

MILTON KEYNES EAST

LANDSCAPE AND VISUAL TECHNICAL NOTE

SEPTEMBER 2021

ISSUE SHEET

JOB NAME: MILTON KEYNES EAST
JOB NUMBER: D2065
CLIENT: ST. JAMES GROUP

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CONTENTS

1.0	Introduction	4
2.0	Baseline Conditions	5
3.0	Baseline Visual Assessment	8
4.0	Potential Effects	18
5.0	Summary and Conclusions	22
APPENDIX 1		23
Verified Visual Montages (VVM's)		

PROJECT NUMBER: D2065
VERSION: 01
VERSION DATE: 1 SEPTEMBER 2021
COMMENT: -

1.0

INTRODUCTION

INTRODUCTION AND PURPOSE

This technical note has been prepared by fabrik Landscape Architects in response to comments received from Central Bedfordshire Council (CBC, 17th June) in relation to East Milton Keynes planning application CB/21/01817/OAC.

The comments request that consideration is given to potential medium distance visual receptors within CBC and that Viewpoint D7, which was scoped out of the ES is given further consideration.

CBC also request that CBC Landscape Character Areas that fall within the 8km of the ES study area are also considered by this technical note.

ASSESSMENT METHODOLOGY AND SIGNIFICANCE CRITERIA

The assessment described in this technical note has been undertaken in accordance with the Guidelines for Landscape and Visual Impact Assessment 2013 (GLVIA3) and Landscape Character Assessment Guidance for England and Scotland (Natural England, 2002) and is presented in accordance with the requirements of GLVIA3. The methodological approach aligns and is consistent with that adopted for the detailed assessment described in the Milton Keynes East Environmental Statement (March 2021); this is to aid cross-referencing and for the purposes of review. Notwithstanding, the information provided within this technical note is provided only as part of an ongoing engagement with Central Bedfordshire Council in respect of Milton Keynes and falls out of the scope of the Environmental Statement.

CONSULTATION

The technical note has been prepared in consultation with Central Beds Council.

Central Beds were consulted on EIA scoping opinion and did not at that time specify consideration of the two viewpoints now under review. They made general comments in their response to a desire to review views from the general direction in which the two viewpoints are located but also acknowledged that fabrik had identified various viewpoints (in their original list that was included in the ES) from that general direction. fabrik also agreed the schedule of viewpoints 'scoped in' to the ES with MKC and the ES was fully in accordance with that agreement.

2.0

BASELINE CONDITIONS

OVERVIEW OF CONTEXTUAL LANDSCAPE

A description of landscape features within the study area is set out within the submitted ES Chapter.

LANDSCAPE CHARACTER

Figure 2.1 and Figure 2.2

The published National Level Landscape Character and Milton Keynes Landscape Character Assessment Character Area descriptions pertinent to the study area are described within the submitted ES Chapter.

Central Bedfordshire Council Landscape Assessment

There are 12 landscape types for the whole of the ceremonial county of Bedfordshire (central Bedfordshire and Bedford Borough) on which the Landscape Character Assessment was based. 10 of the landscape types occur within CBC which are further sub-divided into 38 Landscape Character Areas (LCA). The nearest LCA to the site is 5C: Salford – Aspley Clay Vale. The Character Area lies adjacent to MKC Character Area 4A, approximately 1.7km east of nearest site boundary.

Key characteristics of LCA 5C: Salford – Aspley Clay Vale pertinent to the study area are set out below:

- “A large to medium scale, gently undulating landscape from 65-80m AOD defined by the underlying Oxford Clay geology and relatively flat topography, with minor areas of river gravel associated with tributary streams along the western boundary.
- Intermittent views provided across the vale to the prominent landscapes of the Greensand Ridge that borders the vale to the south and provide a sense of containment, plus views to the elevated clay plateau landscape to the north.
- Land use predominantly defined by intensive arable cropping contained within large arable fields, although pockets of ridge furrow survive in small areas of pasture.
- Fairly strong surviving pattern of field boundaries, although these are typically in a poor condition - short flailed, gappy or overgrown, strengthened by post and wire fencing. Old hedgerow lines are marked in places by surviving hedgerow trees.
- Tributary streams and drainage channels (aligning Salford Road) associated with the River Great Ouse, cut through the landscape - underlain by alluvium and valley gravels.
- The prominent, embanked M1 with conspicuous junction 13 with the A421 dual carriageway cuts east-west and dissects the landscape, having a dominant visual and audible presence together with the A421 and A507.
- The loosely clustered settlement of Salford and small hamlet of Hulcote are sheltered at the base of the subtle tributary valley of the River Great Ouse.
- Settlement character is consistent and has some relationship with the vernacular style of the Wooded Greensand Ridge - dark reddish-brown with buff brick detailing and clay tiling, characteristic of pre and early 20th century properties.
- Individual farmsteads and associated agricultural buildings are scattered throughout the landscape are often set back from the roadside by long drives lined with tree planting.
- Development surrounding J13 of the M1 including large scale building units exert a large scale and industrial influence in the south east of the area. Views south west

