

# Aspley Triangle Landscape Sensitivity Study

## | Final Report |



by Land Use Consultants



January 2007



**ASPLEY TRIANGLE**  
**LANDSCAPE SENSITIVITY**  
**STUDY**

**Final Report**

**Prepared for Bedfordshire County  
Council and Mid Bedfordshire  
District Council  
by  
Land Use Consultants  
January 2007**

43 Chalton Street  
London NW1 1JD  
Tel: 020 7383 5784  
Fax: 020 7383 4798  
[luc@london.landuse.co.uk](mailto:luc@london.landuse.co.uk)



## **ACKNOWLEDGEMENTS**

This report was prepared by Land Use Consultants (LUC) on behalf of Bedfordshire County Council (BCC) and Mid Bedfordshire District Council (MBDC). It was steered by an Advisory Group comprising Alison Myers, Landscape Enhancement Officer, BCC, Nicola Chessum, Planning Officer, MBDC, Tim Earthy, Assistant Principal Planning Officer, BCC and Richard Woolnough, The Greensand Trust.



# CONTENTS

## ACKNOWLEDGEMENTS

### 1. INTRODUCTION

Context and Scope

### 2. METHOD STATEMENT

Characterisation

Evaluation

### 3. CHARACTERISATION (1:10,000 SCALE)

Landscape Classification

Identification of the Detailed Study Area

### 4. INTRODUCTION TO THE SENSITIVITY ASSESSMENT

Description

Evaluation

Guidance

#### Area 1A(i)a: CRANFIELD UNIVERSITY/AIRFIELD

Description

Evaluation

Guidance

#### Area 1A(ii)a: BROGBOROUGH SLOPES

Description

Evaluation

Guidance

<b>Area 5C(i)a: SALFORD - HULCOTE (BROUGHTON BROOK)</b>	<b>29</b>
Description	29
Evaluation	30
Guidance	34
<b>Area 5C(ii)a: SALFORD VALE (SOUTH) – ‘ASPLEY TRIANGLE’</b>	<b>37</b>
Description	37
Evaluation	38
Guidance	41
<b>Area 5C(ii)b: SALFORD VALE (NORTH)</b>	<b>43</b>
Description	43
Evaluation	44
Guidance	46
<b>Area 5C(ii)c: SALFORD VALE (EAST)</b>	<b>49</b>
Description	49
Evaluation	50
Guidance	53
<b>Area 6A(i)a: ASPLEY GUISE – HUSBORNE CRAWLEY</b>	<b>55</b>
Description	55
Evaluation	56
Guidance	60
<b>5. SUMMARY AND CONCLUSIONS</b>	<b>63</b>
Main Findings	63
Options for Protection of the Countryside Gap around Aspley Guise and Husborne Crawley	66



## FIGURES

Figure 1.1:	Location of the Study Area
Figure 1.2:	The County/District Landscape Character Context
Figure 3.1:	Landscape Characterisation (1:10,000 scale on 1:25,000 base plan)
Figure 3.2:	Landscape Character areas considered by this study
Figure 5.1:	Key View Locations
Figure 5.2:	Landscape Character Sensitivity to Residential Development in Aspley Triangle
Figure 5.3:	Aspley Triangle: Specific Landscape Character Sensitivities to Residential Development

## APPENDICES

Appendix 1:	Field Survey Sheet
Appendix 2:	Example Housing Footprint of 2,600, 3,000 and 3,200 house residential development (at 1:10,000 scale)



# I. INTRODUCTION

---

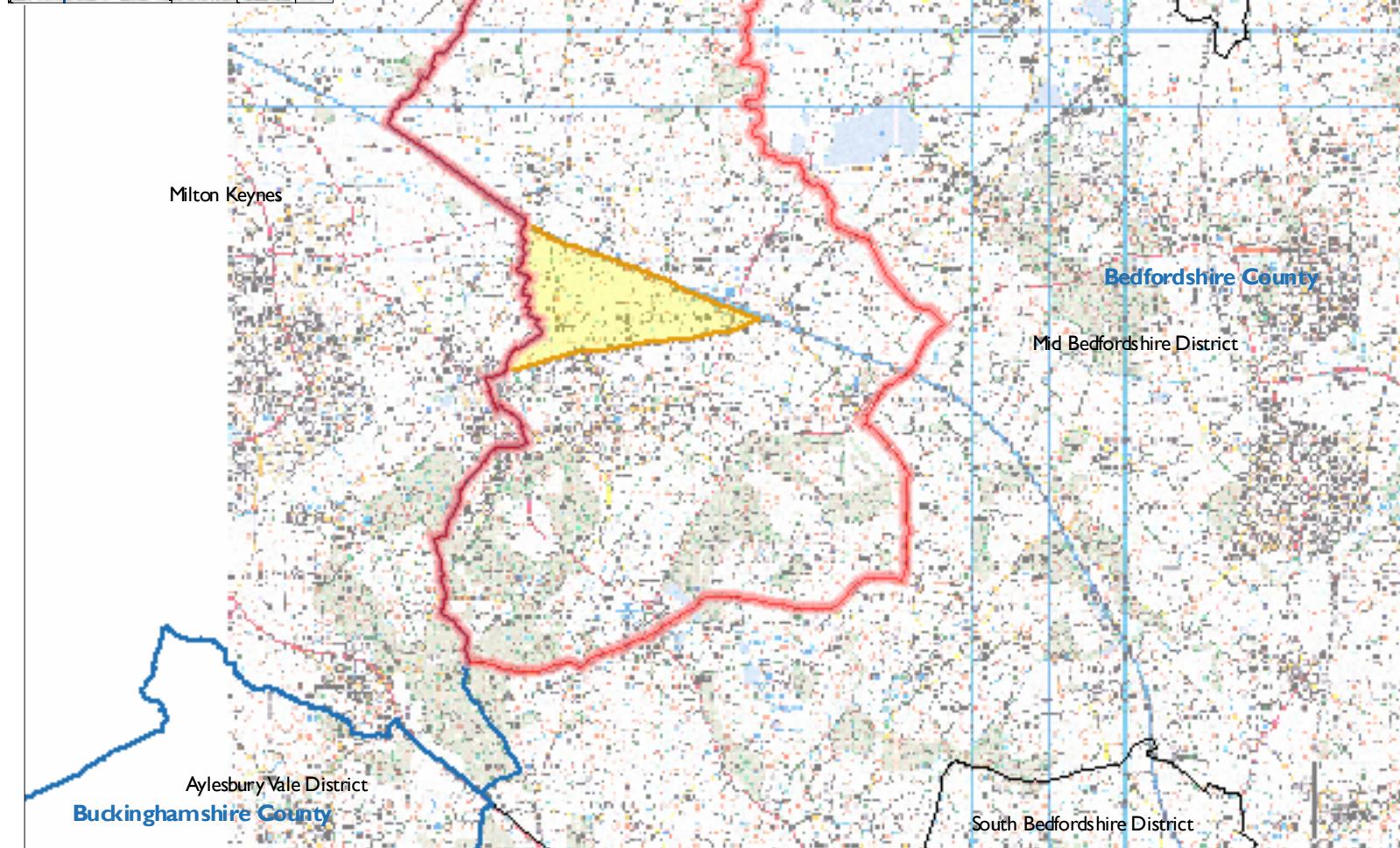
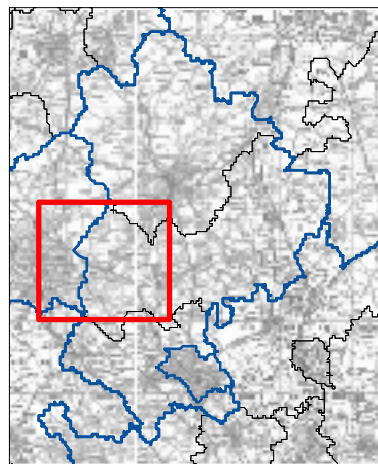
## CONTEXT AND SCOPE

- I.1. This report presents the results of a 1:10,000 scale landscape character assessment (LCA) of land to the south east of Milton Keynes. The area falls within the Milton Keynes Growth Area (Eastern Expansion area) and is subject to pressures for growth, and may include up to 3,200 houses in the 'Aspley Triangle' an area of land within Mid Bedfordshire District extending from the district/county boundary to the west, eastwards towards junction 13 of the M1, and bounded to the south by the rail line. This study covers a wider area based on landscape character. The location of the study area and the Aspley Triangle are illustrated in **Figure 1.1**.
- I.2. The study has been undertaken by Land Use Consultants (LUC) for Bedfordshire County Council (BCC) and Mid Bedfordshire District Council (MBDC). It builds existing landscape character assessment studies including the recent 1:25,000 district LCA<sup>1</sup>. The study area boundaries are not fixed but include all land from the county boundary east to Cranfield and land east of the M1. **Figure 1.2** illustrates the district scale landscape character context within the study area.
- I.3. The objectives of the study are to:
- Provide an integrated **Landscape Character Assessment** at 1:10,000 to assess sensitivities to change notably to large scale residential development;
  - Comment on the MBDC **Greenbelt** options;
  - Set out **Guidance** covering:
    - outline Design Guidance on the style and extent of landscape treatment;
    - outline priorities for Green Infrastructure.

---

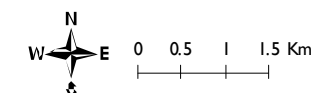
<sup>1</sup> Mid Bedfordshire District Landscape Character Assessment Consultation Draft, August 2006. Land Use Consultants.





**Aspley Triangle**  
**Figure 1.1 Location of the Wider Study Area**

- Key**
- Study Area Boundary
  - County Boundary
  - District Boundary
  - Aspley Triangle



**DRAFT**  
 Source Ordnance Survey

Date 19/12/2006











# Aspley Triangle

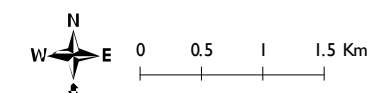
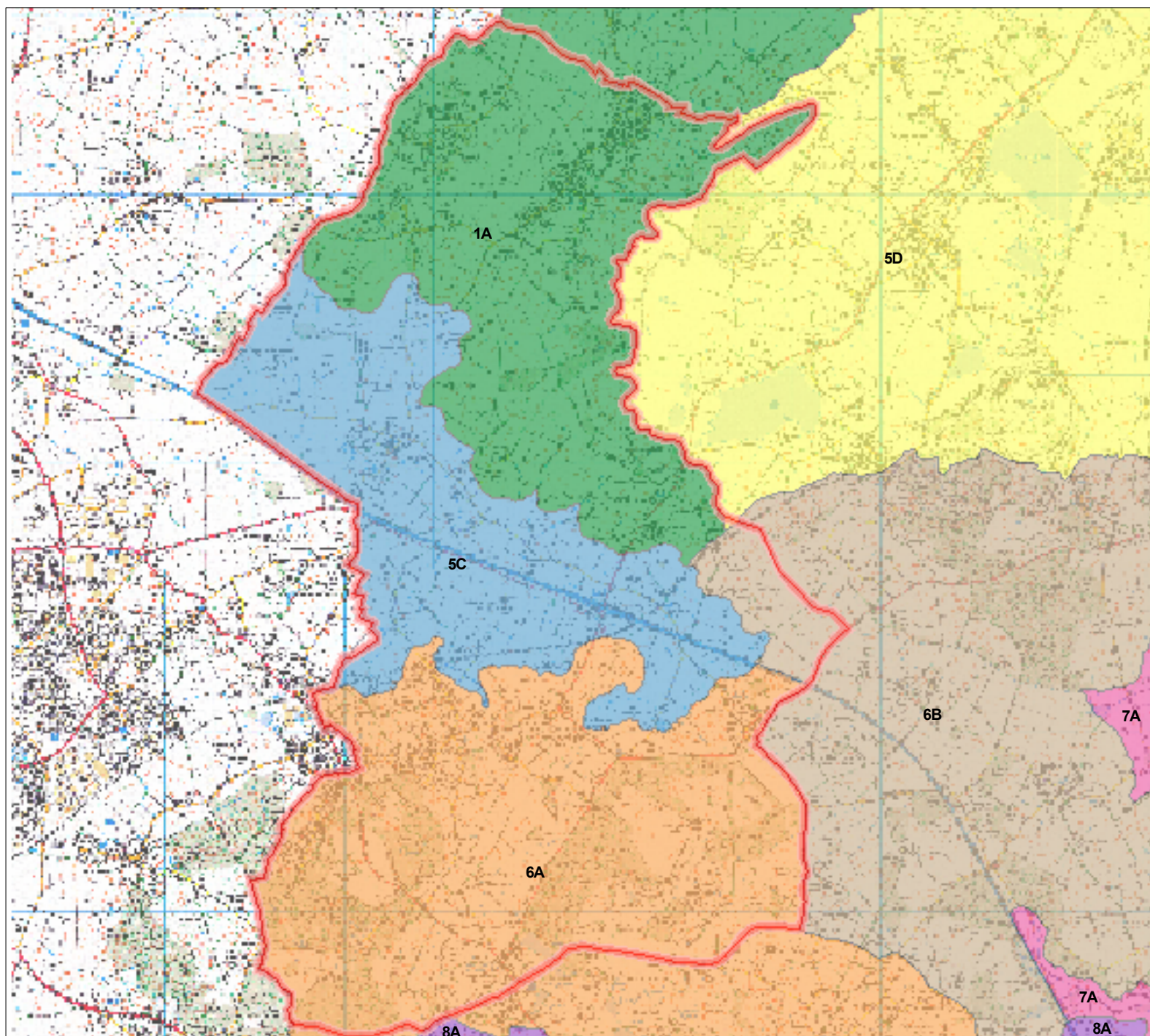
## Figure 1.2 County / District Landscape Character Context

### Key

 Study Area Boundary

### County Landscape Character Areas

-  1A: Cranfield to Stags den Clay Farmland
-  5C: Salford - Aspley Clay Vale
-  5D: North Marston Clay Vale
-  6A: Woburn Greensand Ridge
-  6B: Mid Greensand Ridge
-  7A: Flit Greensand Valley
-  8A: Toddington - Hockliffe Clay Hills



**DRAFT**  
Source Land Use Consultants

Date 19/12/2006







## 2. METHOD STATEMENT

---

- 2.1. The approach to this study followed best practice as promoted by the Countryside Agency in the *Landscape Character Assessment Guidance for England and Scotland* (2002) and, specifically, the approach to assessing landscape sensitivity in the associated *Topic Paper 6*. It was discussed with the client steering group as the study progressed. Geographic Information Systems (GIS) was used throughout the study as the tool for collating, manipulating and presenting data. The study was undertaken and recorded as a scale of 1:10,000.
- 2.2. The study was undertaken within the framework of the existing district scale LCA, and therefore fits within the regional and national landscape character assessment context.

### CHARACTERISATION

#### Desk Study/Review

- 2.3. A rapid desk review of existing baseline information was undertaken to provide a basis for subdivision of the 1:25,000 character areas identified in the district LCA. This included the following digital datasets:
  - OS landform panorama data 1:25,000 (topography);
  - British Geological Survey 1:50,000 solid and drift geology mapping;
  - Hydrology
  - Bedfordshire County Council Historic Landscape Characterisation (HLC);
  - Designation Data – Cultural: Scheduled Ancient Monuments/Historic Parks and Gardens;
  - Designation Data – Natural: SSSI, Ancient Woodland, CWS.
- 2.4. The following information was also reviewed:
  - Bedfordshire and Luton Strategic Green Infrastructure Plan. Technical Report. 2006;

- Bedfordshire and Luton Biodiversity Action Plan: Rebuilding Biodiversity. Appendix 6: Biodiversity Characterisation (Draft).

- 2.5. The results of the desk study were brought together to develop a draft characterisation at 1:10,000 scale, for testing in the field. The characterisation followed best practice and developed a nested sequence of landscape types and detailed character areas.

### **Field Survey**

- 2.6. The field survey was undertaken over two days. Its purpose was to define the detailed study area, confirm the landscape units and collect additional information as a basis for assessing sensitivity to new residential development. A targeted field survey form tailored to the specific objectives of the study was used to record information (**Appendix 1**). A series of photographs were taken to record key views. These are general indicative view photographs for the purpose of illustrating this report. There is an option to create more detailed views and model in 3D images to show the effect of potential development. This was not undertaken as part of this study.

### **Characterisation**

- 2.7. Following the field survey, the landscape characterisation at 1:10,000 scale was developed. On the basis of the initial field survey the more detailed study area was defined. The character areas that were not considered to be directly affected by residential development were not studied in further detail.

## **EVALUATION**

- 2.8. A robust and objective approach to assessing specific sensitivities to residential development on the area known as Aspley Triangle was developed. For the purposes of this study it was assumed that development would be at a density of approximately 30 dwelling per hectare and predominantly 2 storeys in height. An indicative size of a housing footprint for 2,600, 3,000 and 3,200 houses at a density of 30 dwellings per hectare is provided in **Appendix 2**. The approach was tested through a pilot field survey.

### **Relationship to District LCA**

- 2.9. Strategic judgements on inherent landscape and visual sensitivity have been developed in the 1:25,000 LCA. These were reviewed these against the more detailed landscape units identified by this study.

### **Landscape Character Sensitivity**

- 2.10. The assessment of landscape character sensitivity is based on the following criteria:

**Landscape Quality and Condition:** A statement on the physical state of the landscape including intactness as a whole and state of repair of individual elements, and the presence of detracting elements.

**Representation of Typical Character:** With reference to the district LCA, an indicative statement on how the landscape unit expresses the key characteristics and presence of key features of the wider character area.

**Sensitivity of Individual Elements:** The sensitivity of individual elements within the landscape to residential development. This statement will be subdivided where appropriate into:

- natural;
- cultural; and
- aesthetic factors

**Functional role of the landscape:** Consideration of the role of the landscape for example as a rural setting to development, strategic gap or green corridor etc. This criteria – is particularly useful for considering green infrastructure opportunities.

**Robustness and Re-creatability:** A judgement of whether the proposed scale of development will result in the loss of significant characteristics of the landscape (landscape, biodiversity, historic character, aesthetic) and whether elements lost are 're-creatable' if eroded or lost.

**Settlement Character and Pattern:** A consideration of the effect of development on the settlement form, pattern and style. This criteria also allows for assessment of design principles to inform new development.

### **Visual Sensitivity**

2.11. The assessment of visual sensitivity will take into account the following factors:

- Visibility – nature of the landform and extent of tree cover
- Views from/to sensitive areas
- Mitigation potential

### **Sensitivity Judgement**

2.12 The information set out under the criteria above, allows an overall judgement on sensitivity to be determined. This judgement is on a five point scale: High, Moderate-High, Moderate, Moderate-Low and Low. A definition of the sensitivity scale is provided below:

**Table 2.1: Definitions of Sensitivity**

<p><b>High Sensitivity:</b> Key features/characteristics that make up the landscape are likely to be affected by introduction of the proposed scale of residential development, which may lead to substantial change in landscape character. A highly valued landscape or containing highly valued components. A landscape in good condition/of high quality, with characteristics or elements that make a strong positive contribution to landscape character. Containing landscape characteristics/elements that would be irreplaceable or difficult to replace.</p>
<p><b>High-Moderate Sensitivity:</b> Many of the key characteristics of the landscape would be adversely affected by the proposed development. The proposed change would result in a noticeable alteration to character.</p>
<p><b>Moderate Sensitivity:</b> Some key features/characteristics that make up the landscape are likely to be affected by introduction of new development. A moderately valued landscape or containing moderately valued or some valued elements. A landscape in moderate/good condition whose characteristics or elements make some positive contribution to wider landscape character. Containing landscape characteristics/elements that are likely to be replaceable to some extent. In considering any change, design and mitigation guidance should be followed.</p>
<p><b>Moderate-Low Sensitivity:</b> Few key characteristics of the landscape would be adversely affected by new development/change. The landscape may be able to accommodate proposed development with only minor change in character. Not that element of this landscape may be locally valued. In considering any change, design and mitigation guidance should be followed.</p>
<p><b>Low Sensitivity:</b> Key features/characteristics that make up the landscape are unlikely to be affected by introduction of new development /change- landscape character is unlikely to change. A landscape of limited/low value. A landscape in poor or declining condition whose characteristics or elements do not contribute positively to wider landscape character. Containing landscape characteristics/elements that are likely to be easily replaceable. Opportunities for enhancement or creation of new character should be considered in relation to any future change.</p>

### 3. CHARACTERISATION (1:10,000 SCALE)

#### LANDSCAPE CLASSIFICATION

- 3.1. The 1:10,000 characterisation that provides the basis for this study follows best practice in developing a hierarchical nested landscape classification that fits within the framework provided by the district 1:25,000 scale assessment. It follows the recommended typology of landscape character area, nesting within landscape type, nesting within landscape character area etc.
- 3.2. The 1:10,000 landscape classification for the wider study area is set out in **Table 3.1** and illustrated in **Figure 3.1**. Note that Figure 3.1 is shown on a 1:25,000 base map in this report.

