



**South West Milton Keynes**

## Addendum Environmental Statement

Landscape and Visual Impact Assessment

JULY 2016



South West Milton Keynes Consortium

## **South West Milton Keynes (SWMK)**

### Landscape and Visual Impact Assessment

July 2016

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## 1.0 INTRODUCTION

- 1.1 This is a Landscape and Visual Impact Assessment (LVIA) prepared by FPCR Environment & Design Ltd, as part of an Outline Planning Application for mixed use development at South West Milton Keynes (SWMK). The site's context and location is shown in **Figure 1-2**.
- 1.2 This LVIA assesses the landscape and visual effects of the Proposed Development as identified on the revised *Parameters Plan* and as described with the application's *Planning Statement* and *Design & Access Statement*. It supersedes the previous LVIA and has been prepared in accordance with the latest FPCR Methodology & Assessment Criteria (2016) for LVIA's (**Appendix A**).
- 1.3 The purpose of the LVIA is to review landscape character<sup>1</sup> and visual amenity<sup>2</sup>, and to assess the resulting landscape and visual effects of the Proposed Development on the receiving landscape receptors<sup>3</sup> and visual receptors<sup>4</sup>.

## 2.0 METHODOLOGY

- 2.1 The LVIA has been prepared using the *Guidelines for Landscape and Visual Impact Assessment, GLVIA3* (2013)<sup>5</sup>. The full methodology and assessment criteria that has been used is contained in **Appendix A**. The following paragraphs provide a summary of the approach that has been adopted.
- 2.2 *GLVIA3* states that:
- "Landscape and Visual Impact Assessment (LVIA), is a tool used to identify and assess the significance of, and the effects of, change resulting from development on both landscape as an environmental resource in its own right and on people's views and visual amenity" (§1.3)*
- 2.3 There are two components that are described separately within this LVIA. These are:
- *"Assessment of landscape effects; assessing effects on the landscape as a resource in its own right; and*
  - *Assessment of visual effects; assessing effects on specific views and on the general visual amenity experienced by people."* (§ 2.21)
- 2.4 The components of this LVIA include: baseline studies; a description and details of the Proposed Development; an identification and description of likely effects arising from the Proposed Development; and an assessment of the significance of these effects.

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<sup>1</sup> Landscape Character: A distinct, recognisable and consistent pattern of elements in the landscape that makes one landscape different from another, rather than better or worse [GLVIA3]

<sup>2</sup> Visual Amenity: The overall pleasantness of the views people enjoy of their surroundings, which provides an attractive visual setting or backdrop for the enjoyment of activities of people living, working, recreating, visiting or travelling through an area [GLVIA3]

<sup>3</sup> Landscape receptors: Defined aspects of the landscape resource that have the potential to be affected by a proposal [GLVIA3]

<sup>4</sup> Visual receptors: Individuals and/or defined groups of people who have the potential to be affected by a proposal [GLVIA3]

<sup>5</sup> Guidelines for Landscape and Visual Impact Assessment, Third Edition, Landscape Institute and the Institute of Environmental Management and Assessment, April 2013

- 2.5 The judgements that are made in respect of landscape and visual effects are a combination of the sensitivity<sup>6</sup> of the receptors and the magnitude<sup>7</sup> of the effect, alongside professional qualitative judgment, which is a very important part of the LVIA process as expressed by GLVIA3.

### Assessment of Landscape Effects

- 2.6 GLVIA3 states that:

*"An assessment of landscape effects deals with the effects of change and development on landscape as a resource". (§ 5.1)*

- 2.7 The baseline landscape is described by reference to existing landscape character assessments and by a description of the site and its context. This provides an understanding of the area that may be affected.
- 2.8 Landscape receptors (i.e. landscape resources that have the potential to be affected) are assessed in terms of their sensitivity. This combines judgements on the susceptibility<sup>8</sup> of the receptor to the type of change or development that is specifically proposed, and the value<sup>9</sup> attached to the landscape.
- 2.9 A range of landscape effects can arise through development. These can include:
- Change or loss of elements, features, aesthetic or perceptual aspects that contribute to the character and distinctiveness of the landscape;
  - Addition of new elements that influence character and distinctiveness of the landscape; and
  - Combined effects of these changes.
- 2.10 Each effect on landscape receptors is assessed in terms of size or scale, geographical extent of the area influenced and its duration and reversibility. In terms of size or scale, the judgement takes account of the extent of the existing landscape elements that will be lost or changed, and the degree to which the aesthetic or perceptual aspects or key characteristics of the landscape will be altered by removal or by the addition of new elements.

### Assessment of Visual Effects

- 2.11 The baseline visual study includes an understanding of the area in which the Proposed Development may be visible. It considers the groups of people who may experience views, the viewpoints where they may be affected, and the nature of these views.

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<sup>6</sup> Sensitivity: A term applied to specific receptors, combining judgments of the susceptibility of the receptor to the specific type of change or development proposed and the value related to that receptor [GLVIA3]

<sup>7</sup> Magnitude (of effect): A term that combines judgments about the size and scale of the effect, the extent of the area over which it occurs, whether it is reversible or irreversible and whether it is short or long term in duration. [GLVIA3]

<sup>8</sup> Susceptibility: The ability of a defined landscape or visual receptor to accommodate the specific proposed development without undue negative consequences. [GLVIA3]

<sup>9</sup> Landscape value: The relative value that is attached to different landscapes by society. A landscape may be valued by different stakeholders for a whole variety of reasons. [GLVIA3]

- 2.12 The first stage in the assessment is to identify approximate visibility/visibility mapping. This is either done by a computerised Zone of Theoretical Visibility (ZTV)<sup>10</sup>, which is a desk study exercise and treats the world as 'bare earth' (i.e. it does not take into account factors other than terrain that influence actual visibility, such as buildings, woodland and hedges), or by manual methods using map study and field evaluation to establish a Representative Visual Envelope (RVE).
- 2.13 The assessment considers both susceptibility to change in views and visual amenity, and the value attached to particular views.
- 2.14 *GLVIA3* states that:

*"The visual receptors most susceptible to change are generally likely to include:*

- "residents at home;*
- people, whether residents or visitors who engaged in outdoor recreation, including use of public rights of way, whose attention or interest is likely to be focused on the landscape and on particular views;*
- visitors to heritage assets or other attractions, where views of surroundings are an important contributor to the experience; and*
- communities where views contribute to the landscape setting enjoyed by residents in the area."* (§ 6.33)

- 2.15 Travellers on road, rail or other transport routes tend to fall into an intermediate category of susceptibility to change, although where travel involves recognised scenic routes awareness of views is likely to be particularly high. *GLVIA3* notes that:

*"Visual receptors likely to be less sensitive to change include:*

- People engaged in outdoor sport or recreation which does not involve or depend upon appreciation of views of the landscape; and*
- People at their place of work whose attention may be focused on their work or activity, not on their surroundings, and where the setting is not important to the quality of working life..."* (§ 6.34)

- 2.16 An assessment of visual effects deals with the area in which the development may be visible and effects of change on these views to people and their visual amenity. Each of the visual effects is evaluated in terms of its size or scale, the geographical extent of the area influenced and its duration or reversibility. In terms of size or scale, the magnitude of visual effects takes account of:

- The scale of the change in the view with respect to the loss or addition of features in the view and changes in its composition, including proportion of the view occupied by the proposed development;*
- The degree of contrast or integration of any new features or changes in the landscape with the existing or remaining landscape elements and characteristics in terms of form, scale and mass, line height, colour and texture; and*
- The nature of the view of the proposed development, in terms of the relative amount of time over which it will be experienced and whether views will be full, partial or glimpses.*

<sup>10</sup> Zone of Theoretical Visibility (ZTV): A map usually digitally produced, showing areas of land within which a development is theoretically visible [GLVIA3]

*The geographical extent of the visual effect in each viewpoint is likely to reflect:*

- *The angle of view in relation to the main activity of the receptor;*
- *The distance of the viewpoint from the proposed development; and*
- *The extent of the area over which the changes would be visible (GLVIA3 § 6.39-6.40)*

### Overall Landscape and Visual Effects

- 2.17 Conclusions on the level of effects, and whether these are adverse or beneficial, are drawn from separate judgements on the sensitivity of the receptors and the magnitude of the effects. *GLVIA3* observes that it is not essential to establish a series of thresholds for the different levels of effects, although the distinction between levels can be helpfully defined by using a word scale such as major, moderate, minor and negligible.
- 2.18 The LVIA uses the following criteria and thresholds that has been established by FPCR and which is based upon the principles and guidance within *GLVIA3*.
- **Major:** *An effect that will fundamentally change and be in direct contrast to the existing landscape or views;*
  - **Moderate:** *An effect that will markedly change the existing landscape or views but may retain or incorporate some characteristics/ features currently present;*
  - **Minor:** *An effect that will entail limited or localised change to the existing landscape or views or will entail more noticeable localised change but including both adverse and beneficial effects and is likely to retain or incorporate some characteristics/features currently present;*
  - **Negligible:** *An effect that will be discernible yet of very limited change to the existing landscape or views.*
- 2.19 Where it is determined that the assessment falls between or encompasses two of the defined thresholds, then the judgement may be described as, for example, *Major-Moderate* or *Moderate-Minor*. This indicates that the effect is assessed to lie between the respective definitions or to encompass aspects of both.

### Judging Overall Significance

- 2.20 A judgement is reached on whether an effect is considered to be significant or not through the exercise of professional qualitative judgment. *GLVIA3 Statement of Clarification 1/13* (2013)<sup>11</sup> notes that:

*"Concerning 'significance', it is for the assessor to define what the assessor considers significant...Depending on the means of judgment and terminology (which should be explicitly set out), effects of varying degrees of change (or levels of change), may be derived. The assessor should then establish (and it is for the assessor to decide and explain) the degree or level of change that is considered to be significant. (GLVIA Statement of Clarification, § 3)*

<sup>11</sup> GLVIA3 Statement of Clarification 1/13, (June 2013), Landscape Institute



## Landscape Effects

2.21 In terms of significant landscape effects, *GLVIA3* makes it clear that:

*"There are no hard and fast rules about what makes a significant effect, and there cannot be a standard approach since circumstances vary with the location and landscape context and with the type of proposals. At opposite ends of a spectrum it is reasonable to say that:*

- *major loss or irreversible negative effects, over an extensive area, on elements and/or aesthetic and perceptual aspects that are key to the character of nationally valued landscapes are likely to be of the greatest significance;*
- *reversible negative effects of short duration, over a restricted area, on elements and/or aesthetic and perceptual aspects that contribute to but are not key characteristics of the character of the landscapes of community value are likely to be of the least significance and may, depending on circumstances, be judged as not significant;*
- *where assessments of significance place landscape effects between these extremes, judgements must be made about whether or not they are significant with full explanations of why these conclusions have been reached."* (§5.56)

## Visual Effects

2.22 In relation to significant visual effects *GLVIA3* states that:

*"There are no hard and fast rules about what makes a significant effect, and there cannot be a standard approach since circumstances vary with the location and context and with the type of proposal. In making a judgment about the significance of visual effects the following points should be noted:*

- *Effects on people who are particularly sensitive to changes in views and visual amenity are more likely to be significant.*
- *Effects on people at recognised and important viewpoints or from recognised scenic routes are more likely to be significant.*
- *Large-scale changes which introduce new, non-characteristic or discordant or intrusive elements into the view are more likely to be significant than small changes or changes already involving features already present within the view"* (§ 6.44)

## Summary

2.23 Those effects that are considered to be significant by the assessor, based upon professional qualitative judgment are identified within the LVIA

## 3.0 PLANNING CONTEXT

3.1 A *Planning Statement* accompanies the application and this provides detail on the planning context and overall planning issues.

3.2 The following provides a summary in relation to landscape matters at a national and local level.

### **National Context**

#### **National Planning Policy Framework (NPPF 2012)<sup>12</sup>**

3.3 The *NPPF* sets out the Government's planning policies for England and how these are expected to be applied. At the heart of the *NPPF* is the presumption in the favour of sustainable development.

*"The purpose of the planning system is to contribute to the achievement of sustainable development."* (§ 6)

3.4 The three dimensions to delivering sustainable development are: *economic, social and environmental*. With regards to environmental matters the *NPPF* states:

- *"an environmental role- contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy."* (§ 7)

3.5 The core planning principles include the following:

- *"always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings;*
- *take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it;"* (§ 17)

3.6 The *NPPF* seeks to conserve and enhance the natural environment.

*"The planning system should contribute to and enhance the natural and local environment by:*

*Protecting and enhancing valued landscapes, geological conservation interests and soils"* (§ 109)

3.7 It goes on to say:

*"Local planning authorities should set criteria based policies against which proposals for any development on or affecting protected wildlife or geodiversity sites or landscape areas will be judged. Distinctions should be made between the hierarchy of international, national and locally designated sites so that protection is commensurate with their status and gives appropriate weight to their importance and the contribution that they make to wider ecological networks* (§ 113)

*"Great weight should be given to conserving landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty. The conservation of wildlife and cultural heritage are important considerations in all these areas, and should be given great weight in National Parks and the Broads."* (§ 115)

<sup>12</sup> National Planning Policy Framework, Communities & Local Government, March 2012

**Planning Practice Guidance (PPG 2014)<sup>13</sup>**

- 3.8 The *PPG* is an online planning resource which provides guidance on the *NPPF* and is part of the Government's reforms to make the planning system more accessible, although the *NPPF* continues to be the primary document for decision making. With regard to landscape issues the *PPG* records within the Natural Environment<sup>14</sup> chapter that:

*"One of the core principles in the National Planning Policy Framework is that planning should recognise the intrinsic character and beauty of the countryside. Local plans should include strategic policies for the conservation and enhancement of the natural environment, including landscape. This includes designated landscapes but also the wider countryside"* (§001 Reference ID: 8-001-20140306)

**Local Context****Aylesbury Vale District Local Plan (2004)<sup>15</sup>**

- 3.9 The majority of the site is located within the district of Aylesbury Vale<sup>16</sup>. The development plan is the *Aylesbury Vale District Local Plan (AVDLP)* and this includes the following 'saved' policies in respect of landscape matters.
- 3.10 Policy *GP.35 Design of New Development Proposals*.

*"The design of new development proposals should respect and complement:*

- a) the physical characteristics of the site and the surroundings;*
- b) the building tradition, ordering, form and materials of the locality;*
- c) the historic scale and context of the setting;*
- d) the natural qualities and features of the area; and*
- e) the effect on important public views and skylines."*

- 3.11 Policy *GP.38 Landscaping of new development proposals*.

*"Applications for new development schemes should include landscaping proposals designed to help buildings fit in with and complement their surroundings, and conserve existing natural and other features of value as far as possible.*

*Hard landscaping should incorporate materials appropriate to the character of the locality. New planting should be with predominantly native species. Conditions will be attached to relevant planning permissions to require the submission of landscaping schemes and implementation of the approved arrangements."*

- 3.12 Policy *GP.39 Existing trees and hedgerows*.

*"In considering applications for development affecting trees or hedges the Council will:*

<sup>13</sup> Planning Practice Guidance, Published 27<sup>th</sup> March 2014

<sup>14</sup> Ibid, Updated 11<sup>th</sup> February 2016

<sup>15</sup> Aylesbury Vale Local Plan, Aylesbury Vale District Council, (2004)

<sup>16</sup> A very small part of the application site lies within the authority of Milton Keynes Council as a result of the proposed highway works within the vicinity of the A421 'Bottle Dump Roundabout and the A421- Buckingham Road-Standing Way.

- a) require a survey of the site and the trees and hedges concerned;*
- b) serve tree preservation orders to protect trees with public amenity value; and*
- c) impose conditions on planning permissions to ensure the retention or replacement of trees and hedgerows of amenity, landscape or wildlife importance, and their protection during construction."*

3.13 Policy GP.40 Retention of existing trees and hedgerows:

*"In dealing with planning proposals the Council will oppose the loss of trees, particularly native Black Poplars, and hedgerows of amenity, landscape or wildlife value"*

3.14 Policy RA.8. Development in the Areas of Attractive Landscape and Local Landscape Areas.

*"The Proposals Map defines Areas of Attractive Landscape, identified in the County Structure Plan, and Local Landscape Areas, defined by the District Council, which have particular landscape features and qualities that are considered appropriate for particular protection.*

*"Development proposals in these areas should respect their landscape character. Development that adversely affects this character will not be permitted, unless appropriate mitigation measures can be secured. Where permission is granted the Council will impose conditions or seek planning obligations to ensure the mitigation of any harm caused to the landscape interest."*

### **Vale of Aylesbury Plan (VAP) and Vale of Aylesbury Local Plan (VALP)**

- 3.15 As the *Aylesbury Vale District Local Plan* is now time expired, AVDC have sought to prepare a new district wide development plan covering the period 2011-2031 known as the *Vale of Aylesbury Plan (VAP)*. The *VAP* was submitted to the Secretary of State for independent examination in August 2013. Following a response from the Inspector, AVDC withdrew the *VAP* and the policies can no longer be afforded any weight in the decision making process.
- 3.16 In April 2014 AVDC commenced consultation on the content and scope of a new *Vale of Aylesbury Local Plan (VALP)*.
- 3.17 *The Vale of Aylesbury Local Plan, Draft Plan for Summer 2016 Consultation* locates the site within a strategic development allocation as part of draft "D3 Delivering sites adjacent to Milton Keynes".
- 3.18 With regards to landscape matters, the chapter on Natural Environment notes the following:

*"Landscape Character and Locally Significant Landscape*

*All the landscape in the district is considered to have character and particular distinctive features to be conserved, positive characteristics to be enhanced and detracting features to be mitigated or removed. The 2008 Landscape Character Assessment is the primary evidence base which divides the entire landscape (beyond towns and Areas Of Natural Beauty) into Landscape Character Areas and Landscape Character Types. The assessment sets out landscape conservation guidelines for each Landscape Character Area. Therefore all the landscape in the district is considered to have innate value as referred to in the National Policy Planning Framework (NPPF)28*

*that said, of the locally significant landscape, the Areas of Attractive Landscapes (AALs) are of the greatest significance followed by the Local Landscape Areas (LLAs). (§ 9.15)*

3.19 Draft Policy "NE3 Landscape character and locally important landscape", states the following:

*"To ensure that the district's landscape character is maintained, development must have regard the individual character and distinctiveness of particular Landscape Character Areas set out in the Assessment. Development should consider the role of the landscape character area and:*

- a) be grouped where possible with existing buildings to minimise impact on visual amenity*
- b) be located to avoid the loss of important on-site views and off-site views towards important landscape features*
- c) reflect local character and distinctiveness in terms of settlement form and field pattern, spacing, height, scale, plot shape and size, elevations, roofline and pitch, overall colour, texture and boundary treatment (walls, hedges, fences and gates)*
- d) minimise the impact of lighting to avoid blurring the distinction between urban and rural areas, and in areas which are intrinsically dark and to avoid light pollution to the night sky*
- e) ensure that the buildings and any outdoor storage and parking areas are not visually prominent in the landscape*
- f) not generate an unacceptable level and/or frequency of noise in areas relatively undisturbed by noise and valued for their recreational or amenity value*

*The first stage in mitigating impact is to avoid the identified harmful impact. Where it is accepted there will be harm to the landscape character, specific on-site mitigation will be required and, as a last resort, compensation will be required as part of a planning application. Applicants must consider the enhancement opportunities identified in the Aylesbury Vale Landscape Character Assessment and how they apply to a specific site.*

*The policies map defines Areas of Attractive Landscape (AALs) and Local Landscape Areas (LLAs) which have particular landscape features and qualities considered appropriate for particular conservation and enhancement opportunities. Of the two categories, the Areas of Attractive Landscape have the greater significance. Development in AALs and LLAs should have particular regard to the character identified in the report 'Defining the special qualities of local landscape designations in Aylesbury Vale District' (Final Report, 2016) and Aylesbury Vale Landscape Character Assessment (2008). Development that adversely affects this character will not be permitted unless appropriate mitigation can be secured. Where permission is granted, the council will require conditions or Section 106 agreements to best ensure the mitigation of any harm caused to the landscape interest to the Aylesbury Vale Landscape Character Assessment 2008 (as amended 2015)."*

**Aylesbury Vale Green Infrastructure Strategy (2011-2026)<sup>17</sup>**

- 3.20 AVDC have prepared a green infrastructure (GI) strategy. This draws from the vision and guidance of the earlier *Buckinghamshire Green Infrastructure Strategy* (2009)<sup>18</sup>. Its strategic aims are:

*"...to ensure that high quality GI is delivered, which is accessible and attractive for residents and visitors to the Vale which conserves and enhances the Vale's special natural and historic environment, its wildlife and its landscape. GI offers the opportunity to engage with the community to build a strong sense of place and to achieve cohesion between new and existing settlements. GI has an important role in providing a wide range of formal and informal health and recreational benefits at little or no cost to its users by delivering economically sustainable GI"<sup>19</sup>*

- 3.21 The report defines a series of strategic principles:

- *GI should contribute to the management, conservation and improvement of the landscape.*
- *GI should contribute to the protection, conservation and management of historic landscapes, archaeological and built heritage assets.*
- *GI should maintain and enhance biodiversity and ensure that development and its implementation results in a net gain of biodiversity as identified in Biodiversity Action Plan habitats and species plans.*
- *GI should deliver the enhancement of existing woodlands and create new woodlands and tree features.*
- *GI should create new recreational facilities, particularly those that present opportunities to link urban and countryside areas.*
- *GI should take account of and integrate with natural processes and systems.*
- *GI should be managed to provide cost effective and multi-functional delivery and funded in urban areas to accommodate nature, wildlife, historic and cultural assets, economic benefits and provide for sport and recreation activities.*
- *GI should be designed to high standards of sustainability to deliver social and economic, as well as environmental benefits.*
- *GI should provide focus for social inclusion, community cohesion and development and lifelong learning."<sup>20</sup>*

- 3.19 As derived from the findings of the *Buckinghamshire Green Infrastructure Strategy* the report identifies three *Priority Action Areas* for the provision of GI. This includes: *Area 1- North Aylesbury Vale* (in which the site is located) and records that there is absence of larger areas of accessible greenspace around the south and west of Milton Keynes.

