

CALDECOTE FARM

NEWPORT PAGNELL · MILTON KEYNES

CHAPTER 5

ENVIRONMENTAL STATEMENT

LANDSCAPE AND VISUAL EFFECTS

JULY 2021

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5.1 INTRODUCTION

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5.1.1 This Landscape and Visual Impact Assessment (LVIA) has been carried out by FPCR Environment and Design Ltd. (FPCR). The purpose of this LVIA study is to provide an assessment of the likely landscape and visual effects of the Proposed Development. Landscape and visual effects have been considered in relation to the proposals detailed in the planning application plans. A description of the Proposed Development is included within Chapter 2.

Competency Statement

5.1.2 The LVIA and ES chapter have been carried out by competent experts, comprising Chartered Members of the Landscape Institute, and is in accordance with the professional institution, the Guidelines for Landscape and Visual Impact Assessment, Third Edition (GLVIA3), published by the Landscape Institute and the Institute of Environmental Management and Assessment, in 2013.

5.1.3 FPCR are a multi-disciplinary environmental and design consultancy, established for over 60 years, with experience of architecture, landscape, ecology, urban design, masterplanning and environmental impact assessment. The practice is a member of the Landscape Institute as well as the Institute of Environmental Management and Assessment and is frequently called upon to provide expert evidence on landscape and visual issues at Public and Local Plan Inquiries.

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5.2 ASSESSMENT METHODOLOGY

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5.2.1 This Landscape and Visual Impact Assessment has been prepared based upon the Guidelines for Landscape and Visual Impact Assessment, third edition (GLVIA3), published by the Landscape Institute and the Institute of Environmental Management and Assessment, in 2013.

5.2.2 In summary, the GLVIA3 states:

“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.” (GLVIA3 paragraph 1.1.)

5.2.3 There are two components of LVIA:

- *“Assessment of landscape effects; assessing effects on the landscape as a resource in its own right;*
- *Assessment of visual effects: assessing effects on specific views and on the general visual amenity experienced by people.” (GLVIA3 paragraph 2.21.)*

5.2.4 The components of this report include baseline studies; description and details of the landscape proposals and mitigation measures to be adopted as part of the scheme; identification and description of likely effects arising from the proposed development; and an assessment of the significance of these effects.

5.2.5 In terms of baseline studies, the assessment provides an understanding of the landscape which may be affected, its constituent elements, character, condition and value. For the visual baseline, this includes an understanding of the area in which the development may be visible, the people who may experience views, and the nature of views

5.2.6 The criteria used in this assessment, including sensitivity, magnitude of change and reversibility, are set out in Appendix 5.1.

Assessment of Landscape Effects

5.2.7 GLVIA3 states that “An assessment of landscape effects deals with the effects of change and development on landscape as a resource” (GLVIA3 paragraph 5.1).

5.2.8 The baseline landscape is described by reference to existing published Landscape Character Assessments and by a description of the site and its context.

5.2.9 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;
- Combined effects of these changes.

5.2.10 The characteristics of the existing landscape resource are considered in respect of the susceptibility of the landscape resource to the change arising from this development. The value of the existing landscape is also considered.

5.2.11 Each effect on landscape receptors is assessed in terms of size or scale, the geographical extent of the area influenced and its duration and reversibility. In terms of size or scale of change, 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 addition of new elements.

5.2.12 The level of effect is determined by considering the sensitivity of the landscape receptors and the magnitude of effect on the landscape. Final conclusions on the overall landscape effects are drawn from the assessment components described. This assessment describes the nature of the landscape effects, and whether these are adverse or beneficial, at the following stages of development; construction, completion (year 1) and longer term (year 15).

Assessment of Visual Effects

- 5.2.13 An assessment of visual effects deals with the effects of change and development on the views available to people and their visual amenity. This assessment describes the nature of the visual effects, and whether these are adverse or beneficial, at the following stages of development; construction, completion (year 1 winter) and longer term (year 15 summer).
- 5.2.14 The first stage in the assessment is to identify approximate visibility/ visibility mapping. This is done by either a computerised Zone of Theoretical Visibility (ZTV)¹, or by manual methods using map study and field evaluation. For this assessment, a ZTV has been prepared (refer to Figure 5.25 – Appendix 5.2) and further refined - using map study and field evaluation – to determine a Zone of Visual Influence (ZVI). The ZVI is the area from within which any part of the Proposed Development would be potentially visible.
- 5.2.15 A series of viewpoints are included within the assessment that are representative of views towards the site from surrounding visual receptors. Other views of the site are included where it supports the description and understanding of the site's landscape and visual characteristics.
- 5.2.16 The views also typically represent what can be seen from a variety of distances from the development and different viewing experiences. 'Photo Viewpoints', as referred to in this report are 'Type 1 Visualisations' or 'Annotated Viewpoint Photographs', as referred to in the Landscape Institute Technical Guidance Note on 'Visual Representation of Development Proposals' (TGN 06/19). The assessment is also supported by a series of 'Type 3' visualisations/ photomontages.
- 5.2.17 It is important to remember that all visual receptors are people. For each affected viewpoint, the assessment considers both the susceptibility to change in views and the value attached to views.