**Table 3.1: Landscape Classification**

<b>CLASSIFICATION HIERARCHY</b>	<b>This study 1:10, 000 Character Area</b>
<b>LANDSCAPE TYPE 1: CLAY FARMLAND</b>	
<b>Character Area 1A: Cranfield – Stagsden</b>	
Sub Landscape Type (i) Developed Plateau	1A(i)a: Cranfield Airfield and University
Sub Landscape Type (ii) Agricultural Plateau	1A(ii)a: Brogborough
Sub Landscape Type (iii) Vale Slopes	1A(iii)a: Holcot Wood
<b>LANDSCAPE TYPE 5: CLAY VALE</b>	
<b>Character Area 5C: Salford – Aspley Vale</b>	
Sub Landscape Type (i) Tributary Valley	5C(i): Salford – Hulcote
Sub Landscape Type (ii) Vale Edges	5C(ii)a: Salford Vale (south) - Aspley Triangle 5C(ii)b: Salford Vale (north) 5C(ii)c: Salford Vale (east)


CLASSIFICATION HIERARCHY		This study 1:10, 000 Character Area
LANDSCAPE TYPE 6: WOODED GREENSAND RIDGE		
Character Area 6A: Woburn Greensand Ridge		
Sub Landscape Type (i) Agricultural and Wooded Slopes and Ridge with Settlement.	6A(i): Aspley Guise – Husborne Crawley	
Sub Landscape Type (ii) Parkland	6A(ii): Woburn Park	
Sub Landscape Type (iii) Woodland and Heathland	6A(iii): Wavendon Heath	
Sub Landscape Type (iv) Internal Ridge Valley	6A(iv): Birchmoor	
Character Area 6b: Mid Greensand Ridge		
Sub Landscape Type (i) Agricultural and Wooded Slopes and Ridge with Settlement.	6B(i): Boughton End - Millbrook	

## IDENTIFICATION OF THE DETAILED STUDY AREA




- 3.3. The detailed assessment of sensitivity was limited to those areas which the field survey indicated would be likely to be affected as a result of development in the area identified as ‘Aspley Triangle’. Those areas where there is no intervisibility with the proposed development area or where effects of the development was considered to have no impact on landscape character were not subject to more detailed analysis of sensitivity. The justification for the detailed study area and reasons why character areas have been excluded is set out in **Table 3.2**. The areas considered as part of the detailed study are illustrated on **Figure 3.2**.

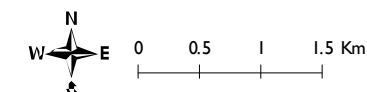
# Aspley Triangle Figure 3.1 Landscape Character Areas (1:10,000)

## Key

 Study Area Boundary

## Landscape Character Areas

-  1A(i)a: Cranfield Airfield and University
-  1A(ii)a: Brogborough
-  1A(iii)a: Holcot Wood
-  5C(i)a: Salford - Hulcote
-  5C(ii)a: Salford Vale (south) - Aspley 'Triangle'
-  5C(ii)b: Salford Vale (north)
-  5C(ii)c: Salford Vale (east)
-  6A(i)a: Aspley Guise - Husborne Crawley
-  6A(ii)a: Woburn Park
-  6A(iii)a: Wavendon Heath
-  6A(iv)a: Birchmoor
-  6B(i)a: Boughton End - Milbrook



**DRAFT**

Source Land Use Consultants

Date 19/12/2006














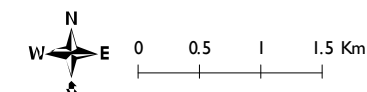
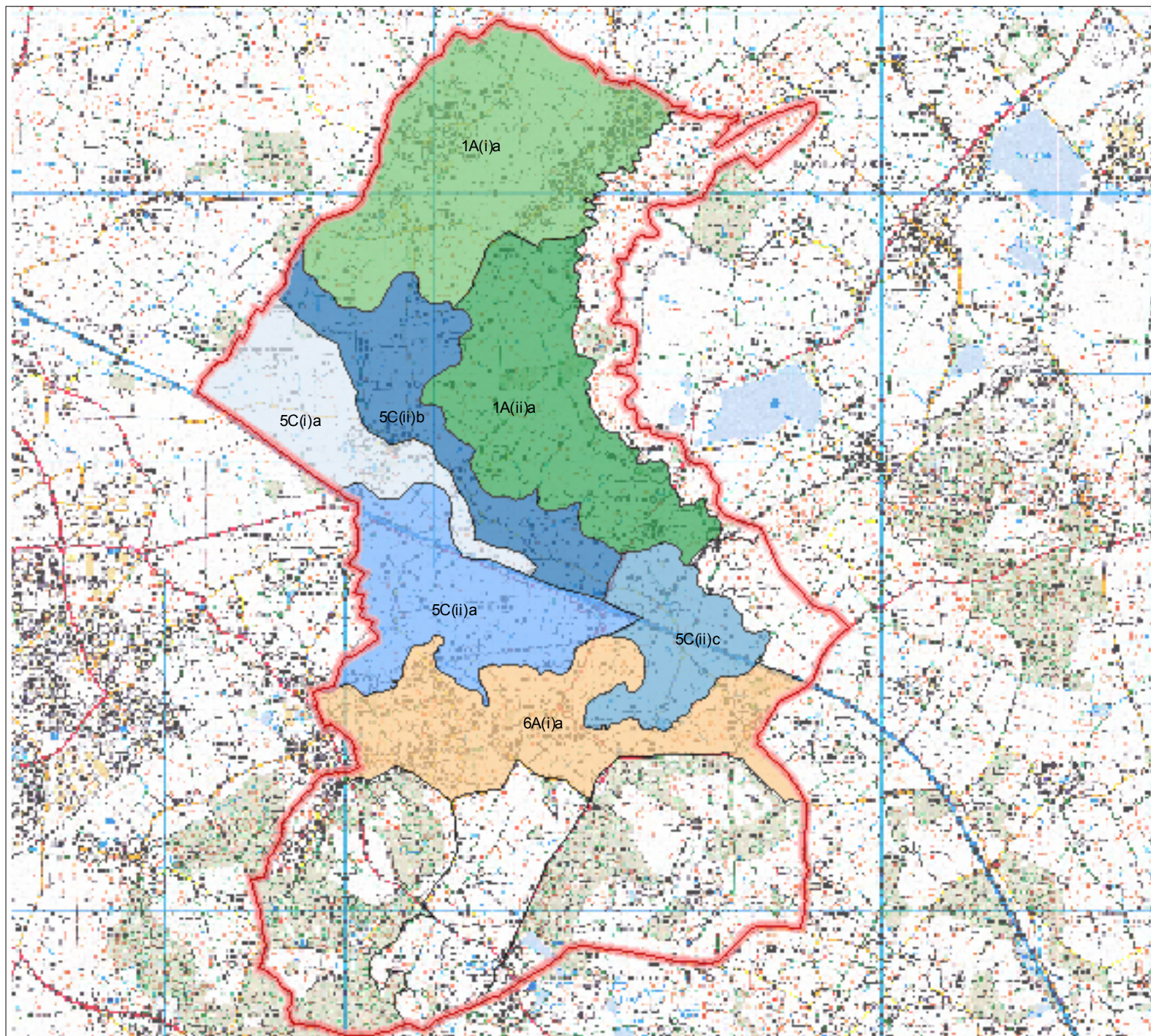
# Aspley Triangle Figure 3.2 Landscape Character Areas Considered by this Study

## Key

 Study Area Boundary

## Landscape Character Areas

-  1A(i)a: Cranfield Airfield and University
-  1A(ii)a: Brogborough
-  5C(i)a: Salford - Hulcote
-  5C(ii)a: Salford Vale (south) - Aspley 'Triangle'
-  5C(ii)b: Salford Vale (north)
-  5C(ii)c: Salford Vale (east)
-  6A(i)a: Aspley Guise - Husborne Crawley



**DRAFT**  
Source Land Use Consultants

Date 19/12/2006





**Table 3.2: Character Areas Included in this Study**

<b>CLASSIFICATION HIERARCHY</b>	<b>Extent of the detailed 1:10, 000 LCA</b>
<b>Character Area 1A: Cranfield – Stagsden</b>	
1A(i)a: Cranfield University and Airfield	An elevated plateau to the north of the vale. There is intervisibility across the vale to the Greensand Ridge. Technology Park buildings on the skyline are highly visible from the vale. It is included in the study.
1A(ii)a: Brogborough	A low ridge of farmland to the north of the vale, with an important functional role in separating the Salford Vale from Marston Vale. It is included in the study.
1A(iii)a: Holcot Wood	Slopes forming the backdrop to Marston Vale. There is no intervisibility with the area proposed for development or the Greensand Ridge. It is excluded from the study.
<b>Character Area 5C: Salford – Aspley Vale</b>	
5C(i): Salford – Hulcote	A minor tributary valley crossing the vale encompassing the settlements of Salford – Hulcote. Valley contains key sensitive features. It is partially in view of the proposed development area and is included in the study.
5C(ii)a: Salford Vale (south) - Aspley Triangle	The area proposed for development as part of the expansion of Milton Keynes eastwards. It forms the immediate foreground in views to the Greensand Ridge. It is included in the study.
5C(ii)b: Salford Vale (north)	A slightly elevated area of land abutting the clay farmland plateau (1A). It is included in the study.
5C(ii)c: Salford Vale (east)	Area forming bowl of land at head of the vale directly abutting the Ridge, with key views across the Aspley Triangle and back to the Ridge. It is included in the study.
<b>Character Area 6A: Woburn Greensand Ridge</b>	
6A(i)a: Aspley Guise – Husborne Crawley	A critical area - the steeply rising wooded slopes form the backdrop to the Vale. A key feature in views from the vale and a wider area. Landmark churches punctuate the skyline. The area is included in the study.
6A(ii)a: Woburn Park	The area is beyond the ridge of the Greensand and is not in the view from the vale below. The historic parkland (Woburn Safari Park) is contained within a brick perimeter wall and dense woodland screening. Field survey indicated that there is no intervisibility between the parkland perimeter on Ridgmont Road and the area of proposed development. It is recognised that the influence of Woburn Park extends beyond the boundaries and this has

CLASSIFICATION HIERARCHY	Extent of the detailed 1:10, 000 LCA
	been considered in the relevant character areas.
6A(iii)a: Wavendon Heath	This is an enclosed landscape of small areas of heathland and ancient woodland/plantation. There is no intervisibility with the area of proposed development and it has been excluded from the study area. It is recognised that greater residential densities in the surrounding area will be likely to increase recreational use of this area.
6A(iv)a: Birchmoor	This is a minor valley running southwards from the ridge top. There is no intervisibility with the area of proposed development and it has been excluded from the study area.
<b>Character Area 6B: Mid Greensand Ridge</b>	
6B(i)a: Boughton End - Millbrook	There are few visual links between the Aspley Triangle and this ridge to the east. This part of the ridge is only accessible by rights of way, with little road access.

3.4. The shaded areas in the table above form the basis for the detailed study area for an investigation of landscape character sensitivity.

## 4. INTRODUCTION TO THE SENSITIVITY ASSESSMENT

---

- 4.1. The remainder of this report provides a detailed assessment of landscape character sensitivity to residential development within the area of land known as Aspley Triangle.

**Table 4.1: Character Areas included in Sensitivity Assessment**

1A(i)a: Cranfield Airfield and University
1A(ii)a: Brogborough
5C(i)a: Salford – Hulcote
5C(ii)a: Salford Vale (south) - Aspley Triangle
5C(ii)b: Salford Vale (north)
5C(iii)c: Salford Vale (east)
6A(i)a: Aspley Guise – Husborne Crawley

Each of the character areas listed above is considered in turn and contains the following information:

### DESCRIPTION

- Explanation of the origin of the character area and relationship to district and county studies;
- Location and summary setting out the geographic context and summary information;
- Key characteristics providing a bullet point list of the key features and elements that together create the distinctive character of the area.

### EVALUATION

- 4.2. A summary of the Relationship to Mid Beds District LCA.

### **Landscape Character Sensitivity**

4.3. A judgement on the following criteria:

- Landscape Quality and Condition
- Representation of Typical Character
- Sensitivity of Individual Elements (natural, cultural and aesthetic)
- Functional Role of the Landscape
- Robustness and Re-creatability
- Settlement Pattern.

### **Visual Sensitivity**

4.4. A judgement on each of the following criteria:

- Visibility (within the character area)
- Intervisibility (Views to/from)
- Mitigation Potential.

### **Overall Sensitivity Judgement**

4.5. On the basis of the judgements set out above an overall sensitivity judgement is applied. This is on a five point scale of: High, High-Moderate, Moderate, Moderate-Low and Low (see chapter 2 for an explanation of terms).

## **GUIDANCE**

4.6. The analysis concludes with guidance on:

- sensitivities to new residential development and any appropriate mitigation measures;

- outline priorities for green infrastructure;
- outline design guidance on the style and extent of landscape treatment.





## AREA 1A(i)a: CRANFIELD UNIVERSITY/AIRFIELD

---

### DESCRIPTION

LCA Context			
<b>County</b> 1:50,000	<b>Mid Beds District</b> 1:25,000	<b>Local</b> 1:10,000	<b>Local</b> 1:10,000
Landscape Type: I Clay Farmland	Character Area: IA Cranfield to Stagsden	Landscape Type: Developed Plateau	<b>Character Area:</b> <b>1A(i)a Cranfield University/Airfield</b>

### Location and Summary

- 4.7. The area forms part of the gently rolling elevated Boulder Clay landscape of north Bedfordshire. This part of the plateau is distinctive for the amount of development including Cranfield Airfield, Technology Park, University plus the medium sized settlement of Cranfield. The large scale institutions dominate, with very little areas of rural landscape remaining, apart from occasional pasture fields, paddocks and former Ends such as Wharley End now encapsulated by more recent development. Cranfield is a village of medieval origin nucleated around the church but with more recent development extending along the roads on the plateau top. The large scale modern development associated with the Technology Park is visually imposing, particularly when viewed on the skyline from the vale around Salford. The airfield has a visible and audible presence.

### Key Characteristics

- Elevated plateau landscape providing northern backdrop to the vale.
- Dominated by University/Technology Park and airfield, with prominent urban infrastructure (roads/lighting).
- The remaining undeveloped areas form an open agricultural landscape with extensive boundary loss. A mix of arable and pasture with some sheep grazed pasture and other areas of grass subdivided to form paddocks.
- Remnant hedgerow boundaries and hedgerow trees are an important feature.
- Local landscape diversity created by a small area of parkland at Cranfield Court, with the Home Farm, Lodge and parkland planting still evident.

- Medieval settlements of Cranfield, nucleated around church – now significantly extended along the rural road corridors and appears as a large built up suburban settlement when travelling through the area. Settlement subsumes formerly isolated 'Ends'.
- Development largely post war red brick terraces plus more modern large scale institutional buildings associated with the university and Technology Park.
- Long views from plateau edge across Salford Vale to the dominant backcloth of the Greensand Ridge. Views are largely across an intact patchwork of agricultural fields. Large scale industrial development on the east edge of Milton Keynes at Kingston is evident in views.
- The plateau edge is the backstop in views from the vale northwards. New Technology Park development is prominent on the ridge overlooking the vale.

## EVALUATION

### Relationship to Mid Beds District LCA

√√ - key feature/strong influence on character

√ - present/contributes to character

- neutral

X – absent

Mid Beds LCA Landscape character sensitivities	Represented in landscape unit
Landscape pattern provided by the remaining hedgerows and mature trees	√ - remaining pocket of rural landscape are valuable elements. Large scale hedgerow loss on the plateau
Scattered spinneys and blocks of ancient woodland	x
Subtle tributary valleys and streams	X
Limestone village of Stagsden	X
Areas of surviving small irregular fields	Large scale boundary loss. Early fields are largely absent from the plateau
Medieval earthworks and pockets of ridge and furrow	√√ - Survival of earthworks and moated sites at

Mid Beds LCA Landscape character sensitivities	Represented in landscape unit
	Cranfield (scheduled)
High level of recreational access	√ the Milton Keynes Boundary Walk forms the western boundary of the area
Small scale rural lanes	x - development has extended along the majority of rural lanes. The entrance to the Technology Park imposes urban infrastructure (roundabout/lighting etc) on the road network
Strong rural character	X – this part of the plateau contains the majority of development
<b>Visual sensitivities</b>	
Long ranging views to wooded horizons of the Greensand ridge and across intervening lower lying areas of Salford-Aspley Vale	√√ - a key feature of this plateau area

### Landscape Character Sensitivity

Criteria	Judgement and Comment
<b>Landscape Quality and Condition</b>	
A fragmented rural landscape survives between areas of large scale modern institutional development. The field pattern has broken down in some areas with large scale boundary loss and marginal land/paddocks. Urban infrastructure dominates parts of the landscape (lighting, road junctions, kerbing and road markings). Below the plateau the vales present a more intact landscape - with field patterns that can be viewed from the plateau edge.	These landscape elements would benefit from enhancement and renewal to conserve the rural context to new development. The views from the Greensand Ridge and the Vale would be sensitive to further large scale development on the skyline. Landscape quality and condition of the plateau would not be directly affected by development on the vale at Aspley Triangle.
<b>Representation of Typical Character</b>	
This part of the plateau is dominated by modern institutional development associated with the University and Technology park. Very little of the rural character remains.	Development at Aspley Triangle would not affect the character of this area.
<b>Sensitivity of Individual Elements</b>	
<b>Natural:</b> There are few individually valued elements. Remnant hedgerows and hedgerow trees and occasional areas of pasture are important.	<b>Natural:</b> These elements would not be affected by development on the vale.
<b>Cultural:</b> Key sensitive elements are the earthworks and moated sites, plus a small area of	<b>Cultural:</b> These elements would not be

Criteria	Judgement and Comment
<p>parkland south of Cranfield.</p> <p><b>Aesthetic:</b> The area, although only at about 110 m AOD, is perceived as an elevated plateau landscape – an island surrounded by the lower lying rural vales. Currently these rural views are interrupted by industrial development at Kingston on the eastern edge of Milton Keynes.</p> <p><b>Access and Recreation:</b> The area is a gateway to the more rural clay plateau farmland and limestone valleys of north Bedfordshire. The Milton Keynes Boundary Walk follows Shire Lane on the western edge of the area.</p>	<p>affected by development on the vale.</p> <p><b>Aesthetic:</b> The character of the area as an 'isolated' elevated island will be changed by further extensive development within the low lying vales. Parts of the development north of the M1 on the Aspley Triangle may be visible from the plateau edge. Development east of Milton Keynes will certainly be visible.</p> <p><b>Access and Recreation:</b> Key recreation links between Milton Keynes and the more rural clay plateau farmland and limestone valleys of north Bedfordshire should be maintained.</p>
<b>Functional Role of the Landscape</b>	
<p>The elevated plateau at Cranfield has an important role in providing the skyline in views from the vale and Greensand ridge northwards and provides reciprocal long views from the plateau edge south and west.</p>	<p>The functional role of the landscape as a skyline would not be affected by development on the vale. Further large scale development on the plateau would be visually imposing in views from the vale. It will not be affected by development on Aspley Triangle.</p>
<b>Robustness and Re-creatability</b>	
<p>It is considered that most elements of the landscape are re-creatable.</p>	<p>Development on the vale would not affect any non re-creatable features.</p>
<b>Settlement Character and Pattern</b>	
<p>Dominated by large scale 'urban' development associated with the Technology Park, University and Airfield. Cranfield village has expanded along the rural road corridors and appears as a large built up suburban settlement when travelling through the area.</p>	<p>Development on the vale would not affect the settlement pattern or character on the ridge top.</p>

## Visual Sensitivity

Criteria	Judgement and Comment
<b>Views (within the land unit)</b>	
An essentially open landscape - from the plateau edge there are long distance 'rural' views over the lower lying vales. Internally, on the plateau views are limited by the landform and development. Large scale development on the plateau edge (Technology Park) is a prominent feature in views from the south.	Development on the vale would have minimal impact on local views.
<b>Intervisibility (Views to/from)</b>	
<p>(include any key views)</p> <p><b>Views to the plateau:</b> There are extensive views to the Cranfield plateau from across a wide area of the Vale and from the Greensand Ridge. The plateau forms a low skyline ridge with large scale development and lighting associated with the Technology Park being visually prominent.</p> <p><b>Views from the plateau:</b> From the plateau edge such as the road skirting the southern boundary of the airfield/Technology Park there are medium to long distance views across the vale which provides a strong rural context to the plateau. Views are terminated by the Greensand Ridge which provides a dominant backdrop to the south. There is a clear landform contrast evident between the Vale and Greensand Ridge.</p>	<p><b>Views to the plateau:</b> The proposed development will be located on the vale to the north of the M1. It will not affect key views to the plateau.</p> <p><b>Views from the plateau.</b> Large scale residential development on the vale could threaten the current rural context of views by creating a continuous urban area extending east of Milton Keynes. Development could also blur the strong contrast between the ridge and vale. However, in relation to the specific development at Aspley Triangle, it is considered that there will be minimal impact on the medium-long range views from the plateau.</p>
<b>Mitigation Potential</b>	
The vale is characterised by scarce woodland cover with occasional small copses and tree belts, and the surviving hedgerow network. This is in contrast to the wooded Greensand ridge.	Mass woodland screen planting in association with new development could have the potential to blur and dilute the distinctiveness of the Ridge and Vale landscapes in long distance views from the plateau.

