

LAND AT SOUTH CALDECOTTE,
MILTON KEYNES

Landscape & Visual Impact Assessment

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1. INTRODUCTION

- 1.1. Aspect Landscape Planning Ltd has been appointed by HB (South Caldecotte) Ltd to undertake a landscape and visual impact assessment relating to the hybrid planning application seeking the development for employment uses on land at South Caldecotte, Milton Keynes. The location and context of the application site is illustrated on Plan ASP1 Site Location and Plan ASP2 Site and Setting and is allocated in Policy SD14 of the Adopted Plan: MK 2016-2031.
- 1.2. A detailed appraisal of the surrounding study area has been undertaken using Ordnance Survey data, historical map data, local policy and published character assessments. This has informed the on-site field analysis to identify key viewpoints, analyse the landscape character and visual environment of the local area, and determine the extent and significance of any potential landscape and visual effects.
- 1.3. The assessment of effects has been derived from guidance provided within GLVIA3 (Guidelines for Landscape and Visual Impact Assessment 3 Edition) published by the Landscape Institute and the Institute of Environmental Management and Assessment in April 2013. The methodology is contained within Appendix 1 of this document.
- 1.4. This assessment should be read alongside the other supporting material which accompanies this application.

2. LANDSCAPE RELATED POLICY

- 2.1. The application site lies on the southern edge of the built up area of Milton Keynes and is within the administrative boundary of Milton Keynes and parish of Bow Brickhill. The application is covered by the Adopted Plan: MK 2016-2031 and is allocated in Policy SD14 for employment uses. The application site is not covered by any qualitative landscape designations.

National Planning Policy Framework (Feb 2019)

- 2.2. The revised National Planning Policy Framework (NPPF) was published in February 2019. The document sets out the Government's planning policies for England and how these are expected to be applied, and is a material consideration in planning decisions. The document places an emphasis on the promotion of sustainable growth whilst also protecting the environment.
- 2.3. Paragraph 7 states that: ***"The purpose of the planning system is to contribute to the achievement of sustainable development."***
- 2.4. Paragraph 8 states that: ***"Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (...)"*** including ***an environmental objective – 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, including moving to a low carbon economy."***
- 2.5. Paragraph 11 states that: ***"Plans and decisions should apply a presumption in favour of sustainable development."***

For plan-making this means that:

- a) plans should positively seek opportunities to meet the development needs of their area, and be sufficiently flexible to adapt to rapid change;***

b) strategic plans should, as a minimum, provide for objectively assessed needs for housing and other development, as well as any needs that cannot be met within neighbouring areas, unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for restricting the overall scale, type or distribution of development in the plan area; or

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

For decision-taking this means:

c) approving development proposals that accord with an up-to-date development plan without delay; or

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.”

2.6. Design is dealt with in Chapter 12 which sets out the objectives for achieving “well-designed places”. Para 127 states 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 effective landscaping;

c) respond 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 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, 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.”**

2.7. Chapter 15 deals with the conservation and enhancement of the natural environment. In particular para 170 states that: **“Planning policies and decisions should contribute to and enhance the natural and local environment by:**

- a) protecting and enhancing valued landscapes, sites of geological value and soils (in a manner commensurate with their statutory status or identified quality);**
- b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;**
- c) maintaining the character of the undeveloped coast, while improving public access to it;**
- d) minimising impacts and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;**
- e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air quality; and**
- f) remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.”**

- 2.8. The NPPF has been of material consideration as part of our assessment of the site and its setting, and the proposals shall take on board the overall framework guidance and principles contained within the NPPF.
- 2.9. The policy aims and objectives of the NPPF and local plans have informed the emerging development proposals.

Local Planning Policy

Milton Keynes Borough Council – Plan:MK (Adopted March 2019)

- 2.10. The new Local Plan for Milton Keynes, Plan:MK was adopted in March 2019 replacing both the Core Strategy and saved policies of the 2005 Local Plan. The site is allocated for employment uses under Policy SD14. The following policies are considered to be of some relevance to the site and its setting, but also in terms of landscape character:

- Policy DS6 – Linear Parks
- Policy SD1 – Place-making Principles for Development
- Policy SD9 – General Principles for Strategic Urban Extensions
- Policy SD10 – Delivery of Strategic Urban Extension
- Policy SD14 – Strategic Employment Allocation, Land South of Milton Keynes, South Caldecotte
- Policy NE4 – Green Infrastructure
- Policy NE5 – Conserving and Enhancing Landscape Character

- 2.11. Policy SD14 is considered of particular importance as it relates directly to the site. The policy states that;

“A. Land south of Milton Keynes in South Caldecotte, as shown on the Key Diagram and Policies Map, is allocated for the development of a mix of Class B2 and B8 employment floorspace within the plan period.

B. A comprehensive development framework for the site will be prepared and the development will be brought forward in line with all relevant policies in Plan:MK, particularly Policy SD1, SD9, SD10, NE1-6 and INF1 prior to planning applications being approved.

C. The development must accord with the following principles:

- 1. A minimum of 195,000m² of Class B2/B8 and ancillary B1 employment floorspace.**
- 2. Access to be taken from Brickhill Street, which will be upgraded to grid road standard.**
- 3. The development will be subject to a Transport Assessment, which will investigate the development's impact on the local highway network, including the A5/Watling Street roundabout. The development will contribute to any necessary improvements, as agreed by the relevant highway authorities and Highways England. The Transport Assessment will also set out the basis for effective public connections to and from the site to be implemented prior to completion of the development.**
- 4. A green open space link will be created on the site, linking into Caldecotte Lake to the north and providing future opportunity to link the park to the south/east. The open space link should include access and connectivity to Caldecotte Lake with mechanisms in place for its sustainable management over the long term and balancing ponds as part of a Sustainable Urban Drainage system across the site.**
- 5. Direct footpath connections to Bow Brickhill railway station and the existing Public Right of Way running along the site's northern boundary will be effectively integrated into the development.**
- 6. Building heights should be informed by the Landscape and Visual Impact Assessment (LVIA) and should avoid unacceptable impact on the wider landscape and heritage assets.**
- 7. The design and appearance of buildings should be sensitive to the neighbouring uses, with development fronting Brickhill Street being sensitive to views into the site from the wider landscape. Buildings should be designed to provide an attractive entrance to Milton Keynes from the south.**
- 8. Existing vegetation to site boundaries should be maintained and enhanced to screen the development from wider views where a LVIA deems this necessary. New planting should be of native species to mitigate the loss of hedgerows necessary to facilitate development.**
- 9. A desktop Archaeological Assessment should be undertaken to understand the likely presence of archaeological remains within the site. The recommendations of the Assessment will be implemented prior to each phase of development commencing. It may be necessary to**

undertake a field investigation to understand the archaeological potential and significance of this site and to inform the layout of development.”

Milton Keynes Borough Council – Draft South Caldecotte Development Framework SPD
(Consultation Draft March 2019)

- 2.12. The Consultation Draft SPD for South Caldecotte Strategic Employment Allocation has been prepared to guide discussions and demonstrate the site's deliverability. This document is of particular relevance to the site and has been reviewed as part of the process.
- 2.13. The document identified the eastern boundary of the site to be a visually sensitive edge.

3. BASELINE ASSESSMENT

- 3.1. The application site is located on the southern edge of Milton Keynes built-up area with Caldecotte Lake Business Park located directly to the north, beyond the railway line adjacent to the site's northern boundary. The site's western, eastern and southern boundaries are adjacent to road corridors including the A5 road corridor which forms a significant physical boundary to the west of the site.
- 3.2. The application site consists of a large green field, several smaller scale parcels which are mainly used as pastures and of built elements associated with Cross Roads Farm. The site is relatively enclosed on its boundaries by a mixture of established native hedgerows and hedgerow trees creating a degree visual and physical separation from the adjacent road corridors and railway line. It is noted that gaps are present within the existing vegetation associated the site's boundaries. These gaps allow for some glimpsed views into the site from Copenhagen Drive and from some sections of South Caldecotte and the A34.
- 3.3. The immediate context to the south and east of the application site is made up of the settlement of Bow Brickhill, Scheduled Monument of the "Roman Town of Magiovinium and Roman Fort" and low-lying agricultural fields, which are generally bound by established hedgerows or mature treebelts.
- 3.4. Further east beyond the fields and settlement of Bow Brickhill, the treescape associated with Back Wood located on higher ground affords a strong degree of visual containment to the site in views from the wider setting to the east.
- 3.5. To the west and south-west of the application site, the residential areas of Fenny Stratford and Water Eaton (Milton Keynes) extend further south and form an urban backdrop to the site in views from the east and north-east.
- 3.6. Other than the undeveloped green fields, the internal components of the site offer little in the way of landscape value and the site is defined by the adjoining road corridors, railway line and nearby urban built up edge. However, the more established vegetation structure including established trees and mature hedgerows provides a degree of containment and visual separation from the wider landscape setting. A detailed Arboricultural Survey and Assessment has been undertaken by Aspect Arboriculture and is submitted alongside the

information to support the application which fully details the quality of the treescape within the site and identifies the better-quality specimens that have formed constraints as part of the development of the layout.

Public Rights of Way

- 3.7. The Public Rights of Way Bow Brickhill FP 004, FP 004 A and FP 004 B run along the northern boundary of the application site. Although the site is currently under private ownership, these footpaths provide public access to the northern part of the Site. They also provide access to the wider public right of way network which extends further to the west and east.
- 3.8. Directly to the west of the site, the public footpath FP 004 runs towards Watling Street. To the east, the public footpath Bow Brickhill FP 005 runs west-east from Brickhill Street towards the residential area associated with Greenways Bow Brickhill.
- 3.9. A number of public rights of way are located within the wider site setting. To the south-west of the application site, the public footpath Little Brickhill FP 017 runs broadly north-southeast from Watling Street to A4146 road corridor. To the west, a network of footpaths run in the immediate setting of the south-eastern built-up edge of Milton Keynes, including the Towing Path (Recreational Route / Public Footpath Bletchley FP 079) which runs along the Grand Union Canal. To the east, the Bridleway Bow Brickhill BW 006 runs broadly north-south and, due to its location on higher ground, provide long-distance views towards the built-up area of Milton Keynes. Refer to Plans ASP1 Site Location Plan and ASP2 Site & Setting Plan.

Topography

- 3.10. The site's topography is relatively level with a gentle sloping down from 77m AOD in the southern site corner to 67m AOD in the site's north-western corner. At a larger scale, the context of the site is located on a gently sloping low-lying landscape running towards the Grand Union Canal to the west. To the east and south east, the topography varies as it rises up to approximately 170m AOD approximately 1km from the site, with a heavily wooded plateau along its crest

associated with the Greensand Ridge. This escarpment and higher wooded landscape forms a green backdrop to the wider built up area of Milton Keynes.

Historic Assets

- 3.11. It is noted that a number of listed buildings are located in the site setting, the closest are the Canalside Cottage and associated Pump and Lock (Grade II Listed Buildings), located approximately 360m west-northwest of the site. The site is separated from these historic assets by intervening vegetation structure and urban elements such as the railway line (Marston Vale Line) and the A5 road corridor, ensuring that there is no physical or visual relationship between the site and the listed buildings.
- 3.12. The Scheduled Monument of the 'Roman Town of Magiovinium and Roman Fort' is located in the immediate setting of the site. However, their intervisibility is limited as the elevated A5 road corridor and associated vegetation structure separate them visually and physically.
- 3.13. No Conservation Areas are located within the vicinity of the application site.

National Landscape Character

- 3.14. A landscape assessment of the local area has been carried out which seeks to identify broadly homogenous zones that can be categorised in terms of quality and character. Natural England have produced a countrywide landscape character assessment resulting in the National Character Areas (NCA's). The application site is located within two different NCA's: the north-western part of the site lies within the Bedfordshire and Cambridgeshire Claylands NCA 88, whilst the south-eastern part of the site is located within the Bedfordshire Greensand Ridge NCA 90.
- 3.15. The key characteristics of the Bedfordshire and Cambridgeshire Claylands NCA 88 are listed as being:
 - **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. Limerich, 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. Three aquifers underlie the NCA and a large manmade reservoir, Grafham Water, supplies water within and outside the NCA.**
- **Brickfields of the Marston Vale and Peterborough area form distinctive post-industrial landscapes with man-made waterbodies and landfill sites. 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, particularly on higher ground to the northwest representing remnant ancient deer parks and Royal Hunting Forests.**
- **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 wild flowers.**
- **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. The cities of Cambridge and Peterborough and several of the historic market towns in the NCA are popular tourist destinations.”**

3.16. The key characteristics of the Bedfordshire Greensand Ridge NCA 90 are listed as being:

- **“Narrow escarpment resulting from the erosion-resistant sediments of the Lower Greensand Group, with a distinct scarp slope to the northwest and dip slope to the south-east.**
- **The rolling and elevated Ridge provides a north-west-facing wooded skyline offering extensive panoramic views across the lower-lying Bedfordshire and Cambridgeshire Claylands and towards the Chilterns**
- **Well-drained acidic sandy soils are capped in places with drift deposits of Boulder Clay. Sand and gravel deposits are present in the Ouzel valley, and there are deposits of peat in the Flit valley between Flitwick and Clophill.**
- **Substantial blocks of ancient woodland and coniferous plantation are found on the Ridge and steeper slopes. Wood pasture and numerous hedgerow trees, copses and shelterbelts are associated with the estate farmland and parkland trees.**

- **Mixed field and roadside boundaries range from mature shelterbelts to gappy, short flailed boundaries to intact evergreen hedgerows. Commercial arable cropping within a network of large geometric fields is associated with the better soils on the dip slope**
- **A patchwork of semi-natural habitats including mire habitats, lowland heathland and lowland mixed deciduous woodland species, including coppiced hazel which is important for dormice at Maulden Wood. Adders are particularly associated with heathland areas of the Ridge. The mire habitats are notable for their invertebrate interest, especially in terms of beetles**
- **The Ridge is dissected by the rivers Ouzel and Ivel, which have carved distinct valleys with riparian habitats, and it is partially bounded to the south by the River Flit. Springs arising from the Ridge support important wetland habitats, including acid mire and wet woodland.**
- **Visible heritage of iron-age banks and ditches at Kings Wood and Glebe Meadows, Houghton Conquest Site of Special Scientific Interest (SSSI) and iron-age hill fort remains at Sandy. Remnant ridge and furrow at Hockliffe and Potsgrove. Historic parklands and estates associated with grand country houses such as Woburn.**
- **Dispersed settlement pattern along the Greensand Ridge, with the majority of towns and villages lying along the river valleys and southern dip slopes. Estate villages, houses and farmsteads use local building materials including clay brick and tile, locally quarried brown ironstone, thatch and render. Several of the villages (including Southill, Woburn and Old Warden) are estate villages and have their own distinct styles.**
- **Major communications infrastructure includes the Sandy Heath transmitter. Road and rail links cut north–south through the Ridge.”**

Borough Landscape Character

Milton Keynes Landscape Character Assessment (2016)

- 3.17. In addition to the NCA, Milton Keynes Borough Council have produced a regional character assessment. The application site is identified within the landscape character type (LCT) 4 ‘Clay Lowland Farmland’ and within the landscape

character area (LCA) 4b 'Wavedon Clay Lowland Farmland' (Refer to ASP3 – Landscape Character Plan).

