

Chapter E

Landscape and Visual Impact Assessment



Milton Keynes East Environmental Statement

Chapter E: Landscape and Views

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E1.0 Introduction

- E1.1 This Chapter forms part of the Milton Keynes East Environmental Statement ('ES') which sets out the findings of an Environmental Impact Assessment ('EIA') of the proposed development of a sustainable urban extension ('SUE') to Milton Keynes. It relates to land to the east of the M1 motorway and to the south of Newport Pagnell. A description of the background to the proposal; the relationship of this chapter to the wider ES; and a description of the Development Site and the development is provided at Chapters A to C of ES.
- E1.2 This Chapter reports the assessment of the likely significant environmental effects of the Proposed Development on identified landscape and visual receptors within the identified study area. In particular it considers the potential effects on the existing topography, land cover, vegetation, landscape features, landscape character and visual receptors which may arise because of the Proposed Development and provides a description of the mitigation measures proposed to address the predicted effects upon the existing landscape resources and visual receptors. A series of assumptions built into the assessment of effects are also described.
- E1.3 Potential effects are considered in terms of those arising during the site preparation/ construction and operation. The potential effects on each of the landscape and visual receptors are described and assessed. The assessment then sets out the residual effects considering the proposed mitigation measures are in place.
- E1.4 This Chapter (and its associated appendices) is to be read as part of the wider ES Volumes, with particular reference to the Built Heritage and Ecology Chapters (Chapters J and F respectively); the Arboricultural Report (Appendix C6, Volume 2 to ES); the Lighting Assessment Report (Appendix C5, Volume 2 to ES) and information provided in Chapters A and B of ES which describe the background to ES.
- E1.5 The chapter is accompanied by the following technical appendices provided at Volume 2 of ES:-
- Appendix E1 - Landscape and Visual Assessment Methodology;
 - Appendix E2-- Supporting plans and figures;
 - Appendix E3 – Photographs; and
 - Appendix E4-- VVMs.

About the Author

- E1.6 This assessment has been prepared by fabrik Chartered Landscape Architects a Registered Practice with the Landscape Institute.
- E1.7 Fabrik have experience of working on a range of residential, leisure, healthcare, education and commercial projects for both private and public sector clients on a diverse portfolio of both brownfield and greenfield sites across the UK.
- E1.8 One of our core skills is landscape planning. The landscape planning team have extensive experience on a range of complex EIA projects including mixed commercial and residential schemes on brownfield and greenfield sites.

E2.0 **Policy Context**

National Policy and Guidance

National Planning Policy Framework (NPPF)

- E2.1 The NPPF ^{Ref 1} seeks the presumption in favour of sustainable development. The following issues and policies of the NPPF are pertinent to the Proposed Development and this LVIA.
- E2.2 Section 2 deals with achieving sustainable development. At para 8, subsection c relating to an environmental objective, it states: *“to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change...”*
- E2.3 Section 8 deals with promoting healthy and safe communities, para 96 under the open space and recreation sub-heading states that: *“Access to a network of high-quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities...”*
- E2.4 Para 98 goes on to say that: *“Planning policies and decisions should protect and enhance public rights of way and access, including taking opportunities to provide better facilities for users, for example by adding links to existing rights of way networks including National Trails.”*
- E2.5 Section 12 sets out the requirements for achieving well-designed places. Para 124 states that: *“The creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities...”*
- E2.6 Para 125 states that: *“Design policies should be developed with local communities so that they reflect local aspirations, and are grounded in an understanding and evaluation of each area’s defining characteristics.”*
- E2.7 Para 127 goes on to state that: *“planning policies and decisions should ensure that developments:*
- a) Will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
 - b) Are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
 - c) Are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
 - d) Establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*
 - e) Optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*

f) Create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users and where crime and disorder, and the fear of crime do not undermine the quality of life or community cohesion and resilience.”

E2.8 Section 16 deals with conserving and enhancing the historic environment. Para’s 193 states that: *“When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation...”*

E2.9 Para 194 states that: *“Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:*

a) grade II listed buildings, or grade II registered parks and gardens, should be exceptional;

b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and grade II listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.”*

National Planning Guidance

E2.10 The NPPF is augmented by the on-line resource Planning Practice Guidance (PPG). There are a number of sections that relate to this LVIA as set out below.

- Design: process and tools - Paragraph: 001, Reference ID: 26-001-20191001 (01 October 2019) which is also linked to para 130 of Section 12: Achieving well-designed places;
- Natural Environment – Green Infrastructure: Paragraph: 006, Reference ID: 8-006-20190721 (21 July 2019) regarding the planning goals that GI can help to achieve;
- Natural Environment – Green Infrastructure: Paragraph: 029, Reference ID: 8-029-20190721 (21 July 2019) regarding trees and woodland;
- Natural Environment – Green Infrastructure: Paragraph: 034 Reference, ID: 8-034-20190721 (21 July 2019) regarding compensation for tree loss in ancient woodland, or ancient or veteran trees;
- Natural Environment - Landscape: Paragraph: 036 Reference, ID: 8-036-20190721 (21 July 2019) regarding conservation and enhancement of landscapes;
- Natural Environment – Landscape: Paragraph: 042, Reference ID: 8-042-20190721 (21 July 2019) regarding the setting of National Parks;
- Open space, sports and recreation facilities: Paragraph: 001 Reference ID: 37-001-20140306 (06 March 2014) regarding taking account of open space in new development;

E2.11 The National Design Guide ^{Ref 2} sets out 10 characteristics that are important for large scale development. These are listed as: context; identity; built form; movement; nature; public spaces; uses; homes and buildings; resources; and lifespan.

Local Policy and Guidance

Milton Keynes Local Plan

E2.12 The policies relevant to landscape and visual impacts contained within the Milton Keynes Local Plan, Plan:MK 2016-2031 ^{Ref 3} are listed below.

Policy SD12 Milton Keynes East Strategic Urban Extension

E2.13 Policy criteria relevant to landscape and visual impacts include:

'...6) A network of segregated, and where appropriate grade-separated, new and enhanced footpaths, cycleways and bridleways (including redways) to connect to existing routes beyond the site...

7) A strategic green infrastructure framework and network of green spaces to meet strategic and local requirements that follows the guidance in the Council's Landscape Character Assessment and Green Infrastructure Strategy to ensure ecological connectivity, protect the identity and character of nearby settlements and mitigate any significant impacts on the landscape in accordance with Policy NE5.

8) The creation of a linear park through the site that broadly correlates with the River Ouzel floodplain and existing green infrastructure assets of value within and adjacent to it...'

Policy NE4 Green Infrastructure

E2.14 The key landscape related sections of this policy states that:

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

C) Development proposals will ensure that existing ecological networks are identified and wherever possible maintained to avoid habitat fragmentation, and that ecological corridors, including water courses, form an essential component of their green infrastructure provision to support habitat connectivity.

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

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

Policy NE5 Conserving and Enhancing Landscape Character

E2.15 The policy states that:

'Where development in the open countryside is acceptable in principle under other policies in this plan, it will need to be undertaken in a manner that respects the particular character of the surrounding landscape. In particular, development proposals will need to demonstrate that the following aspects of landscape character have been conserved and where possible enhanced through sensitive design, landscape mitigation and enhancement measures:

1) The locally distinctive natural and man-made features that contribute towards the landscape character and its quality.

2) The historic setting and structure of the villages and hamlets.

3) Important views e.g. of local landmarks.

4) *Tranquillity and the need to protect against intrusion from light pollution, noise, and motion.*

Development proposals should take into account the findings of the Milton Keynes Landscape Character Assessment (2016) and any other relevant landscape and visual assessments or studies. Where appropriate a site specific landscape and visual impact assessment (LVIA) will be required as part of a planning Development Site and it must be demonstrated that the development proposal has been informed by a LVIA written in accordance with the standard method, Guidance for LVIA version 3 from the Landscape Institute.'

Policy L4 Public Open Space provision in New Estates

- E2.16 The policy requires that new housing development: *'...provide new or contribute to improved open space and recreation facilities in accordance with the Council's adopted standards...and policies in this Plan which support the delivery of a linked network of multi-functional, resilient, sustainable green infrastructure...'*

Policy D1 Designing a High Quality Place

- E2.17 The policy sets out a series of design objectives/ principles a requirement for development proposals to, *'...respond appropriately to the site and surrounding context...'*

Milton Keynes SPDs/SPGs and Guidance Documents

Milton Keynes Green Infrastructure Strategy

- E2.18 The Milton Keynes Green Infrastructure Strategy ^{Ref 4} combines spatial information on the network of green infrastructure across the borough and how this links into neighbouring areas to help establish an interconnected system of strategic, landscape scale green corridors, as well as more granular opportunities to enhance green space management across the city.
- E2.19 Under Section 9. Strategic Green Infrastructure Priorities the document states that: *'The River Ouzel flows through the proposed eastern urban extension. It will be important for all development to respect this corridor, providing a buffer from any flood risk and using green space to reduce the risk of pollutant run off into the river. This provides an opportunity to further extend the Linear Park network.'*

Milton Keynes East Development Framework SPD

- E2.20 The Milton Keynes East Development Framework SPD ^{Ref 5} provides guidance on how the allocation of Milton Keynes East should be planned and developed. The SPD is a material consideration when determining planning Development Sites.
- E2.21 Figure 2.15 Opportunities and Constraints identifies the allocation's eastern edge as 'Sensitive'. Under the heading 'Edge Conditions' Paragraph 2.12.1 Bullet 1 states that: *'Built development on the eastern edge of the site [allocation] should respect character of Moulsoe village and open countryside.'*
- E2.22 The Landscape and Open Space Strategy goes onto state at para: *'4.2.9 For much of its length the eastern boundary of the site [allocation] follows the north-south ridgeline. The development will be open to views from the east, and consequently the eastern boundary of the site [allocation] should be strengthened with planting. For much of its length a landscaped grid road will follow this edge of development. 4.2.10 An extensive landscape buffer is to be maintained in order to provide clear separation between Moulsoe and the new development.'*

E2.23 The Landscape and Open Space Strategy also incorporates a Linear Park within the River Ouzel and its floodplain which, *‘connects with the existing Ouzel Valley linear park to the south of the M1, and to the linear park running through the centre of Newport Pagnell...’*

Technical Guidance

E2.24 The following technical guidance documents have been used during the preparation of this Chapter:

- Guidelines for Landscape and Visual Impact Assessment third edition published by the Landscape Institute (LI) ^{Ref 6} In particular, the second bullet point of para 5.37 has been considered within this assessment, which states that: *“the contribution to the landscape that the development may make in its own right, usually by virtue of good design, even if it is in contrast to the existing character”*;
- Landscape Character Assessment Guidance for England and Scotland, 2002 ^{Ref 7};
- An Approach to Landscape Character Assessment, 2014 ^{Ref 8};
- Visual Representation of Development Proposals, Technical guidance note 06/19, 17 September 2019 by the Landscape Institute ^{Ref 9};
- The Setting of Heritage Assets, 2017 ^{Ref 10}; and
- Landscape character assessment at the national level by Natural England ^{Ref 11}, and Milton Keynes Unitary Authority Level ^{Ref 12}.

E2.25 The principal aim of the guidelines is to ensure high standards for the scope and contents of the LVIA which is based on collegiate opinion and good practice of the LI members. The guidelines also seek to establish certain principles to ensure consistency, credibility and effectiveness in LVIA are achieved.

E3.0 **Assessment Methodology & Significance Criteria**

Assessment Methodology

Relevant Elements of the Proposed Development

E3.1 The most relevant elements of the Proposed Development to this assessment are:

- The site preparation and during construction works;
- The proposed access into site and new road network;
- The sensitive receptors (i.e. existing and proposed dwellings), and visual detractors (i.e. the buildings and associated infrastructure);
- The proposed building heights throughout the proposed Development;
- The green infrastructure proposals; and
- Lighting.

Scope of the Assessment

E3.2 The assessment of landscape and visual impacts has been undertaken in accordance with Guidelines for Landscape and Visual Impact Assessment ^{Ref 6} and Landscape Character Assessment Guidance for England and Scotland ^{Ref 7}. A detailed methodology and the significance criteria used for this assessment are presented at Appendix E1 (Volume 2 to ES). This landscape and visual assessment is based on the likely significant effects and includes consideration of the following:

- Topography;
- Land cover and Vegetation Pattern;
- Settlement Pattern;
- Road network;
- Historic and Cultural Landscape;
- Landscape Features;
- Landscape Character; and
- Footpaths and Public Rights of Way; and
- Visual Receptors.

Insignificant Effects

E3.3 During the site preparation and construction it is anticipated that the following effects will be insignificant and therefore are not considered further in this Chapter:

- Highway works associated with Tongwell Street south of the M1 – these proposals will result in a minor landscape and visual change within the existing built environment.

Likely Significant Effects

E3.4 Listed below are the likely significant effects associated with the Proposed Development during construction.

- Impact on the existing topography;
- Change of land use;
- Removal of sections of hedgerows and trees due to Proposed Development;
- Impact upon the setting to heritage assets;
- Impact on landscape character at a local level; and
- Impact on the visual receptors as identified within this assessment.

Extent of the Study Area

E3.5 The extent of the study area is broadly defined by the Zone of Visual Influence (ZVI) and determined by the desktop study and verified during the field studies.

E3.6 The study area for the landscape and visual baseline and impact assessment has been determined both by desk-based assessment and further verified in the field by the visual envelope relative to the Development Site, where the Proposed Development may have a direct influence on the local landscape and surrounding visual receptors. The study area generally extends to approximately 5.0km from the centre of the Development Site. Beyond this the landscape is visually divorced from the Development Site by the intervening topography and vegetation, and in places built form.

E3.7 The visual envelope therefore broadly extends to Emberton to the north; Cranfield to the east; Milton Keynes to the south; and Hanslope Park to the west, as shown on Figure E2.1 (Appendix E2, Volume 2 to ES).

Method of Baseline Data Collation

Desk Study

E3.8 A preliminary desk study was undertaken to establish the physical components of the local landscape and to identify the boundaries to the study area and therefore the broad ZTVI (as shown on Figure E2.1 (Appendix E2, Volume 2 to ES)). Ordnance Survey (OS) maps and digital data have been utilised to identify local features relating to topography, drainage patterns, land cover, existing settlement patterns, transport corridors and any historic landscape features. In addition, vertical aerial photography was used to supplement the OS information. This data informed the field survey by providing a basis for mapping the landscape features.

E3.9 A review of the local landscape designations, Open Space of Public Value and features of landscape importance has been carried out. Landscape planning policy objectives likely to influence the location or design of the Proposed Development and any special landscape values or attributes that may have justified the planning designations have been identified from a review of the Milton Keynes Local Plan Plan:MK 2016-2031 (adopted March 2019) see Figure 2.3 (Appendix E2, Volume 2 to ES).

Site Visit / Other Assessment

E3.10 A landscape survey of the baseline situation was initially undertaken on September 24 and 25 and 27 October 2014 and updated on July 6, August 6 and August 11, 2020 to understand the immediate setting of the Development Site, the local topography, existing land uses, landscape structure and elements, vegetation structure and the ZVI to confirm the magnitude of visibility. The field study was then used to confirm the physical components and structure of the wider landscape of the study area and to verify the preliminary range of landscape character areas identified in the desk top study that immediately surround and make up the Development Site.

The weather conditions on the days of the survey were dry, sunny then becoming slightly overcast.

Approach and Presentation of Assessment Findings

- E3.11 The approach and presentation of findings follows the assessment methodology and the requirements of GLVIA3. It describes the in-built mitigation measures at Section 5.0. The effects are then described during construction, during operation and 15 years post final occupation (the residual effects). The approach describes inter-related factors in a clear and transparent manner that avoids over lengthy and repetitive statements.

Significance Criteria

- E3.12 The assessment of likely significant effects as a result of the Proposed Development has taken into account both the during site preparation / construction and operation. The significance level attributed to each effect has been assessed through the combination of the magnitude of change due to the Proposed Developments and the sensitivity of the affected receptor/receiving environment to the proposed change. The magnitude of change and the sensitivity of the affected receptor/receiving environment are both assessed on a scale of high, medium, low and negligible.

Effect Significance

- E3.13 The following terms have been used to define the significance of the effects identified:
- Substantial effect: where the Proposed Development could be expected to have a substantial impact (either beneficial or adverse) resulting in a notable change in landscape elements and therefore landscape character and perceptual qualities over a large area or intensive change over limited area or a major change in view for many visual receptors.
 - Moderate effect: where the Proposed Development could be expected to have a noticeable impact (either beneficial or adverse) resulting in a recognisable change in localized area on landscape elements, landscape character and perceptual qualities and a recognisable change for many visual receptors or a major change but fewer visual receptors.
 - Minor effect: where the Proposed Development could be expected to result in a small, barely noticeable impact (either beneficial or adverse) on landscape components and therefore landscape character and perceptual qualities and where few visual receptors are affected or there is a minor change in view.
 - Negligible: where no discernible impact is expected as a result of the Proposed Development on landscape elements, character or visual receptors.
 - Neutral: no change occurs as a result of the Proposed Development.
- E3.14 Effects assessed as being lower than moderate are considered to be an insignificant effect (relative to the EIA regulations).
- E3.15 The sensitivity of the receptors / receiving environment to change has been determined by using the criteria set out in the LVIA methodology at Appendix E2.1 (Volume 2 to ES), professional judgement, considering existing designations and quantifiable data.
- E3.16 As set out earlier, the two principal criteria determining the significance of effects are the scale or magnitude of effect, and the environmental sensitivity of the location or receptor. A higher level or significance is generally attached to large scale effects and effects on sensitive or high value receptors; thus, the small effects on highly sensitive sites can be more important than

large effects on less sensitive sites. It is therefore important that a balanced and well-reasoned judgment of these two criteria is achieved.

- E3.17 The scale used to determine the significance of effects (high, medium, low, negligible) is shown in Table E3.1.

Table E3.1 Combination of Sensitivity and Magnitude of Effects to Determine Significance of Effect

Magnitude	Landscape and Visual Receptor Sensitivity		
	High	Medium	Low
High	Substantial	Substantial-Moderate	Moderate
Medium	Substantial-Moderate	Moderate	Moderate-Minor
Low	Moderate	Moderate-Minor	Minor
Negligible	Negligible	Negligible	Negligible
Neutral	Neutral	Neutral	Neutral

- E3.18 The assessment of potential significant environmental effects as a result of the Proposed Development has considered:-

- Effects during site preparation / construction;
- Effects at 2048 or 'Year 1' post completion of all construction works. At this point areas of the site within Phases 1 and 2 of the development will have been occupied and operational for circa 20 years; and
- Effects at 2062 or 'Year 15' post completion of all construction works.

Consultation

- E3.19 Information on the proposed approach to the LVIA was included as part of the EIA scoping report (Appendix B1 to ES) and

- E3.20 The key viewpoints and Verified Visual Montage (VVM) locations were agreed with Milton Keynes landscape officer following a pre-Development Site meeting held on 27 August 2020 and subsequent email correspondence in October 2020. It was confirmed that several viewpoint locations in which the scheme would not be visible or would be very difficult to perceive could be scoped out of the assessment.

- E3.21 Those views which have been scoped out are set out in the table below:

Table E3.2 Agreed Viewpoint Locations agreed to be scoped out of the assessment

Representative Viewpoint No.	Officer comment
M6	This is located on the designated development land for Tickford Fields and the view towards the site is well screened by the foreground off-site topography and existing vegetation. The site is not visible from this viewpoint.
M7	The view towards the site is well screened by the foreground off-site topography and existing vegetation. The site is not visible from this viewpoint.
M14	The view towards the site is well screened by the foreground off-site vegetation and Magna Park sheds. The site is not visible from this viewpoint.
D1	Agreed the site is not visible due to the long distance and intervening features.
D2	
D3	Falls outside of the 8km study area
D4	Agreed the site is not visible due to the long distance and intervening features.
D5	

Representative Viewpoint No.	Officer comment
D6	Falls outside of the ZTV
D7	Is near Cranfield which is beyond the local authority boundary and is therefore irrelevant to the Development Site
D8	Falls outside of the 8km study area and the local authority boundary

E3.22 During further consultation with MKC in March 2021, it was confirmed that the approach to the assessment included assessment of winter views relative to the VVM photography (Appendix E4, Volume 2 to ES), which is considered the worst case scenario.