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

- Residents at home;
- People, whether residents or visitors who are 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 to other attractions, where views of the surroundings are an important contributor to the experience;
- Communities where views contribute to the landscape setting enjoyed by residents in the area;

Travellers on road, rail or other transport routes tend to fall into an intermediate category of moderate susceptibility to change. Where travel involves recognised scenic routes awareness of views is likely to be particularly high." (GLVIA3 paragraph 6.33.)

"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;
- 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 (although there may on occasion be cases where views are an important contributor to the setting and to the quality of working life)." (GLVIA3 paragraph 6.34.)

- 5.2.18 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.
- 5.2.19 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;

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

- 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. (GLVIA paragraph 6.39).

5.2.20 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;
- The extent of the area over which the changes would be visible.

5.2.21 As with landscape effects, the duration of the effect could be short to long term or permanent and the same definitions apply.

Overall Landscape and Visual Effects

5.2.22 The final conclusions on effects, whether adverse or beneficial, are drawn from the separate judgements on the sensitivity of the receptors and the magnitude of the effects. This overall judgement is formed from a reasoned professional overview of the individual judgements against the assessment criteria.

5.2.23 GLVIA3 notes, at paragraphs 5.56 and 6.44, that there are no hard and fast rules with regard to the level of effects, therefore the following descriptive thresholds have been used for this LVIA, which are in accordance with the EIA Methodology (ES Chapter 2):

- Major;
- Moderate;
- Minor;
- Negligible

5.2.24 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 effect is assessed to lie between the respective definitions or to encompass aspects of both.

Judging Overall Significance

5.2.25 With regard to significance, the EIA process does not discuss significance in absolute terms. Instead, the findings are shown through different levels of significance (e.g. major level of significance, moderate level of significance, minor level of significance.). Within the EIA process, therefore, the issue is one of degree. Notwithstanding, GLVIA3 Statement of Clarification 1/13 (2013)² makes it clear 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.” (GLVIA3 Statement of Clarification, 3.)

5.2.26 A judgement is reached, based on the assessment, as to whether an effect is significant or not. Those degrees of effects that are considered to be significant by the assessor for this LVIA are judged to be effects that are either Major or Major/ Moderate.

Significance of Landscape Effects

5.2.27 GLVIA3 states, at paragraph 5.56, 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. At opposite ends of the 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 landscapes of community value are likely to be of the least significance and may, depending on the 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.* (GLVIA3 paragraph 5.56.)

Significance of Visual Effects

5.2.28 GLVIA3 states, at paragraph 6.44, 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 judgement 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 involving features already present within the view”.* (GLVIA3 paragraph 6.44.)

Cumulative Effects

5.2.29 Cumulative effects are assessed for any additional approved developments, as requested by Milton Keynes Council (MKC), that are considered to share the same receptors as those assessed for the Proposed Development. A judgement on the levels of effect and significance is quantified using the same word scale as that adopted for the assessment of the Proposed Development and can be either adverse or beneficial.

Consultation

5.2.30 MKC has been consulted regarding the selection of representative viewpoint locations as part of the visual impact assessment process. Suggested viewpoint locations for Type 1 and Type 3 visuals were provided to MKC for review, however at the time of writing no response has been received to confirm the viewpoint selection.

Limitations / Assumptions

5.2.31 This LVIA has been carried out in accordance with the FPCR methodology and guidance within GLVIA 3 however the following limitations and assumptions have been made: -

- It is not possible to access all private land and private residences to experience the exact nature of visual receptors and therefore some reasoned and qualitative assumptions have been made on the likely views from certain properties based on the surrounding context, (presence of screening features such as mature trees, existing buildings etc.), the angle and aspect of windows, and the distance from the site boundary. Where views were inaccessible, the report always assumes a worst-case scenario.
- Certain assumptions have been made with regard to the layout and materials that are likely to be used for the development, when assessing the effects. Materials are likely to be selected to reflect the local context and from a palette of recessive colours, to deliver a modern, well designed development that respects and relates to its setting.
- The Residual Landscape and Visual Effects of the Proposed Development take into account the growth of the proposed planting and in particular the proposed woodland and tree planting. Typical growth rates for this planting are drawn from published sources and assumes that the woodland and trees will be generally 8 – 12 metres high after 15 years.

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5.3 PLANNING, LEGISLATIVE CONTEXT & GUIDANCE

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5.3.1 The following sets out the planning context of key relevance to landscape and visual matters. Further detail on planning policy is provided in the application's Planning Statement. This provides the overarching planning context in terms of the Development Plan and material considerations in relation to the Proposed Development.

National Context

National Planning Policy Framework (NPPF, July 2021)

5.3.2 The NPPF¹ sets out the Government's economic, environmental and social planning policy and in combination these policies give the Government's vision of sustainable development. The NPPF emphasises the need for well-designed places, promoting healthy and safe communities and conserving and enhancing the natural environment.

5.3.3 Regarding landscape and green infrastructure, the Natural Environment section of the NPPF provides a policy context for the countryside and green infrastructure. The key objectives include protecting and enhancing valued landscapes and, minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.

5.3.4 Paragraph 174 states at part a) that planning policies and decisions should protect and enhance valued landscapes and goes on to clarify that this should be in a manner commensurate with their statutory status or identified quality in the development plan. Part b) states that planning policies and decisions should recognise "the intrinsic character and beauty of the countryside".