*"Area 1 – North Aylesbury Vale*

<sup>17</sup> Aylesbury Vale Green Infrastructure Strategy 2011-2026, Delivering high quality multi-functional Green Infrastructure in Aylesbury Vale, AVDC

<sup>18</sup> Buckinghamshire Green Infrastructure Strategy (2009), Bucks CC

<sup>19</sup> Aylesbury Vale Green Infrastructure Strategy page 15

<sup>20</sup> Ibid, page 19

*Deficiency in accessible GI is most prominent in this area around Winslow and Buckingham. The needs of communities on the west side of Milton Keynes, Leighton Linlade, Buckingham and Winslow must be addressed to counter this deficiency and to help buffer the associated pressures of growth from outside the county and the major growth planned around the south west of Milton Keynes.*

*Opportunities to create new and enhance existing greenspaces and to provide access links between these sites have been identified for the Action Area such as Whaddon Chase, Stockgrove Country Park, Ouse Valley, Stowe Landscape Gardens and Bernwood Forest. There are a number of strategic issues for this area to be addressed:*

*There is a notable lack of larger areas of accessible greenspace in the arc around the south and west of Milton Keynes; this deficit will be exacerbated as Milton Keynes expands."*

## 4.0 LANDSCAPE CONTEXT

### DESIGNATIONS

4.1 The site is not covered by any landscape quality designation at either a national or local level. The nearest landscape designation is the *Whaddon-Nash Valley Local Landscape Area (LLA)* which lies around 1.8km to the north-west of the site (at its closest point) beyond woodland at Thinbare and Thickbare Wood (**Figure 4**).

4.2 LLAs - which are a second tier of designations below *Areas of Attractive Landscape (AAL)* - are described within the *Aylesbury Vale District Local Plan* as:

*"areas of distinctive quality identified at the District level. They are areas that make a special contribution to the appearance and character of Aylesbury Vale."*<sup>21</sup>

4.3 The *Whaddon-Nash Valley (LLA)* is described as lying.

*"Between Whaddon and Nash, north of the A421, in part of the area known as Whaddon Chase, the north-facing slope from the higher ground in the south towards the River Great Ouse is cut by tributaries of the river. The result is a varied and secluded landscape. The high quality landscape provides an attractive setting for the villages of Whaddon and Nash and is prominent when viewed from the north"*<sup>22</sup>

4.4 The village of Newton Longville lies around 0.5 km to the south-east of the site. It contains a Conservation Area and a number of Listed Buildings, as does the village of Whaddon to the north-west, around 1.8km from the site.

4.5 Within the urban area of Milton Keynes to the north are Scheduled Monuments at Tattenhoe (around 0.5km from the site) and at Howe Park Wood (around 1km from the site).

<sup>21</sup> Aylesbury Vale District Local Plan (2004), Appendix 5, page 205

<sup>26</sup> Ibid

## NATIONAL LANDSCAPE CHARACTER

### National Character Area NCA Profile

- 4.6 Landscape character is assessed at a national level by Natural England through the use of National Character Area (NCA) profiles. The assessment provides a contextual understanding of these substantial landscapes areas.

### Bedfordshire & Cambridgeshire Claylands

- 4.7 The site lies within the extensive *Bedfordshire & Cambridgeshire Claylands*<sup>23</sup> that covers some 260,560 hectares of the landscape.
- 4.8 The key characteristics of the NCA are identified in full below:
- *Gently undulating, lowland plateau divided by shallow river valleys that gradually widen as they approach The Fens NCA in the east.*
  - *Underlying geology of Jurassic and Cretaceous clays overlain by more recent Quaternary glacial deposits of chalky boulder clay (till) and sand and gravel river terrace deposits within the river valleys. Lime rich, loamy and clayey soils with impeded drainage predominate, with better-drained soils in the river valleys.*
  - *The River Great Ouse and its tributaries meander slowly across the landscape, and the River Nene and the Grand Union Canal are also features. 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,*

<sup>23</sup> National Character Area Profile 88: Bedfordshire & Cambridgeshire Claylands Natural England, 30<sup>th</sup> April 2014



*Croxtan 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.*

4.9 The NCA includes four "statements of environmental opportunity" (SEO). These are:

*"SEO 1: Maintain and manage a sustainable and productive claylands arable landscape, while managing, expanding and linking woodlands, hedgerows and other semi-natural habitats to benefit biodiversity, improve soil and water quality, and ameliorate climate change by promoting good agricultural practice.*

*SEO 2: Protect aquifers and enhance the quality, state and structure of the River Great Ouse, its valley and tributaries, habitats, waterbodies and flood plain by seeking to enhance their ecological, historical and recreational importance while taking into account their contribution to sense of place and regulating water flow, quality and availability.*

*SEO 3: Plan and create high-quality green infrastructure to help accommodate growth and expansion, linking and enhancing existing semi-natural habitats. Regenerate the post-industrial landscapes of the Marston Vale and Peterborough to improve and create new opportunities for biodiversity, recreation, timber and biomass provision while strengthening sense of place, tranquillity, resilience to climate change, and people's health and wellbeing.*

*SEO 4: Protect, conserve and enhance the cultural heritage and tranquillity of the Bedfordshire and Cambridgeshire Claylands NCA, including its important geodiversity, archaeology, historic houses, parkland, and Second World War and industrial heritage, by improving interpretation and educational opportunities to increase people's enjoyment and understanding of the landscape"*

## LOCAL LANDSCAPE CHARACTER

### Aylesbury Vale Landscape Character Assessment AVLCA (2008)

- 4.10 The *Aylesbury Vale Landscape Character Assessment (AVLCA)* is the most up to date landscape characterisation at a local level and replaces a number of previous documents, to include the *Landscape Plan for Buckinghamshire* (2001)<sup>24</sup>. The AVLCA notes that:

*"Within Aylesbury Vale the AVLCA supersedes all the previous Local Authority (county and district) level assessments and provides an assessment to current guidance and in greater depth at both the county (LCT) and district (LCA) levels."* (§ 2.7)

- 4.11 The AVLCA identifies thirteen Landscape Character Types (LCTs) and seventy-nine Landscape Character Areas (LCAs) across the district. It provides a judgment on the "condition" and "sensitivity" of these LCAs alongside landscape guidelines for their future management.
- 4.12 The LCAs that area judged to be most relevant to the site are identified in **Figure 4**. The substantial majority of the site lies within the *Newton Longville-Stoke Hammond Claylands* Landscape Character Area (LCA)<sup>25</sup>, part of the much larger *Undulating Clay Plateau* Landscape Character Type (LCT).
- 4.13 The LCA covers a sizeable area of the landscape to the south of Bletchley, comprising the land between the A421 and the village of Stoke Hammond.

### Newton Longville-Stoke Hammond Claylands LCA

- 4.14 The key Characteristics of this LCA are:
- *"Gently undulating to rolling landform"*
  - *Heavy clay soils with mixed agricultural use*
  - *Nucleated settlement pattern*
  - *Parliamentary enclosures with thorn hedges"*
- 4.15 Distinctive Features are recorded as:
- *"Pre-medieval archaeology"*
  - *Rectilinear field pattern*
  - *Fossilised strip fields on west edge of village*
  - *Clipped hedgerows with hedgerow trees*
  - *Disused railway north west of Newton Longville"*
- 4.16 Intrusive Elements are noted as:
- *"Suburban edge of Bletchley"*
  - *Former Brickworks site at Newton Longville*
  - *Suburban fringe of Newton Longville*
  - *Stoke Hammond Bypass*

<sup>24</sup> The *Landscape Plan for Buckinghamshire* (2001), Bucks CC

<sup>25</sup> A very small part of the application site lies within the *Whaddon Chase LCA* and the *Horwood Claylands LCA* as a result of the proposed highway works within the vicinity of the Whaddon Road- A421 'Bottle Dump Roundabout'.

- *West coast mainline railway"*

4.17 The following outlines the conclusions that are reached on the LCA's condition, sensitivity and landscape guidelines:

*"Condition*

*Overall the condition of the landscape is considered to be moderate. There is scant woodland cover, however, trees are a feature of some hedgerows. There are some visual detractors including the fringe of the former brickworks at Newton Longville and the west coast mainline railway at Stoke Hammond. However, there is a sense of development pressure on the northern and eastern fringes of the area. The pattern of elements remain coherent albeit that the area exhibits loss of field pattern at its fringes where new highway development is eroding the cultural and functional integrity and where arable intensification is leading to loss of hedgerows. The settlements of Newton Longville and Stoke Hammond have expanded significantly as a result of new housing development. Ecological integrity is moderate due to the levels of connectivity and occurrence of habitats of District significance. Overall the functional integrity is coherent."*

*Sensitivity*

*The area retains its local distinctiveness however, continuity is disrupted. Strength of character is considered to be weak. The degree of visibility is moderate as this varies with the undulating landform and the general lack of tree cover. Overall the degree of sensitivity remains low.*

*Landscape Guidelines - Enhance and Reinforce*

- *Promote management of hedgerows by traditional cutting regimes and the establishment of new hedgerow trees.*
- *Maintain the existing condition and extent of unimproved and semi-improved grassland wherever possible. Encourage good management practices.*
- *Encourage the establishment of buffer zones of semi-natural vegetation along watercourses in arable areas to enhance biodiversity, interconnectivity and landscape quality.*
- *Promote connectivity of habitats.*
- *Conserve and enhance the distinctive character of settlements and individual buildings.*
- *New housing and alterations to existing housing should be designed to reflect the traditional character of the area and be consistent in the use of locally occurring traditional materials.*
- *Consider encouraging the establishment of new woodlands within the historic landscape pattern to provide some mitigation for the visually intrusive elements.*
- *Encourage landowners to improve ecological diversity by and maintaining varied land maintenance regimes to benefit landscape and habitats.*
- *Identify key views from publicly accessible locations and promote the management and enhancement of these viewpoints.*

- *Protect the fossilised strip fields alongside Newton Longville village.*
- *Encourage arable reversion on important archaeological sites under cultivation.*

4.18 Lying in proximity to the site are the *Whaddon Chase, Horwood Claylands, and Mursley - Soulbury Claylands* LCAs that are all part of the *Undulating Clay Plateau* LCT.

4.19 The following summarises the condition, sensitivity, and landscape guidelines of these LCAs:

#### **Whaddon Chase LCA**

*"Condition -*

*Overall the condition of the landscape is considered to be very good.*

*Sensitivity -*

*Overall the degree of sensitivity is high.*

*Landscape Guidelines- Conserve."*

#### **Horwood Claylands LCA**

*"Condition -*

*Overall the condition of the landscape is considered to be good.*

*Sensitivity -*

*Overall the degree of sensitivity remains moderate.*

*Landscape Guidelines - Conserve and Reinforce."*

#### **Mursley - Soulbury Claylands LCA**

*"Condition -*

*Overall the condition of the landscape is considered to be very good.*

*Sensitivity -*

*Overall the degree of sensitivity remains moderate.*

*Landscape Guidelines - Conserve and Reinforce."*

#### **Buckinghamshire & Milton Keynes Historic Landscape Characterisation (2006)<sup>26</sup>**

4.20 Historic landscape characterisation has been undertaken across Buckinghamshire. Of the historic landscape types, a substantial proportion (71%) of the County's landscape is enclosed land,<sup>27</sup> with the site and the local landscape falling within this type.

## **5.0 BASELINE LANDSCAPE CHARACTER & VISUAL AMENITY**

5.1 The baseline studies have been formulated through a review of landscape characterisation work together with field surveys of the site and the surrounding landscape. This has included an

<sup>26</sup> Buckinghamshire & Milton Keynes Historic Landscape Characterisation (2006), Bucks CC

<sup>27</sup> Regular surveyed fields as a result of the 18<sup>th</sup>-19<sup>th</sup> century enclosure acts.

understanding of the area of the landscape that may be affected and the area in which the Proposed Development may be visible.

## LANDSCAPE CHARACTER

### Site Context

- 5.2 The site location plan, aerial photograph and the topography plan (**Figure 1-3**) illustrate the site's landscape context and the descriptions below should be read alongside these plans.
- 5.3 The site is defined to the north by the dual carriageway of the A421 (H8 Standing Way) and the B4044 Buckingham Road. The urban area of Milton Keynes lies to the north and this includes the Snelshall West and Snelshall East employment area of (accessed from the A421), Windmill Hill Golf Course, and the residential neighbourhoods of Tattenhoe, Emerson Valley, Westcroft, Kingsmead and Tattenhoe Park -which is currently been built.
- 5.4 To the north-west is the village of Whaddon, around 1.8km from the site. Mixed mature woodland occupies the agricultural landscape to the south of the village, to include Thinbare Wood, Thickbare Wood, Coddimoor Hill Wood and Hogpound Wood that form part of Whaddon Chase- a former royal hunting forest.
- 5.5 The site's western boundary is defined by Whaddon Road and the properties of Bletchley Leys Farm and The Leys. To the west and south-west the agricultural landscape includes further blocks of woodland at Thrift Wood, Broadway Wood and Salden Wood, along with a number of farmsteads and individual properties such as those at Chase Farm, Lower Salden Farm and Springfield Farm.
- 5.6 The southern boundary of the site is defined by a disused railway line<sup>28</sup> that lies on a well-treed embankment. To the south are Manor Farm and Thick Thorn Farm near the village of Newton Longville, which is around 0.5km from the site. Some further distance to the south are the villages of Drayton Parslow and Mursley.
- 5.7 To the east of the site is the town of Bletchley that forms part of the wider urban area of Milton Keynes. Modern residential properties on the edge of Bletchley at Thirsk Gardens, Haydock Close, Cartmel Close, Hamilton Lane, Aintree Close and Fontwell Drive border the site's eastern perimeter.

### Site Elements

- 5.8 The site forms a regular and rectilinear pattern of comparatively large open fields that are predominantly managed for arable uses. The field pattern is characterised by parliamentary field enclosures with hedgerows mostly concentrated within the northern part of the site. The site's hedgerows vary in terms of their form and quality although a number are judged by the *Ecological Assessment*<sup>29</sup> as being 'important' in ecological terms on account of their structure and species diversity.
- 5.9 Mature trees are located within the boundary hedgerows and intermittently along Weasel Lane. A corridor of woodland lies within the northern part of the site with further tree cover along the A421 and adjacent to the disused railway line.

<sup>28</sup> Oxford-Cambridge Line ('Varsity Line')

<sup>29</sup> Chapter 7 Ecology, Environmental Statement (Oct 2014)

- 5.10 The *Milton Keynes Boundary Walk* recreational path runs through the eastern part of site and onto Weasel Lane (which itself is a right of way) before heading northward along Whaddon Road.
- 5.11 An overhead electricity line and associated pylons traverse the north western part of the site.

### Landform

- 5.12 The landform character of the landscape is illustrated by the Topography Plan (**Figure 3**). The landscape is broadly undulating and rolling in its character with a series of shallow valleys, gentle slopes and local rises. The more pronounced landform and ridgeline of The Brickhills lies to the south-east of Bletchley.
- 5.13 Weasel Lane lies on a localised east-west rise that is located more or less centrally within the site. The highest point of the site reaches 120m Above Ordnance Datum (AOD), near The Leys. The site descends steadily south of Weasel Lane, reaching a low point (95m AOD) near the railway line. Beyond the railway line, the landscape begins to gently rise again at Newton Longville (c100-115 AOD)
- 5.14 Much of northern part of the site, beyond Weasel Lane, is comparatively level, although it very gently falls to the north-west near the A421. The landform rises north of the A421 with the residential neighbourhood of Tattenhoe Park (Milton Keynes) at 120m AOD. The village of Whaddon lies on higher ground at around 140m AOD.
- 5.15 The landscape to the west and south-west of the site is rolling in character with the villages of Drayton Parslow (c130m AOD) and Mursley (c150m AOD) occupying gentle rises within the landscape.

### Landscape Value

- 5.16 Landscape value<sup>30</sup> can apply to a landscape area as a whole, or to the individual elements, features and aesthetic or perceptual dimensions which contribute to the character of the landscape.
- 5.17 *GLVIA3* advises that:  

*“A review of existing landscape designations is usually the starting point in understanding value...”* § 5.19
- 5.18 Neither the site itself nor the surrounding local landscape is subject to any landscape quality designation. Whilst landscape designations are not an exclusive indicator of value, and that the lack of a designation does not render a landscape of no value, designated landscapes are considered to be of particular importance. The nearest landscape designation is the *Whaddon-Nash Valley Local Landscape Area (LLA)* that some distance from the site (c1.8km at its closest point) on the far side of woodland at Briary Plantation, Thickbare Wood and Coddimoorthill Wood. (**Figure 4**)
- 5.19 In all landscapes there will be variations in the level of value depending on a number of elements. *GLVIA3* (§5.27)<sup>31</sup> describes those factors that are generally agreed to influence value. These are:

<sup>30</sup> Landscape value: The relative value that is attached to different landscapes by society. A landscape may be valued by different stakeholders for a whole variety of reasons. [GLVIA3]

<sup>31</sup> GLVIA3, Para 5.27, Box 5.1.

landscape quality (condition)<sup>32</sup>, scenic quality<sup>33</sup>, rarity<sup>34</sup>, representativeness<sup>35</sup>, conservation interests<sup>36</sup>, recreation value<sup>37</sup>, perceptual aspects<sup>38</sup> and associations<sup>39</sup>. A commentary on each leads to an overall conclusion on the landscape value of the site (and its immediate landscape) based upon the criteria outlined in the Methodology. (**Appendix A**)

### Landscape Quality (condition)

- 5.20 Both the site and the immediate landscape show no apparent sign of degradation or dereliction and the fabric and elements of the landscape are considered to be relatively intact. Overall, the condition of site and the immediate landscape is judged to be in a reasonable and moderate condition. This corresponds with the conclusions of the *AVLCA* which assesses the *Newton Longville-Stoke Hammond Claylands LCA* (in which the site is located) to be in a moderate condition. The *AVLCA* states:

*“Overall the condition of the landscape is moderate...The pattern of elements remain coherent albeit that the area exhibits loss of field pattern at its fringes where new highway development is eroding the cultural and functional integrity and where arable intensification is leading to loss of hedgerows...Overall the functional integrity is coherent”*

### Scenic Quality

- 5.21 Although the site and the immediate landscape is judged to be pleasant in parts due to the nature of open fields, hedgerows and intermittent mature trees, it is not judged as being a special or noteworthy landscape, and not one that is particularly distinctive in terms of scenic quality. It is not, for example, located within an *AAL* or *LLA* designation that are noted by the *Aylesbury Vale District Local Plan* as being: “*Special Landscape Areas*” of “*distinctive quality*”<sup>40</sup>.
- 5.22 The settlements of Milton Keynes, Bletchley and Newton Longville have an influence, to varying degrees, on this landscape. This is noted by the *Newton Longville-Stoke Hammond Claylands LCA* which observes, for example, that the “*Suburban edge of Bletchley*” and the “*Suburban fringe of Newton Longville*” are “*intrusive elements*” within this landscape.
- 5.23 It is concluded that the site and the immediate landscape does not display any pronounced sense of scenic quality.