Assumptions and Limitations

E3.23 The landscape and visual effects have been assessed based upon the following information:

- Land Use, Movement and Access, Green Infrastructure and Building Heights Parameters Plans (all at Appendix C2, Volume 2 of ES)
- Proposed Development and Construction/Phasing information as described in Chapter C of ES; and
- Indicative Noise Barrier Locations Plan (Chapter H of ES).

E3.24 The assessment of mitigation proposals has also had regard to the illustrative material included within the Design and Access Statement; and the VVM's at Appendix E4 (Volume 2 of ES).

E3.25 In order to assess the likely significant effects of the Proposed Development, certain assumptions have been made about the growth rates of retained vegetation, the sizes of proposed trees and hedgerows, the growth rates of any proposed planting and phasing.

E3.26 These assumptions are:

- Existing trees and vegetation have an assumed growth rate of 300 mm per year, however it is assumed that the mature trees within the Development Site would not have additional growth and that existing boundary hedgerow would be maintained at its existing height.
- New planting is assumed to have no growth in the first year after planting, and 300mm per year thereafter. Actual growth rates will depend on environmental conditions and tree species. It is likely that the proposed trees would have grown higher than have been assumed for this assessment. It is likely that the proposed trees would have grown higher than have been assumed for this assessment.
- Trees within key locations within the development would be planted as advanced nursery stock, with a height of 4.5-5m.
- The majority of trees planted within the Development would be planted as select standards, with a height of 3-3.5m or as feathered trees (1.5 – 1.75m high). The feathered trees would be native trees within hedgerows/tree belts, which establish better when planted at a young stage (e.g. Beech and Oak).
- Hedgerow and native shrub planting would be introduced as bareroot whips, approximately 0.4 - 0.8m high (depending on species). Hedgerow heights after 15 years of growth have been assumed to be 2.5-3m and would be positively managed to achieve this ultimate height.
- Structural landscaping for the north-eastern edge road and grid road corridors will come forward as part of development on corresponding parcels. It is assumed this will commence in 2024 as part of phase 1 and be completed by the end of 2037 as part of phase 2. At commencement, this planting is expected to be at a height of approximately 1.75-3.5m

(depending upon the mix of feathered and standard trees). Upon completion of the construction works the planting will have established to a height of approximately 7-11m (depending upon when it was planted)

- Moulsoe New Wood tree and understorey shrub planting will be planted in 2024 as part of phase 1 in advance of the adjacent areas of phase 2 and phase 3 development which would commence in 2031 and be completed by 2048. At commencement, this planting is expected to be at a height of approximately 3.5-5.3m (depending upon the mix of feathered and standard trees). Upon completion of the construction works the woodland will have established to a height of approximately 11m.
- Supplementary tree and shrub planting to the boundaries of development areas south of Newport Road will also be planted in phase 1 in advance of the adjacent areas of phase 3 development which would commence in 2038 and be completed by 2048. At commencement tree planting is expected to be at a height of approximately 3.8m - 5.6m (depending upon the mix of feathered and standard trees). Upon completion of the construction works trees will have established to a height of approximately 11m.
- 15 years post completion of construction works (2063) Moulsoe New Wood and supplementary tree planting to the south of Newport Road is expected to have reached a mature height of around 15 meters. Planting associated with the edge road is expected to have established to a height of 12-15m (depending upon when it was planted)

E3.27

It is also assumed that:

- Noise barriers will be 4m in height and of timber construction.
- Road bridges and footbridges will be simple pre-cast concrete and steel structures.

E4.0 **Baseline Conditions**

Existing Conditions

E4.1 This section describes the existing landscape and heritage designations; the baseline landscape conditions; and the baseline visual assessment.

E4.2 The extent of the baseline is broadly defined by the Zone of Visual Influence (ZVI) associated with the existing Site as determined by desk studies and verified in the field. The main study area relevant to the baseline contextual landscape is shown on Figure E2.2 (Appendix E2, Volume 2 to ES).

Overview of The Contextual Landscape

Topography and Drainage (Figure E2.4, Appendix E2, Volume 2 to ES)

E4.3 The Site is located to the west of a series of major and minor ridgelines which together with the minor valleys create an undulating landform to the east. Major valleys (associated with the River Great Ouse and River Ouzel) to the west run in a north south and east to west direction both skirting and passing through the settlement of Milton Keynes. Milton Keynes sits on a broad valley floor. To the east a local ridgeline splits to form two spurs of higher ground referred to in this report as the 'Moulsoe Ridge' and Tickford Ridge'. They form a distinctive bowl north of Moulsoe referred to as the 'Moulsoe Bowl'.

E4.4 The landscape value of this receptor is judged to be **medium**.

Land Cover and Vegetation Pattern (Figure E2.5, Appendix E2, Volume 2 to ES)

E4.5 The land use within the study area can be broadly split north-east and south-west with the line defined by the M1 road corridor, as shown on Figure E2.5 (Appendix E2, Volume 2 to ES). The land to the north-east is predominantly agricultural and pasture farmland in the north-eastern section of the study area. Field sizes vary on the valley floor and are typically larger than those found on the valley sides and ridgelines. Occasional mixed small woodland blocks are scattered within the landscape, with small woodland blocks associated with small settlements and with farmsteads becoming less evident in the landscape towards Milton Keynes. Hedgerows predominantly define the field boundaries. The main settlement of Milton Keynes is located directly south of the Development Site with Newport Pagnell directly to the north west.

E4.6 The landscape value of this receptor is judged to be **medium to low**.

Settlement Pattern (Figure E2.5, Appendix E2, Volume 2 to ES)

E4.7 There are two main settlements within the study area comprising Milton Keynes directly south of the Development Site, and Newport Pagnell north west of the Development Site; see Figure E2.5 (Appendix E2, Volume 2 to ES). The built form of both towns extends between roads and former transport corridors. Milton Keynes was planned in the late 1960's as a low-density city with a grid structure of roads and segregated paths for pedestrians and cyclists within an ostensibly treed and landscaped setting. The original vision of a dispersed network of local centres throughout the grid was unsuccessful in-part due to the lower densities and over dominance and ease of movement by private motor vehicles. Recent development on the eastern side of Milton Keynes includes massive distribution sheds and new residential areas alongside the M1 motorway. Beyond Milton Keynes and Newport Pagnell, villages, occasional hamlets and individual farmsteads pepper the landscape. These include Moulsoe immediately to the east, North Crawley to the north-east and Cranfield to the east.

E4.8 The landscape value of this receptor is judged to be **medium to low**.

Parks and Public Open Space (Figure E2.5, Appendix E2, Volume 2 to ES)

E4.9 Public parks within Milton Keynes include the Campbell Park (Grade II Listed) and Willen Park, which is dominated by a large lake. Willen Road recreation ground is on the southern edge of Newport Pagnell.

E4.10 The landscape value of these receptors is judged to be **high to medium**.

Movement Corridors (Figure 2.5, Appendix E2, Volume 2 to ES)

E4.11 The M1 road corridor passes through the landscape on a south-east to north-west alignment, marking the current edge to Milton Keynes. Access to the Development Site is via the A509 London Road that provides a north-south link between Milton Keynes and Newport Pagnell. Newport Road provides easterly links to Moulsoe, and Cranfield, whilst secondary roads provide links to the countryside and surrounding villages and towns. The secondary road network disseminates through the landscape connecting major settlements to the surrounding villages. The road network within Milton Keynes is laid out predominantly in a characteristic grid pattern. Milton Keynes is also served by the west coast mainline railway.

E4.12 The landscape value of these receptors is judged to be **medium to low**.

Historic and Cultural Landscape (Figure E2.3, Appendix E2, Volume 2 to ES)

E4.13 The main influence on the local landscape is a combination of agriculture, small woodland and settlements. There are several farms scattered through the landscape and on the edges of settlements, these are characteristic features of the study area.

E4.14 East of the Development Site, Moulsoe village sits over the southern side of the Moulsoe Ridge. The name Moulsoe is said to derive from old English being a person's name + hoh and means 'Mul's spur of land' ^{Ref 13}.

E4.15 Listed buildings within Moulsoe include the Grade I Listed Church of St Mary and the Grade II Rectory; Grade II Listed First Thatch Cottage, Hillcrest Cottage, Wisteria Cottage and St Mary's Cottage.

E4.16 The church is a focal point within the village and surrounding area. It sits over the Moulsoe Ridge, with countryside to the north and south including the Moulsoe Bowl in particular contributing positively to the topographical setting.

E4.17 North of Moulsoe, Grade II Listed Tickford Park sits within an area of woodland and Tickford Park Farmhouse sits over the opposite Tickford Ridge, in part bound by vegetation.

E4.18 Also, within the study area the tower of the Grade I Church of St Peter and St Paul in Newport Pagnell is a local landmark in views from within the surrounding countryside.

E4.19 North west of the Development Site but within the wider allocation features include Caldecote Mill and the deserted medieval village and moated site at Caldecote Farm. These features are contained by riparian vegetation and are not subject to a designation.

E4.20 There are three registered historic parks and gardens within the wider study area. Gayhurst & Tyringham to the north west; Chicheley to the north of the Development Site and Campbell Park to the south west.

E4.21 Campbell Park is a central park within Milton Keynes. Within the Park a Light Pyramid (The Beacon) is situated at the end of a ridge of higher ground called the Belvedere. Views extend from the Belvedere over north-east Milton Keynes to the rural landscape beyond.

E4.22 The Listing for Campbell Park states that, *‘There are views west to the city with its skyline of modern buildings, and dramatic long views to the north-east and east across the river valley (though the river and Willen Lake are concealed by a road bridge). Views northwards are deliberately restricted by banking and the landscaping of the City Gardens, and to the south by trees (the Woodland Ridge). The effect may change dramatically once the land here is developed.’*

E4.23 The intervening undulating landform prevents views between the Development Site and the Registered Parks and Gardens of Gayhurst & Tyringham and Chicheley

E4.24 The landscape value of these receptors is judged range between **high and medium**.

Landscape Features (Figure E2.5, Appendix E2, Volume 2 to ES)

E4.25 Watercourses and water bodies are a feature within the local landscape of the study area, with a series of rivers and streams meandering in a north-south direction and through Milton Keynes. The Grand Union Canal is also a characteristic feature which extends through the settlement.

E4.26 Individual and groups of mature trees and small woodland blocks are features of the landscape. Small scale woodlands are scattered throughout the wider landscape becoming more extensive further to the north east of the Development Site. Mature hedgerows divide fields and defining boundaries.

E4.27 Moulsoe Old Wood Area of Ancient Woodland lies over higher ground to the east of Moulsoe village.

E4.28 The landscape value of these receptors is judged to be **high to medium**.

Detracting Features (Figure E2.5, Appendix E2, Volume 2 to ES)

E4.29 Detracting features in the study area include the M1 motorway corridor and the A509 and A422 trunk roads; large distribution sheds on the eastern side of Milton Keynes; other commercial buildings on the fringes of Milton Keynes and Newport Pagnell; and occasional modern farm buildings and storage sheds within the wider landscape.

Footpaths and Public Rights of Way (Figure E2.6, Appendix E2, Volume 2 to ES)

E4.30 The study area is crossed by a number a number of Footpaths and Bridleways. The routes are concentrated around settlements such as Moulsoe and North Crawley becoming sparse elsewhere. Promoted leisure routes include the Ouse valley way, Milton Keynes Boundary walk and Grand Union Canal Walk.

E4.31 The landscape value of these receptors is judged to be **medium**.

Landscape Character (Figure E2.7 and E2.8, Appendix E2, Volume 2 to ES)

E4.32 The term ‘landscape’ commonly refers to the view or appearance of the land as perceived by people. Landscape applies to any natural, rural, urban, peri-urban areas, in land water and seascape areas.

E4.33 Landscape character is the combination of both natural / physical, cultural / social and perceptual / aesthetic influences, which give rise to a distinct, recognisable and consistent pattern of elements in the landscape that makes one landscape different from another, rather than better or worse and which define the ‘sense of place’. The landscape is not therefore simply a visual phenomenon.

E4.34 Individual landscape receptors and elements all influence landscape character. The following sections set out the landscape character framework of the study area based upon existing character assessments undertaken by Natural England and Milton Keynes Council (MKC). The descriptions provide information on the characteristics of the contextual landscape to the Development Site.

National Level Landscape Character – Natural England

E4.35 The Site lies entirely within National Character Area 88: Bedfordshire and Cambridgeshire Claylands ^{Ref 11} see Figure 1.7 (Appendix E2, Volume 2 to ES). The key characteristics pertinent to the study area are described as follows:

- *‘Gently undulating, lowland plateau divided by shallow river valleys that gradually widen as they approach The Fens NCA in the east;*
- *Underlying geology of Jurassic and Cretaceous clays overlain by more recent Quaternary glacial deposits of chalky boulder clay (till) and sand and gravel river terrace deposits within the river valleys. Lime-rich, loamy and clayey soils with impeded drainage predominate, with better-drained soils in the river valleys;*
- *The River Great Ouse and its tributaries meander slowly across the landscape, and the River Nene and the Grand Union Canal are also features...*
- *...Restoration of sand and gravel workings has left a series of flooded and restored waterbodies within the river valleys;*
- *Variable, scattered woodland cover comprising smaller plantations, secondary woodland, pollarded willows and poplar along river valleys, and clusters of ancient woodland...*
- *Predominantly open, arable landscape of planned and regular fields bounded by open ditches and trimmed, often species-poor hedgerows which contrast with those fields that are irregular and piecemeal;*
- *Wide variety of semi-natural habitats supporting a range of species – some notably rare and scarce – including sites designated for species associated with ancient woodland, wetland sites important for birds great crested newt and species of stonewort, and traditional orchards and unimproved grassland supporting a rich diversity of wildflowers;*
- *Rich geological and archaeological history evident in fossils, medieval earthworks, deserted villages and Roman roads. A number of historic parklands, designed landscapes and country houses – including Stowe House and Park, Kimbolton Park, Croxton Park, Wimpole Hall and Wrest Park – combine with Bletchley Park, Second World War airfields, the Cardington Airship Hangars and brickfields to provide a strong sense of history and place;*
- *Diversity of building materials including brick, render, thatch and stone. Locally quarried limestone features in villages such as Lavendon, Harrold and Turvey on the upper stretches of the River Great Ouse;*
- *Settlements cluster around major road and rail corridors, with smaller towns, villages and linear settlements widely dispersed throughout, giving a more rural feel. Small villages are usually nucleated around a church or village green, while fen-edge villages are often in a linear form along roads;*
- *Major transport routes cross the area, including the M1, M11, A1, A6, A5 and A14 roads, the East Coast and Midlands mainline railways, and the Grand Union Canal;*

- *Recreational assets include Grafham Water, the Grand Union Canal, Forest of Marston Vale Community Forest, Chilterns AONB, woodland and wetland sites, an extensive rights-of-way network and two National Cycle Routes.'*

E4.36 Environmental opportunities include:

- *'SE3: Plan and create high-quality green infrastructure to help accommodate growth and expansion, linking and enhancing existing semi-natural habitats...*
- *SE4: Protect, conserve and enhance the cultural heritage and tranquillity of the Bedfordshire and Cambridgeshire Claylands NCA...by improving interpretation and educational opportunities to increase people's enjoyment and understanding of the landscape.'*

E4.37 The landscape value of these receptors is judged to be **medium**.

Milton Keynes Landscape Character Assessment

E4.38 The Milton Keynes Assessment ^{Ref 12} identifies six distinct Landscape Character Types (LCT) which are further sub-divided into 15 Landscape Character Areas (LCA). The Site straddles three LCA's:

- West of London Road (A509) and north of the M1, the Development Site lies within the southern section of LCA 2d – Ouzel North Urban River Valley.
- East of London Road (A509), central, northern and southern parts of the Development Site lie within the western section of LCA 4a – Broughton to Tickford Clay Lowland Farmland; and
- The eastern edge of the Development Site lies within the western section of LCA 3a – North Crawley Clay Plateau Farmland and Tributaries.

LCA 2d – Ouzel North Urban River Valley

E4.39 LCA 2d is described as follows: *'This LCA consists of a triangle of land between the A509, M1 and Newport Pagnell centred on the River Ouzel floodplain which is mostly within the Ouse Valley Linear Park. The area is dominated by major roads including the M1, the A422 dual carriageway and the A509. Due to the M1 there is fragmented access despite its proximity to urban areas. Distinctive features include Caldecote Mill and the deserted medieval village and moated site at Caldecote Farm. The area between Willen Road and the M1 is identified in the Minerals Local Plan and is currently in use as a sand and gravel extraction site.'*

E4.40 The Condition of LCA 2d is described as 'moderate', *'as a result of widespread land cover change due to the presence of development on the edge of Milton Keynes and major roads (M1, A422 and A509) that has disrupted the valley landscape. As the majority of the area is in floodplain there is little built development in the area which is bounded by the M1 to the southwest, Newport Pagnell to the north and the A509 to the east effectively disconnecting it from the surrounding landscape.'*

E4.41 Landscape Management and Development Considerations of relevance to the Development Site include:

- *'Promote the continued management and enhancement of the River Ouzel corridor and access from adjacent urban areas;*
- *Promote the development of the Ouzel Valley Linear Park, extending the ouzel Valley Park northwards between Willen and Newport Pagnell; and*
- *Prevent built development in the floodplain.'*

E4.42 The landscape value of these receptors is judged to be **medium to low**.

LCA 4a – Broughton to Tickford Clay Lowland Farmland

E4.43 LCA 4a is described as lying: ‘... to the east of Milton Keynes north of the M1 and forms the lower slopes of the Clay Plateau Farmland with Tributaries LCT 3a to the east. This narrow LCA contains large arable fields and small isolated woodland copses. The M1 corridor runs along its southern boundary beyond which is the on-going development within the Eastern Expansion Area of Milton Keynes. The LCA has extensive views to the clay plateau to the east. Settlement is limited to isolated farms.’

E4.44 The Condition of LCA 4a is described as ‘moderate’, ‘due to the influence of the M1 to the south, and a field pattern that has fragmented as a result of amalgamation. Woodland and tree cover is sparse and age structure is generally restricted to mature or young trees. There are few semi-natural habitats in the area. The M1 appears to provide a boundary to built development in the south and as a result there is little new built development in the area.’

E4.45 Landscape Management and Development Considerations of relevance to the Development Site include:

- ‘Develop a strategy to screen the M1 through additional offsite woodland planting and management of the onsite highway planting;
- Ensure the open views across the Clay Lowland Farmland to the Brickhill Greensand Ridge are retained; and
- Ensure earthworks adjacent to the M1 corridor are designed and planted to effectively screen residential properties but also ensure that the profiles are shaped and planted to harmonise with the local landscape character as seen from within city and from the rural areas east of the M1, and ensure that the M1 Ridge (noise bund) matures into a strong, tree covered landscape feature.’

E4.46 The landscape value of these receptors is judged to be **medium to low**.

LCA 3a – North Crawley Clay Plateau Farmland and Tributaries.

E4.47 LCA 3a is described as: ‘... a large undulating plateau bisected by small watercourses which create enclosed valleys. Most the LCA consists of large scale arable fields creating a remote empty feeling. It is a relatively isolated area, elevated above the surrounding landscape but sloping gently towards the west. Ridges offer panoramic views to the north over the Ouse Valley, west over Milton Keynes and south to the Greensand Ridge... There are few villages, the largest being North Crawley. The village church at Moulsoe is a prominent landmark on the plateau.’

E4.48 The Condition of LCA 3a is described as ‘moderate’, which has been determined ‘as a result of localised land cover change and the fragmentation of some hedgerow field boundaries resulting in the interruption of landscape pattern. There is little built development and few roads in the area and as a result the tranquillity of the area is retained. Semi natural habitats in the LCA are scattered and the management of habitats is not obvious. The lack of built development has resulted in little overall change in the LCA and any changes are largely the result of changes to land management practices and agricultural development.’