3.18. The key characteristics of the LCT 4 'Clay Lowland Farmland' include:

- **“Low lying and generally flat landscape on the urban edge of Milton Keynes**
- **Mixed arable, pasture and recreational land uses**
- **Large scale arable fields with overgrown hedges and smaller areas of pasture for horses and stabling**
- **Wide range of urban fringe activities and uses including garden centres, allotments, individual industrial premises to the south east of Milton Keynes**
- **Limited woodland cover**
- **Conifer shelterbelts**
- **Few field trees except in the vicinity of Wavendon House**
- **Dominated by major transport routes**
- **Scattered villages with a mix of characters**
- **On-going residential and commercial development adjacent to this LCT**
- **Locally more intact historic landscape to the east of Wavendon**
- **Gravel, sand and clay workings and restoration**
- **Extensive and open views to the clay plateau, wooded Greensand Ridge and towards Milton Keynes**
- **The open agricultural landscape of LCA 4b provides a visually important setting for the Greensand Ridge.”**

3.19. The assessment identifies that extensive and open views are available over the character area and that the open agricultural landscape associated with the character area provides a visually important setting for the Greensand Ridge. It is however acknowledged that local containment is provided by shelterbelts and that the landscape area is identified as dominated by major transport routes, which fragment the landscape area and reduce its tranquillity, resulting in a landscape of poor condition.

3.20. As part of the landscape character assessment, a number of landscape management and development guidelines have been produced. Guidelines considered to be of relevance to the site are listed as being:

“LANDSCAPE MANAGEMENT

- **Promote recreational opportunities**
 - *Promote the extended use of the area for informal recreation.*
 - *Ensure right of way access and signage from urban areas into the rural areas is clear and well maintained.*
- **Promote enhancements for wildlife through habitat improvements**
 - *Promote indigenous plant species and use of species of local provenance wherever possible.*
 - *Encourage multi-functionality of rural land adjacent to urban areas through increased access arrangements and improved biodiversity.*
 - *Encourage appropriate management of all drainage ditches to improve wildlife value, by improving water quality and establishing grass ‘verges’.*
 - *Encourage the provision of uncropped or grass field margins to link areas of wildlife importance and/or existing and proposed PRow.*
- **Promote the creation of new woodland and the restoration of hedgerows**
 - *Promote the creation of new woodland blocks and copses throughout the area to strengthen the character of the area providing visual relief from extensive arable fields and providing additional screening of existing and proposed development at Milton Keynes.*
 - *Promote hedgerow restoration and improvements throughout the area to provide visual and ecological links between existing and proposed woodland.*
 - *Promote traditional methods of hedgerow management including coppicing, laying and gapping up.*
 - *Encourage progressive removal of conifer hedgerows and shelter belts where appropriate and replacement with native species.*
- **LCA 4b Wavendon Clay Lowland Farmland**

- ***Ensure that open views across the landscape character area to the Brickhill Greensand Ridge are retained. (...).***

DEVELOPMENT CONSIDERATIONS

- ***Ensure that open views across the Clay Lowland Farmland to the Brickhill Greensand Ridge are retained. (...)***

3.21. As mentioned above, the application site is located within the setting of the Greensand Ridge and associated LCA 6a - Brickhill Greensand Ridge which covers the rising wooded landscape located to the east of the site. The summary and key characteristics of the landscape character type and area are listed as being:

- **“High proportion of woodland cover including areas of both deciduous and conifer plantations**
- **Patchwork of pasture fields to the lower slopes and open land on the slopes with over mature hedges**
- **Small areas of original existing heath habitat on the plateau with parcels of pasture**
- **Sandy nature of the ground aids year round access**
- **Extensive recreational uses including walking, cycling, riding, golf courses and shooting**
- **Settlement mainly limited to vernacular buildings in small villages on the slopes with only isolated vernacular buildings on the plateau.**
- **Presence of greensand ‘sandstone’ in local buildings**
- **Panoramic views to Milton Keynes to north from the slopes and the A5**
- **Relatively peaceful away from the A5 and Bow Brickhill Road”**

3.22. The landscape management and development guidelines which are considered to be of some relevance to the setting of the Greensand Ridge within which the site is located are listed as being:

“LANDSCAPE MANAGEMENT

- **Manage and promote recreational opportunities to conserve landscape character**

- ***(...) Identify and promote the retention of key views from the ridge. This could include creating localised clearing for look outs. (...)***

DEVELOPMENT CONSIDERATIONS

- **Retain the visually important setting of the ridge in the context of Milton Keynes including the pasture within the Brickhill Greensand Ridge LCA and the adjacent arable pasture fields in the Clay Lowland Farmland LCT. (...)**

3.23. The assessment identifies that the condition of the landscape of Brickhill Greensand Ridge is of moderate to good and that panoramic views to Milton Keynes are available from the slopes of the ridge. The guidelines for the Greensand Ridge emphasise the fact that the visually important setting of the ridge must be retained, including the arable pasture fields associated with the Clay Lowland Farmland LCT within which the site lies.

3.24. Following the review of Milton Keynes Landscape Character Assessment, it is acknowledged that the site is located within the visual setting of Brickhill Greensand Ridge. However, it is considered that the high proportion of woodland cover associated with the ridge and the shelterbelts associated with the site and immediate setting together afford a level of visual containment to the site and its setting, therefore limiting the degree of intervisibility between the site and the wider Greensand Ridge.

Aspect Landscape Character Assessment

3.25. While the NCA and the Milton Keynes Landscape Character Assessment provide a good assessment and overview of the quality and character of the landscape within which the site is set, it is considered that they represent a broad-brush approach and do not necessarily reflect the qualities of the application site itself and its immediate localised setting. As such, Aspect has undertaken a more localised landscape character assessment of the application site, the southern built-up edge of Milton Keynes and the immediate surrounding landscape.

3.26. It is considered that whilst the site is located outside the existing urban area associated with Milton Keynes, the site has a strong relationship the urban

components which form its boundaries, such as the road and railway line corridors. Due to its slightly elevated nature, the A5 road corridor forms a notable component in the localised vicinity and creates a defensible edge to the application site. The application site is further enclosed and contained with established hedgerows, trees and shrubs along its boundaries, creating a degree of separation from the adjoining areas, adjacent road corridors and wider landscape. However, it is acknowledged that some gaps are present within the existing boundary vegetation, allowing for some glimpsed views into the site from the road corridors.

3.27. The site can therefore be perceived in close range views from the south-east due to the partially open south-eastern boundary adjacent to the southern section of Brickhill Street. It is also noted that views of the site are available from a section of the Public Footpath FP 005 and Bridleway BW 008 which are both located to the east of the site.

3.28. In order to assess the effects on the landscape resource, the 'Guidelines for Landscape and Visual Impact Assessment', Third Edition, provides a number of definitions for landscape susceptibility, landscape value and finally landscape sensitivity, as follows:

- Landscape Susceptibility: *“the ability of a defined landscape to accommodate the specific proposed development without undue negative consequences”*;
- Landscape Value: *“the relative value that is attached to different landscape by society. A landscape may be valued by different stakeholders for a whole variety of reasons”*; and
- Landscape Sensitivity: *“a term applied to specific receptors, combining judgements of the susceptibility of the receptor to the specific type of change or development proposed and the value related to that receptor.”*

3.29. In terms of landscape sensitivity, there are a number of factors that both influence and affect the value of the landscape character of the site and its setting, and their susceptibility to change. The sensitivity of a particular landscape in relation to new development can be categorised as high, medium, low or negligible. This takes into account the susceptibility of the receptor to the type of development proposed and the value attached to different landscapes by society.

Landscape Susceptibility

3.30. In terms of the susceptibility of the landscape resource to accommodate change of the type proposed, it is considered that the transport corridors adjacent to the site's boundaries and presence of built-up edge associated with Milton Keynes in the immediate site setting reduces the susceptibility of the site to change resulting from employment development. The established vegetation structure located along most of the site's boundaries and adjacent road corridors creates a robust external edge to the application site and form a defensible boundary between the site and the wider rural setting to the south and south-east. It is therefore considered that the landscape character of the site has capacity to successfully accommodate sensitively designed employment development. The susceptibility of the landscape resource to change of the type proposed is considered to be low.

Landscape Value

3.31. The Guidelines for Landscape & Visual Impact (GLVIA 3) sets out at Box 5.1 a range of factors that can help in the identification of valued landscapes. These factors include:

- Landscape quality (condition);
- Scenic quality;
- Rarity;
- Representativeness;
- Conservation Interests;
- Recreation Value;
- Perceptual aspects; and
- Associations.

3.32. In terms of landscape quality, the site reflects that of its locality, comprising some established boundary hedgerows and trees. Internally, there are few landscape features of note, being an undeveloped grassland field. Besides the existing vegetation, the site is enclosed by the adjacent transport corridors and nearby developments, including the built form associated with Caldecotte Lake Business Park. Due to the relatively contained nature, the site being located between three transport corridors, the internal landscape quality of the site is not readily

appreciated from much of the surrounding area and it is of relatively limited landscape quality. It is considered that the landscape quality of the site is low / medium.

- 3.33. In terms of the scenic quality of the site and its immediate setting, as demonstrated by the visual assessment (Refer to Appendix 2), there is some intervisibility between the site and its immediate setting to the south-east and east, albeit largely limited to a few sections of the nearby public right of way network and Brickhill Street. However, localised vegetation cover and relatively level topography reduces the extent of this visibility and therefore views of the site are highly localised and diminish rapidly further south-eastwards / eastwards. Where the site is visible, there are few landscape features of note that contribute to the scenic quality of the area. The scenic quality of the site is reduced by the presence of the built form associated with Milton Keynes and the A5 road corridor which form notable components in views of the site from the east and south-east. It is considered that the scenic quality of the site and its setting is low.
- 3.34. With regard to rarity and representativeness, the site is currently an agricultural land. It is therefore considered to be consistent with the land use of much the surrounding landscape to the south and south-east. This is commonplace within the localised and wider setting and as such is not considered particularly rare. There are no internal landscape features of note within the site that do not exist elsewhere within the immediate and wider setting of Milton Keynes. It is considered that the site does not contribute substantially to the representativeness of the wider LCT 4 Clay Lowland Farmland and LCA 4b Wavendon Clay Lowland Farmland. It is considered that the rarity and representativeness of the site is low.
- 3.35. In terms of conservation interests, the majority of the site is of limited ecological interest as it mainly comprises of agricultural land. It is acknowledged that the vegetation structure associated with the site contributes to the existing green infrastructure and form a localised an ecological resource for birds, foraging mammals and ecological connectivity on-site and within the surrounding area. However, there are no features which are considered to be significant or unique as to significantly elevate the conservation value of the site or its immediate setting. The site is not a heritage or archaeological site and is not located within a Conservation Area. Whilst it is acknowledged that the site is located within the

immediate setting of a Scheduled Monument, it is considered that site does not relate to it visually due to the presence of the A5 corridor and associated vegetation structure between them. It is therefore considered that the conservation value of the site is of low.

- 3.36. With regard to the recreational value, it is acknowledged that the site's northern area is traversed by three public footpaths which provide a recreational resource as they connect the built-up area located to the west of the site with the wider PRow network to the east. Whilst part of the site is publicly accessible as it forms the direct setting of these routes, it does not itself have any specific recreational value as it is not currently under public ownership. It is also acknowledged that the established treebelts and hedgerows associated with the boundaries of the site reduce the relationship between the site and the wider landscape and PRow network. As the area associated with the northern site boundary is publicly accessible via the public footpaths FP 004, 004A and 004B, it is considered that part the site has some recreational value. However, as the rest of the site is not publicly accessible, the recreation value of the site itself is considered to be low.
- 3.37. In terms of the perceptual aspects of the site, the presence of adjacent transport corridors and nearby developments significantly affect the perceived tranquillity of the site and mean the site is perceived as part of the settlement fringe rather than wider rural landscape. The perceived tranquillity increases with distance from the transport corridors and it is considered that the wider landscape setting to the south-east and east of the site will have a greater perceptual value. It is considered that the perceptual value of the site itself is low.
- 3.38. With regard to literary, artistic and historic associations, there are no known links with regard to the site or its immediate setting. It is therefore considered that the value of the site's cultural associations is none.
- 3.39. Given the above assessment it is considered that the overall landscape value of the site is low.

Landscape Sensitivity

- 3.40. Considering the assessment of the various factors above, it is considered that the site is consistent in terms of its land use, features and elements with that of the

immediate surrounding area and is not remarkable, nor does it include any features which elevate above ordinary landscape. The site is not considered to represent a “valued landscape” in relation to the NPPF 2018. When both value and susceptibility of the landscape resource are considered together, it is considered that the application site would typically be of **low** landscape sensitivity. Within the site’s localised setting, it is considered that the presence of several transport corridors is a significant factor, detracting from the remoteness and tranquillity of the localised landscape, resulting in a **low** landscape sensitivity. It is however acknowledged that the sensitivity increases to **medium** within the wider setting as the distance from the existing settlement edge increases.