<sup>32</sup> Landscape quality (condition): A measure of the physical state of the landscape. It may include the extent to which typical character is represented in individual areas, the intactness of the landscape and the condition of individual elements.[GLVIA3]

<sup>33</sup> Scenic quality: The term used to describe landscapes that appeal primarily to the senses (primarily but not wholly the visual senses). [GLVIA3]

<sup>34</sup> Rarity: The presence of rare elements or features in the landscape or the presence of a rare Landscape Character Type. [GLVIA3]

<sup>35</sup> Representativeness: Whether the landscape contains a particular character and/or features or elements which are considered particularly important examples [GLVIA3]

<sup>36</sup> Conservation interests: The presence of feature of wildlife, earth science or archaeological or historical and cultural interest can add to the value of the landscape as well as having a value in their own right. [GLVIA3]

<sup>37</sup> Recreation value: Evidence that the landscape is valued for recreational activity where experience of the landscape is important. [GLVIA3].

<sup>38</sup> Perceptual aspects: A landscape may be valued for its perceptual qualities, notably wildness and/or tranquillity. [GLVIA3]

<sup>39</sup> Associations: Some landscapes are associated with particular people, such as artists or writers, or events in history that contribute to perceptions of the natural beauty of the area. [GLVIA3]

<sup>40</sup> Aylesbury Vale District Local Plan (2004), § 10.17 & 10.19

**Rarity**

- 5.24 The site's landscape character is typical of much of the surrounding agricultural landscape within the context of the edge of Milton Keynes and Bletchley. It does not lie within a rare Landscape Character Type at either a national or local level and it does not contain any particularly unusual landscape features.

**Representativeness**

- 5.25 The site's landscape is considered to be broadly representative of the National Character Area Profile and the *Newton Longville-Stoke Hammond Claylands LCA*. It includes a number of the LCA's characteristics, features and intrusive elements, such as:

*"Gently undulating to rolling landform",*  
*"Heavy clay soils with mixed agricultural use",*  
*"Parliamentary enclosures with thorn hedges",*  
*"Rectilinear field pattern",*  
*"Disused railway north west of Newton Longville" and*  
*"Suburban edge of Bletchley".*

**Conservation Interest**

- 5.26 The site is not subject to any heritage or statutory ecological designations. The network of the field enclosures and hedges, together with intermittent mature trees and the presence of Weasel Lane provide some local conservation and heritage interest.
- 5.27 The Newton Longville Conservation Area, which is centred on St Faith's Church, covers a relatively small part of the village and is effectively obscured from the site by surrounding modern development as a result of the expansion of the village during the latter part of the 20<sup>th</sup> century. The Whaddon Conservation Area is some distance from the site (1.8km) and is visually contained from the site by intervening woodland at Thickbear and Thinbear Wood.

**Recreation Value**

- 5.28 The site is used for informal recreation and contains the *Milton Keynes Boundary Walk* that runs through the site and connects with Weasel Lane.
- 5.29 There are a number of other local rights of way within the surrounding landscape to include the long distance recreational routes of the *Midshires & Swan's Way* to the west of Whaddon Road and the *North Buckinghamshire Way* in the vicinity of Whaddon.

**Perceptual Aspects**

- 5.30 Although the site contains some rural characteristics on account of its agricultural use, it is judged that the site does not exhibit any marked sense of tranquillity or, indeed, any feeling of wildness, given the relative proximity of the A421, Milton Keynes and Bletchley and the associated influences and that these have on this landscape.

**Associations**

- 5.31 In so far as it is known, the site and the immediate landscape are not subject to any specific cultural associations in terms of artists or writers, for example. Nor are they known to have been part of any notable events in history.



**Landscape Value: Summary**

- 5.32 In summary, the site is not subject to any landscape designation. It contains no significant or rare landscape features. It does not display any marked sense of scenic quality or tranquillity and it has no known cultural associations.
- 5.33 Its landscape fabric and its elements are considered to be generally intact and of moderate condition. Its hedgerows and mature trees provide some local landscape value and conservation interest - albeit these are commonplace elements within this landscape.
- 5.34 The site comprises open agricultural fields alongside the settlement edge of Milton Keynes and Bletchley. As a consequence, the landscape is influenced to differing degrees by its intervisibility and relationship with the built up area.
- 5.35 The site provides some recreational value with the *Milton Keynes Boundary Walk* and Weasel Lane forming part of a wider network of rights of way that can be found within the surrounding landscape. It is also considered to have some local value for the adjacent communities - as is often the case for any farmland/green fields on the edge of settlements.
- 5.36 In examination of the above factors, and based upon the criteria within the LVIA methodology (**Appendix A**), it is judged that the site and the immediate landscape is of *medium –low landscape value*. In conclusion, it is not assessed as being a landscape of high value, nor is it interpreted to be a 'valued landscape' in the context of the *NPPF*.<sup>41</sup>

**VISUAL AMENITY**

- 5.37 The baseline visual study includes an understanding of the area in which the Proposed Development may be visible, the groups of people who may experience views, the viewpoints where they may be affected and the nature of these views. The availability of views of the site for visual receptors has been undertaken in parallel with the baseline landscape study. This has determined those visual receptors within the landscape that have views of the site, taking into account the combination of landform, vegetation and buildings that determine actual visibility across the landscape.

**Visual Receptors**

- 5.38 Visual receptors include residents, users of public rights of way, users of open spaces and recreational facilities, highways users and people at their place of work. In general, the first two categories (residents and rights of way users) are normally of higher susceptibility to change, although the surrounding context can, in some cases, have a bearing on susceptibility.

**Representative Viewpoints**

- 5.39 During the pre-application stage for the outline planning application<sup>42</sup> a series of suggested viewpoint locations to represent the experience for visual receptors was submitted to AVDC for consideration. There was confirmation that these were appropriate<sup>43</sup> and photographs from these locations were used for the *ES Chapter 9 Landscape and Visual* (2015). In the process of preparing this LVIA these photographs have been used together with additional and replacement

<sup>41</sup> NPPF § 109

<sup>42</sup> 15/00314/AOP

<sup>43</sup> FPCR Email to Paul Acton, Design, Conservation & Engineering Manager, AVDC, 3<sup>rd</sup> October 2013 and subsequent response 18<sup>th</sup> October 2013.

photographs taken in February 2016. All of the photographs were taken in the winter months and thus provide a 'worst-case' scenario when there is a normally a greater degree of visibility across the landscape. (Figure 6-19)

#### Visual Amenity: Summary

- 5.40 Views of the site for visual receptors within the wider landscape are effectively restricted or prevented by a combination of the surrounding built up area of Milton Keynes and Bletchley, mature woodland (such as at Broadway Wood and Thrift Wood), the rolling landform of the landscape, and intervening elements of hedgerows, trees and buildings.
- 5.41 In conclusion, visibility of the site, in terms of clear views, is primarily confined to a comparatively limited number of visual receptors that are localised to the site. These are judged to be:
- Residents on the edge of Newton Longville;
  - Residents on the edge of Bletchley that border the site to the east;
  - Individual properties at Bletchley Leys Farm and The Leys;
  - Rights of way users on Weasel Lane and the *Milton Keynes Boundary Walk*; and
  - Highway users travelling on the adjacent A421, Buckingham Road and Whaddon Road.
- 5.42 For all of these receptors the extent of actual visibility (i.e. whether views are full, partial or glimpsed) and the nature and context of their views varies.
- 5.43 It is assessed that residents and rights of way users are the most sensitive to change.

## 6.0 PROPOSED DEVELOPMENT- DESIGN

### Development

- 6.1 The Proposed Development seeks outline planning consent for a mixed-use sustainable development that includes up to 1,855 residential dwellings, employment use, a neighbourhood centre, a primary and secondary school and green infrastructure.
- 6.2 The proposals are identified on the revised *Parameters Plans* and are explained within the *Planning Statement* and the *Design & Access Statement (DAS)*. The *DAS* includes a number of overarching design principles and illustrative layouts and sketches, and will be used to inform the detailed design stage of reserved matters applications.

### Design Process

- 6.3 The masterplanning process has been guided by the baseline studies of landscape character and visual amenity. Design and mitigation measures are adopted to ensure that the Proposed Development is appropriately and sensitively assimilated into the landscape so that the impact and consequential effects on landscape and visual receptors are minimised. The process has taken into account, amongst other things, the 'saved' policies of the *Aylesbury Vale District Local Plan* that are pertinent to landscape matters, the guidelines of the *Aylesbury Vale Landscape Character Assessment* and the principles of the *Aylesbury Vale Green Infrastructure Strategy*.
- 6.4 Following the submission of the outline planning application, and to reflect consultation responses and discussions with officers at AVDC, changes have been made to the Proposed

Development as presented by the revised *Parameters Plans* and as described within the ES Addendum.

### Green Infrastructure (GI)

- 6.6 An integral part of the Proposed Development is its proposals for green infrastructure (GI) <sup>44</sup>. An extensive and multifunctional GI framework would be established. This would cover in the order of 62 hectares -the equivalent of around 43% of the site.
- 6.7 The GI is identified on the *Parameters Plans* and the *GI Framework-Illustrative Landscape Principles Plan (Figure 21)*. The purpose of this latter plan is to illustrate the overarching design character of the GI and to help guide the detailed design. The final design of the GI, to include, for instance, the selection of species can be explored and agreed with AVDC as a part of detailed stages of the application.
- 6.8 The principal strategy for the GI is founded upon the conservation of existing site elements (e.g hedges and mature trees) and the provision of new landscape habitats to strengthen these features and to provide long term environmental enhancement.
- 6.9 The majority of the site's landscape elements such as existing hedgerows, mature trees, pockets of woodland and rights of way are retained. These would form primary components of the design layout helping to define the development parcels. These elements would be supplemented by the introduction of new woodland, trees, hedgerows, grassland habitats and recreational routes and, as demonstrated by the *Parameters Plans*, would create connected and varied landscape habitats within the development and around its perimeter.
- 6.9 The approach to the GI follows Natural England's environmental recommendations as outlined within the Natural Character Area (NCA) Profile. This includes guidance to:
- "Plan and create high-quality green infrastructure to help accommodate growth and expansion, linking and enhancing existing semi-natural habitats."*<sup>45</sup>
- 6.10 The NCA Profile goes on to explain that this can be achieved through the following means - which are embraced by the development's GI:
- *Supporting the creation and expansion of native woodlands, orchards, parkland, grasslands, and hedgerows to improve habitat connectivity within the landscape and provide increased benefits;*
  - *Creating new woodland as appropriate on urban fringes to help screen and integrate new developments, and provide biodiversity and green infrastructure benefits.*
  - *Ensuring that any new developments incorporate well-designed green infrastructure, to include improved access and recreation opportunities for local communities and visitors.*
- 6.11 The GI accords with the "Enhance and reinforce" landscape guidelines of the *Newton Longville-Stoke Hammond Claylands LCA* and would deliver, amongst other things, "...the establishment of new hedgerow trees", promoting the "connectivity of habitats" and "encouraging the

<sup>44</sup> Green Infrastructure: A network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities [NPPF]

<sup>45</sup> Statement of Environmental Opportunity 3.

*establishment of new woodlands within the historic landscape pattern to provide some mitigation for the visually intrusive elements"*

### Design Principles

- 6.12 The baseline landscape and visual analysis has informed the following landscape principles that seek to prevent/avoid and mitigate landscape and visual effects through primary measures such as the masterplanning approach and the scheme's GI provision.
- 1) To accord with the aspirations for good design and green infrastructure (GI) contained within the *NPPF*.
  - 2) To embrace the GI landscape principles within:
    - a) The NCA Profile of the *Bedfordshire & Cambridgeshire Claylands*;
    - b) The *Newton Longville-Stoke Hammond Claylands LCA*; and
    - c) The *Aylesbury Vale Green Infrastructure Strategy*.
  - 3) To minimise impacts on landscape and visual receptors, through a well-considered masterplanning approach that addresses, amongst other things:
    - a) the appropriate quantum and location of built development within the site and landscape;
    - b) the considered use of scale and height in relation to the site's landscape context;
    - c) using materials, colours and details that relate to and respond to local character;
    - d) the conservation and reinforcement of existing landscape elements that are considered to be of value; and
    - e) the introduction of a variety of extensive interconnected landscape habitats to provide environmental enhancement; and
    - f) to sensitively assimilate the built form into the landscape.
  - 4) To adopt a 'ground up' approach to masterplanning, whereby the site's intrinsic elements of woodland, trees, hedges and rights of way are retained and enhanced to form a primary green framework in which the built development can be accommodated.
  - 5) To strengthen and enhance those elements that are assessed as particular value, such as mature trees, and to locate these within appropriate and sensitively designed areas of greenspace.
  - 6) To establish a GI that is interconnected and multifunctional so that it encourages long term benefits for biodiversity and recreation.
  - 7) To deliver a diverse range of new habitats to maximise biodiversity. To include, for example, the planting of broadleaved woodland and trees, species rich hedgerows (which can all be based upon locally occurring species), and the creation of grassland meadows and ponds.

- 8) To ensure that there are appropriate landscape and urban design strategies that address the interrelationship between the Proposed Development and the existing settlement edge of Milton Keynes and Bletchley and those individual properties within the vicinity of the site, such as Dagnall House, The Leys and Bletchley Leys Farm. This includes, for example, the introduction of greenspace and new tree planting along the eastern perimeter adjacent to properties on the edge of Bletchley.
- 9) To safeguard and to utilise Weasel Lane and the *Milton Keynes Boundary Walk* as principal recreational routes. To incorporate these routes within broad corridors of greenspace and new planting which includes a substantial area of greenspace (c70-140m in depth) to the south of Weasel Lane.
- 10) To provide a sensitive and well-designed relationship with the surrounding landscape to the west and south, with the addition of a perimeter landscape of woodland, trees, and natural greenspace. This includes:
  - a) The creation of wide corridor of contiguous greenspace around 40-60m in depth along Whaddon Road. This would be designed with new trees, hedges and woodland to provide benefits for biodiversity, as well as filtering and 'softening' views of the built form for receptors. Furthermore, the proposals provide an improved corridor in which to accommodate the *Milton Keynes Boundary Walk*, which is presently confined to the narrow roadside verge.
  - b) To 'break up' the view of the built form on the site's south facing slopes for receptors within Newton Longville by creating a series of overlapping east-west corridors of greenspace and tree planting. This includes a wide (c80m) area of greenspace and planting near the railway line, new east-west corridors of tree planting along the proposed Secondary Streets, and a substantial area of greenspace and planting on the more visible higher slopes of the site near Weasel Lane.
- 11) To provide extensive areas of greenspace for play and recreation, that are easily accessible for the new community. This includes the provision of sports pitches, allotments, and children's play facilities.
- 12) To establish a series of recreational walking and cycling routes that connect with the existing rights of way as well as providing movement routes through the scheme.
- 13) To explore opportunities in which to 'green' the built environment with the use of street and garden trees, 'pocket parks', and native/semi-ornamental hedgerows and shrubs.
- 14) To ensure that there is an appropriate mechanism in place so that the long term maintenance and management of the GI can either be adopted by AVDC or by a landscape management company.

## 7.0 LANDSCAPE EFFECTS

### Assessment of Landscape Effects

- 7.1 The *Landscape Effects Table* (**Appendix B**) provides an assessment of the landscape effects on receptors as a result of the Proposed Development. The LVIA evaluates the level of effects during the construction phase, on completion of the development and at 15 years after completion of the development. The assessment takes into account the susceptibility to change, landscape value and the magnitude of effects. It also provides a judgment on whether effects are considered to be significant.

### Landscape Susceptibility to Change

- 7.2 The susceptibility to change is the ability of the landscape receptor to accommodate change arising from the specific development proposal -in this case, the Proposed Development as presented on the *Parameters Plans*
- 7.3 In all landscapes there will be variances in the susceptibility to change<sup>46</sup>, depending on the type of change and/or development that is proposed. Through the process of the LVIA, and in evaluation of the change proposed, it is concluded that the site and the immediate landscape is of *medium susceptibility to change*<sup>47</sup> and has the capacity to accept the type of development proposed.

### Landscape Sensitivity

- 7.4 The LVIA assesses the landscape sensitivity of the landscape receptors. This is defined through a combination of the susceptibility of the landscape receptor to the type of change/development that is proposed and the value that attached to the landscape. This is addressed alongside professional qualitative judgement.
- 7.5 The site and the immediate landscape around it is judged be of *medium* susceptibility, and the value attached to this landscape is assessed as being *medium-low*. In conclusion, it is judged that the site and its immediate landscape are of *medium –low landscape sensitivity*. It is noted that the *AVLCA* concludes that the *Newton Longville-Stoke Hammond LCA* (in which the site is located) is of “*low*” landscape sensitivity.

### Magnitude of Landscape Effects

- 7.6 The following considers landscape change on receptors.
- 7.7 As a consequence of its overall scale, the level of change (and indeed the effect) upon the NCA Profile of the *Bedfordshire and Cambridge Claylands* would be inconsequential.
- 7.8 The Proposed Development would result in change and alteration to the characteristics and features upon part of the *Newton Longville-Stoke Hammond LCA*, and it would also introduce new elements that would be characteristic of this landscape. It is judged that the degree of change would be *medium – low* and that much of the wider LCA would not be changed.

<sup>46</sup> The ability of the landscape receptor to accommodate proposed development without undue consequences for the maintaining the baseline situation and/or the achievement of landscape planning policies and strategies. [GLVIA3]

<sup>47</sup> A more common landscape receptor, with some positive characteristics and features and some detracting or intrusive elements. Landscape features in moderate condition. Capacity to accept the type of change/development proposed.

- 7.9 It is judged the overall key characteristics, elements, and features across the wider landscape of the neighbouring LCAs, would not be fundamentally altered as a result of the Proposed Development. The degrees of change on the *Whaddon Chase, Horwood Claylands* are assessed as being *low-negligible*, and for the *Mursley-Soulbury Claylands* the change would be *negligible*.
- 7.10 As a result of the alteration from agricultural use to built development a more pronounced magnitude of change would arise on the site itself, which is judged to be *high*. Although the site's landscape would be evidently altered, this would be tempered somewhat by the fact that the Proposed Development would be located within the context of the existing built up area (Milton Keynes and Bletchley) with built features and the settlement edge an inherent part of this landscape receptor in this locality. And that new elements, such as woodland, tree and hedges that are introduced as part of the GI strategy would be characteristic of this landscape.

### **Landscape Effects: Construction**

- 7.11 The landscape effects during the construction phase on the extensive landscape receptor of NCA Profile are assessed as being *negligible*, whilst the effects on the *Whaddon Chase, Horwood Claylands* and *Mursley-Soulbury Claylands* LCA's are considered no more than *minor adverse*.
- 7.12 The more marked effects during the construction phase would be restricted to direct effects upon part of the *Newton Longville-Stoke Hammond* LCA (assessed as being *moderate-minor adverse*), and more particularly the site, which is judged to be *major adverse*.
- 7.13 It is expected that all construction works would be carried out in accordance with best practice procedures to minimise adverse impact on landscape character and the site's landscape elements. This will include appropriate methods to protect retained trees and hedgerows following guidance contained within BS 5837<sup>48</sup>.
- 7.14 None of these effects would be permanent and would be over the short to medium term.