E4.49 Landscape Management and Development Considerations of relevance to the Development Site include:

- ‘Retain key views to local landmarks such as Moulsoe Church;

- *Generally restrict development in the area retaining the primary use for agriculture and informal recreation;*
- *Protect and enhance the historic setting and structure of villages and hamlets including views to the villages and the retained open spaces within them, particularly where there is pressure from the expansion area development of Milton Keynes; and*
- *Prevent development that could detract from local landmarks including village churches such as Moulsoe.'*

E4.50 The landscape value of these receptors is judged to be **medium**.

E4.51 In addition, the 'Landscape Sensitivity Study to Residential Development in the Borough and Adjoining Areas' ^{Ref 14} was prepared as part of the evidence base to inform the Milton Keynes Local Plan. The assessment is based upon assumed residential density of 35 dwellings per hectare at a scale of 2.5 storeys. The implication is that the sensitivity for larger structures (such as B8 warehouses) may be elevated. The Site lies within two Land Areas:

- East of the A509 and north of Newport Road, the Development Site lies within Land Area 5 – Moulsoe Plateau; and
- South of Newport Road. The Site lies within Land Area 6 – Salford Claylands

E4.52 The Site Area west of the A509, has not been considered as part of the Sensitivity Study.

E4.53 Land Area 5 Moulsoe Plateau is categorised as having Medium Sensitivity to residential development:

'There are likely to be opportunities to accommodate residential development without a significant adverse change to the landscape character. The more open landscape on the lower slopes of the Ouzel Valley, in proximity to the A509 London Road and North Crawley Road are less sensitive to residential development.

The higher rolling plateau around Moulsoe is a quiet rural area which is generally remote and inaccessible, except for the good network of PROWs. The rolling landscape with its woodland pattern including ancient woodland at Moulsoe Old Wood has high recreational value and is vulnerable to change.

Maintain the character of the village of Moulsoe. Conserve the pattern of woodlands including Moulsoe Old Wood and the existing landscape framework.'

E4.54 Land Area 6 Salford Claylands is categorised as having Low Sensitivity to residential development:

'Residential development could be accommodated without affecting key characteristics and/or values in this landscape. The landscape area adjoins the M1 between junction 13 and 14 and the ongoing development south of the motorway has an urbanising impact on the area.

The flat topography and relatively poor landscape structure offer little enclosure. Integrate new development with a strong landscape structure to shield long distant views from the higher ground on Brickhill escarpment and the plateau to the north. Reinforce existing hedgerows to provide a strong landscape pattern. Conserve and reintroduce woodlands.'

Night-time Character and Lighting

E4.55 A lux level lighting assessment has been carried out to inform this description of the night-time character (Appendix C5, Volume 2 to this ES)

- E4.56 In most instances, due to the rural nature of the Development Site, for those receptors at the representative viewpoints included in the visual assessment, along with land surrounding the Development Site, appeared generally dark with only minor instances of nearby artificial lighting. Road lighting was present along Newport Road within the village of Moulsoe but only appeared intermittent in nature. The major roads adjacent to and within the Development Site were unlit including North Crawley Road, the A509 and the M1.
- E4.57 Significant levels of lighting are present surrounding the Development Site, including Junction 14 of the M1 and associated slip roads and lighting within the urban areas of Milton Keynes and Newport Pagnell however due to natural screening, in the form of deciduous vegetation, and the topography of the land, distant views of this lighting are intermittent and only affecting the viewpoints in the form of sky glow.
- E4.58 The results of the baseline survey support the classification of the area as Environmental Zone E2 (Areas of low ambient brightness. Outer urban or rural residential areas).
- E4.59 The landscape value of these receptors is judged to be **medium**.
- E4.60 The table below summaries the value of the contextual landscape receptors.

Table E4.1 Summary of Contextual Landscape Receptors

Contextual Receptor	Value
Topography and Drainage	Medium
Land Cover and Vegetation Pattern	Medium to Low
Settlement Pattern	Medium to Low
Parks and Public Open Space	High to Medium
Movement Corridors	Medium to Low
Historic and Cultural Landscape	High to Medium
Landscape Features	High to Medium
Footpaths and Public Rights of Way	Medium
NCA 88: Bedfordshire and Cambridgeshire Claylands	Medium
LCA 2d: Ouzel North Urban River Valley	Medium to Low
LCA 4a: Broughton to Tickford Clay Lowland Farmland	Medium to Low
LCA 3a: North Crawley Clay Plateau Farmland and Tributaries	Medium
Night-time Character and Lighting	Medium

Site Character and Features

- E4.61 The following section sets out a brief description of the immediate Site context and then describes each of the landscape receptors and landscape elements. Refer to Figure E2.9-E2.12 in Appendix E2 (Volume 2 of ES) for the site description plan and the internal photographic viewpoints.

Immediate Site Context

- E4.62 The Site is bound to the north-west by land within the wider allocation at Caldecott Mill, the A422, the A509 Newport bypass, roadside vegetation and commercial sheds on the south-eastern fringes of Newport Pagnell; to the north-east the Development Site is bound by the northern tip of the wider allocation and North Crawley Road, hedgerow, woodland features, arable farmland and Moulsoe village; to the south-east it is bound by hedgerow, woodland features and arable farmland; and to the south-west the Development Site is bound by the M1

motorway corridor, Tongwell Street, planted belts of trees and shrubs; and the edge of Milton Keynes including residential and commercial areas, parkland and a sewage treatment works.

Topography (Figure E2.9, Appendix E2, Volume 2 to ES)

E4.63 The western part of the Development Site lies within the valley floor of the River Ouzel. To the east landform rises to the Moulsoe Ridge and Tickford Ridge. The ridgelines form a distinctive topographical bowl, the Moulsoe Bowl. The Site's eastern edge extends into this feature. The Moulsoe Stream emerges from the Moulsoe Bowl between the Moulsoe and Tickford ridges, referred to in this report as the 'Moulsoe Gap'. The stream extends to the Ouzel Valley incising the Development Site's west facing slopes.

E4.64 The landscape value of these receptors is judged to be **medium**.

Land Use (Figure 2.10, Appendix E2, Volume 2 to ES)

E4.65 Land use within the Development Site consists of predominantly arable land with an area of pasture and rough grassland to the west. Mature hedges define the internal field pattern with individual trees scattered within the hedgerows and the Ouzel River Corridor. The Site also includes areas of parkland to the south and north of the M1 motorway which are included within the redline to help provide connectivity.

E4.66 The landscape value of these receptors is judged to be **medium to low**.

Vegetation (Figure 2.10, Appendix E2, Volume 2 to ES)

E4.67 Site vegetation comprises maintained field boundary hedgerow, tree groups, shelter belts and woodland copses. The character of vegetation within the Development Site can broadly be described as that within the Ouzel Valley Floor; alongside the Moulsoe Stream and north of the Moulsoe Stream; south of the Moulsoe Stream; and south of Newport Road. It is summarised below:

- Trees and shrubs alongside the River Ouzel include groups of Crack Willow and Black Poplar Species. Other tree species within the valley floor include specimen Oak's on field boundaries. Hedgerow species are generally clipped mixed native species.
- Vegetation alongside the Moulsoe stream comprises mixed hedgerow, hedgerow trees and a small pocket of woodland at the westernmost end (W27). Ash is the dominant tree species within the hedgerow.
- Tree lined hedgerows and woodland copses are a notable component of the Development Site area north of the Moulsoe Stream. Trees include mixed woodland directly east of farm cottages on London Road (W26) and three smaller pockets of woodland at field intersections (W7, W6 and W9). Oak and Ash are the dominant species within tree lined hedgerows.
- There is significantly less tree cover south of Moulsoe stream with fields bound by maintained mixed species hedgerow. A notable exception is a linear strip of woodland on the Development Site's eastern edge at the top of Moulsoe Stream (W5).
- South of Newport Road the Development Site is also relatively open with maintained mixed species hedgerow. In addition, three linear shelter belts extend alongside field boundaries (W11, W16 and W17) Blocks of woodland also form part of the Development Site's southernmost boundaries (W1, W2, W14 and W15).

E4.68 A description of the habitats associated with these vegetation groups is set out in the ES Chapter F: Ecology.

- E4.69 The Detailed Arboricultural Report has been prepared in accordance with BS3837:2012 (Appendix C6). This provides further detail of the vegetation stock present within the Development Site. In summary a total of 533 trees, groups of trees, woodlands and hedges were surveyed across the Development Site. This included 4 category A trees (high quality grade); 172 category B trees, 121 groups of B trees, 31 woodlands and 160 hedgerows (moderate quality grade); 45 category C trees, 28 groups of C trees and 15 hedgerows (low quality grade); and 11 category U trees (very low-quality grade).
- E4.70 The Arboricultural Report states that two Tree Preservation Orders (TPO's) affect some trees on either side of Tongwell Street south-west of the M1 motorway. Clarification of the extent of these TPO's has been requested but at the time of writing the Arboricultural Report this information was not available.
- E4.71 The Arboricultural Report identifies a number of trees that support veteran features and where several such features have been recorded on the same tree these have been identified as 'potential veterans'. The report notes that, *'most of these trees are Ash and ash die-back disease is prevalent in the area; the effects of this disease together with their structural condition means that their life expectancy is likely to be significantly reduced'*. Natural England and Forestry Commission Guidance states that Veteran trees may not be very old, but have decay features, such as branch and death hollowing, which contribute to its biodiversity, cultural and heritage value. The guidance states that Veteran Trees should be retained and protected within a 15m buffer zone.
- E4.72 The landscape value of these receptors is judged to be **high to medium**.

Built form (Figure E2.10, Appendix E2, Volume 2 to ES)

- E4.73 There are a number of buildings located within the Development Site, which include Grade II Listed Moulsoe Buildings Farmhouse (inset from the Development Site) ; Farm cottages at 27 and 29 London Road and associated farm buildings to the rear; and Hermitage Farmhouse and modern farm buildings south of Newport Road.
- E4.74 The Built Heritage Assessment Describes the Grade II Listed Moulsoe Buildings Farmhouse in detail. The building dates from the late eighteenth or early nineteenth century. The immediate setting of the Farmhouse has been significantly altered over the years. It is experienced alongside later buildings associated with the hotel use and a large car park.
- E4.75 The landscape value of these receptors is judged to be **high to low**.

Historic and cultural landscape (Figure E2.9 and Figure E2.3, Appendix E2, Volume 2 to ES)

- E4.76 Moulsoe Buildings Farmhouse is (inset from the Development Site) separated from its wider rural setting by London Road and a band of coniferous trees. To the north, east and west the original building is obscured by modern additions and boundary planting. Modern large scale agricultural sheds lie beyond the hotel complex to the east.
- E4.77 The landscape value of this receptors is judged to be **medium**

Site features and skyline elements (Figure E2.9, Appendix E2, Volume 2 to ES)

- E4.78 Important features that contribute positively to the Development Site's character include the Moulsoe/Tickford ridgeline with woodland and hedgerow features; and the meandering course of the River Ouzel together with adjacent trees and vegetation.

E4.79 The Moulsoe/Tickford ridge forms the skyline in views from within parts of the Development Site and from within the Moulsoe Bowl to the east.

E4.80 The landscape value of these receptors is judged to be **medium**.

Detracting features

E4.81 Features which have a negative influence upon the character of the Development Site include the busy road corridors (A509 London Road and the M1 motorway); modern farm buildings; and modern additions and planting associated with the hotel complex (inset from the Development Site).

Local movement corridors (Figure E2.11, Appendix E2, Volume 2 to ES)

E4.82 The Site is bound by the M1 motorway to the south-west and partly bound by the A509 to the north-west. The A509 London Road extends through the Development Site in a north-west direction between Junction 14 of the M1 and the A422. Just north of the M1 junction, Newport Road extends north-east through the Development Site towards Moulsoe village.

E4.83 Public Rights of Way within the Development Site include:

- Footpath 14, which crosses the valley floor and provides a connection between Newport and Milton Keynes;
- Footpath 2, which extends up the valley sides between Moulsoe Buildings Farmhouse and Newport Road; and
- Bridleway 3 north and south of Newport Road.
- To the north Bridleway 3 skirts the Development Site's north-eastern boundaries, extending along the foot of the Moulsoe Ridge, through the Moulsoe Gap and over the Tickford Ridge, extending north to the North Crawley Road. Footpaths 17 and 18 extend north-east from the Bridleway to the A509 at Newport Pagnell.
- To the south Bridleway 3 crosses the eastern corner of the Development Site, extending east to Broughton Grounds Community Woodlands.

E4.84 Public Rights of Way near to the Development Site, which form part of the wider network of recreational routes include:

- Footpath 4, which extends from Moulsoe through the Moulsoe Bowl, connecting with Bridleway 3 at the Moulsoe Gap.
- Footpath 19, which extends along the Tickford Ridge between Bridleway 3 and Tickford Park Farm. Footpaths 7, 8 and 12 connect this Footpath to Moulsoe.
- Footpath 5, which extends from St Mary's Church in Moulsoe to Broughton Grounds Community Woodlands.

E4.85 The landscape value of these receptors is judged to be **medium to low**.

Views from within the Development Site (Figure E3.1 (Appendix E2, Volume 2 to ES) and Site Photographs (Appendix E3, Volume 2 to ES))

E4.86 From within the Development Site views extend over a distinctive farmed and undulating landscape to the edge of Moulsoe and St. Mary's Church. Views in the opposite direction extend to Milton Keynes where commercial buildings are seen beyond tree cover.

E4.87 Photographs S20, S25 and S27: North and east of Moulsoe, views from within the Development Site extend to the elevated north-western edge of the village including the tower of St. Mary's

Church. Views are seen from the higher ground of the Moulsoe/Tickford ridge and through the Moulsoe Gap. These include views from Public Footpath 17.

- E4.88 Photograph S38: More distant views of the church tower in Moulsoe are also possible from within the Ouzel valley. These include glimpsed views from Public Footpath 2 on the eastern valley side and distant views from Public Footpath 14 within the valley floor.
- E4.89 Photographs S2, S3, S6, S4, S5, S8, S10: In views South of Newport Road, St Mary's Church is widely visible. These include views from Public Bridleway 3. In the opposite direction views extend to the large distribution sheds on the eastern side of Milton Keynes and the Brickhill Ridge beyond.
- E4.90 The landscape value of these receptors is judged to be **high to medium**.

Perceptual qualities

- E4.91 The majority of fields within the Development Site are medium to large scale, which gives the valley floor and gentle slopes of the western and southern parts of the Development Site a generally open character. The more varied topography of the northern and eastern parts of the Development Site combine with woodland copses, trees and hedgerow to create a greater sense of intimacy and seclusion.
- E4.92 Distant views extend over Milton Keynes with larger buildings visible above the intervening treed horizon. The immediate settlement edge is largely screened by local landform, roadside planting and hedgerow. Large distribution sheds, evident in views south of Newport Road are an exception. Noise and movement associated with the M1 and A509 London Road is perceptible across most of the Development Site's west facing slopes and the valley floor, becoming more apparent within adjacent Site areas.
- E4.93 The Moulsoe Ridge separates the Moulsoe Bowl from the urban influences of Milton Keynes and road corridors. This part of the Development Site has a peaceful quality in relation to other parts of the Development Site and forms the immediate setting to Moulsoe village and St. Mary's Church.
- E4.94 The landscape value of these receptors is judged to be **medium to low**.

Site character assessment (Figure E2.12, Appendix E2, Volume 2 to ES)

- E4.95 As part of the assessment of the landscape of the Development Site, a Site level landscape character assessment has been carried out by fabrik. In addition to the characteristics described in the Milton Keynes Character Assessment the Development Site and immediate environs have been divided into four sub landscape character areas. The management guidelines from the district level assessment have been included where relevant to the LCA's of the Development Site.

Ouzel valley floor

- E4.96 The key characteristic features of this area are:
- A flat landscape crossed by the meandering River Ouzel.
 - Dominated by major roads including the M1, A509 London Road and A422.
 - Due to the M1 there is fragmented access despite its proximity to urban areas.
 - Eastern parts of the area are characterised by large to medium scale arable and pastoral fields with conspicuous groups and lines of trees associated with the River and Field boundaries.

- Western parts of the area have a disturbed character with unmanaged areas of rough grass, ruderal scrub and recent minerals extraction (adjacent to the Development Site). North-east of the Development Site, the setting to Caldecott Mill and Caldecott Farm is restricted by the flat topography and vegetation enclosure.

E4.97 Relevant management guidelines include creation of the Ouzel linear park, enhancement of the River corridor and improved access from urban areas.

E4.98 The landscape value of these receptors is judged to be **medium to low**.

Ouzel valley slopes

E4.99 The key characteristic features of this area are:

- West facing slopes incised by the Moulsoe stream.
- Large arable fields with isolated woodland copses. Tree lined hedgerow are a notable component of northern part of this character area.
- From higher ground distant views extend over Milton Keynes.
- There are also views of Moulsoe and St. Mary's Church seen across a farmed landscape of complex landform.
- Urban influences include the adjacent A509 and adjacent hotel (Moulsoe Buildings Farmhouse)

E4.100 Relevant management guidelines include retain key views to local landmarks such as Moulsoe Church.

E4.101 The landscape value of these receptors is judged to be **medium**.

Broughton Lowland Farmland

E4.102 The key characteristic features of this area are:

- Lower slopes of clay plateau farmland.
- Large arable fields with occasional shelter belts and isolated woodland copses.
- Boughton Grounds Community Woodlands Nature Reserve to the far east (beyond the Development Site boundary)
- The M1 corridor runs along the southern boundary of the character area.
- Beyond the M1 views extend to large distribution sheds, ongoing residential development and the treed skyline of the Brickhill Greensand Ridge.
- In the opposite direction St. Mary's Church in Moulsoe is a distinctive landmark.

E4.103 Relevant management guidelines include developing a strategy to screen the M1 through woodland planting and landform, which harmonises with existing landscape character; and maintaining views to the Brickhill Greensand Ridge.

E4.104 The landscape value of these receptors is judged to be **medium-low**.

Moulsoe Bowl Farmland

E4.105 The key characteristic features of this area are:

- Large arable fields that feel relatively isolated.
- Spurs of higher ground (Moulsoe/Tickford Ridge) that descend from the plateau landscape forming an enclosed topographical bowl.

- Panoramic views from the ridges over the Ouse Valley, Milton Keynes and the greensand Ridge.
- The village of Moulsoe and St. Mary's Church that sit over the bowl form a prominent landmark.

E4.106 The landscape value of these receptors is judged to be **medium**.

E4.107 Relevant management guidelines include retention of key views to local landmarks such as Moulsoe Church; Generally restrict development in the area retaining the primary use for agriculture and informal recreation; Protect and enhance the historic setting and structure of villages and hamlets including views to the villages and the retained open spaces within them, particularly where there is pressure from the expansion area development of Milton Keynes; and Prevent development that could detract from local landmarks including village churches such as Moulsoe.

E4.108 The landscape value of these receptors is judged to be **medium**.

Night-time character and lighting

E4.109 The Night-time character of the Development Site and surrounding area is described at 5.58. In most instances the Development Site appeared generally dark with only minor instances of nearby artificial lighting. The results of the baseline survey support the classification of the Development Site and surrounding area as Environmental Zone E2 (Areas of low ambient brightness. Outer urban or rural residential areas).

E4.110 The landscape value of these receptors is judged to be **medium**.

Table E4.2 Summary of Site Landscape Receptors

Contextual Receptor	Value
Topography	Medium
Land Use	Medium to Low
Vegetation	High to Medium
Built form	High to Low
Historic and cultural	Medium
Site features and skyline elements	Medium
Local movement corridors	Medium to Low
Views from within the Development Site	High to Medium
Perceptual qualities	Medium to Low
Ouzel Valley Floor Character	Medium to Low
Ouzel Valley Slopes Character	Medium
Broughton Lowland Farmland Character	Medium to Low
Moulsoe Bowl Character	Medium
Night-time Character and Lighting	Medium

Baseline Visual Assessment

Introduction

E4.111 The extent to which the Development Site is visible from the surrounding landscape is based on grading of degrees of visibility. It is determined from a visual inspection of the Development Site, the views in and out, it's existing features and its context from publicly accessible locations.