Visual Baseline Assessment

- 3.41. A number of viewpoints have been identified in order to demonstrate the visibility of the site within the localised and wider setting. The views have been informed by a thorough desk study, the preparation of a zone of theoretical visibility (ZTV) and a number of field assessments. The views are taken from publicly accessible viewpoints and although are not exhaustive, are considered to provide a fair representation of the visual environment within which the site is set. The visual analysis seeks to identify the views that will, potentially, experience the greatest degree of change as a result of the proposals.
- 3.42. The Photographic Record is included within Appendix 2 and the baseline studies have fully considered the various factors required, as detailed in Section 6 of the ‘Guidelines for Landscape and Visual Impact Assessment’, Third Edition (GLVIA3) published in April 2013 by the Landscape Institute and the Institute of Environmental Management and Assessment, and the Landscape Institute Advice Note 01/11.
- 3.43. The photographs were taken in winter 2018 by Chartered Landscape Architects using a 35mm equivalent digital SLR camera at a 50mm focal length in line with LI Advice Note 01/11. The weather was bright with good visibility. The full assessment of effects upon the visual environment and each viewpoint is detailed in section 5 of this report.

3.44. As an overview, the visibility of the site is highly localised as a result of the established boundary vegetation and adjoining built edge. Some views into the site are available from the public footpath FP 005 and adjacent transport corridors immediately to the east and west of the site. Middle and longer distance views are generally restricted and contained by the extent of intervening vegetation structure, built form associated with Milton Keynes and low-lying landscape. However, it is acknowledged that a number of views of the site and wider built up area are available from the PRow Bow Brickhill BW 006 running north-south on rising ground to the east of the site. Further east, views from the elevated areas of the Greensand Ridge are restricted by the extent of the established vegetation cover.

4. DESCRIPTION OF THE PROPOSALS

- 4.1. Full details of the proposals are provided within the supporting material which accompanies this application. The initial site layout and proposed infrastructure are illustrated within the Design and Access Statement and the landscape framework principles are identified on the Illustrative Landscape Strategy Plan (ASP4). The proposed employment development will include approximately 80% B8 Class floorspace and maximum 20% B2 Class, with ancillary B1(a) Class offices. In addition to provide support to the development a small standalone B1 Class office and small café (Class A3) are proposed to serve the development. In addition access will be from Brickhill Street via a new roundabout alongside new access roads, footpaths, cycle route, SuDS proposals, open space and landscaping.
- 4.2. The proposals have been developed to ensure that a carefully considered and sensitive development approach is achieved on the allocated land. From the outset, the proposals have sought to respond to the opportunities and constraints identified by the various technical assessments undertaken as part of the application including this LVIA. The layout has been carefully developed to complement the receiving landscape and setting and the proposed building heights will be limited to no more than 24 metres.
- 4.3. The proposals do not extend further south than the existing physical edge associated with the adjacent road corridors and incorporates substantial wide enhanced landscape buffers with structural woodland planting and native trees to help assimilate the built components by creating robust landscaped edges and minimise impacts upon the wider setting to the south and east and ensure that the landscape setting has been appropriately considered.
- 4.4. The key landscape framework principles include;
- Development of the site provides opportunities for the inclusion of a comprehensive green infrastructure strategy to be included that will create landscape and biodiversity enhancements within the locality. Over the long term the landscape proposals will create robust green edges to the development and improve green infrastructure connectivity.

- The proposed scheme will include substantial wide landscape buffers within a linear park along the northern and south western boundaries adjacent to the A5 and railway that incorporates the Public Right of Way network, SUDS features and extensive new planting as well as varied landscape types for ecological enhancements.
- A substantial set back to the built elements is included along eastern boundaries to allow for robust landscape buffers to be incorporated adjacent to Brickhill Street and to minimise impacts on the wider landscape setting to the east and south east.
- Blocks of structural native woodland planting are proposed along the perimeters to assist in softening and integrating the built form within the local and wider landscape setting.
- Areas of wildflower grassland provide biodiversity enhancements and create ecological habitats.
- Landscaped primary thoroughfares include large canopied tree species set in formal avenues and formally clipped hedgerows to ensure the green links run through the site and between development parcels. Tree and plant species will aid the creation of character areas and zones.
- 'Green fingers' incorporating tree planting and integrated SUDS features will run between development parcels extending into the site from the boundaries to allow for comprehensive landscape framework.
- Opportunities for key locations at the southern corner of the site and main entrance to incorporate public art and enhanced feature landscaping to create a landmark.

4.5. The landscape design principles have been developed to reflect the localised landscape character of the Clay Lowland Farmland and wider Greensand Ridge Landscape Character Area. The comprehensive landscape scheme seeks visually assimilate the building elevations and help provide a high-quality development appropriate to its urban fringe setting as well as tying in with the adjacent built up areas area associated with the settlement. The primary aim is to include substantial development offsets to allow for wide landscape zones for structural planting and biodiversity enhancement. This will ensure robust landscaped boundaries are achieved and the green infrastructure forms a key component of the scheme.

- 4.6. Wide landscape zones are included to the site's boundaries to incorporate the PROW network, SUDS features, green open space, structural mitigation planting and ecological areas. The proposed built elements will be set back circa 80m from the A5 boundary and circa 35m from V10 Brickhill Street along the eastern and south eastern boundary allowing substantial linear park and landscaped edge to be created.
- 4.7. Native mixed species woodland planting is proposed in blocks and large swathes along the boundaries that will establish to create structure. Wildflower meadows are proposed within the spaces in between whilst also incorporating swales and drainage features that will create ecological and biodiversity enhancements. The PROW network and additional pedestrian routes will be integrated within these landscape zones which along with the redway will allow for improved pedestrian and cycle links.
- 4.8. Within the site, the existing ordinary water course will be re-routed to allow development platforms to be created without the need to culvert long lengths of the stream. Where the watercourse lies within the IDB boundary, a 9m easement to both sides of the watercourse, clear of landscaping, will be provided to comply with IDB byelaws. This area will incorporate wildflower meadow planting in order to provide additional habitats and ecological enhancements.
- 4.9. New tree planting is proposed as an integral part of the layout to ensure a high-quality scheme is created that mitigates for the existing tree and hedge removal, ensuring longevity to the localised treescape, whilst allowing the built elements to be successfully integrated within the wider setting. The tree species also assist in identifying legibility and highlighting the pedestrian routes or key nodal points. Larger specimen species are proposed where space allows, providing mitigation for the tree removals and more coordinated street scene. Feature tree species will highlight pedestrian routes and the redways and variations such as the flowering species provide further seasonal interest in key locations.
- 4.10. Overall, the proposed landscape scheme will provide a net increase in native tree, shrub and hedge planting and seeks to provide landscape and biodiversity enhancements as part of a high-quality coordinated development site.

5. ASSESSMENT OF EFFECTS

- 5.1. To assess the nature of the change as a result of the proposals, it is appropriate to evaluate the impact of the proposed development upon the existing landscape character and visual environment within which the site is located.
- 5.2. The assessment of effects has been derived from guidance provided within GLVIA3 (Guidelines for Landscape and Visual Impact Assessment 3 Edition) published by the Landscape Institute and the Institute of Environmental Management and Assessment in April 2013. The methodology is contained within Appendix 2 of this document.

Effect upon Landscape Character

- 5.3. Having regard to the effect of the proposals upon the immediate localised landscape character, it is considered that the proposals represent a sustainable and appropriate high-quality development that can be integrated without significant harm to the Clay Lowland Farmland landscape type.
- 5.4. The site is located along the built-up edge of Milton Keynes, with built form characterising the setting directly to the south of the site and transport corridors defining the site's boundaries. The proposals will introduce a high-quality employment development into the context of an edge of urban area site surrounded by transport corridors which currently does little to contribute positively to the localised or wider landscape character. The proposals include enhanced and robust boundaries and it is considered that this will not materially affect the character of the area, as the development will not extend beyond the settlement edge defined by the adjacent road corridors to the south. Employment development characterises the immediate setting and the proposals will therefore not introduce new or alien features which do not already exist within the localised context.

Wider Landscape Setting

- 5.5. In terms of the wider landscape character, the proposals will not materially affect the key characteristics of the national and regional landscapes. The existing low-lying topography associated with the wider setting, and extent of vegetation

associated with the site boundaries and field boundaries within the site's wider context affords a strong degree of containment and separation to the application site. Where the topography varies and landform rises up to the east and south east associated with the Greensand Ridge, intervisibility with the site is restricted by the extent of the established vegetation structure and the perceived proximity of both the site and wider built up areas are not readily apparent from the wider more sensitive Greensand Ridge landscape. It is therefore considered that the proposals will result in a negligible magnitude of change, acting upon a medium sensitivity receptor. As such, it is considered that the significance of effect within the sites wider setting will be minor.

Localised Landscape Setting

- 5.6. Considering the sensitively designed proposals, the sympathetic landscape strategy and the existing influence of built form and transport infrastructure, the development will have a relatively limited effect on the character of the localised landscape context of Milton Keynes. The set back to the built form and retention and enhancement of existing vegetation at the boundaries of the site will provide an immediate mature setting for the development and will ensure that the proposals are appropriately integrated within the context of Milton Keynes and its localised landscape setting.
- 5.7. It is considered that the localised landscape context of the site is of low sensitivity. The proposals will not result in significant vegetation loss along the boundaries nor will they introduce elements which do not already exist within the settlement fringe context, and it is therefore considered that this can be achieved without significant harm to the localised landscape character. The site is closely related to urbanising features, residential areas and employment areas associated with the southern limits of Milton Keynes and is clearly defined to the west, east and south by the A5 and Brickhill Street corridors. Therefore, the proposals will not introduce elements which are significantly at odds with the wider prevailing character of the site setting. Furthermore, the site itself is allocated for employment uses and the approved outline planning application directly to the south-west for residential development (Refer to Plan ASP2) demonstrates that the principle of development within the localised context has already been acknowledged and accepted.

- 5.8. The proposed landscape treatments will ensure that a robust green edge to the development is achieved, and an enhanced which along with the recently constructed road will form an appropriate transition between the urban areas and the wider low-lying landscape. It is therefore considered that the proposed development will result in a low magnitude of change within the context of the site's localised setting. As such, it is considered that the significance of effect within the sites localised setting will be minor.

Site

- 5.9. The character assessment identifies that the application site is heavily influenced by the proximity of urbanising features such as the nearby employment and residential areas and adjacent transport corridors including the A5 road corridor which clearly define the western boundary of the site. The application site is relatively enclosed by the established vegetation on most of its boundaries which will largely be retained as part of the proposals. Additional planting is to be implemented along the site's boundaries and internally to assist in the integration of the site into the receiving landscape.
- 5.10. The development has been designed to minimise impacts to existing vegetation structure and the vegetated character of the site's boundaries will not be compromised by the proposals. Proposed native tree and hedgerow planting will mitigate the potential vegetation removal and will provide a robust landscape structure to the site boundaries.
- 5.11. The proposed development of the site will be seen within the context of the existing settlement edge and transport corridors, which forms a significant feature within the landscape setting, defining the receiving landscape character. It is therefore considered that the proposed development will result in a low magnitude of change, resulting in a minor significance of effect on the site's landscape character.

Effect upon the Visual Environment

- 5.12. A number of viewpoints have been identified in order to demonstrate the visibility of the site within the localised and wider setting. The views have been informed by a thorough desk study and a number of field assessments and the viewpoint

locations were discussed and agreed with Milton Keynes Landscape Officer. The views are taken from publicly accessible viewpoints and although are not exhaustive, are considered to provide a fair representation of the visual environment within which the site is set. The visual analysis seeks to identify those views that will, potentially, experience the greatest degree of change as a result of the proposals. The viewpoints are illustrated on the Viewpoint Location Plan within Appendix 2.

- 5.13. In addition, a number of Illustrative Wireframe Visualisations have been prepared, based on key viewpoints and illustrating a wireframe of the maximum parameters of the proposed built components when viewed from their respective location. The illustrative wireframe visualisations represent the location, size and scale of the proposals and illustrate the degree of containment afforded to the proposed development by the intervening elements associated with the views. The wireframe illustrative visualisations are included within Appendix 3.