### **Landscape Effects: On Completion**

- 7.15 It is judged that the direct impacts on the landscape as a consequence of the Proposed Development would be restricted to the site.
- 7.16 As a consequence of the type and scale of the development there will be an inevitable level of effect on the site. The Proposed Development would lead to loss of the site's agricultural fields which, in the main, are used for arable production. Although the loss would be both permanent and irreversible, arable fields are commonplace within this landscape and are assessed as being of comparatively limited value in much wider landscape terms. The Proposed Development would also result in some disruption in the landscape fabric of the site with the loss of some vegetation to facilitate construction of new access junctions, streets and development parcels etc.
- 7.17 The GI encompasses new woodland, trees and hedgerows that to compensate for the relatively minor losses in vegetation, and seeks to minimise impact by ensuring that the majority of the site's landscape elements are retained and are suitably conserved. Whilst hedgerows, for example, would be set within the backdrop of built development as opposed to open arable fields they would continue to function as wildlife corridors -albeit within a very different context. These

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<sup>48</sup> BS5837, Trees in Relation to construction.

elements together with woodland, mature trees and the rights of way would be located within new areas of natural greenspace to enable their protection in the long term and to provide an appropriate interrelationship and 'stand-off' from surrounding built components.

- 7.18 The site's landscape elements would ultimately be strengthened by the GI, so that in the longer term the structure and diversity of these features would be enhanced.
- 7.19 It is judged that on the completion of the Proposed Development the impact on the site would result in a *major- moderate adverse* landscape effect, and this is assessed as being a significant effect on the local landscape. In the longer term (15 years after completion), the GI would be in place and would be delivering a maturing and extensive series of habitats covering around 62 hectares of the site. As a consequence, it is judged that the Proposed Development would be providing a number of environmental benefits in accordance with the "*Enhance and Reinforce*" landscape guidelines of the LCA and the strategic principles of the AVDC Green Infrastructure Strategy.
- 7.20 In conclusion, it is assessed that the level and significance of the landscape effects would reduce in the longer term on account of the benefits provided by the GI approach and that the effects on the site would lessen to *moderate adverse*. Whilst there would remain a degree of harm, these effects are not considered to be significant.

#### **Landscape Effects: Summary**

- 7.21 Given the conclusions on the site's susceptibility to change, its landscape value and its sensitivity - none of which are concluded as being high -, it is considered that the site's landscape could accommodate the Proposed Development without resulting in any significant long term landscape harm.
- 7.22 In summary, this conclusion has been reached through the following analysis:
- 1) The site lies outside of the local landscape designations that are recorded by the *Aylesbury Vale District Local Plan* as being "*special landscape areas*" and "*areas of distinctive quality*".
  - 2) The site lies within a LCA that is judged by the *AVLCA* as being of "*moderate condition*" and of "*low*" landscape sensitivity. Its guidelines are to "*Enhance and Reinforce*"
  - 3) The site is in a reasonable and moderate condition and comprises open and gently sloping agricultural fields on the edge of Bletchley and Milton Keynes. The site exhibits some recreational value as a consequence of the rights of way, whilst its hedgerows and mature trees are of some local value. Although pleasant in places, the site's landscape is not considered to be overly distinctive, special, or particularly noteworthy. It has no notable sense of scenic quality or tranquillity, contains no rare landscape elements, has no significant conservation interests and it has no known cultural associations.
  - 4) Whilst the Proposed Development would result in a *high* magnitude of landscape change on the site itself, it is considered that new built features would not be an uncharacteristic or incongruous element within this landscape context inasmuch as the Proposed Development would occupy a landscape that is already influenced, to



varying degrees, by the built-up area. Existing buildings are often apparent in this context, such as residential properties on the edge of the site at Bletchley and in the general vicinity to the north at Tattenhoe Park.

- 5) The design and mitigation measures that are adopted by the masterplanning approach and the integral GI strategy would minimise landscape effects. The GI would conserve the majority of the site's landscape features in addition to delivering a range of landscape habitats to sensitively assimilate the built development into the landscape. An extensive area of the site is laid over to GI which would generate long term environmental benefits.

## 8.0 VISUAL EFFECTS

### Assessment of Visual Effects

- 8.1 The *Visual Effects Table* (**Appendix C**) provides an assessment of the visual effects on receptors as a result of the Proposed Development. The LVIA evaluates the level of effects during the construction phase, on completion of the development and at 15 years after completion of the development. The assessment takes into account the susceptibility to change, the value of views and the magnitude of effects. It also provides a judgment on those effects that are determined to be significant.
- 8.2 The Visual Appraisal plan (**Figure 5**) identifies the visual receptors and the photograph viewpoint locations. The photographs (**Figures 6-20**) are representative of the views for receptors and assist in the judgments that are made on the level of change and effect.

### Visibility Mapping

- 8.3 A digitally generated Zone of Theoretical Visibility (ZTV)<sup>49</sup> has been prepared to assist in understanding the potential visibility of the Proposed Development (**Figure 5**). The ZTV is a desk based study that treats the world as 'bare earth' and does not take into account factors other than terrain that can influence actual visibility. The baseline fieldwork has reviewed those elements within the landscape of the ZTV that determine the actual visibility of the site. This results in a more refined Representative Visual Envelope (RVE) (**Figure 5**) that illustrates the potential area of the landscape in which the Proposed Development is likely to be visible for those visual receptors within that area. It is concluded that some views may potentially occur outside the RVE although distance and intervening elements in the landscape are considered to reduce prominence and perceptibility of the Proposed Development.
- 8.4 The RVE is comparatively limited in its size and visual receptors that would experience views of the Proposed Development would either be those within the site (such as rights of way users), or those within close proximity to it. It is assessed that the most sensitive receptors that would have a degree of change and effect would be users of Weasel Lane and the *Milton Keynes Boundary Walk*, and nearby residents such as those on the edge of Bletchley or within Newton Longville.

<sup>49</sup> Zone of Theoretical Visibility (ZTV): A map usually digitally produced, showing areas of land within which a development is theoretically visible. [GLVIA3]

**Visual Effects: Construction**

- 8.5 Inevitably those visual receptors that have full views of the site, such as walkers on Weasel Lane, for example, would experience close range views of general construction activity and this would include views of vehicles and associated machinery, site compounds, earthworks and ground modelling etc. It is expected that all construction works would be carried out in accordance with best practice procedures to protect and to minimise, as far as practicable, adverse impacts on visual amenity during the construction phases.
- 8.6 Effects on the various receptors during the construction phase is contained within the *Visual Effects Tables (Appendix C)*. In summary, none of the visual effects for receptors during the construction phase would be permanent and these would be over the short to medium term.

**Visual Effects: On completion**

- 8.7 The following summaries the key findings from the *Visual Effects Table*. It focuses on those receptors identified as having the greatest level of change and effect. A full analysis of *all* of the visual receptors is addressed within the *Visual Effects Table*.

**Residents****Bletchley (Visual Receptors A, Viewpoint 1)**

- 8.8 Residents in properties on the western edge of Bletchley, such as those within Haydock Close, Cartmel Close and Aintree Close, and at New Leys and Dagnall House have views of the site. The extent of these views varies subject to the form of the hedgerow along the eastern site boundary and by the level of vegetation within the curtilage of these properties. In some places, for example, views of the site are obscured or filtered by the existing hedgerow along the site boundary which is tall and thick and contains a number of mature trees. Elsewhere, where the hedgerow is cropped and 'gappy' views of the site are more apparent.
- 8.9 It was not possible to obtain photographs from these private properties, although Viewpoint 1 (**Figure 6**) taken from the end of Hamilton Lane and more generally Viewpoints 11-12 (**Figure 11**) that look back towards the residential edge provide a reasonable barometer of the visual context and that is experienced for these receptors.
- 8.10 To minimise the impact on these receptors the proposed built elements are positioned some distance away from these properties, with the eastern part of the site comprising the playing fields of the proposed Secondary School, allotments, and a corridor of greenspace and planting along the site's eastern boundary. Given their proximity, these receptors would have views of the Proposed Development which is assessed as resulting in a marked degree of change and effect. This is judged to be *major-moderate adverse* on completion and is judged to be a significant effect.
- 8.11 The layout and setback of built of uses adopted by the *Parameter Plans* and the provision of landscape habitats is considered to be an appropriate design solution to deal with the interface between the established settlement edge and the new development. Once established, hedgerows and trees would assist in filtering and 'softening' views of the built development and that this would minimise the impact upon these receptors, such that the effects in the longer term are judged to reduce to *moderate adverse* and are not considered to be significant.

**Newton Longville (Visual Receptors B, Viewpoints 2-3)**

- 8.12 Newton Longville lies on gently rising ground and, as a result, some receptors on the edge of the village have views across the local and wider landscape to the north. This includes views of the site's south facing slopes and the hedgeline along Weasel Lane.
- 8.13 There would be views of the Proposed Development for some receptors within Newton Longville, primarily residents and highway users on the northern fringes of the village as represented by Viewpoints 2-3 (**Figure 6-7**) taken from Berry Way and Whaddon Road. In some instances receptors would observe Proposed Development within the context of the built up area of Bletchley that is apparent, in places, for these receptors. Effects are judged to be *major – moderate adverse* on completion and are considered to be significant.
- 8.14 To minimise the impact of the Proposed Development, the *Parameter Plans* locate the proposed built elements away from the more visible upper slopes of the site the vicinity of Weasel Lane. A substantial area of greenspace and new planting is located on these slopes instead. To further 'break-up' views of the built components a series of east-west corridors of tree planting would be implemented within the southern development parcel. In conclusion, it is evaluated that effects on receptors in the longer term would not be significant and would lessen to *moderate adverse* on account of the maturing GI that would 'soften' and filter views of the built components.

**Bletchley Leys Farm – The Leys (Visual Receptors C, Viewpoint 4)**

- 8.15 There are a few individual properties that lie within the immediate confines of site<sup>50</sup> and residents would subsequently have close range views of the Proposed Development. Viewpoint 4 (**Figure 7**) is generally representative of the view that is gained from Bletchley Leys Farm.
- 8.16 It is judged that visual effects would be *major-moderate adverse* on completion and that these effects, in this context, are concluded to be significant. The GI framework includes greenspace and new planting within the vicinity of these properties, whilst the proposed built development uses are located some distance back from these receptors. Although the Proposed Development would be apparent, the mitigation approach is considered to be an appropriate design response that would minimise visual effects upon these receptors once planting has matured. In the longer term, these effects are judged to diminish to *moderate adverse* and are not considered to be significant.

**Rights of Way Users****Milton Keynes Boundary Walk (Visual Receptors G, Viewpoints 9-11).**

- 8.17 The *Milton Keynes Boundary Walk* is a long distance recreational route. In the wider landscape, the experience for receptors is of walking through a landscape on edge of the urban area of Milton Keynes with fluctuating views of built features in addition to agricultural fields. Within the context of the site, the route runs between Whaddon Road and Newton Longville via Weasel Lane.<sup>51</sup>
- 8.18 Heading south from Weasel Lane towards Newton Longville, receptors have open and close range views of the site, principally the easternmost arable field. There are one or two gaps in the

<sup>50</sup> Effects on the individual properties of New Lays and Dagnall House on the Buckingham Road are assessed as part of Bletchley Visual Receptors A

<sup>51</sup> Effects on receptors as the route follows Weasel Lane are assessed separately as part of Weasels Lane Visual Receptors.

hedgeline (Viewpoint 10, **Figure 10**) that enable views across the western parts of the site towards Whaddon Road. In the main, the tall hedgerow along the route tends to restrict views with the focus primarily being the landscape to the south and east. Views include residential properties in Bletchley that border the site, the well-treed embankment of the disused railway line, the village of Newton Longville that occupies a gentle rise in the landscape and more distant views of The Brickhills. (Viewpoint 11, **Figure 11**).

- 8.19 As the route exits Weasel Lane and veers northwards along the Whaddon Road the route follows the course of the highway. Receptors have close range views of the site and the surrounding agricultural landscape to the west. Passing traffic is part of the experience along with views of Bletchley Leys Farm and the urban area of Milton Keynes on higher land to the north at Tattenhoe Park (Viewpoint 24, **Figure 18**).
- 8.20 The *Milton Keynes Boundary Walk* would be retained in-situ. Although users would be able to continue to walk through the site and access the surrounding countryside, there would be a marked change in the nature of the route as views of open fields would, for example, be replaced by views of new housing and built development. Effects on these receptors is judged to be *major adverse* on completion of the development and this is evaluated as a significant effect.
- 8.21 The *Milton Keynes Boundary Walk* would be a principal component of the GI framework, being located within a wide and largely contiguous green corridor. The landscape proposals include the reinforcement of the existing hedgerows and the planting of new trees, hedges and shrubs to create a pleasant - albeit different walking experience. As it reaches Whaddon Road the route would be accommodated within a wide corridor of greenspace and planting that is proposed along the perimeter of the site.
- 8.22 It is assessed that the GI provision and the design strategy that is embraced by the Parameter Plans would lessen the effect upon these receptors in the longer term to *moderate adverse*. It is judged that walking through a largely residential development would be a different experience than currently exists, but would not be so harmful that it would result in any significant long term effects. Whilst there would be views of built components these would ultimately be 'softened' and filtered by overlapping maturing vegetation and, in some instances, the built form would be seen within the context of built features that are already apparent (e.g. houses on the Bletchley (see **Viewpoint 10-11**)) that are an inherent component of this part of the route.

#### **Weasel Lane (Visual Receptors G, Viewpoints 12-15)**

- 8.23 Weasel Lane is bordered by hedgerows and intermittent mature trees. There is noticeably more tree cover within the vicinity of The Leys and this tends to restrict views out from the lane in this location.
- 8.24 There are locations along on the route where receptors gain clear views across the site towards Newton Longville, together with more distant views of the wider landscape (e.g. Viewpoint 13, **Figure 12**), as well as views of the site's northern fields and the tree line along the A421. There are also fluctuating views of buildings on the edge of Bletchley (**Viewpoint 12, Figure 11**) and those in Tattenhoe Park (**Viewpoint 14, Figure 13**).
- 8.25 The lane is retained within the Proposed Development and would form a key recreational route, allowing users to walk through the site and to access the surrounding landscape and rights of way.

- 8.26 With the Proposed Development in place there would be a *high* magnitude of change in the visual experience for these receptors. The effects on these receptors - which are assessed as being *major adverse* on completion – are judged to be significant.
- 8.27 The approach adopted by the *Parameter Plans* and the GI framework is to minimise the effects on these receptors by locating the lane within an extensive and broad swathe of multifunctional greenspace. This includes retaining the lane's existing hedges and trees and introducing new woodland, trees, shrubs and hedgerows, in addition to the setting out of large areas of open space for play and recreation to create an attractive 'green route'. Once established and matured, this landscape structure would assist in 'softening' and filtering views of the built elements as users move along the lane. It is concluded that in the longer term the benefits of the maturing GI would diminish the level of effects on these receptors to moderate adverse. Similar to the evaluation that is reached on the *Milton Keynes Boundary Walk* it is judged that the experience of walking within a broad corridor of greenspace, framed by existing and new planting and within the context of a residential environment would be different, but would not be so harmful that it would result in any significant long term effects on receptors. It is judged that effects on these receptors would diminish to *moderate adverse*

### **Highway Users**

#### **Whaddon Road (Visual Receptors N, Viewpoints 24-26)**

- 8.28 These receptors are of lower susceptibility to change as they are travelling at speed through the landscape and have transient views. Depending on the undulating character of the route which in some places limits visibility highway users have close range views of the site's fields and the surrounding landscape. They also gain views of residential buildings at Tattenhoe Park and the residential edge of Bletchley (Viewpoint 24-25, **Figure 18**).
- 8.29 To lessen the impact on these receptors, and to create an appropriate interface with the surrounding countryside, the proposed built development would be located some distance back from Whaddon Road behind an intervening corridor of new planting and greenspace, that would be around 40-60m in depth. The GI framework includes the proposal to strengthen the existing roadside hedgerow, combined with the planting of new trees, hedges and blocks of woodland. Given the proximity to the site, there would be clear views of the Proposed Development to include the new access junction –albeit it is concluded that this would not be an uncharacteristic component for these receptors as it would be observed within the context of the existing highway and would be comparable to other junctions that receptors will have experienced in the locality.
- 8.30 The effects on receptors are judged to be *major-moderate adverse* on completion and are considered to be significant. Once the planting has become established the landscape habitats would assimilate the built components into the landscape such that views of new housing, for example, would effectively be filtered and 'softened' by intervening tree cover. In the longer term, the visibility of the built elements would diminish and effects on receptors would reduce to *moderate adverse* and these effects would not be significant.

**Visual Effects: Summary**

- 8.31 The fieldwork has concluded that there would be limited views of the Proposed Development from receptors in the wider landscape, largely as a result of the containment created by the built form of Milton Keynes and Bletchley that defines and contains the site to the north and east; blocks of mature woodland within the landscape, such as at Broadway Wood, Thrift Wood, and Coddimoorhill Wood; overlapping hedges and mature trees to include trees along the A421; and gentle variations in the landform. These that would all combine to prevent, obscure or filter views.
- 8.32 There are a comparatively modest number of visual receptors that would have clear views of the Proposed Development and that marked effects would be limited to localised receptors. Whilst there would evidently be a level of change and effect for some receptors, e.g. users of Weasel Lane and the Milton Keynes Boundary Walk, built development within this landscape would not be uncharacteristic element given the proximity of the site to the settlement edge of Milton Keynes and Bletchley and that built elements are often discernible within this landscape context. Furthermore, it is judged that the effects - which are deemed to be significant for some receptors on completion of the development - would reduce in the longer term on account of the containment created by scheme's maturing framework of woodland, trees and hedgerows that would assimilate the built development within the landscape. In conclusion, none of the effects on visual receptors in the longer term (15 years after completion) are judged as being significant.

**9.0 NIGHT TIME EFFECTS**

- 9.1 The impact and the consequential effects of the Proposed Development as a result of lighting and illumination on night time skies have been considered.
- 9.2 In terms of existing landscape character, the urban area of Milton Keynes and Bletchley illuminate and impart a level of sky glow on this landscape. The Proposed Development would seek to lessen the impact of lighting on the night skies by embracing best practice guidance and standards on lighting installation to minimise sky glow.
- 9.3 Whilst there would clearly be some degree of adverse effect, the lighting effects associated with the Proposed Development would be observed within the context of an already well-illuminated settlement edge landscape. In conclusion, the Proposed Development is not considered to result in any significant effects on the night time landscape.

**10.0 SUMMARY****Introduction**

- 10.1 The LVIA assesses landscape character and visual amenity and the resulting landscape and visual effects of the Proposed Development on landscape and visual receptors.

**Baseline Landscape Character & Visual Amenity**

- 10.2 The site and the immediate landscape are not covered by any national or local landscape designations.

- 10.3 The site falls within the *Newton Longville-Stoke Hammond Claylands* Landscape Character Area that is recorded by the *Aylesbury Vale Landscape Assessment* as being of "*moderate condition*" and of "*low*" landscape sensitivity. The landscape guidelines for this area are to "*Enhance and Reinforce*".
- 10.4 The site's landscape character is represented by a series of gently sloping, open agricultural fields on the edge of Milton Keynes and Bletchley. The site's fabric is in moderate condition and the hedges, trees and rights of way are of some local landscape value, albeit commonplace elements in this landscape. It is judged that the site conveys no pronounced sense of scenic quality or tranquillity and it contains no rare landscape features. It has no significant conservation interests and is not known for any cultural associations. The site has some recreational value on account of the rights of way that run through the site.
- 10.5 Overall, the findings of the LVIA conclude that the site is *medium-low landscape value*, *medium susceptibility* to change and *medium-low* sensitivity.
- 10.6 The baseline analysis has reviewed a number of potential visual receptors within the landscape to establish the area in which the site is visible and the different groups of people who may experience views of it. In conclusion, visibility of the site is comparatively limited in terms of the number of visual receptors and these are generally localised to the site. These being
- Residents on the edge of Newton Longville;
  - Residents on the edge of Bletchley that border the site to the east;
  - Individual properties at Bletchley Leys Farm and The Leys;
  - Rights of Way users Weasel Lane and the *Milton Keynes Boundary Walk*, as they move through the site; and
  - Highway users travelling on the adjacent A421, Buckingham Road and Whaddon Road.

### Design

- 10.7 The Proposed Development minimises impacts on landscape and visual receptors through a responsive masterplanning approach and the adoption of an extensive GI framework.
- 10.8 The design and mitigation addresses, amongst other things,
- the conservation and reinforcement of existing landscape elements that are considered to be of value; and
  - the introduction of a variety of extensive interconnected landscape habitats to provide environmental enhancement;
  - and to assimilate the built form into the landscape.