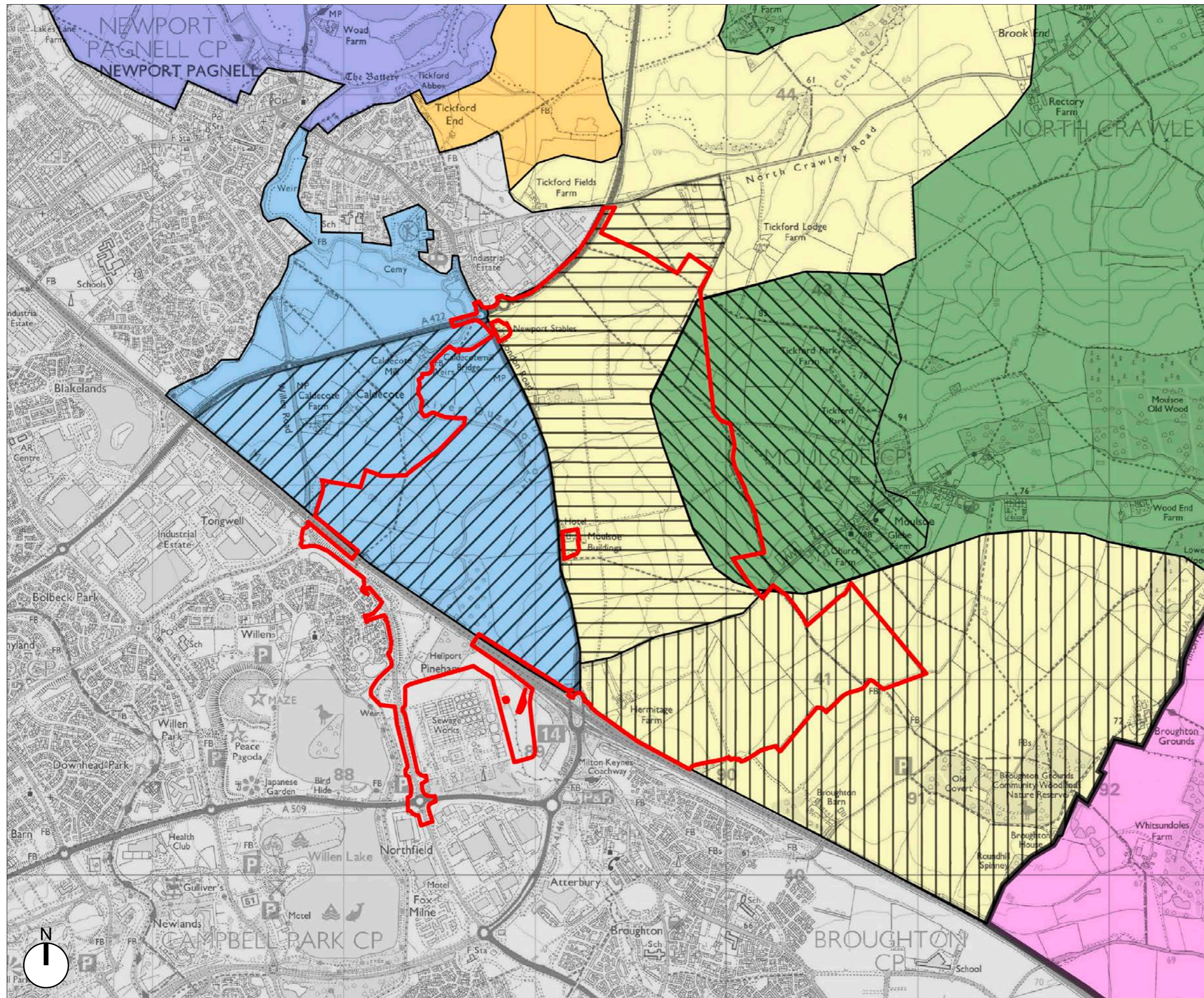
to the edge of Milton Keynes enhance the perception of the area’s proximity to the urban centre.

- Prominent views from the vale to Cranfield University and Technology Park located on an elevated area of plateau in the adjacent Clay Farmland landscape type.
- Some small remnant areas of woodland including the ancient woodland at Salford Wood.
- The recreational routes of the Milton Keynes Boundary Walk and various public footpaths link the vale with Woburn Sands and the adjacent village of Aspley Guise.”

The LCA’s visual and perceptual character is described as having, “Intermittent views to the wooded horizons of the elevated landscape of the Wooded Greensand Ridge to the south, and the built development at Cranfield University and Technology Park on the plateau of the Clay Farmland character area to the north provide a sense of enclosure. Views to the urban edge of Milton Keynes and Junction 13 of the M1 exert an industrial influence on the flat open vale. The rural and unsettled character remains away from the primary road corridors and pockets of industry.”

- “Development considerations of relevance to the site include:
- Opportunities for introducing new landscape elements e.g. woodland creation along busy transport corridors to reduce their visual and audible intrusion i.e. along the M1, junction 13 and A421. Woodland planting should respect wide, open views across the vale.
- Avoid expansion of main roads and junctions and ensure that any further growth of business parks does not further dilute the surviving rural character within the vale.
- Prevent further embanking of roads which interrupt the landform of this flat vale landscape and restrict views.
- Ensure an appropriate rural interface between settlement edges and the adjoining rural landscape. This is particularly important where settlement edge expansion is proposed e.g. to the east of Milton Keynes.
- Retention of agricultural hedgerows, appropriate new tree screening and careful design of boundaries and lighting will help create a sympathetic rural/urban edge.
- Conserve and enhance recreational access and connections e.g. from the vale to the Woburn Wooded Greensand Ridge (6a) as well as improved links between the west of the character area and Milton Keynes. There is a major opportunity for creation of a green corridor with recreational access links to form part of a potential linear park (Bedford & Milton Keynes Waterway Project)”.