5.3.5 Paragraph 175 advises that:

"Plans should: distinguish between the hierarchy of international, national and locally designated sites; allocate land with the least environmental or amenity value, where consistent with other policies in this Framework; take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries".

5.3.6 Paragraph 176 goes on to add:

"Great weight should be given to conserving and enhancing 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 these issues", and

"The scale and extent of development within all these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas."

5.3.7 The site is within an undesignated landscape with no special protected status, and is not in the setting of a nationally designated landscape. The character of the site and its immediate context is assessed within this report to help inform decisions regarding "the intrinsic character and beauty of the countryside". The potential to enhance green infrastructure networks is also considered.

Planning Practice Guidance (PPG)

5.3.8 The PPG was first published on the 6th March 2014 and is a regularly updated online planning resource which provides guidance on the NPPF and the planning system. The NPPF continues to be the primary document for decision making.

1 Ministry of Housing, Communities and Local Government National Planning Policy Framework (NPPF) (2021)

Local Context

Plan:MK 2016 – 2031 (Adopted 20th March 2019)

5.3.9 The Local Plan for Milton Keynes (Plan:MK) was adopted by Milton Keynes Council on the 20th of March 2019. Plan:MK now forms part of the Council's Development Plan and replaces both the Core Strategy (2013) and saved policies of the Local Plan (2005).

5.3.10 The following policies are of relevance to landscape and visual matters and the proposed development:

Policy DS6: Linear Parks

5.3.11 Policy DS6 outlines the existing Linear Parks within the Borough and sets criteria through which appropriate development should protect and enhance these areas. Alongside Policy NE4 (Green Infrastructure) the policy will also look to expand the Linear Parks system as part of any strategic growth. The Linear, District and Local Parks are identified on the Plan:MK Policies Maps. The Policy notes (inter alia) that:

"The following areas are defined as Linear Parks on the Policies Map:

- 1. The Ouse Valley, from the Borough boundary at Passenham to the M1 motorway.*
- 2. The Ouzel/Lovat Valley, from Water Eaton to the River Ouse, including the valleys of the Broughton and Caldecotte Brooks within the city.*
- 3. The Loughton Brook Valley and Tattenhoe Valley.*
- 4. Emberton Country Park.*

Development proposals in the Linear Parks should contribute to achieving the following objectives:

- 1. Protecting and improving the landscape.*
- 2. Protecting and enhancing features of nature conservation value.*
- 3. Retaining and improving public access to land and water areas for countryside recreation.*
- 4. Flood control.*
- 5. Minimising any adverse impact on local residents and agriculture.*
- 6. Protecting and interpreting areas of archaeological interest."*

5.3.12 The proposed development is not located within any of the designated parks as shown on the Policies Maps.

Policy SD12: Milton Keynes East Strategic Urban Extension

5.3.13 Policy SD12 of Plan:MK is concerned with land to the east of the M1 motorway and south of Newport Pagnell, - including the site - which is allocated for a mixed residential and employment development. The Policy notes that:

"A. Land is allocated at Milton Keynes East - as shown on the Key Diagram and Policies Map - for a comprehensive new residential and employment development to meet the long-term needs of Milton Keynes. Development can commence once the necessary strategic infrastructure required to make the site deliverable is funded and is being delivered. In that circumstance, the development of the site will be allowed to proceed within the plan period as an additional source of housing and employment land supply.

B. Development will be brought forward in line with all relevant policies in Plan:MK, particularly Policies SD1, SD9, SD10 and INF1. A comprehensive development framework for the site will be prepared in accordance with the Policies SD1, SD9, SD10 and INF1 and approved by the Council prior to planning permissions being granted.

C. The development framework and subsequent applications for planning permission will establish the quantum and form of development in more detail, but proposals for development will be expected to meeting the following criteria:

- 1. Delivery of around 5,000 new homes, including at least 1,475 homes within the plan period, providing a range of sizes, types and tenures, including affordable housing, in accordance with other policies in the Plan.*
- 2. Around 105 hectares of land for a mix of employment uses, complementing the role and function of CMK.*
- 3. Associated infrastructure including primary and secondary education, community facilities, health, retail and local services and a hotel. The development should comprise at least one district centre and/or local centre(s), of scale commensurate to the needs of the new community and that would not adversely affect the viability and vitality of Newport Pagnell district centre, with a co-location of key facilities.*

4. The phased introduction of a comprehensive network of transport infrastructure in line with the Local Investment Plan, to include grid road connections to H4/V11 to the west and improved highway connections to Newport Pagnell and Central Milton Keynes (CMK), including new and/or enhanced vehicular crossings of the M1, involving highway works on and off-site.
5. A corridor of land safeguarded for a fast mass-transit system, and associated infrastructure, enabling connectivity to CMK and other key destinations. The width of the corridor should be sufficient to enable a range of possible transit solutions to come forward whilst also ensuring the efficient use of land for achieving the scale of development proposed within this policy.
6. A network of segregated, and where appropriate grade-separated, new and enhanced footpaths, cycleways and bridleways (including redways) to connect to existing routes beyond the site, including provision of appropriate pedestrian and cyclist crossings of the A422 and suitable safe and attractive crossings of the M1 as appropriate.
7. A strategic green infrastructure framework and network of green spaces to meet strategic and local requirements that follows the guidance in the Council's Landscape Character Assessment and Green Infrastructure Strategy to ensure ecological connectivity, protect the identity and character of nearby settlements and mitigate any significant impacts on the landscape in accordance with Policy NE5.
8. The creation of a linear park through the site that broadly correlates with the River Ouzel floodplain and existing green infrastructure assets of value within and adjacent to it.
9. Be informed by appropriate surveys of archaeology, built heritage and ecology with appropriate mitigation of impact as consistent with other policies of the Plan and the NPPF. An archaeological field study, including a Geophysical Survey, where appropriate following desk-based assessment, will be required to identify potential below ground archaeology. Where feasible, the Council will expect below ground archaeology to be kept in situ in preference to its removal."