- E4.112 Seasonal change in existing evergreen and deciduous plant material will affect the available views. Typically, views will be different through the seasons with a greater sense of enclosure in the summer months when deciduous trees are in leaf.
- E4.113 The visual assessment was carried out during the months of September and October 2014 and updated in July and August 2020. The principal views of the Development Site were determined in the field, with particular emphasis on checking potential visual receptors using public footpaths, open spaces (and within designated and protected areas) principal vehicular routes and those within residential areas. Representative viewpoints were identified which were considered to be of particular significance in terms of providing a range of views of the Development Site and where the Proposed Development would have the potential to affect their character and amenity of the view based on the methodology set out in Appendix E1 (Volume 2 to ES).
- E4.114 The baseline photographs for the VVM's were carried out in December 2020 and are included at Appendix E4 (Volume 2 to ES). The visual summary plans (Figures E3.2, E3.3 and E3.4 in Appendix E3, Volume 2 to ES) show the location and degree of openness attributed to the representative viewpoints. Viewpoints that have been scoped out of the assessment in consultation with Milton Keynes landscape officer are included for reference (M6, M7, M14, D1, D2, D3, D4, D5, D6, D7 and D8).

Receptors visiting public open space and sports grounds

- E4.115 At Campbell Park (Grade I Listed Park), Willen Lake and Willen Park in Milton Keynes; St Mary's church yard and Cranfield Road recreation ground in Moulsoe. Refer to representative viewpoints M1, M2, M3, M5, M12 (Figure E3.3) and L5 (Figure E3.2) (both at Appendix E2, Volume 2 to ES). For this group of receptors, the Development Site and wider countryside is secondary and peripheral to the primary reason for visiting the public open space.
- E4.116 Within the listed Campbell Park, distant views towards the wider countryside can be appreciated from the elevated position at the end of the Belvedere. In these views the west facing arable fields within the Development Site are visible. Moulsoe and the tower of Saint Mary's Church are seen in the far distance. These distant views form part of the much wider panorama. Beyond the Development Site the landform extends to a wooded skyline (Refer to photograph viewpoint M1).
- E4.117 The value of the view experienced by users of the Grade I Listed Park is judged to be **high**.
- E4.118 Within Willen Park views towards the Development Site are truncated by vegetation and commercial buildings on the opposite side of the Lake (Refer to photograph viewpoints M2 and M3).
- E4.119 Value of the view experienced by users of the park is judged to be **medium**.
- E4.120 Within St. Mary's churchyard in Moulsoe, views over the adjacent countryside are limited by intervening vegetation and structures, this includes vegetation alongside the eastern and southern boundaries; to the north vegetation alongside Newport Road; and buildings associated with Church Farm to the west. Views from the small churchyard extend from the eastern boundary over open fields to distribution sheds and new development on the edge of Milton Keynes and the Brickhill Ridge beyond this. Although parts of the south-eastern sections of the Development Site area are visible in these views, the extent of visibility is restricted by intervening landform (refer to photograph viewpoint L5 on public Footpath 5 east of the church).
- E4.121 The value of the view experienced by users of the churchyard is judged to be **medium**.

E4.122 Within Cranfield Road recreation ground in Moulsoe views towards the Development Site are foreshortened by the local landform. Beyond the local topography far distant views extend to the wooded skyline of the Brickhill Ridge (refer to Photo viewpoint M12 on footpath 6 south of the recreation ground).

E4.123 The value of the view experienced by this user group is judged to be **medium**.

Receptors using Public Rights of Way (PRoW)

E4.124 This group of receptors considers those on foot, bike and horseback. Refer to Representative viewpoints S2, S3, S4, S6, S16, S17, S22, S23-S26, S30-S39 (Figure E3.1) L1-L6, L8, L9 (Figure E3.2) M1-M5, M8-M13 (Figure E3.3) (Figures at Appendix E2, Volume 2 to ES).

PRoW within the Development Site

E4.125 Various elements of the Development Site (fields, hedgerow and woodland) dominate the field of view from internal PRoW's which include Bridleway 3, Footpath 2, Footpath 17 and Footpath 14. Refer to viewpoints S3, S4, S6, S16, S17, S22, S26, S36.

E4.126 Within the Development Site south of Newport Road, views from Bridleway 3 extend south-east over sloping arable farmland to the large distribution sheds on the eastern edge of Milton Keynes and the wooded skyline of the Brickhill Ridge. In the opposite direction landform rises to the tower of St. Mary's Church and an adjacent copse of woodland trees, forming a prominent landmark. (Refer to photograph viewpoints S3, S4 and S6).

E4.127 The value of views experienced from this section of Bridleway are judged to range between **medium and high**, where the immediate north-eastern setting to the Grade I listed Church is experienced.

E4.128 North of Newport Road, views from Footpath 2 are foreshortened by field boundary hedgerow. Views to the east extend over open arable fields to hedgerow on the immediate horizon. In the opposite direction, cottages to the south of Moulsoe Buildings Farmhouse are visible. The Farmhouse itself is screened by coniferous vegetation. In this view features associated with the A509 London Road and M1 Motorway are also apparent. (Refer to photograph viewpoints S16 and S17).

E4.129 The value of views experienced from this footpath are judged to range between **low and medium**.

E4.130 Views from Footpath 17 vary with the local landform. South of the A509 the Development Site is relatively level. To the north and west it is bound by roadside vegetation; and to the east it is enclosed by the elevated landform of the Tickford Ridge. As the footpath ascends the ridgeline views extend beyond the Development Site's boundaries to Chichley Hill in the north; the edge of Newport Pagnell in the north-west; and distant views of Milton Keynes as part of a treed skyline to the south. Views to the east extend over the undulating topography of the Moulsoe Gap to Moulsoe above the Moulsoe Bowl. (refer to photograph viewpoints S22-S26).

E4.131 The value of views from this footpath are judged to be **medium**.

E4.132 West of the Ouzel, views from footpath 14 extend over the disturbed landscape of rough grassland, ruderals and colonising scrub. Within this flat landscape medium distance views are foreshortened by intervening vegetation including trees and shrubs alongside the M1 corridor. To the north-east views extend to the west facing slopes of the Development Site and the tower of St. Mary's Church on the skyline. (refer to photograph viewpoints S36-S39).

E4.133 The value of views experienced from this footpath are judged to range between **low to medium**.

Local distance views form PRoW

- E4.134 Views of the Development Site are possible from the following visual receptors: Bridleway 3, Footpath 19, Footpath 4, Footpath 5 and Footpath 14.
- E4.135 North of the Development Site on Bridleway 3, views are foreshortened by the Tickford ridgeline and ridgeline hedgerow. Glimpses of hedgerow and trees within the Development Site are seen beyond the ridgeline. (Refer to photograph viewpoint L1).
- E4.136 The value of views experienced from this section of Bridleway is judged to be **medium**.
- E4.137 North-east of the Development Site on Footpath 19, views towards the Development Site are seen beyond breaks in hedgerow on the elevated landform of the Tickford Ridge. The Site extends over the ridgeline and forms part of the immediate foreground. Panoramic views extend over the distinctive undulating landform forms by the Moulsoe Gap and the north-east facing slopes of the Moulsoe Ridge within the Development Site. (Refer to photograph viewpoint L2).
- E4.138 The value of views experienced from this section of Footpath is judged to be **medium**.
- E4.139 North-east of the Development Site on Footpath 4, views towards the Development Site are seen from within the Moulsoe Bowl. Views of the Development Site extend over the outer facing slopes of the Moulsoe Ridge. Within the Bowl, the Moulsoe/ Tickford ridge lines and associated hedgerow features form the local skyline. (Refer to photograph viewpoint L3).
- E4.140 The value of views experienced from this section of Footpath is judged to be **medium**.
- E4.141 North-east of the Development Site on Footpath 5, views towards the Development Site are seen beyond field boundary hedgerow. Views extend over parts of the Development Site's south-eastern fields to large warehouses and new housing on the eastern side of Milton Keynes. (Refer to photograph viewpoint L5).
- E4.142 The value of views experienced from this section of Footpath is judged to be **medium**.
- E4.143 North-west of the Development Site on Footpath 14 (within the wider allocation), views towards the Development Site are seen beyond recently restored sand and gravel workings. Views across this flat valley floor are foreshortened by intervening hedgerow. The M1 corridor and adjacent trees are apparent south of the Development Site. (Refer to photograph viewpoint L8).
- E4.144 The value of views experienced from this section of Footpath is judged to be **low**.

Medium distance views form PRoW

- E4.145 Medium distance views of the Development Site are possible from the following visual receptors: Footpath 19, Footpath 12, Footpath 7 and Footpath 6.
- E4.146 East of the Development Site on Footpath 19, views of the Development Site are truncated by intervening landform and woodland and are very difficult to perceive. St. Peter and St. Pauls Church in Newport Pagnell can be seen to the north-west. (Refer to photograph viewpoint M9)
- E4.147 The value of views experienced from this section of Footpath is judged to be **medium**.
- E4.148 East of the Development Site on Footpath 12, views extend over an arable farmed landscape to the Moulsoe ridge and the Development Site's outward facing slopes. Views of the northern parts of the Development Site are truncated by the Tickford Ridge. In this view the northern edge of Moulsoe is seen to the south. Beyond the ridgelines distant views extend to a generally wooded skyline and larger commercial buildings on the edge of Milton Keynes. (Refer to photograph viewpoint M10)
- E4.149 The value of views experienced from this section of Footpath is judged to be **medium**.

E4.150 East of the Development Site on Footpath 7, the crest of the eastern side of the Moulsoe ridge almost entirely obscures the Moulsoe bowl. Beyond this area of lower landform, the western side of the Moulsoe Ridge including the Development Site's outward facing slopes are clearly visible. In the far distance views extend to a skyline of woodland and larger buildings within Milton Keynes which include the snow dome and commercial sheds. The panoramic view is framed by vegetation bounding the field that Footpath 7 extends through. The tower of Moulsoe church is also seen beyond this vegetation to the south. (Refer to photograph viewpoint M11).

E4.151 The value of views experienced from this section of Footpath is judged to be **medium**.

E4.152 East of the Development Site on Footpath 6, views towards the Development Site are seen beyond intervening hedgerow. The combination of the hedgerow and gently falling topography combine to obscure views of internal Site fields. Areas of woodland and trees within the Development Site are seen beyond the intervening hedgerow. Distant views extend to the rooftops of new development on the eastern fringes of Milton Keynes. (Refer to photograph viewpoint M12).

E4.153 The value of views experienced from this section of Footpath is judged to be **medium**.

Receptors Using Public Roads and Associated Pavements

E4.154 This group of receptors considers those in vehicles, on bike and foot. Refer to Representative viewpoints S13, S14, S1, S15 (Newport Road), S17, S19, S33, S32, S29 (Reverse views of the A509 London Road) (Figure E3.1) and L8 (North Crawley Road overbridge) (Figure E3.2) (Figures at Appendix E2, Volume 2 to ES).

E4.155 The nature of the views from this collection is often transient and where views often rapidly change due to the nature of intervening topography or vegetation, either associated with the Development Site or beyond.

Roads within the Development Site

E4.156 The nature of the views from this collection is often transient and where views often rapidly change due to the nature of intervening topography or vegetation, either associated with the Development Site or beyond.

E4.157 On Newport Road within the Development Site, views of the adjacent internal Site fields are in part screened by roadside hedgerow. Where views are seen through gaps in hedgerow these are of adjacent arable fields. Approaching Moulsoe the landform rises to the Moulsoe ridgeline. In these views the western edge of Moulsoe and part of the Development Site's north-western edge are seen beyond the hedgerow. (refer to photograph viewpoints S13, S14, S1 and S15).

E4.158 The value of views experienced from this section of Road to be **low-medium**.

E4.159 In views from the A509 London Road within the Development Site, views of internal Site fields are in part screened by roadside hedgerow. Where views are seen through gaps in hedgerow these are of adjacent arable fields. (refer to reverse views taken from photograph viewpoints S13, S17, S19, S33, S32, S29)

E4.160 The value of views experienced from this section of Road to be **low**.

E4.161 On the A509 Newport Pagnell bypass within the Development Site, oblique views towards internal Site fields are seen beyond shrubs and hedgerow. Views include the adjacent facing slopes of arable fields, field boundary hedgerow and trees. (refer to viewpoint L8 which is taken from North Crawley Road, overbridge just north of the Development Site).

E4.162 The value of views experienced from this section of Road to be **low**.

- E4.163 Views from the M1 motorway have not been considered given the short section of road which sits within the Development Site area, fast moving traffic and transient oblique nature of the view.
- E4.164 Views from the Tongwell Street north of the M1 have not been considered given that the street extends through an existing built-up area in which the main part of the Development Site is not visible beyond vegetation alongside the M1 corridor.

Roads outside of the Development Site

- E4.165 Generally, on roads that extend beyond the Development Site's boundaries views fall behind intervening landform, vegetation and built development.
- E4.166 North of the Development Site on the North Crawley Road as it crosses the A509 Newport Pagnell bypass, views extend beyond the bypass to facing slopes of the Tickford Ridge within the Development Site and the wider allocation. In these views' arable fields, boundary hedgerow and hedgerow trees are visible (refer to photograph viewpoints L8).
- E4.167 The value of views experienced from this short section of Road are judged to be **low**.

Settlement edge and dwellings

- E4.168 The Site is generally screened from adjacent settlement areas in Milton Keynes and Newport Pagnell by roadside planting belts. The Site is visible from the Moulsoe and facing properties alongside Newport Road together with Tickford Park Farmhouse to the East and Newport Stables alongside London Road. Refer to Representative viewpoints L4, L7, L5 (Figure E3.2), M10, M11, M12 (Figure E3.3) and S22 (Figure E3.1) (Figures at Appendix E2, Volume 2 to ES).
- E4.169 In views from Newport Road within Moulsoe, views towards the Development Site are seen where there is a break between adjacent properties at the junction with footpath 4. From this elevated receptor views extend north-west across the Moulsoe Bowl to the western side of the Moulsoe Ridge and the western and southern sides of the Tickford Ridge. In this view the outer facing slopes of the Moulsoe Ridge, which forms part of the Development Site are clearly visible. Views also extend through the Moulsoe Gap to facing fields within the Development Site. Beyond the Development Site, distant views extend to the tower of St. Peter and St. Paul's Church in Newport Pagnell and a skyline of woodland and arable fields. Commercial buildings on the fringes of Milton Keynes and Newport Pagnell are also visible in the distance. (refer to photograph viewpoint L4). Glimpses of the Development Site are also possible heading away from the village to the west.
- E4.170 The value of views experienced from this receptor within Moulsoe village is judged to be **medium**.
- E4.171 The facing slopes of the Development Site's north-western edge are also seen in views from properties alongside Newport Road and Cranfield Road. Views also extend over parts of the Development Site to the south of Newport Road from some of these properties. Views from the Listed Rectory to the east of the church are obscured by boundary woodland trees and vegetation.
- E4.172 In views from 52-82 (Even) Newport Road on the western edge of the village rear views extend over the Moulsoe Bowl and to the facing slopes of the Moulsoe Ridge within the Development Site and the facing slopes of Site fields seen beyond the Moulsoe Gap. Front window views extend over the Development Site area south of Newport Road. (refer to photograph viewpoints L4 and L5)
- E4.173 The value of views experienced from residents of these properties is judged to be **medium**.

- E4.174 In views from Grade II Listed First Thatch, Grade II Listed Hillcrest Cottage, Grade II Listed Wisteria Cottage, Church View, Grade II Listed Church View, the Old School House and three adjacent properties, Barn Pightle and Sunnyside on Newport Road and Cranfield Road, rear views extend over the Moulsoe Bowl and to the facing slopes of the opposite side of the Moulsoe Ridge within the Development Site and the facing slopes of Site fields seen beyond the Moulsoe Gap. (refer to photograph viewpoints L4 and M11).
- E4.175 The value of views experienced from residents of these properties is judged to be **medium**.
- E4.176 In views from Church Farm and Church Farm Cottages on Newport Road rear window views extend over parts of the Development Site area south of Newport Road. Front window views extend beyond properties on the opposite side of the road to the Moulsoe Bowl, facing slopes of the Moulsoe Ridge within the Development Site and facing Site slopes seen beyond the Moulsoe Gap. (refer to photograph viewpoints L4 and L5)
- E4.177 The value of views experienced from residents of these properties is judged to be **medium**.
- E4.178 To the east, views extend over parts of the Development Site from Grade II Listed Tickford Park Farmhouse. Intervening vegetation and landform prevent views from other properties which include Grade II Tickford Park, where views are truncated by the local topography and woodland vegetation; and Tickford Lodge Farm where views of the Development Site are obscured by the intervening landform. Views from other residential dwellings within the wider landscape are also obscured by intervening landform and vegetation.
- E4.179 Although Tickford Park Farmhouse is in an elevated position, it is bound by adjacent hedgerow and trees. Views from the Grade II Listed building extend over the Development Sites facing slopes and Ouzel valley from upper floor windows. (refer to photograph viewpoint M10)
- E4.180 The value of views experienced from residents of these properties is judged to be **medium**.
- E4.181 Views of adjacent Site field are also possible from residential properties at Newport Stables near the A509/A422 junction. (refer to photograph viewpoint S22 (reverse view))
- E4.182 The value of views experienced from residents of these properties is judged to be **low-medium**.
- E4.183 To the north-west views towards the Development Site from the properties at Caldecott are obscured by adjacent boundary vegetation and vegetation alongside the River Ouzel.
- E4.184 The Site is not visible from residential properties on the edge of Milton Keynes and Newport Pagnell. Views are truncated by boundary features, vegetation and roadside vegetation.

Receptors at their workplace and other land uses.

- E4.185 The Site is unlikely to be visible from adjacent workplaces by virtue of intervening broadleaf and coniferous vegetation. Views from the hotel complex which includes the Grade II Listed Moulsoe buildings farmhouse are truncated by boundary conifers and vegetation. Views towards the Development Site from the car sales showroom at the A509/A422 junction are also likely to be obscured by roadside vegetation. Views from other commercial properties on the fringes of Newport Pagnell and Milton Keynes are obscured by roadside tree belts.

Table E4.3 Summary of Visual Receptors

Visual Receptor Type	Key Viewpoint Reference	Value
Receptors visiting public open space and sports grounds	M1, M2, M3, M12 and L5	High-Medium
Receptors using Public Rights of Way (PRoW) This group of receptors considers those on foot, bike and horseback	S2, S3, S4, S6, S16, S17, S22, S23-S26, S30-S39 (within the Development Site) L1-L6, L8, L9 (Local Distance) M1-M5, M8-M13 (Medium Distance).	High-Low
Receptors Using Public Roads and Associated Pavements	S13, S14, S1, S15 (Newport Road), S17, S19, S33, S32, S29 (Reverse views of the A509 London Road) and L8 (North Crawley Road overbridge)	Medium-Low
Settlement edge and dwellings	L4, L7, L5, M10, M11, M12	Medium-Low

Future Baseline

E4.186

In terms of the Do-Nothing scenario, this assumes that the Development Site will continue to be farmed. The baseline conditions will therefore evolve considering the continued growth, spread and maturation of the range of vegetation types across the Development Site.

E5.0 Inbuilt Mitigation Measures

E5.1 EIA is an iterative process which is intended to inform the project design. Where the outputs of this preliminary assessment identify likely significant effects, then changes to the design are made or mitigation measures can be built-in or embedded into the proposal to reduce these effects. Significant embedded mitigation has been included as part of the Proposed Development as a result of the ongoing process of LVIA. This section describes the measures which have been included and which are therefore taken into account as part of the assessment of the Proposed Development provided in Section E6.0 of this chapter.

During Construction

E5.2 The scheme will be built out over a period of 26 years (2022-2048).

E5.3 Enabling works will comprise key highways infrastructure and earthworks. This shall include the construction the viaduct over the Ouzel Valley to form a link between Tickford Road in Milton Keynes and the A509. A nursery will also be established to raise trees and shrubs for transplantation into the Development Site.