### Landscape Effects

- 10.8 There will be a level of change and effect on the site as a result of the alteration from agricultural land to built development. The GI proposals minimise impacts by ensuring that many of the site's elements, such as hedgerows, mature trees and rights of way are retained and that they are suitably conserved as part of a comprehensive framework of new landscape habitats that includes broadleaved woodland and accessible greenspace.

- 10.9 It is judged that at the outset (on the completion of the Proposed Development) the Proposed Development would result in a *major-moderate adverse* landscape effect on the site, which is concluded as being a locally significant effect. 15 years after completion, the GI would form a mature framework of connected woodland, parks, greenspace and recreational routes, that would be providing considerable environmental benefits in accordance with the *“Enhance and Reinforce”* guidelines of the *Newton Longville –Stoke Hammond LCA*. It is assessed that these benefits would reduce the degree of adverse effects to *moderate adverse*, and that these effects would not be significant.

### Visual Effects

- 10.10 Views of the Proposed Development within the wider landscape would be restricted as a result of the containment created by the built up area of Milton Keynes and Bletchley, in addition to overlapping vegetation and the undulating character of the surrounding landscape.
- 10.11 Marked adverse effects would be limited to receptors that are either within the site (e.g. users of Weasel Lane) or within the immediate landscape (e.g. residents on the edge of Bletchley). Whilst there would be a level of change and effect for these receptors this is moderated somewhat by the existing presence and visibility of built features that are often discernible within the context of the site. As such, it is assessed that the Proposed Development would not be an uncharacteristic feature within this landscape given the site’s proximity to the edge of Milton Keynes and Bletchley.
- 10.12 In the longer term, as the development’s GI becomes fully established and mature, the framework of woodland, trees and hedgerows around the perimeter of the site, and within the layout, would help to ‘soften’ and filter views of the built form. As a result, it is concluded that the level of effects on *all* visual receptors would lessen, and that none of the visual effects are judged to be significant in the longer term.

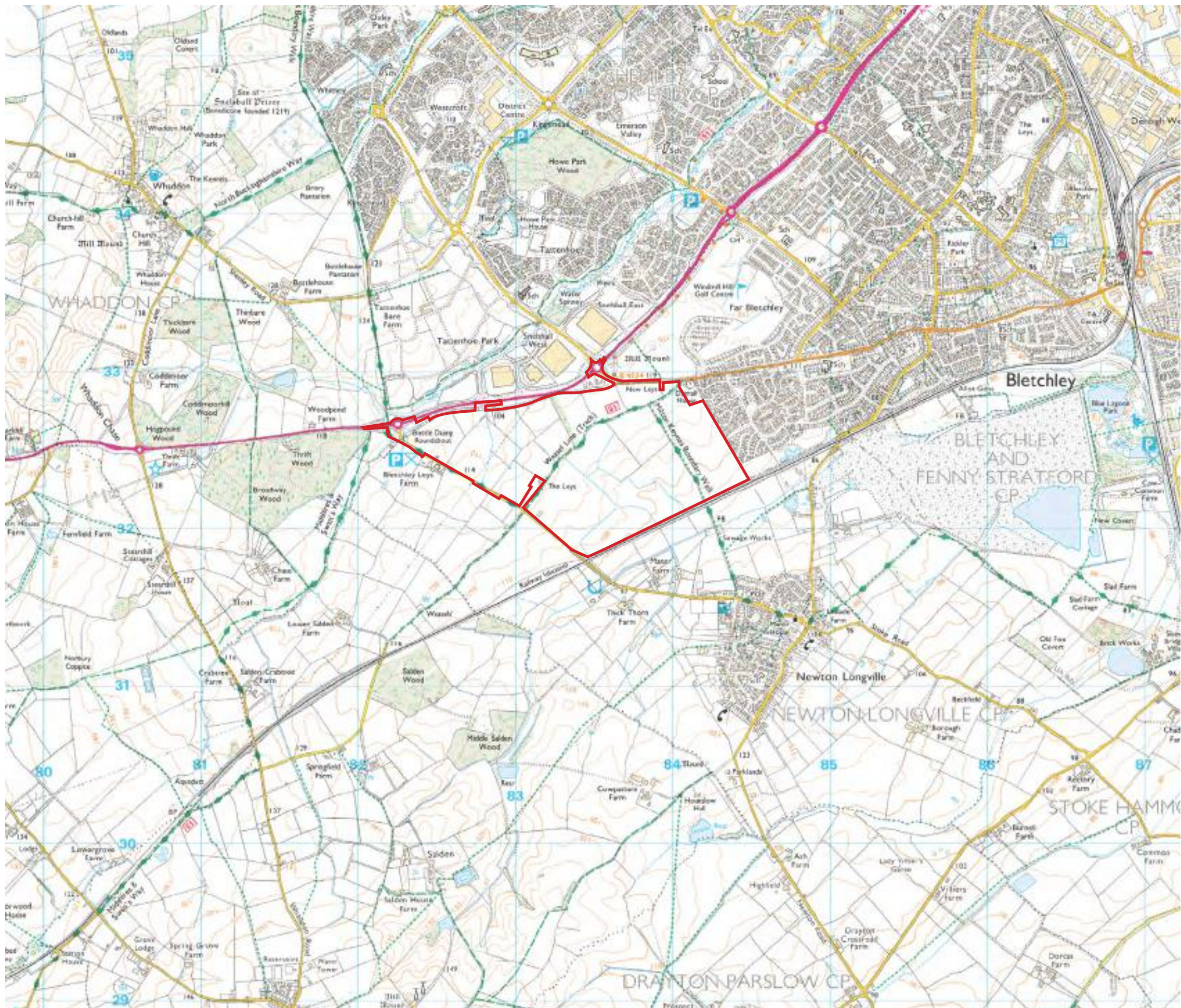
### Conclusion

- 10.13 It is assessed that the design and mitigation approaches adopted by the Proposed Development through its masterplanning approach and GI provision would minimise impacts on landscape and visual receptors, and, in conclusion, the residual long term effects would not result in significant landscape and visual harm.










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Site Boundary



client  
South West Milton Keynes Consortium

project  
South West Milton Keynes

drawing title  
**SITE LOCATION**

scale  
1:25,000 @ A3  
drawing / figure number

drawn  
ELB

issue date  
13 July 2016  
rev

**Figure 1**

**A**






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Site Boundary



client

South West Milton Keynes Consortium

project

South West Milton Keynes

drawing title

AERIAL PHOTOGRAPH

scale

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drawn

ELB

issue date

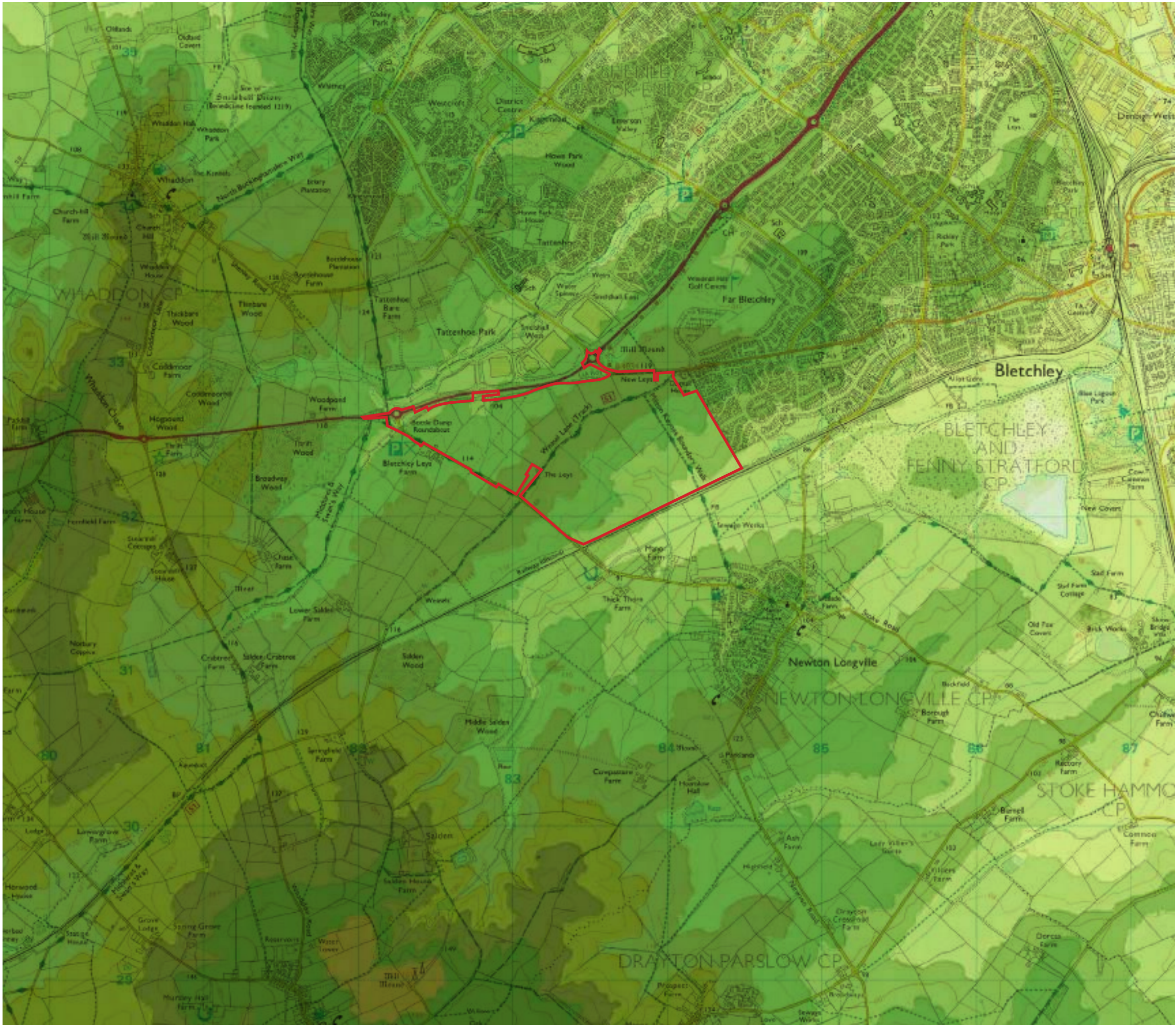
13 July 2016

rev

A

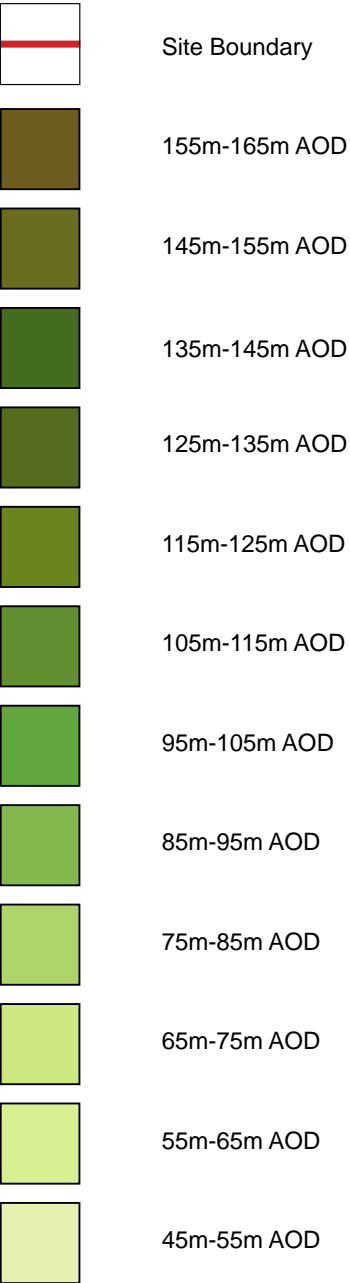
Figure 2






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drawing title  
TOPOGRAPHY PLAN

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1:25,000 @ A3

drawn  
ELB

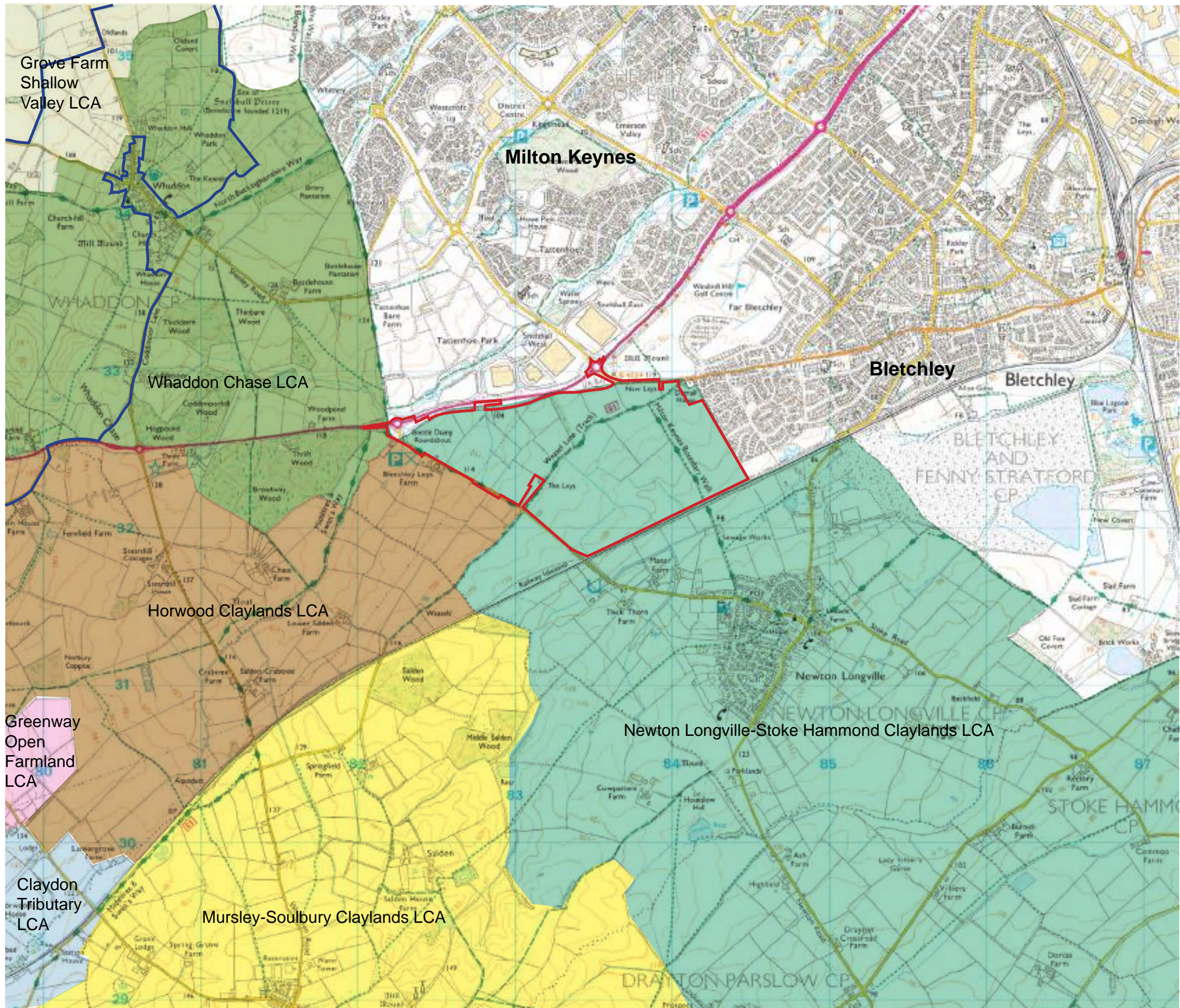
issue date  
13 July 2016

rev  
A





**Figure 3**













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-  Site Boundary
-  Whaddon-Nash Valley Local Landscape Area (LLA)

**Aylesbury Vale Landscape Character Assessment 2008**

-  4.9 Newton Longville-Stoke Hammond Claylands LCA
-  4.7 Whaddon Chase LCA
-  4.8 Horwood Claylands LCA
-  4.11 Mursley-Soulbury Claylands LCA
-  4.10 Greenway Open Farmland LCA
-  5.5 Claydon Tributary LCA
-  4.5 Grove Farm Shallow Valley LCA



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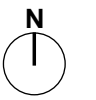
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South West Milton Keynes

drawing title  
LANDSCAPE CHARACTER

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**Figure 4**

**A**





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- Site Boundary
  - Distance Radii
  - Viewpoint Location
  - Representative Visual Envelope (RVE)
  - Zone of Theoretical Visibility (ZTV)
  - Visual Receptors
- Residents**
- A - Bletchley
  - B - Newton Longville
  - C - Bletchley Leys Farm and The Leys
  - D - Chase Farm
  - E - Lower Salden Farm - Springfield Farm
  - F - Tatthenhoe Park
- Rights of Way Users**
- G - Milton Keynes Boundary Walk
  - H - Weasels Lane
  - I - Midshires Way and Swan's Way
  - J - Public Bridleway - Mursley to Newton Longville
  - K - Public Footpath - Mursley to Newton Longville
- Highway Users**
- L - A421 Standing Way
  - M - Whaddon Road
  - N - Shenley Road
  - O - Bletchley Road


**Zone of Theoretical Visibility**

A ZTV has been prepared to assist in understanding the potential visibility of the Proposed Development. The ZTV is desk based study that treats the world as 'bare earth' and does not take into account factors other than terrain that can influence actual visibility, such as buildings, woodland and hedges. The ZTV was calculated using the blocks and heights provided on the Parameter Plan as identified in the ES.

**Representative Visual Envelope**

A representative Visual Envelope (VE) has been prepared. The VE has been determined through the fieldwork analysis and a review of visibility of the site for visual receptors. The VE illustrates the potential area of the landscape in which the built development of the Proposed Development is anticipated to be visible for those visual receptors that are within the VE. Depending on intervening elements such as hedges, tree groups, landform and buildings the extent and nature of views for these receptors will vary. At Year 15, visibility of the built development for those receptors that have views would reduce as a result of the containment created by the maturing GI framework.

Further opportunities for views of the Proposed Development may potentially occur outside the VE, although it is concluded that distance would reduce prominence and perceptibility for receptors. Furthermore, views of the built development are expected to be difficult to clearly distinguish because of intervening elements within the landscape.