Policy NE4: Green Infrastructure

5.3.14 NE4 notes that:

- "A. The network of green infrastructure throughout the Borough will be protected and enhanced for its biodiversity, recreational, accessibility, health and landscape value and for the contribution it makes towards combating climate change. This is in accordance with the vision and principles (and the large-scale zone maps of Green Infrastructure Opportunity set out by the Buckinghamshire and Milton Keynes NEP.
- B. Development proposals will provide new green infrastructure or, if it is not possible, will contribute to the enhancement and strengthening of existing green infrastructure to provide wellbeing benefits to people through access to nature.
- C. Development proposals will ensure that existing ecological networks are identified and wherever possible maintained to avoid habitat fragmentation, and that ecological corridors, including water courses, form an essential component of their green infrastructure provision to support habitat connectivity.
- D. Green infrastructure protection, improvements and creation must be prioritised in locations where it can deliver most benefits. It should be multi-functional to deliver as many ecosystem services as the site requires, for example flood mitigation, access to nature (wellbeing benefits), plants for pollinators, carbon sequestration, and habitat for wildlife.
- E. The existing network of linear parks and linked parks and green spaces will be extended into the urban extensions and along the Ouse and Ouzel Valleys to the north to provide a well connected network of green infrastructure that:
1. Is strategically planned
 2. Is attractive and enhances the surrounding landscape
 3. Is safe and well used for recreation
 4. Meets the needs of existing and future residents
 5. Is designed to provide a range of ecosystem services e.g. manage flood risk or provide flower rich habitats that supports a diverse range of pollinators
 6. Is designed to support mitigation and adaptation to climate change e.g. through vegetation for carbon uptake (carbon sequestration)
 7. Achieves a net gain in biodiversity
 8. Is managed into the long-term
 9. Where possible improves connectivity with other green infrastructure networks e.g. by linkages to the urban parks
 10. Where appropriate explores economic opportunities that will support the network's sustainability – for example in conservation, agriculture, renewable energy or outdoor environmental education or recreation; such activity must not result in a negative impact to the integrity of the network, the ecosystem services provided or on biodiversity.
- F. Where green infrastructure is provided outside the linear parks system, applicants should detail how it will address the above requirements."

Policy NE5: Conserving and Enhancing Landscape Character

5.3.15 Policy NE5 states that:

*"A. Where development in the open countryside is acceptable in principle under other policies in this plan, it will need to be undertaken in a manner that respects the particular character of the surrounding landscape.
B. In particular, development proposals will need to demonstrate that the following aspects of landscape character have been conserved and where possible enhanced through sensitive design, landscape mitigation and enhancement measures:
1. The locally distinctive natural and man-made features that contribute towards the landscape character and its quality.
2. The historic setting and structure of the villages and hamlets.
3. Important views e.g. of local landmarks.
4. Tranquillity and the need to protect against intrusion from light pollution, noise, and motion
C. Development proposals should take into account the findings of the Milton Keynes Landscape Character Assessment (2016) and any other relevant landscape and visual assessments or studies. Where appropriate a site specific landscape and visual impact assessment (LVIA) will be required as part of a planning application and it must be demonstrated that the development proposal has been informed by a LVIA written in accordance with the standard method, Guidance for LVIA version 3 from the Landscape Institute."*

Policy D1: Designing a High-Quality Place

5.3.16 The objective of this policy is to ensure that all new development is of a high standard of design. The Policy notes that:

*"A. Development proposals will be permitted if they meet the following objectives/principles:
1. The development proposals as a whole respond appropriately to the site and surrounding context.
2. Continuity of street frontage and locating fronts of buildings to face the street or public space.
3. Appropriate framing of space to define public and private areas, with front gardens designed to be clearly private through appropriate boundary treatments and use of hard surfaces that also maintaining an active frontage and passive surveillance of the street.
4. The layout should maximise the surveillance of the public realm, prevention of crime and minimise the perception of crime.
5. Soft and hard landscaping that continues the verdant and green character of Milton Keynes, enhances the quality of the public realm, is robust to the demands placed upon the public realm, and is appropriate to their context and can be maintained and managed without significant whole life-costs. In particular, street trees and planting are incorporated to soften the streetscape and ensure the public realm is not dominated by hard surfaces and boundaries and by parked cars.
6. Landscape and boundary treatments integrate with and/or enhance those of the surrounding area.
7. Ease of movement by creating places that are permeable and well connected with a safe, attractive and convenient hierarchical network of routes that balances the provision for walking, cycling and public transport with that for private motor vehicles.
8. Legibility by providing recognisable streets, districts, nodes, edges and landmarks to help people to find their way around.
9. Where applicable, a variety of layouts, street types, building sizes and forms, landscapes, uses and housing tenures across the development."*

Other Relevant Strategies, Guidelines or Documents

Milton Keynes Green Infrastructure Strategy (March 2018)

5.3.17 The Milton Keynes Green Infrastructure Strategy (MKGIS) sets out a long term framework for protecting and enhancing the Green Infrastructure (GI) of the Borough. It provides "an overarching appraisal of the existing GI assets in MK and builds on the Vision and Principles for GI developed by the Buckinghamshire and Milton Keynes Natural Environment Partnership's (BMKNEP) to identify strategic priorities for MK's GI to be fit for the future."