E5.4 The first phase of development (2024-2030) will start with the northern development parcels, including those areas which form part of the wider allocation. This phase will also see the creation of the Ouzel Linear Park extension, planting of woodland on the Development Site's north-eastern edge (Moulsoe Community Wood) and planting to the boundaries of development areas to the south of Moulsoe. This advanced planting shall ensure early establishment of trees and shrubs on the Development Site's outer boundaries, which will help mitigate the effects of development in later phases and upon maturity.

E5.5 It is anticipated that the second phase of development (2031-2037) will see the construction of the central residential area including one secondary school and two primary schools; the outer edge road and associated planting; and commercial development within the southern part of the Development Site adjacent to the M1 motorway. The secondary school playing fields and the playing fields for the eastern primary school will be located on the outer edge of development to break the development edge and help soften views from the identified visual receptors. The Primary School grounds will also reduce the extent of ridgeline development.

E5.6 The final phase (2038-2048) will see the completion of the southern parts of the Development Site including those residential areas and primary school south of Moulsoe. The grounds to this primary school will also be located on the Development Site's outer edge to provide a softer transition to the rural landscape beyond. It is assumed that boundary planting will be well established prior to the commencement of this final phase.

During Operation

E5.7 The completed scheme shall establish an extended grid structure of Milton Keynes with characteristic roads and pedestrian/cycleways (red ways). The road corridors will be wide to allow sufficient space for grass verges and tree and shrub planting on both sides with segregated routes for motorists, pedestrians and cyclists.

E5.8 Internal features will also see the retention and creation of 'green corridors' of open space and pocket parks with areas of established woodland, hedgerow and new planting and SuDS features. These new areas of open space shall ensure wildlife connectivity and form off road pedestrian and cycle links.

- E5.9 The scheme will also see the creation of a community orchard as part of the Moulsoe Community Woodland, Allotments, Play Area's and a variety of footpaths through the Ouzel valley park extension.
- E5.10 Upon establishment boundary planting including Moulsoe Community Woodland; the boundaries south of Moulsoe; and the majority of planting associated with developments edge road will have reached an overall height of around 15 meters. This planting will help screen and soften views of development and provide a transition to the rural landscape beyond.
- E5.11 Illustrative landscape proposals are included within the Design and Access Statement which is submitted with the planning application which the ES accompanies.
- E5.12 Mitigation measures are summarised below:
- Large commercial sheds located within lower parts of the Development Site and adjacent to the M1 to minimise visual impacts.
 - Largest commercial sheds orientated north south to break up the overall massing.
 - School grounds located on the Development Site's outer edges to break the development edge and soften views.
 - Lower density 2 story development located on the majority of the Development Site's outer edges to minimise visibility, retain some skyline views and reflect the character of lower density rural settlements.
 - Extensive tree and shrub planting to both sides of the edge road (approximately 15 meters either side).
 - Planting to the boundaries of development south of Moulsoe; and
 - The early establishment of Moulsoe Community Wood and development south of Moulsoe ahead of later development phases.
- E5.13 Mitigation measures relating to the lighting scheme are set out within the lighting assessment Appendix C5). Specific measures relating to ecology (Chapter F) and trees (Appendix C6) are also described within separate reports within ES.

Other Measures

- E5.14 The Proposed Development is a 'hybrid' with the built development assessed as a building envelope based on a series of parameters. Some detail has been provided in illustrative form as part of the wider planning Development Site. This detail will be approved as part of a series of subsequent Development Sites (e.g. reserved matters submissions) that will be made as each phase of development is brought forward.
- E5.15 A series of design codes will be developed for each phase of development and will establish the context for the detailed design of buildings. This will include architectural style, materials and form. It is likely that these will work to further reduce any adverse impacts associated with views of the Proposed Development.
- E5.16 The design codes shall consider local vernacular architecture, materials and a muted colour palette that is reflective of the characteristics of the surrounding landscape.

E6.0 Potential Effects

During Construction

- E6.1 During construction, the Landscape and visual receptors would experience the highest levels of change. It is at this stage that feature loss would occur, earthworks would be carried out across the Development Site and building of new homes and associated infrastructure would commence.
- E6.2 Moulsoe Community Wood and supplementary planting to the boundaries of Site areas south of Newport Road will be planted at the start of the construction period. The Community Woodland will have achieved a height of approximately 5.3m at the start of adjacent development phases (2 and 3). Planting South of Newport Road will have established to 5.6m prior to the start of the adjacent phase 3.
- E6.3 Planting associated with the north-eastern edge road and grid road corridors will come forward as part of development on corresponding parcels. The effects on receptors during construction do not allow for the implementation of this planting.

Contextual Landscape Effects

- E6.4 A description of the contextual landscape beyond the Development Site boundary is provided in the baseline assessment to explain how the Development Site sits within its landscape context. The proposals will result in **no change** to topography and drainage; land cover and vegetation pattern, settlement pattern, parks and open spaces, movement corridors and landscape features beyond the Development Site's boundaries.
- E6.5 Although the proposals will result in the diversion, creation and enhancement of public footpaths within the Development Site, there will be **no change** to public footpaths outside of the Development Site.

Historic and Cultural Landscape

- E6.6 The effects on heritage assets and their setting are described within the Built Heritage Chapter.
- E6.7 The effects upon the setting to Moulsoe will be greatest during construction of the eastern link road and phases 2 and 3 when development is extended over the facing slopes of the Moulsoe Ridge and adjacent areas of planted woodland will be immature. It is expected that Moulsoe Community Woodland will have established to a height of at least 5m by the start of phase 2 construction and 7.5m by the start of phase 3 construction. Over the course of the construction period the character of the setting north of Moulsoe will change from that of a farmed landscape contained by the distinctive topography of the Moulsoe/Tickford Ridge to that of a facing urban edge, planting and farmland.
- E6.8 Construction of phases 2 and 3 will also have an effect upon the southern rural setting to St. Mary's Church. The existing farmed landscape in which the edges of Milton Keynes are seen in the far distance will change to a farmed landscape together with the introduction of urban land uses, which will include commercial distribution sheds, residential and associated planting. Upon commencement of these phases of development planting to the Development Site's boundaries will have grown to at least 5m in height.
- E6.9 The sensitivity to the proposed change is high, whilst the magnitude of change is likely to be medium. Overall, the effect upon the setting to Moulsoe will be **moderate adverse** during construction.

E6.10 As the scheme is built out, it would also have an effect upon the setting to Grade II Listed Campbell Park within Milton Keynes. In panoramic views from the elevated Belvedere, development will be seen on the west facing slopes of the Ouzel Valley. In these distant views, which form part of the Park's wider setting the wooded rural skyline would remain apparent beyond the Development Site.

E6.11 The sensitivity of this receptor is judged to be medium, whilst the magnitude of change is likely to be low. The effect upon the setting to Campbell Park will be **minor adverse**.

Published Landscape Character

E6.12 At a National Level NCA 88 covers an extensive area. The proposals will see a change in a small component part of the Character Area. As a result, the significance of effect during construction will be **negligible**.

E6.13 At the Borough level, construction would have an effect upon the character of the three LCA's in which the Development Site forms a constituent part.

- LCA 2d Ouzel North Urban River Valley
- LCA 4a Broughton to Tickford Clay Lowland Farmland; and
- LCA 3a North Crawley Clay Plateau

LCA 2d Ouzel North Urban River Valley

E6.14 Construction will see increased activity and movement and the introduction of new urban features including an extension to the Ouzel Valley Park, residential and commercial development east and west of the park and a road viaduct through the valley. The character of LCA 2d will gradually change from a mix of urban and rural influences to urban with isolated areas of farmland and rough grassland.

E6.15 The sensitivity of this character area is judged to range from medium to low and the magnitude of change is likely to be medium during construction. The proposals will result in an overall **minor adverse effect** upon the overall character of this area given the existing urban influences present.

LCA 4a Broughton to Tickford Clay Lowland Farmland

E6.17 The proposals will also see increased activity and movement. The Site lies centrally within this character area, which will be converted from arable farmland to residential and large scale commercial. As the Development Site is built out views towards Brickhill Ridge will be largely screened by intervening development areas.

E6.18 The sensitivity of this character area is judged to range from medium to low and the magnitude of change is likely to be medium during construction. The proposals will result in an overall **moderate adverse effect** upon the overall character of this area.

LCA 3a North Crawley Clay Plateau Farmland

E6.20 The proposals will see increased activity, noise and movement; and the introduction of urban features to the western corner of this relatively isolated character area. This will see the conversion of arable farmland to residential including the eastern edge road and Moulsoe Community Wood. The changes will extend Milton Keynes built edge beyond the local containing landform of the Moulsoe Ridge within a limited part of the overall character area. At construction the change in character will alter and detract from the setting to Moulsoe including views to Moulsoe Church.

E6.21 The sensitivity of this character area is judged to be medium and the magnitude of change is likely to be low during construction. The proposals will result in an overall **minor adverse effect** upon the overall character of this area.

Night-time character and lighting

E6.22 The Lighting Assessment prepared by WSP addresses lighting impacts and mitigation.

E6.23 A Construction Environment Management Plan (CEMP) will be prepared by the contractors. The CEMP will address construction effects including those of lighting upon the environment and surrounding communities. During construction sources of light from within the Development Site will include temporary safety and security lighting and permanent lighting associated with the development.

E6.24 As the scheme is developed permanent sources of light will include street lighting within residential areas, lighting of storage, unloading and parking within commercial areas, lighting within school grounds including sports facilities, cycle and pedestrian routes within the linear parks and lighting of access roads and roundabouts including the eastern edge road.

E6.25 Over the construction period the scheme will result in an increase in light sources within the Development Site and an increase in sky glow. Local light sources will, which will include lighting of the edge road will have a detrimental effect upon existing dark skies and the character of the Development Site's immediate setting including Moulsoe.

E6.26 The sensitivity of the night-time character is judged to be medium and the magnitude of change is likely to be medium during construction. The proposals will result in an overall **moderate adverse effect**.

Effects upon Site Character and Features

Site Topography

E6.27 At construction changes to topography within the Development Site shall include the creation of development platforms, elevated and lowered sections of landform to accommodate the new road corridors at appropriate gradients and the creation of SuDS attenuation features. The road corridors shall also include bunding and a low viaduct spanning the Ouzel flood plain; and bunding and a bridge crossing the Moulsoe stream on the Development Site's eastern edge.

E6.28 The eastern edge road will be stepped down into the side of the Moulsoe Ridge (approximately 2.5m below existing ground levels at its lowest point and elevated over the Moulsoe stream (approximately 5.5m above existing ground levels at its highest point). Side slopes will have a gradient no steeper than 1 in 4.

E6.29 The sensitivity of the existing site topography is judged to be medium and the magnitude of change is likely to be medium during construction. The proposals will result in an overall **moderate adverse effect**.

Land Use

E6.30 During enabling works and construction the existing arable land uses will be gradually converted to residential and commercial development with associated areas of public open space. The majority of arable and pastoral land within the Ouzel Valley will form an extension to the Ouzel Valley Park.

- E6.31 The sensitivity of the existing land uses is judged to be medium and the magnitude of change is likely to be high during construction. The proposals will result in an overall **moderate adverse effect**.

Vegetation

- E6.32 During construction the majority of trees, tree groups, woodland and hedgerow features shall be retained and protected. This shall include the retention of characteristic trees and shrubs alongside the River Ouzel; vegetation alongside the Moulsoe Stream (including W27); tree lined hedgerows and woodland copses north of the Moulsoe Stream (including woodland areas W6, W7, W9 and W26); and woodland on the Development Site's eastern boundary (W5). Within the southern part of the Development Site woodland shelter belts (W16 and W17), hedgerow and hedgerow trees would be removed to facilitate development of the employment area. Within this area shelter belt W11 and boundary features would be retained. Development will also require the severance of internal hedgerow corridors where crossed by new roads, cycleways and footpaths. Over the course of the construction period new woodland, hedgerow and trees will be planted throughout the Development Site and the Development Site's boundaries. This will include the early planting of Moulsoe New Wood.
- E6.33 The Arboricultural Assessment (Appendix C6, Volume 2 to ES) provides an estimate of tree and hedgerow loss across the Development Site. This is based upon an analysis of the Proposed Development. In summary it is estimated that the proposals will result in the total loss of 163 trees, groups of trees, woodlands and hedgerows (30%); and the partial loss of 106 tree groups, woodlands and hedgerow features (20%). These figures include the loss of 2 Category A trees (50%), 47 Category B trees (27%), 28 Category B Groups (23%), 35 Category B hedgerows (22%) and 9 Category B woodland areas (29%). Further analysis of the illustrative proposals provided by the landscape designers (HTA) estimates the proposals will result in the total loss of 7.8km of hedgerow (30%).
- E6.34 HTA estimate that 12.1km of new hedgerow as well as new trees and areas of new woodland will be planted within the Development Site. Over the course of the construction period this will result in an overall net gain in vegetation features across the Development Site.
- E6.35 The sensitivity of existing features is judged to be medium-high and the magnitude of change medium. The loss of existing features will result in a Moderate adverse effect and the introduction of new planting will result in a Moderate beneficial effects.

Built form

- E6.36 During construction existing lower value dwellings and farm buildings within the Development Site shall be demolished. The sensitivity of these buildings is judged to be low and the magnitude of change medium. Removal of these buildings will result in a **minor beneficial effect**.

Historic and cultural landscape

- E6.37 The Grade II Listed Moulsoe Buildings Farmhouse and the modern buildings and features associated with its current use as a hotel, are all inset from the Development Site and shall be retained. The effects upon the Farmhouse and its immediate setting are described within the Built Heritage Chapter.

Site features and skyline elements

- E6.38 The scheme will see the establishment of the Ouzel Valley Park and Moulsoe Community Wood together with new infrastructure features. The creation of Ouzel Valley Park will see the

retention and enhancement of riparian Site features, new planting, public footpaths and the introduction of a raised road spanning the floodplain. Moulsoe Community Wood will be planted early to establish a community resource and robust boundary to development prior to later stages of development.

E6.39 Phases 2 and 3 of development will see residential development and the eastern edge road, extended over the Moulsoe Tickford ridgeline. Whilst the creation of new parkland and woodland will provide positive benefits over time this will not offset the significant adverse change to existing skyline features as development is built out.

E6.40 The sensitivity of the existing site features is judged to be medium and the magnitude of change is likely to be medium during construction. This will result in an overall **moderate adverse effect**.

Local movement corridors

E6.41 The scheme will see the diversion of Public Rights of Way that cross the Development Site. The following changes are proposed:

- Footpath 14 which links the Milton Keynes and Newport Pagnell will be diverted alongside Tongwell Street as it extends into the Development Site. An alternative route meander through the new Ouzel Valley Park. These changes will happen during the enabling works and first construction phase.
- Footpath 2 which currently extends from Moulsoe Farmhouse to Newport Road will be diverted around development areas. The new route will be extended to form a connection with Ouzel Valley Park. These changes will happen as part of the second and third construction phases.
- Bridleway 3 north of Moulsoe will be diverted to extend alongside the eastern side of planting and woodland associated with the edge road corridor. These changes will happen during the first, second and third phases of construction.
- Bridleway 3 south of Moulsoe will be broadly retained on its current alignment with areas of new development on constructed either side. This change in character will happen during the second and third phases of development.
- The route of Footpath 17 will be altered to extend around development areas and follow the route of green corridors through the development. The footpath will be extended east from Bridleway 3 alongside the Moulsoe stream and then north through the centre of the Development Site to the A509 Newport Pagnell bypass. These changes will happen during the second and third construction phases.
- Footpath 18 will be diverted to extend alongside the norther stretch of the edge road linking to the A509 Newport Pagnell bypass. This change will happen during the first and second construction phase.

E6.42 The sensitivity of existing PRoW's is judged to range from medium to low and the magnitude of change is likely to be high during construction. This will result in an overall **moderate adverse effect** upon the character and amenity of existing footpaths and bridleways during construction.

Views from within the Development Site

E6.43 Views within the Development Site including those from public footpaths will be significantly altered over the course of the construction period.

E6.44 As the scheme is built out views towards Moulsoe and the tower of Moulsoe church will be reduced by intervening development. New views towards the village will be created where Bridleway 3 is diverted along the Development Site's eastern edge, however the rurality of this view will be significantly affected by adjacent development.

E6.45 Distant views towards Moulsoe from within the Moulsoe valley will be entirely obscured by adjacent development areas and development that will extend over the Moulsoe ridgeline.

E6.46 South of Moulsoe, views towards the church and Brickhill Ridge will be completely obscured as adjacent areas of residential and commercial development are built out.

E6.47 The sensitivity of existing views is judged to be medium and the magnitude of judge to these views is likely to be high. This will result in an overall **moderate adverse** effect.

Perceptual qualities

E6.48 During construction the Development Site will see increased noise, movement and a gradual loss of openness. The greatest changes will be to the Development Site's north-eastern fringes, which have a greater sense of remoteness and are largely unaffected by existing urban influences. The introduction of an edge road, development and associated planting on the outer slopes of the Moulsoe Ridge will have a significant impact upon the tranquillity of this part of the Development Site throughout the Construction period.

E6.49 The sensitivity of existing perceptual qualities is judged to range between medium and low and the magnitude of change is likely to be medium overall. This will result in a **moderate adverse** effect due to the loss of rurality over the course of the construction period.

Site character assessment

Ouzel valley floor

E6.51 During construction the changes in character will be similar to those described for the Borough Level Assessment. These changes will include the extension of the Ouzel Valley Park, residential and commercial development east and west of the park and a road viaduct through the valley. The character area will gradually change from farmland with surrounding urban influences to parkland and with adjacent residential and commercial uses.

E6.52 The sensitivity of this character area is judged to be medium to low and the magnitude of change during construction is considered to be medium. This will result in a **moderate adverse** effect during construction.

Ouzel valley slopes

E6.53 During construction the proposals will result in a complete change in character from arable farmland to residential. This will result in the loss of rural views to Moulsoe and Moulsoe Church.

E6.54 The sensitivity of this character area is judged to be medium and the magnitude of change during construction is considered to be high. This will result in a **substantial adverse** effect over the course of the construction period.

Broughton lowland farmland

E6.55 During construction the proposals will see the loss of farmland character within the Development Site area and the expansion of Milton Keynes beyond the M1 corridor. This will result in the loss of views of distant views towards Brickhill, seen with the existing edge of Milton Keynes from within the Development Site.

E6.56 The sensitivity of this character area is judged to be medium and the magnitude of change during construction is considered to be high. This will result in a **moderate adverse** effect over the course of the construction period.

Moulsoe bowl farmland

E6.57 The proposals will see the introduction of residential development and woodland over the western side of the Character Area. This will result in a direct effects upon the Moulsoe ridge and indirect effects to the remaining part of the character areas. The whole of the character area will be influenced by increased noise, activity and views of development.

E6.58 The sensitivity of this character area is judged to be medium and the magnitude of change during construction is considered to be high. This will result in a **substantial adverse** effect over the course of the construction period.

Night-time character

E6.59 Over the course of the construction period the night-time character of residential and commercial areas within the Development Site will change from dark with relatively few sources of light to lit. The extent of lighting across the Development Site will be minimised across the Development Site will be minimised and proportionate to safety requirements.

E6.60 The sensitivity of this area is judged to be medium and the magnitude of change during construction is considered to be high. This will result in a **moderate adverse** upon the night-time character of the Development Site over the course of the construction period.

