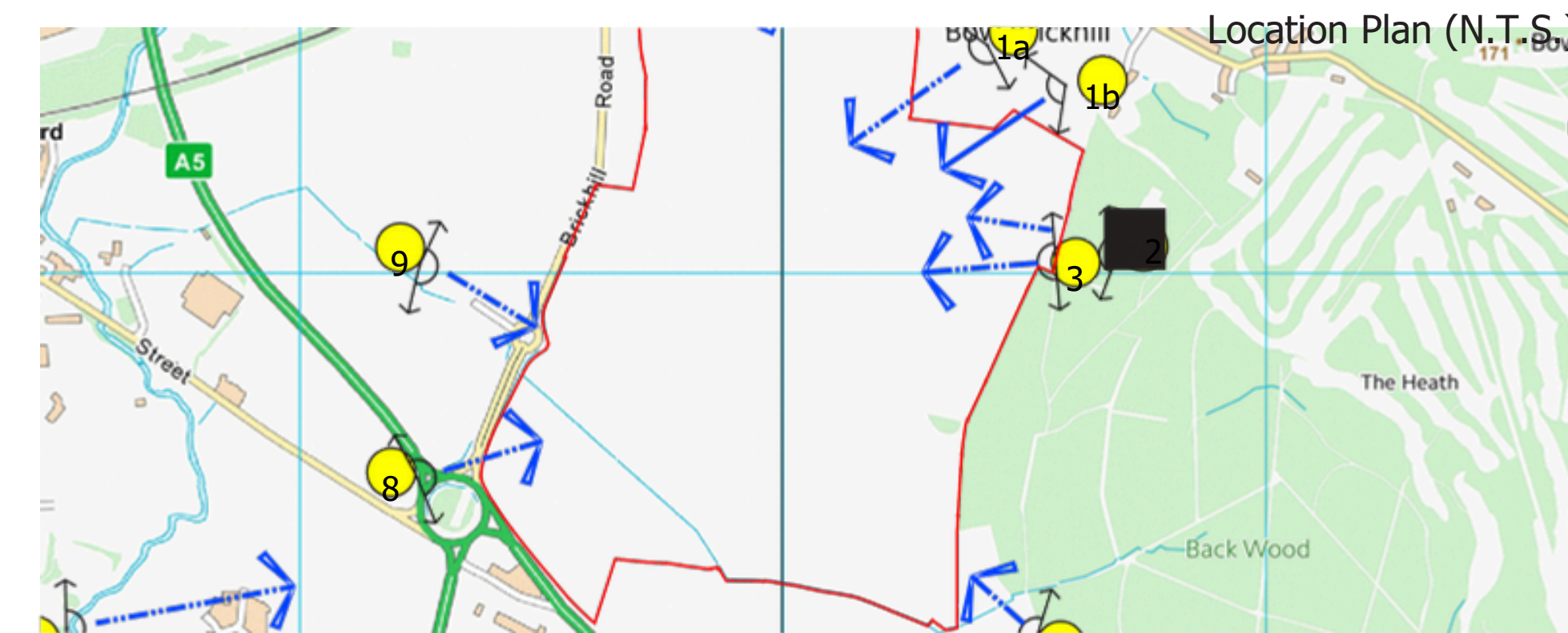


Easting / Longitude: 490692 / 51.997448°
Northing / Latitude: 234042 / -0.680423°
Elevation: 145m (AOD)
Distance to the Site: 121m

Date Taken: 21/08/2024
Camera: Canon 6D (Full Frame Sensor)
Lens: 50mm fixed lens

Visualisation Type: Type 1 Annotated Viewpoint Photograph
Enlargement Factor: 100%
Projection: Cylindrical

Drawn By: DW
Checked By: IK
Approved By: PC



Approximate extent of the Site

South Caldecotte Business Park

Bow Brickhill



This panorama is not to scale. For contextual information only

Site Context Photograph 3: View west from PRow BB BW 006, on the western edge of Hill Barns woodland.