5.3.18 The MKGIS highlights a series of important GI connections that have the potential to provide links between existing areas of GI and GI assets. One such connection is the River Ouzel which flows through the proposed eastern urban extension to the east of the M1 incorporating the site. With regard to the River Ouzel Corridor the MKGIS notes - at section 9.3 - that:
"It will be important for all development to respect this corridor, providing a buffer from any flood risk and using green space to reduce the risk of pollutant run off into the river. This provides an opportunity to further extend the Linear Park network."

Milton Keynes East Development Framework Supplementary Planning Document (SPD) (Adopted 10 March 2020)

5.3.19 The Milton Keynes East Development Framework SPD supports the implementation of Policy SD12 and other relevant policies within Plan:MK and is a material consideration in the determination of planning applications for the development of Milton Keynes East.

5.3.20 Section 2 of the SPD is concerned with the allocation site and its context. Under the subheading 'Edge Conditions' Paragraph 2.12.1 bullet point 2 notes that:
"Less noise sensitive development, such as employment, should be located adjacent to the M1, and A422/A509 corridor."

5.3.21 The Indicative Concept Plan - at Figure 3.1 - and Indicative Development Framework Plan - at Figure 4.7 - identify the assessment site (subject of this ES) for employment use.

5.3.22 The Landscape and Open Space Strategy, included at Section 4, notes - at paragraph 4.2.8 - that:
"The Development Framework proposes to locate employment uses along the M1 edge of the site. Industrial buildings can act as noise buffers to the rest of the site and may reduce the need for bunding and/or acoustic fencing. The M1 is identified as a wildlife corridor and therefore an appropriate green margin should be provided to maintain the corridor's wildlife function."

5.3.23 The associated Landscape and Open Space Strategy Plan at Figure 4.1 identifies Willen Road, to the east of the site as a "Proposed Landscaped Road Corridor".

Milton Keynes Landscape Character Assessment (June 2016)

5.3.24 This document is considered in the following 'Baseline Conditions' section of this report.

Landscape Sensitivity Study to Residential Development in the Borough of Milton Keynes and Adjoining Areas (October 2016)

5.3.25 This document is considered in the following 'Baseline Conditions' section of this report.

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5.4 BASELINE CONDITIONS

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Landscape Context

National Character

- 5.4.1 National Character Area (NCA) profiles have prepared by Natural England for the 159 NCA's defined across England. These NCA profiles include a description of the natural and cultural features that shape the landscape, how the landscape has changed over time, the current key drivers for ongoing change, and a broad analysis of each area's characteristics.
- 5.4.2 At this very broad landscape scale, the site, lies within Natural England's National Character Area (NCA) 88: Bedfordshire and Cambridgeshire Claylands. The Bedfordshire and Cambridgeshire Claylands comprise an extensive tract of land covering most of north and mid Bedfordshire and western Cambridgeshire, and part of east Buckinghamshire and Northamptonshire.
- 5.4.3 The Key Characteristics of the Bedfordshire and Cambridgeshire Claylands area - as defined in the NCA Profile - are:
- *"Gently undulating, lowland plateau divided by shallow river valleys that gradually widen as they approach The Fens NCA in the east.*
 - *Underlying geology of Jurassic and Cretaceous clays overlain by more recent Quaternary glacial deposits of chalky boulder clay (till) and sand and gravel river terrace deposits within the river valleys. Limerich, loamy and clayey soils with impeded drainage predominate, with better-drained soils in the river valleys.*
 - *The River Great Ouse and its tributaries meander slowly across the landscape, and the River Nene and the Grand Union Canal are also features. Three aquifers underlie the NCA and a large manmade reservoir, Grafham Water, supplies water within and outside the NCA.*
 - *Brickfields of the Marston Vale and Peterborough area form distinctive post-industrial landscapes with man-made waterbodies and landfill sites. Restoration of sand and gravel workings has left a series of flooded and restored waterbodies within the river valleys.*
 - *Variable, scattered woodland cover comprising smaller plantations, secondary woodland, pollarded willows and poplar along river valleys, and clusters of ancient woodland, particularly on higher ground to the northwest representing remnant ancient deer parks and Royal Hunting Forests.*
 - *Predominantly open, arable landscape of planned and regular fields bounded by open ditches and trimmed, often species-poor hedgerows which contrast with those fields that are irregular and piecemeal.*
 - *Wide variety of semi-natural habitats supporting a range of species - some notably rare and scarce - including sites designated for species associated with ancient woodland, wetland sites important for birds, great crested newt and species of stonewort, and traditional orchards and unimproved grassland supporting a rich diversity of wild flowers.*
 - *Rich geological and archaeological history evident in fossils, medieval earthworks, deserted villages and Roman roads. A number of historic parklands, designed landscapes and country houses - including Stowe House and Park, Kimbolton Park, Croxton Park, Wimpole Hall and Wrest Park - combine with Bletchley Park, Second World War airfields, the Cardington Airship Hangars and brickfields to provide a strong sense of history and place.*
 - *Diversity of building materials including brick, render, thatch and stone. Locally quarried limestone features in villages such as Lavendon, Harrold and Turvey on the upper stretches of the River Great Ouse.*
 - *Settlements cluster around major road and rail corridors, with smaller towns, villages and linear settlements widely dispersed throughout, giving a more rural feel. Small villages are usually nucleated around a church or village green, while fen-edge villages are often in a linear form along roads.*
 - *Major transport routes cross the area, including the M1, M11, A1, A6, A5 and A14 roads, the East Coast and Midlands mainline railways, and the Grand Union Canal.*
 - *Recreational assets include Grafham Water, the Grand Union Canal, Forest of Marston Vale Community Forest, Chilterns AONB, woodland and wetland sites, an extensive rights-of-way network and two National Cycle Routes. The cities of Cambridge and Peterborough and several of the historic market towns in the NCA are popular tourist destinations."*
- 5.4.4 The NCA profile also sets out Statements of Environmental Opportunity (SEO) which offer guidance to help achieve sustainable growth and a more secure environmental future. Those of relevance to the area around the site can be summarized as follows:-
- "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."