## Overall Sensitivity Judgement

- 4.8. On the basis of the judgement set out above it is considered that character area *IA(i)a Cranfield University/Airfield* has a **low sensitivity** to new residential development on the vale at Aspley Triangle. There are relatively few intrinsically sensitive features on the plateau and the specific development at Aspley Triangle is at some distance and is unlikely to be perceptible. However, the wider vale has an important function in providing a rural context to views from the open elevated plateau. Currently views are interrupted by large scale development at Kingston. The proposals for large scale development east of Milton Keynes will create a more continuous urban area and change the perception of the Cranfield area as an elevated plateau surrounded by a rural landscape. The eastwards expansion will also disrupt the clear landscape connection between the Vale and Greensand Ridge as evident in views from the Cranfield Plateau edge.

## GUIDANCE

- 4.9. The following guidance is recommended:

### ***Design Guidance in Relation to New Development (Aspley Triangle)***

- conserve views to the Greensand Ridge and the distinction between the vale and ridge landscapes – avoid mass woodland planting which would obscure the contrast between the vale and ridge.

### ***Green Infrastructure***

- conserve access links between the Greensand Ridge, vale and the rural landscapes of north Bedfordshire.

### ***General Landscape Guidance***

- 4.10. The following general enhancement opportunities are noted:

- consider opportunities to enhance views from the vale to the Cranfield plateau – through sympathetic woodland planting and seek to reinstate field boundaries where appropriate;
- conserve and enhance the historic parkland landscape at Cranfield Court;
- monitor further large scale development associated with Cranfield University and Technology Park and airfield that would be highly visible from the vale.

- 4.11. This study considers sensitivity to development on the Aspley Triangle area. It is noted that there is potential for future north eastward expansion of Milton Keynes east of the M1 in the Moulsoe area. It is recommended that a more detailed sensitivity study is undertaken to consider development in this area.**





## IA (i) a : Cranfield University / Airfield



View to skyline development



Urban infrastructure



Open plateau landscape



Cranfield Airfield



View south to Greensand Ridge



## AREA 1A(ii)a: BROGBOROUGH SLOPES

---

### DESCRIPTION

LCA Context			
<b>County</b> 1:50,000	<b>Mid Beds District</b> 1:25,000	<b>Local</b> 1:10,000	<b>Local</b> 1:10,000
Landscape Type: I Clay Farmland	Character Area: 1A Cranfield to Stagsden	Landscape Type: Open Agricultural Plateau	<b>Character Area:</b> <b>1A(ii)a Brogborough Slopes</b>

### Location and Summary

- 4.12. The area forms part of the gently rolling elevated Boulder Clay landscape which comprises much of north Bedfordshire. This part of the plateau is distinct from the more developed area around Cranfield. Here, settlement is limited to occasional isolated farms. This is a very rural landscape with a patchwork of fields covering the gently rising slopes which form a low skyline with lines of trees. It creates the horizon in views eastwards and northwards from the vale. The slopes have an important functional role in separating the vale around Salford from the wider and more industrial (brick works) vale around Marston.

### Key Characteristics

- Low slopes providing containment to the Salford Vale in views to the east. Important functional role – a rural backdrop separating Salford Vale from the more industrial Marston Vale.
- Rural landscape of pasture and arable fields. Lines of trees and Holcot Wood are an important feature of the skyline.
- Patchwork pattern of fields evident in views, although some areas of boundary loss or with sparse/gappy hedgerows.
- Distinctive field pattern at Brogborough representing 19<sup>th</sup> century model farm reorganisation by the Bedford Estate.
- Network of local rights of way along and across the ridge including the John Bunyan Trail.
- Settlement is limited to the modern, planned red brick terrace development at Brogborough, with occasional isolated farms at Rooktree Farm and Brogborough Manor Farm.

- Long views from A421(T) at Brogborough Hill opening out across the Vale as the foreground to the Greensand Ridge.

## EVALUATION

### Relationship to Mid Beds District LCA

√√ - key feature/strong influence on character

√ - present/contributes to character

- neutral

X – absent

Mid Beds LCA Landscape character sensitivities	Represented in landscape unit
Landscape pattern provided by the remaining hedgerows and mature trees	√√ - remaining pocket of rural landscape are valuable elements. Large scale hedgerow loss on the plateau
Scattered spinneys and blocks of ancient woodland	√ - tree lines are important on the skyline – part of Holcot Wood extends into the area.
Subtle tributary valleys and streams	x – not visually evident
Limestone village of Stagsden	x
Areas of surviving small irregular fields	Areas of intact early enclosures survive, interspersed with areas of substantial boundary loss. A more regular pattern of fields associated with 19 <sup>th</sup> century reorganisation by the Bedford Estate is evident west of Brogborough.
Medieval earthworks and pockets of ridge and furrow	√ - some survival
High level of recreational access	√√ an important local network of rights of way cross the slopes and link the vale around Salford to Marston Vale. The John Bunyan Trail runs across the top of the slope providing a regional link to the Greensand Ridge Walk
Small scale rural lanes	x – there are few roads or lanes within the area. The A421(T) descends the slopes at Brogborough.
Strong rural character	√√ – the absence of development or roads contributes to the strong rural character of this area.

Mid Beds LCA Landscape character sensitivities	Represented in landscape unit
<b>Visual sensitivities</b>	
Long ranging views to wooded horizons of the Greensand ridge and across intervening lower lying areas of Salford-Aspley Vale	√√ - a key feature of this plateau area

## Landscape Character Sensitivity

Criteria	Judgement and Comment
<b>Landscape Quality and Condition</b>	
An intact rural landscape of early enclosures survives among areas of boundary loss. The field a pattern is evident in views to the elevated slopes. Tree clumps and lines are a valuable feature. Large areas are under pasture and grazed. The landscape is considered to be in moderate condition. Absence of development creates a strong rural character.	The area provides an undeveloped rural backdrop to the vale. Landscape quality and condition would not be affected by development on the Aspley Triangle.
<b>Representation of Typical Character</b>	
This part of the plateau is representative of the wider area.	Change on the vale would not affect the character of this area.
<b>Sensitivity of Individual Elements</b>	
<p><b>Natural:</b> Hedgerows and hedgerow trees, tree lines and woodland at Holcot Wood (Ancient Woodland) and areas of pasture are important natural elements.</p> <p><b>Cultural:</b> Key sensitive elements are earthworks and moated sites and the distinctive field pattern at Brogborough representing 19<sup>th</sup> century model farm reorganisation by the Bedford Estate.</p> <p><b>Aesthetic:</b> The area, perceived as low ridge, has an important role in separating the vale from the more industrial vale at Marston. In crossing the ridge rural views open out to the south-west encompassing the Aspley Triangle as the foreground to the Greensand Ridge.</p> <p><b>Access and Recreation:</b> The area contains an important local network of rights of way which cross the slopes and link the vale around Salford to Marston Vale. The John Bunyan Trail runs across the top of the slope providing a regional link to the Greensand Ridge Walk.</p>	<p><b>Natural:</b> These elements would not be affected by development on the vale (Aspley Triangle).</p> <p><b>Cultural:</b> These elements would not be affected by development on the vale (Aspley Triangle).</p> <p><b>Aesthetic:</b> The perception of the area as a gateway between the rural landscape of the Greensand Ridge and the more developed landscapes of Marston Vale would be affected by extensive residential development on the Aspley Triangle (eastern part).</p> <p><b>Access and Recreation:</b> Key recreation links between the vales and to the Greensand Ridge should be maintained.</p>

Criteria	Judgement and Comment
<b>Functional Role of the Landscape</b>	
The area has an important role in providing a low skyline and containment for views from the vale to the north and east and presents a rural backcloth of woods and pasture. It separates the more intact vale at Salford from the more industrial vale at Marston. The A421(T) which crosses the slopes at Brogborough is an important route and connection between the two vale areas – views opening out from Brogborough to the rural landscape and Greensand Ridge are a key feature and highlight the distinctiveness of the two areas on either side of the Brogborough slopes.	The functional role of the landscape could be affected by extensive development on the vale within the Aspley Triangle. The distinction and contrast between the industrial vale (Marston) and the more rural landscape to the south with the backdrop of the Greensand Ridge would be changed.
<b>Robustness and Re-creatability</b>	
The area of historic field patterns and ancient woodland are not re-creatable.	Development on the vale would not affect any non re-creatable features.
<b>Settlement Character and Pattern</b>	
Characterised by an absence of settlement – only occasional farms at the top of the slopes. An exception is Brogborough a modern planned development along the A421(T).	Development on the vale would not affect the settlement pattern or character on the Brogborough slopes.

## Visual Sensitivity

Criteria	Judgement and Comment
<b>Views (within the land unit)</b>	
An essentially open landscape – from footpaths on the slopes there are some long views across the vale to the Greensand. Internally, views are limited by the landform and the field boundaries.	Development on the vale would have minimal impact on local views.
<b>Intervisibility (Views to/from)</b>	
<p>(include any key views)</p> <p><b>Views to the slopes:</b> The slopes form a low horizon and skyline in views from the vale.</p> <p><b>Views from the slopes:</b> The slopes have an important role in separating the industrial vale (Marston) from the more rural landscape of Salford Vale and the Greensand Ridge. In crossing the slopes there are key views which open out across the vale and to the Ridge. A particular key view being:</p>	<p><b>Views to the slopes:</b> The proposed development will not affect any key views to the slopes.</p> <p><b>Views from the slopes.</b> Large scale residential development on the vale would threaten the current rural context of views from Brogborough Hill. This is a particular concern for the area of land in the</p>

Criteria	Judgement and Comment
key view being: <ul style="list-style-type: none"> <li>from the A421(T) as it descends the slopes at Brogborough;</li> </ul>	easternmost corner of the 'Triangle' close to M1 junction 13. Development could also blur the strong contrast between the ridge and vale.
<b>Mitigation Potential</b>	
The vale is characterised by scarce woodland cover with occasional small copses and tree belts, and the surviving hedgerow network. This is in contrast to the wooded Greensand ridge.	Mass woodland screen planting in association with new development would have the potential to blur and dilute the distinctiveness of the Ridge and Vale landscapes.

### Overall Sensitivity Judgement

- 4.13. On the basis of the judgement set out above it is considered that character area *1A(ii)a Brogborough Slopes* has a **moderate-high sensitivity** to new residential development on the vale at Aspley 'Triangle'. Although there are relatively few intrinsically sensitive features, the sensitivity judgement is considered to be moderate as a result of the potential effect of development on key rural views from Brogborough Hill. Brogborough Hill is an important transition and gateway between the more developed an industrial landscape of Marston Vale and Bedford to the north and by contrast the more rural landscape of the Greensand Ridge to the south. Development within the Aspley Triangle particularly in the easternmost corner close to Junction 13 would be dominant in the foreground of these open rural views.

## GUIDANCE

- 4.14. The following guidance is recommended:

### *Design Guidance in Relation to New Development (Aspley Triangle)*

- conserve open rural views from Brogborough Hill to the vale and Greensand Ridge beyond. Avoid development in the easternmost corner of Aspley Triangle to conserve an open landscape foreground to the ridge;
- avoid mass woodland planting which would obscure the contrast between the vale and ridge landscapes in views from Brogborough slopes. Consider opportunities to strengthen the existing hedgerow network rather than screen planting;
- consider the affect of any development on the foreground setting to the Greensand Ridge.

### ***Green Infrastructure***

- consider opportunities to enhance the function and ambience of Brogborough Country Park as a key gateway recreation site;
- conserve access links and connections between the vales and the Greensand Ridge. Conserve right of ways links across the slopes between Marston and Salford Vale.

### ***General Landscape Guidance***

4.15. The following general enhancement opportunities are noted:

- conserve the varied field pattern of the slopes (early enclosure and 19<sup>th</sup> century reorganisation) and seek to reinstate boundaries where they have been lost;
- conserve skyline trees which are important in views from the vale.



## IA (ii) a : Brogborough Slopes



View to Greensand Ridge from Brogborough



View to Greensand Ridge from Brogborough



Slopes form a low skyline in views from the vale



## AREA 5C(i)a: SALFORD - HULCOTE (BROUGHTON BROOK)

---

### DESCRIPTION

LCA Context			
<b>County</b> 1:50,000	<b>Mid Beds District</b> 1:25,000	<b>Local</b> 1:10,000	<b>Local</b> 1:10,000
Landscape Type: 5 Clay Vales	Character Area: 5C Salford - Aspley	Landscape Type: Tributary Valley	<b>Character Area:</b> <b>5C(i) Salford – Hulcote</b>

### Location and Summary

- 4.16. This area forms part of the low lying vale on Oxford Clay. The character area has been defined by the subtle change of topography marking the valley of Broughton/Salford Brook, a minor tributary of the Great Ouse which drains westwards. Small patches of river gravel drift geology over lie the clay in places. The valley edge is at about 74 m with the lowest part of the area at about 60m. Although the valley form is not clearly perceived on the ground, the subtle undulations in the landform create a more enclosed landscape than other parts of the vale. The presence of water is discernable in places, with the tributary visible at road crossings for example, at Water Hall and Mill Lane, plus a number of minor streams and drainage channels aligning field boundaries. The sheltered valley location has provided the location for the nucleated settlement of Salford and Hulcote, with surrounding pasture fields featuring medieval settlement earthworks and former fish ponds.
- 4.17. Views within this part of the vale are generally contained and enclosed by the subtle changes in topography and land cover, notably overgrown hedgerows, although where these are low or gappy there are longer views. On the edges of the area, for example along Salford Road there are some long distance views to the dramatic backdrop of the Greensand Ridge to the south.

### Key Characteristics

- Underlain by the Oxford clay with patches of river terrace gravels. The gravels provide evidence of a long history of settlement from the Bronze Age.
- Broughton Brook, a subtle tributary of the Great Ouse creating local landform variation within the vale.
- A more enclosed landscape with the topography and land cover (overgrown hedgerows) generally limiting views.

- Mixed arable and pastoral landscape with fields enclosed by hawthorn hedges, often with a ditch. Smaller scale landscape with pasture fields surround settlements – some with earthwork evidence of medieval settlements. Medieval fishponds also evident.
- A predominantly open landscape with sparse woodland cover – occasional small woodland copses associated with the tributary. Small areas of parkland character, for example around Hulcote Manor.
- The field pattern is mainly medium to large 20<sup>th</sup> century fields with substantial areas of boundary loss, for example around Water Hall Farm. Some areas of more irregular early enclosures for example south of Whitsundoles Farm.
- Presence of the tributary discernable at road crossings e.g. Salford Ford, plus drainage ditches crossing the landscape along field boundaries and road verges.
- Essentially nucleated settlement pattern sheltered within the valley. Salford the main settlement is loosely clustered at a crossroads with areas of pasture between buildings. Hulcote is a small hamlet.
- Consistent settlement character with red brick and clay tiling characteristic, plus some more recent buildings.
- Local footpaths plus the Milton Keynes boundary walk passes through Salford.
- The peaceful rural character is disrupted by the audible presence of the M1 which cuts the southern boundary of the character area. There are few views of the motorway due to the enclosing topography and the screening/cuttings associated with the road.

## EVALUATION

### Relationship to Mid Beds District LCA

√√ - key feature/strong influence on character

√ - present/contributes to character

- neutral

X – absent

<b>Mid Beds LCA Landscape Character Sensitivity</b>	<b>Represented in landscape unit</b>
Subtle tributary valleys and drainage channels associated with the Great Ouse.	√√
Strong pattern of remaining hedgerows and trees.	√
A varied field pattern.	√ (area includes mostly 20th century fields)
Small areas of pasture around Salford and Hulcote with earthwork evidence of former settlement.	√√
Consistent settlement pattern and strong identity of Salford.	√√
Remnant areas of deciduous woodland.	√
Recreational routes including the Milton Keynes Boundary Walk and public rights of way linking to the Greensand Ridge.	√√
<b>Visual Sensitivity</b>	
Views to the adjacent Greensand Ridge	√√ - occasional mid distance views from the edge of the valley for example Salford Church or Salford Road

### Landscape Character Sensitivity

<b>Criteria</b>	<b>Judgement and Comment</b>
<b>Landscape Quality and Condition</b>	
A landscape with substantial hedgerow loss, with extant boundaries often in poor condition – gappy or overgrown. The proximity to the motorway (and associated traffic noise) has a strong impact on the perception of the area. Nevertheless the area retains a strong character with features of interest including consistent settlement pattern and building materials, the subtle landform of the tributary valley and the watercourse and associated pasture and riparian vegetation.	This is subtle valley landscape within the vale and its character should be conserved and enhanced. Although development on the adjacent Aspley Triangle will not directly affect the tributary valley it will be in very close proximity – the emphasis should be on enhancing the distinctiveness of the valley landscape.
<b>Representation of Typical Character</b>	
The area is representative of the wider vale – and contains many of the features of higher sensitivity notable the settlements, small areas of parkland, watercourses and associated areas of pasture and riparian vegetation.	The tributary valley is a distinctive part of the vale landscape and should be conserved and enhanced. It will not be directly affected by development on the adjacent Aspley Triangle.