Table E6.1 Assessment of Landscape Effects during Construction (Years 2022-2048)

Landscape Receptor	Landscape Value	Susceptibility to the Proposed Change	Landscape Sensitivity	Size/Scale	Geographic Extent	Duration and Permanence	Reversibility	Magnitude of Change	Significance of Effect
Effects upon Contextual Landscape Elements									
Setting to Moulsoe Village	Medium	High	Medium	Minor	Site and wider setting	Permanent	Reversible	Medium	Moderate adverse
Setting to Campbell Park, Milton Keynes	Medium	Medium	Medium	Minor	Site and wider setting	Permanent	Reversible	Low	Minor adverse
NCA 88: Bedfordshire and Cambridgeshire Claylands	Medium	Low	Low	Minor	Site and wider setting	Permanent	Reversible	Low	Negligible
LCA 2d: Ouzel North Urban River Valley	Medium to Low	Medium	Medium to Low	Major	Site and wider setting	Permanent	Reversible	Medium	Minor adverse
LCA 4a: Broughton to Tickford Clay Lowland Farmland	Medium to Low	Medium	Medium to Low	Major	Site and wider setting	Permanent	Reversible	Medium	Moderate adverse
LCA 3a: North Crawley Clay Plateau Farmland and Tributaries	Medium	Medium	Medium	Minor	Site and wider setting	Permanent	Reversible	Low	Minor adverse
Night-time Character and Lighting	Medium	High	Medium	Moderate	Site and wider setting	Permanent	Reversible	Medium	Moderate adverse
Effects upon Site Character and Features									
Topography	Medium	Medium	Medium	Moderate	Site	Permanent	Reversible	Medium-Low	Moderate adverse

Landscape Receptor	Landscape Value	Susceptibility to the Proposed Change	Landscape Sensitivity	Size/Scale	Geographic Extent	Duration and Permanence	Reversibility	Magnitude of Change	Significance of Effect
Land Use	Medium to Low	Medium	Medium	Major	Site	Permanent	Reversible	High	Moderate adverse
Vegetation	High to Medium	Medium	High to Medium	Moderate	Site	Permanent	Reversible	Medium	The loss of existing features will result in a Moderate adverse effect. The introduction of new planting will result in a Moderate beneficial effect.
Built form	Low	Medium	Low	Moderate	Site	Permanent	Reversible	Medium	Minor beneficial
Site features and skyline elements	Medium	Medium	Medium	Moderate	Site	Permanent	Reversible	Medium	Moderate adverse
Local movement corridors	Medium to Low	Medium	Medium to Low	Major	Site	Permanent	Reversible	High	Moderate adverse
Views from within the Development Site	High to Medium	Medium	High to Medium	Major	Site	Permanent	Reversible	High	Moderate adverse
Perceptual qualities	Medium to Low	Medium	Medium to Low	Moderate	Site	Permanent	Reversible	Medium	Moderate adverse
Ouzel Valley Floor Character	Medium to Low	Medium	Medium to Low	Moderate	Site and setting	Permanent	Reversible	Medium	Moderate adverse
Ouzel Valley Slopes Character	Medium	Medium	Medium	Major	Site and setting	Permanent	Reversible	High	Substantial adverse
Broughton Lowland Farmland Character	Medium to Low	Medium	Medium to Low	Moderate	Site and setting	Permanent	Reversible	Medium	Moderate adverse
Moulsoe Bowl Character	Medium	High	Medium	Major	Site and setting	Permanent	Reversible	High	Substantial adverse
Night-time Character and Lighting	Medium	High	Medium	Major	Site	Permanent	Reversible	High	Moderate adverse

Visual Effects

Receptors visiting public open space and sports grounds

- E6.61 In views from the Grade II Listed Campbell Park (VP M1), distant views seen from the elevated Belvedere towards the farmed and wooded landscape beyond Milton Keynes would be interrupted by new development as it is built out over the Development Site's west facing slopes and Moulsoe Ridge.
- E6.62 The development would be seen below the wooded skyline that lies beyond Moulsoe. In these distant views, which form part of a wider panorama, Moulsoe would be largely subsumed by development, however the church tower would remain a visible landmark.
- E6.63 The Sensitivity of this receptor is judged to be Medium and the Magnitude of Change is also likely to be Medium. During construction the change in view will result in a **moderate adverse effect**.
- E6.64 Within Willen Park (VP M2 and M3) views towards the Development Site are truncated by vegetation and commercial buildings on the opposite side of the lake. The tops of large-scale distribution sheds, which will be constructed within the southern part of the Development Site are likely to be glimpsed beyond these features.
- E6.65 New urban features would form part of the existing urban setting. During construction the significance of effect would be **minor adverse/negligible**.
- E6.66 Within St. Mary's churchyard in Moulsoe (VP L5 and VVM L5 on footpath 5 to the east (Appendix E4, Volume 2 to ES)) intervening landform, vegetation and structures limit the extent to which the Development Site is visible. In mid-distance views, beyond the immediate higher ground which surrounds the church, development will extend the edge of Milton Keynes over the course of the construction period.
- E6.67 The Sensitivity of this receptor is judged to be Medium and the Magnitude of Change is also likely to be Medium. During construction the change in view will result in a **moderate adverse effect**.
- E6.68 Within Cranfield Road recreation ground (VP M12 on Footpath 6 to the south), Moulsoe views towards the Development Site are foreshortened by intervening landform. In medium distant views the tops of large distribution sheds are likely to be visible as part of the much wider panorama that extends to the Brickhill Ridge.
- E6.69 The Sensitivity of this receptor is judged to be Medium and the Magnitude of Change is likely to be Low. During construction the scheme will result in a **minor/moderate adverse effect**.

Receptors using Public Rights of Way (PRoW)

PRoW within the Development Site

- E6.70 South of Newport Road, views from Bridleway 3 (VP S3, S4 and S6) would gradually change from open arable farmland with distant views of Milton Keynes and Brickhill Ridge, to views of adjacent residential development areas. Views back towards Moulsoe Church would also be obscured by adjacent development.
- E6.71 The Sensitivity of this receptor is judged to be medium and the magnitude of change is assessed as being high. The loss of views to the tower of Moulsoe Church and Brickhill Ridge from this section of Bridleway would result in a **substantial adverse effect**.

- E6.72 Footpath 2 will be diverted and views will change from farmland to those of adjacent residential development. As the scheme is built out, distant skyline views of Moulsoe church will be lost.
- E6.73 The sensitivity of this receptor is judged to be Medium and the magnitude of change is likely to be high. During construction the scheme will result in a **moderate adverse effect**.
- E6.74 The extent of views from Footpath 17 and Bridleway 3 (VP S22-S26) as they cross the Tickford Ridge will also change.
- E6.75 Footpath 17 will be diverted through green corridors of public open space. As development is built out this will change the character of the view from a rural landscape with views out, to that of an urban landscape enclosed by development.
- E6.76 Bridleway 3 will be diverted along the Development Site's eastern edge, with views to Chichley Hill and Moulsoe retained. As development is built out, the character of these views will be altered from that of open farmland to open farmland bound by an edge road, development and associated planting.
- E6.77 The sensitivity of these receptors is judged to be medium and the magnitude of change is likely to be high. The loss and change in character to views seen from Footpath 17 and Bridleway 3 will result in a **moderate adverse effect**.
- E6.78 West of the River Ouzel, Footpath 14 (VP S36-S39) will be diverted along Tongwell Street as it extends into the Development Site. Open views across the valley will change to the those of the adjacent road and residential development with alternative routes also extending through the Ouzel Valley Park.
- E6.79 As the development is built out views from this footpath will extend across the park to the new viaduct and adjacent housing areas. Distant skyline views of St. Mary's church will fall behind development extending over the Moulsoe Ridge skyline.
- E6.80 The sensitivity of this receptor is judged to be low and the magnitude of change is likely to be high. The change in character to the views and the loss of distant views during the construction period will result in a **moderate adverse effect**.
- Local distance views from PRow
- E6.81 In views north of the Development Site on Bridleway 3 (VP L1) development will be largely obscured by the intervening landform of the Tickford ridgeline. As the scheme is built out and before planting has established, residential development would be glimpsed beyond this landform and existing vegetation.
- E6.82 The sensitivity of this receptor is judged to be medium and the magnitude of change is likely to be medium. The change in character of the view from rural to that of a rural/urban edge will result in a **moderate adverse effect**.
- E6.83 North-east of the Development Site on Footpath 19 (VP L2 and VVM L2, Appendix E4, Volume 2 to ES), views would change over the course of the construction period. Existing views of a farmed landscape would be foreshortened by residential development and the treed edge road corridor extending over the Moulsoe ridge and facing Site slopes.
- E6.84 The sensitivity of this receptor is judged to be high and the magnitude of change is likely to be high falling to Medium as tree planting matures. The proposals would result in a significant change to the existing view which will result in a **substantial adverse effect** which will fall to a **moderate adverse effect** as planting matures.
- E6.85 North-east of the Development Site on Footpath 4 within the Moulsoe Bowl (VP L3 and VVM L3, Appendix E4, Volume 2 to ES), residential development and the edge road will be seen on

the outer facing slopes of the Moulsoe Ridge behind Moulsoe Community Woodland. The first phase of development will see the woodland planted. Residential development, primary school grounds and the road corridor will follow in phases 2 and 3 when the woodland will be starting to establish. Further to the north views of development and the road will fall behind a cove of established woodland and the Tickford Ridge.

- E6.86 The sensitivity of this receptor is judged to be high and the magnitude of change is likely to be high falling to medium as planting matures. The proposals would result in a significant change to the character of the view, which will result in a **substantial adverse** effect which will fall to a **moderate adverse** effect as planting matures.
- E6.87 In views north-east of the Development Site on Footpath 5 (VP L5 and VVM L5, Appendix E4, Volume 2 to ES), construction works will be seen beyond adjacent hedgerow. Views will extend to establishing boundary tree planting and the phased construction of residential and commercial areas, together with existing distribution sheds on the eastern fringes of Milton Keynes.
- E6.88 The sensitivity of this receptor is judged to be medium and the magnitude of change is likely to be medium falling to low as hedgerow and hedgerow tree planting matures. The proposals would foreshorten the existing rural landscape and extend the edge of Milton Keynes closer to this receptor, which would result in **moderate adverse** effect which will fall to a **minor adverse** effect as planting matures.
- E6.89 North west of the Development Site on Footpath 14 (VP L7, Appendix E4, Volume 2 to ES) new development within the Development Site will be screened by development within the wider allocation as it is built out in earlier phases. The effect of development within the Development Site will be **negligible**.

Medium distance views from PRow

- E6.90 East of the Development Site on Footpath 19 (VP M9, Appendix E4, Volume 2 to ES) there would be **no change** to the existing baseline view. Development of the Development Site would not be seen beyond intervening woodland and landform.
- E6.91 East of the Development Site on Footpath 12 (VP M10, Appendix E4, Volume 2 to ES) the character of views would gradually change from open farmland to farmland and development. Whilst open views of the Moulsoe Bowl would remain. New residential development and the edge road would be seen extending over the Moulsoe Ridge. Distant views of Milton Keynes wooded skyline would still be apparent beyond the development.
- E6.92 The sensitivity of this receptor is judged to be high and the magnitude of change is likely to be high. During construction the scheme will result in a **substantial adverse effect**.
- E6.93 East of the Development Site on Footpath 7 (VP M11) views of the edge road and residential development will be seen extending over the facing slopes of the Moulsoe Ridge as they are built out. The wooded skyline of Milton Keynes would be glimpsed beyond development. Development will result in a complete change in the character of the middle-distance view from rural to urban.
- E6.94 The sensitivity of this receptor is judged to be high and the magnitude of change is likely to be high. During construction the scheme will result in a **substantial adverse effect**.
- E6.95 East of the Development Site on Footpath 6 (VP M12) development of the Development Site would be seen beyond intervening fields and hedgerows. Residential and commercial development would be seen beyond existing hedgerow and tree planting.

- E6.96 The sensitivity of this receptor is judged to be medium and the magnitude of change is likely to be medium. During construction the scheme will result in a **moderate adverse effect**.

Receptors Using Public Roads and Associated Pavements

Roads within the Development Site

- E6.97 Newport Road (VP S13, S14, S1 and S15) will be diverted through the Development Site during the enabling phase. Over the course of development, the character of views will change from that of a hedge lined semi-rural road to an urban road. The new road will be formed as a wide corridor planted with trees and shrubs with large scale commercial development and residential development to both sides.
- E6.98 The sensitivity of this receptor is judged to be medium and the magnitude of change is likely to be high. During construction the scheme will result in a **moderate adverse effect**.
- E6.99 Along the length of the A509 London Road within the Development Site (VP S13, S17, S19, S33, S32, S29 – reverse views), the character of views will also change. The existing hedge lined urban/rural edge character will gradually change to an urban street with new planting to either side and adjacent land uses, which will include residential, commercial and the Ouzel Valley Park.
- E6.100 The sensitivity of this receptor is judged to be low and the magnitude of change is likely to be medium. During construction the scheme will result in a **minor adverse effect**.

Residential Dwellings / Settlement Edge

- E6.101 East of the Development Site on Newport Road (VP L4) views of development will be seen where there is a break between adjacent properties. In these views, residential development will be seen over the outer facing slopes of the Moulsoe Ridge and facing Site slopes. As it is built out, development will reduce the extent of distant views to which features beyond the Development Site are visible, including distant views of the Grade I listed church in Newport Pagnell. Heading west of the village the character of views will also change from that of an urban/rural edge to commercial and residential land uses.
- E6.102 The sensitivity of these receptors is judged to be high and the magnitude of change is likely to be high. During construction the scheme will result in a **substantial adverse effect**.
- E6.103 In views from 52-82 (Even) Newport Road (VP L4 and L5) on the western edge of Moulsoe rear views will have views of development. As it is built out, the view is likely to include the new edge road and residential development over the Moulsoe Ridge and facing slopes of development seen beyond the Moulsoe Gap. In views from the front windows of these properties residential and commercial development south of Newport Road will also be visible.
- E6.104 In views from First Thatch, Hillcrest Cottage, Wisteria Cottage, Church View, Church View, the Old School House and three adjacent properties, Barn Pightle and Sunnyside on Newport Road and Cranfield Road (VP L4 and M11), rear window views would extend over the Moulsoe Bowl to residential development and the road on the outward facing ridge and facing development slopes.
- E6.105 In views from Church Farm and Church Farm Cottages on Newport Road (VP L4 and L5), rear window views would extend over residential and commercial development south of Newport road. Facing views will extend over the Moulsoe Bowl to the development as it is built out over the ridgeline and facing Site slopes.

- E6.106 The sensitivity of these residential receptors in Moulsoe is judged to be medium and the magnitude of change is likely to be high. During construction the scheme will result in a **moderate adverse effect**.
- E6.107 In views from Tickford Park Farmhouse (VP M10) east of the Development Site, development on the Development Site's facing slopes will be visible. These views will be seen from upper floor side elevations with ground floor views screened by existing boundary features.
- E6.108 The sensitivity of this receptor is judged to be medium and the magnitude of change is likely to be medium. During construction the scheme will result in a **moderate adverse effect**.
- E6.109 Rear views of the Development Site from Newport stables at the A509/A422 (VP S22 reverse view) junction will change over the course of phase 1 development from those of an open arable field, to views of adjacent development.
- E6.110 The sensitivity of these receptors is judged to be medium and the magnitude of change is likely to be medium. During construction the scheme will result in a **moderate adverse effect**.

Table E6.2 Assessment of Visual Effects during Construction (Years 2022-2048)

Visual Receptor	Receptor Value	Susceptibility to the Proposed Change	Receptor Sensitivity	Size/Scale	Geographic Extent	Duration and Permanence	Reversibility	Magnitude of Change	Significance of Effect
Receptors visiting public open space and sports grounds									
Campbell Park (VP M1)	High	Medium	Medium	Moderate	Distant	Permanent	Reversible	Medium	Moderate adverse
Willen Park (VP M2 and M3)	Medium	Low	Low	Minor	Distant	Permanent	Reversible	Low /Negligible	Minor Adverse /Negligible
St. Mary's churchyard (VP L5 and VVM L5)	Medium	Medium	Medium	Moderate	Local/Distant	Permanent	Reversible	Medium	Moderate adverse
Cranfield Road recreation ground (VP M12)	Medium	Low	Medium	Minor	Distant	Permanent	Reversible	Low	Minor /Moderate adverse
Receptors using Public Rights of Way (PRoW)									
Bridleway 3 (VP S3, S4 and S6)	High	Medium	Medium	Major	Site	Permanent	Reversible	High	Substantial adverse
Footpath 2 (VP S16 and S17)	Low to Medium	Medium	Medium	Major	Site	Permanent	Reversible	High	Moderate adverse
Bridleway 3 and Footpath 17 (VP S22 to S26)	Medium	Medium	Medium	Major	Site	Permanent	Reversible	High	Moderate adverse
Footpath 14 (VP S36 to S39)	Low to Medium	Low	Low	Major	Site	Permanent	Reversible	High	Moderate adverse
Bridleway 3 (VP L1)	Medium	Medium	Medium	Moderate	Local	Permanent	Reversible	Medium	Moderate adverse
Footpath 19 (VP L2 and VVM L2)	Medium	High	High	Major	Distant	Permanent	Reversible	High falling to Medium	Substantial adverse falling to Moderate adverse

Visual Receptor	Receptor Value	Susceptibility to the Proposed Change	Receptor Sensitivity	Size/Scale	Geographic Extent	Duration and Permanence	Reversibility	Magnitude of Change	Significance of Effect
Footpath 4 (VP L3 and VVM L3)	Medium	High	High	Major	Local/Mid Distant	Permanent	Reversible	High falling to Medium	Substantial adverse falling to Moderate adverse
Footpath 5 (VP L5 and VVM L5)	Medium	Medium	Medium	Moderate	Local/Distant	Permanent	Reversible	Medium falling to Low	Moderate adverse falling to Minor adverse
Footpath 14 (VP L7)	Low	Low	Low	Major	Local	Permanent	Reversible	Medium	Minor adverse
Footpath 19 (VP M9)	Medium	Low	Low	Negligible	Distant	Permanent	Reversible	Negligible	No Change
Footpath 12 (VP M10 and VVM M10)	Medium	High	High	Major	Local/Distant	Permanent	Reversible	High	Substantial adverse
Footpath 7 (VP M11)	Medium	High	High	Major	Local/Distant	Permanent	Reversible	High	Substantial adverse
Footpath 6 (VP M12)	Medium	Medium	Medium	Moderate	Local/Distant	Permanent	Reversible	Medium	Moderate adverse
Receptors using Public Roads and Associated Pavements									
Newport Road (VP S13, S14, S1 and S15)	Low to Medium	High	Medium	Major	Site	Permanent	Reversible	High	Moderate adverse
A509 London Road (VP S13,S17, S19, S33, S32, S29)	Low	Medium	Low	Major	Site	Permanent	Reversible	Medium	Minor adverse
A509 Newport Pagnell bypass (VP L8 taken from North Crawley Road bridge and VVM L8)	Low	Medium	Low	Major	Site	Permanent	Reversible	Medium	Minor adverse
Settlement edge and residential dwellings									
Newport Road, Moulsoe (VP L4 and VVM L4)	Medium	High	High	Major	Local/Distant	Permanent	Reversible	High	Substantial adverse

Visual Receptor	Receptor Value	Susceptibility to the Proposed Change	Receptor Sensitivity	Size/Scale	Geographic Extent	Duration and Permanence	Reversibility	Magnitude of Change	Significance of Effect
52-82 (Even) Newport Road (VP L4 and L5)	Medium	Medium	Medium	Major	Local/Distant	Permanent	Reversible	High	Moderate adverse
First Thatch, Hillcrest Cottage, Wisteria Cottage, Church View, Church View, the Old School House and three adjacent properties, Barn Pighte and Sunnyside on Newport Road and Cranfield Road (VP L4 and M11)	Medium	Medium	Medium	Major	Local/Distant	Permanent	Reversible	High	Moderate adverse
Church Farm and Church Farm Cottages (VP L4 and L5)	Medium	Medium	Medium	Major	Local/Distant	Permanent	Reversible	High	Moderate adverse
Tickford Park Farmhouse (M10)	Medium	Medium	Medium	Moderate	Distant	Permanent	Reversible	Medium	Moderate adverse
Newport Stables (S22)	Low-Medium	Medium	Medium	Major	Local	Permanent	Reversible	Medium	Moderate adverse

During Operation

Likely Significant Effects upon completion of construction (2048)

- E6.111 Once the construction works are complete, the changes to landscape character would be determined and all mitigation planting would be well established. The effects of the Development would change from the immediate effects (represented within the judgements noted above for construction), as the Development is completed, to the residual effects, recorded in the following section. Whereby the mitigation planting would have established, and the resulting character of the development would have been determined. During construction, occupation (and operational effects) will have been occurring for approximately 20 years in areas of the site prior to final completion of construction works – at this point only operational effects will exist. This period shall include the phased occupation and establishment of planting including the early establishment of Moulsoe New Wood and edge planting. The New Wood and tree planting south of Newport Road will have established to a height of around 11m (assuming 24 years growth). Structural landscaping associated with the north-eastern edge road and grid corridors would be at 7-11m in height (assuming 11-24 years growth).
- E6.112 As described during construction, over time planting will reduce the visual effects upon receptors within the wider rural landscape. In views from VP L2, VP L3 and VP L5 the effects have been judged to reduce from substantial adverse to moderate adverse over the course of the construction period. In views from Footpath 19 (VP L2 and VVM L2) near distant views of development will be effectively screened by tree, shrub and hedge planting within the road corridor. Although development would remain visible within the wider panorama, these views will be softened by planting. In views from Footpath 4 (VP L3 and VVM L3) the initial adverse effects of development extending over the ridgeline will be reduced by the early establishment of Moulsoe Wood. Upon completion of construction the planting will form an effective screen with only the upper stories and rooftops of housing likely to be visible when vegetation is in leaf. In views from Footpath 5 (VP L5 and VVM L5) the initial adverse effects will reduce as advanced boundary planting matures. Upon completion of construction the housing would be glimpsed beyond established and maturing hedgerow and trees. VPs and VVMs all at Appendix E4, Volume 2 to ES.
- E6.113 Overtime, as planting reaches maturity and materials weather the scheme will assimilate further with the surrounding landscape, views will further reduce and the significant benefits of new planting throughout the scheme will be apparent.