5.4.5 Extracts from the NCA description, that are of relevance to the site and surrounding context, are included below:

"Physical and functional links to other National Character Areas

...The Grand Union Canal, located in the west of the NCA, flows north-south through Milton Keynes and links the Yardley Whittlewood Ridge, Bedfordshire Greensand Ridge and the Chilterns NCAs...

...The NCA contains several major towns, including Milton Keynes, Bedford, Cambridge, Huntingdon and Peterborough, and is crossed by numerous roads. Major transport routes include the M1, M11, A1 and A14, and the Midlands and East Coast mainline railways. The NCA offers numerous quiet recreational opportunities for nearby urban communities, including site-based woodland and water-based activities, two National Cycle Routes and an extensive rights-of-way network...

Bedfordshire and Cambridgeshire Claylands today

...Flowing in an easterly direction, the Great Ouse meanders gently in characteristic broad loops through Buckinghamshire, around the northern edge of Milton Keynes and onwards through an enclosed landscape of watermeadows and attractive limestone villages towards Bedford and on into Cambridgeshire. The River Ouzel joins at Newport Pagnell...

...The valley is lined by riparian habitats and trees such as alder, poplar and willow...

... Along much of its length, the valley is flanked by large areas of open water, a legacy of mineral extraction (sand, gravel and, in parts of its upper reaches, limestone)...

... A feeling of urbanisation is brought by the numerous large towns and cities (such as Milton Keynes, Cambridge and Peterborough), recent growth and development, and associated road and rail infrastructure improvements...

... Tranquillity within the NCA has declined significantly – affected by visual intrusion, noise and light pollution from commercial agriculture, settlement expansion, and improvements in road infrastructure – but it is also variable across the NCA. Strong contrasts exist between greater tranquillity in more rural, inaccessible areas (including sections of the river valleys) and lower tranquillity in areas with a settled, urban and developed feel. Mineral extraction and landfill activities, particularly within the Marston Vale and around Peterborough, have further affected local tranquillity. Once very active, these areas have declined, although there are still some active and worked clay pits, brickworks, landfill sites and large waterbodies – comprising a mosaic of despoiled and restored land among agricultural uses...

5.4.6 As the NCA covers an extensive area of land, the details contained within its analysis should be considered in this context and scale.

Local Character

Milton Keynes Landscape Character Assessment (June 2016)¹

5.4.7 The Milton Keynes Landscape Character Assessment (MKLCA) provides a finer level of assessment and identifies 6 different Landscape Types across the rural areas of the Borough. The Landscape Types are then sub divided further into Landscape Character Areas. The extent of the Landscape Types and Character Areas are shown on Figure 5.3.

1 Gillespies LLP (June 2016) Milton Keynes Landscape Character Assessment

- 5.4.8 Within this assessment, the site lies within the Ouzel North Urban River Valley Landscape Character Area (LCA 2d) which in turn forms part of the Urban River Valley Landscape Character Type (LCT 2). The following Key Characteristics are identified for the Urban River Valley LCT:
- *“Slow flowing meandering river in sinuous valley floor;*
 - *Valley floor widens in urban areas with extensive areas of open water due to mineral extraction;*
 - *Wide accessibility due to large scale landscape restoration of mineral extraction sites and creation of linear parks.*

- 5.4.9 With regard to LCT 2 the following extracts are applicable to the site and its immediate surroundings:

“Location and Introduction

This LCT comprises the river valley floodplains of the River Great Ouse, and its main tributaries including the River Ouzel...

... The Ouzel flows north running parallel with the Grand Union Canal from the south of the Borough through Milton Keynes to join the Great Ouse at Newport Pagnell, resulting in two LCAs along this stretch of the Ouzel, separated by the urban area of Milton Keynes...

Land Cover and Land Use

...Where river valleys are in close proximity to urban areas, they have frequently been affected by former mineral extraction but now recreational uses dominate. These areas on the urban fringes of Milton Keynes are characterised by linear parks, such as the Linford Lakes area to the north of the town containing lakes, scrapes, wetlands and a range of scrub and plantation planting...