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VISUAL ANALYSIS

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A

Figure 5



The Site



PHOTO VIEWPOINT 1: View west from Hamilton Lane, Bletchley

**A** Visual Receptors: Residents  
(A- Bletchley)

Farm Building on Whaddon Road

The Site



PHOTO VIEWPOINT 2: View north from Berry Way, Newton Longville

**B** Visual Receptors: Residents  
(B- Newton Longville)

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Figure 6



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The Site Whaddon Road

Fire Lane



PHOTO VIEWPOINT 3: View north from Whaddon Road in Newton Longville

**B** Visual Receptors: Residents  
(B- Newton Longville)

Overhead Line Pylons

The Site

The Leys

Whaddon Road



PHOTO VIEWPOINT 4: View east from Bletchley Leys Farm, Whaddon Road

**C** Visual Receptors: Residents  
(C- Bletchley Leys Farm and The Leys)

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Figure 7



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Broadway Wood/  
Thrift Wood

Snelshall West

Bletchley Leys Farm

The Leys



PHOTO VIEWPOINT 5: View east from Bridleway near houses at Chase Farm

**D** Visual Receptors: Residents  
(D- Chase Farm)

Priory Rise School,  
Tattenhoe Park

Milton Keynes

Salden Wood



PHOTO VIEWPOINT 6: View north east from road near Springfield Farm

**E** Visual Receptors: Residents  
(E- Lowe Salden Farm - Springfield Farm)

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Figure 8



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PHOTO VIEWPOINT 7: View east from Lower Salden Farm

**E Visual Receptors: Residents**  
(E- Lower Salden Farm - Springfield Farm)



PHOTO VIEWPOINT 8: View north from Tattenhoe Park

**F Visual Receptors: Residents**  
(F- Tattenhoe Park)



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**Figure 9**





PHOTO VIEWPOINT 9: View north from playing fields in Newton Longville

**G Visual Receptors: Rights of Way Users**  
(G- Milton Keynes Boundary Walk)



PHOTO VIEWPOINT 10: View north from Milton Keynes Boundary Walk

**G Visual Receptors: Rights of Way Users**  
(G- Milton Keynes Boundary Walk)



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PHOTOGRAPHIC VIEWPOINTS

Figure 10



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PHOTO VIEWPOINT 11: View south from Milton Keynes Boundary Walk

**G** Visual Receptors: Rights of Way Users  
(G- Milton Keynes Boundary Walk)



PHOTO VIEWPOINT 12: View south from Weasel Lane

**H** Visual Receptors: Rights of Way Users  
(H- Weasel Lane)



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PHOTOGRAPHIC VIEWPOINTS

# Figure 11



Newton Longville      Disused Railway Line



PHOTO VIEWPOINT 13: View south from field gate on Weasel Lane

**H** Visual Receptors: Rights of Way Users  
(H- Weasel Lane)

Weasel Lane

Newton Longville



PHOTO VIEWPOINT 14: View east from Weasel Lane

**H** Visual Receptors: Rights of Way Users  
(H- Weasel Lane)

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South West Milton Keynes

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Figure 12





PHOTO VIEWPOINT 14: View west from Weasel Lane

**H Visual Receptors: Rights of Way Users**  
(H- Weasel Lane)



PHOTO VIEWPOINT 15: View north east from Weasel Lane (Outside site)

**H Visual Receptors: Rights of Way Users**  
(H- Weasel Lane)



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**Figure 13**



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PHOTO VIEWPOINT 16: View north east from Midshires Way and Swan’s Way

**Visual Receptors: Rights of Way Users**  
(I- Midshires Way and Swans Way)



PHOTO VIEWPOINT 17: View east from Midshires Way and Swan’s Way adjacent to Thrift Wood

**Visual Receptors: Rights of Way Users**  
(I- Midshires Way and Swans Way)

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PHOTOGRAPHIC VIEWPOINTS

Figure 14



PHOTO VIEWPOINT 18: View south from Milton Keynes Boundary Walk, west of Tattenhoe Park

I Visual Receptors: Rights of Way Users  
(I- Midshires Way and Swans Way)



PHOTO VIEWPOINT 19: View north from Public Bridleway (Mursley to Newton Longville)

J Visual Receptors: Rights of Way Users  
(J- Public Bridleway (Mursley to Newton Longville))



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PHOTO VIEWPOINT 20: View north from Public Bridleway (Mursley to Newton Longville) near Cowpasture Farm

**J Visual Receptors: Rights of Way Users**  
(J- Public Bridleway (Mursley to Newton Longville))

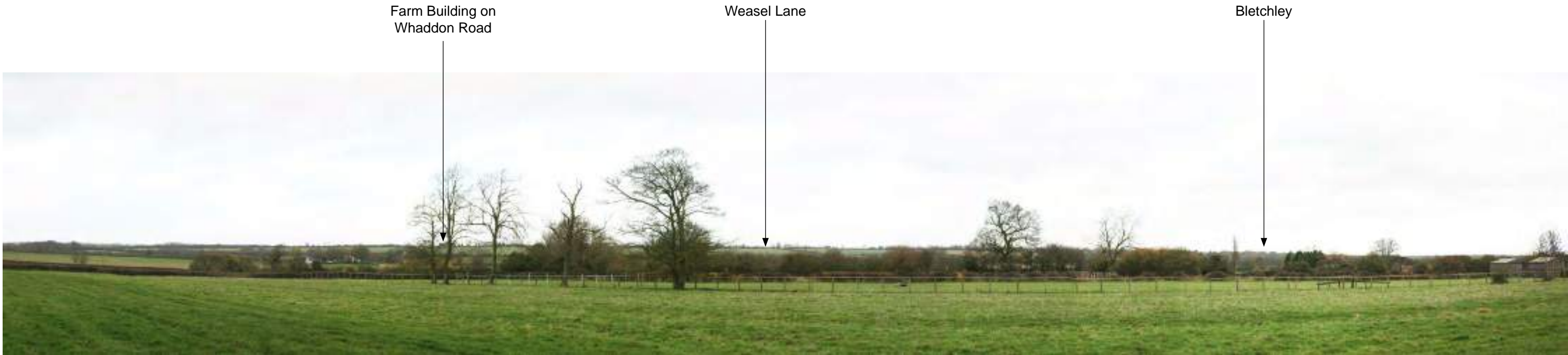


PHOTO VIEWPOINT 21: View north from Public Footpath (Mursley to Newton Longville)

**K Visual Receptors: Rights of Way Users**  
(K- Public Footpath (Mursley to Newton Longville))



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Figure 16



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PHOTO VIEWPOINT 22: View south east from A421/Whaddon Road Bottledump roundabout

**Visual Receptors: Highway Users**  
(L- A421 Standing Way)



PHOTO VIEWPOINT 23: View A421 (H8 Standing way)

**Visual Receptors: Highway Users**  
(L- A421 Standing Way)

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Figure 17





PHOTO VIEWPOINT 24: View north from Whaddon Road

**M Visual Receptors: Highway Users**  
(M - Whaddon Road)



PHOTO VIEWPOINT 25: View east from Whaddon Road

**M Visual Receptors: Highway Users**  
(M - Whaddon Road)

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**Figure 18**

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PHOTO VIEWPOINT 26: View north from Whaddon Road Bridge over disused Railway

**M** Visual Receptors: Highway Users  
(M - Whaddon Road)

Shenley Road



PHOTO VIEWPOINT 27: View south east from Shenley Road, Near Bottlehouse Farm

**N** Visual Receptors: Highway Users  
(N - Shenley Road)

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PHOTOGRAPHIC VIEWPOINTS

Figure 19



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Farm Building on Whaddon Road

Weasel Lane


Bletchley

Bletchley Road



PHOTO VIEWPOINT 28: View north west from Bletchley Road

 **Visual Receptors: Highway Users**  
(O - Bletchley Road)



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project  
South West Milton Keynes

PHOTOGRAPHIC VIEWPOINTS

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Figure 20





J:\3100\3126\LANDS 2\3126 Fig 21 GI Framework REV.indd

South West Milton Keynes Consortium  
SWMK  
South West Milton Keynes

## GI FRAMEWORK - INDICATIVE LANDSCAPE PRINCIPLES

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12 July 2016

FIGURE 21 -



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## APPENDIX A

### LANDSCAPE AND VISUAL IMPACT ASSESSMENT (LVIA)

### METHODOLOGY AND ASSESSMENT CRITERIA (2016)

#### 1.0 INTRODUCTION

- 1.1 This Landscape & Visual Impact Assessment (LVIA) has been prepared using the FPCR Methodology and Assessment Criteria (2016).
- 1.2 The LVIA has been prepared in accordance with the *Guidelines for Landscape and Visual Impact Assessment*, Third Edition, Landscape Institute and the Institute of Environmental Management and Assessment, April 2013, (GLVIA3). GLVIA3 states that:
- “Landscape and Visual Impact Assessment (LVIA), is a tool used to identify and assess the significance of, and the effects of, change resulting from development on both landscape as an environmental resource in its own right and on people’s views and visual amenity”* (§1.3)
- 1.3 There are two components of LVIA that are described separately. These are:
- *“Assessment of landscape effects; assessing effects on the landscape as a resource in its own right; and*
  - *Assessment of visual effects; assessing effects on specific views and on the general visual amenity experienced by people.”* (§ 2.21)
- 1.4 The GLVIA3 notes that is not intended to be prescriptive, in that it does not provide a detailed ‘recipe’ that can be followed in every situation and it is always the primary responsibility of any landscape professional (the assessor) carrying out an assessment to ensure that the approach and methodology adopted are appropriate to the particular circumstances.
- 1.5 As advised in GLVIA3, the judgements that made in respect of both landscape and visual effects are a combination of an assessment of the sensitivity<sup>1</sup> of the landscape and visual receptors<sup>2</sup> and the magnitude<sup>3</sup> of the landscape or visual effect, alongside professional qualitative judgment which is a very important part of the LVIA process as expressed by GLVIA3.

---

<sup>1</sup> Sensitivity: A term applied to specific receptors, combining judgments of the susceptibility of the receptor to the specific type of change or development proposed and the value related to that receptor [GLVIA3]

<sup>2</sup> Landscape receptors: Defined aspects of the landscape resource that have the potential to be affected by a proposal. [GLVIA3]  
Visual receptors: Individuals and/or defined groups of people who have the potential to be affected by a proposal. [GLVIA3]

<sup>3</sup> Magnitude (of effect): A term that combines judgments about the size and scale of the effect, the extent of the area over which it occurs, whether it is reversible or irreversible and whether it is short or long term in duration. [GLVIA3]

---

1.6 The components of this LVIA include:

- baseline studies<sup>4</sup>;
- a description of the development<sup>5</sup> and details of the landscape proposals and mitigation measures to be adopted as part of the scheme;
- an identification and description of effects arising from the development;
- an assessment of the level of these effects, and whether these are judged to be significant

---

<sup>4</sup> Baseline studies: Work done to determine and describe the environmental conditions against which any future changes can be measured or predicted and assessed. [GLVIA3]

<sup>5</sup> Development: Any proposal that results in a change to the landscape and/or visual environment. [GLVIA3]



## 2.0 ASSESSMENT OF LANDSCAPE EFFECTS

### Baseline

- 2.1 The baseline landscape is described by reference to existing Landscape Character Assessments, together with a description of the site and its context. This provides an understanding of the area of the landscape that may be affected.

### Landscape Value

- 2.2 Value can apply to a landscape area as a whole, or to the individual elements, features and aesthetic or perceptual dimensions which contribute to the character of the landscape. *GLVIA3* advises that:

*"A review of existing landscape designations is usually the starting point in understanding value..."* § 5.19

- 2.3 Where there is no clear existing evidence on landscape value, an assessment is made based upon those factors that are generally agreed to influence value as identified in *GLVIA3*, §5.28, Box 5.1. These are:

- *"Landscape quality (condition)*
- *Scenic quality*
- *Rarity*
- *Representativeness*
- *Conservation interests*
- *Recreation value*
- *Perceptual aspects*
- *Associations"*

- 2.4 The assessment uses the following criteria that has been established by FPCR, which is based upon the principles and guidance within *GLVIA3*.

- 2.5 Where it is determined that the assessment falls between or encompasses two of the defined criteria terms, then the judgement may be described, for example, as *High-Medium* or *Medium-Low*. This indicates that the assessment lies between the respective definitions or encompasses aspects of both.

Landscape Value	Definition
<b>High</b>	Landscape receptors of high importance based upon factors of condition, scenic quality, rarity, representativeness, conservation interest, recreational value, perceptual qualities and associations.
<b>Medium</b>	Landscape receptors of medium importance based upon factors of condition, scenic quality, rarity, representativeness, conservation interest, recreational value, perceptual qualities and associations.
<b>Low</b>	Landscape receptors of low importance based upon factors of condition, scenic quality, rarity, representativeness, conservation interest, recreational value, perceptual qualities and associations.

### Landscape Susceptibility to Change

- 2.5 This means the ability of the landscape receptor (overall character type/ area or individual element/ feature) to accommodate the specific proposals without undue consequences for the maintenance of the baseline position and/ or the achievement of landscape planning policies and strategies
- 2.6 The assessment uses the following criteria that has been established by FPCR, which is based upon the principles and guidance within GLVIA3.
- 2.7 Where it is determined that the assessment falls between or encompasses two of the defined criteria terms, then the judgement may be described, for example, as *High-Medium* or *Medium-Low*. This indicates that the assessment lies between the respective definitions or encompasses aspects of both.

Landscape Susceptibility to Change	Definition
<b>High</b>	A highly distinctive and cohesive landscape receptor, with positive characteristics and features and no or very few detracting or intrusive elements. Landscape features intact and in very good condition and/ or rare. Limited capacity to accept the type of change/ development proposed.
<b>Medium</b>	A more commonplace landscape receptor, with some positive characteristics and features and some detracting or intrusive elements. Landscape features in moderate condition. Capacity to accept the type of change/ development proposed.
<b>Low</b>	Landscape receptor of mixed character with a lack of coherence and including detracting or intrusive elements. Landscape features that may be in a poor or improving condition and few that could not be replaced. Greater capacity to accept the type of change/ development proposed.

### Landscape Sensitivity

- 2.8 Landscape receptors are assessed in terms of their sensitivity. This combines judgements on the susceptibility<sup>6</sup> of the receptor to the type of change/development that is proposed and the value<sup>7</sup> attached to these landscape receptors. GLVIA3 states that:

*“There can be complex relationships between the value attached to landscape receptors and their susceptibility to change which can be especially important when considering change within or close to valued landscapes. For example, an internationally, nationally or locally designated landscape does not automatically or by definition have a high susceptibility to all types of change.... The type of change or development proposed may not compromise the specific basis for the value attached to the landscape.” (§ 5.46)*

### Magnitude of Landscape Effects

- 2.9 The magnitude of landscape effects is the degree of change to the landscape receptor. This considers the size or scale of change, the geographical extent of the area influenced and its

<sup>6</sup> Susceptibility: The ability of a defined landscape or visual receptor to accommodate the specific proposed development without undue negative consequences. [GLVIA3]

<sup>7</sup> Landscape value: The relative value that is attached to different landscapes by society. A landscape may be valued by different stakeholders for a whole variety of reasons. [GLVIA3]

duration and reversibility. Duration is usually judged on a simple scale of short term, medium term or long term, although, as noted by GLVIA3, there is no fixed rule on these definitions.

- 2.10 The assessment uses the following criteria that has been established by FPCR, and which is based upon the principles and guidance within GLVIA3.
- 2.11 Where it is determined that the assessment falls between or encompasses two of the defined criteria terms, then the judgement may be described as, for example, *High-Medium* or *Medium-Low*. This indicates that the change is assessed to lie between the respective definitions or encompasses aspects of both.

<b>Magnitude of Effect: Scale or Size of the Degree of Landscape Change</b>	<b>Definition</b>
<b>High</b>	Total loss of or major alteration to key characteristics / features and the introduction of new elements totally uncharacteristic to the receiving landscape. Overall landscape receptor will be fundamentally changed.
<b>Medium</b>	Partial loss of or alteration to one or more key characteristics / features and the introduction of new elements that would be evident but not necessarily uncharacteristic to the receiving landscape. Overall landscape receptor will be obviously changed.
<b>Low</b>	Limited loss of, or alteration to one or more key characteristics/ features and the introduction of new elements evident and/ or characteristic to the receiving landscape. Overall landscape receptor will be perceptibly changed.
<b>Negligible</b>	Very minor loss of, of alteration to one or more key characteristics/ features and the introduction of new elements characteristic to the receiving landscape. Overall landscape receptor will be minimally changed.
<b>None</b>	No loss or alteration to the key characteristics/ features, representing 'no change'.

Reversibility	Definition
<b>Irreversible</b>	The development would be permanent and the assessment site could not be returned to its current/ former use.
<b>Reversible</b>	The development could be deconstructed/ demolished and the assessment site could be returned broadly to its current/ historic use (although that may be subject to qualification depending on the nature of the development).

### Landscape Effects

2.12 GLVIA3 states that:

*“An assessment of landscape effects deals with the effects of change and development on landscape as a resource”. (§ 5.1)*

2.13 A range of landscape effects can arise through development. These can include:

- Change or loss of elements, features, aesthetic or perceptual aspects that contribute to the character and distinctiveness of the landscape;
- Addition of new elements that influence character and distinctiveness of the landscape; and
- Combined effects of these changes.

2.14 In terms of size or scale, the judgement takes account of the extent of the existing landscape elements that will be lost or changed, and the degree to which the aesthetic or perceptual aspects or key characteristics of the landscape will be altered by removal or by the addition of new elements.

## 3.0 ASSESSMENT OF VISUAL EFFECTS

### Baseline

- 3.1 The baseline visual study includes an understanding of the area in which the proposed development may be visible, the groups of people who may experience views, the viewpoints where they will be affected, and the nature of these views.
- 3.2 The first stage in the assessment is to identify approximate visibility/visibility mapping. This is either done by a computerised Zone of Theoretical Visibility (ZTV)<sup>8</sup>, which is desk study component that treats the world as 'bare earth' (i.e. it does not take into account factors other than terrain that can influence actual visibility, such as buildings, woodland and hedges), or by manual methods using map study and field evaluation to establish a Representative Visual Envelope (RVE).
- 3.3 A series of viewpoints are included that are representative of views towards the site for surrounding visual receptors. Other views may be included where it helps to support the description and understanding of the site's landscape and visual characteristics.
- 3.4 It is important to remember that visual receptors are all people. The assessment considers both susceptibility to change in views and visual amenity and the value attached to particular views. GLVIA3 states that:

*"The visual receptors most susceptible to change are generally likely to include:*

- *"residents at home;*
- *people, whether residents or visitors who engaged in outdoor recreation, including use of public rights of way, whose attention or interest is likely to be focused on the landscape and on particular views;*
- *visitors to heritage assets or other attractions, where views of surroundings are an important contributor to the experience; and*
- *communities where views contribute to the landscape setting enjoyed by residents in the area."* (§ 6.33)

- 3.5 Travellers on road, rail or other transport routes tend to fall into an intermediate category of susceptibility to change, although where travel involves recognised scenic routes awareness of views is likely to be particularly high. GLVIA3 notes that:

*"Visual receptors likely to be less sensitive to change include:*

- *People engaged in outdoor sport or recreation which does not involve or depend upon appreciation of views of the landscape; and*

<sup>8</sup> Zone of Theoretical Visibility (ZTV): A map usually digitally produced, showing areas of land within which a development is theoretically visible. [GLVIA3]

- *People at their place of work whose attention may be focused on their work or activity, not on their surroundings and where the setting is not important to the quality of working life ..."*

### **Sensitivity of Visual Receptors**

- 3.6 Visual sensitivity assesses each visual receptor in terms of their susceptibility to change in views and visual amenity and also the value attached to particular views.

### **Visual Susceptibility to Change**

- 3.7 The susceptibility of different visual receptors to changes in views and visual amenity is mainly a function of the occupation or activity of people experiencing the view at particular locations and, secondly, the extent to which their attention or interest may therefore be focussed on the views and visual amenity they experience.

### **Value of Views**

- 3.8 The value attached to a view takes account of any recognition attached to a particular view and or any indicators of the value attached to views, for example through guidebooks or defined viewpoints or references in literature or art.
- 3.9 The assessment uses the following criteria that has been established by FPCR and which is based upon the principles and guidance within GLVIA3.
- 3.10 Where it is determined that the assessment falls between or encompasses two of the defined criteria terms, then the judgement may be described as, for example, *High-Medium* or *Medium-Low*. This indicates that the receptor is assessed to lie between the respective definitions or to encompass aspects of both.

Visual Susceptibility to Change	Definition
<b>High</b>	<p>Residents at home with primary views from ground floor/garden and upper floors.</p> <p>Public rights of way and footpaths where attention is focussed on the landscape and on particular views.</p> <p>Visitors to heritage assets or other attractions whose attention or interest is likely to be focussed on the landscape and/ or on particular views.</p> <p>Communities where views make an important contribution to the landscape setting enjoyed by residents.</p> <p>Travellers on recognised scenic routes.</p>
<b>Medium</b>	<p>Residents at home with secondary views (primarily from first floor level).</p> <p>Public rights of way and footpaths where attention is not focussed on the landscape and/ or particular views.</p> <p>Travellers on road, rail or other transport with a focus on the landscape.</p>
<b>Low</b>	<p>Users of outdoor recreational facilities where the view is less important to the activities (e.g. sports pitches).</p> <p>Travellers on road, rail or other transport where views are primarily focussed on the transport route.</p> <p>People at their place of work where views of the landscape are not important to the quality of the working life.</p>

Value of Views	Definition
<b>High</b>	A unique or identified view (e.g. shown as such on Ordnance Survey map, guidebook or tourist map) or one noted in literature or art. A view where a heritage asset makes an important contribution to the view.
<b>Medium</b>	A typical and/ or representative view from a particular receptor.
<b>Low</b>	An undistinguished or unremarkable view from a particular receptor.



