

CALDECOTE FARM

NEWPORT PAGNELL · MILTON KEYNES

APPENDIX 5

ENVIRONMENTAL STATEMENT

LANDSCAPE AND VISUAL EFFECTS

APPENDIX 5.4

VISUAL EFFECTS TABLE

APPENDIX 5D: VISUAL EFFECTS TABLE (VET)												
Ref	Receptor Type and Location <small>(including approx. no. of dwellings where applicable)</small>	Judged Sensitivity of Visual Receptor		Judged Magnitude of Visual Effects				Description/Notes	Overall Effect at Construction Phase	Overall Effect upon Completion	Overall Effect 15 Years Post Completion	Is the Overall Effect Significant ?
		Susceptibility to Change	Value	Distance from Site Boundary (or Built Development where stated) (approx. m/km)	Nature of View	Is the View Permanent or Transient?	Size/Scale of Visual Effect (incl. degree of contrast/integration) (at Stages of Project)		Major Moderate Minor Negligible None	Major Moderate Minor Negligible None	Major Moderate Minor Negligible None	Yes No
(Receptor/Representative Viewpoint)		High Medium Low	High Medium Low		Full Partial Glimpse None		High Medium Low Negligible/None		Adverse or Beneficial	Adverse or Beneficial	Adverse or Beneficial	
Settlement, Residential and Place of work Receptors												
A VP.6	Residential properties on the southern edge of Newport Pagnell fronting onto Dulwich Close, Tabard Gardens, and Ranelagh Gardens	Medium - High	Medium	160m + from site boundary	None - Glimpse	Permanent	Construction: None - Low Completion: None – Low Year 15: None - Low	The nature and extent of views from residential properties in this location will vary considerably depending on the relative position of the property or location within the settlement edge, which is physically and visually separated from the site by the intervening H3 Monks Way and Tongwell Lane. Residential properties are largely screened by existing mature hedgerows and trees along the course of H3 Monks Way and Tongwell Lane. Very few direct views towards the Proposed Development are anticipated from properties in this location however it is possible that glimpsed views may be available from upper storey windows in winter months, yet these would be very limited and any visual effects are unlikely to be any more than Minor Adverse, and more likely to be Negligible. From the vast majority of the properties on the edge of Newport Pagnell no clear views towards the Proposed Development are likely.	None – Moderate Adverse	None – Minor/Moderate Adverse	None – Minor Adverse	No
B VP.14	Employment Units fronting onto Michigan Drive, Tongwell Industrial Estate. approx. 6 Units	Low	Low	80m + from western site boundary	Partial	Permanent	Construction: Negligible -Medium Completion: Negligible - Medium Year 15: Negligible - Low	Ca 6 employment units accessed from Michigan Drive on Tongwell industrial Estate would have views of the proposed development from external parking and storage areas - and in a small number of cases upper storey windows - however the buildings are orientated away from the site and for the majority of employees at work inside the buildings no views would be available. Construction activities on the site would be visible across the M1 road corridor from the external areas of some of these properties although the location and the magnitude of change will vary, being higher where large construction areas, bulk movements and plant are directly visible, and lower where the change is intermittent vehicular movements or partially screened construction activities. Upon completion the upper parts of units on the western flank of the site would be visible beyond the retained perimeter hedgerow and new on-site planting. After 15 years with maturing of the perimeter landscaping visual effects would be reduced.	Negligible - Moderate Adverse	Negligible - Moderate Adverse	Negligible – Minor Adverse	No
C	Properties and locations at Willen	Medium - High	Medium	Ca 245m + (to site boundary)	None - Glimpse	Permanent	Construction: None - Low Completion: None - Low Year 15: None	There will be no clear views from the centre of Willen (incorporating the Conservation Area) towards any construction activities and no clear views towards the proposed development due to the screening effects of existing buildings and established vegetation. Similarly properties on the southern side of Dansteed Way and Tongwell Street on the edge of the Willen residential	None – Minor Adverse	None – Minor Adverse	None - Negligible	No