009 Horizontal field of view extract

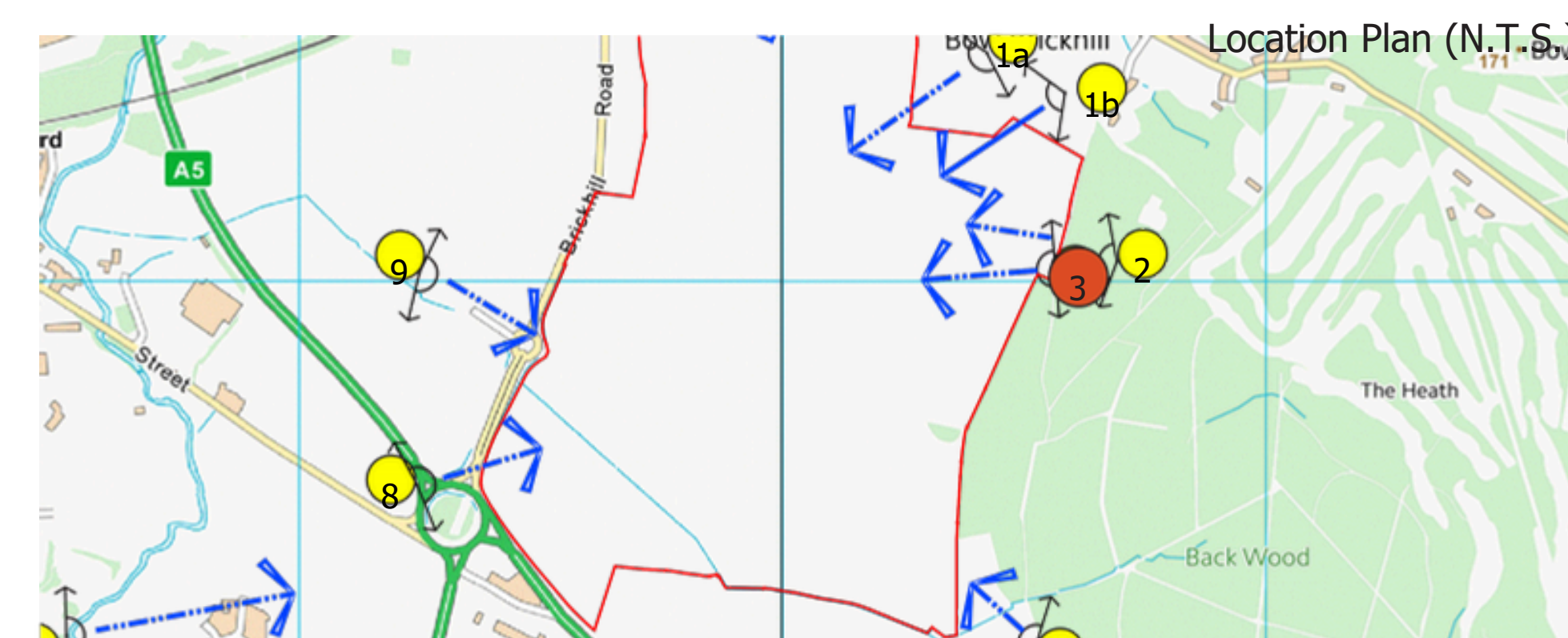


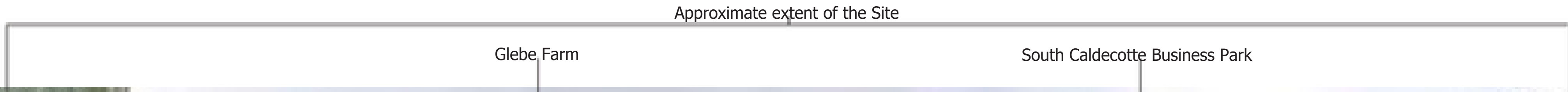
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Northing / Latitude: 234027 / -0.682283°
Elevation: 123m (AOD)
Distance to the Site: 0m

Date Taken: 21/08/2024
Camera: Canon 6D (Full Frame Sensor)
Lens: 50mm fixed lens

Visualisation Type: Type 1 Annotated Viewpoint Photograph
Enlargement Factor: 100%
Projection: Cylindrical

Drawn By: DW
Checked By: IK
Approved By: PC





Site Context Photograph 4: View north-west from PRow LB FP 002, on the western edge of Back Wood/Downs Covert