### Magnitude of Visual Effects

- 3.11 Magnitude of Visual Effects evaluates each of the visual effects in terms of its size or scale, the geographical extent of the area influenced and its duration and reversibility. As with landscape effects, the same definitions and criteria apply for the duration of the effect and reversibility.
- 3.12 The table below sets out the categories and criteria adopted in respect of the Scale or Size, including the degree of contrast of Visual Change.
- 3.13 The assessment uses the following criteria that has been established by FPCR, and which is based upon the principles and guidance within GLVIA3.
- 3.14 Where it is determined that the assessment falls between or encompasses two of the defined criteria terms, then the judgement may be described as, for example *High-Medium* or *Medium-Low*. This indicates that the effect is assessed to lie between the respective definitions or to encompass aspects of both.

Scale or Size of the Degree of Visual Change	Definition
<b>High</b>	The proposal will result in a large and immediately apparent change in the view, being a dominant and new and/ or incongruous feature in the landscape.
<b>Medium</b>	The proposal will result in an obvious and recognisable change in the view and will be readily noticed by the viewer.
<b>Low</b>	The proposal will constitute a minor component of the wider view or a more recognisable component that reflects those apparent in the existing view. Awareness of the proposals will not have a marked effect on the overall nature of the view.
<b>Negligible/ None</b>	Only a very small part of the proposal will be discernible and it will have very little or no effect on the nature of the view.

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### Assessment of Visual Effects

- 3.15 An assessment of visual effects deals with the area in which the development may be visible and effects of change on these views to people and their visual amenity. Each of the visual effects is evaluated in terms of its size or scale, the geographical extent of the area influenced and its duration or reversibility.
- 3.16 In terms of size or scale, the magnitude of visual effects takes account of:
- *The scale of the change in the view with respect to the loss or addition of features in the view and changes in its composition, including proportion of the view occupied by the proposed development;*
  - *The degree of contrast or integration of any new features or changes in the landscape with the existing or remaining landscape elements and characteristics in terms of form, scale and mass, line height, colour and texture; and*
  - *The nature of the view of the proposed development, in terms of the relative amount of time over which it will be experienced and whether views will be full, partial or glimpses.*
- The geographical extent of the visual effect in each viewpoint is likely to reflect:*
- *The angle of view in relation to the main activity of the receptor;*
  - *The distance of the viewpoint from the proposed development; and*
  - *The extent of the area over which the changes would be visible (GLVIA3 § 6.39-6.40)*

## 4.0 OVERALL LEVEL OF LANDSCAPE AND VISUAL EFFECTS

- 4.1 Conclusions on the level of effects, and whether these are adverse or beneficial, are drawn from the separate judgements on the sensitivity of the receptors and the magnitude of the effect, and professional qualitative judgment.
- 4.2 GLVIA3 observes that it is not essential to establish a series of thresholds for different levels of effects, although the distinction between levels can be helpfully defined by using a word scale such as major, moderate, minor and negligible.
- 4.3 The assessment uses the following criteria that has been established by FPCR, and which is based upon the principles and guidance within GLVIA3.
- 4.4 Where it is determined that the assessment falls between or encompasses two of the defined criteria terms, then the judgement may be described as, for example, *Major-Moderate* or *Moderate-Minor*. This indicates that the receptor is assessed to lie between the respective definitions or to encompass aspects of both.

Effect	Definition
<b>Major</b>	An effect that will fundamentally change and be in direct contrast to the existing landscape or views.
<b>Moderate</b>	An effect that will markedly change the existing landscape or views but may retain or incorporate some characteristics/ features currently present.
<b>Minor</b>	An effect that will entail limited or localised change to the existing landscape/ views or will entail more noticeable localised change but including both adverse and beneficial effects and is likely to retain or incorporate some characteristics/ features currently present.
<b>Negligible</b>	An effect that will be discernible yet of very limited change to the existing landscape or views.

## 5.0 JUDGING OVERALL SIGNIFICANCE

5.1 A judgement is reached on whether an effect is considered to be significant or not through the exercise of professional judgement.

5.2 GLVIA3 Statement of Clarification 1/13 (2013) notes that:

*"Concerning 'significance', it is for the assessor to define what the assessor considers significant...Depending on the means of judgment and terminology (which should be explicitly set out), effects of varying degrees of change (or levels of change), may be derived. The assessor should then establish (and it is for the assessor to decide and explain) the degree or level of change that is considered to be significant. (GLVIA Statement of Clarification § 3)*

### Landscape Effects

5.3 In terms of the significant landscape effects GLVIA3 advises that:

*"There are no hard and fast rules about what makes a significant effect, and there cannot be a standard approach since circumstances vary with the location and landscape context and with the type of proposals. At opposite ends of a spectrum it is reasonable to say that:*

- *major loss or irreversible negative effects, over an extensive area, on elements and/or aesthetic and perceptual aspects that are key to the character of nationally valued landscapes are likely to be of the greatest significance;*
- *reversible negative effects of short duration, over a restricted area, on elements and/or aesthetic and perceptual aspects that contribute to but are not key characteristics of the character of the landscapes of community value are likely to be of the least significance and may, depending on circumstance, be judged as not significant;*
- *where assessments of significance place landscape effects between these extremes, judgements must be made about whether or not they are significant with full explanations of why these conclusions have been reached."* (§5.56)

### Visual Effects

5.4 In relation to the significant of visual effects GLVIA3 states that:

*"There are no hard and fast rules about what makes a significant effect, and there cannot be a standard approach since circumstances vary with the location and context and with the type of proposals. In making a judgment about significance of visual effects the following points should be noted:*

- *Effects on people who are particularly sensitive to changes in views and visual amenity are more likely to be significant.*
- *Effects on people at recognised and important viewpoints or from recognised scenic routes are more likely to be significant.*

- 
- *Large-scale changes which introduce new, non-characteristic or discordant or intrusive elements into the view are more likely to be significant than small changes or changes already involving features already present within the view” (§ 6.44)*

**Summary**

- 5.5 Those effects that are considered to be significant by the assessor, based upon professional qualitative judgment are identified within the LVIA.

APPENDIX B: LANDSCAPE EFFECTS TABLE									
Landscape Receptor	Judged Sensitivity of Landscape		Judged Magnitude of Landscape Effect		Commentary	Overall Effect at Construction Phase	Overall Effect upon Completion	Overall Effect at 15 Years post Completion	Is this effect judged to significant by the assessor?
	Susceptibility to Change	Landscape Value	Scale or Size of the Degree of Change including degree of contrast/integration at Stages of Project	Where applicable, are the effects reversible?		Major Moderate Minor Negligible None	Major Moderate Minor Negligible None	Major Moderate Minor Negligible None	Yes No
	High Medium Low	High Medium Low	High Medium Low Negligible None	Yes No N/A		Adverse Beneficial	Adverse Beneficial	Adverse Beneficial	
Natural England, National Character Area Profile  (NCA) 88: Bedfordshire & Cambridgeshire Claylands	High-Medium-Low	High-Medium-Low	Construction: Negligible  Completion: Negligible  15 years post Completion: Negligible	No	<ul style="list-style-type: none"><li>The site forms a very small part of the NCA which covers a substantial area of the landscape -some 260,560 ha.</li><li>Change and effects would be inconsequential and limited to a very small part of the NCA.</li><li>It is assessed that the overall key characteristics and features across this wider substantial character area would not be fundamentally changed, and that the Proposed Development would not lead to any significant effects on the NCA.</li></ul>	Negligible	Negligible	Negligible	Construction: No  Completion: No  15 years post Completion: No

APPENDIX B: LANDSCAPE EFFECTS TABLE									
Landscape Receptor	Judged Sensitivity of Landscape		Judged Magnitude of Landscape Effect		Commentary	Overall Effect at Construction Phase	Overall Effect upon Completion	Overall Effect at 15 Years post Completion	Is this effect judged to significant by the assessor?
	Susceptibility to Change	Landscape Value	Scale or Size of the Degree of Change including degree of contrast/integration at Stages of Project	Where applicable, are the effects reversible?		Major Moderate Minor Negligible None	Major Moderate Minor Negligible None	Major Moderate Minor Negligible None	Yes No
	High Medium Low	High Medium Low	High Medium Low Negligible None	Yes No N/A		Adverse Beneficial	Adverse Beneficial	Adverse Beneficial	
<p><b>Aylesbury Vale Landscape Character Assessment (AVLCA)</b></p> <p><a href="#">Newton Longville-Stoke Hammond Claylands LCA</a></p>	<p><b>Low</b></p> <p>The AVLCA does not provide a judgment on susceptibility to change, but it does conclude that the LCA is of Low sensitivity</p>	<p><b>High-Medium-Low</b></p> <p>Variations will occur across the LCA. Within the context of the site it is judged to be medium-low</p>	<p>Construction: <b>Medium-Low</b></p> <p>Completion: <b>Medium- Low</b></p> <p>15 years post Completion: <b>Low</b></p>	No	<ul style="list-style-type: none"> <li>The site lies within part of this Landscape Character Area (LCA), which is assessed by the AVLCA of being of "low" landscape sensitivity and in "moderate" condition.</li> <li>There would be a direct impact upon part of the LCA as a result of the permanent loss of the agricultural fields within the site and some disruption in the landscape elements to accommodate access, the street network and development parcels etc.</li> <li>The majority of the site's landscape elements e.g. mature trees, hedgerows and rights of way are conserved and these would be strengthened by the proposed GI Framework which includes a variety of new landscape habitats such as broadleaved woodland and natural greenspace. The GI would deliver environmental benefits that accord with the LCA's landscape guidelines which are to "Enhance and Reinforce".</li> <li>Whilst there would be a marked level of change and effects at the outset this would be limited to part of the LCA which is influenced to varying degrees by the context of the settlement edge and built up area of Milton Keynes and Bletchley.</li> <li>It is considered that much of the wider LCA would not be changed, and that there would be no significant effect upon the wider characteristics of the LCA.</li> </ul>	<b>Moderate-Minor Adverse</b>	<b>Moderate-Minor Adverse</b>	<b>Minor Adverse</b>	<p>Construction: <b>No</b></p> <p>Completion: <b>No</b></p> <p>15 years post completion: <b>No</b></p>

APPENDIX B: LANDSCAPE EFFECTS TABLE

Landscape Receptor	Judged Sensitivity of Landscape		Judged Magnitude of Landscape Effect		Commentary	Overall Effect at Construction Phase	Overall Effect upon Completion	Overall Effect at 15 Years post Completion	Is this effect judged to significant by the assessor?
	Susceptibility to Change	Landscape Value	Scale or Size of the Degree of Change including degree of contrast/integration at Stages of Project	Where applicable, are the effects reversible?		Major Moderate Minor Negligible None	Major Moderate Minor Negligible None	Major Moderate Minor Negligible None	Yes No
	High Medium Low	High Medium Low	High Medium Low Negligible None	Yes No N/A		Adverse Beneficial	Adverse Beneficial	Adverse Beneficial	
Whaddon Chase LCA	<b>High</b>  The AVLCA does not provide a judgment on susceptibility to change, but it does conclude that the LCA is of High sensitivity	<b>High-Medium-Low:</b>  Variations will occur across the LCA.	Construction: <b>Low-Negligible</b>  Completion: <b>Low-Negligible</b>  15 years post Completion: <b>Negligible</b>	No	<ul style="list-style-type: none"><li>The site lies adjacent to this Character Area (LCA) which covers the landscape to north-west within Whaddon Chase and adjacent to the edge of Milton Keynes.</li><li>It is considered that the overall key characteristics and features across the wider LCA would not be fundamentally changed, and that the Proposed Development would not lead to any significant effects upon the LCA.</li></ul>	<b>Minor Adverse</b>	<b>Minor Adverse</b>	<b>Negligible</b>	Construction: <b>No</b>  Completion: <b>No</b>  15 years post Completion: <b>No</b>



APPENDIX B: LANDSCAPE EFFECTS TABLE									
Landscape Receptor	Judged Sensitivity of Landscape		Judged Magnitude of Landscape Effect		Commentary	Overall Effect at Construction Phase	Overall Effect upon Completion	Overall Effect at 15 Years post Completion	Is this effect judged to significant by the assessor?
	Susceptibility to Change	Landscape Value	Scale or Size of the Degree of Change including degree of contrast/integration at Stages of Project	Where applicable, are the effects reversible?		Major Moderate Minor Negligible None	Major Moderate Minor Negligible None	Major Moderate Minor Negligible None	Yes No
	High Medium Low	High Medium Low	High Medium Low Negligible None	Yes No N/A		Adverse Beneficial	Adverse Beneficial	Adverse Beneficial	
Horwood Claylands LCA	<b>Medium</b>  The AVLCA does not provide a judgment on susceptibility to change, but it does conclude that the LCA is of Moderate sensitivity.	<b>High-Medium-Low</b>  Variations will occur across the LCA.	Construction: <b>Low-Negligible</b>  Completion: <b>Low-Negligible</b>  15 years post Completion: <b>Negligible</b>	No	<ul style="list-style-type: none"> <li>The site lies adjacent to this Character Area (LCA) which covers the landscape to west.</li> <li>There would be no direct impact upon this LCA. It is considered that the overall key characteristics and features across the wider LCA would not be fundamentally changed, and that the Proposed Development would not lead to any significant effects on the LCA.</li> </ul>	<b>Minor Adverse</b>	<b>Minor Adverse</b>	<b>Negligible</b>	Construction: <b>No</b>  Completion: <b>No</b>  15 years post Completion: <b>No</b>

APPENDIX B: LANDSCAPE EFFECTS TABLE									
Landscape Receptor	Judged Sensitivity of Landscape		Judged Magnitude of Landscape Effect		Commentary	Overall Effect at Construction Phase	Overall Effect upon Completion	Overall Effect at 15 Years post Completion	Is this effect judged to significant by the assessor?
	Susceptibility to Change	Landscape Value	Scale or Size of the Degree of Change including degree of contrast/integration at Stages of Project	Where applicable, are the effects reversible?		Major Moderate Minor Negligible None	Major Moderate Minor Negligible None	Major Moderate Minor Negligible None	Yes No
	High Medium Low	High Medium Low	High Medium Low Negligible None	Yes No N/A		Adverse Beneficial	Adverse Beneficial	Adverse Beneficial	
Mursley-Soulbury Claylands LCA	<b>Medium</b>  The AVLCA does not provide a judgment on susceptibility to change, but it does conclude that the LCA is of Moderate sensitivity.	<b>High-Medium-Low</b>  Variations will occur across the LCA.	Construction: <b>Negligible</b>  Completion: <b>Negligible</b>  15 years post Completion: <b>Negligible</b>	No	<ul style="list-style-type: none"> <li>The Character Area (LCA) covers the landscape to south-west.</li> <li>There would be no direct impact upon this LCA. It is considered that the overall key characteristics and features across the wider LCA would not be fundamentally changed, and that the Proposed Development would not lead to any significant effects on the LCA.</li> </ul>	<b>Minor Adverse-Negligible</b>	<b>Minor Adverse-Negligible</b>	<b>Negligible</b>	Construction: <b>No</b>  Completion: <b>No</b>  15 years post Completion: <b>No</b>

APPENDIX B: LANDSCAPE EFFECTS TABLE									
Landscape Receptor	Judged Sensitivity of Landscape		Judged Magnitude of Landscape Effect		Commentary	Overall Effect at Construction Phase	Overall Effect upon Completion	Overall Effect at 15 Years post Completion	Is this effect judged to significant by the assessor?
	Susceptibility to Change	Landscape Value	Scale or Size of the Degree of Change including degree of contrast/integration at Stages of Project	Where applicable, are the effects reversible?		Major Moderate Minor Negligible None	Major Moderate Minor Negligible None	Major Moderate Minor Negligible None	Yes No
	High Medium Low	High Medium Low	High Medium Low Negligible None	Yes No N/A		Adverse Beneficial	Adverse Beneficial	Adverse Beneficial	
Site and its immediate context	Medium	Medium-Low	Construction: High-Medium (High for site)  Completion: High-Medium (High for site)  15 years post Completion: Medium -Low (Medium for site)	No	<ul style="list-style-type: none"><li>The site and the immediate landscape are not subject to any landscape designations.</li><li>The site is judged to be of <i>medium susceptibility</i> of change, <i>medium-low</i> landscape value and <i>medium –low</i> sensitivity.</li><li>The Proposed Development would result in the permanent and irreversible loss of agricultural fields and some disruption in the landscape elements to accommodate access, the street network and development parcels etc.</li><li>The mitigation approach includes a GI Framework that covers around 62 ha of the site. The majority of the site’s landscape elements e.g. mature trees, hedgerows and rights of way are conserved. The GI includes a variety of new landscape habitats such as broadleaved woodland and natural greenspace that will provide environmental and recreational benefits.</li><li>It is judged that the effects of the Proposed Development on the completion would result in a <i>major- moderate adverse</i> landscape effect. The benefits delivered by GI are considered to reduce the level of effects to <i>moderate adverse</i> at 15 years after completion. The degree of effects would continue to diminish in the much longer term on account of a matured GI framework.</li></ul>	Major Adverse	Major- Moderate Adverse	Moderate Adverse	Construction: Yes  Completion: Yes  15 years post Completion: No

NB: Assessment criteria and thresholds are identified in Appendix A.

	APPENDIX C: VISUAL EFFECTS TABLE										
Ref	Receptor Type, Location, and Representative Viewpoints	Judged Sensitivity of Visual Receptor		Judged Magnitude of Visual Effects			Commentary	Overall Effect on receptors at Construction Phase	Overall Effect on receptors on completion	Overall Effect on receptors 15 years post completion	Is this effect judged to be significant by the assessor?
		Susceptibility to Change	Value of Views	Distance from site (approx. m/km)	View of Proposed Dev. i.e. nature of view	Size/Scale of Visual Change/Effect (including degree of contrast/integration) at Stages of Project					
		High Medium Low	High Medium Low		Full Partial Glimpsed None	High Medium Low Negligible/None					
A	Residents  Bletchley  (VP 1, 11-12)  .	High	Medium	Adjacent	Full	Construction: <b>High-Medium</b>	<ul style="list-style-type: none"> <li>Residents in properties on the very eastern edge of Bletchley have views of the site. The extent of these views varies depending on the level of vegetation along the boundary edge. In some places the existing hedgerow is tall and well-established and includes some mature trees, elsewhere it is cropped, gappy and more open in its character.</li> <li>It was not possible to obtain views from these properties as they are private views, although <b>Viewpoint 1</b> from the end of Hamilton Lane and more generally <b>Viewpoints 11-12</b>, looking back towards the settlement, are broadly representative of the context that is experienced for these receptors.</li> <li>The Proposed Development seeks to minimise the impact on these receptors by locating the proposed built elements of the scheme some distance back from existing properties. The layout of uses proposed in the along the eastern edge of the site includes a corridor of greenspace that would be planted with new hedges and trees, the playing fields of the proposed Secondary School, and open space and allotments. This is considered to be an appropriate design solution in terms of the interface between the established settlement edge and the new development and would minimise the impact upon these receptors, such that effects would reduce from <i>major –moderate adverse</i> on completion (which is judged to be significant), to <i>moderate adverse</i> in the longer term.</li> </ul>	Major- Moderate Adverse	Major- Moderate Adverse	Moderate Adverse	Construction: <b>Yes</b>  Completion: <b>Yes</b>  15 years post Completion: <b>No</b>
						Completion: <b>High-Medium</b>					
						15 years post completion: <b>Medium</b>					

[illegible]