								area will have no clear views towards the proposed development due to intervening vegetation including substantial woodland belts around the edge of the settlement and along the western side of the M1.				
D	Travellers Site east of Willen Road	Medium - High	Medium	Immediately to the east of the site and Willen Road	Glimpse - Partial	Permanent	Construction: Low - Medium Completion: Low - Medium Year 15: Low	The Travellers site is largely screened from Willen Road and the application site by intervening roadside vegetation, however views of construction activities and the completed development would be possible when entering and leaving the travellers site. Some vegetation to the west of Willen Road would require removal to facilitate the proposed highways improvements however views for residents would still be screened by the remaining vegetation to the east of the road. The maturing of a new landscaped frontage to Willen Road would reduce adverse effects over time.	Moderate Adverse	Minor – Moderate Adverse	Minor Adverse	No
E	Caldecote Farm (ca 6 properties)	Medium - High	Medium	75m + from site boundary	Partial	Permanent	Construction: Medium/ High Completion: Medium Year 15: Medium	For this cluster of residential properties views towards the development will be possible from external areas and potentially from west facing upper storey windows. Construction activities on the site – including highways works -would be visible from these properties although the location and the magnitude of change will vary, being higher where large construction areas, bulk movements and plant are directly visible, and lower where the change is intermittent vehicular movements or partially screened construction activities. Upon completion the upper parts of the B8 units on the eastern edge of the site would be visible beyond the new on-site planting east and west of Willen Road. After 15 years with maturing of the perimeter landscaping and screen planting along Willen Road visual effects would be reduced to some extent.	Moderate/ Major Adverse	Moderate Adverse	Minor – Moderate Adverse	Yes - Construction
F VP.16	Nos. 27 and 29 London Road, Newport Pagnell (2 dwellings)	High	Medium	Ca 1.2km from site boundary	Glimpse	Permanent	Construction: Low Completion: Low Year 15: Negligible	Upon completion restricted and distant westerly views towards the highest parts of the development proposals are likely to be possible from these properties on London Road. These views will be distant and filtered. Existing views from this area towards the west are generally interrupted and varied due to the presence of mature planting, woodland and trees within the Ouzel Valley. The proposed development would be seen in context with existing large scale employment units on Tongwell Industrial Estate.	Minor Adverse	Minor Adverse	Negligible	No
G VP.15	Holiday Inn Milton Keynes East M1, Jct.14	Medium	Medium	Ca 1.2km from site boundary	Glimpse - Partial	Permanent	Construction: Low/Medium Completion: Low/Medium Year 15: Low	It is anticipated that glimpsed or partial views towards the highest parts of the proposed development would be possible from the Holiday Inn across the Ouzel Valley. Existing views are however restricted by intervening hedgerows and trees and include the adjacent A509 in the foreground. The magnitude of the visual change for any available views will therefore be lessened by the presence of these existing features. From the majority of the rooms within the hotel there will be no available views of the proposed development. Where clearer views towards the northwest and the proposals are however possible, the significance of the visual effect will be Minor/ Moderate Adverse at worst upon completion of the Proposed Development.	Negligible – Minor/Moderate Adverse	Negligible – Minor/Moderate Adverse	Minor Adverse	No
H VP. 17	Properties on western edge of Moulsoe (ca 20 properties on Newport Road)	High	Medium	Ca 2.5km + from site boundary	None - Glimpse	Permanent	Construction: Low/Medium Completion: Low/Medium Year 15: Low	A number of properties within and along the western edge of Moulsoe have long distance views to varying degrees towards Milton Keynes and Newport Pagnell. For some the rooflines of buildings on Tongwell Industrial Estate are visible set amongst swathes of mature vegetation and set below the skyline. Large scale buildings at Interchange Park on the eastern edge of Newport Pagnell are also clearly visible further to the north.	Negligible – Minor/ Moderate Adverse	Negligible – Minor/ Moderate Adverse	Negligible - Minor Adverse	No