Recreational Land Use

...The section of the Ouzel floodplain near Newport Pagnell includes Newport Pagnell Football Club which has a number of pitches...

Settlement

...The urban edge of Milton Keynes is immediately adjacent to and is visible from the floodplain landscape...

Infrastructure and Transport

Although the river valleys are relatively tranquil, they are crossed by a number of major roads, including the M1 and A5 which cross both the Great Ouse and the Ouzel...

Perceptual and Aesthetic

... Where the river valleys of the Great Ouse and Ouzel are located on the fringe of the existing urban areas of Milton Keynes, there are direct visual impacts from the adjacent urban areas including a number of large commercial buildings and areas of residential development. The Ouzel North River Valley LCA 2d lacks access, separated from the main urban areas by the M1 and from rural areas by the A509 to the east and the A422 to the north.”

- 5.4.10 The Ouzel North Urban River Valley (LCA 2d) is described as follows:

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

- 5.4.11 Under the heading “Landscape condition and change” the MKLCA describes the condition of LCA 2d as follows:

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

- 5.4.12 Landscape Guidelines are provided for LCT 2 generally, those of most relevance to the site are:
- “Where mineral extraction is necessary ensure a comprehensive restoration plan is in place to restore habitats and land cover pattern.
 - Promote the management of riparian vegetation including floodplain pollards, new specimens including Black Poplar and where appropriate more extensive areas of wet woodland.
 - Consider if there is further scope to minimise the visual impact of the main transport corridors including the M1 and A5 by introducing additional planting.
 - Promote the continued management and enhancement of the River Ouzel corridor and access from the adjacent urban areas.
 - Promote the development of the Ouzel Valley Linear Park, extending the Ouzel Valley Park northwards between Willen and Newport Pagnell.
 - Where mineral extraction is essential support the creation of wet woodland for restoration in appropriate locations, to provide a mosaic of habitats. For example, a section of the Ouse Valley Park at Old Wolverton is undergoing a scheme to create an area of ‘floodplain forest’ habitat following gravel extraction. The Parks Trust will manage the 48 hectare site as a nature reserve accessible to the public.”

Landscape Sensitivity Study to Residential Development in the Borough of Milton Keynes and Adjoining Areas (October 2016)²

- 5.4.13 Milton Keynes Council commissioned Gillespies to undertake an assessment of the sensitivity of the landscape in the vicinity of Milton Keynes and Olney. The outputs of this study form part of the evidence base for the consideration of the preferred options within Plan:MK.

- 5.4.14 The main aims of the study were:
- To assess the sensitivity of the 30 landscape areas around Milton Keynes, Newport Pagnell, Woburn Sands and Olney to residential development
 - To identify where particular land areas may have greater or less capacity for residential development

- 5.4.15 The site forms Land Area 4 – Caldecote River Valley – defined by the study. The study concludes that Land Area 4 (the site) is of low scenic value and is of low sensitivity. With regard to the capacity of Land Area 4 to accommodate development the study notes that:

“Residential development could be accommodated without affecting key characteristics and/or values in the landscape. The landscape is a brownfield site currently used for gravel extraction.

This land area adjoins the built edge of Newport Pagnell and Milton Keynes. However, except for a small area to the north between Tongwell Lane and the A422 the site is isolated by the M1 and the A422 and the floodplain of the River Ouzel to the east.”

Designations

- 5.4.16 Designations are identified on Figure 5.4.
- 5.4.17 The site is not covered by any statutory or non-statutory landscape designations at either a National or Local level, such as National Parks, AONB’s, Special Landscape Areas, or Areas of Attractive Landscape.
- 5.4.18 Two designated Wildlife Corridors are located within 1km of the application site.
- 5.4.19 The ‘M1 Motorway Wildlife Corridor’ extends along the length of the M1 within Buckinghamshire and includes verges and cuttings - which immediately bound the road - as well as adjacent habitats associated with the motorway - including hedgerows, woodland and grassland. The corridor is located immediately adjacent to the site at its western extent and in part falls within the boundary of the site itself comprising a mixed native hedgerow and a linear section of species-poor grassland interspersed with ruderal vegetation.
- 5.4.20 The River Ouzel forms a Milton Keynes Wetland Wildlife Corridor, located 300m east of the application site at its closest point. It includes the river itself and bordering habitats which include calcareous and neutral grassland (managed for hay), semi-improved pasture, recent plantations and amenity grassland.

2 Gillespies LLP (October 2016) Landscape Sensitivity Study to Residential Development in the Borough of Milton Keynes and Adjoining Areas

- 5.4.21 Further details concerning the designated Wildlife Corridors are included within the Ecological Appraisal prepared for the planning application.
- 5.4.22 A Conservation Area and a number of listed buildings are present within the core of Newport Pagnell; however, these are separated from the site by intervening highways and residential areas. Effectively straddling the commercial core of the town and the riverside spaces are St Peter and St Paul's church and yard. The church is an important visual focal point of the town and its environs lead out to some of the town's main green spaces. Importantly the site does not feature in any of the "Significant Views" identified within the Newport Pagnell Conservation Area Review³ which are predominantly inward looking.
- 5.4.23 A number of other Conservation Areas and Listed Buildings are located within the built up area of Milton Keynes to the west of the M1 - including Willen Conservation Area to the south of Tongwell - however these are separated from the site by the intervening M1 corridor together with residential and employment areas on the edge of the town.