Assessment of effects 15 years post final occupation (2062)

Introduction

- E6.114 The potential effects of the Development are assessed below at year 15, following the establishment of planting illustrated within the Design and Access Statement. Green infrastructure shall include Moulsoe New Wood, planting within road corridors and green corridors, public open spaces and the Ouzel valley linear park.
- E6.115 Moulsoe New Wood and supplementary tree planting to the south of Newport Road is expected to have reached a mature height of around 15 meters. Planting associated with the edge road is expected to have established to a height of 12-15m (depending upon when it was planted).

Contextual Effects

- E6.116 As described during the construction period, the proposals would result in **no change** to topography and drainage; land cover and vegetation pattern, settlement pattern, parks and open

spaces, movement corridors, landscape features and public footpaths beyond the Development Site's boundaries.

Historic and Cultural Landscape

- E6.117 15 years post completion of all construction works, the northern setting to Moulsoe will be well established. Ridgeline development will be seen beyond an established Community Woodland and tree planting alongside the road corridor. When the trees are in leaf the planting will be particularly effective at screening the edge road and associated structures. The planting will reflect the character of existing native woodland and provide a soft development edge. Internal tree planting within green corridors, development plots and alongside road corridors will also soften views of development on facing slopes.
- E6.118 The southern setting to St. Marys Church will also be altered through the introduction of development. Once established boundary planting, roadside planting and planting within development plots will soften the impact of the built form.
- E6.119 The sensitivity of both of these receptors is judged to be high and the magnitude of change is medium. Upon maturity the effect upon the setting to Moulsoe will be **moderate adverse**.
- E6.120 In views from Campbell Park within Milton Keynes, internal planting will soften views but will not result in any significant change to the effects upon this receptor's setting. Upon maturity the effects of the scheme will be **minor adverse**.

Published Landscape Character

- E6.121 As described during the construction period, the proposals will see a change to a small component part of the National Scale Character Area. Upon maturity the effects upon NCA 888 will be **negligible**. At the Borough level, the established scheme will result in residual effects upon the three LCA's in which the Development Site forms a constituent part.
- E6.122 LCA 2d Ouzel North Urban River Valley
- E6.123 The introduction of new residential and commercial development and an extension to the Ouzel Valley Park within the Development Site and wider allocation will alter the character of LCA 2a. Once established the linear park will include new planting, natural and semi-natural habitat and improved connectivity between Milton Keynes and Newport Pagnell. New development within this area would also be consistent with the adjacent settlement pattern. Although softened by planting, the viaduct within the Development Site will result in a degree visual severance.
- E6.124 The sensitivity of this character area is judged to be medium to low and the magnitude of change is likely to be medium. Overall, this will result in **minor adverse and beneficial** effects.
- E6.125 LCA 4a Broughton to Tickford Clay Lowland Farmland
- E6.126 Once established the scheme will see the introduction of urban development beyond the M1 motorway and within an otherwise farmed landscape. The sensitivity of this character area is judged to be medium and the magnitude of change is also likely to be medium. Upon maturity the effect will be **moderate adverse**.
- E6.127 LCA 3a North Crawley Clay Plateau Farmland
- E6.128 Once established Moulsoe Community Wood will form a characteristic addition to this area. Although the proposals will introduce settlement to an otherwise relatively quiet landscape, this will be mitigated to an extent by the establishment of roadside planting, Moulsoe Community Wood and planting within the development. Although the changes form a relatively small part of

the wider character area, they will alter the character of views to Moulsoe including those of the historic church.

- E6.129 The sensitivity of this character area is judged to be medium and the magnitude of change is also likely to be medium. Upon maturity the effect will be **moderate adverse**.

Night-time character and lighting

- E6.130 Once established the proposals will result in increased skyglow. In local views woodland planting associated with Moulsoe Community Wood and the outer road corridor shall be in part screened by adjacent roadside planting. Where there are gaps in planting for example where the road is elevated over the Moulsoe stream and during the winter, lighting will be more apparent. Sources of light will also include moving traffic and residential and commercial development.
- E6.131 The sensitivity of night-time character is judged to be medium and the magnitude of change is also likely to be medium. Upon maturity the effect will be **moderate adverse**.

Character and Features

E6.132 Site Topography

- E6.133 New topographical features relating to road corridors shall in part be softened by the establishment of Moulsoe Community Wood and roadside planting. Once established planting associated with SuDS attenuation features will also positively contribute to the Development Site's character.
- E6.134 The sensitivity of the topography is judged to be medium and the magnitude of change upon establishment is likely to be low. Upon maturity the changes to the Development Site's topography will result in a **minor adverse** effect.

E6.135 Land Uses

- E6.136 As set out during construction, the loss of existing arable land will result in a moderate adverse impact. However, the creation of new parkland within the Ouzel valley together with new areas of open space and planting throughout the Development Site will result in a positive effect.
- E6.137 The sensitivity of land uses is judged to be medium and the magnitude of change is considered to be high. Once established the proposals will result in **moderate effects that are both adverse and beneficial**.

Vegetation

- E6.138 As described during construction, the proposals will result in a net increase in vegetation features (based upon analysis of the illustrative masterplan).
- E6.139 This will include existing features retained within the Ouzel Valley Park, green corridors and public open space and new features that will include Moulsoe New Wood, boundary tree planting, tree planting within road corridors, tree planting within public open space and hedgerow and shrubs across the Development Site.
- E6.140 15 years post final occupation planting will be mature and will have established as characteristic features of the Development Site.
- E6.141 The sensitivity of vegetation features is judged to be high to medium and the magnitude of change is considered to be medium. Once established new and existing retained features will result in a **moderate beneficial** effect.

Built form

E6.142 Existing structures will have been demolished during the construction period. Once established, new built form will be consistent with the character of adjacent settlement within Milton Keynes and Newport Pagnell.

Historic and cultural landscape

E6.144 The Grade II Listed Moulsoe Buildings Farmhouse and the modern buildings and features associated with its current use as a hotel, are all inset from the Development Site and shall be retained. The residual effects upon the Farmhouse and its immediate setting are described within the Built Heritage Chapter.

Site features and skyline elements

E6.145 The establishment of new features within the Development Site including the Ouzel Valley Park extension, Moulsoe Community Wood and public open spaces including tree and shrub planting shall result in positive benefits. Introduced elements such as the new road, the new viaduct spanning the valley, edge road and associated structures, together with large scale warehouse buildings will have a negative effect. Development over the Moulsoe ridgeline will also have a negative impact upon the skyline.

E6.146 The sensitivity of existing features is judged to be medium and the magnitude of change is likely to be medium. Overall, upon maturity the impacts will be **moderate adverse and beneficial**.

Local movement corridors

E6.147 Once established the diverted public footpaths will provide pleasant routes through the Development Site using tree lined streets and green corridors of public open space. Although some of the new paths will be less direct, the scheme will incorporate a variety of routes and high levels of permeability. The character of routes through the Development Site will change from rural and rural/urban edge to urban and parkland.

E6.148 The sensitivity of existing PRow is judged to be low to medium and the magnitude of change is likely to be high. Overall, the impacts will be **moderate adverse and beneficial**.

Views from within the Development Site

E6.150 The loss of views from within the Development Site, that are described during construction will be permanent. Whilst the scheme will create a hierarchy network of streets and spaces, development will reduce views to Moulsoe church and the Brickhill Ridge from within the Development Site and public footpaths within the Development Site. Although views will be possible from the edge of development, these will be seen beyond boundary planting. The sensitivity of existing views is judge to be medium to high and the magnitude of change is likely to be high. Upon maturity the effects will be **moderate adverse**.

Perceptual qualities

E6.151 Upon maturity the perceptual qualities of the Development Site will be established. A network of streets, spaces and new planting will establish a greater sense of enclosure and there will be increased noise and activity, particularly on the main grid roads. The Ouzel valley will remain relatively open with enclosure created by the new viaduct and associated planting. The sensitivity of existing views is perceptual qualities is judged to be medium to low and the magnitude of change is likely to be medium. Upon maturity the effects will be **moderate adverse**.

Site Character

Ouzel valley floor

- E6.152 Once established the change in character will be similar to the Borough Scale character area. The changes will include the introduction of a new linear park with planting, natural and semi-natural habitat and improved connectivity between Milton Keynes and Newport Pagnell. New development within the area will be consistent with adjacent development areas. Although softened by planting, the viaduct will result in a degree of visual severance.
- E6.153 The sensitivity of this character area is judged to be medium to low and the magnitude of change is likely to be Medium. Overall the introduction of new development and highways infrastructure will result in a **minor adverse** effect and the establishment of the linear park will result in **moderate beneficial** effects.

Ouzel valley slopes

- E6.154 Once established the proposals will result in a complete change in the character of this area from arable farmland to development, road corridors and established public open spaces and green infrastructure. The established scheme will result in the loss of views to Moulsoe and Moulsoe Church.
- E6.155 The sensitivity of this character area is judged to be medium and the magnitude of change is considered to be high. This will result in a **moderate adverse** effect upon establishment.

Broughton lowland farmland

Once established the proposals will result in a partial change to this character area. Development of the Development Site will see residential and commercial development extend beyond the M1 corridor. The new development will include planted road corridors, green corridors public open space and treed boundaries. Within the Development Site this will result in the loss of views towards Brickhill.

The sensitivity of this character area is judged to be medium to low and the magnitude of change is likely to be medium. Overall the proposals will result in a **moderate adverse** effect.

Moulsoe bowl farmland

Once established the proposals will see a change in character from farmland to farmland bound by a wooded development edge. Although partly screened by new woodland planting the edge road and housing will establish new urban influences and reduce the rurality of this area.

The sensitivity of this character area is judged to be medium and the magnitude of change is likely to be medium upon establishment. Overall the proposals will result in a **moderate adverse** effect.

Night-time character

- E6.156 The scheme will change the character of the Development Site from dark with relatively few sources of light to lit. The extent of lighting across the Development Site will be minimised across the Development Site will be minimised and proportionate to safety requirements.
- E6.157 The sensitivity of this area is judged to be medium and the magnitude of change upon completion of all construction works will be medium. This will result in a **moderate adverse** effect upon the night-time character of the Development Site.

Table E6.3 Assessment of Landscape Effects (15 Years post final occupation)

Landscape Receptor	Landscape Value	Susceptibility to the Proposed Change	Landscape Sensitivity	Size/Scale	Geographic Extent	Duration and Permanence	Reversibility	Magnitude of Change	Significance of Effect
Effects upon Contextual Landscape Elements									
Setting to Moulsoe	Medium	High	Medium	Minor	Site and wider setting	Permanent	Reversible	Medium	Moderate adverse
Setting to Campbell Park, Milton Keynes	Medium	Medium	Medium	Minor	Site and wider setting	Permanent	Reversible	Low	Minor adverse
NCA 88: Bedfordshire and Cambridgeshire Claylands	Medium	Low	Low	Minor	Site and wider setting	Permanent	Reversible	Low	Negligible
LCA 2d: Ouzel North Urban River Valley	Medium to Low	Medium	Medium to Low	Major	Site and wider setting	Permanent	Reversible	Medium	Minor adverse/beneficial
LCA 4a: Broughton to Tickford Clay Lowland Farmland	Medium to Low	Medium	Medium to Low	Major	Site and wider setting	Permanent	Reversible	Medium	Moderate adverse
LCA 3a: North Crawley Clay Plateau Farmland and Tributaries	Medium	Medium	Medium	Moderate	Site and wider setting	Permanent	Reversible	Low	Minor adverse
Night Time Character and Lighting	Medium	High	Medium	Moderate	Site and wider setting	Permanent	Reversible	Medium	Moderate adverse
Effects upon Site Character and Features									
Topography	Medium	Medium	Medium	Moderate	Site	Permanent	Reversible	Low	Minor adverse
Land Use	Medium to Low	Medium	Medium	Major	Site	Permanent	Reversible	High	Moderate adverse/beneficial
Vegetation	High to Medium	Medium	High to Medium	Moderate	Site	Permanent	Reversible	Medium	Moderate beneficial
Site features and skyline elements	Medium	Medium	Medium	Moderate	Site	Permanent	Reversible	Medium	Moderate adverse/beneficial

Landscape Receptor	Landscape Value	Susceptibility to the Proposed Change	Landscape Sensitivity	Size/Scale	Geographic Extent	Duration and Permanence	Reversibility	Magnitude of Change	Significance of Effect
Local movement corridors	Medium to Low	Medium	Medium to Low	Major	Site	Permanent	Reversible	High	Moderate adverse/beneficial
Views from within the Development Site	High to Medium	Medium	High to Medium	Major	Site	Permanent	Reversible	High	Moderate adverse
Perceptual qualities	Medium to Low	Medium	Medium to Low	Moderate	Site	Permanent	Reversible	Medium	Moderate adverse
Ouzel Valley Floor Character	Medium to Low	Medium	Medium to Low	Moderate	Site and setting	Permanent	Reversible	Medium	Minor adverse adverse/Moderate beneficial
Ouzel Valley Slopes Character	Medium	Medium	Medium	Major	Site and setting	Permanent	Reversible	Medium	Moderate adverse
Broughton Lowland Farmland Character	Medium to Low	Medium	Medium to Low	Moderate	Site and setting	Permanent	Reversible	Medium	Moderate adverse
Moulsoe Bowl Character	Medium	High	High	Moderate	Site and setting	Permanent	Reversible	Medium	Moderate adverse
Night Time Character and Lighting	Medium	High	High	Major	Site	Permanent	Reversible	Medium	Moderate adverse

Visual Effects

Receptors visiting public open space and sports grounds

- E6.158 The change to distant views from within The Grade II Listed Campbell Park (VP M1) will be permanent. Development would be seen over facing slopes and the Moulsoe Ridge. This change in view will be softened by new tree planting as it matures and as the rooftops of new buildings weather.
- E6.159 The sensitivity of this receptor is judged to be medium and the magnitude of change is likely to be medium. Upon maturity the effects upon this receptor will be **moderate adverse**.
- E6.160 In views from Willen Park (VP M2 and M3) there would be no further changes to the likely views described at construction. The overall effects will be **Minor adverse or negligible**.
- E6.161 In views from St. Mary's churchyard in Moulsoe (VP L5 and VVM L5 on footpath 5 to the east, Appendix E4, Volume 2 to ES), planting to the boundaries of development and internal planting will have matured, however development is still likely to be visible beyond intervening landform. In these views it is likely that large commercial sheds will be visible.
- E6.162 The sensitivity of this receptor is judged to be medium and the magnitude of change is likely to be medium. The effects upon this receptor will be **moderate adverse**.
- E6.163 In views from Cranfield Road recreation ground, Moulsoe (VP M12 on Footpath 6 to the south) there is also unlikely to be a discernible change to views of development once established. The tops of large distribution sheds are likely to be visible as part of the wider panorama.
- E6.164 The sensitivity of this receptor is judged to be medium and the magnitude of change is likely to be medium. The effects upon this receptor will be **minor to moderate adverse**.

Receptors using Public Rights of Way (PRoW)

PRoW within the Development Site

- E6.165 The change to views from Bridleway 3 (VP S3, S4 and S6, Appendix E4, Volume 2 to ES) will be permanent. From within the Development Site development will largely obscure views to Moulsoe Church tower and Brickhill Ridge. However, the footpath will extend through green corridors of open space, which would be planted with trees and shrubs creating new internal views and vistas.
- E6.166 The sensitivity of this receptor is judged to be medium and the magnitude of change is likely to be medium once the scheme is established. Upon maturity the effects would be **moderate adverse**.
- E6.167 The change to views from the diverted sections of Footpath 17 and Bridleway 3 (VP S22-S26, Appendix E4, Volume 2 to ES) would also be permanent. It will result in the partial loss of views to Chichley Hill and Moulsoe. Views will be retained from the diverted section of Bridleway 3, which will extend around the outer edge of development. However, the character of the view will have changed from that of open farmland to open farmland bound by planting with development. Planting associated with the edge road will have matured to 11-15m and will provide a mature screen in parts.
- E6.168 The sensitivity of this receptor is judged to be medium and the magnitude of change is likely to be medium once the scheme is established. Upon maturity the effects would be **moderate adverse**.

- E6.169 Once established the diverted route of Footpath 14 (VP S36-S39) will form part of a new redway alongside the new Tickford Road, which will be planted with trees and shrubs on both sides. Alternative routes will also meander through the Ouzel Valley Park. The character of views from footpaths within the valley will be more enclosed, with established planting and development preventing distant views to St. Mary's church in Moulsoe.
- E6.170 The sensitivity of this receptor is judged to be low and the magnitude of change is likely to be high. Upon maturity the effects would be **minor adverse**.
- Local distance views from PRoW
- E6.171 North of the Development Site on Bridleway 3 (VPL1), glimpsed views of new homes will be screened by planting adjacent to the edge road. The wide belt of trees and shrubs will provide an effective screen to development.
- E6.172 The sensitivity of this receptor is judged to be medium and the magnitude of change is likely to be low. Upon maturity the effects would be **minor adverse**.
- E6.173 North-east of the Development Site on Footpath 19 (VP L2 and VVM L2), views of development would be in part screened by established vegetation alongside the edge road corridor. Internal views would also be softened by tree planting within green corridors, alongside roads and within development parcels.
- E6.174 The sensitivity of this receptor is judged to be medium and the magnitude of change is likely to be medium. Upon maturity the effects would be **moderate adverse**.
- E6.175 North-east of the Development Site on Footpath 4 within the Moulsoe Bowl (VP L3 and VVM L3), development will be glimpsed beyond the established Moulsoe Community Wood and planting adjacent to the road corridor. The planting will provide an effective screen during the summer months with glimpsed views of rooftops on higher ground likely.
- E6.176 The sensitivity of this receptor is judged to be high and the magnitude of change is likely to be medium. Upon maturity the effects would be **moderate adverse**.
- E6.177 In views north-east of the Development Site on Footpath 5 (VP L5 and VVM L5), development will be seen beyond an established boundary of hedgerow and trees. Views towards Brickhill Ridge would be retained beyond the Development Site.
- E6.178 The sensitivity of this receptor is judged to be medium and the magnitude of change is likely to be low. Upon maturity the effects would be **minor adverse**.
- E6.179 North west of the Development Site on Footpath 14 (VP L7) new development within the Development Site will be screened by development within the wider allocation together with established planting. The effect of development within the Development Site will be **negligible**.
- E6.180 All views at Appendix E4, Volume 2 to ES.
- Medium distance views from PRoW
- E6.181 East of the Development Site on Footpath 19 (VP M9) there would remain **no change** to the existing baseline view. Development of the Development Site would not be seen beyond intervening woodland and landform.
- E6.182 East of the Development Site on Footpath 12 (VP M10) views will extend over the Moulsoe Bowl to Moulsoe Community Wood, which will be established. The edge road will be effectively screened by the established woodland and a wide belt of planting within the road corridor. Behind this planting housing will be seen over part of the Moulsoe Ridge and facing slopes, which will alter the character of the skyline from this Visual Receptor.