								For some of these properties, distant views primarily from first floor windows and rear gardens will be possible towards the proposed development. In these existing expansive and varied views, it will be the upper parts of the B8 units that will be most visible together with perimeter planting along the eastern edge of the site – once this has had time to establish.				
Public Rights of Way (PRoW)												
I VPs. 1, 10 and 11	Users of Public Footpath (Ref. Moulsoe FP 014) east of Willen Road	High	Medium	180m + from site boundary	Partial	Transient	Construction: Medium - High Completion: Medium Year 15: Medium	There will be some relatively close and clear views from this public footpath towards the proposed development. Relatively close and open views in a westerly direction will be possible for the northernmost section of footpath nearest to the A422. The loss of roadside hedgerows along Willen Road and the A422 during the construction phase will open up longer views into the site. The completed new roads and the new Marsh End Roundabout will form a notable element in these views - together with the upper parts of the large B8 units - although post completion new planting and mounding proposals will offer some visual filtering and mitigation of views. Views are also possible from this PRoW to the south of Caldecote Cottage. However ongoing quarrying operations to the south of Caldecote Farm detract from these views and the site is partially screened and filtered by existing hedgerows and trees. Where views are possible towards the site through openings or breaks in the intervening mature hedgerows and trees the visible extent of the proposals will include the perimeter landscaping together with the elevations of the employment units beyond. In the longer-term foreground views will be significantly altered as the Milton Keynes East mixed-use development is implemented.	Moderate – Major Adverse	Moderate Adverse	Minor – Moderate Adverse	Yes - Construction
J VP.3	Users of Public Footpath (Ref. Newport Pagnell FP 007)	High	Medium	200m +	Partial	Transient	Construction: Medium - Medium/High Completion: Medium Year 15: Medium	This route extends in a north westerly direction from the A422, through Willen Sports Ground, to Willen Road. An established hedgerow which extends around the south-western perimeter of the sports ground largely screens the site together with traffic on Willen Road, The Marsh End Roundabout and the A422. However, during the construction stage there will be the potential for partial views of onsite operations for footpath users. Upon completion the upper parts of the B8 units will be visible but operational areas at ground level will be screened by the retained planting.	Moderate - Moderate/Major Adverse	Moderate Adverse	Minor - Moderate Adverse	Yes - Construction
K VPs. 2 and 4	Users of Public Footpath (Ref. Newport Pagnell FP 008)	High	Medium	420m +	None - Glimpse	Transient	Construction: Low - Medium/High Completion: Low - Medium Year 15: Low - Medium	This footpath runs along the north eastern edge of Willen Sports Ground and connects Willen Road with the A422. In south westerly views from this PRoW the rooflines of employment units on the Tongwell Industrial Estate are visible including the distinctive outline of the VW Finance UK Headquarters building. It is considered that there will be views of construction activities -during the construction phase - and the upper parts of the B8 units upon completion. The visible extents of the B8 units will be seen in context with existing built fabric including the overhead lighting columns on the Willen Sports Ground which project above the skyline. The operational areas at ground level will be screened by the retained and proposed planting.	Minor – Moderate/Major Adverse	Minor - Moderate Adverse	Minor - Moderate Adverse	Yes - Construction