This panorama is not to scale. For contextual information only

90° Horizontal field of view extracted

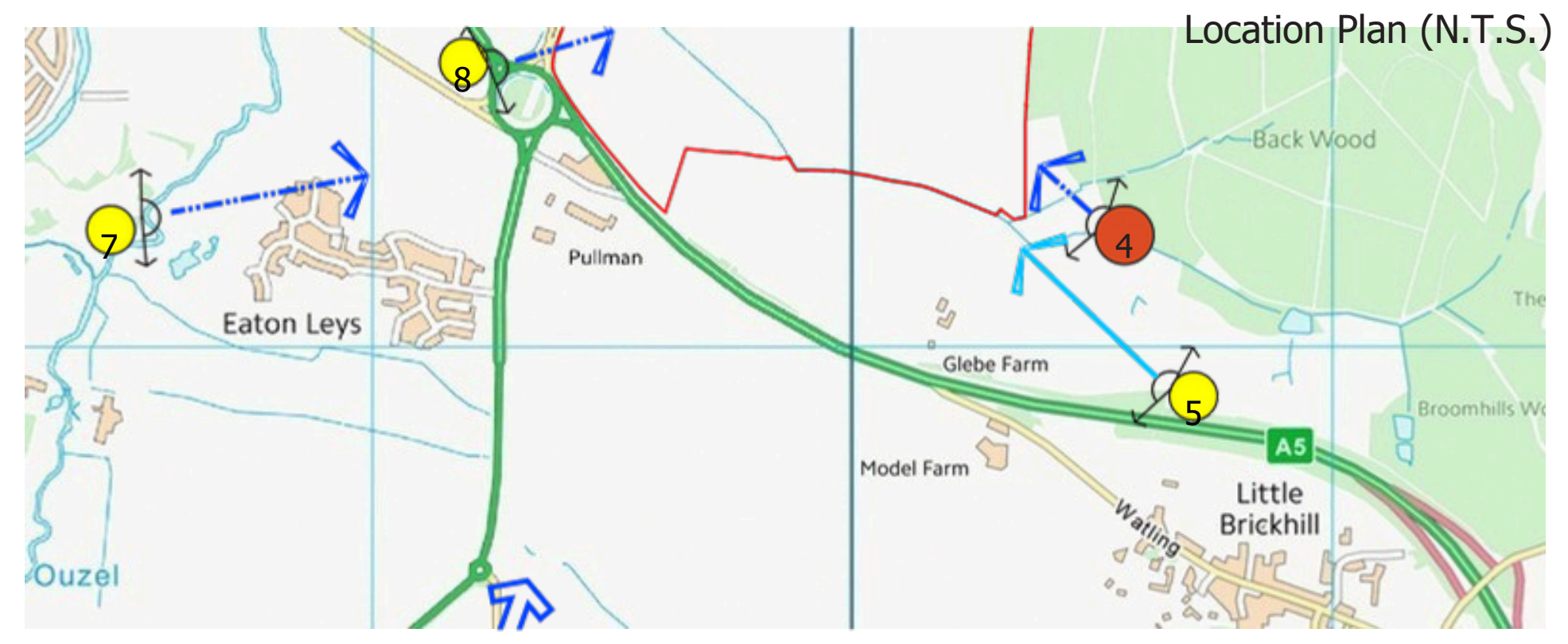


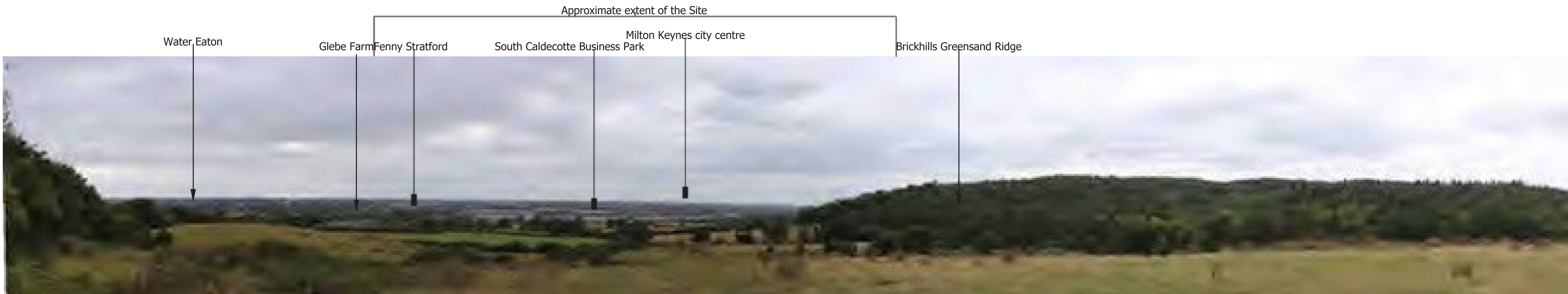
Easting / Longitude: 490526 / 51.990395°
 Northing / Latitude: 233255 / -0.683046°
 Elevation: 98m (AOD)
 Distance to the Site: 166m

Date Taken: 21/08/2024
 Camera: Canon 6D (Full Frame Sensor)
 Lens: 50mm fixed lens

Visualisation Type: Type 1 Annotated Viewpoint Photograph
 Enlargement Factor: 100%
 Projection: Cylindrical

Drawn By: DW
 Checked By: IK
 Approved By: PC





Site Context Photograph 5: View north-west from PRow LB FP 002, immediately north of the A5.