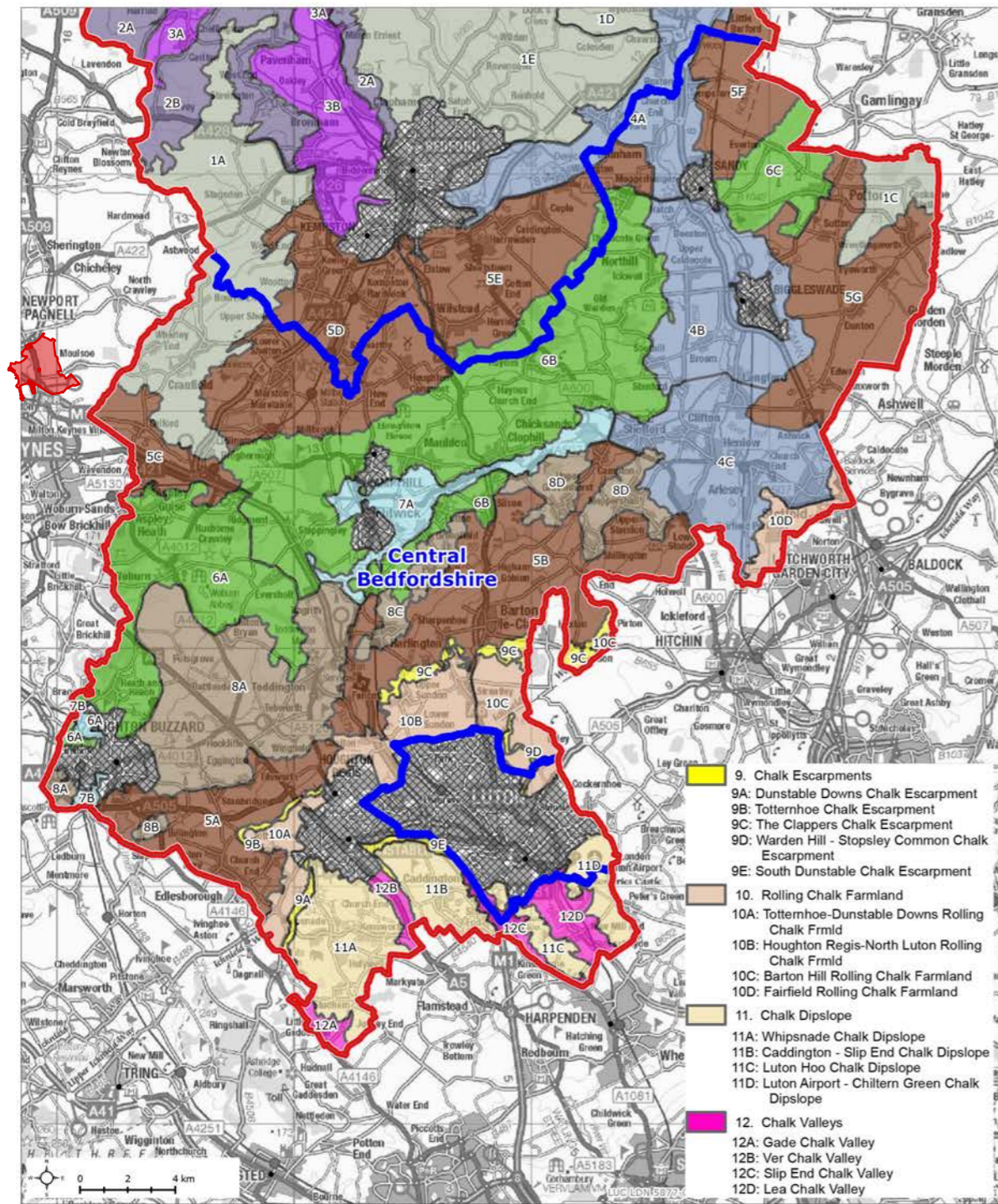
The landscape value of these receptors is judged to be **medium to low**.



LEGEND

- SITE BOUNDARY
 - MKC/CBC BOUNDARY
 - MK URBAN AREA
 - SENSITIVITY AREAS
 - ALLOCATED SITE
- MKC LANDSCAPE CHARACTER AREAS**
- 2C - OUSE URBAN RIVER VALLEY
 - 2D - OUZEL NORTH URBAN RIVER VALLEY
 - 3A - NORTH CRAWLEY CLAY PLATEAU FARMLAND
 - 4A - BROUGHTON TO TICKFORD CLAY LOWLAND FARMLAND
 - 5B - OUSE UNDULATING CLAY FARMLAND
- CBC LANDSCAPE CHARACTER AREA**
- 5C - SALFORD - ASPLEY CLAY VALE
- SITE CHARACTER ASSESSMENT (BY FABRIK)**
- OUZEL VALLEY FLOOR
 - OUZEL VALLEY SLOPES
 - BROUGHTON LOWLAND FARMLAND
 - MOULSOE BOWL FARMLAND

FIGURE 2.1 – PLAN ILLUSTRATING CHARACTER (FABRIK, 2021)



- 9. Chalk Escarpments
 - 9A: Dunstable Downs Chalk Escarpment
 - 9B: Totterhoe Chalk Escarpment
 - 9C: The Clappers Chalk Escarpment
 - 9D: Warden Hill - Stopsley Common Chalk Escarpment
 - 9E: South Dunstable Chalk Escarpment
- 10. Rolling Chalk Farmland
 - 10A: Totterhoe-Dunstable Downs Rolling Chalk Fmland
 - 10B: Houghton Regis-North Luton Rolling Chalk Fmland
 - 10C: Barton Hill Rolling Chalk Farmland
 - 10D: Fairfield Rolling Chalk Farmland
- 11. Chalk Dipslope
 - 11A: Whipsnade Chalk Dipslope
 - 11B: Caddington - Slip End Chalk Dipslope
 - 11C: Luton Hoo Chalk Dipslope
 - 11D: Luton Airport - Chiltern Green Chalk Dipslope
- 12. Chalk Valleys
 - 12A: Gade Chalk Valley
 - 12B: Ver Chalk Valley
 - 12C: Slip End Chalk Valley
 - 12D: Lea Chalk Valley

Bedfordshire County boundary	5. Clay Vales	7. Greensand Valley	Bedford Borough & Central Bedfordshire Landscape Character Areas Figure 1 Landscape Classification
Central Bedfordshire Unitary Authority	5A: Eaton Bray Clay Vale 5B: Barton-le-Clay Clay Vale 5C: Salford - Aspley Clay Vale 5D: North Marston Clay Vale 5E: East Marston Clay Vale 5F: Biggin Wood Clay Vale 5G: Dunton Clay Vale	7A: Flit Greensand Valley 7B: Ouzel Greensand Valley	
Central Bedfordshire LCA			
1. Clay Farmland	6. Wooded Greensand Ridge	8. Clay Hills	
1A: Cranfield to Stagsden 1C: Cockayne Hatley Clay Farmland	6A: Woburn Greensand Ridge 6B: Mid Greensand Ridge 6C: Everton Heath Greensand Ridge	8A: Toddington - Hockliffe Clay Hills 8B: Billington Clay Hills 8C: Harlington - Pulloxhill Clay Hills 8D: Upper Gravenhurst - Meppershall Clay Hills	
4. Clay Valleys			
4A: Great Ouse Clay Valley 4B: Lower Ivel Clay Valley 4C: Upper Ivel Clay Valley			

Map Scale @ A4: 1:230,000

LEGEND

SITE LOCATION

FIGURE 2.2 – EXTRACT FROM CENTRAL BEDFORDSHIRE COUNCIL LANDSCAPE CHARACTER ASSESSMENT

3.0

BASELINE VISUAL ASSESSMENT

INTRODUCTION

Receptors at Leys Farm/Footpath 50 (VP M14); Cranfield Road north of Salford (VP M15); and Bridleway 32 (John Bunyan Trail) (VP D7a) were visited on Tuesday 10th August 2021. The baseline photographs for the VVM's were carried on Monday 13th September 2021. Figures 3.1 and 3.2 show the location and degree of openness attributed to the representative viewpoints.