Criteria	Judgement and Comment
<b>Sensitivity of Individual Elements</b>	
<p><b>Natural:</b> Important natural elements include occasional areas of waterside pasture and tree copses.</p> <p><b>Cultural:</b> Sensitive elements are the small areas of intact field pattern (early enclosure) including the smaller pasture fields surrounding settlements, earthwork evidence of medieval settlements plus medieval fishponds, and the consistent settlement character.</p> <p><b>Aesthetic:</b> The proximity of the M1 has a strong influence on the perception of the landscape, although there are few views traffic noise is pervasive through much of the area. Nevertheless the area retains a strong enclosed 'valley' character.</p> <p><b>Access and Recreation:</b> The area contains part of the local footpath network, plus the Milton Keynes Boundary Walk, with access links to surrounding more elevated landscapes both the Greensand ridge and the clay farmland plateau around Cranfield.</p>	<p><b>Natural:</b> These elements would benefit from enhancement. They would not be directly affected by development on the adjacent area.</p> <p><b>Cultural:</b> These elements are important to the character of the tributary valley. They would not be directly affected by development in the adjacent area on the vale.</p> <p><b>Aesthetic:</b> Residential development on the Aspley Triangle will be in very close proximity– there is a key requirement to conserve and enhance the distinctiveness of this valley landscape.</p> <p><b>Access and Recreation:</b> Conservation of access links between the vale and the adjacent landscapes will be important. There maybe opportunities to strengthen access alongside the watercourse and enhance links.</p>
<b>Functional Role of the Landscape</b>	
The area provides local variation and distinctiveness within the wider vale.	The functional role of the landscape would not be affected by development.
<b>Robustness and Re-creatability</b>	
The majority of landscape features on the vale are relatively recent and re-creatable. Only the cultural features, noted above, would be difficult to recreate.	Development would not affect non-recreatable features.
<b>Settlement Character and Pattern</b>	
Consistent settlement character at Salford and hamlet of Hulcote. These settlements have relationship to settlements on the Greensand Ridge in terms of built character (red brick and ironstone). There is a need to protect the setting of Salford which remains a quiet rural village.	<p>It is considered that development on the Aspley Triangle would not directly affect settlements. The M1 to the south has a strong presence and would form the boundary separating this character area from the area of proposed development. There is an opportunity for any new development to reflect the relationship of settlement on the vale with that on the ridge.</p> <p>There is a need to protect the rural setting of Salford. This</p>

Criteria	Judgement and Comment
	has particular implications in relation to future M1 widening, which should not encroach on the village setting (therefore perhaps a need to safeguard an area to the south of the motorway).

## Visual Sensitivity

Criteria	Judgement and Comment
<b>Visibility (within the land unit)</b>	
The subtle topography of the tributary valley generally limits and contains views.	The proposed development would not affect local views.
<b>Intervisibility (Views to/from)</b>	
(include any key views) There are occasional longer distance views south to the Greensand Ridge, for example, from Salford Church or Salford Road (Mill Lane) and some views north towards Cranfield.	Views to the Greensand ridge generally have the M1 in the foreground and in this respect, further development on the vale to the south of the M1 would have limited impact on views and perception of the vale and ridge landscape.
<b>Mitigation Potential</b>	
The tributary valley is characterised by sparse tree cover, associated with settlement and the watercourse.	Mass woodland planting to create screening would be inappropriate. There are opportunities however to enhance the hedgerow network including encouraging hedgerow trees, plus small copse plantings along the watercourse.

## Overall Sensitivity Judgement

- 4.18. On the basis of the judgement set out above it is considered that character area 5C(i)a Broughton Brook has a **moderate-low sensitivity** to development within the adjacent vale edge landscape of Aspley Triangle. The M1 already forms a strong boundary to the south, effectively severing this part of the vale from the area joining the foot-slopes of the Greensand Ridge. Although an essentially rural area, tranquillity is reduced by the audible presence of the M1. Key considerations are retention of access links with the ridge and conservation of local views to the ridge, ensuring that these are not obscured by development.

- 4.19. The **inherent sensitivity of the tributary landscape is higher**, as a result of its small scale, consistent settlement style, and potential as an ecological and recreational links and there are therefore considerable opportunities to conserve and enhance the distinctiveness of the tributary valley landscape in association with any proposals for new development.

## **GUIDANCE**

- 4.20. The following guidance is recommended for the tributary valley:

### ***Design Guidance in Relation to New Development (Aspley Triangle)***

- conserve the consistent red brick building character which has a relationship to settlements on the Greensand Ridge. Consider opportunities to use the settlement vernacular of Salford as a guide to any new development in the adjacent vale area;
- safeguard the rural setting of Salford village, including in relation to future M1 widening. In this respect, retention of an area of land to the south of the existing M1 route would be preferable for any future widening scheme than extending the motorway closer to Salford village. This should be considered in any master plan for new development on the vale;
- conserve distant views to the Greensand ridge and other surrounding more elevated landscapes; Avoid mass tree planting which would obscure the open landscape.

### ***Green Infrastructure***

- conserve and enhance access links with the elevated landscapes containing the vale, notably the Greensand Ridge (via. The Green Lane across the M1). Consider opportunities for enhancing access opportunities along the tributary and links to regional routes.

### ***General Landscape Guidance***

- 4.21. There are considerable opportunities to enhance the landscape of the tributary valley:
- conserve the loosely nucleated form of the settlement of Salford and conserve open pasture fields between buildings;
  - conserve the small pasture fields and earthworks around settlements;
  - conserve and enhance tree cover including small woodland copses along the water course and 'parkland' trees associated with manor houses and settlements;



- enhance the field pattern – in particular seek to strengthen field boundaries through encouraging appropriate hedgerow management and regeneration of hedgerow trees. Encourage appropriate management of ditches;
- conserve the tributary watercourse and seek opportunities to enhance the immediate landscape, through creation of a pasture buffer to the watercourse.



## 5C (i) a : Salford - Hulcote



Broughton Brook



Salford Church



Salford red brick vernacular



Salford village



Salford village



Salford Church - view south to M1 and Greensand Ridge beyond



## AREA 5C(ii)a: SALFORD VALE (SOUTH) – ‘ASPLEY TRIANGLE’

---

### DESCRIPTION

LCA Context			
County 1:50,000	Mid Beds District 1:25,000	Local 1:10,000	Local 1:10,000
Landscape Type: 5 Clay Vales	Character Area: 5C Salford - Aspley	Landscape Type: Vale Edge	<b>Character Area: 5C(ii)a Salford Vale (south) – ‘Aspley Triangle’</b>

### Location and Summary

- 4.22. This area forms part of the low lying vale on Oxford Clay. The character area has been defined by the subtle change of topography marking the very slightly elevated land at the edge of the vale where it rises from about 74m at the crest of the minor valley of Broughton Brook to approximately 80m where the land meets the lower slopes of the Greensand Ridge. The character covers the majority of the area between the M1, railway and the county boundary known as the ‘Aspley Triangle’. The land is predominantly clay although is overlain by a small patch of river gravel in the north-west. It appears ‘flat’ with a small local elevation at Hayfield Farm in the east being the only topographic variation. The low lying, vale landform is emphasised by its proximity to the steep rising slopes of the Greensand Ridge (6Ai) to the south which form a prominent backdrop in views from the area.

### Key Characteristics

- The land at the edge of the vale abutting and forming the immediate foreground to the Greensand Ridge.
- Low lying ‘flat’ landform emphasised by proximity to steep Greensand slopes - local prominent elevation at Hayfield Hill.
- Areas of arable and pasture land use and some more marginal land along main roads. Paddocks, nurseries and business units indicative of areas no longer in agricultural management.
- Valuable areas of wet pasture at Braystone/Glebe Farm.

- Some extant areas of historic field pattern, generally sparse, trimmed hedgerows. Occasional hedgerow trees (oak and ash) along road and Green Lane boundaries are an important feature.
- Audible influence of the M1 and A421, with glimpses of traffic on the A road in views to the south.
- Open landscape with some long views. The steep slopes of the Greensand are a dominant backdrop to the south plus some longer views across the vale, for example, to Ridgmont/Castle Hill.
- Parts of the area are perceived as quiet, rural and isolated – severed, and to an extent inaccessible, by the rail line and main roads.
- Local rights of way network with important Green Lane link (crossing M1).

## EVALUATION

### Relationship to Mid Beds District LCA

√√ - key feature/strong influence on character

√ - present/contributes to character

- neutral

X – absent

Mid Beds LCA Landscape Character Sensitivity	Represented in landscape unit
Subtle tributary valleys and drainage channels associated with the Great Ouse.	√
Strong pattern of remaining hedgerows and trees.	√
A varied field pattern.	√√ mixed
Small areas of pasture around Salford and Hulcote with earthwork evidence of former settlement.	X adjacent area
Consistent settlement pattern and strong identity of Salford.	X adjacent area
Remnant areas of deciduous woodland.	X
Recreational routes including the Milton Keynes Boundary Walk and public rights of way linking to the Greensand Ridge.	√ local footpath routes
<b>Visual Sensitivity</b>	

Mid Beds LCA Landscape Character Sensitivity	Represented in landscape unit
Views to the adjacent Greensand Ridge	√√ - short range views to the dramatic backdrop of the Greensand Ridge.

## Landscape Character Sensitivity

Criteria	Judgement and Comment
<b>Landscape Quality and Condition</b>	
A landscape with substantial hedgerow loss, with extant boundaries often in poor condition – gappy or overgrown. The area is affected by main roads – the M1 and parallel A421. Some parts of the area appear marginal and no longer in active agricultural management either used for horse grazing, glass houses, small holdings or small businesses (notably in the area for Aspley Guise station along Salford Road). The areas along the A421 and M1 are also perceived as being in poor condition.	Such elements are not sensitive and would benefit from enhanced management.
<b>Representation of Typical Character</b>	
The area is generally representative of the wider vale, although the features of interest associated with the tributary valley are not present.	The vale is not a highly distinctive landscape type within Bedfordshire. Development would not have an adverse effect on a highly representative or distinctive character area. It would however affect the perception of the adjacent Greensand Ridge.
<b>Sensitivity of Individual Elements</b>	
<p><b>Natural:</b> Important natural features include the pattern of hedgerows which is strong in parts of the area (central area), occasional hedgerow trees (oak and ash, notably along the Green Lane) and remnant areas of wet pasture as at Glebe Farm.</p> <p><b>Cultural:</b> Key elements are the intact pattern of early field enclosures.</p> <p><b>Aesthetic:</b> The proximity of the M1 has a strong influence on the perception of parts of the landscape. In other areas, for example, Salford Road from Aspley Guise Station this is perceived as a quiet rural landscape and in places appears very isolated. The area is important in providing an open vale landscape and contrast to the wooded Greensand Ridge.</p> <p><b>Access and Recreation:</b> The area contains part of the local footpath network with access links to surrounding more elevated landscapes both the Greensand ridge and the adjacent vales. Key recreation links include the green lane from Salford Road to Aspley Hall (which provides a pedestrian link across the A421 and M1) and the rights of way following minor watercourses.</p>	<p><b>Natural:</b> Any development in this area should seek to conserve and enhance the areas of wet meadow and intact field patterns.</p> <p><b>Cultural:</b> Conserve and enhance the pattern of early enclosures.</p> <p><b>Aesthetic:</b> Extensive residential development on the area would affect the contrast with the adjacent ridge landscape and change the perception of parts of this area as a quiet, rural landscape.</p> <p><b>Access and Recreation:</b> Conservation of access links between the vale and the adjacent landscapes will be important. There maybe opportunities to strengthen</p>

Criteria	Judgement and Comment
pedestrian link across the A421 and M1) and the rights of way following minor watercourses.	access and enhance links.
<b>Functional Role of the Landscape</b>	
The area provides the foreground to the rising slopes of the Greensand Ridge. The flat open landscape of hedged fields is important as a contrast to the densely wooded slopes. Key areas are the prominent hill at Hayfield Farm and the area to the east of the Triangle which provides the immediate setting to Husborne Crawley and Castle Hill. To the west development has extended downslope from the ridge (Aspley Station). Here, the open vale provides an important contrast and helps retain the distinctiveness of the ridge and vale landscapes.	The functional role of the landscape as the setting and contrast to the ridge would be disrupted by extensive residential development.
<b>Robustness and Re-creatability</b>	
The majority of landscape features on the vale are relatively recent and re-creatable. The cultural features, notably the historic field pattern and Green Lane, would be difficult to recreate. The function of the area as the setting to the ridge would also be non-recreatable.	Extensive residential development would affect non-recreatable features.
<b>Settlement Character and Pattern</b>	
The area is characterised by its sparse settlement pattern – with a number of dispersed farm units.	The settlement pattern would be changed by the large scale residential development in the vales which are characterised by occasional isolated farms and as such provide a strong open contrast to the wooded and settled ridge.

## Visual Sensitivity

Criteria	Judgement and Comment
<b>Visibility (within the land unit)</b>	
The relatively flat topography and low hedgerow cover allows some long views across the area.	The proposed development would change local views.
<b>Intervisibility (Views to/from)</b>	
<p>(include any key views)</p> <p><b>Views to the vale:</b> There are key views across the vale from:</p> <ul style="list-style-type: none"> <li>Brogborough Hill – with the vale opening out as the foreground to the Greensand Ridge;</li> </ul>	Short range views to the Greensand ridge indicate the strong contrast of the flat 'open' vale and wooded ridge. Longer range views from beyond the vale (e.g. Brogborough Hill) highlight the function of the flat vale in providing the foreground setting to the ridge. These



Criteria	Judgement and Comment
<ul style="list-style-type: none"> <li>Views from Salford Road to the north (close to Brook Farm and Mill Lane)</li> <li>Views from the A421 (T), notably the eastern part of the area where Hayfield Farm is prominent on a low hill.</li> </ul> <p><b>Views from the vale:</b> There are important short range views from the vale to the Greensand Ridge. These include:</p> <ul style="list-style-type: none"> <li>Long views up Salford Road to the backdrop of the ridge;</li> <li>Long views from Berry Lane eastwards to Castle Hill;</li> </ul>	views are all sensitive to extensive development.
<b>Mitigation Potential</b>	
The vale is characterised by sparse tree cover.	Mass woodland planting to create screening would be inappropriate in this context and would blur the distinction with the wooded ridge. There are opportunities however to enhance the hedgerow network including encouraging hedgerow trees, plus small copse plantings.

### Overall Sensitivity Judgement

- 4.23. On the basis of the judgement set out above it is considered that character area *5C(ii)a Salford Vale (south)* has a **moderate-high sensitivity** to new residential development. Although the inherent sensitivity of individual features is generally low, this sensitivity judgement is formed as a result of the visual connections with, and functional role of the vale edge in relation to the adjacent Greensand Ridge.

### GUIDANCE

- 4.24. The following guidance is recommended:

#### ***Design Guidance in Relation to New Development (Aspley Triangle)***

- conserve the area as the setting and foreground to the ridge – this particularly relates to the eastern part of the Triangle which is the immediate setting to Husborne Crawley and Castle Hill and is visible in as the foreground in expansive views from Brogborough Hill;

- avoid development on high points as at Hayfield Farm which are prominent in local views;
- conserve the open vale landscape immediately north of Aspley Guise station to conserve the distinctiveness and contrast of the vale and ridge transition;
- conserve and enhance the historic field pattern, notably early enclosure boundaries – seek to retain a network of boundaries in any masterplan for new development;
- conserve and enhance remnant areas of wet pasture and consider opportunities to extend these areas;
- conserve the minor watercourses that cross the vale and consider opportunities to enhance their setting – by creating a pasture buffer area and riparian tree planting;
- avoid mass tree screening that could further reduce and blur the distinction between the open vale and wooded Greensand slopes – careful consideration will need to be given to appropriate small scale planting around development, probably through reinforcement of existing hedgerow boundaries;
- consider opportunities for any new residential development to reflect the settlement vernacular of the Greensand Ridge (ironstone and red brick);
- consider the effects of lighting schemes, associated with any new development, on the setting of the ridge – the aim should be to retain a ‘dark’ rural backdrop;
- safeguard an appropriate area in relation to any future M1 widening scheme;
- conserve the rural setting of Salford village.

### ***Green Infrastructure***

- conserve and enhance access links with adjacent landscapes and notably the Green Lane link across the M1;
- ensure appropriate management of the potentially increased recreational use of adjacent landscapes (notably the heaths and woodlands of the Greensand Ridge).

## 5C (ii) a : Salford Vale (south) - Aspley Triangle



Berry Lane view south to Greensand Ridge



Long view east across open vale to Ridgmont



Salford Road (Braystone)



Green Lane



Salford Lane view south to Greensand Ridge



## AREA 5C(ii)b: SALFORD VALE (NORTH)

---

### DESCRIPTION

LCA Context			
<b>County</b> 1:50,000	<b>Mid Beds District</b> 1:25,000	<b>Local</b> 1:10,000	<b>Local</b> 1:10,000
Landscape Type: 5 Clay Vales	Character Area: 5C Salford-Aspley	Landscape Type: 5C(ii) Vale Edge	<b>Character Area:</b> <b>5C(ii)b Salford Vale (north)</b>

### Location and Summary

- 4.25. This area forms part of the low lying vale on Oxford Clay. The character area forms a relatively narrow strip defined by the subtle change of topography marking the very slightly elevated land at the edge of the vale where it rises from about 74m at the crest of the minor valley of Broughton Brook to approximately 80m where the land meets the Boulder Clay covered slopes that form a gentle ridge between Cranfield and Brogborough.

### Key Characteristics

- The land at the northern edge of the vale abutting the clay farmland.
- Low lying landform with an open aspect, with views contained to the north and east by rising landform. Some longer views south towards the Greensand Ridge.
- A landscape with considerable areas of intact early enclosure and relatively few areas of boundary loss.
- Salford Wood an area of ancient woodland, within an otherwise open landscape.
- The area is partially influenced by proximity to the M1 with views to moving traffic, for example from Salford Road. To the north, near Holcotmoor Farm, the landscape is more rural in character.
- A mix of pasture and arable land use and appears to be actively managed.

- Local rights of way network with access links to surrounding more elevated landscapes both the Greensand ridge and the clay farmland plateau.

## EVALUATION

### Relationship to Mid Beds District LCA

√√ - key feature/strong influence on character

√ - present/contributes to character

- neutral

X – absent

Mid Beds LCA Landscape Character Sensitivity	Represented in landscape unit
Subtle tributary valleys and drainage channels associated with the Great Ouse.	X in adjacent area
Strong pattern of remaining hedgerows and trees.	√
A varied field pattern.	√√ mixed – substantial areas of early enclosure remain
Small areas of pasture around Salford and Hulcote with earthwork evidence of former settlement.	X adjacent area
Consistent settlement pattern and strong identity of Salford.	X adjacent area
Remnant areas of deciduous woodland.	X
Recreational routes including the Milton Keynes Boundary Walk and public rights of way linking to the Greensand Ridge.	√ local footpath routes linking the vales and adjacent elevated landscapes
<b>Visual Sensitivity</b>	
Views to the adjacent Greensand Ridge	√ - some local views to the dramatic backdrop of the Greensand Ridge, for example from Salford Road.

### Landscape Character Sensitivity

Landscape Quality and Condition	
A landscape with considerable areas of intact early enclosure and relatively few areas of boundary loss. The area is partially influenced by proximity to the M1 with views to moving traffic, for example from Salford Road. To the north, near Holcotmoor Farm, the landscape is more rural in character. The land is in a mix of pasture and arable land use and appears to be	The landscape quality and condition would not be affected by development within the Aspley Triangle.