Viewpoint	Location	Receptor	Sensitivity	Magnitude of Change	Significance of Effect
1	A5 road corridor, approx. 2m west of the site	Users of the road network	Low	Medium / Low	Moderate / Minor
<p>NOTES: At Year 1, although the vegetation associated with the northern and eastern site boundary will be reinforced with additional planting as part of a linear park, it is considered that proposals will introduce new features into the context of this view resulting in a high / medium magnitude of change upon a low sensitivity receptor. However, as the proposed landscape features mature, the proposed built elements will be softened and the scheme will become an integrated part of the view and built up edge of Milton Keynes. As such, the magnitude of change will reduce to medium / low resulting in an effect of moderate / minor significance.</p>					
2	PRoW Bow Brickhill FP 004, within the site, northern boundary	Users of the Public Rights of Way (PRoW) Network	High	Medium	Major / Moderate

	<p>NOTES: During the early stages of development, due to the very limited extent of existing vegetation structure in the northern part of the site and while the landscape proposals mature, it is considered that the proposed built form will be clearly visible from Viewpoint 2, resulting in a high magnitude of change upon a high sensitivity receptor. It is noted that a landscape buffer is proposed along the northern eastern site boundary, which will afford a degree of containment and softening to the proposed warehouse units from this location. As the proposed landscape features mature, the proposed built edge will be softened and the magnitude of change will reduce to medium, resulting in an effect of major / moderate significance. The existing PRoW route will however be enhanced and incorporated as part of the green infrastructure network and landscape proposals associated with the development.</p>				
3	PRoW Bow Brickhill FP 004A, within the site, eastern boundary	Users of the Public Rights of Way (PRoW) Network	High	Medium / Low	Major / Moderate
	<p>NOTES: At Year 1, due to the very limited extent of existing vegetation structure in the northern part of the site and while the landscape proposals mature, it is considered that the proposed built elements will be visible, resulting in a high magnitude of change upon a high sensitivity receptor. As the proposed landscape features mature, the proposed built edge will be softened and the magnitude of change will reduce to medium / low, resulting in an effect of major / moderate significance.</p>				
4	PRoW Bow Brickhill FP 005, approx. 50m east of the site	Users of the Public Rights of Way (PRoW) Network	High	Medium	Moderate
	<p>NOTES: Existing built form on the edge of Milton Keynes is already a component of the view. It is considered that the proposed built form will be visible beyond the intervening vegetation structure associated with Brickhill Street during the early stages of development and in closer proximity than the existing built form currently visible, resulting in a medium magnitude of change upon a high sensitivity receptor. As the proposed landscape features mature, the proposed built edge will be softened and the magnitude of change will reduce to low, resulting in an effect of moderate significance.</p>				
5	PRoW Bow Brickhill FP 003, approx. 510m northeast of the site	Users of the Public Rights of Way (PRoW) Network	High	Negligible	Minor
	<p>NOTES: The site is afforded a strong degree of visual containment by intervening vegetation structure and built form associated with its setting to the north-east. It is considered that if the proposals are visible, only the proposed roofscape would be perceived via glimpses and seen within the north-eastern site setting which is already characterised by the presence of built form and the proposals will not form a major component of the view. At Year 1, it is considered that the proposals will result in a negligible magnitude of change upon a high sensitivity receptor. It is therefore considered that the proposals will result in an effect of minor significance.</p>				
6	PRoW Bow Brickhill FP 005, approx. 380m east of the site	Users of the Public Rights of Way (PRoW) Network	High	Low	Moderate

	<p>NOTES: At Year 1, although the vegetation associated with the southern site boundary will be reinforced with additional planting, it is considered that the proposed roofscape and elevational treatment will be visible beyond the intervening vegetation structure, resulting in a low magnitude of change upon a high sensitivity receptor. As the proposed landscape features mature, the proposed built edge will be softened. It is however noted that the proposed built form will be set amongst an established landscape context and due to the careful consideration of the height of the buildings, they will not break the skyline and will not form a major component of the view. It is considered that from viewpoint 6, the proposals will result in an effect of moderate significance. Refer also Appendix 3 Illustrative Wireframe Visualisations which depict the maximum built parameters of the scheme.</p>				
7	PRoW Little Brickhill FP 017, approx. 415m southwest of the site	Users of the Public Rights of Way (PRoW) Network	High	Low / Negligible	Moderate
	<p>NOTES: Due to the presence of the A5 road corridor in the field of view and existing treescape, it is considered that only a very small extent of the proposals set back from western boundary will be visible from Viewpoint 7 during the early stages of development. As the landscape proposals mature, it is considered that the proposed development will be provided further screening, resulting in a low / negligible magnitude of change against a high sensitivity receptor. Therefore, it is considered that the proposals will result in an effect of moderate / minor significance.</p>				
8	PRoW Bow Brickhill FP 004, approx. 130m west of the site	Users of the Public Rights of Way (PRoW) Network	High	Medium / Low	Major / Moderate
	<p>NOTES: As from Viewpoint 7, it is considered that the only a small extent of the proposals will be visible due to the extent of intervening vegetation structure. This built form will however be apparent above the vegetation structure due to the proximity of the viewpoint and scale of the proposals and as such this will be perceptible, resulting in a medium magnitude of change and an effect of major / moderate significance. Refer also Appendix 3 Illustrative Wireframe Visualisations which depict the maximum built parameters of the scheme.</p>				
9	Unnamed Footpath, Caldecotte Lake, approx. 584m northeast of the site	Viewers engaged in outdoor recreation	Medium	Low / Negligible	Moderate / Minor
	<p>NOTES: At Year 1, due to the presence of the elevated railway line corridor and associated treebelt in the field of view, it is considered that only partial / glimpsed views of the proposed built components will be available above the vegetation structure, resulting in a low / negligible magnitude of change against a medium sensitivity receptor. At Year 10, as the proposed landscape features mature, it is considered that the proposed built edge will remain apparent from Viewpoint 9, although with only partial glimpsed views of the roofscape, resulting in an effect of moderate / minor significance.</p>				
10	A4116 Bridge over Caldecotte Lake, approx. 1km north of the site	Users of the road network, Viewers engaged in outdoor recreation	Medium	Negligible	Minor

	NOTES: Due to the presence of established vegetation structure associated with the northern site setting, combined with distance and the context of the view, it is considered that the proposals will not be readily apparent from Viewpoint 10 with any built elements being barely perceptible and will therefore result in a minor significance of effect.				
11	PRoW Bow Brickhill BW 006, approx. 1km east of the site	Users of the Public Rights of Way (PRoW) Network	High	Medium / Low	Major / Moderate
	NOTES: It is noted the existing elevated view provides a wider panorama of the existing built up edge of Milton Keynes which forms the context to the application site. At Year 1, although the vegetation associated with the southern and eastern site boundaries will be reinforced with additional planting, it is considered that some partial views of the proposed built form will be visible from Viewpoint 10 due to the elevated nature of the viewpoint and scale of the built elements, resulting in a medium / low magnitude of change upon a high sensitivity receptor. As the proposed landscape features mature, the proposed built edge will be softened although the built components will remain visible forming part of the wider built up area, resulting in an effect of major / moderate significance.				
12	PRoW Bow Brickhill BW 006, approx. 1km east of the site	Users of the Public Rights of Way (PRoW) Network	High	Medium	Major / Moderate
	NOTES: The elevated viewpoint provides a wide open view across much of the application site and wider built up area of Milton Keynes from the edge of the mature wooded Greensand Ridge. Further east and south east views are restricted by the established woodland. During the early stages of development, due to the elevated location of Viewpoint 12 it is considered that the majority of the proposals will be apparent from this location, however the built components will be seen set against the wider built up area that forms a backdrop to the view. The proposed built elements will not break the skyline nor will they appear out of context to the existing components in the view which includes larger scale commercial built form, and as such it is considered this will result in a medium magnitude of change upon a high sensitivity receptor. As the proposed landscape features and wide buffers mature, the proposed built edge will be further softened although the built form will remain a component of the view and will be seen as an extension to the wider built edge. The landscaped boundaries will form a green edge to the built up area. The magnitude of change is considered to be medium, resulting in an effect of major / moderate significance. Refer to Wireframe Visualisation of VP12 within Appendix 3 which has been prepared to illustrate the maximum built form parameters associated with the proposals.				
13	On Bow Brickhill Road in front of property at no. 1 Station Road, near the site's north-eastern corner	Residents with oblique views of the site	High	Medium	Major / Moderate

<p>NOTES: The vegetation associated with the site's north-eastern corner and eastern boundary will be reinforced with additional planting including native shrubs and woodland pockets. However, it is considered that partial views of the proposals will be available from Viewpoint 13 during the early stages of development, resulting in a medium / high magnitude of change upon a high sensitivity receptor. As the proposed landscape features mature, it is considered that the proposals will be afforded a greater degree of visual containment and that the proposed built edge will be softened. The magnitude of change will therefore reduce to medium, resulting in an effect of major / moderate significance. Refer also Appendix 3 Illustrative Wireframe Visualisations which depict the maximum built parameters of the scheme.</p>
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- 5.14. As an overview, views of the application site are relatively well contained through a combination of the low-lying topography, established vegetation cover and intervening built form associated with the immediate setting to the south-east of Milton Keynes. Where they are available, the proposals will be successfully integrated into the surrounding landscape when considering the existing built form, urbanising components and adjacent transport corridors. While the proposals will represent a degree of change within localised views, they will not harm the context of these views and it is considered that the proposals can be accommodated.
- 5.15. Proposed additional planting to the site boundaries will create a robust and defensible green buffer to the development, softening the perceived built edge. It is acknowledged that in the short term the proposals will give rise to some adverse effects upon those views within the immediate setting, however, as the proposed landscaping matures it will integrate the proposals within the existing landscape structure.
- 5.16. Within the context of views from the wider rural landscape, the development would be well contained and, where glimpsed views through vegetation are available, the small proportion of the development visible would be seen in the context of the existing built-up area of Milton Keynes. The views from the rising landscape to the east demonstrate the proposed scheme will not be out of context to the wider built up area. Views from further east and the elevated Greensand Ridge (beyond viewpoints 11 and 12) are restricted by the extent of established woodland cover and intervisibility between the more sensitive landscape and the application site is limited. Overall, it is considered that the proposed development can be integrated without significant harm to the receiving visual environment.

Effect upon Landscape Related Policy

- 5.17. Both national and local policy guidance seeks to ensure that proposed development should promote good design which responds to the character of the setting ensuring that the proposals are integrated within their context. It is considered that the proposals are fully in line with policy objectives and can be accommodated within the localised landscape setting which forms the context of the site. Furthermore, the site itself is allocated for employment development (Policy SD14) and as such the principle of this type of development proposed on the site has already been acknowledged.
- 5.18. The site is not covered by any qualitative landscape designations and is not considered to be located within a valued landscape in the context of the NPPF. The NPPF seeks to promote sustainable development unless any harm significantly and demonstrably outweighs the benefit of the proposals. It is acknowledged that the proposed development will result in a degree of change within the immediate context of the site itself, however, this is not considered so great as to significantly or demonstrably outweigh the benefits of the scheme. It is therefore considered that the proposals can be integrated without significant harm to the character or visual amenities of the receiving landscape.

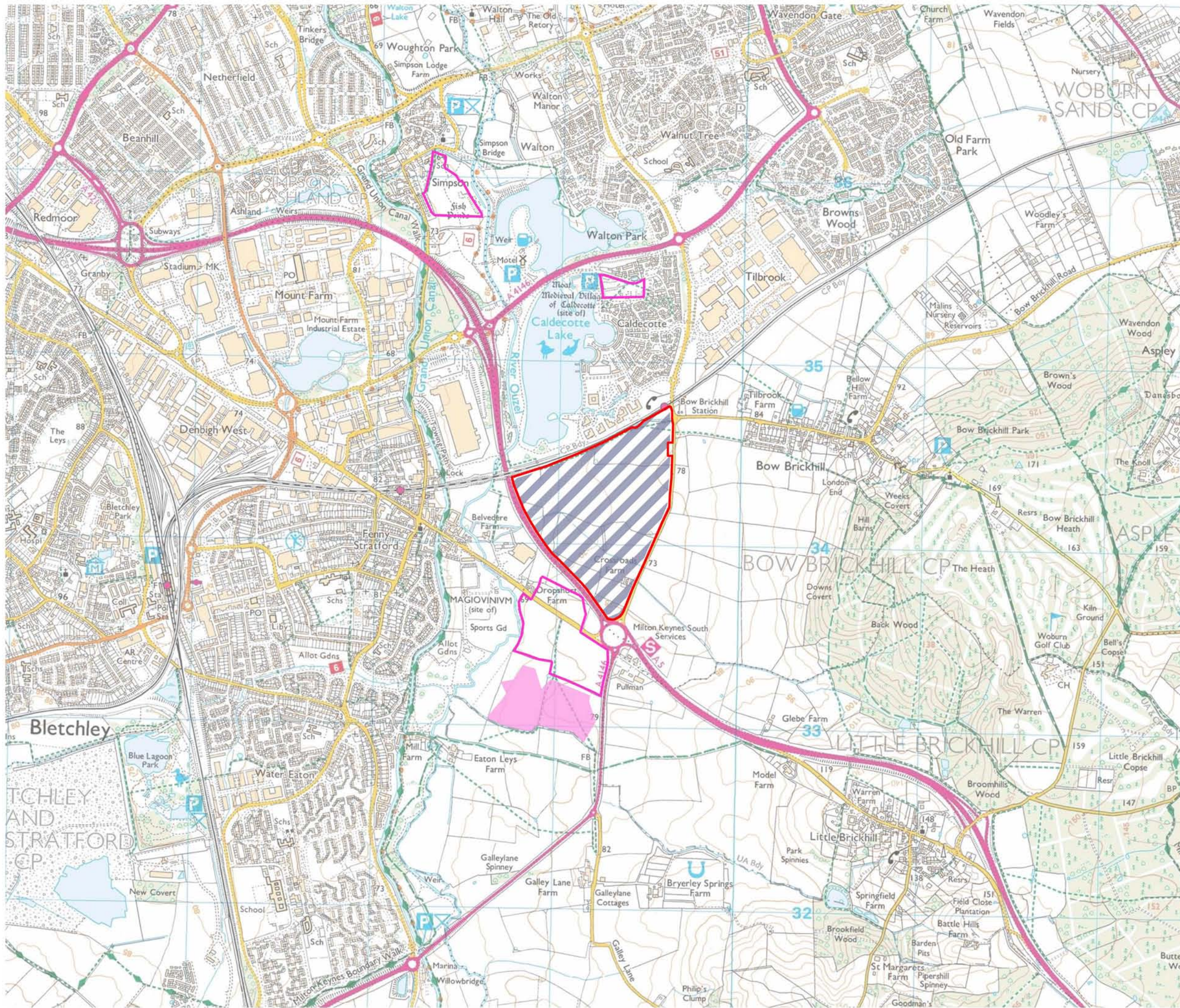
6. SUMMARY AND CONCLUSIONS

- 6.1. Aspect Landscape Planning Ltd has been appointed by HB (South Caldecotte) Ltd to undertake a landscape and visual impact assessment relating to the application seeking the development of a number of warehouse units and blocks for businesses on land at South Caldecotte, Milton Keynes.
- 6.2. The site is located on southern built-up edge of Milton Keynes, with Caldecotte Lake Business Park and residential areas located directly to the north of the site, whilst the A5 road corridor defines the western site boundary. The proposals will introduce a high-quality employment development into the context of an edge of settlement site surrounded by road corridors and built form, which currently does little to contribute positively to the localised or wider landscape character. The proposals include enhanced boundaries with green buffers and it is considered that this will not materially affect the character of the area.
- 6.3. In terms of the effect of the proposals upon the receiving landscape character, it is concluded that whilst the loss of the agricultural land represents a degree of harm, the site, in its current form does not contribute particularly positively to the localised or wider landscape or townscape setting. The character assessment identifies that the application site is heavily influenced by the proximity of urbanising features such as the adjacent road corridors including the A5 road and forms a clearly defined boundary to the site. The application site is relatively enclosed by the adjoining established vegetation which will largely be retained as part of the proposals. Additional planting is to be implemented along the site boundaries and internally providing a net increase in tree, hedge and shrub planting. This will ensure an enhanced and robust edge to the proposals and will contribute to the local green infrastructure. It is therefore concluded that the proposals will not give rise to significant effects in terms of landscape character and the site has the capacity to accommodate the proposals.
- 6.4. In terms of the effect of the proposals upon the receiving visual environment, views of the application site are relatively well contained through a combination of the low-lying flat topography, established vegetation cover and intervening built form associated with the immediate setting. As such, views of the proposals will be highly localised. Where they are available, the proposals will integrate successfully into the surrounding landscape when considering the existing built

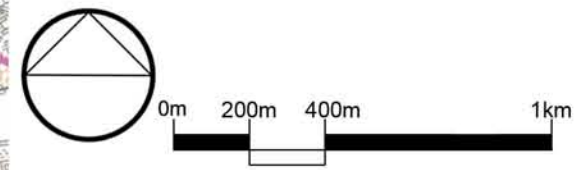
form, urbanising components and adjacent road corridors. Whilst the proposals will represent a degree of change within localised views, they will not appear out of context to that which currently exists and will not harm the context of these views and it is considered that the proposals can be accommodated.