MID DISTANCE VIEWS

Footpath 50 north of Leys Farm (VP M14)

In this view eastern parts of the Site (East of Newport Road) are seen as part of a much wider panorama. The view is seen from a relatively short elevated and open stretch of footpath between Cranfield Road and Leys Farm, beyond which views fall behind intervening vegetation and landform. In the mid-ground farm buildings and container units associates with Broughton Grounds Farm are seen in front of woodland at Broughton Grounds Nature Reserve. Views also extend over the wooded skyline of Milton Keynes. Residential properties and commercial units within the eastern expansion area are clearly visible. The Milton Keynes Snow Dome is visible on the skyline. Refer to representative viewpoint:

The value of the views experienced from this section of Footpath is judged to be **Medium**.

Cranfield Road north of Salford (VP M15)

Panoramic views are seen from a short elevated open stretch of Cranfield Road beyond which roadside vegetation entirely screens views towards the site. In this panoramic view the site itself is entirely screened by intervening landform and vegetation. Views beyond extend to Milton Keynes where commercial sheds and the Snow Dome can be seen. This view is an oblique and transitory view, which would be seen from fast moving vehicles. There are no footways adjacent to this stretch of road.

The value of the views experienced from this section of Road is judged to be **Low**.

DISTANCE VIEWS

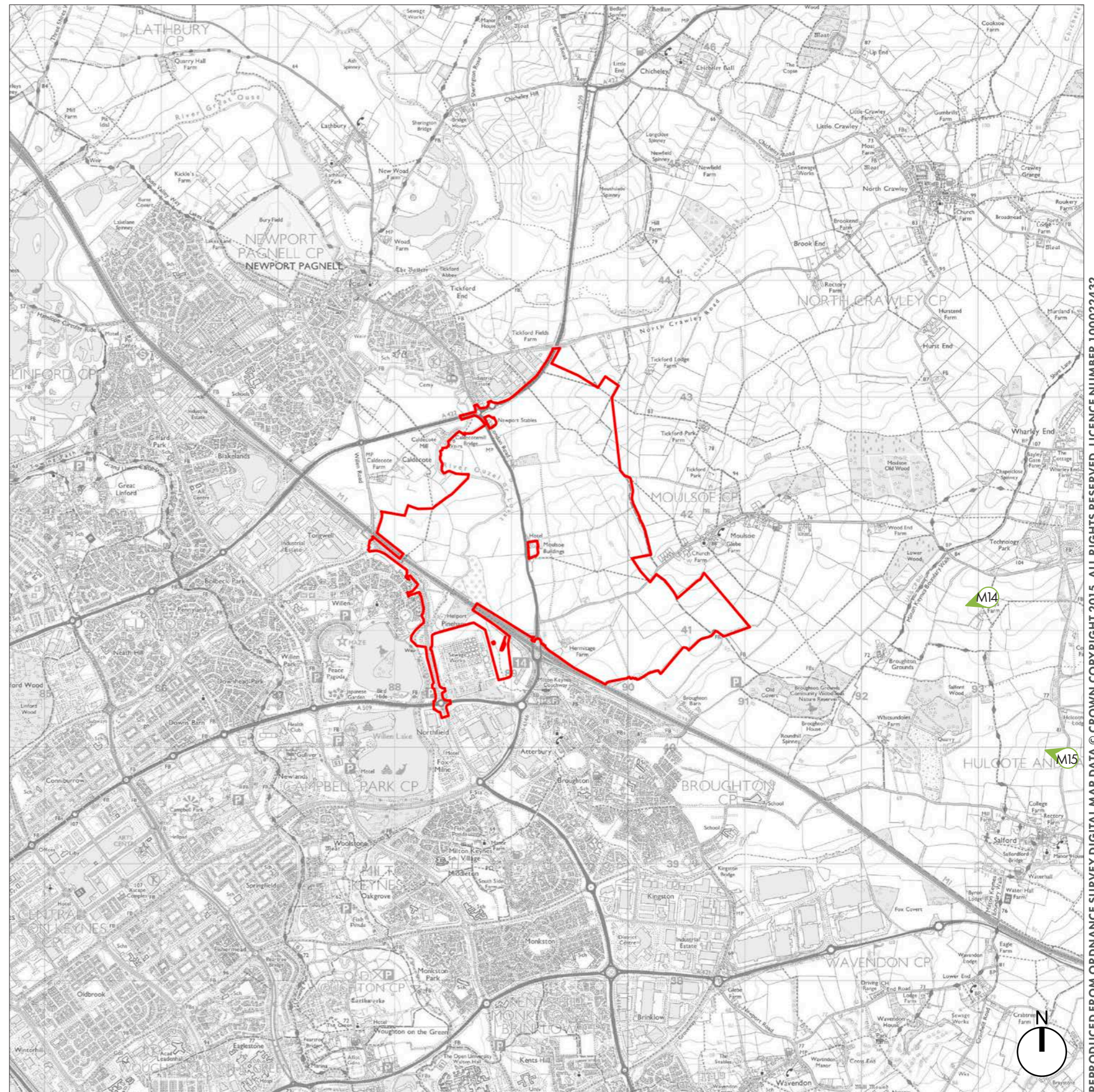
Bridleway 32 (John Bunyan Trail) (VP D7a)

Panoramic views are seen from an elevated open stretch of Bridleway 32 to the south of Cranfield Court and Wood End Farm where the local landform and woodland belts screen views. In this distant panoramic view the site itself is very difficult to perceive beyond layers of intervening landform and vegetation. Views beyond extend to Milton Keynes where commercial sheds and the Snow Dome can be seen. Buildings at Cranfield University are also visible on higher ground to the right of the panorama.