This panorama is not to scale. For contextual information only

90° Horizontal field of view extracted

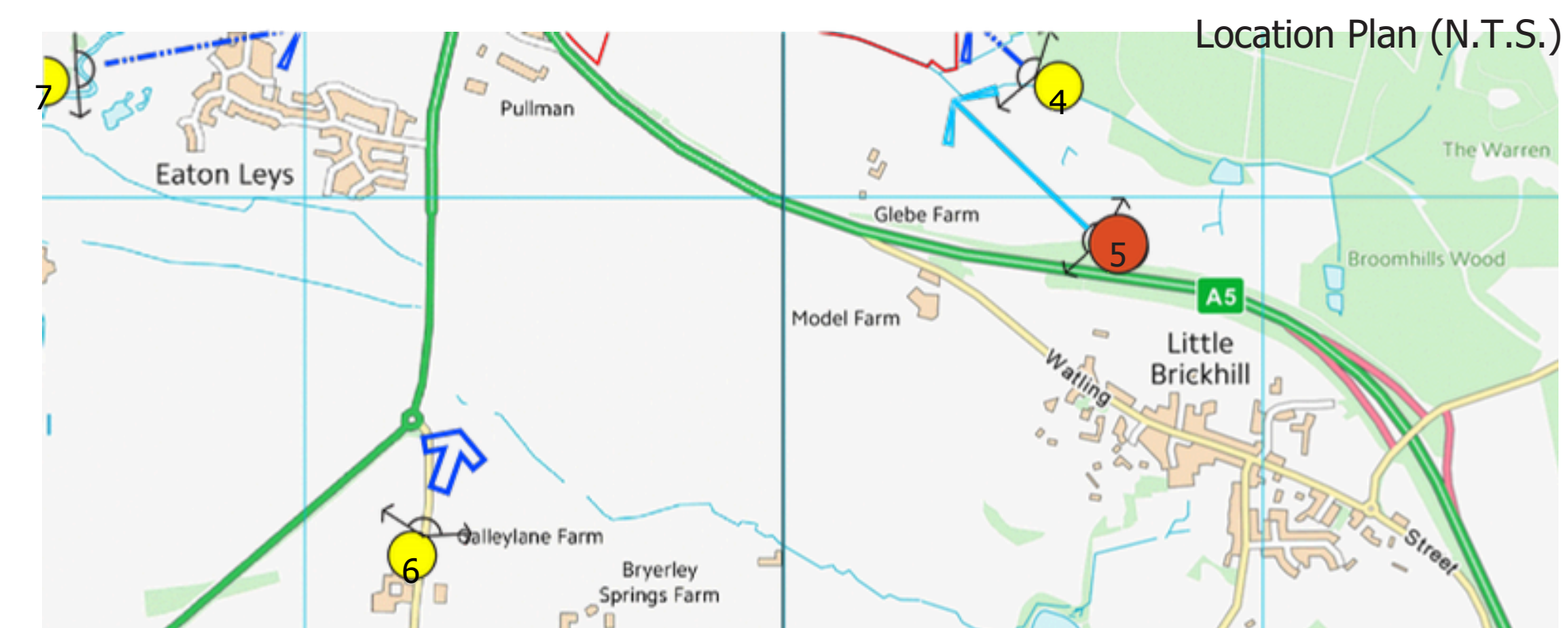


Easting / Longitude: 490663 / 51.987302°
 Northing / Latitude: 232913 / -0.681144°
 Elevation: 122m (AOD)
 Distance to the Site: 468m

Date Taken: 21/08/2024
 Camera: Canon 6D (Full Frame Sensor)
 Lens: 50mm fixed lens

Visualisation Type: Type 1 Annotated Viewpoint Photograph
 Enlargement Factor: 100%
 Projection: Cylindrical

Drawn By: DW
 Checked By: IK
 Approved By: PC





Site Context Photograph 6: View north from Galley Lane, immediately north of Galley Lane Cottages.