Landscape Quality and Condition	
actively managed.	
Representation of Typical Character	
The area is generally representative of the wider vale, although the features of interest associated with the tributary valley are not present.	Development would not have an adverse effect on a highly representative or distinctive character area.
Sensitivity of Individual Elements	
<p><b>Natural:</b> Important natural features are limited to those areas where the hedgerow network remains intact. A substantial area of irregular/sinuuous fields indicative of early enclosure is present within the area. Salford Wood is an area of ancient woodland</p> <p><b>Cultural:</b> See above.</p> <p><b>Aesthetic:</b> This is essentially a rural vale landscape.</p> <p><b>Access and Recreation:</b> The area contains part of the local rights of way network with access links to surrounding more elevated landscapes both the Greensand ridge and the clay farmland plateau.</p>	<p><b>Natural:</b> The hedgerows, field pattern and ancient woodland would not be affected by development on the Aspley Triangle.</p> <p><b>Cultural:</b> As above.</p> <p><b>Aesthetic:</b> Further residential/employment development on the vale would not affect aesthetic qualities.</p> <p><b>Access and Recreation:</b> Conservation of access links between the vale and the adjacent landscapes will be important.</p>
Functional Role of the Landscape	
The area provides local variation within the wider vale. The vale separates the adjacent more elevated landscapes.	The functional role of the landscape would not be affected by development on Aspley Triangle.
Robustness and Re-creatability	
The majority of landscape features on the vale are relatively recent and re-creatable. Only the cultural features, notably the historic field pattern would be difficult to recreate.	The proposed development would not affect non-recreatable features.
Settlement Character and Pattern	
Characterised by isolated settlement – large farms at Church Farm, Hulcote Farm and Holcotmoor Farm.	It is considered that development would not affect the settlement character and pattern.

## Visual Sensitivity

Criteria	Judgement and Comment
<b>Visibility (within the land unit)</b>	
A relatively small character area backed by rising slopes. Hedgerows limit some views.	The proposed development would not affect local views.
<b>Intervisibility (Views to/from)</b>	
<p>(include any key views)</p> <p>There are some local long distance views south to the Greensand Ridge. The low lying flat topography means that views are generally limited. There are few views across the area of proposed development at Aspley Triangle, apart from glimpses across the M1 from Salford Road. Here, the rising topography around Hayfield Farm is prominent.</p>	The rising topography at Hayfield Farm is potentially sensitive to development – as this would be more widely visible in foreground views to the Greensand Ridge.
<b>Mitigation Potential</b>	
The vale edge is characterised by relatively sparse tree cover.	Mass woodland planting to create screening would be inappropriate. There are opportunities however to enhance the hedgerow network including encouraging hedgerow trees, plus small copse plantings.

## Overall Sensitivity Judgement

- 4.26. On the basis of the judgement set out above it is considered that character area *5C(ii)b Salford Vale (north)* has a **moderate-low sensitivity** to new development within the Aspley Triangle. The moderate – low sensitivity judgement relates to views across the Aspley Triangle which form the foreground to the Greensand Ridge.

## GUIDANCE

- 4.27. The following guidance is recommended:

### *Design Guidance in Relation to New Development (Aspley Triangle)*



- seek opportunities to provide screening by reinforcing the hedgerow pattern. Mass planting of screening belts will generally be inappropriate and would disrupt the contrast between the open vale and wooded ridge;
- avoid development on the more elevated areas of Aspley Triangle (around Hayfield Farm) to conserve an open foreground to the ridge in views from this area.

### ***Green Infrastructure***

- conserve access links and connections between the vale, clay slopes and the Greensand Ridge.

### ***General Landscape Guidance***

- conserve the varied field pattern of the vale (early enclosures) and seek to reinstate boundaries where they have been lost.



## 5C ii (b) : Salford Vale (north)



View north to Cranfield Plateau (popars at Holcotmoor Farm)



View across vale to the Greensand Ridge



## AREA 5C(ii)c: SALFORD VALE (EAST)

---

### DESCRIPTION

LCA Context			
<b>County</b> 1:50,000	<b>Mid Beds District</b> 1:25,000	<b>Local</b> 1:10,000	<b>Local</b> 1:10,000
Landscape Type: 5 Clay Vales	Character Area: 5C Salford-Aspley	Landscape Type: 5C(ii) Vale Edge	<b>Character Area:</b> <b>5C(ii)b Salford Vale (east)</b>

### Location and Summary

- 4.28. This area forms part of the low lying vale on Oxford Clay. It is a small bowl of land at the head of the vale and is enclosed by the steep slopes of the Greensand Ridge to the south and east and the rising clay slopes around Brogborough to the north. The land has been subject to substantial development, including the Marston Gateway Distribution Park, with large scale warehousing forming a dominant feature north of the motorway close to Ridgmont Station. This part of the vale is further subdivided by the M1 and rail line, with other areas set aside for construction work in association with the Junction 13 improvements. This has created a series of small land parcels – often derelict and unmanaged. South of the M1 the land is more rural in character and forms an important foreground to the rising slopes of the Greensand Ridge providing a setting to the settlements of Ridgmont/Castle Hill and Husborne Crawley on the ridge. At the foot of the ridge a small industrial park located close to the A507 is a dominant feature being at a slightly raised elevation and visible from a wide area to the west.

### Key Characteristics

- A small bowl of land at the head of the vale and is enclosed by the steep slopes of the Greensand Ridge to the south and east and the rising clay slopes around Brogborough.
- To the south the landscape dominated by intact estate fields associated with Woburn Park and is still an actively managed agricultural landscape containing Woburn Experimental Farm and with a consistent built character associated with the Estate (red brick cottages and farm buildings).
- Subdivided by the M1 and rail line, with other areas set aside for construction work in association with the Junction 13 improvements. This has created a series of small land parcels – often derelict and unmanaged.

- Substantial development, including the Marston Gateway Distribution Park, with large scale warehousing forming a dominant feature north of the motorway close to Ridgmont Station.
- Important natural features include areas of intact hedgerows associated with 'estate fields' and minor watercourses, plus areas of pasture.
- A Regional Route, the John Bunyan Trail, crosses the area along Station Road and connects to the Greensand Ridge Walk.
- The area provides an important setting to the ridge and is the foreground in views to Ridgmont and Husborne Crawley with their skyline churches.

## EVALUATION

### Relationship to Mid Beds District LCA

√√ - key feature/strong influence on character

√ - present/contributes to character

- neutral

x – absent

Mid Beds LCA Landscape Character Sensitivity	Represented in landscape unit
Subtle tributary valleys and drainage channels associated with the Great Ouse.	√
Strong pattern of remaining hedgerows and trees.	√
A varied field pattern.	√ predominantly enclosure estate fields
Small areas of pasture around Salford and Hulcote with earthwork evidence of former settlement.	X adjacent area
Consistent settlement pattern and strong identity of Salford.	X adjacent area
Remnant areas of deciduous woodland.	X
Recreational routes including the Milton Keynes Boundary Walk and public rights of way linking to the Greensand Ridge.	√ local footpath routes (John Bunyan Trail) linking the vales and adjacent elevated landscapes
<b>Visual Sensitivity</b>	
Views to the adjacent Greensand Ridge	√√ - important views to the dramatic backdrop of the

Mid Beds LCA Landscape Character Sensitivity	Represented in landscape unit
	Greensand Ridge, forming the foreground and setting to Ridgmont and Husborne Crawley. .

## Landscape Character Sensitivity

Criteria	Judgement and Comment
<b>Landscape Quality and Condition</b>	
To the south the landscape dominated by intact estate fields associated with Woburn Park and is still an actively managed agricultural landscape containing Woburn Experimental Farm and with a consistent built character associated with the Estate (red brick cottages and farm buildings). This area is considered to be in good condition and of good quality. The northern part of the area is influenced by proximity to the M1, with associated developed highly visible, plus areas of marginal unmanaged land severed by the road and rail routes.	To the south of the M1 this is a relatively intact landscape with a strong relationship to the Estate landscape of the ridge. Development south of the M1 and on the easternmost part of the Aspley Triangle would be in very close proximity to/abutting the base of the ridge and have an effect on a landscape in good condition and good quality.
<b>Representation of Typical Character</b>	
The area is not generally representative of the wider vale, due to the presence of large scale development north of the M1. South of the M1 it has a very strong relationship with the ridge.	Development within the area would affect the visual relationship with, and setting of the ridge. Development at the eastern end of the Aspley Triangle would similarly affect the setting of the ridge.
<b>Sensitivity of Individual Elements</b>	
<p><b>Natural:</b> Important natural features include areas of intact hedgerows associated with 'estate fields' and minor watercourses, plus areas of pasture.</p> <p><b>Cultural:</b> See above.</p> <p><b>Aesthetic:</b> This area has strong connections both cultural and visual with the ridge. The area to the north of the M1 now dominated by development.</p> <p><b>Access and Recreation:</b> A Regional Route, the John Bunyan Trail, crosses the area along Station Road and connects to the Greensand Ridge Walk.</p>	<p><b>Natural:</b> The hedgerows and field pattern would not be affected by development on the Aspley Triangle.</p> <p><b>Cultural:</b> As above.</p> <p><b>Aesthetic:</b> Development on the eastern part of the Aspley Triangle would affect the setting of the ridge.</p> <p><b>Access and Recreation:</b> Conservation of access links between the vale and the adjacent landscapes (ridge and clay hills) will be important.</p>
<b>Functional Role of the Landscape</b>	
The area provides an important setting to the ridge and is the foreground in views to Ridgmont and Hursborne Crawley with their skyline churches.	It is considered that the role of the landscape as the foreground and setting to the ridge would be affected by

Criteria	Judgement and Comment
	development on the eastern part of the Aspley Triangle.
<b>Robustness and Re-creatability</b>	
The historic field pattern and links with the Estate landscape would be difficult to recreate.	Development on the Aspley Triangle would not directly affect non re-creatable features.
<b>Settlement Character and Pattern</b>	
Characterised by Estate buildings - - The Woburn Experimental Farm and red brick estate cottages. North of the M1 industrial/warehouse development is dominant.	It is considered that development on the Aspley Triangle would not affect the settlement character and pattern.

## Visual Sensitivity

Criteria	Judgement and Comment
<b>Visibility (within the land unit)</b>	
A relatively small character area backed by rising slopes – The Greensand Ridge is dominant to the south. The large scale warehouse development north of the M1 and adjacent to the A507 is dominant in local views.	The proposed development would not affect local views (see below for notes on views to the Greensand Ridge).
<b>Intervisibility (Views to/from)</b>	
<p>(include any key views)</p> <p><b>Views to and across the Vale:</b> There are a number of important views across the area – the vale forms an important foreground and setting to the ridge. There are long range views from a wide area on the vale to the west (for example Berry Lane) which encompass the distinctive landform and silhouette of Castle Hill. The area is also important as the foreground to the ridge in views from the M1.</p> <p><b>Views from the Vale:</b> There are important views from this area to the Greensand Ridge (from Mill Road and Station Road). It provides the foreground and setting in views to the wooded ridge and the churches at Ridgmont and Husborne Crawley.</p>	This area itself is very sensitive as the setting to the ridge (although development is not proposed on this area itself). However, development on the eastern part of the Aspley Triangle could affect long views from the west.
<b>Mitigation Potential</b>	
The contrast of the hedged 'estate' fields on the vale and the rising wooded slopes of the ridge means that there is limited scope for tree screening.	Mass woodland planting to create screening could blur the contrast between the ridge and vale and block views to the ridge.



## Overall Sensitivity Judgement

- 4.29. On the basis of the judgement set out above it is considered that character area *5C(ii)c Salford Vale (east)* has a **moderate sensitivity** to new development within the Aspley Triangle. The moderate sensitivity relates to the potential at the eastern end of the Triangle to affect the setting of the ridge and views.

## GUIDANCE

- 4.30. The following guidance is recommended:

### ***Design Guidance in Relation to New Development (Aspley Triangle)***

- avoid development on the eastern end of the Aspley Triangle which would affect the setting of the ridge and interrupt important foreground views to Castle Hill and Ridgmont.

### ***Green Infrastructure***

- conserve access links and connections between the vale, clay slopes and the Greensand Ridge.

### ***General Landscape Guidance***

- conserve the varied field pattern of the vale (early enclosures) and seek to reinstate boundaries where they have been lost;
- conserve the links to the Woburn Estate landscape character – red brick built vernacular of Woburn Experimental Farm and Estate cottages and the pattern of estate fields;
- conserve key views up the slopes to Castle Hill and Ridgmont - and conserve the contrast between the patchwork of estate fields and the wooded ridge. Woodland planting on this area of the vale would not be appropriate;
- conserve tributary valleys and seek to restore a pasture buffer alongside watercourses;
- ensure full restoration following junction 13 improvement works and ensure that the work does not create a catalyst for further large scale (warehouse) development south of the M1.



## 5C (ii) c : Salford Vale (East)



Setting to Ridgmont / Castle Hill



Vale from Castle Hill



View across vale from Husborne Crawley



M1 J13 works & warehouse development on vale



Enclosing wooded backdrop at Ridgmont



## AREA 6A(i)a: ASPLEY GUISE – HUSBORNE CRAWLEY

---

### DESCRIPTION

LCA Context			
<b>County</b> 1:50,000	<b>Mid Beds District</b> 1:25,000	<b>Local</b> 1:10,000	<b>Local</b> 1:10,000
Landscape Type: 6 Greensand Ridge	Character Area: 6A Woburn Greensand Ridge	Landscape Type: Agricultural and Wooded Ridge & Slopes	<b>Character Area:</b> <b>6Ai Aspley Guise – Husborne Crawley</b>

### Location and Summary

- 4.31. This area forms part of the Greensand Ridge which crosses Bedfordshire on an east west alignment. The character area represents the steep north facing agricultural and wooded slopes with distinctive ridge top settlement. It forms a prominent ridgeline overlooking the flat clay vale. It is distinct from the area within the walled boundary of Woburn Park to the east (6Aii) and the area of heathland and plantations to west (6Ai).
- 4.32. This is an elevated ridge rising from approximately 80m at the base of the slope adjoining the vale to 120m at the ridgeline. There are some filtered views from the top of the ridge, but strong enclosure is provided by the tree cover. The ridge provides a strong backdrop and skyline to the vale and landscapes to the north, with characteristic steep topography and woodland cover. The skyline is punctuated by the spires and tower of the churches at Ridgmont/Castle Hill, Husborne Crawley and Aspley Guise.

### Key Characteristics

- Elevated ridgeline forming strong backdrop to the vale. Internally the ridge has a relatively complex topography, which flattens out towards the vale. In view, however, it is perceived as a consistent, strong ridge.
- A small scale landscape with a mix of farmland and parkland with extensive woodland and tree cover including parkland planting. Strong estate influences.
- A mixed field pattern including enclosure 'estate fields' associated with Woburn Park, and irregular sinuous fields characteristic of early enclosure.

- Local manors and parkland as at Crawly Park, plus areas of commonland at The Warren/Common Farm.
- Medieval settlements of Aspley Guise, Husborne Crawley, and Ridgmont/Castle Hill developed in sheltered positions at the summit of the ridge. Distinctive ridge-top churches with spires and towers form landmark features on the skyline.
- Village cores supplemented by Bedford Estate cottages. Aspley Guise has extended with post war development including modern development abutting the vale at Aspley Guise station.
- Consistent, unified architectural style - characteristic red brick and ironstone buildings create strong settlement character. Estate cottages and red brick walls and holly hedges are a key unifying feature.
- Very occasional filtered views and glimpses through woodland to the vale beyond, including moving traffic on the M1.
- A peaceful, rural landscape.

## EVALUATION

### Relationship to Mid Beds District LCA

√√ - **key feature/strong influence on character**

√ - present/contributes to character

- neutral

X – absent

Mid Beds LCA Landscape character sensitivities	Represented in landscape unit
Prominent landform creating a distinctive skyline and horizon in the view from much of Bedfordshire.	√√
Extensive woodland cover - an important resource that unifies the landscape. Significant survival of ancient woodland.	√√ (ancient woodland not present)
Heath and acid grassland - which are remnants of a historic landscape and provide a resource for future landscape restoration.	-
Woburn Park and Abbey (grade I registered landscape) and its associated areas of woodland	√ (perimeter wall and presence of estate fields)

<b>Mid Beds LCA Landscape character sensitivities</b>	<b>Represented in landscape unit</b>
and plantations. The influence of the landscape extends beyond the park boundaries a	
The 19 <sup>th</sup> century field pattern north and west of Woburn Park, resulting from an important period of agricultural improvement.	√√
A number of historic houses, parks and gardens.	√
Small scale villages of Woburn and Aspley Guise with distinct and unified architectural style associated with the Woburn Estate landscape.	√√
The distinctive village Ends around Eversholt	X
The Greensand Ridge Walk and Milton Keynes Boundary Walk provide recreational access.	√ (MK boundary walk to west and John Bunyan Trail at Ridgmont)
Landmark churches act as distinct focal points in the landscape.	√√
Areas of pasture which intersperse the arable landscape creating a diverse mosaic.	√
The distinctive settlement pattern and associated irregular small fields of Eversholt parish.	X
Wooded context providing screening and integration of development, as at Aspley Guise.	√√

### Landscape Character Sensitivity

<b>Criteria</b>	<b>Judgement and Comment</b>
<b>Landscape Quality and Condition</b>	
An essentially intact landscape with strong field patterns evident and good woodland cover. The landscape is considered to be in reasonable condition with some field boundaries requiring restoration/repair. It has a strong character and is distinct from the vale.	The individual landscape elements are sensitive to change on the ridge. They would not be directly affected by residential development on the Aspley Triangle. The proposed development would be in close proximity and in the foreground setting to a high quality landscape.
<b>Representation of Typical Character</b>	
Very representative – a key landform feature with steep north facing slope and prominent ridgeline. The 1:10,000 character area excludes the distinct landscapes of Woburn Park and heathland/ancient woodland - these have been classified as separate character area	Development of Aspley Triangle could affect a highly representative and distinctive character area within Bedfordshire. Extensive residential development in close proximity on the vale has the potential to affect the perception of the Greensand ridge as a key landform feature obscuring the contrast between the vale and the ridge.
<b>Sensitivity of Individual Elements</b>	
<b>Natural:</b> Woodland and pasture are key elements that contribute to the character of the	<b>Natural:</b> These elements are critical to the character of

Criteria	Judgement and Comment
<p>ridge. The tree and woodland cover, although not extensive, designated or ancient woodland is especially important in integrating settlement and creating the appearance of a wooded backdrop in views from the vale.</p> <p><b>Cultural:</b> Key sensitive elements are the intact field pattern (estate enclosure and early enclosure) and the distinct settlement character, including the ridge top churches.</p> <p><b>Aesthetic:</b> Despite the proximity of the MI and associated development – the ridge retains a strong rural peaceful character in contrast to parts of the adjacent vale.</p> <p><b>Access and Recreation:</b> There are a number of key rights of way links between the vale and the ridge, including parts of the Milton Keynes Boundary Walk.</p>	<p>the ridge they would not be directly affected by development on the vale. However, extensive tree planting on the vale as part of mitigation measures associated with new development could blur the contrast with the ridge.</p> <p><b>Cultural:</b> These elements are critical to the character of the ridge. They would not be directly affected by development on the vale (see below on the views to the ridge and setting of churches).</p> <p><b>Aesthetic:</b> There is potential for the distinct sense of separateness/contrast and strong rural and peaceful character to be diluted by further residential/employment development on the vale.</p> <p><b>Access and Recreation:</b> Conservation of access links between the vale and the ridge will be critical. Good recreation management will be required in anticipation of increased recreational use of this highly valued landscape.</p>
<b>Functional Role of the Landscape</b>	
<p>The ridge is provides a wooded backdrop to the vale and contrast with the flatter low lying landscapes. It is a prominent landform in views from a wide area. Views to the wooded slopes and landmark churches are a key element of the landscape of this part of Bedfordshire.</p>	<p>The landform and woodland cover will continue to provide a strong backdrop to the vale. The strong contrast of the ridge and vale may be adversely affected by development on the vale obscuring the abrupt change in topography and perhaps through mitigating tree planting diluting the contrast between the wooded ridge and more open vale. Overall it is considered that the role of the ridge as a backdrop landscape would be weakened.</p>
<b>Robustness and Re-creatability</b>	
<p>The historic field patterns, parkland and distinct settlement character would be difficult to recreate.</p>	<p>Development on the vale would not affect these features directly.</p>
<b>Settlement Character Pattern</b>	
<p>Intact and unified character of hill top settlements of Aspley Guise, Husborne Crawley and Ridgmont (medieval origin) – red brick and ironstone. Aspley Guise has expanded with post</p>	<p>Development on the vale would not directly affect the historic core of the villages on the ridge, since they are</p>



Criteria	Judgement and Comment
war residential development including development at the foot of the slope around Aspley Guise station.	both geographically separate, and enclosed/ contained by tree and woodland planting with few direct views to the vale. However, as the development at Aspley Guise station illustrates there is potential for extensive development on the vale to dilute the contrast between the vale and the ridge.