- 6.5. Within the context of views from the wider rural landscape to the south and east, the development would be well contained and, where glimpsed views through vegetation are available, the proportion of the development visible would be seen in the context of the existing built-up area of Milton Keynes. Views from further east and the elevated Greensand Ridge (beyond viewpoints 11 and 12) are restricted by the extent of established woodland cover and intervisibility between the more sensitive landscape and the application site is limited. Overall, it is considered that the proposed development can be integrated without significant harm to the receiving visual environment.
- 6.6. Furthermore, the site itself is allocated for employment development and as such the principle of this type of development proposed on the site has already been acknowledged. The land to the south-west is also allocated and was subject to a planning application for up to 600 dwellings (Land at Eaton Leys, Application Ref. MK1533/15). As such, the principle of development within the immediate vicinity of the site has also already been considered.
- 6.7. It is considered that the application site and receiving environment have the capacity to accommodate the proposals. The proposals will not result in significant harm to the landscape character or visual environment and, as such, it is considered that the proposed development can be successfully integrated in this location and is supportable from a landscape and visual perspective.

ASPECT PLANS



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- Key:
-  Application Site Boundary
 -  Strategic Employment Allocation
Policy SD14, Plan:MK
(Land South of Milton Keynes,
South Caldecotte)
 -  Strategic Residential Allocation
Policy SD13, Plan:MK
(Land at Eaton Leys, Little Brickhill)
 -  Scheduled Ancient Monument

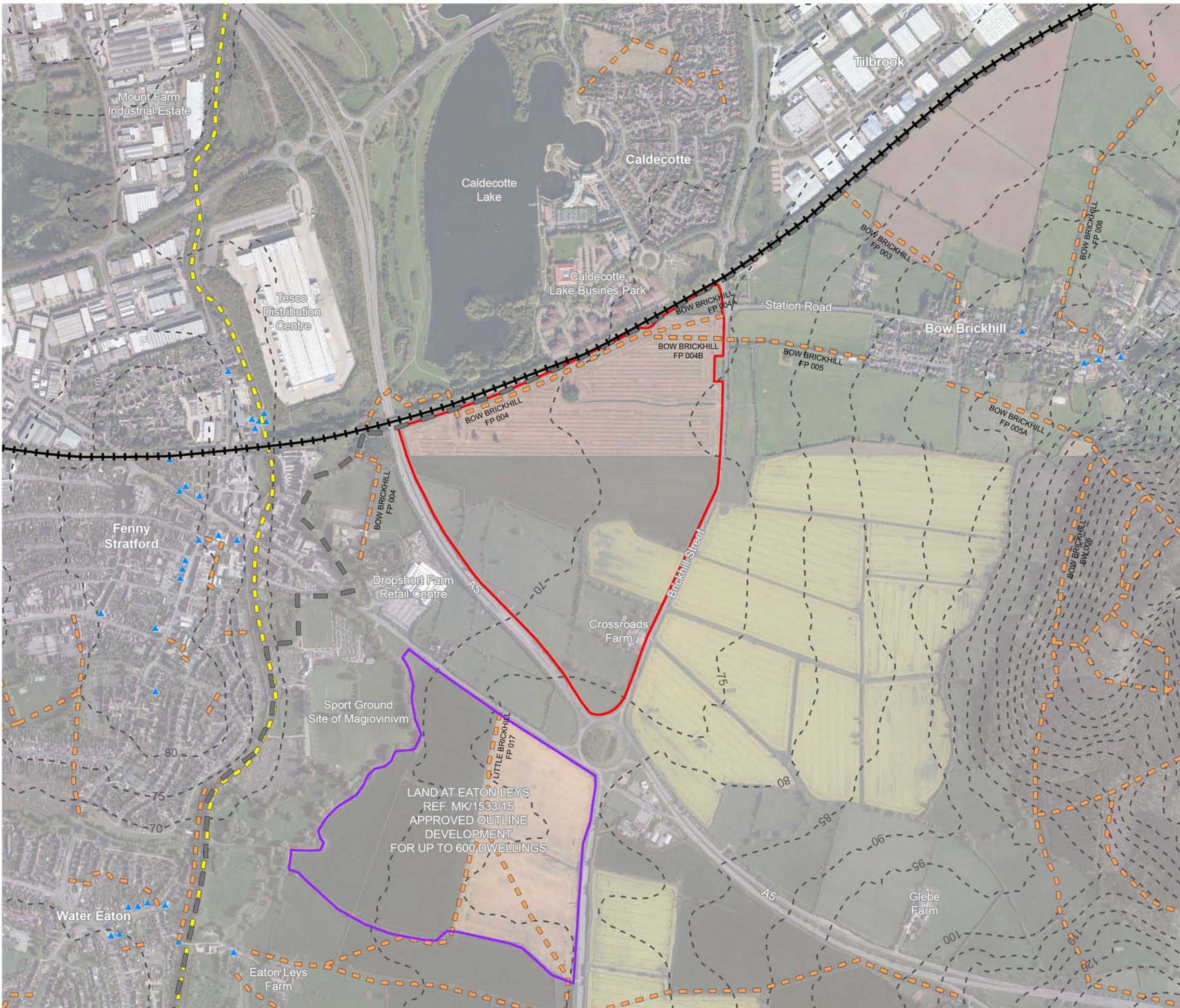
REV	DATE	NOTE	DRAWN	CHK'D
REVISIONS				

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TITLE
**Land at South Caldecotte
 Site Location & Designations Plan**

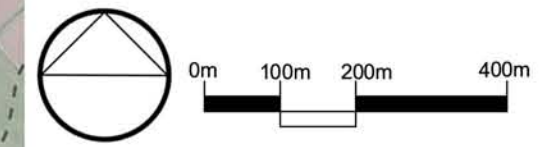
CLIENT
HB (South Caldecotte) Ltd

SCALE	DATE	DRAWN	CHK'D
1:20,000	DEC 2017	SFB	CJ
DRAWING NUMBER		REVISION	
6340/SLP/ASP1		A	



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- Key:
- Application Site Boundary
 - Development Boundary
 - Contours (m AOD)
 - Public Right of Way
 - Grand Union Canal Walk Long Distance Route
 - Listed Building
 - Railway
 - Land at Eaton Leys Approved Outline Development Ref. MK/1533/15

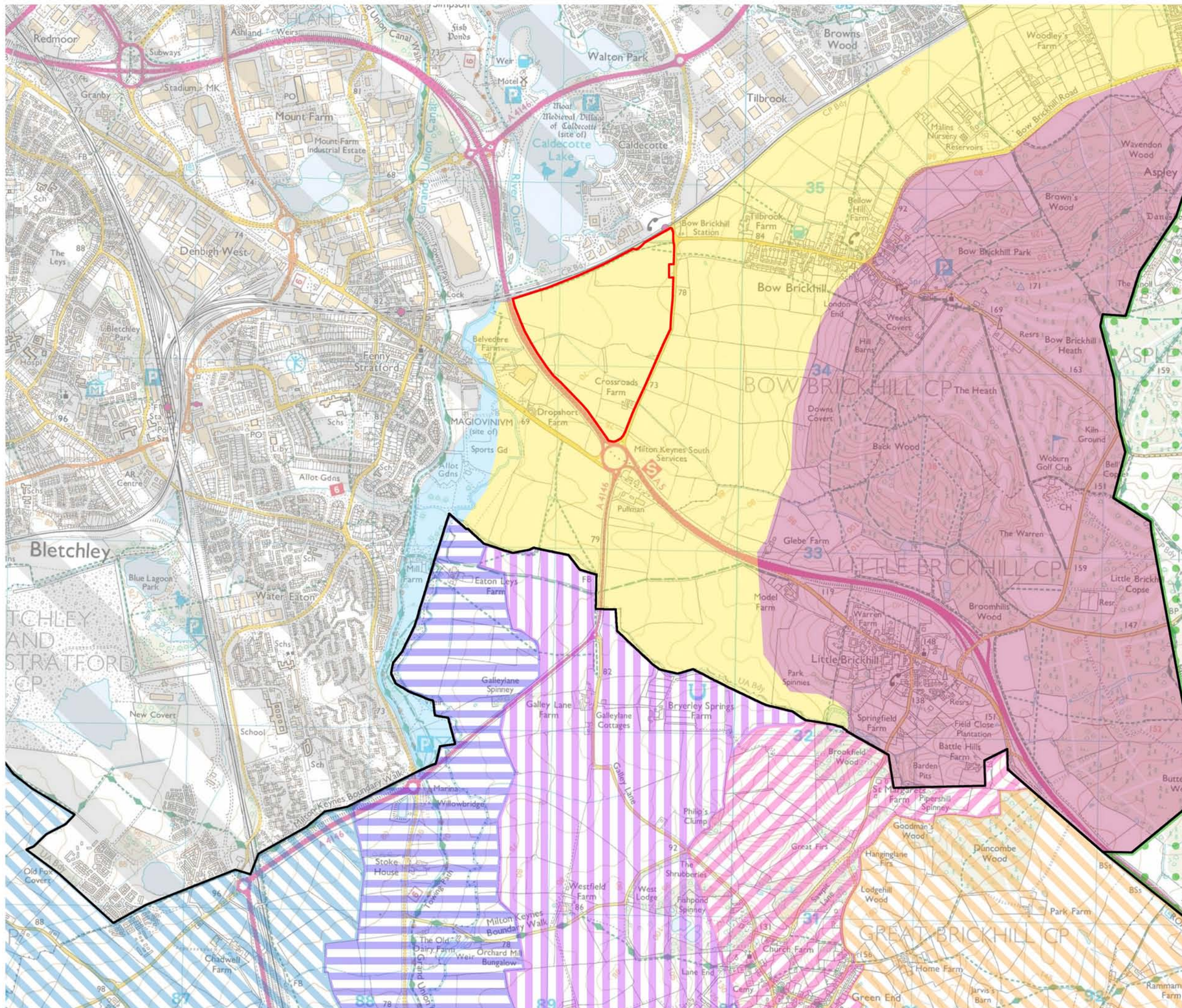
B	25.06.19	Updated for planning application	SB	CJ
A	11.10.18	Updated to team comments	SFB	CJ
REV	DATE	NOTE	DRAWN	CHK'D

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TITLE
Land at South Caldecotte Site & Setting Plan

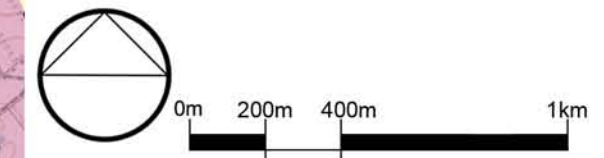
CLIENT
HB (South Caldecotte) Ltd

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1:10,000	DEC 2017	SFB	CJ
DRAWING NUMBER	REVISION		
6340/ SSP/ ASP2	B		



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- Key:**
- Application Site Boundary
 - Milton Keynes Urban Area
 - Milton Keynes LC Assessment:**
 - LCT 2 - River Valley
 - LCA 2e - Ouzel South Urban River Valley
 - LCT 4 - Clay Lowland Farmland
 - LCA 4b - Wavendon Clay Lowland Farmland
 - LCT 6 - Greensand Ridge
 - LCA 6a - Brickhill Greensand Ridge
 - Buckinghamshire LC Assessment:**
 - LCT 4 - Undulating Clay Plateau
 - LCA 4.9 - Newton Longville-Stoke Hammond Claylands
 - LCT 5 - Shallow Valleys
 - LCA 5.2 - Ouzel Valley
 - LCT 5 - Shallow Valleys
 - LCA 5.3 - Ouzel Valley Lower Slopes
 - LCT 6 - Greensand Ridge
 - LCA 6.1 - Brickhills Scarp
 - LCT 6 - Greensand Ridge
 - LCA 6.2 - Stockgrove Wooded Slopes
 - Central Bedfordshire LC Assessment:**
 - LCT 6 - Wooded Greensand Ridge
 - LCA 6A - Woburn Greensand Ridge
 - Landscape Character Assessments District / County Boundaries

REV	DATE	NOTE	DRAWN	CHK'D
REVISIONS				

aspect landscape planning

TITLE
**Land at South Caldecotte
 Landscape Character Plan**

CLIENT
HB (South Caldecotte) Ltd

SCALE	DATE	DRAWN	CHK'D
1:20,000	DEC 2017	SFB	CJ
DRAWING NUMBER		REVISION	
6340/ LCP/ ASP3			

NATIVE TREES & STRUCTURAL PLANTING - Trees planting in groups, larger blocks and random drifts to provide varied structural edge habitats and robust landscape buffers. The native tree and structural planting will be primarily located around the site boundaries to create wide green buffers, and also internally breaking up the various plots to link the overall green infrastructure and provide a green setting that assists to integrate the built form. Native tree species will include standards, whips and transplants and will include:

- | | |
|------------------|---------------------------|
| Field Maple | <i>Acer campestre</i> |
| Common Alder | <i>Alnus glutinosa</i> |
| Downy Birch | <i>Betula pubescens</i> |
| Hornbeam | <i>Carpinus betulus</i> |
| Hawthorn | <i>Crataegus monogyna</i> |
| Crab Apple | <i>Malus sylvestris</i> |
| Wild Cherry | <i>Prunus avium</i> |
| Bird Cherry | <i>Prunus padus</i> |
| Blackthorn | <i>Prunus spinosa</i> |
| Pendunculate Oak | <i>Quercus robur</i> |
| Goat Willow | <i>Salix caprea</i> |
| Rowan | <i>Sorbus aucuparia</i> |



FEATURE INTERNAL & ROADSIDE TREE PLANTING - Feature tree and ornamental planting along the primary and secondary roads throughout the development will aim to tie in with species used within South Caldecotte to the north, whilst also creating a high quality environment to the development. A variation in species for each plot, zone or type of area will help to provide variation and separate character areas within the development. The use of a degree of semi-mature tree planting will provide 3-dimensional depth and instant impact to the green infrastructure. Feature ornamental species will include:

- Acer campestre* 'Streetwise'
Betula pendula 'jacquemontii'
Carpinus betulus 'Frans Fontaine'
Liquidambar styraciflua
Prunus avium 'Plena'
Prunus x subhirtella 'Autumnalis'
Sorbus aria 'Lutescens'
Tilia cordata 'Greenspire'



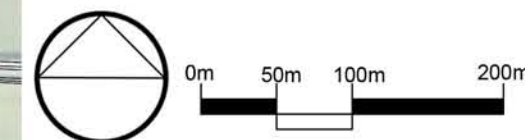
NATIVE HEDGEROWS & WOODLAND EDGE - Planting using a mix of native hedgerow and shrub species to increase the diversity of hedgerows and woodland edges and provide foraging opportunities for local wildlife. Hedgerow flowering/fruitlet species will include:

- | | |
|--------------|---------------------------|
| Dogwood | <i>Cornus sanguinea</i> |
| Hazel | <i>Corylus avellana</i> |
| Hawthorn | <i>Crataegus monogyna</i> |
| Holly | <i>Ilex aquifolium</i> |
| Wild Privet | <i>Ligustrum vulgare</i> |
| Blackthorn | <i>Prunus spinosa</i> |
| Dog Rose | <i>Rosa canina</i> |
| Common Elder | <i>Sambucus nigra</i> |
| Gelder Rose | <i>Viburnum opulus</i> |



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- Key:
- Application Site Boundary
 - Existing Vegetation Structure
 - Proposed Tree Planting
 - Proposed Hedgerows and Shrub Planting
 - Proposed Native Structural Woodland Planting
 - Proposed Swale and Wetland Planting
 - Proposed Wildflower Meadow
 - Proposed Marginal Planting
 - Pedestrian Links & Public Right of Way Network
 - Redway (Shared Cycle & Footpath)
 - Landmark with Feature Landscaping / Public Art
 - Gas Pipe & 3m Easement (No Tree Planting)
 - 9m IDB Easement (No Planting)
 - Proposed Highway Ditch

WILDFLOWER MEADOWS - Wildflower Meadow grass mix is sown within sections along the boundaries to provide further biodiversity and ecological benefits. Recommend use of species rich meadow grassland such as Emorsgate EM3 'Special General Purpose Meadow Mixture'

WETLAND GRASSLAND & VEGETATION - Appropriate wetland grassland and vegetation will be planted around the existing / proposed watercourse, swales and attenuation areas to enhance the wildlife value. Recommended use of meadow grassland mix along pond edges such as Emorsgate EM8 'Meadow Mixture for Wetlands.'



A	REV	DATE	NOTE	SB	CJ
	03.07.19		Updated to client comments and IDB easement.	SB	CJ

REVISIONS

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TITLE
**Land at South Caldecotte
 Illustrative Landscape Strategy Plan**

CLIENT
HB (South Caldecotte) Ltd

SCALE	DATE	DRAWN	CHK'D
1:5,000@A3	JUN 2019	SB	CJ
DRAWING NUMBER		REVISION	
6340 / LSP / ASP4		A	

APPENDIX 1

ASPECT LANDSCAPE & VISUAL IMPACT METHODOLOGY

LANDSCAPE AND VISUAL IMPACT ASSESSMENT METHODOLOGY

- 1.1. The Landscape Institute and the Institute of Environmental Management and Assessment have jointly published Guidelines for Landscape and Visual Impact Assessment Third Edition (2013) that gives guidance on carrying out a Landscape and Visual Impact Assessment (LVIA), either as a standalone appraisal or part of an Environmental Impact Assessment (EIA). This methodology takes on board the above guidance.
- 1.2. When assessing character within an urban context, this methodology can be applied to Townscape Assessments and how the development will affect the elements that make up the townscape and its distinctive character.
- 1.3. The main stages of the LVIA process are outlined below. This process will identify and assess the potential effects of a development on the landscape resource and the visual environment.

1. Baseline study

Landscape

- Define the scope of the assessment.
- Outline the planning policy context, including any landscape designations.
- Establish the landscape baseline through a site visit and an assessment of published Landscape Character Assessments to identify the value and susceptibility of the landscape resource (receptor), at community, local, national or international levels where appropriate.

Visual

- Define the scope of the assessment.
- Identify the extent of visual receptors within the study area, with the use of Zones of Theoretical Visibility (ZTV) where appropriate, and establish the number and sensitivity of the representative viewpoint and/or groups of people (receptors) within the study area whose views may be altered as a result of the proposals.

2. Project description

The baseline study highlights clear opportunities and constraints for the integration of the proposals into the receiving environment. The aspects of the scheme at each phase that will potentially give rise to effects on the landscape and visual amenity will need identifying. At this time, the proposals can be modified to ensure that further mitigation measures are incorporated into the design as a response to the local landscape and visual environment.

3. Description of Effects

The level of effect on both landscape and visual receptors should be identified in respect of the different components of the proposed development. In order to assess the significance of the effect on the receiving environment, it is necessary to consider the **magnitude**, i.e. the degree of change, together with the **sensitivity** of the receptor.

This will identify whether the effects are:

Adverse or Beneficial - beneficial effects would typically occur where a development could positively contribute to the landscape character or view. Neutral effects would include changes that neither add nor detract from the quality and character of an area or view. Adverse effects would typically occur where there is loss of landscape elements, or the proposal detracts from the landscape quality and character of an area or view.

Direct or Indirect – A direct effect will be one where a development will affect a view or the character of an area, either beneficially or adversely. An indirect effect will occur as a result of associated development i.e. a development may result in an increase of traffic on a particular route.

Short, Medium or Long Term – this relates to the expected duration and magnitude of a development. Within this assessment the potential effects are assessed during the Construction Phase, then at Years 1 and 10, following completion of the development.

Reversible or Irreversible – can the resulting effect of a development be mitigated or not, and whether the result of the mitigation is beneficial or adverse.

4. Significance of Effects (EIA only)

A final judgment on whether the effect is likely to be significant, as required by the Regulations. The summary should draw out the key issues and outline the scope for reducing any negative/ adverse effects. Mitigation measures need to be identified that may reduce the final judgement on the significance of any residual negative effects in the long term.

Assessing effects

Landscape Sensitivity

- 1.4. The sensitivity of a particular landscape in relation to new development is categorised as very high, high, medium, low or negligible. This takes into account the susceptibility of the receptor to the type of development proposed and the value attached to different landscapes by society. The following table explains each threshold and the factors that make up the degree of sensitivity.

Table 1: Landscape Sensitivity Thresholds

Sensitivity	Definition
Very High	Landscape resource where there is a very high susceptibility to change. Landscapes would be considered of very high value, have a high degree of intimacy, strong landscape structure, a high sense of intactness and contain features worthy of protection. Townscapes may include a high proportion of historic assets. Typical examples may be Nationally designated e.g. World Heritage Sites, National Parks, Heritage Coasts, AONB's etc.
High	Landscape resource where there is a high susceptibility to change. Landscapes would be considered of high value, have a high degree of intimacy, strong landscape structure, relatively intact and contain features worthy of protection. Townscapes may include a high proportion of historic assets. Typical examples may be of Regional or County importance e.g. within the setting of National Parks, AONB's, Conservation Areas etc.
Medium	Landscape resource where there is a medium susceptibility to change. Landscapes would be considered of medium value, good landscape structure, with some detracting features or evidence of recent change. Townscapes may include a proportion of historic assets or of cultural value locally. Typical examples may be designated for their value at District level.
Low	Landscape resource where there is a low susceptibility to change. Landscapes would be considered of low value, and

	contain evidence of previous landscape change.
Negligible	Landscape resource where there is little or no susceptibility to change. Typical landscapes are likely to be degraded, of weak landscape structure, intensive land uses, and require landscape restoration.

Visual Sensitivity

- 1.5. The sensitivity of the visual receptor will be assessed against the magnitude of visual change, and is categorised as very high, high, medium, low or negligible. Each receptor should be assessed in terms of both their susceptibility to change in views and visual amenity and also the value attached to particular views.

Table 2: Visual Sensitivity Thresholds

Sensitivity	Definition
Very High	Viewers on public rights of way whose prime focus is on the high quality of the landscape around, and are often very aware of its value. Examples include viewers within nationally designated landscapes such as National Parks or AONB's.
High	Viewers on public rights of way whose prime focus is on the landscape around, or occupiers of residential properties with primary views affected by the development. Examples include viewers within regional/local landscape designations, users of National Trails, Long Distance Routes or Sustrans cycle routes, or the setting of a listed building.
Medium	Viewers engaged in outdoor recreation with some appreciation of the landscape, occupiers of residential properties with oblique views affected by the development, and users of rural lanes and roads. Examples include viewers within moderate quality landscapes, local recreation grounds, and outdoor pursuits.
Low	Viewers engaged in outdoor sport or recreation whose prime focus is on their activity, or those passing through the area on main transport routes whose attention is focused away from an appreciation of the landscape.
Negligible	Viewers whose attention is focused on their work or activity, and not susceptible to changes in the surrounding landscape.

Effect Magnitude

- 1.6. The magnitude of change relates to the degree in which proposed development alters the fabric of the landscape character or view. This change is categorised as high, medium, low, or negligible.

Table 3: Magnitude of Change

Magnitude	Effect Definition
High	Change resulting in a high degree of deterioration or improvement, or introduction of prominent new elements that are considered to make a major alteration to a landscape or view.
Medium	Change resulting in a moderate degree of deterioration or improvement, or constitutes a perceptible change within a landscape or view.
Low	Change resulting in a low degree of deterioration or improvement to a landscape or view, or constitutes only a minor component within a landscape or view.
Negligible	Change resulting in a barely perceptible degree of deterioration or improvement to a landscape or view.
No Change	It is also possible for a landscape or view to experience no change due to being totally compatible with the local character or not visible due to intervening structures or vegetation.

Significance Threshold

- 1.7. The magnitude of change is then considered against the sensitivity of the landscape resource as a receptor or the existing character of the panorama / view. In formulating the significance of effect, reasoned professional judgement is required which is explained within the assessment. This is carried out both in terms of the predicted effects on landscape character or on visual amenities. The significance thresholds are predicted as Substantial, Major, Moderate, Minor, Negligible and None, and can be either beneficial or adverse. Unless otherwise stated, all effects are predicted in the winter months. The extent of mitigation measures should be clearly stated, and in the case of planting proposals, the contribution to reducing adverse effects should be demonstrated at different stages (construction stage, operational stage year 0, and year 10).

Table 4: Significance of Effect

Significance	Threshold Definition
Substantial	A very high magnitude of change that materially affects a landscape or view of national / international importance that has little or no ability to accommodate change.
Major	A high magnitude of change that materially affects a landscape or view that has limited ability to accommodate change. Positive effects will typically occur in a damaged landscape or view.
Moderate	A medium magnitude of change that materially affects a landscape or view that may have the ability to accommodate change. Positive effects will typically occur in a lower quality landscape or view.
Minor	A low magnitude of change that materially affects a landscape or view that has the ability to accommodate change. Positive effects will typically occur in a lower quality landscape or view.
Negligible	A negligible magnitude of change that has little effect on a landscape or view that has the ability to accommodate change.
None	It is also possible for a magnitude of change to occur that results in a neutral effect significance due to the change being compatible with local character or not visible.

- 1.8. The significance of the effect is measured on the ability of a landscape or view to accommodate the change. In assessing the significance of effects, the following matrix will be used to determine the significance thresholds, through determining the sensitivity of the receptor and the magnitude of change.