The value of the views experienced from this section of Bridleway is judged to be **Medium**.

TABLE 3.1 – SUMMARY OF VISUAL RECEPTORS

VISUAL RECEPTOR TYPE	KEY VIEWPOINT REFERENCE	VALUE
RECEPTORS USING BRIDLEWAY 32 AND FOOTPATH 50. THIS GROUP OF RECEPTORS CONSIDERS THOSE ON FOOT, BIKE AND HORSEBACK.	M14 (MID DISTANT VIEW), D7A (DISTANT VIEW)	MEDIUM
RECEPTORS USING CRANFIELD ROAD. THIS RECEPTOR CONSIDERS MOTORISTS AND CYCLISTS.	M15 (MID DISTANT VIEW)	LOW



LEGEND

- SITE BOUNDARY**

- 21
LOCATION OF PHOTOGRAPHIC VIEWPOINT – OPEN VIEW (AN OPEN VIEW OF THE WHOLE OF THE SITE OR OPEN VIEW OF PART OF THE SITE).

- 21
LOCATION OF PHOTOGRAPHIC VIEWPOINT – PARTIAL VIEW (A VIEW OF THE SITE WHICH FORMS A SMALL PART OF THE WIDER PANORAMA, OR WHERE VIEWS ARE FILTERED BETWEEN INTERVENING BUILT FORM OR VEGETATION).

- 21
LOCATION OF PHOTOGRAPHIC VIEWPOINT – TRUNCATED VIEW (VIEWS OF THE SITE ARE OBSCURED BY THE INTERVENING BUILT FORM AND / OR VEGETATION, OR IS DIFFICULT TO PERCEIVE).

FIGURE 3.1 - VISUAL SUMMARY SHOWING THE LOCATION OF ADDITIONAL MID DISTANCE RECEPTORS (FABRIK, 2021)