## Visual Sensitivity

Criteria	Judgement and Comment
<b>Visibility (within the land unit)</b>	
The complex internal landform of the ridge and presence of prominent woodland and tree cover creates a small scale, enclosed landscape, with only occasional filtered views to the vale.	In this respect development on the vale would have minimal impact on the ridge landscape.
<b>Intervisibility (Views to/from)</b>	
<p>(include any key views)</p> <p><b>Views to the ridge:</b> There are extensive views to the ridge from across a wide area of the vale and the more elevated clay farmland landscapes around Cranfield to the north. Key views include:</p> <ul style="list-style-type: none"> <li>views from the A421 directly to the steep wooded slopes;</li> <li>views from Brogborough – the ridge being very clear in the descent of the clay hills (A421 (T));</li> <li>views from the Cranfield plateau with the ridge forming a prominent backdrop to the lower lying vale.</li> </ul> <p><b>Views from the ridge:</b> The presence of tree cover and the complex topography mean that there are few direct views from the ridge across the vale. Views are general filtered through tree cover. There are glimpsed views from high points such as:</p> <ul style="list-style-type: none"> <li>the church of St. Botolphs and local properties at Aspley Guise;</li> <li>the footpath crossing Crawley Hall Park</li> </ul>	<p><b>Views to the ridge:</b> The proposed residential development will be located on the vale to the north of the rail line on land forming a gentle rise to meet the foot of the ridge. In some views the extent of new development would not be visible, by virtue of the flat topography and local changes in elevation and land cover. However, in close views such as along the A421 or Salford Road the development will be very prominent. To the east it would also be especially prominent in key views from Brogborough Hill. Currently the open agricultural land forms a strong foil and contrast to the steep wooded slopes. This would be affected by development.</p> <p><b>Views from the ridge:</b> Long distance views from the ridge are generally filtered by tree cover and provide glimpses rather than extensive panoramas. The views include the context including the A421 and M1 and associated movement and noise, plus warehouse development at Ridgmont station. In this respect it is considered that development would not have an overly</p>

Criteria	Judgement and Comment
<ul style="list-style-type: none"> <li>the church of St. James and local properties at Husborne Crawley</li> <li>views from Castle Hill at Ridgmont;</li> <li>views from Berry Lane.</li> </ul>	negative impact on views. Although clearly, the effect would be to bring major development closer to the ridge. This is a particular concern in the case of development in the eastern part of the area (to the south west of J13 of the M1) which would abut the foot of the ridge.
<b>Mitigation Potential</b>	
The vale is characterised by scarce woodland cover with occasional small copses and tree belts, and the surviving hedgerow network. This is in contrast to wooded ridge.	The scarcity of woodland on the vale and contrast with the perception of wooded slopes suggests that any mitigation through woodland planting will need to be carefully considered. Mass planting which would blur and dilute the distinctiveness of the two landscapes would not be appropriate in the predominantly open vale.

### Overall Sensitivity Judgement

- 4.33. On the basis of the judgement set out above it is considered that character area 6A(i)a *Aspley Guise- Husborne Crawley Ridge* has a **moderate-high sensitivity** to new residential development on the adjacent vale. While many of the intrinsic sensitive features of the ridge would not be directly affected the perception of the ridge and the important role it plays as the backdrop to and contrast with the vale would change.
- 4.34. It should be noted that the inherent sensitivity of the character area, with its high quality landscape of woodland, parkland, heathland and unified settlement character is **high** and that the above judgement only related to sensitivity to development within the Aspley Triangle area.

### GUIDANCE

- 4.35. The following guidance is recommended:

#### *Design Guidance in Relation to New Development (Aspley Triangle)*

- conserve views to and the foreground setting of the ridge and the dramatic backdrop that it creates to the vale and the wider landscape;

- avoid development in the eastern part of the vale where it is relatively narrow and any development would be likely to impinge on the ridge setting – this is a lesser constraint in the wider western part of the triangle where there is more flexibility for appropriate housing design and mitigation;
- conserve the distinct pattern of settlement associated with sheltered areas on the ridgeline – avoid any further expansion of settlement downslope and merger with development on the vale which would obscure the contrast between the two landscapes – this is a key concern at Aspley Guise station;
- respect the setting of key landmark features notably the churches on the skyline and conserve views to the ridge;
- consider the effects of lighting schemes associated with new development on the rural backdrop of the ridge.

#### ***Green Infrastructure***

- ensure appropriate recreation management of the sensitive landscape features of the ridge, in relation to increased recreation pressures associated with new development;
- conserve access links and connections between the vale and the ridge.

#### ***General Landscape Guidance***

4.36. There are considerable opportunities to enhance the landscape of the ridge:

- conserve and enhance area of historic parkland and estate landscape by reinforcing the pattern of planting and associated built features;
- conserve and enhance areas of pasture and heathland;
- ensure appropriate and sensitive management of woodland to conserve the wooded setting and skyline;
- conserve the character and setting of the villages of Ridgmont/Castle Hill, Husborne Crawley and Aspley Guise – conserve their individual identity and distinctive pattern of red brick and ironstone materials, evergreen hedges and mature evergreen specimen trees and woodland which creates the wooded setting to the villages.



## 6A (i) a : Aspley Guise - Husborne Crawley



Aspley Guise red brick walls and evergreen hedgerows



Woodland contains the ridgetop settlement of Aspley Guise



Skyline settlement and distinct churches (Ridgmont)



Filtered view across vale from Aspley Guise church



Wooded/parkland character in view south to slopes (from Berry Lane)



View across vale from Crawley Park



## 5. SUMMARY AND CONCLUSIONS

### MAIN FINDINGS

- 5.1. The final chapter provides a summary and conclusions of the sensitivity analysis.

#### Summary of Key Views

- 5.2. Key views to the site are illustrated in **Figure 5.1**. These are as follows:

**Table 5.1: Key Views to the Aspley Triangle Site**

View Location (From)	What the View Covers (To)
<b>View 1: Brogborough Hill</b>	Eastern part of Aspley Triangle/M1 J13. Area is the foreground to the Greensand Ridge. Brogborough Hill us an important gateway from the more industrial Marston Vale, with view opening out to currently more rural landscape of the ridge.
<b>View 2: Husborne Crawley Church</b> on the Greensand Ridge	Filtered view from churchyard over the eastern part of the Aspley Triangle. Comparatively narrow area of vale between the ridge and A421 and M1 - should be protected as setting to the ridge.
<b>View 3: Aspley Guise Church</b> on the Greensand Ridge	Filtered view across the vale to the A421- vale setting is wider here.
<b>View 4: View from Castle Hill</b> on the Greensand Ridge	View illustrates flat vale setting to ridge. Warehouse development on the A507 (at the foot of the ridge) is prominent.
<b>View 5: View from centre of Triangle</b> eastwards (Ridgmont Church in background))	Lon open view eastwards across the flat vale to Castle Hill/Ridgmont.
<b>View 6: Salford Road</b> (north of the site).	View south – M1 in middle ground and rising slopes of Greensand in distance forming skyline. Elevated topography at Hayfield Farm is prominent in foreground to ridge.
<b>View 7: Crawley Park</b> on the Greensand Ridge (nr. Wednesden Pits)	View north opening out over the Vale – showing immediate foreground setting to ridge north of the rail line
<b>General views from the vale:</b>	Views from the vale (south) are dominated by the ridge backdrop which provides a strong topographic contrast to the flat landform of the vale. There are some more open long views across the vale to the east. To the north views are contained by hedgerows and tree cover/road.

## Summary of Landscape Character Sensitivity

**Figure 5.2:** summarises landscape character sensitivity to residential development in Aspley Triangle. The results are set out in **Table 5.2** below. The judgements should be read in conjunction with the guidance provided in each chapter.

**Table 5.2: Summary of Landscape Character Sensitivity to Residential Development on the Aspley Triangle\***

Character Area	Sensitivity Judgment
1A(i)a: Cranfield Airfield and University	Low
1A(ii)a: Brogborough	Moderate-High
5C(i)a: Salford – Hulcote	Moderate-Low
5C(ii)a: Salford Vale (south) - Aspley Triangle	Moderate-High
5C(ii)b: Salford Vale (north)	Moderate-Low
5C(iii)c: Salford Vale (east)	Moderate
6A(i)a: Aspley Guise – Husborne Crawley	Moderate-High

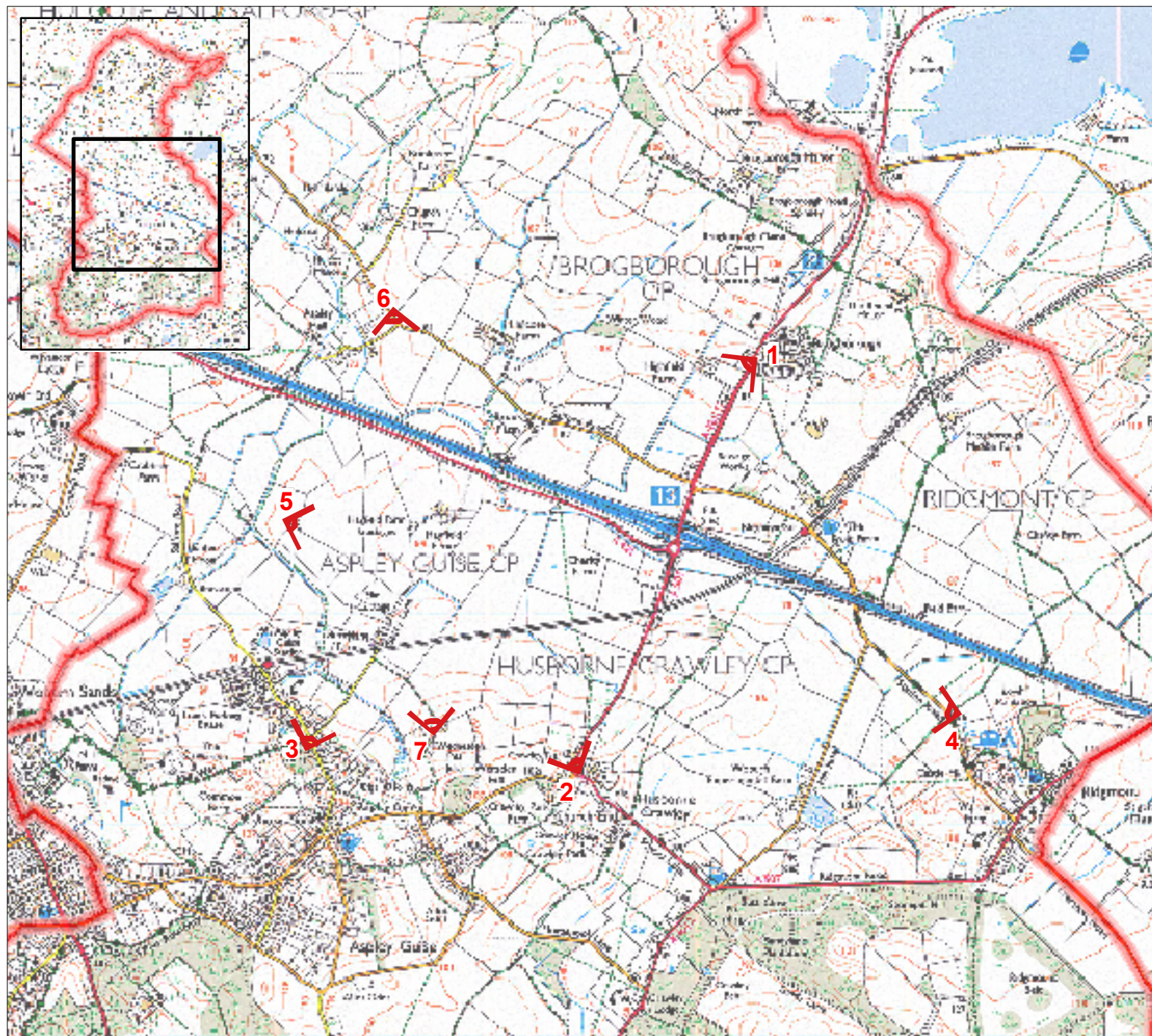
\*Note that the judgements above are sensitivities to new residential development on the Aspley Triangle area. They are not inherent sensitivities of any LCA and are not indicative of sensitivities to any other type/location of change.

5.3. The overall landscape sensitivities and opportunities of each landscape character unit are set out in **Table 5.3**.

**Table 5.3: Summary of Landscape Character Sensitivities to Residential Development on the Aspley Triangle and Key Opportunities**

Landscape Character Area	Key Sensitivities	Key Opportunities
1A(i)a: Cranfield Airfield and University	<p><b>Low</b></p> <p>There are relatively few intrinsically sensitive features on the plateau and the development at Aspley Triangle is at some distance. However, the proposals for the expansion of Milton Keynes eastwards will create a more continuous urban area in views from the plateau and may impinge on the very clear landscape contrast between the vale and ridge.</p>	<p>There is potential for future north eastward expansion of Milton Keynes east of the M1 in the Moulsoe area. It is recommended that a more detailed sensitivity study is undertaken to consider development in this area.</p>





**Aspley Triangle**  
**Figure 5.1 Key View Locations**

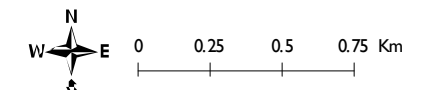
**Key**

Study Area



**Key Views**

- 1 - Brogborough Hill to Vale and Greensand Ridge
- 2 - Husborne Crawley Church across Vale
- 3 - Aspley Guise church across Vale
- 4 - Castle Hill across Vale
- 5 - Aspley Triangle General View (East to Castle Hill - South to Greensand Ridge)
- 6 - Salford Road to Hayfield Farm
- 7 - Crawley Park over Vale



**DRAFT**  
 Source Land Use Consultants

Date 19/12/2006





Landscape Character Area	Key Sensitivities	Key Opportunities
1A(ii)a: Brogborough	<b>Moderate-High</b> There are relatively few intrinsically sensitive features. The sensitivity judgement results from potential effects of development on key views from Brogborough Hill and the importance of this area as a gateway and transition between the more industrial Marston Vale and the relatively undeveloped rural Salford Vale. A key issue is the effect of development on views to the open foreground and setting to the Greensand Ridge.	Avoid any development in the eastern corner of the Aspley Triangle to conserve the landscape setting to the ridge. Consider opportunities to enhance the recreational function of Brogborough Country Park. Conserve the historic landscape pattern.
5C(i)a: Salford – Hulcote	<b>Moderate-Low</b> Although this area has a large number of intrinsically sensitive features, these will on the whole not be affected by development on the Aspley Triangle. The MI already forms a strong boundary to the south.	Key opportunities relate to conserving and enhancing the key features and local distinctiveness of the tributary valley notably the small scale, consistent settlement style and pattern, and the ecological and recreational potential of the valley. There is an opportunity to use the settlement vernacular of Salford as a guide to any future new development. It will also be important to protect the rural setting of Salford village, in relation to any future development.
5C(ii)a: Salford Vale (south) - Aspley Triangle	<b>Moderate-High</b> The inherent sensitivity of individual features is generally low, however the sensitivity judgement is formed as a result of the key visual connections with, and functional role of the vale edge in relation to the adjacent Greensand Ridge. Careful consideration should be given to any screening components – mass tree planting is unlikely to be appropriate and would blur the contrast between the predominantly open vale landscape and the wooded ridge. Key sensitivities include locally prominent topography, ecologically rich areas and the setting of Salford village. They are outlined in <b>Figure 5.3</b> .	Any development within the area must respect the function of the area as the setting and foreground to the ridge. Key opportunities are to conserve and enhance/extend the remnant wet pasture, conserve green links notably the Green Lane, and conserve the historic field pattern, as a landscape framework within any new development.
5C(ii)b: Salford Vale (north)	<b>Moderate-Low</b> There are relatively few intrinsically sensitive features on the plateau and the development at Aspley Triangle is at some distance. The sensitivity judgement relates to the few (distant) views across the vale and its role as the foreground setting to the	The principal opportunity is to avoid development on locally elevated areas within Aspley Triangle which are visible in views across the vale. The rural landscape of the northern part of the vale with its patchwork of fields should be conserved.

Landscape Character Area	Key Sensitivities	Key Opportunities
	ridge.	with its patchwork of fields should be conserved.
5C(iii)c: Salford Vale (east)	<b>Moderate</b> The key sensitivity relates to the potential for development on the eastern corner of the Triangle to affect the setting of the ridge and views.	They key opportunity for the character area is to conserve its function as the foreground and setting the Castle Hill and Ridgmont. And to conserve the links to the Woburn Estate landscape – red brick vernacular and pattern of estate fields. The aim should be to ensure full restoration following junction 13 improvement works and ensure that the junction improvement works does not create a catalyst for further large scale (warehouse development) south of the M1.
6A(i)a: Aspley Guise – Husborne Crawley	<b>Moderate-High</b> The sensitivity judgement is as a result of the potential affect of development on the perception of the ridge and the important role that it plays as the backdrop to the vale and the function that the vale pays as the setting and foreground to the ridge.	The aim is to conserve the area of vale that forms the setting to the ridge and ensure that the ridge continues to be a distinct and separate landscape providing a strong rural backdrop. There is a particular need to avoid settlement merger from the ridge onto the vale (e.g. Aspley Guise station). A key opportunity relates to enhancing green infrastructure links with the ridge and vale and notably providing for enhanced management of the sensitive landscape features of the ridge (woodland, parkland and heathland).

5.4. The specific sensitivities of the Aspley Triangle area to residential development are illustrated in **Figure 5.3**.