Table 5: Measuring Significance of Effect

		Sensitivity of Receptors				
		Very High	High	Medium	Low	Negligible
Magnitude of Change	High	Substantial	Major	Major/ Moderate	Moderate	Moderate/ Minor
	Medium	Major	Major/ Moderate	Moderate	Moderate/ Minor	Minor
	Low	Major/ Moderate	Moderate	Moderate/ Minor	Minor	Negligible
	Negligible	Moderate	Moderate/ Minor	Minor	Negligible	Negligible/ None

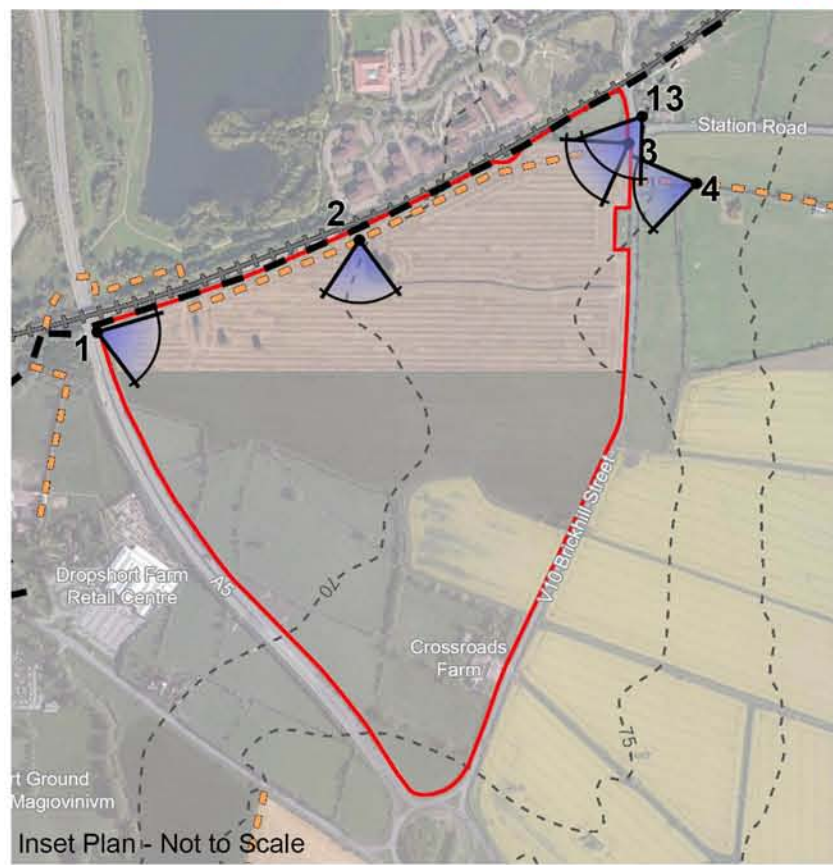
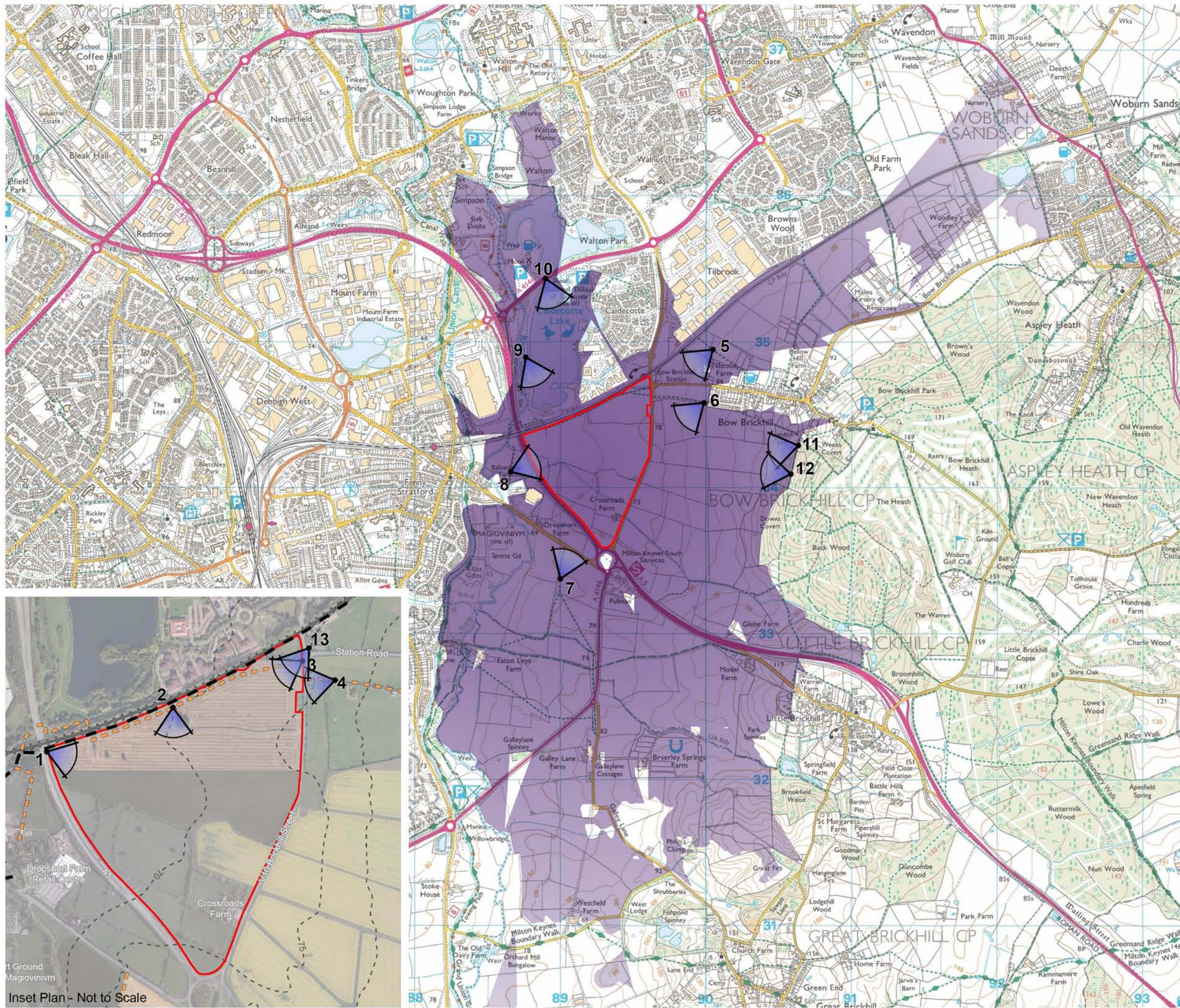
- 1.9. It should be noted that where there is no perceptible change in terms of the effect magnitude regardless of the sensitivity of the receptor, the significance of the effect on a landscape or view will be none.
- 1.10. A written statement summarising the significance of effects is provided, assisted by the tables and matrices. The final judgement relies on professional judgement that is reasonable, based on clear and transparent methods, suitable training and experience, and a detached and dispassionate view of the development in the final assessment.

Assessing cumulative effects

- 1.11. Cumulative effects are additional effects caused by a proposed development in conjunction with other similar developments. This can be cumulative landscape effects on the physical fabric or character of the landscape, or cumulative visual effects caused by two or more developments being visible from one viewpoint and/or sequence of views. The scope of cumulative effects should be agreed at the outset to establish what schemes are relevant to the assessment, and what planning stage is appropriate. It is generally considered that existing and consented developments and those for which planning applications have been submitted but not yet determined should be included.

APPENDIX 2

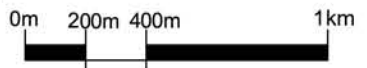
VISUAL ASSESSMENT



Inset Plan - Not to Scale

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Key:

- Application Site Boundary
- Extent of Theoretical Visibility of Development
- Development Theoretically Not Visible
- Viewpoint Location

Note: The area shown as visible is calculated using the bare earth model and takes into account the potential screening by key large vegetation structure and built form. The landform data contour accuracy used for the ZTV is better than 3m (RMSEI). The ZTV therefore should be used to inform on site assessment only and should not be used as a substitute for visiting the site and its environs. For the ZTV calculations the proposed buildings are indicated at a height of 18.5m.

B	01.07.19	Minor amends for application submission	SB	CJ
A	18.01.19	Further site visit and Viewpoint 13 added	SFB	BW
REV	DATE	NOTE	DRAWN	CHK'D
REVISIONS				

aspect landscape planning

TITLE
 Land at South Caldecotte
 Viewpoint Location Plan

CLIENT
 HB (South Caldecotte) Ltd

SCALE	DATE	DRAWN	CHK'D
1:25,000	DEC 2017	SFB	CJ
DRAWING NUMBER	REVISION		
6340 / VLP	B		



Application Site visible from the A5 road corridor

Back Wood

Viewpoint 1



Vegetation structure associated with the Site's south-western boundary

Application Site visible from PRow Bow Brickhill FP04

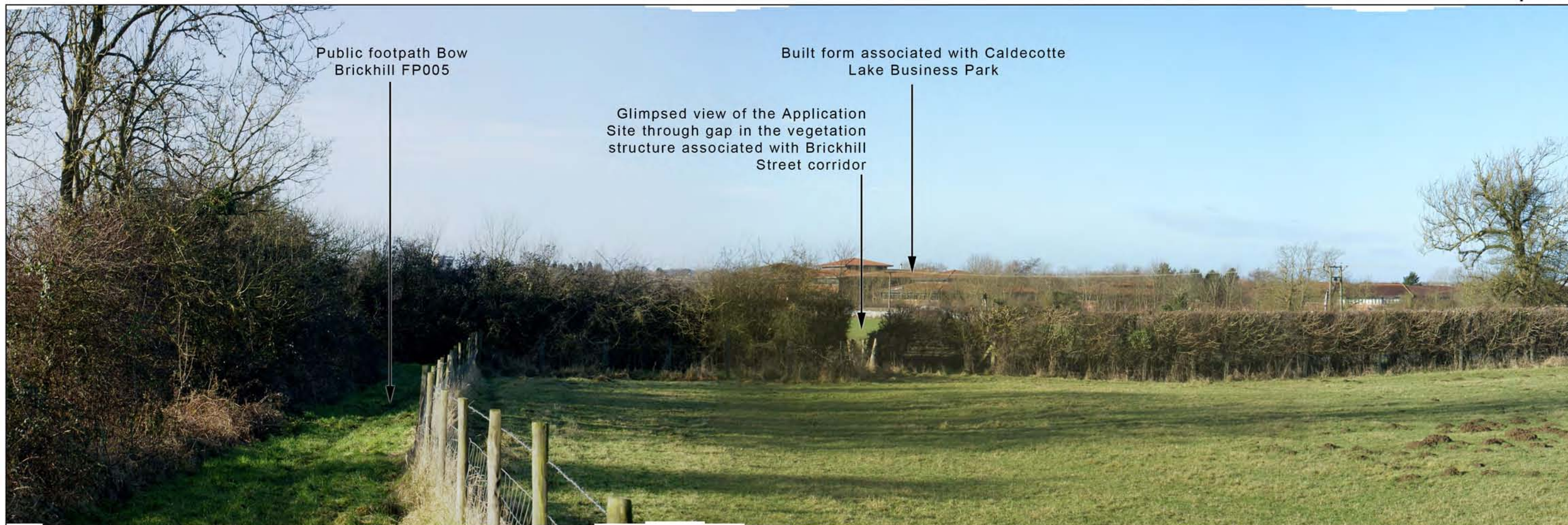
A5 road corridor running along the Site's south-western boundary

Viewpoint 2



Application Site visible from north-eastern section of the PRoW FP 04

Viewpoint 3



Public footpath Bow
Brickhill FP005

Glimpsed view of the Application
Site through gap in the vegetation
structure associated with Brickhill
Street corridor

Built form associated with Caldecotte
Lake Business Park

Viewpoint 4



Residential area associated with Bow Brickhill

Approximate location of the Application Site beyond intervening vegetation structure and built form associated with the immediate setting to the north-east

Viewpoint 5



Approximate location of the Application Site beyond intervening vegetation structure associated with the immediate setting to the east

Viewpoint 6



Approximate location of the Application Site beyond intervening road corridor associated with Watling Street

Back Wood

Viewpoint 7

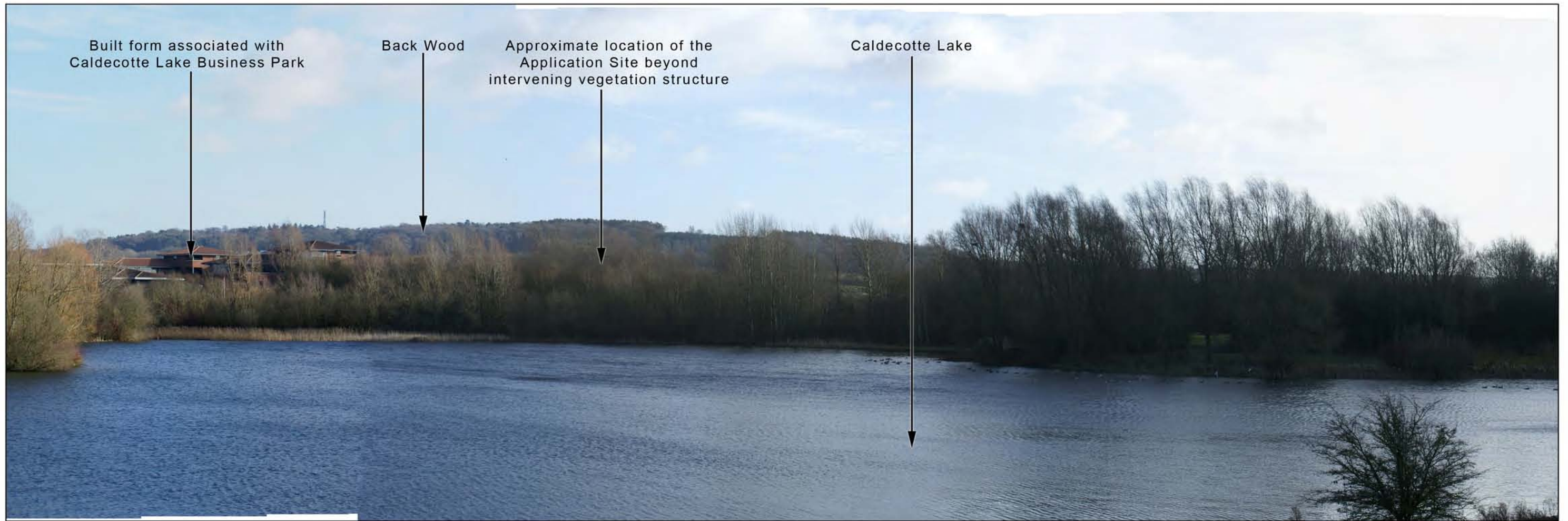


A5 road corridor

Approximate location of the Application Site beyond intervening road corridor and associated vegetation structure