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PANORAMA OF VIEWPOINT M14 ILLUSTRATING CONTEXT



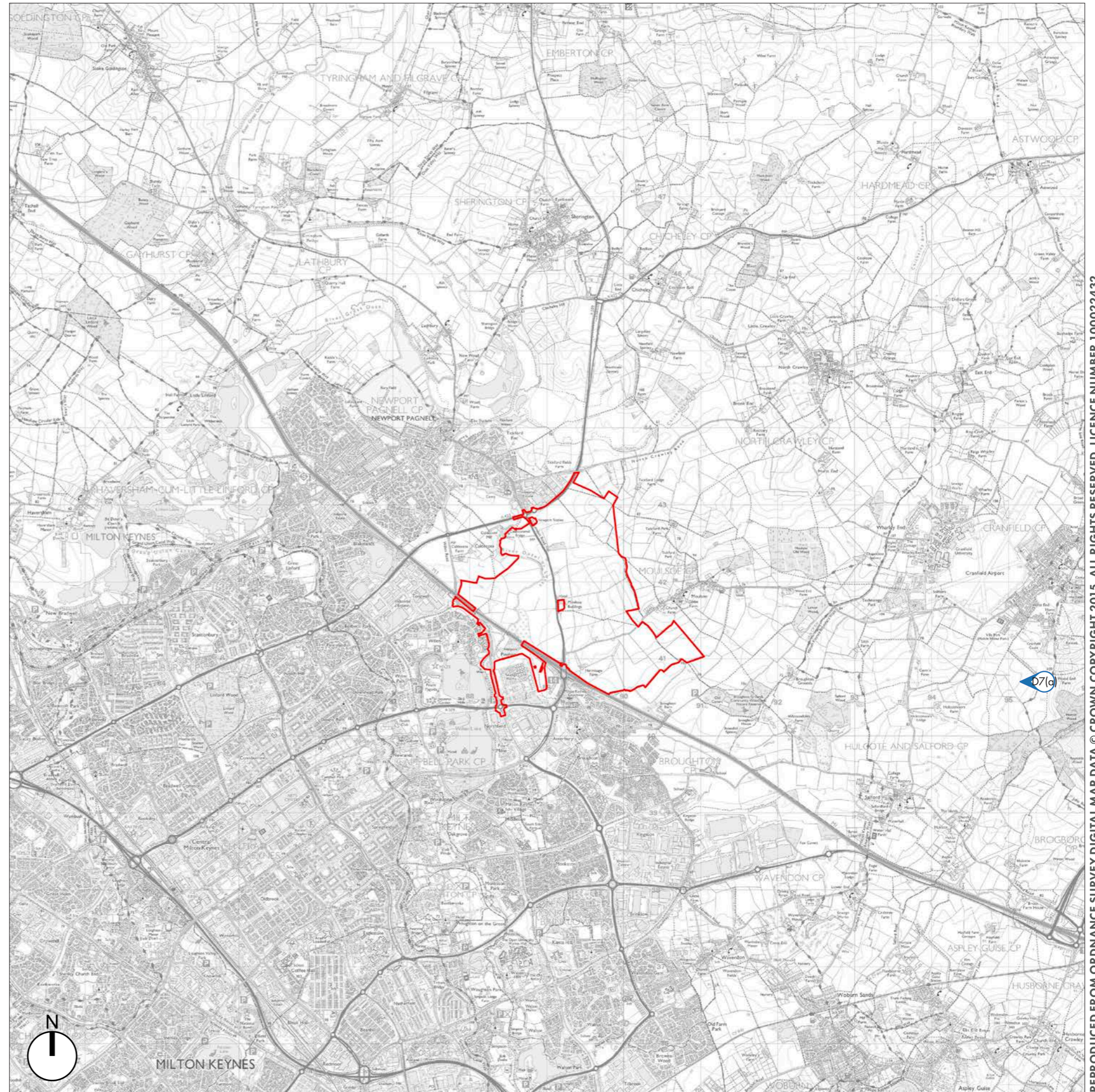
PHOTOGRAPH – VIEWPOINT M14



PANORAMA OF VIEWPOINT M15 ILLUSTRATING CONTEXT



PHOTOGRAPH – VIEWPOINT M15



LEGEND

- SITE BOUNDARY**
- 21 **LOCATION OF PHOTOGRAPHIC VIEWPOINT – OPEN VIEW (AN OPEN VIEW OF THE WHOLE OF THE SITE OR OPEN VIEW OF PART OF THE SITE).**
- 21 **LOCATION OF PHOTOGRAPHIC VIEWPOINT – PARTIAL VIEW (A VIEW OF THE SITE WHICH FORMS A SMALL PART OF THE WIDER PANORAMA, OR WHERE VIEWS ARE FILTERED BETWEEN INTERVENING BUILT FORM OR VEGETATION).**
- 1719 **LOCATION OF PHOTOGRAPHIC VIEWPOINT – TRUNCATED VIEW (VIEWS OF THE SITE ARE OBSCURED BY THE INTERVENING BUILT FORM AND / OR VEGETATION, OR IS DIFFICULT TO PERCEIVE).**

FIGURE 3.2 - LOCATION PLAN SHOWING THE LOCATION OF VISUAL RECEPTOR D17 (FABRIK, 2021)

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PANORAMA OF VIEWPOINT D7(A) ILLUSTRATING CONTEXT



PHOTOGRAPH – VIEWPOINT D7(A)

4.0

POTENTIAL EFFECTS

DURING CONSTRUCTION

Published Landscape Character

The proposal would result in no direct changes to Central Bedfordshire Character Area LCA 5C: Salford – Aspley Clay Vale. In views from higher ground, construction works would be seen in the context of existing development surrounding J13 of the M1 including the large-scale building units. As a result, the significance of effect during construction would be **minor adverse to negligible**.

TABLE 4.1 ASSESSMENT OF LANDSCAPE EFFECTS DURING CONSTRUCTION (YEARS 2022-2048)

LANDSCAPE RECEPTOR	LANDSCAPE VALUE	SUSCEPTIBILITY TO THE PROPOSED CHANGE	LANDSCAPE SENSITIVITY					MAGNITUDE OF CHANGE	SIGNIFICANCE OF EFFECT
				SIZE / SCALE	GEOGRAPHIC EXTENT	DURATION AND PERMANENCE	REVERSIBILITY		
LCA 5C: SALFORD - ASPLEY CLAY VALE	MEDIUM TO LOW	LOW	MEDIUM TO LOW	MINOR	WIDER SETTING	PERMANENT	REVERSIBLE	LOW	NEGLECTIBLE - MINOR ADVERSE

Visual Effects

PRoW 50: In views from footpath 50 (VP M14) construction works associated with the proposed distribution sheds and homes within the eastern part of the site would be seen as part of a wider panorama. These views would be seen from a relatively short elevated and open stretch of footpath between Cranfield Road and Leys Farm. Development would be seen beyond intervening layers of woodland vegetation and Broughton Grounds Farm. The construction works would be seen with the existing Milton Keynes eastern expansion area and Milton Keynes skyline.

The sensitivity of existing views is judged to be medium and the magnitude of change is likely to be moderate/low. This will result in an overall **moderate/minor adverse** effect.

PRoW 35 John Bunyan Trail: In elevated views from the John Bunyan Trail/ Bridleway 32 (VP D7a), construction associated with the proposed distribution sheds are likely to be visible in the far distance as part of a much wider panorama. Intervening local landform and woodland belts would screen much of the remainder of the site.

The sensitivity of existing views is judged to be medium and the magnitude of change is likely to be low/negligible. This will result in an overall **minor /negligible adverse** effect.

Cranfield Road north of Salford: In elevated views from a short stretch of this road (VP M15) intervening landform and woodland belts would almost entirely screen views of the proposed distribution sheds. Construction works would be very difficult to perceive beyond the layers of intervening landform and vegetation.

The sensitivity of existing views is judged to be medium and the magnitude of change is likely to be low/negligible. This will result in an overall **minor adverse/negligible** effect.

TABLE 4.2 ASSESSMENT OF VISUAL EFFECTS DURING CONSTRUCTION (YEARS 2022-2048)									
VISUAL RECEPTOR	LANDSCAPE VALUE	SUSCEPTIBILITY TO THE PROPOSED CHANGE	RECEPTOR SENSITIVITY					MAGNITUDE OF CHANGE	SIGNIFICANCE OF EFFECT
				SIZE / SCALE	GEOGRAPHIC EXTENT	DURATION AND PERMANENCE	REVERSIBILITY		
BRIDLEWAY 32 (VP D7A)	MEDIUM	LOW	LOW	MINOR	DISTANT	PERMANENT	REVERSIBLE	LOW/ NEGLIGIBLE	MINOR ADVERSE/ NEGLIGIBLE
FOOTPATH 50 (VP M14)	MEDIUM	MEDIUM	MEDIUM	MODERATE	MIDDLE DISTANCE	PERMANENT	REVERSIBLE	MODERATE/ LOW	MODERATE/MINOR ADVERSE
CRANFIELD ROAD (VP M15)	LOW	LOW	LOW	MINOR	DISTANT	PERMANENT	REVERSIBLE	LOW/ NEGLIGIBLE	MINOR ADVERSE/ NEGLIGIBLE

4.0 POTENTIAL EFFECTS

DURING OPERATION

Likely Significant Effects upon completion of construction (2048)

Once the development is complete changes to landscape character area LCA 5C: Salford – Aspley Clay Vale would be determined and mitigation planting would be established. The effects of development would change from the immediate effects (represented the judgements for construction), as the Development is completed, to the residual effects, recorded in the following section. Whereby the mitigation planting would have established, and the resulting character of the development would have been determined.