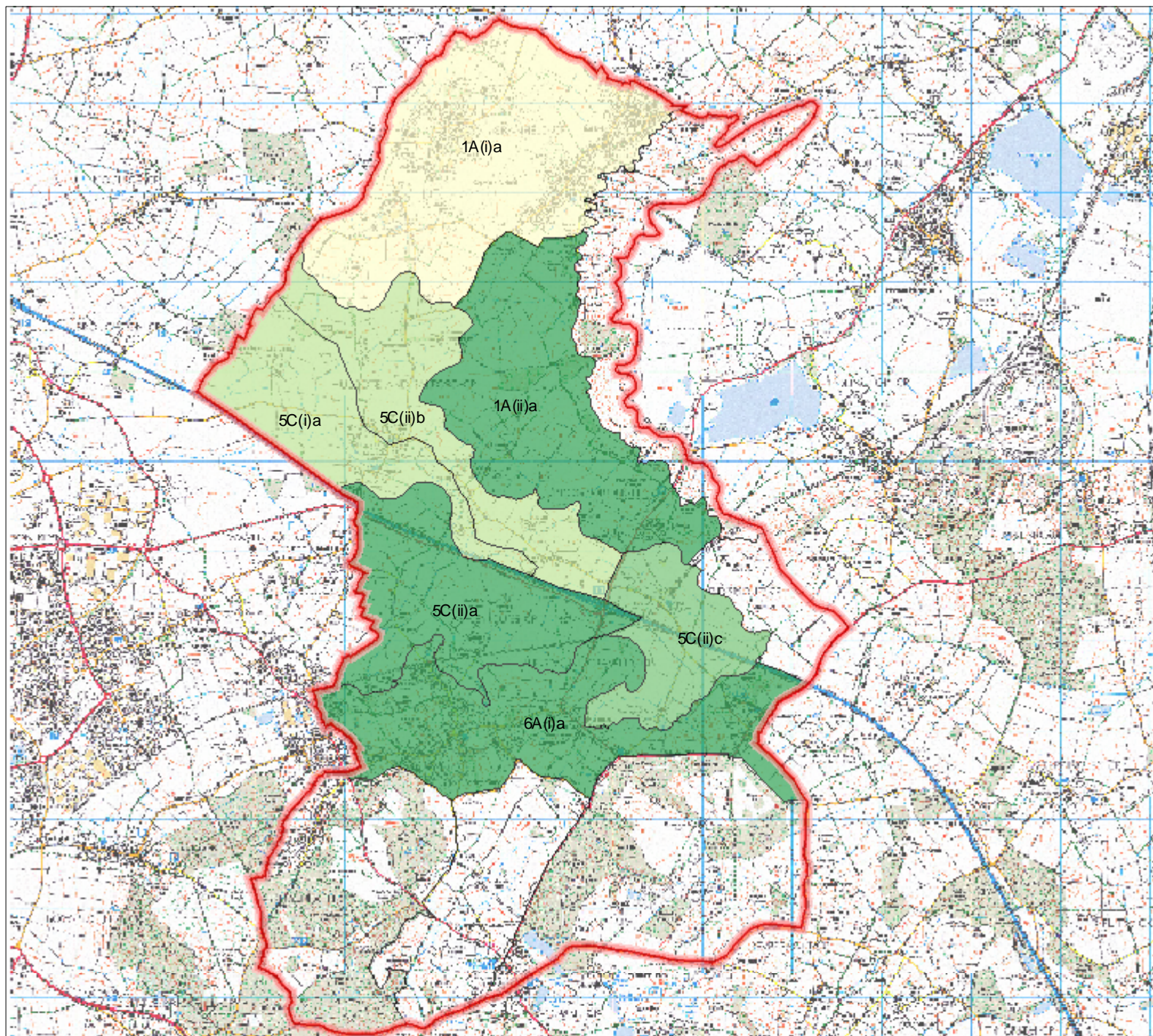
## OPTIONS FOR PROTECTION OF THE COUNTRYSIDE GAP AROUND ASPLEY GUISE AND HUSBORNE CRAWLEY

5.5. The final part of this report uses the findings of the sensitivity analysis to provide some general comments on the MBDC Greenbelt options.

- 5.6. Green Belt is a well established planning policy tool. Within Mid Bedfordshire, the south western part of the district lies within the approved South Bedfordshire Green belt. The main purpose is outlined in the structure plan, namely to prevent the coalescence of Luton, Dunstable, Houghton Regis, Leighton Linlade, Ampthill and Flitwick. For the area in question the current Green belt extends northwards to the Bedford to Bletchley rail line – this an easily identifiable boundary on the ground, but clearly, does not relate to landscape character or to the anticipated development pressures associated with the expansion of Milton Keynes as part of the long term Growth Strategy.
- 5.7. In any strategy to extend protection of the landscape (through Green Belt or other policy), it is recommended that consideration is given to:
- protection of the eastern part of the Triangle (to Berry Lane) - where the vale is comparatively narrow and any development would have the potential to impinge on the setting of the ridge;
  - protection of local topographic elevation at Hayfield Farm which is prominent in views across the vale from the north;
  - protection of an appropriate landscape ‘gap’ north of Aspley Guise station to avoid merger of settlement on the ridge and vale and help retain the distinction and separateness of Aspley Guise;
  - protection of valued landscape elements notably the area of wet pasture at Glebe Farm/Braystone which is a distinctive and valued traditional feature of the vale landscape.









## Aspley Triangle

Figure 5.2 Landscape Character Sensitivity to Residential Development in Aspley Triangle

### Key

 Study Area Boundary

Sensitivity to Residential Development

 Low

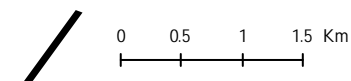
 Moderate-Low

 Moderate

 Moderate-High

 High

Note; table to be read in conjunction with Guidance Notes



**DRAFT**

Source: Land Use Consultants

Date 19/12/2006







Waterhall

Hulcote

Brogborough CP

Brogborough

Hayfield Farm – elevated 'hill' visible in views from the north and prominent in the foreground to the ridge

Watercourse forming part of tributary valley

Area of wet pasture – opportunity to conserve, enhance and extend

Footpath Link

Area important in views from Brogborough Hill and foreground setting to the Greensand Ridge (Husborne Crawley and Castle Hill)

Need to retain distinction and separation between settlement on the ridge (Aspley Guise) and the transition to the vale landscape

HUSBORNE CFAWLEY CP

ASPLEY GUISE CP

Woburn Sands

0 100 200 300 400 500 m

Date: 20/12/2006



**APPENDIX I**  
**FIELD SURVEY SHEET**



# ASPLEY-GUISE LANDSCAPE CHARACTER ASSESSMENT 1:10,000

LANDSCAPE TYPE:

CHARACTER AREA:

SUBDIVISION (LANDSCAPE UNIT)

DATE:.....

WEATHER:.....

SURVEYORS:.....

PHOTOGRAPH NUMBERS:.....

LOCATION ON FIELD MAP:.....

## LOCATION AND BOUNDARIES

.....  
.....  
.....

## KEY WORDS/SUMMARY OF CHARACTER

.....  
.....  
.....

# KEY CHARACTERISTICS

## Visible Landscape Features

.....  
.....

## Geology and Soils

.....  
.....

## Elevation/Landform

.....  
.....

## Water/Hydrology

.....  
.....

## Land Cover/Land Use

.....  
.....

## Field Patterns and Boundaries

.....  
.....

## Settlement Pattern (size, density, age, style, materials, landscape context)

.....  
.....

*Note any key Views*

## AESTHETIC AND PERCEPTUAL QUALITIES

<b>VIEWS</b>	distant	framed	intermittent	panoramic	corridor
<b>SCALE</b>	Intimate	small	medium	large	
<b>ENCLOSURE</b>	Confined	enclosed	semi-enclosed	open	exposed
<b>VARIETY</b>	Complex	varied	simple	uniform	
<b>TEXTURE</b>	Smooth	textured	rough	very rough	
<b>COLOUR</b>	monochrome	muted	colourful	garish	
<b>MOVEMENT</b>	Remote	vacant	peaceful	active	
<b>UNITY</b>	Unified	interrupted	fragmented	chaotic	
<b>TRANQUILITY</b>	Remote	peaceful	interrupted	noisy	
<b>NATURALNESS</b>	Undisturbed	restrained	tamed	disturbed	

## EVALUATION

KEY SENSITIVITIES OF THE CHARACTER AREA	REPRESENTATIVENESS
	✓✓ prominent ✓ present X absent
1.	
2.	
3.	
4.	
5.	
6.	
7.	
8.	

# LANDSCAPE QUALITY AND CONDITION

## Visual Unity/Intactness

.....  
.....

## Survival of characteristic features

.....  
.....

## State of repair

.....  
.....

## DETRACTING FEATURES

.....  
.....

## REPRESENTATION OF TYPICAL CHARACTER (Consider: representativeness in relation to character area)

.....  
.....  
.....  
.....

## SENSITIVITY OF INDIVIDUAL ELEMENTS

### (what and why)

.....  
.....

### Natural

.....  
.....



**Cultural**

.....  
.....

**Aesthetic**

.....  
.....

**FUNCTIONAL ROLE OF THE LANDSCAPE (Consider:  
Role as setting, Strategic Gap, Green Corridor, Green  
Infrastructure)**

.....  
.....  
.....

**ROBUSTNESS AND RE-CREATABILITY**

.....  
.....  
.....

**SETTLEMENT PATTERN**

**Effects on Form**

.....  
.....

**Pattern**

.....  
.....

**REMOTENESS AND TRANQUILLITY**

.....  
.....

## **VISUAL SENSITIVITY**

**Visibility (implications of landform and tree cover)**

.....  
.....

**Key Views (to and from sensitive areas)**

.....  
.....

**Mitigation Potential**

.....  
.....

## **SENSITIVITY JUDGEMENT**

**High**

**High - Moderate**

**Moderate**

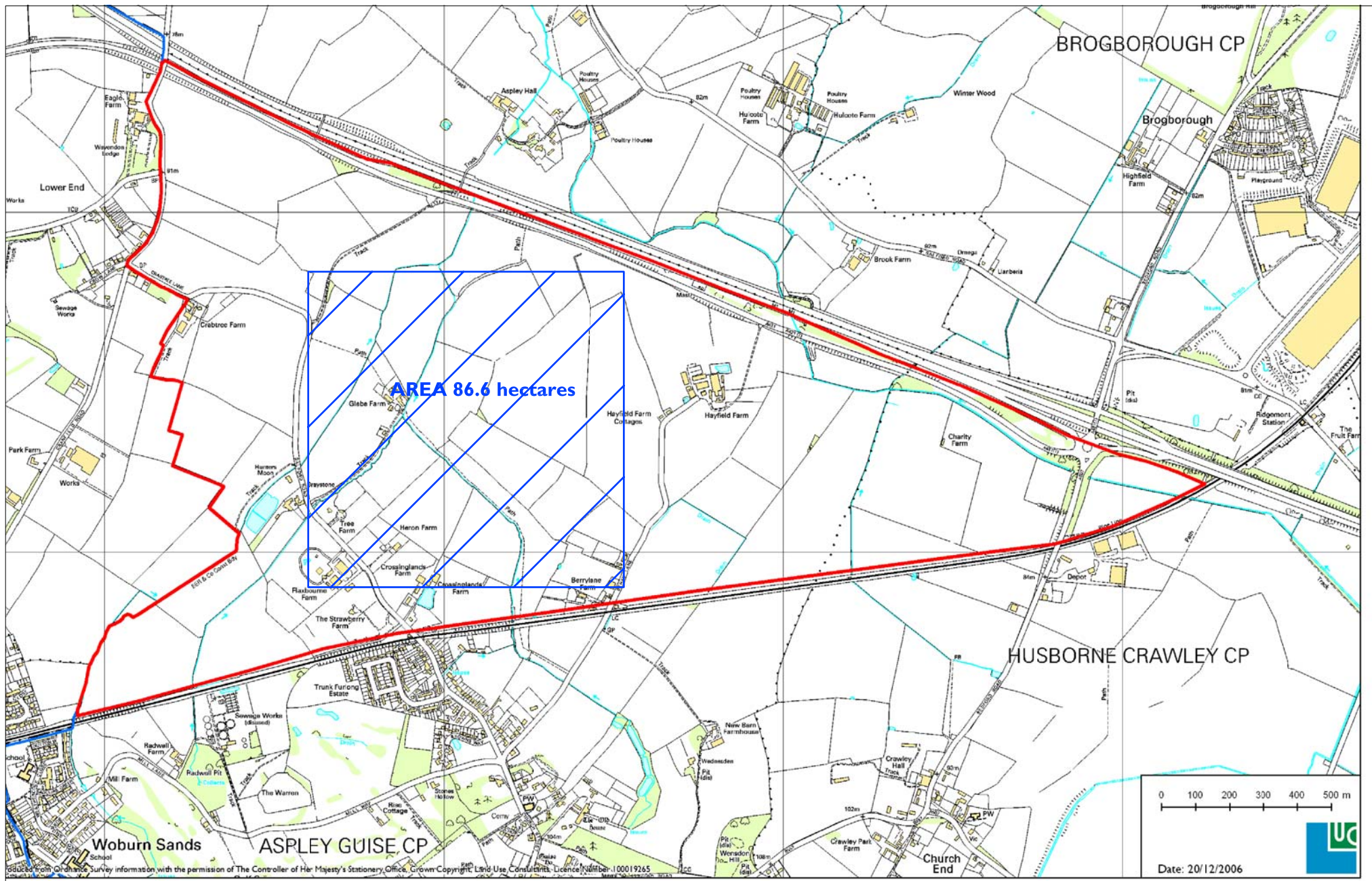
**Moderate-Low**

**Low**

## **NOTES ON GUIDANCE FOR RESIDENTIAL DEVELOPMENT**

**APPENDIX 2**  
**EXAMPLE HOUSING FOOTPRINT**





## Possible Housing Footprints

Plot size of 2600 dwellings (at density of 30 dwellings per hectare as defined by Draft East of England Plan

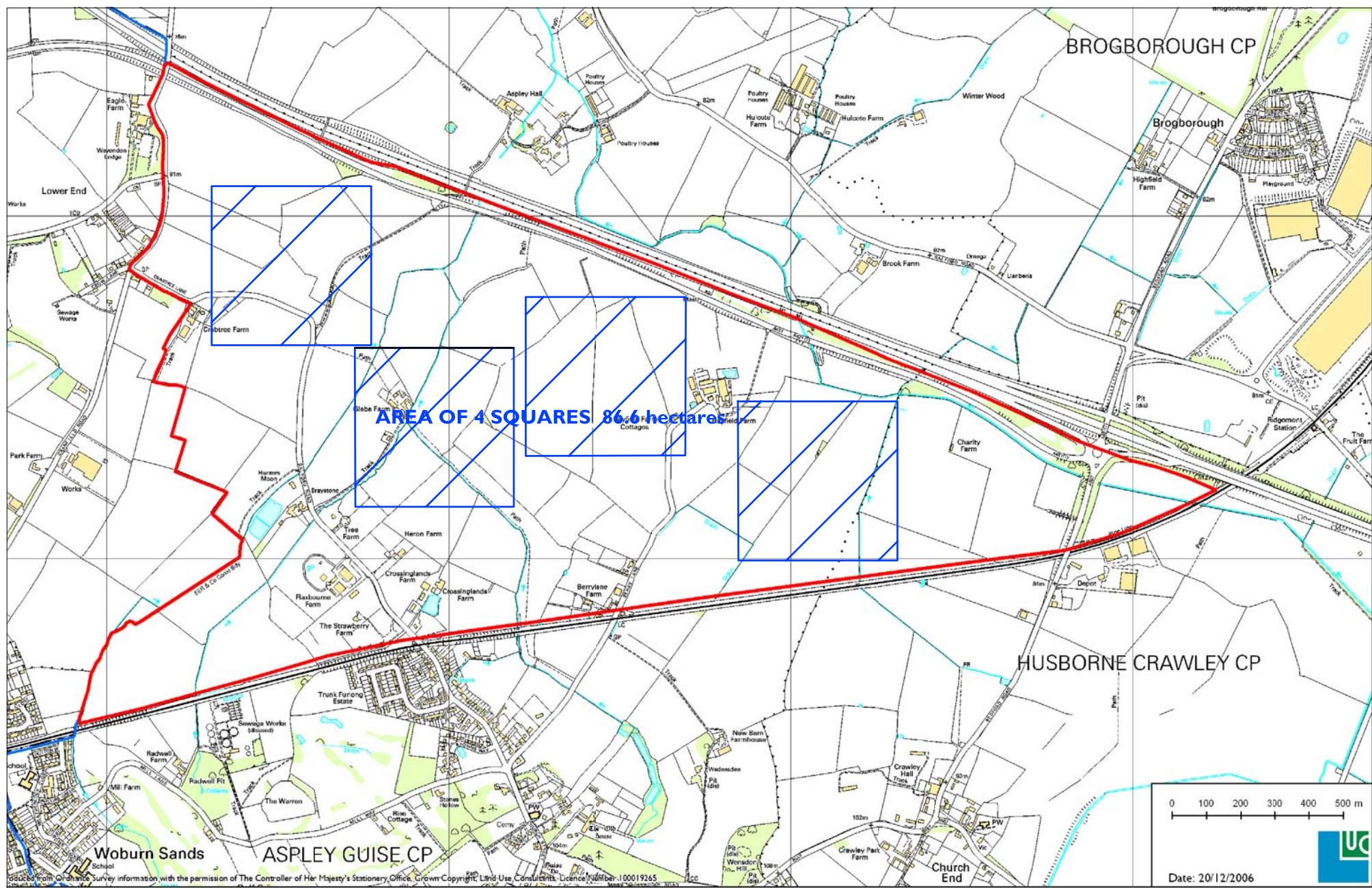










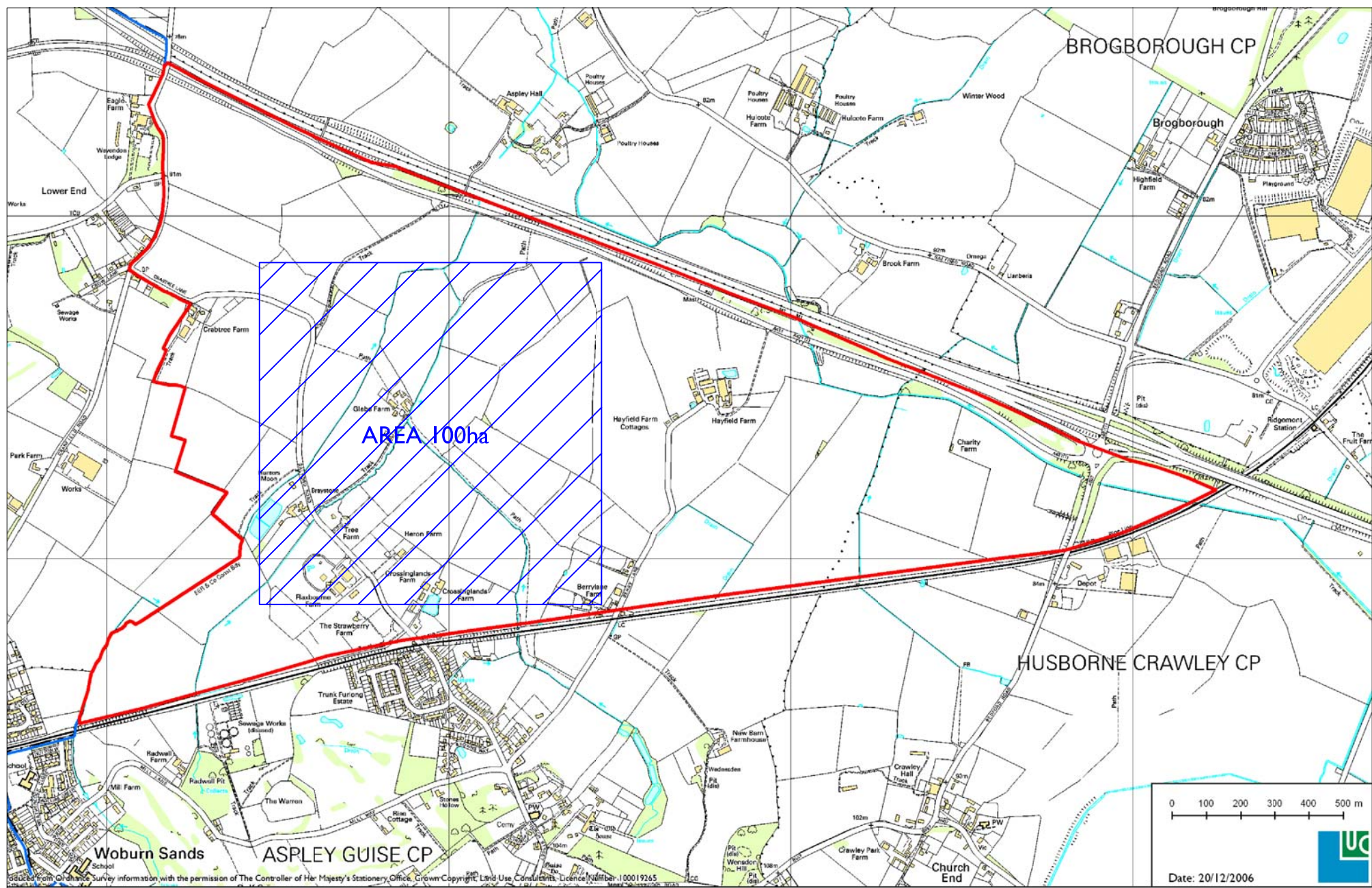


## Possible Housing Footprints

Plot size of 2600 dwellings (at density of 30 dwellings per hectare as defined by Draft East of England Plan