- E6.183 The sensitivity of this receptor is judged to be high and the magnitude of change is likely to be medium. Upon maturity the effects would be **moderate adverse**.
- E6.184 East of the Development Site on Footpath 7 (VP M11) views will extend over the adjacent field to established tree and shrub planting on the facing slopes of Moulsoe Ridge. The established planting will effectively screen the edge road. New housing will be seen on parts of the ridgeline and facing slopes. The line of development will be broken by the primary school playing fields. The new planting and woodland will change the character of this mid distant view from rural to rural/ urban edge.
- E6.185 The sensitivity of this receptor is judged to be high and the magnitude of change is likely to be medium. Upon maturity the effects would be **moderate adverse**.
- E6.186 East of the Development Site on Footpath 6 (VP M12) views will extend beyond the gently falling landscape of arable fields and hedgerow, to a belt of established tree planting on the development edge. Views of housing and the tops of commercial development will be filtered by this planting.
- E6.187 The sensitivity of this receptor is judged to be medium and the magnitude of change is likely to be low. Upon maturity the effects would be **minor adverse**.

Receptors using public roads and associated pavement

Roads within the Development Site

- E6.188 Once established the diverted stretch of Newport Road (VP S13, S14, S1 and S15) will form part of the Milton Keynes grid road system. The road will be planted with a belt of trees and shrubs on both sides with 'redway' footpaths and cycle paths.
- E6.189 The character of existing views will completely change from that of a semi-rural road towards higher ground at Moulsoe, to an urban grid road with footpath/cycle paths and planting.
- E6.190 The sensitivity of this receptor is judged to be medium and the magnitude of change is likely to be medium. Upon maturity the effects would be **moderate adverse**.
- E6.191 Once established the character of views along the A509 London Road (VP S13,S17,S19,S33,S32,S29 – reverse views) will change. In parts the road will be downgraded with slower speeds through the development and adjacent to the Grade II Listed Moulsoe Farmhouse. Commercial and residential development will be seen beyond established roadside planting. The proposals will result in the loss of rural/ urban edge transient views and the introduction of an urban landscape with new planting with positive and negative impacts.
- E6.192 The sensitivity of this receptor is judged to be low and the magnitude of change is likely to be medium. Upon maturity the effects would be **minor adverse**.
- E6.193 Once established views from the A509 Newport Pagnell bypass (VP L8 and VVM L8 taken from the North Crawley Road bridge) as it crosses the eastern edge of the Development Site will also have a more urban character. Traffic will be slowed as it approaches the edge road junction. New tree and shrub planting and development frontages will form a positive edge to the development. The proposals will result in the loss of rural views from a short stretch of the road and the introduction of planting and development frontages. Overall, the visual effect from this receptor will be **negligible**.

Settlement edge and dwellings

- E6.194 East of the Development Site on Newport Road (VP L4 and VVM L4), views will extend north-west to Moulsoe New Wood and planting adjacent to the edge road. The planting will effectively

screen and soften views of development. The tops of houses will be visible along sections of the Moulsoe ridgeline and beyond planting effectively creating a new skyline. Milton Keynes wooded skyline is still likely to be visible, through gaps in housing and where the school grounds are located.

- E6.195 The proposals would alter the character of this view from rural with distant views to Milton Keynes skyline to that of a rural/urban edge. Heading out of Moulsoe large distribution sheds would fill the skyline beyond new woodland planting.
- E6.196 The sensitivity of this receptor is judged to be high and the magnitude of change is likely to be medium. The proposals will result in a significant change in views, resulting in an overall **Moderate Adverse** effect upon maturity of the scheme.
- E6.197 Upon establishment views from properties with facing windows (VP L4, M5 and M11) would be similar to those seen from Newport Road. Although the edge of Milton Keynes would be extended closer to the village, views would be seen beyond new woodland planting.
- E6.198 Views towards the Development Site from upper floor windows of Tickford Park Farmhouse would also be seen beyond new planting.
- E6.199 Once established views from adjacent properties at Newport stables would be seen beyond open space and planting.
- E6.200 The sensitivity of these receptors is judged to be medium and the magnitude of change is likely to be low. Upon maturity the effects would be **minor adverse**.

Table E6.4 Assessment of Visual Effects (15 Years post final occupation)

Visual Receptor	Receptor Value	Susceptibility to the Proposed Change	Receptor Sensitivity	Size/Scale	Geographic Extent	Duration and Permanence	Reversibility	Magnitude of Change	Significance of Effect
Receptors visiting public open space and sports grounds									
Campbell Park (VP M1)	High	Medium	Medium	Moderate	Distant	Permanent	Reversible	Medium	Moderate adverse
Willen Park (VP M2 and M3)	Medium	Low	Low	Minor	Distant	Permanent	Reversible	Low /Negligible	Minor Adverse /Negligible
St. Mary's churchyard (VP L5 and VVM L5)	Medium	Medium	Medium	Moderate	Local/Distant	Permanent	Reversible	Medium	Moderate adverse
Cranfield Road recreation ground (VP M12)	Medium	Low	Medium	Minor	Distant	Permanent	Reversible	Low	Minor /Moderate adverse
Receptors using Public Rights of Way (PRoW)									
Bridleway 3 (VP S3, S4 and S6)	High	Medium	Medium	Major	Site	Permanent	Reversible	Medium	Moderate adverse
Footpath 2 (VP S16 and S17)	Low to Medium	Medium	Medium	Major	Site	Permanent	Reversible	High	Moderate adverse
Bridleway 3 and Footpath 17 (VP S22 to S26)	Medium	Medium	Medium	Major	Site	Permanent	Reversible	High	Moderate adverse
Footpath 14 (VP S36 to S39)	Low to Medium	Low	Low	Major	Site	Permanent	Reversible	High	Minor adverse
Bridleway 3 (VP L1)	Medium	Medium	Medium	Moderate	Local	Permanent	Reversible	Low	Minor adverse
Footpath 19 (VP L2 and VVM L2)	Medium	High	High	Major	Distant	Permanent	Reversible	Medium	Moderate adverse

Visual Receptor	Receptor Value	Susceptibility to the Proposed Change	Receptor Sensitivity	Size/Scale	Geographic Extent	Duration and Permanence	Reversibility	Magnitude of Change	Significance of Effect
Footpath 4 (VP L3 and VVM L3)	Medium	High	High	Major	Local/Mid Distant	Permanent	Reversible	Medium	Moderate adverse
Footpath 5 (VP L5 and VVM L5)	Medium	Medium	Medium	Moderate	Local/Distant	Permanent	Reversible	Low	Minor adverse
Footpath 14 (VP L7)	Low	Low	Low	Major	Local	Permanent	Reversible	Medium	Minor adverse
Footpath 19 (VP M9)	Medium	Low	Low	Negligible	Distant	Permanent	Reversible	Negligible	No Change
Footpath 12 (VP M10 and VVM M10)	Medium	High	High	Major	Local/Distant	Permanent	Reversible	Medium	Moderate adverse
Footpath 7 (VP M11)	Medium	High	High	Major	Local/Distant	Permanent	Reversible	Medium	Moderate adverse
Footpath 6 (VP M12)	Medium	Medium	Medium	Moderate	Local/Distant	Permanent	Reversible	Low	Minor adverse
Receptors using Public Roads and Associated Pavements									
Newport Road (VP S13, S14, S1 and S15)	Low to Medium	High	Medium	Major	Site	Permanent	Reversible	Medium	Moderate adverse
A509 London Road (VP S13,S17, S19, S33, S32, S29)	Low	Medium	Low	Major	Site	Permanent	Reversible	Medium	Minor adverse
Residential Dwellings/Settlement Edge									
Newport Road (VP L4 and VVM L4)	Medium	High	High	Major	Local/Distant	Permanent	Reversible	Medium	Moderate adverse
52-82 (Even) Newport Road (VP L4 and L5)	Medium	Medium	Medium	Major	Local/Distant	Permanent	Reversible	Low	Minor adverse
Grade II Listed First Thatch, Grade II Listed Hillcrest Cottage, Grade II Listed Wisteria Cottage, Church View, Grade II Listed Church View, the Old	Medium	Medium	Medium	Major	Local/Distant	Permanent	Reversible	Low	Minor adverse

Visual Receptor	Receptor Value	Susceptibility to the Proposed Change	Receptor Sensitivity	Size/Scale	Geographic Extent	Duration and Permanence	Reversibility	Magnitude of Change	Significance of Effect
School House and three adjacent properties, Barn Pighte and Sunnyside on Newport Road and Cranfield Road (VP L4 and M11)									
Church Farm and Church Farm Cottages (VP L4 and L5)	Medium	Medium	Medium	Major	Local/Distant	Permanent	Reversible	Low	Minor adverse
Grade II Listed Tickford Park Farmhouse (M10)	Medium	Medium	Medium	Moderate	Distant	Permanent	Reversible	Low	Minor adverse
Newport Stables (S22)	Low-Medium	Medium	Medium	Major	Local	Permanent	Reversible	Low	Minor adverse

E7.0

Summary & Conclusions

E7.1

The Site forms the larger part of a wider strategic allocation (SD12). The allocation is for around 5000 new homes; around 105 hectares of employment use; highways infrastructure; community facilities including primary schools and a secondary school; and green infrastructure including the creation of a linear park.

Baseline Conditions

E7.2

The River Ouzel meanders through the western part of the Development Site. The west facing slopes of the valley extend to the Tickford and Moulsoe Ridgelines. The ridgelines form a distinctive topographical bowl, the Moulsoe Bowl. Milton Keynes lies to the south, Newport Pagnell to the west and the village of Moulsoe to the north-east. The M1 corridor forms the Development Site's southern boundary and the A509 Newport Pagnell Bypass part of the north-eastern boundary. The A509 London Road extends through the Development Site between Milton Keynes and Newport Pagnell and Newport Road extends through the Development Site between Milton Keynes and Moulsoe Village.

E7.3

The Site lies within three Borough Character Areas – The Ouzel North Urban River Valley, The Broughton to Tickford Clay Lowland Farmland and the North Crawley Clay Plateau Farmland and Tributaries. Features of these character areas that are pertinent to the Development Site include open views across the clay lowland farmland to the Brickhill Greensand Ridge; and key views to local landmarks such as Moulsoe Church. Opportunities for enhancement include the creation of an Ouzel linear park, enhancement of the river corridor and improved access from urban areas. The night-time character is generally dark with only minor instances of nearby artificial lighting.

E7.4

The majority of the Development Site comprises large arable fields with areas of pasture alongside the Ouzel. Vegetation cover includes trees and shrubs alongside the Ouzel, tree lines hedgerow and woodland copses, which are relatively sparse. There are no landscape related designations within the Development Site, however it does contribute to the setting of a number of listed buildings, which include the Grade I Listed Church in Moulsoe. The Site is also crossed by a number of public footpaths and bridleways which extend between Moulsoe the wider countryside and connect to adjacent settlement areas.

E7.5

The Site is generally well contained in views from within the wider countryside by virtue of intervening landform and vegetation. Local and medium distance receptors include public footpaths on the opposite side of the Moulsoe and Tickford ridge line features, receptors on the edge of Moulsoe village and the elevated Belvedere at the listed Campbell Park within Milton Keynes.

Landscape Strategy and Mitigation

E7.6

The development masterplan will extend the character of Milton Keynes into the Development Site. This will include the characteristic structure of roads, cycle and pedestrian footpaths, wide landscaped verges and parkland. New landscape features will include the extension of the Ouzel Valley linear park through the Development Site and the creation of Moulsoe Community Woodland on the Development Site's north-eastern edge. The majority of boundary planting including the Community Wood will be planted at the beginning of the construction period to ensure its early establishment. The planting will help screen and soften views of development particularly in views from Moulsoe and the wider countryside.

Landscape Effects

- E7.7 The most significant landscape effects will happen during the construction period when receptors would experience the highest level of change. It is at this stage that feature loss would occur, earthworks would be carried out across the Development Site and building of new homes and associated infrastructure would commence. During construction the proposals will result in adverse effects upon the setting to Moulsoe, site features and local character. Upon establishment and once planting is mature the effects will moderate. New Parkland within the Ouzel Valley Floor, planting throughout the scheme and the introduction of a variety of new segregated pedestrian and cycle routes across the Development Site will all result in positive effects.

Visual Effects

- E7.8 The most significant visual effects would also happen during construction when internal footpaths and roads are diverted and new planting is establishing. At this stage there would be adverse effects upon visual receptors within the Development Site and it's local setting. As new planting matures and establishes these effects will moderate. The Site would be seen beyond the mature landscape belt created through the introduction of Moulsoe Community Woodland and the wide belt of planting associated with the edge road. The scheme would also benefit from the creation of new views and vistas along streets, green corridors and from within public open space.

Conclusions

- E7.9 The Development Site is generally well contained from the wider landscape by virtue of the low valley landform and inward facing slopes. Where the scheme extends into the wider landscape the effects upon local receptors will be reduced through design by minimising storey heights and introduction of open space land uses on the development edge. Overtime and as Moulsoe Community Wood and planting associated with the edge road mature the effects will reduce further. Positive benefits of the scheme will include a significant increase in hedgerow and tree planting across the Development Site including the community woodland and orchard; the creation of the Ouzel linear park; green corridors and neighbourhood parks. The new areas of open space will include play areas, ball courts and sports pitches. SuDS features will extend through the public open space areas providing a visual and physical link to the Ouzel. New features across the Development Site will provide both wildlife and amenity benefits.

Table E7.1 Summary of Effects

Receptor	During construction	Upon completion of construction	15 years post final occupation
Contextual Landscape Elements			
Setting to Moulsoe	Moderate adverse	Moderate adverse	Moderate adverse
Setting to Campbell Park	Minor adverse	Minor adverse	Minor adverse
Contextual Character			
NCA 88	Negligible	Negligible	Negligible
LCA 2d	Minor adverse	Minor adverse/beneficial	Minor adverse/beneficial
LCA 4a	Moderate adverse	Moderate adverse	Moderate adverse
LCA 3a	Minor adverse	Minor adverse	Minor adverse
Night-time Character and Lighting	Moderate adverse	Moderate adverse	Moderate adverse
Site Features			
Topography	Moderate adverse	Minor adverse	Minor adverse
Land Use	Moderate adverse	Moderate adverse/beneficial	Moderate adverse/beneficial
Vegetation	Moderate adverse/beneficial	Moderate beneficial	Moderate beneficial
Built form	Minor beneficial	-	-
Site features and skyline elements	Moderate adverse	Moderate adverse/beneficial	Moderate adverse/beneficial
Local movement corridors	Moderate adverse	Moderate adverse/beneficial	Moderate adverse/beneficial
Views from within the Development Site	Moderate adverse	Moderate adverse	Moderate adverse
Perceptual qualities	Moderate adverse	Moderate adverse	Moderate adverse
Site Character			
Ouzel Valley Floor	Moderate adverse	Minor adverse adverse/Moderate beneficial	Minor adverse adverse/Moderate beneficial
Ouzel Valley Slopes	Substantial adverse	Moderate adverse	Moderate adverse
Broughton Lowland Farmland	Moderate adverse	Moderate adverse	Moderate adverse
Moulsoe Bowl	Substantial adverse	Moderate adverse	Moderate adverse

Receptor	During construction	Upon completion of construction	15 years post final occupation
Night-time Character and Lighting	Moderate adverse	Moderate adverse	Moderate adverse
Visual receptors			
Campbell Park (VP M1)	Moderate adverse	Moderate adverse	Moderate adverse
Willen Park (VP M2 and M3)	Minor Adverse /Negligible	Minor Adverse /Negligible	Minor Adverse /Negligible
St. Mary's churchyard (VP L5 and VVM L5)	Moderate adverse	Moderate adverse	Moderate adverse
Cranfield Road recreation ground (VP M12)	Minor /Moderate adverse	Minor /Moderate adverse	Minor /Moderate adverse
Bridleway 3 (VP S3, S4 and S6)	Substantial adverse	Moderate adverse	Moderate adverse
Footpath 2 (VP S16 and S17)	Moderate adverse	Moderate adverse	Moderate adverse
Bridleway 3 and Footpath 17 (VP S22 to S26)	Moderate adverse	Moderate adverse	Moderate adverse
Footpath 14 (VP S36 to S39)	Moderate adverse	Moderate adverse	Minor adverse
Bridleway 3 (VP L1)	Moderate adverse	Moderate adverse	Minor adverse
Footpath 19 (VP L2 and VVM L2)	Substantial adverse falling to Moderate adverse	Moderate adverse	Moderate adverse
Footpath 4 (VP L3 and VVM L3)	Substantial adverse falling to Moderate adverse	Moderate adverse	Moderate adverse
Footpath 5 (VP L5 and VVM L5)	Moderate adverse falling to Minor adverse	Minor adverse	Minor adverse
Footpath 14 (VP L7)	Minor adverse	Minor adverse	Minor adverse
Footpath 19 (VP M9)	No Change	No Change	No Change
Footpath 12 (VP M10 and VVM M10)	Substantial adverse	Substantial adverse	Moderate adverse
Footpath 7 (VP M11)	Substantial adverse	Substantial adverse	Moderate adverse
Footpath 6 (VP M12)	Moderate adverse	Moderate adverse	Minor adverse
Newport Road (VP S13, S14, S1 and S15)	Moderate adverse	Moderate adverse	Moderate adverse
A509 London Road (VP S13,S17, S19, S33, S32, S29)	Minor adverse	Minor adverse	Minor adverse
A509 Newport Pagnell bypass (VP L8 taken from North Crawley Road bridge and VVM L8)	Minor adverse	Minor adverse	Minor adverse
Newport Road, Moulsoe (VP L4 and VVM L4)	Substantial adverse	Substantial adverse	Moderate adverse

Receptor	During construction	Upon completion of construction	15 years post final occupation
52-82 (Even) Newport Road (VP L4 and L5)	Moderate adverse	Moderate adverse	Minor adverse
First Thatch, Hillcrest Cottage, Wisteria Cottage, Church View, Church View, the Old School House and three adjacent properties, Barn Pighte and Sunnyside on Newport Road and Cranfield Road (VP L4 and M11)	Moderate adverse	Moderate adverse	Minor adverse
Church Farm and Church Farm Cottages (VP L4 and L5)	Moderate adverse	Moderate adverse	Minor adverse
Tickford Park Farmhouse (M10)	Moderate adverse	Moderate adverse	Minor adverse
Newport Stables (S22)	Moderate adverse	Moderate adverse	Minor adverse

E8.o

Abbreviations & Definitions

- 1 AOD – Above Ordnance Datum
- 2 LI – Landscape Institute
- 3 EIA – Environmental Impact Assessment
- 4 ES – Environmental Statement
- 5 GI – Green Infrastructure
- 6 GLVIA – Guidelines for Landscape and Visual Impact Assessment
- 7 NDG – National Design Guide
- 8 NPPF – National Planning Policy Framework
- 9 NPPG – National Planning Policy Guidance
- 10 NCA – National Character Areas
- 11 OS – Ordnance Survey
- 12 LCA – Landscape Character Area
- 13 LCT – Landscape Character Type
- 14 LVIA – Landscape and Visual Impact Assessment. This considers the current landscape and visual conditions and assesses the effect of the Proposed Development on the landscape as a resource and on visual receptors in a logical, well-reasoned manor, based on a set of criteria and matrices, but which also involves a degree of objective professional judgement. Landscape and visual effects are separate but linked assessments.
- 15 MKC – Milton Keynes Council
- 16 PRoW – Public Right of Way
- 17 SuDS – Sustainable Drainage System
- 18 SPD – Supplementary Planning Document
- 19 SPG - Supplementary Planning Guidance
- 20 VVM's – Verified Visual Montages
- 21 ZVI – Zone of Visual Influence

E9.0

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