During construction, occupation (and operational effects) will have been occurring for many years prior to final completion of the scheme. This period shall include the phased occupation and establishment of planting including edge planting. As described within the Environmental Statement, Moulsoe New Wood and tree planting south of Newport Road will have established to a height of around 11m (assuming 24 years growth). Structural landscaping associated with the north-eastern edge road and grid corridors would be at 7-11m in height (assuming 11-24 years growth). Over time boundary planting would soften and reduce the extent to which the buildings would be visible.

ASSESSMENT OF EFFECTS 15 YEARS POST FINAL OCCUPATION (2062)

Introduction

The potential effects of the Development are assessed below at year 15, following the establishment of planting illustrated within the Design and Access Statement. Green infrastructure shall include Moulsoe New Wood, planting within road corridors and green corridors, public open spaces and the Ouzel valley linear park.

Moulsoe New Wood and supplementary tree planting to the south of Newport Road is expected to have reached a height of around 15 meters. Planting associated with the edge road is expected to have established to a height of 12-15m (depending upon when it was planted).

Published Landscape Character

As described during the Construction period, the proposal would result in no direct changes to Central Bedfordshire Character Area LCA 5C: Salford – Aspley Clay Vale. In views from higher ground, the proposals would be seen in the context of existing development surrounding J13 of the M1 including the large-scale building units. 15 years post completion the tops of large-scale distribution sheds would be glimpsed over mature boundary planting.

Upon maturity, the significance of effect would be **negligible-minor adverse**.

TABLE 4.3 ASSESSMENT OF LANDSCAPE EFFECTS (15 YEARS POST FINAL OCCUPATION)

LANDSCAPE RECEPTOR	LANDSCAPE VALUE	SUSCEPTIBILITY TO THE PROPOSED CHANGE	LANDSCAPE SENSITIVITY	LANDSCAPE EFFECTS				MAGNITUDE OF CHANGE	SIGNIFICANCE OF EFFECT
				SIZE / SCALE	GEOGRAPHIC EXTENT	DURATION AND PERMANENCE	REVERSIBILITY		
LCA 5C: SALFORD - ASPLEY CLAY VALE	MEDIUM TO LOW	LOW	MEDIUM TO LOW	MINOR	WIDER SETTING	PERMANENT	REVERSIBLE	LOW	NEGLIGIBLE - MINOR ADVERSE

Visual Effects

PRoW 50: In views from footpath 50 (VP M14) the established scheme of distribution sheds and homes within the eastern part of the site is likely to be seen as part of a much wider panorama. These views would be seen from a relatively short elevated and open stretch of footpath between Cranfield Road and Leys Farm. The new development would be in-part screened by intervening layers of woodland vegetation and Broughton Grounds Farm. The scheme would be seen with the existing Milton Keynes eastern expansion area and Milton Keynes skyline.

The sensitivity of existing views is judged to be medium and the magnitude of change is likely to be moderate/low. This will result in an overall **moderate/minor adverse** effect.

PRoW 35 John Bunyan Trail: In elevated views from the John Bunyan Trail/ Bridleway 32 (VP D7A) intervening local landform and woodland belts would screen views of the scheme. The scheme would be very difficult to perceive beyond layers of intervening landform and vegetation.

The sensitivity of existing views is judged to be medium and the magnitude of change is likely to be low/negligible. This will result in an overall **minor adverse/negligible** effect.

Cranfield Road north of Salford: In elevated views from a short stretch of this road (VP D7a) intervening landform and woodland belts would screen views of the scheme. The scheme would be very difficult to perceive beyond the layers of intervening landform and vegetation.

The sensitivity of existing views is judged to be medium and the magnitude of change is likely to be low/negligible. This will result in an overall **minor adverse/negligible** effect.

TABLE 4.4 ASSESSMENT OF VISUAL EFFECTS (15 YEARS POST FINAL OCCUPATION)

VISUAL RECEPTOR	LANDSCAPE VALUE	SUSCEPTIBILITY TO THE PROPOSED CHANGE	RECEPTOR SENSITIVITY					MAGNITUDE OF CHANGE	SIGNIFICANCE OF EFFECT
				SIZE / SCALE	GEOGRAPHIC EXTENT	DURATION AND PERMANENCE	REVERSIBILITY		
BRIDLEWAY 32 (VP D7A)	MEDIUM	LOW	LOW	MINOR	DISTANT	PERMANENT	REVERSIBLE	LOW/ NEGLIGIBLE	MINOR ADVERSE/ NEGLIGIBLE
FOOTPATH 50 (VP M14)	MEDIUM	MEDIUM	MEDIUM	MODERATE	MIDDLE DISTANCE	PERMANENT	REVERSIBLE	MODERATE/ LOW	MODERATE/MINOR ADVERSE
CRANFIELD ROAD (VP M15)	LOW	LOW	LOW	MINOR	DISTANT	PERMANENT	REVERSIBLE	LOW/ NEGLIGIBLE	MINOR ADVERSE/ NEGLIGIBLE

5.0

SUMMARY AND CONCLUSIONS

This technical note addresses comments received from Central Bedfordshire Council (CBC) in relation to Milton Keynes planning application CB/21/01817/OAC. The note considers views identified by CBC's landscape officer and the CBC Landscape Character Areas (LCA).

Within CBC the nearest LCA to the site is 5C: Salford – Aspley Clay Vale. The proposals would result in very localised indirect impacts to this character area. In views from higher ground the maximum potential heights of large-scale distribution sheds would be seen beyond layers of intervening vegetation. They would be seen in the context of a much wider panorama which takes in the Milton Keynes skyline and existing sheds alongside the M1 corridor.

The change in character would result in a minor adverse to negligible effect overall. In views from higher ground north of Leys Farm (VP M14) eastern parts of the development would be seen beyond vegetation and Broughton Grounds Farm as part of the much wider panorama. This has been assessed as resulting in a moderate/ minor adverse effect.



Beyond VP M14, the combination of distance, topography and intervening layers of topography would make the development very difficult to perceive. This would result in minor to negligible impacts in views seen from sections of the John Bunyan Trail (VP D7a) and a short section of Cranfield Road (VP M15)

The technical note is provided in response to a request raised by CBC during consultation of application. It is outwith the agreed scope of the MKE Environmental Statement and – as no likely significant effects have been identified in repose to the review of views and landscape character – it is not necessary to provide a report on the views as part of the Environmental Statement.