This panorama is not to scale. For contextual information only

90° Horizontal field of view extracted

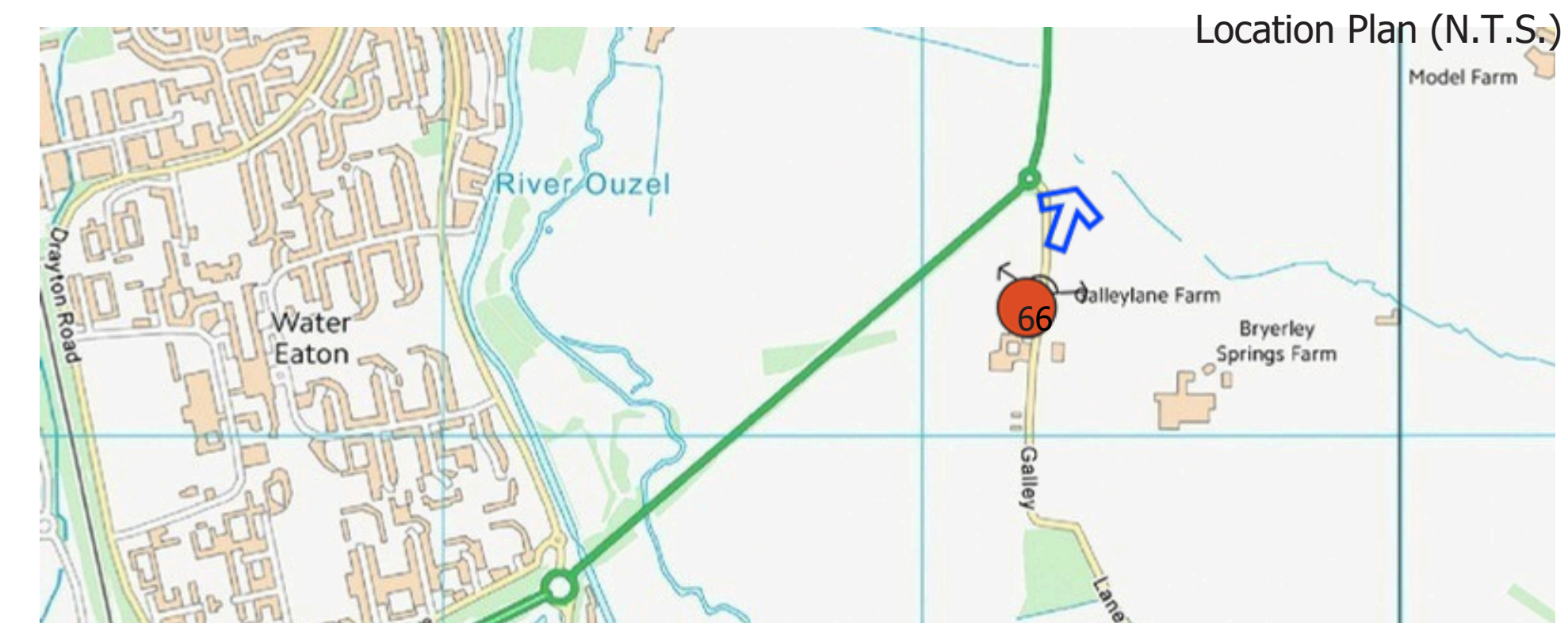


Easting / Longitude: 489248 / 51.981995°
 Northing / Latitude: 232297 / -0.701914°
 Elevation: 83m (AOD)
 Distance to the Site: 1.05km

Date Taken: 21/08/2024
 Camera: Canon 6D (Full Frame Sensor)
 Lens: 50mm fixed lens

Visualisation Type: Type 1 Annotated Viewpoint Photograph
 Enlargement Factor: 100%
 Projection: Cylindrical

Drawn By: DW
 Checked By: IK
 Approved By: PC





Site Context Photograph 7: View north-east from Waterhall Park, near the course of the River Ouzel.

This panorama is not to scale. For contextual information only.



90° Horizontal field of view extracted

Easting / Longitude: 488522 / 51.990852°
 Northing / Latitude: 233270 / -0.712223°
 Elevation: 68m (AOD)
 Distance to the Site: 0.91km

Date Taken: 21/08/2024
 Camera: Canon 6D (Full Frame Sensor)
 Lens: 50mm fixed lens

Visualisation Type: Type 1 Annotated Viewpoint Photograph
 Enlargement Factor: 100%
 Projection: Cylindrical

Drawn By: DW
 Checked By: IK
 Approved By: PC