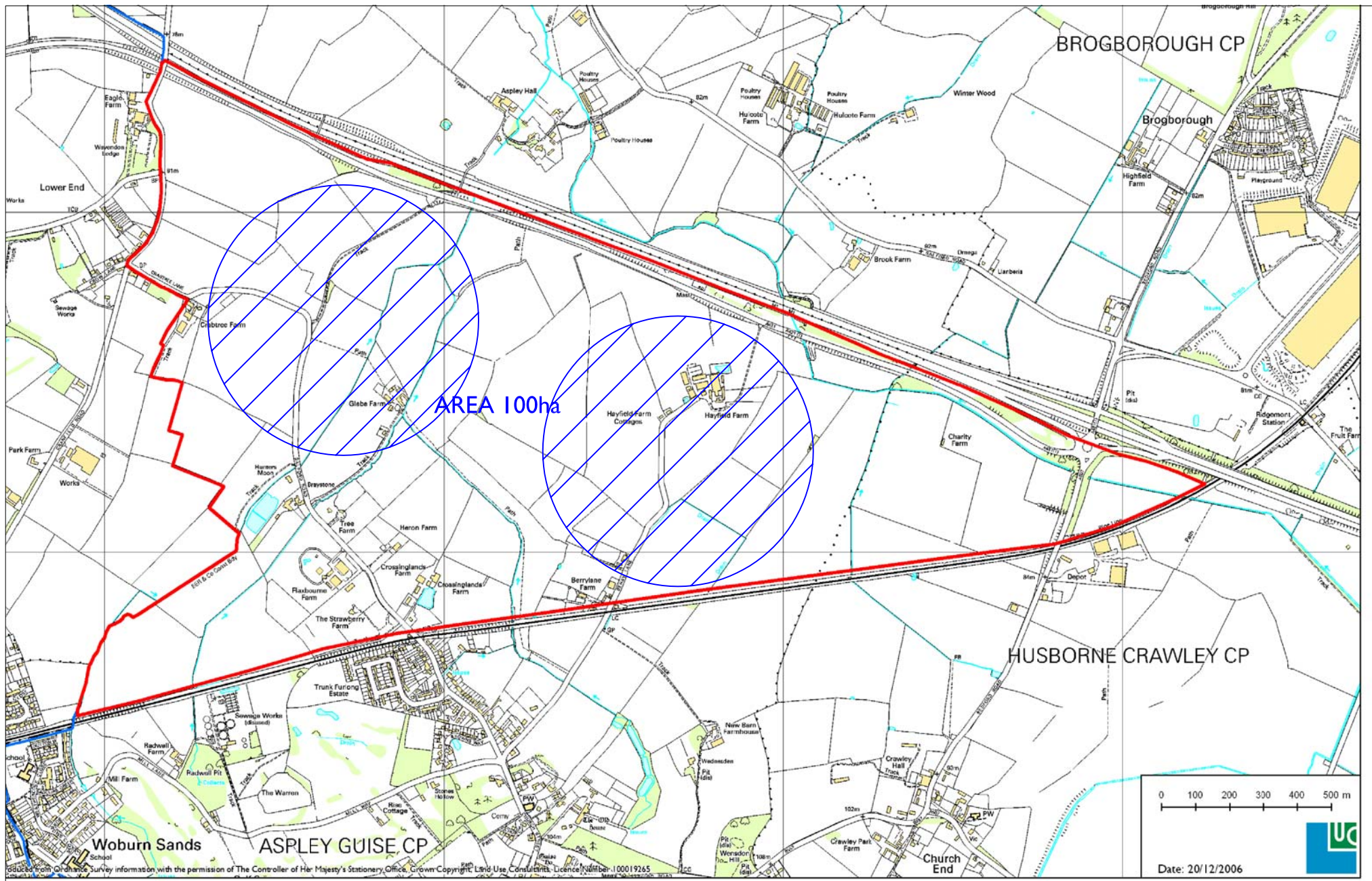


## Possible Housing Footprints

Plot size of 3000 dwellings (at density of 30 dwellings per hectare as defined by Draft East of England Plan





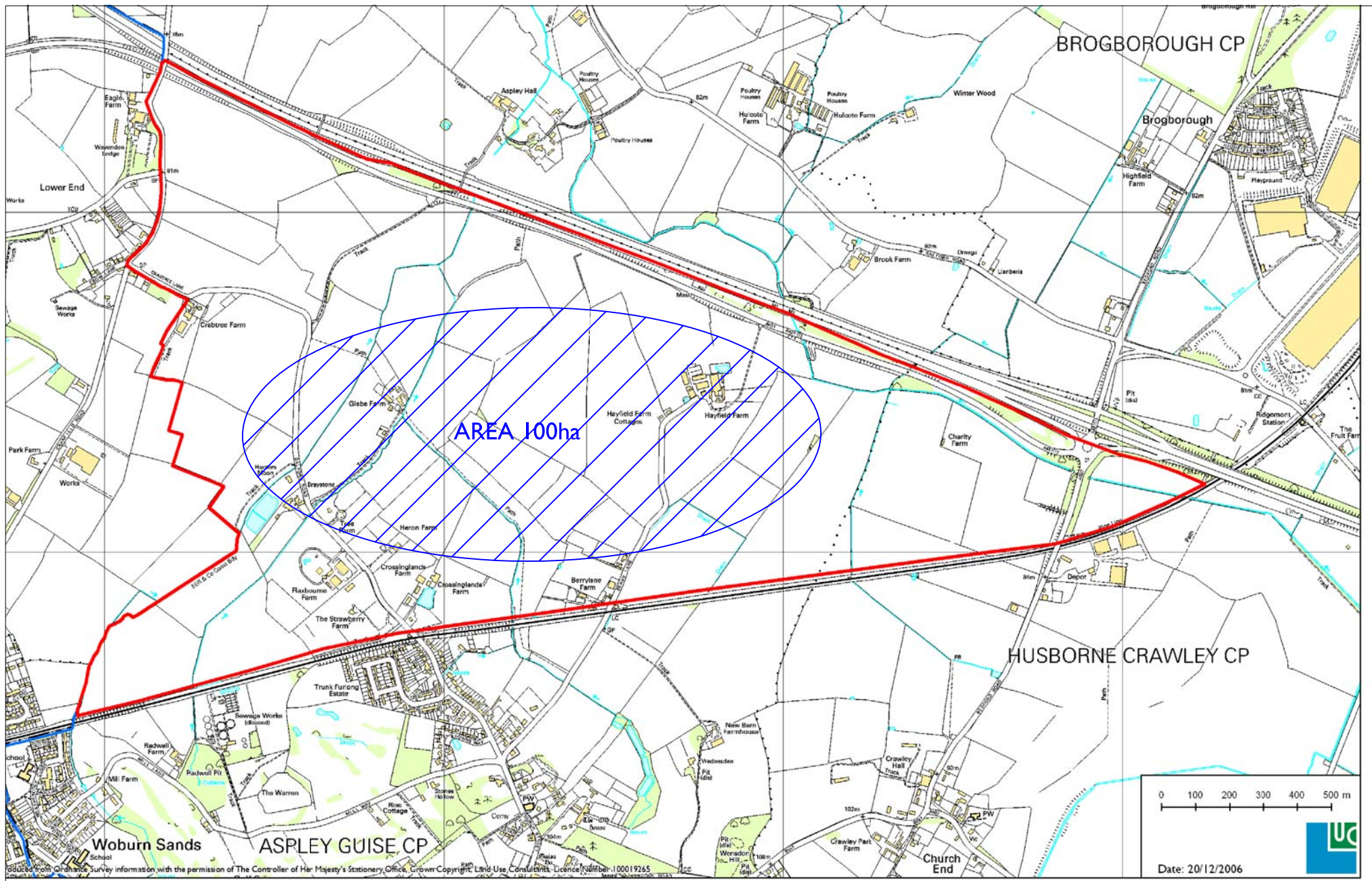


## Possible Housing Footprints

Plot size of 3000 dwellings (at density of 30 dwellings per hectare as defined by Draft East of England Plan





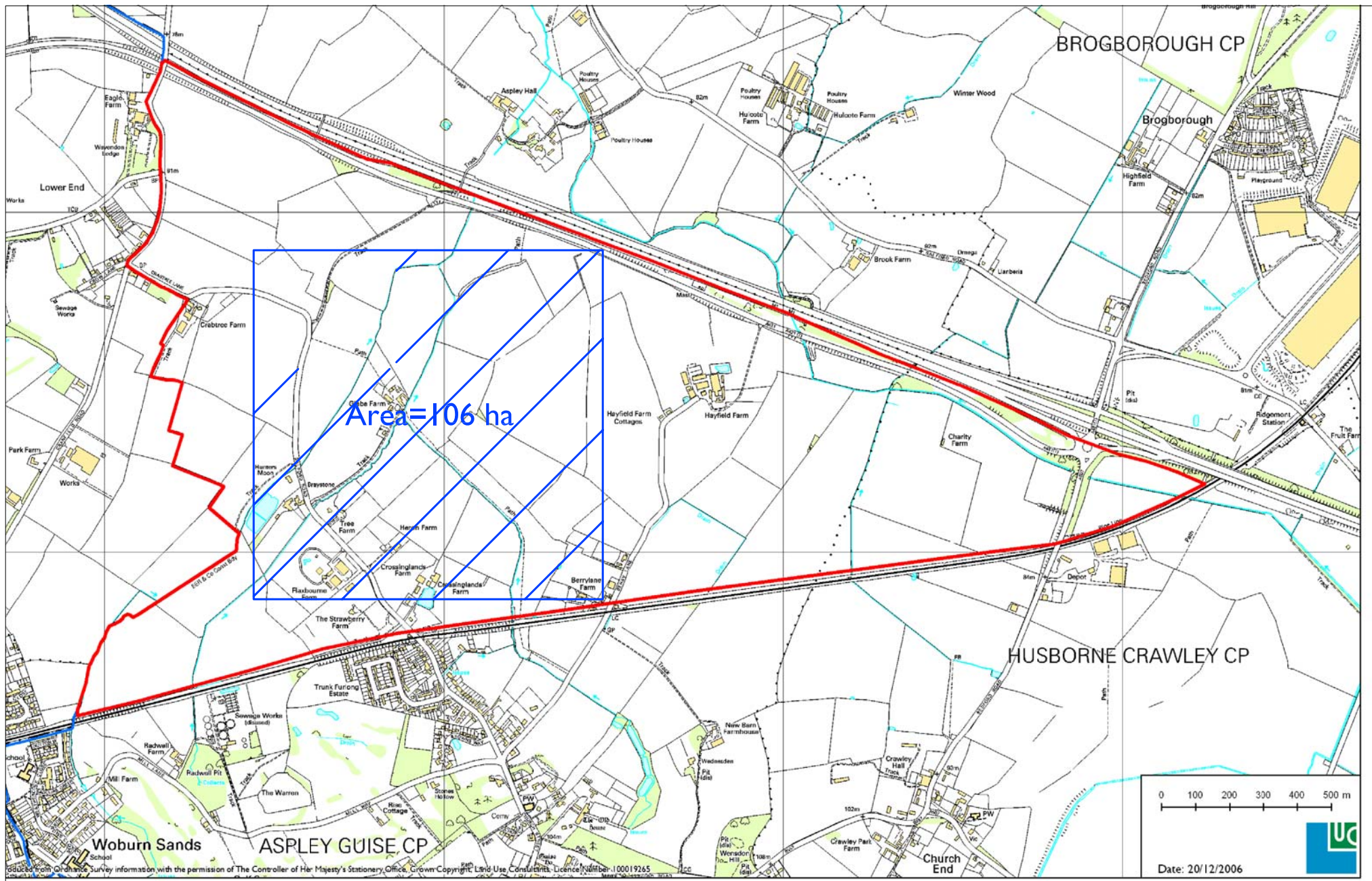


## Possible Housing Footprints

Plot size of 3000 dwellings (at density of 30 dwellings per hectare as defined by Draft East of England Plan





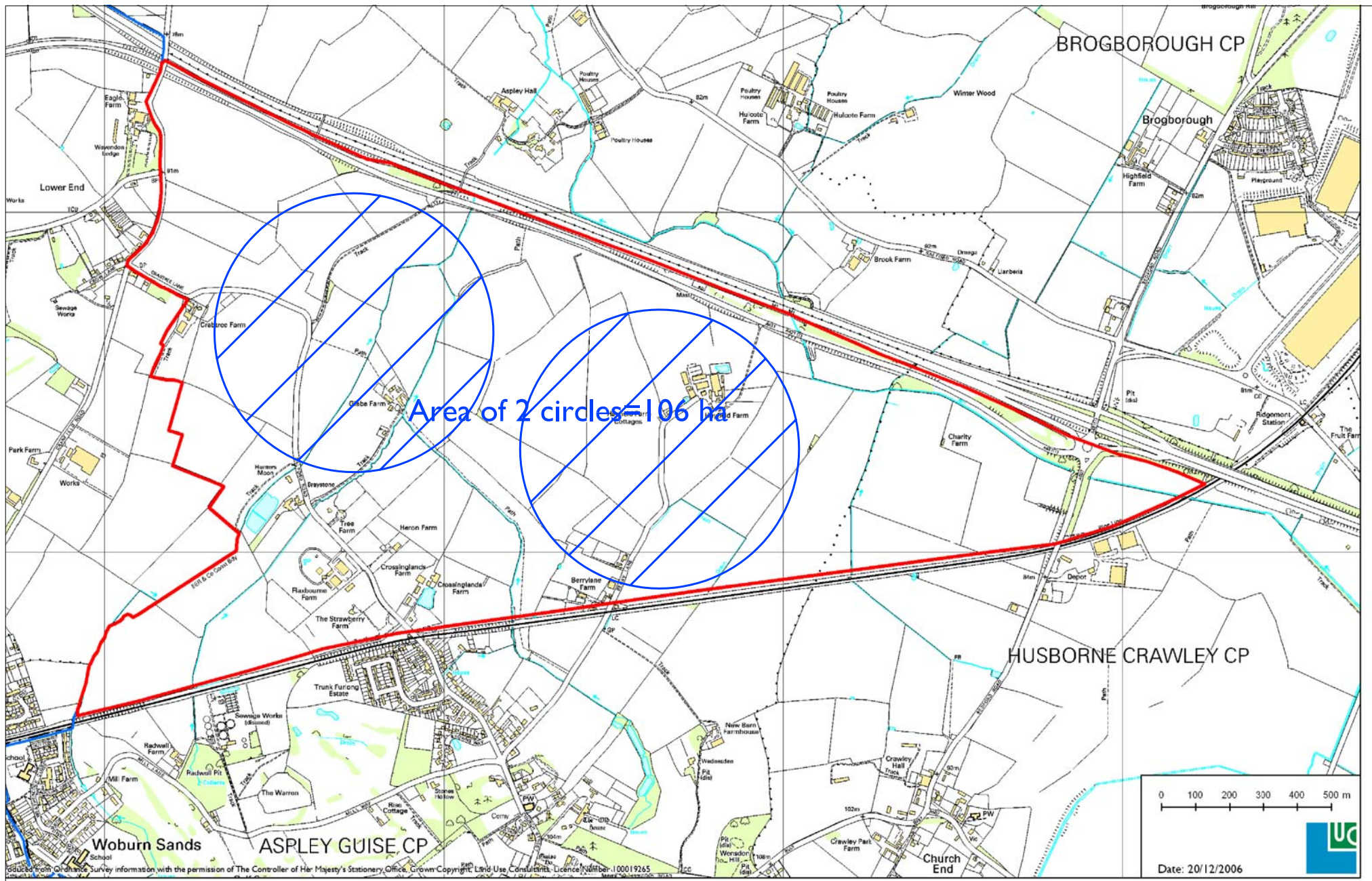


## Possible Housing Footprints

Plot size of 3200 dwellings (at density of 30 dwellings per hectare as defined by Draft East of England Plan





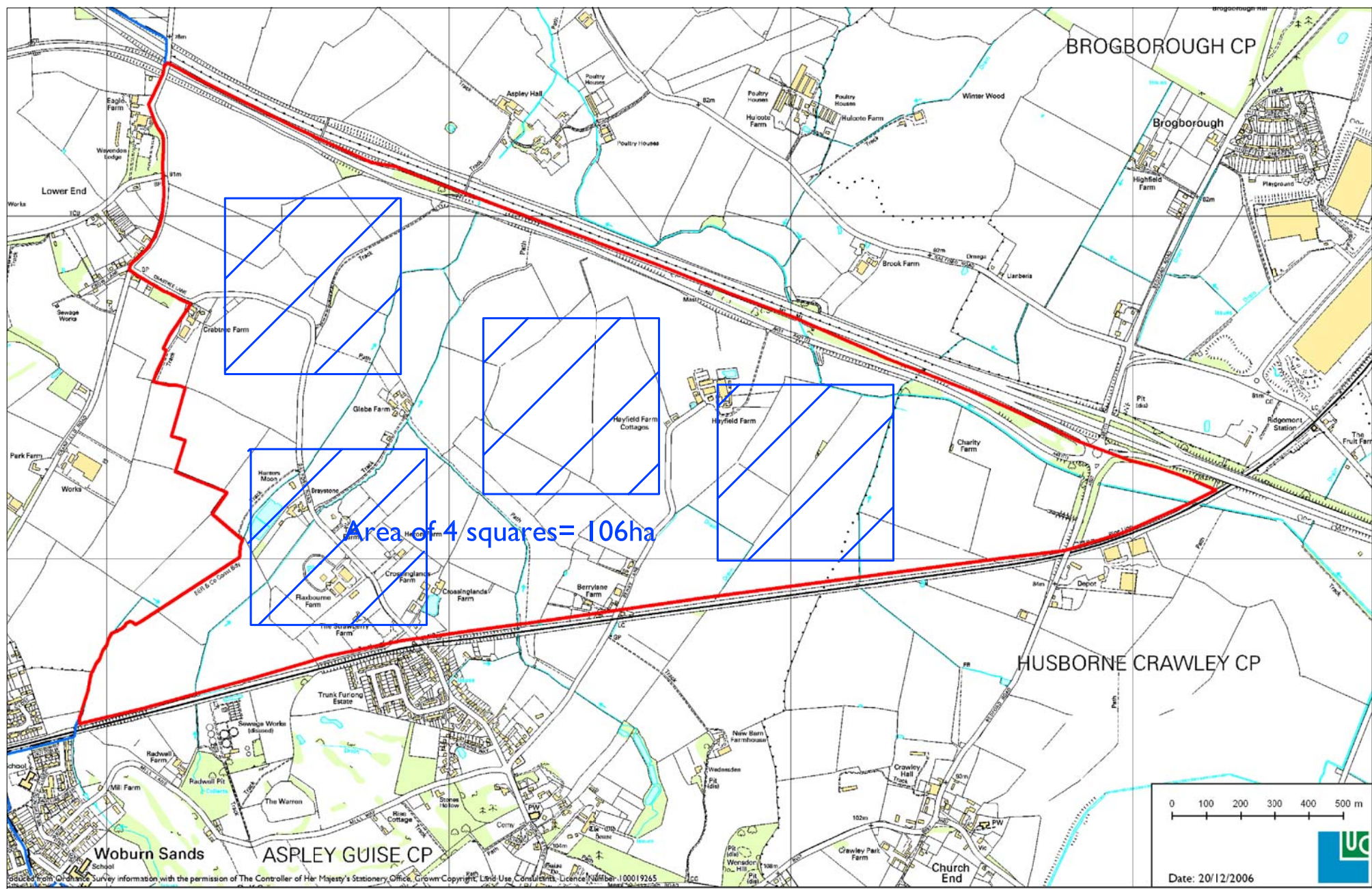


## Possible Housing Footprints

Plot size of 3200 dwellings (at density of 30 dwellings per hectare as defined by Draft East of England Plan







## Possible Housing Footprints

Plot size of 3200 dwellings (at density of 30 dwellings per hectare as defined by Draft East of England Plan