APPENDIX C: VISUAL EFFECTS TABLE											
Ref	Receptor Type, Location, and Representative Viewpoints	Judged Sensitivity of Visual Receptor		Judged Magnitude of Visual Effects			Commentary	Overall Effect on receptors at Construction Phase	Overall Effect on receptors on completion	Overall Effect on receptors 15 years post completion	Is this effect judged to be significant by the assessor?
		Susceptibility to Change	Value of Views	Distance from site (approx. m/km)	View of Proposed Dev. i.e. nature of view	Size/Scale of Visual Change/Effect (including degree of contrast/integration) at Stages of Project					
		High Medium Low	High Medium Low		Full Partial Glimpsed None	High Medium Low Negligible/None					
C	Residents  Bletchley Leys Farm and The Leys  (VP 4)	High	Medium	Adjacent	Full	Construction: <b>High-Medium</b>	<ul style="list-style-type: none"><li>There are a few individual properties that lie within the immediate context of the site<sup>1</sup> and consequently they have close range view of the site. <b>Viewpoint 4</b> is broadly representative of the view from Bletchley Leys Farm.</li><li>it is judged that effects would be <i>major-moderate adverse</i> on completion and these effects are considered to be significant.</li><li>The GI includes areas of greenspace and new planting around these properties, with new built development as defined on the <i>Parameter Plans</i> set back some distance from these receptors.</li><li>Whilst the Proposed Development would be visible, it is considered that the approach adopted is a sensitive and appropriate design solution that would minimise the visual effects upon these receptors in the longer term such that effects would be <i>moderate adverse</i>. Furthermore these effects are confined and limited to two properties.</li></ul>	<b>Major-Moderate Adverse</b>	<b>Major-Moderate Adverse</b>	<b>Moderate Adverse</b>	Construction: <b>Yes</b>  Completion: <b>Yes</b>  15 years post Completion: <b>No</b>
						Completion: <b>High-Medium</b>					
						15 years post Completion: <b>Medium</b>					
D	Residents  Chase Farm  (VP 5)	High	Medium	1km	Glimpsed	Construction: <b>Low-Negligible</b>	<ul style="list-style-type: none"><li>These receptors are some distance from the site (c1km) (<b>Viewpoint 5</b>)</li><li>There is limited visibility of the site on account of intervening screening effects within the landscape, such as hedges and trees.</li><li>There would be some glimpsed, albeit distant views of the Proposed Development at the outset.</li><li>The GI Framework includes areas of greenspace and new woodland planting on the western edge of the development that would effectively contain and filter views of the built form in the longer term.</li></ul>	<b>Minor Adverse-Negligible</b>	<b>Minor Adverse-Negligible</b>	<b>Negligible</b>	Construction: <b>No</b>  Completion: <b>No</b>  15 years post Completion: <b>No</b>
						Completion: <b>Low-Negligible</b>					
						15 years post Completion: <b>Negligible</b>					

<sup>1</sup> Effects on the individual properties of New Leys and Dagnall House on the Buckingham Road are assessed as part of Bletchley Visual Receptors A

[illegible]

APPENDIX C: VISUAL EFFECTS TABLE											
Ref	Receptor Type, Location, and Representative Viewpoints	Judged Sensitivity of Visual Receptor		Judged Magnitude of Visual Effects			Commentary	Overall Effect on receptors at Construction Phase	Overall Effect on receptors on completion	Overall Effect on receptors 15 years post completion	Is this effect judged to be significant by the assessor?
		Susceptibility to Change	Value of Views	Distance from site (approx. m/km)	View of Proposed Dev. i.e. nature of view	Size/Scale of Visual Change/Effect (including degree of contrast/integration) at Stages of Project					
		High Medium Low	High Medium Low		Full Partial Glimpsed None	High Medium Low Negligible/None		Major Moderate Minor Negligible None  Adverse Beneficial	Major Moderate Minor Negligible None  Adverse Beneficial	Major Moderate Minor Negligible None  Adverse Beneficial	Yes No
G	<b>Rights of Way Users</b>  Milton Keynes Boundary Walk (VP 10-11, 18)	High	Medium	Within site	Full	Construction: <b>High</b>  Completion: <b>High</b>  15 years post completion: <b>High-Medium</b>	<ul style="list-style-type: none"><li>This right of way runs through the site between Whaddon Road to Newton Longville, via Weasel Lane<sup>2</sup>.</li><li>On the section that heads south of Weasel Lane, receptors are afforded open and close range views of the site, primarily its eastern arable field, together with views of the disused railway line, buildings in Bletchley and Newton Longville and more distant views of the rising land of The Brickhills (<b>Viewpoint 11</b>). The tall and well established hedgerow adjacent to the route tends to filter and restrict views to the west, although there are one or two gaps in the hedgeline that provide views towards Whaddon Road (<b>Viewpoint 10</b>).</li><li>As the route heads northwards along the Whaddon Road, receptors gain close range views of the site, in addition to the surrounding landscape of fields, hedges, trees and woodland, and views of residential buildings to the north in Tattenhoe Park (See <b>Viewpoint 24</b>). Passing traffic on the road is another component of their experience.</li><li>The Proposed Development locates the route within a wide and largely contiguous grassland corridor that will include the reinforcement of the existing hedgerow and planting of new trees, shrubs and hedgerows to create a pleasant -albeit different walking experience. Users would be able continue to walk through the site and access the surrounding countryside and rights of way.</li><li>In conclusion there would be an inevitable change and level of effect (considered to be <i>major adverse</i> at the outset and a significant effect) with a marked change in the nature of this route as views of open</li></ul>	Major Adverse	Major Adverse	Moderate Adverse	Construction: <b>Yes</b>  Completion: <b>Yes</b>  15 years post Completion: <b>No</b>

<sup>2</sup> The level of change and effects on receptors that use Weasel Lane are assessed separately as part of the Weasel Lane, Visual Receptors H, although it is noted that the Milton Keynes Boundary Walk runs along Weasel Lane.



	APPENDIX C: VISUAL EFFECTS TABLE										
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		Susceptibility to Change	Value of Views	Distance from site (approx. m/km)	View of Proposed Dev. i.e. nature of view	Size/Scale of Visual Change/Effect (including degree of contrast/integration) at Stages of Project					
		High Medium Low	High Medium Low		Full Partial Glimpsed None	High Medium Low Negligible/None					
							<p>fields would be replaced by views of new built development.</p> <ul style="list-style-type: none"><li>Built features on the edge of Bletchley are apparent for certain parts of the routes and form part of the overall experience (See <b>Viewpoint 10-12</b>) for receptors. Development, whilst noticeable, would be observed against the backdrop of the existing built edge.</li><li>On the Whaddon Road, where presently users either walk on the carriageway or the narrow grass verge, the route would be accommodated within a wide (40m) corridor of greenspace and planting along edge of the development.</li><li>The approach that is adopted by the <i>Parameters Plan</i> and the GI is considered to be a sensitive and appropriate design response that would minimise the visual effects upon these receptors in the longer term.</li></ul>				
H	<p><b>Rights of Way Users</b></p> <p>Weasel Lane (VP 12-15)</p>	High	Medium	Within site	Full	<p>Construction: <b>High</b></p> <p>Completion: <b>High</b></p> <p>15 years post completion: <b>High-Medium</b></p>	<ul style="list-style-type: none"><li>Weasel Lane is a right of way bordered by hedgerows and intermittent mature trees. There are locations along the route where there are clear views across the site to the south towards Newton Longville together with more distant views of the wider landscape (Viewpoint <b>13</b>). There are also views of the site’s northern fields and the tree cover along the edge of the A421.</li><li>There are mature trees in the vicinity of The Leys which tend to restrict views out from the Lane across the surrounding landscape.</li><li>Similar to parts of <i>Milton Keynes Boundary Walk</i>, there is an awareness of the settlement edge for these receptors and, depending on location, there are views of properties on the edge of Bletchley (<b>Viewpoint 12</b>) and those in Milton Keynes at Tattenhoe Park (<b>Viewpoint 14</b>).</li><li>With the Proposed Development in place there would be a marked</li></ul>	Major Adverse	Major Adverse	Moderate Adverse	<p>Construction: <b>Yes</b></p> <p>Completion: <b>Yes</b></p> <p>15 years post Completion: <b>No</b></p>

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		Susceptibility to Change	Value of Views	Distance from site (approx. m/km)	View of Proposed Dev. i.e. nature of view	Size/Scale of Visual Change/Effect (including degree of contrast/integration) at Stages of Project		Major Moderate Minor Negligible None	Major Moderate Minor Negligible None	Major Moderate Minor Negligible None	Yes No
		High Medium Low	High Medium Low		Full Partial Glimpsed None	High Medium Low Negligible/None		Adverse Beneficial	Adverse Beneficial	Adverse Beneficial	
							<p>level of change as receptors would observe open views of built development. Effects on receptors are assessed as being <i>major adverse</i> at the outset and significant.</p> <ul style="list-style-type: none"> <li>The Lane would be set within an extensive and largely contiguous swathe of accessible greenspace that will include the planting of new woodland, trees, shrubs and hedgerows. This will create a pleasant, albeit different walking experience. Once established, the framework of overlapping planting and tree cover would ‘soften’ views of the built form, such that it is judged that effects on receptors would diminish to <i>moderate adverse</i> in the longer term. Users would be able continue to walk through the landscape and access the surrounding network of routes, to include the <i>Milton Keynes Boundary Walk</i> as it heads south to Newton Longville.</li> <li>The approach that is adopted by the <i>Parameters Plan</i> and the GI is considered to be a sensitive and appropriate design response that would minimise the visual effects upon these receptors in the longer term.</li> </ul>				
I	<b>Rights of Way Users</b>  Midshires Way-Swan’s Way- (VP 16, 17)	High	Medium	Varies (e.g. VP 17 is 0.2km from site)	Partial-Glimpsed	Construction: <b>Low</b>  Completion: <b>Low</b>  15 years post completion: <b>Low-Negligible</b>	<ul style="list-style-type: none"> <li>The Midshires Way-Swan’s Way lies to the west of the site. The level of visibility across the landscape for these receptors varies on account of woodland, hedgerows and trees and subtle variations in landform.</li> <li>Viewpoints <b>16-17</b> are taken in the vicinity of Broadway Wood, and in these locations receptors have views of Bletchley Leys Farm and the very western edge of the site that is perceptible beyond intervening hedgelines.</li> <li>There would be some glimpsed views of the Proposed Development at the outset albeit the built form would be located some distance (c40m)</li> </ul>	Minor Adverse	Minor Adverse	Minor Adverse-Negligible	Construction: <b>No</b>  Completion: <b>No</b>  15 years post Completion: <b>No</b>

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		Susceptibility to Change	Value of Views	Distance from site (approx. m/km)	View of Proposed Dev. i.e. nature of view	Size/Scale of Visual Change/Effect (including degree of contrast/integration) at Stages of Project					
		High Medium Low	High Medium Low		Full Partial Glimpsed None	High Medium Low Negligible/None					
							back from the edge of Whaddon Road and there would be a degree of filtering created by the existing landscape fabric of intervening trees and hedges. <ul style="list-style-type: none"><li>The GI Framework would minimise the impact of the Proposed Development on these receptors by creating an extensive corridor of greenspace on the western perimeter of the site. This will include the planting of new woodland, trees, shrubs and hedgerows that would filter and ‘soften’ views of the built form.</li></ul>				
J	<b>Rights of Way Users</b>  Public Bridleway Mursley –Newton Longville  (VP 19-20)	High	Medium	Varies (e.g. VP 20 is 1.5 km from site)	Partial-Glimpsed	Construction: <b>Medium-Low</b>  Completion: <b>Medium Low</b>  15 years post completion: <b>Low</b>	<ul style="list-style-type: none"><li>The Public Bridleway runs between Mursley and Newton Longville and receptors have views of the surrounding agricultural landscape, and depending on location, the edge of Bletchley and Newton Longville. The level of visibility across the landscape varies on account of hedgerows, trees and subtle variations in landform.</li><li><b>Viewpoints 19-20</b> provide representative views along the route with <b>Viewpoint 20</b> taken form a slightly elevated position within the vicinity of Newton Road. Receptors afford some views of the site- specifically the fields that extend southward form Weasel Lane.</li><li>Visibility of the Proposed Development would vary for these receptors to partial-glimpsed view depending on their location on the route. In certain locations, the Proposed Development would be observed within the context of the built up area of Bletchley that is visible.</li><li>The Proposed Development and the GI Framework would minimise the impact of the Proposed Development on these receptors by locating built development away from the higher slopes of the site and by</li></ul>	<b>Moderate-Minor Adverse</b>	<b>Moderate-Minor Adverse</b>	<b>Minor Adverse</b>	Construction: <b>No</b>  Completion: <b>No</b>  15 years post Completion: <b>No</b>

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Ref	Receptor Type, Location, and Representative Viewpoints	Judged Sensitivity of Visual Receptor		Judged Magnitude of Visual Effects			Commentary	Overall Effect on receptors at Construction Phase	Overall Effect on receptors on completion	Overall Effect on receptors 15 years post completion	Is this effect judged to be significant by the assessor?
		Susceptibility to Change	Value of Views	Distance from site (approx. m/km)	View of Proposed Dev. i.e. nature of view	Size/Scale of Visual Change/Effect (including degree of contrast/integration) at Stages of Project					
		High Medium Low	High Medium Low		Full Partial Glimpsed None	High Medium Low Negligible/None					
							adopting a series of east-west corridors of greenspace and tree cover to 'break-up' the built components and to 'soften' the built form.				
K	<b>Rights of Way Users</b>  Public Footpath Mursley-Newton Longville (VP 21)	High	Medium	Varies (e.g. VP 21 is 0.8km from the site)	Partial-Glimpsed	Construction: <b>Medium-Low</b>  Completion: <b>Medium-Low</b>  15 years post completion: <b>Low</b>	<ul style="list-style-type: none"><li>The Public Footpath runs between Mursley and Newton Longville and receptors have views of the surrounding agricultural landscape and, depending on location, filtered views of Bletchley and Newton Longville. The level of visibility across the landscape varies on account of hedgerows, trees and subtle variations in landform.</li><li><b>Viewpoints 21</b> provides a representative views along the route. Receptors gain some views of the site's fields that extend southward form Weasel Lane. Intervening and overlapping trees and hedges provide some filtering of the view towards the site.</li><li>Visibility of the Proposed Development would vary for these receptors depending on their location on the route, and, in certain locations, would be observed within the context of the existing built up area of Bletchley that is visible.</li><li>The Proposed Development and the GI Framework would minimise the impact of the Proposed Development on these receptors by locating built development away from the higher slopes of the site (in the vicinity of Weasel Lane) and by adopting a series of east-west corridors of greenspace and tree cover to 'break-up' the built components and to 'soften' the built form.</li></ul>	<b>Moderate-Minor Adverse</b>	<b>Moderate-Minor Adverse</b>	<b>Minor Adverse</b>	Construction: <b>No</b>  Completion: <b>No</b>  15 years post Completion: <b>No</b>

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		Susceptibility to Change	Value of Views	Distance from site (approx. m/km)	View of Proposed Dev. i.e. nature of view	Size/Scale of Visual Change/Effect (including degree of contrast/integration) at Stages of Project					
		High Medium Low	High Medium Low		Full Partial Glimpsed None	High Medium Low Negligible/None					
L	<b>Highway Users</b>  A421 (H8 Standing Way) & Buckingham Road  (VP 22-23)	Medium-Low	Medium-Low	Adjacent	Full-Glimpsed  Varies- See Commentary	Construction: <b>Medium-Low</b>  Completion: <b>Medium-Low</b>  15 years post Completion: <b>Low</b>	<ul style="list-style-type: none"> <li>These receptors are inherently of lower susceptibility to change as they are travelling at speed through the landscape and consequently they gain transient views.</li> <li>Their experience in the vicinity of the site is views of the built up area of Milton Keynes including employment buildings at Snelshall West-Snelshall East and traffic movement which is considered to be their primary focus.</li> <li>Views of the site are heavily restricted by largely contiguous established tree cover along the A421, albeit there are some occasional fleeting views of the northern part site through the vegetation, and more generally from one or two locations on the Buckingham Road.</li> <li>Full views would be afforded of the proposed highway works. These would be observed by receptors as part of the highway context and consequently, whilst noticeable, would not be an unexpected element for these receptors given this built up context and the fact that road junctions are a common element of their experience.</li> <li>Glimpsed views of the built development would be afforded although these would be heavily filtered and by existing vegetation and, moreover, would be fleeting in their nature.</li> </ul>	Moderate Adverse	Moderate Adverse	Minor Adverse	Construction: <b>No</b>  Completion: <b>No</b>  15 years post completion: <b>No</b>

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		Susceptibility to Change	Value of Views	Distance from site (approx. m/km)	View of Proposed Dev. i.e. nature of view	Size/Scale of Visual Change/Effect (including degree of contrast/integration) at Stages of Project					
		High Medium Low	High Medium Low		Full Partial Glimpsed None	High Medium Low Negligible/None					
M	Highway Users  Whaddon Road  (VP24-26)	Medium	Medium	Adjacent	Full	Construction: <b>High</b>  Completion: <b>High</b>  15 years post Completion: <b>Medium</b>	<ul style="list-style-type: none"> <li>These receptors are inherently of lower susceptibility to change as they are travelling at speed through the landscape and consequently they gain transient views.</li> <li>Highway users have close range views of the site. Receptors experience views of fields, hedges and intermittent mature trees, together with residential buildings on rising land at Tattenhoe Park (<b>Viewpoint 24</b>) and those on the edge of Bletchley (<b>Viewpoint 25</b>).</li> <li>Given the location adjacent to the site, there would be views of the Proposed Development as receptors pass-by. Effects are assessed as being <i>major-moderate adverse</i> at the outset and significant.</li> <li>Full views would be afforded of the proposed highway works. These would be observed by receptors as part of the highway context and consequently, whilst noticeable, would not be an unexpected element</li> <li>To minimise the impact on these receptors the built development would be some distance back from the road corridor beyond a deep (c40-60m) corridor of greenspace and planting. The GI would strengthen the existing roadside hedgerow with new planting whilst the corridor would provide the opportunity for the planting of new woodland, trees, hedges and woodland. Once the planting and tree cover has become established this framework would effectively filter and 'soften' views of the built form, such that that the effects on receptors - would reduce to <i>moderate adverse</i> in the longer term.</li> <li>The approach proposed in the <i>Parameter Plans</i> and the GI framework is considered to be an appropriate design response that would minimise the visual impact of development and the consequential visual effects upon these receptors in the longer term.</li> </ul>	Major-Moderate Adverse	Major-Moderate Adverse	Moderate Adverse	Construction: <b>Yes</b>  Completion: <b>Yes</b>  15 years post Completion: <b>No</b>

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		High Medium Low	High Medium Low		Full Partial Glimpsed None	High Medium Low Negligible/None					
N	Highway Users  Shenley Road  (VP 27)	Medium	Medium	1km	Glimpsed-None	Construction: <b>Low-Negligible</b>  Completion: <b>Low-Negligible</b>  15 years post completion: <b>Negligible</b>	<ul style="list-style-type: none"> <li>These receptors are inherently of lower susceptibility to change as they are travelling at speed through the landscape and consequently they have transient views.</li> <li>Views of the site for highway users are difficult to clearly discern because of intervening elements within the landscape and any views of the Proposed Development are likely to be fleeting and filtered by existing vegetation.</li> <li>The GI framework includes the planting of new trees, hedges and woodland around the perimeter of the site which would further restrict visibility, such that any initial adverse effects –which are considered to be no more than minor adverse in any event- would reduce to negligible in the longer term</li> </ul>	Minor Adverse- Negligible	Minor Adverse- Negligible	Negligible	Construction: <b>No</b>  Completion: <b>No</b>  15 years post Completion: <b>No</b>
O	Highway Users  Bletchley Road (VP 28)	Medium	Medium	0.5km	Partial-Full	Construction: <b>Medium</b>  Completion: <b>Medium</b>  15 years post completion: <b>Medium-Low</b>	<ul style="list-style-type: none"> <li>These receptors are inherently of lower susceptibility to change as they are travelling at speed through the landscape and consequently they have transient views.</li> <li>Their experience as they move through the landscape includes views of built elements either heading north from Newton Longville or south from Bletchley.</li> <li>There are places along the route (<b>See Viewpoint 28</b>) where the site’s south facing slopes can be seen.</li> <li>Views of the Proposed Development would be gained. These would be fleeting in their nature and observed within the context of built features that are apparent for these receptors on this route.</li> <li>Once established, the GI framework of new trees, hedges and pockets</li> </ul>	Moderate Adverse	Moderate Adverse	Moderate- Minor Adverse	Construction: <b>No</b>  Completion: <b>No</b>  15 years post completion: <b>No</b>

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		Susceptibility to Change	Value of Views	Distance from site (approx. m/km)	View of Proposed Dev. i.e. nature of view	Size/Scale of Visual Change/Effect (including degree of contrast/integration) at Stages of Project		Major Moderate Minor Negligible None	Major Moderate Minor Negligible None	Major Moderate Minor Negligible None	Yes No
		High Medium Low	High Medium Low		Full Partial Glimpsed None	High Medium Low Negligible/None		Adverse Beneficial	Adverse Beneficial	Adverse Beneficial	
							of woodland would filter view and ‘soften’ the views of the built form and this would lessen the effects on these receptors.				

**NB: Assessment criteria and thresholds are identified in Appendix A.**  
**None of the effects are judged to be reversible.**