Back Wood

Viewpoint 8



Viewpoint 9



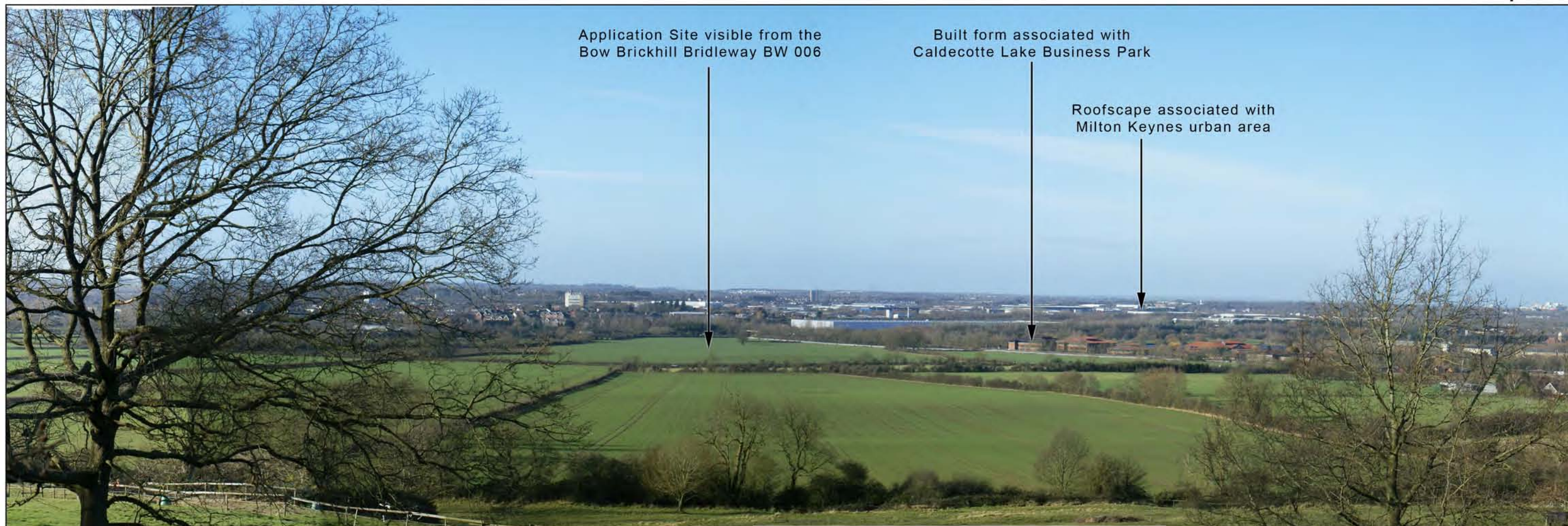
Viewpoint 10



Glimpses of the Application Site available through the intervening vegetation structure

Residential area associated with the settlement of Bow Brickhill

Viewpoint 11



Application Site visible from the Bow Brickhill Bridleway BW 006

Built form associated with Caldecote Lake Business Park

Roofscape associated with Milton Keynes urban area

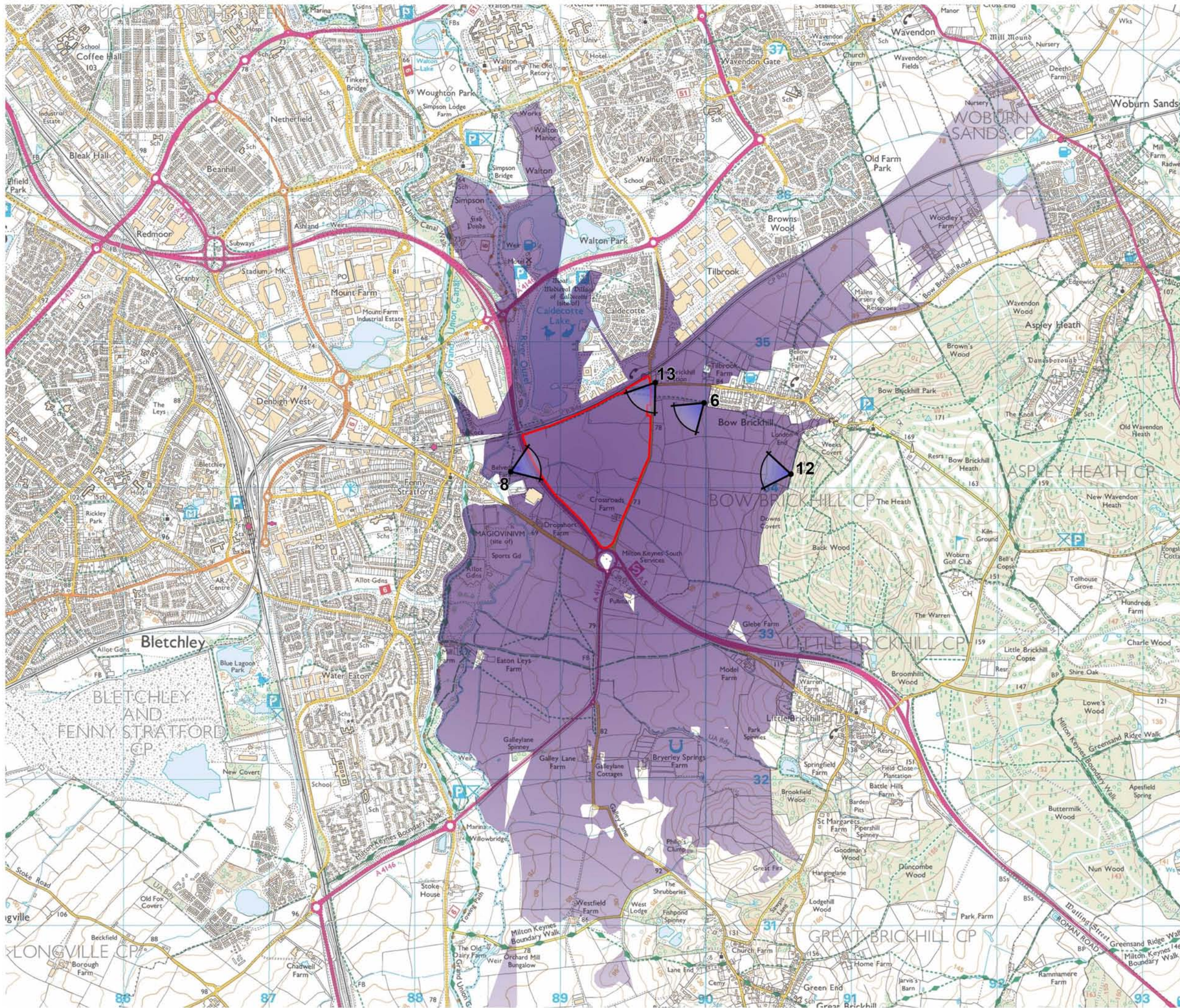
Viewpoint 12



Viewpoint 13

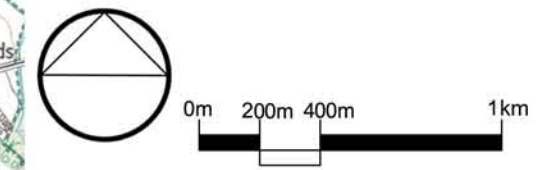
APPENDIX 3





ILLUSTRATIVE WIREFRAME VISUALISATIONS



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- Key:
-  Application Site Boundary
 -  Extent of Theoretical Visibility of Development
 -  Development Theoretically Not Visible
 -  Wireframe Viewpoint Location

Note: The area shown as visible is calculated using the bare earth model and takes into account the potential screening by key large vegetation structure and built form. The landform data contour accuracy used for the ZTV is better than 3m (RMSEI). The ZTV therefore should be used to inform on site assessment only and should not be used as a substitute for visiting the site and its environs. For the ZTV calculations the proposed buildings are indicated at a height of 18.5m.

REV	DATE	NOTE	DRAWN	CHK'D
REVISIONS				

aspect landscape planning

TITLE
**Land at South Caldecotte
 Wireframe Viewpoint Location Plan**

CLIENT
HB (South Caldecotte) Ltd

SCALE	DATE	DRAWN	CHK'D
1:25,000	JUN 2019	SB	CJ
DRAWING NUMBER	REVISION		
6340 / WVLP			



Approximate location of the Application Site beyond intervening vegetation structure associated with the immediate setting to the east

Existing Viewpoint 6



Predicted Wireframe Viewpoint 6

Equipment & Focal Length: Nikon D3200 DSLR 35mm equivalent camera using a 50mm lens
 Viewing Distance at A3: 330mm
 Horizontal Field of View: 68°
 Vertical Field of View: 23°

Viewpoint Coordinates: E 490005, N 234583
 Date & time of photograph: 16/01/2018 12:15
 AOD & Viewing height: c. 85m AOD 1.6m
 Weather conditions: Clear, good visibility.

Panorama created from multiple photographs taken using a digital equivalent of a 35mm camera with 50mm lens in line with best practice and current guidance. Images illustrate a horizontal field of view of 68° and when printed at A3, should be viewed at a distance of 330mm curved through the same radius in order to correctly illustrate the existing landscape context. To ensure considered judgements are accurately assessed, images should not be substituted for visiting the viewpoint.

PRoW Bow Brickhill FP 005
 approx. 380m east of the site



Existing Viewpoint 8



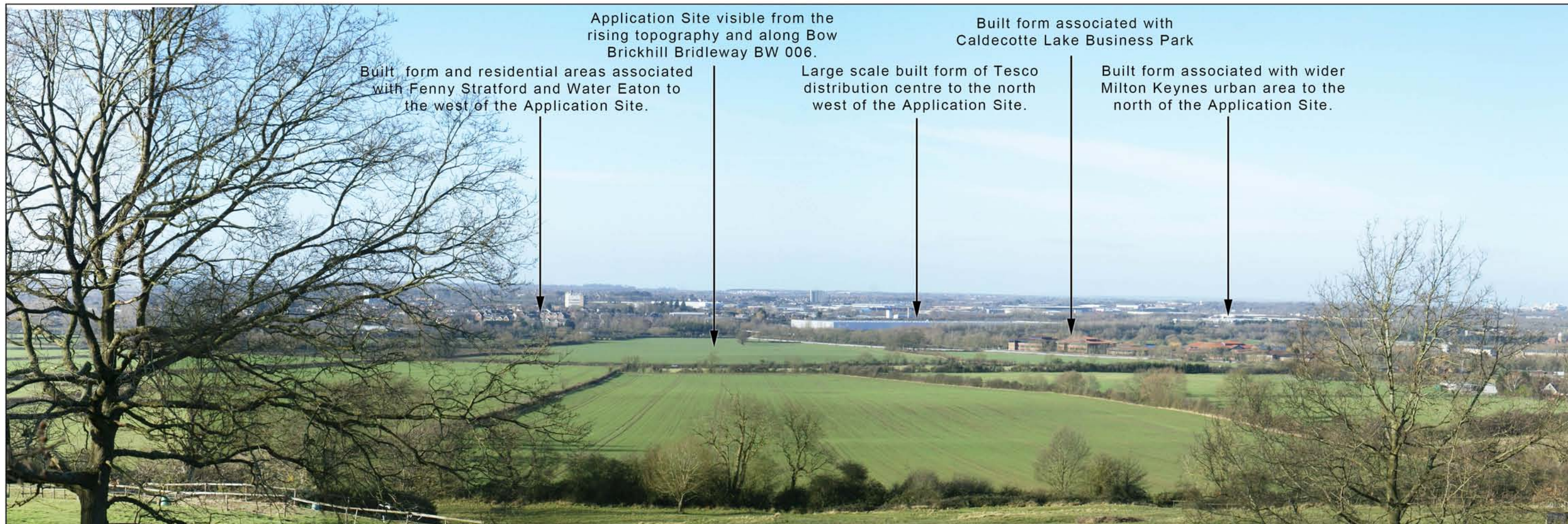
Predicted Wireframe Viewpoint 8

Equipment & Focal Length: Nikon D3200 DSLR 35mm equivalent camera using a 50mm lens
 Viewing Distance at A3: 330mm
 Horizontal Field of View: 68°
 Vertical Field of View: 23°

Viewpoint Coordinates: E 488657, N 234107
 Date & time of photograph: 22/03/2018 11:00
 AOD & Viewing height: c. 70m AOD 1.6m
 Weather conditions: Overcast, good visibility.

Panorama created from multiple photographs taken using a digital equivalent of a 35mm camera with 50mm lens in line with best practice and current guidance. Images illustrate a horizontal field of view of 68° and when printed at A3, should be viewed at a distance of 330mm curved through the same radius in order to correctly illustrate the existing landscape context. To ensure considered judgements are accurately assessed, images should not be substituted for visiting the viewpoint.

PRoW Bow Brickhill FP 004
 Approx. 130m west of the site



Application Site visible from the rising topography and along Bow Brickhill Bridleway BW 006.

Built form and residential areas associated with Fenny Stratford and Water Eaton to the west of the Application Site.

Large scale built form of Tesco distribution centre to the north west of the Application Site.

Built form associated with Caldecotte Lake Business Park

Built form associated with wider Milton Keynes urban area to the north of the Application Site.

Existing Viewpoint 12



Predicted Wireframe Viewpoint 12

Equipment & Focal Length: Nikon D3200 DSLR 35mm equivalent camera using a 50mm lens
 Viewing Distance at A3: 330mm
 Horizontal Field of View: 68°
 Vertical Field of View: 23°

Viewpoint Coordinates: E 490595, N 234137
 Date & time of photograph: 16/01/2018 12:35
 AOD & Viewing height: c. 125m AOD 1.6m
 Weather conditions: Clear, good visibility.

Panorama created from multiple photographs taken using a digital equivalent of a 35mm camera with 50mm lens in line with best practice and current guidance. Images illustrate a horizontal field of view of 68° and when printed at A3, should be viewed at a distance of 330mm curved through the same radius in order to correctly illustrate the existing landscape context. To ensure considered judgements are accurately assessed, images should not be substituted for visiting the viewpoint.

Bridleway Bow Brickhill BW 006 on rising ground to the eas



Existing Viewpoint 13



Predicted Wireframe Viewpoint 13

Junction of Brickhill Street and Station Road

Equipment & Focal Length: Nikon D3200 DSLR 35mm equivalent camera using a 50mm lens
 Viewing Distance at A3: 330mm
 Horizontal Field of View: 68°
 Vertical Field of View: 23°

Viewpoint Coordinates: E 489643, N 234722
 Date & time of photograph: 14/01/2019 15:30
 AOD & Viewing height: c. 75m AOD 1.6m
 Weather conditions: Overcast, good visibility.

Panorama created from multiple photographs taken using a digital equivalent of a 35mm camera with 50mm lens in line with best practice and current guidance. Images illustrate a horizontal field of view of 68° and when printed at A3, should be viewed at a distance of 330mm curved through the same radius in order to correctly illustrate the existing landscape context. To ensure considered judgements are accurately assessed, images should not be substituted for visiting the viewpoint.

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