APPENDIX 1

VERIFIED VISUAL MONTAGES (VVM'S)

LEGEND

-  SITE BOUNDARY
-  VERIFIED VISUAL MONTAGE (VVM) PHOTOGRAPH LOCATION

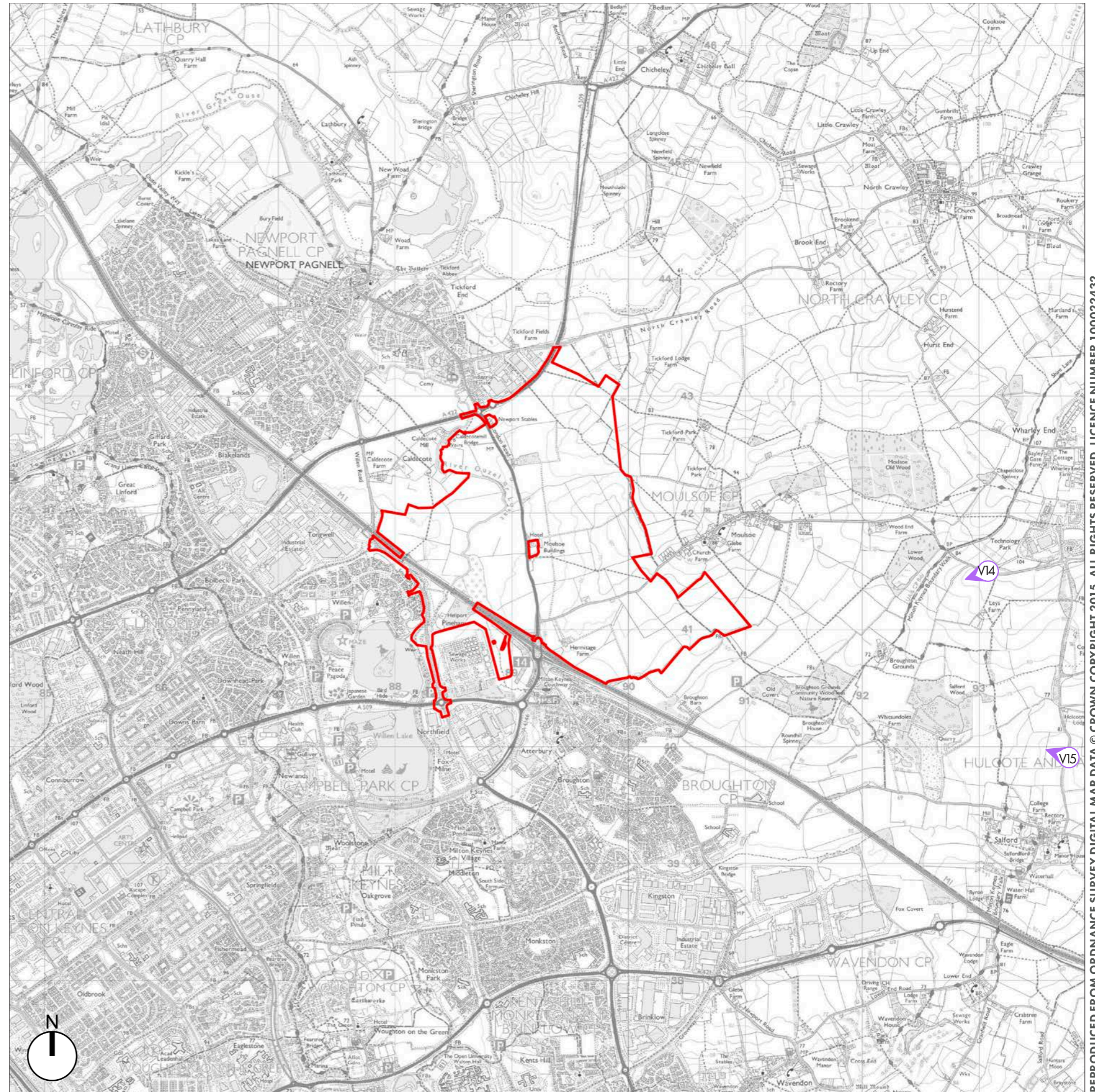


FIGURE 3.1 - VVM LOCATION PLAN (FABRIK, 2021)



PANORAMA TAKEN FROM VIEWPOINT V14 SHOWING THE EXISTING VIEW.



PANORAMA TAKEN FROM VIEWPOINT V14 REPRESENTING PLANTING AT CONSTRUCTION (2030).



PANORAMA TAKEN FROM VIEWPOINT V14 REPRESENTING PLANTING AT COMPLETION OF THE SCHEME (2048) - ALLOWING FOR 18 YEARS OF TREE GROWTH AT A RATE OF 300MM PER ANNUM.



PANORAMA TAKEN FROM VIEWPOINT V14 REPRESENTING PLANTING 15 YEARS POST COMPLETION (2062) - ALLOWING FOR A FURTHER 15 YEARS OF TREE GROWTH AT A RATE OF 300MM PER ANNUM AND A MATURE HEIGHT OF 15M.



Magna Park
distribution sheds

PANORAMA TAKEN FROM VIEWPOINT V15 SHOWING THE EXISTING VIEW.



PANORAMA TAKEN FROM VIEWPOINT V15 REPRESENTING PLANTING AT CONSTRUCTION (2030).



PANORAMA TAKEN FROM VIEWPOINT V15 REPRESENTING PLANTING AT COMPLETION OF THE SCHEME (2048) - ALLOWING FOR 18 YEARS OF TREE GROWTH AT A RATE OF 300MM PER ANNUM.



PANORAMA TAKEN FROM VIEWPOINT V15 REPRESENTING PLANTING 15 YEARS POST COMPLETION (2062) - ALLOWING FOR A FURTHER 15 YEARS OF TREE GROWTH AT A RATE OF 300MM PER ANNUM AND A MATURE HEIGHT OF 15M.

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