Roads												
L	M1 Motorway (Motorists)	Low - Medium	Medium	Adjacent for approximately 720m	Partial	Transient	Construction: Medium - High Completion: Low – Medium/ High Year 15: Low - Medium	<p>During the construction stage there will be close and clear views of construction activities for approximately 720m of the M1 where it passes the site.</p> <p>Views of new built development (predominantly the western elevations of the B8 units) will occur over a relatively short stretch of the motorway. To the north of H3 Monks Way and south of Willen Road are existing hedgerows and some continuous mature tree belt planting on either side of the M1. This effectively limits the opportunity for views out from the road corridor towards the main part of the site.</p> <p>Views towards the proposed development will however be possible briefly over a short section. The combination of retained roadside planting together with new mounding and planting will help to screen some of the lower-level operational activity, however the upper elevations of the B8 units will be visible above the mounding and planting.</p>	Minor – Moderate/Major Adverse	Minor – Moderate Adverse	Minor – Moderate Adverse	Yes – Construction
M	H3 Monks Way (motorists)	Low - Medium	Medium	Within site for approximately 400m	Partial	Transient	Construction: Medium - High Completion: Medium Year 15: Medium	<p>Immediately to the northeast of the main built development area a new roundabout is proposed which will replace the existing Marsh End Roundabout. Close and direct views towards construction activities and the built development will be available for the stretch of road between the M1 and the Marsh End Roundabout. To the west of the M1 visual effects arising from the development will quickly reduce as views are limited by the existing roadside hedgerows and trees.</p> <p>Post completion (at year 1) there will be views of the completed development (predominantly the B8 units) although landscape planting around the northern perimeter of the main development area will have been established providing an attractive edge to the development. By year 15 the planting will provide a robust edge to the development.</p>	Moderate – Moderate/Major Adverse	Moderate Adverse	Minor – Moderate Adverse	Yes - Construction
N	Users of A422 (predominantly motorists)	Low - Medium	Low - Medium	Within site for approximately 350m	Partial	Transient	Construction: Medium – Medium/High Completion: Low - Medium Year 15: Low - Medium	<p>Immediately to the northeast of the main built development area, close and direct views towards the built development (predominantly the B8 units) and operational areas will be available. Further east the visual effects arising will reduce as views will be more limited by the conserved roadside hedgerows and trees and the proposed mounding and planting to the frontage of the development. Views of carriageway works will however be possible for westbound users of this road for a short stretch on the approach to the Marsh End Roundabout.</p> <p>The proposed built development will generally be set back from the road and will positively address the frontage to the new roundabout.</p>	Moderate Adverse	Minor - Moderate Adverse	Minor – Moderate Adverse	No
O	Willen Road (predominantly motorists)	Low/ Medium	Medium	Within site for approximately	Partial	Transient	Construction: Medium – High Completion: Medium Year 15: Medium	<p>Immediately to the east of the main built development area, close and direct views towards the built development and operational areas will be available. Views of the new carriageway works will also be possible for users of this road for the section between the M1 and the Marsh End Roundabout.</p> <p>Upon completion the proposed B8 Units will generally be set back from the road and will positively address this frontage, with primarily landscaping, parking and circulation areas nearest to the road frontage.</p>	Moderate – Moderate/Major Adverse	Moderate Adverse	Minor - Moderate Adverse	Yes - Construction

<p>P VPs. 15 and 16</p>	<p>Users of the A509 (predominantly motorists)</p>	<p>Low - Medium</p>	<p>Medium</p>	<p>1km +</p>	<p>Glimpse</p>	<p>Transient</p>	<p>Construction: Low Completion: Low Year 15: Negligible</p>	<p>Users of the A509 travelling between Newport Pagnell and the M1 have limited and intermittent viewing opportunities towards the site location. Views are transient and distant in nature and in many cases the site itself is screened by intervening vegetation including roadside hedgerows and trees within the Ouzel valley. Photo Viewpoints 15 and 16 represent two of the current views from the A509 on this stretch of road.</p> <p>It is considered that glimpsed views of the upper parts of the B8 units would be possible on completion beyond the retained vegetation and proposed planting resulting in a minor adverse effect for road users at worst.</p> <p>In the longer-term foreground views will be significantly altered as the Milton Keynes East mixed-use development is implemented.</p>	<p>Minor Adverse</p>	<p>Minor Adverse</p>	<p>Negligible</p>	<p>No</p>
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