Topography

- 5.4.24 The following should be read in conjunction with Figure 5.5.
- 5.4.25 The topography of the site's context is shaped by the valleys of the River Great Ouse - located to the north of Milton Keynes and Newport Pagnell - and the River Ouzel, which flows in a northerly direction to the east of the site and joins the River Great Ouse to the east of Newport Pagnell town centre. The River Great Ouse follows a meandering course from west to east, with associated tributaries - including the River Ouzel and Chichely Brook - feeding into the river from higher ground to the north and south. The broad River Great Ouse valley bottom to the north of Milton Keynes and Newport Pagnell is predominantly level at around 55 - 60m above ordnance datum (AOD). The River Ouzel and Chichely Brook follow shallow valleys at a similar elevation to the west of London Road and north of North Crawley Road respectively.
- 5.4.26 The site occupies a relatively level location to the east of the M1 at between 57 and 62m AOD and lies generally within the same levels as the settlement of Newport Pagnell to the north and the Tongwell Industrial Estate to the west of the M1. It falls gently from its southernmost point towards the northeast corner near the Marsh End Roundabout. Immediately to the east of the site the overall landform levels out into the broad valley floor of the River Ouzel at between 55m and 60m AOD.
- 5.4.27 Little variation in landform occurs throughout the area directly to the east and northeast of the site, however to the east of London Road the landform rises steadily towards Moulsoe to form a low ridge of higher ground at around 90 - 95m AOD. The landform also rises to form localised ridges to the north of the River Great Ouse valley.
- 5.4.28 To the west of the M1 and Tongwell the ground rises steadily towards the centre of Milton Keynes which sits at between 105 and 115m AOD.

Site and Immediate Context

- 5.4.29 An assessment of landscape character of the site and its immediate context has been carried out, providing a finer level of assessment than the published studies.

Immediate Context

- 5.4.30 The local landscape of the study area surrounding the site includes the eastern fringe of Milton Keynes (including the Tongwell Industrial Estate), the town of Newport Pagnell to the north and the River Ouzel Valley, including formerly worked sand and gravel pits, road transport infrastructure (M1, A422 and A509), arable and pasture land. It is generally a broad river valley landscape with gently undulating valley slopes rising up to higher ground in the east and west. The existing Tongwell Industrial Estate lies at a similar elevation to the site immediately to the west of the M1 and the site and is accessed from the Tongwell Roundabout at the junction between Willen Road, Tongwell Street and Danstead Way. The former village of Willen lies to the south of Tongwell and is now a small part of the larger district that contains it and to which it gives its name. The district of Willen also encompasses Willen Lake which straddles the A509.

3 Milton Keynes Council. (July 2010) **Newport Pagnell Conservation Area Review**

- 5.4.31 To the east of the study area is the small village of Moulsoe which occupies an elevated location on a ridge of higher ground. The elevated nature of the village gives rise to long distance easterly views across the intervening farmland towards Milton Keynes and Newport Pagnell.
- 5.4.32 The low-lying River Ouzel valley floor to the east of Willen Road is occupied by the main channel of the River Ouzel together with a combination of arable and pasture fields of varying scale. Fields are bounded by fragmented hedgerows with occasional mature hedgerow trees. On the valley slopes and higher ground to the east, land cover is a mixture of arable farmland in large fields with pastoral farmland in smaller fields particularly adjacent to settlements such as the village of Moulsoe.
- 5.4.33 The landscaped surrounds to the site include an active sand and gravel quarry which lies immediately to the east of Willen Road.

The Site

- 5.4.34 The total site area extends to approximately 19.3 ha and comprises a single field - bounded by established hedgerows - together with adjacent highway sections of Willen Road, H3 Monks Way and the A422 and a small section of arable land located east of Willen Road. The main part of the site comprises formerly worked land which has been partially restored following cessation of historic mineral extraction activities. The site consists predominantly of species-poor grassland interspersed with tall ruderal species and scattered scrub. The eastern extent of the main development area adjacent to Willen Road comprises remnant sand and gravel deposits, shallow ephemeral pools and bunds in varying stages of succession between bare ground and poor semi-improved grassland. This part of the site is bound by native hedgerows to the east, west and part of the north boundary which widen to highway planting where associated with the A422 and Willen Road. Existing hedgerows and trees are also located within the red line to the east of Willen Road.
- 5.4.35 The main part of the site - intended for development - was subject to a planning application on 9th July 2003 (planning reference: 03/00422/MIN, Milton Keynes Council) which entailed 'Construction of site access, extraction of sand and gravel, restoration to agriculture using imported inert fill and in-situ overburden and soils'. To date the site has been partially restored comprising the above habitats.

Landscape Value

- 5.4.36 In terms of "landscape value" it is appropriate to examine the role of the site and its immediate context in terms of the range of local factors set out in the GLVIA3 (Box 5.1, page 84), and summarised in the methodology. This considers the landscape in terms of a range of factors as set out below. As a starting point, landscape designations have been considered.
- 5.4.37 **Landscape Designations:** The site and its immediate landscape context are not subject to any national, local or other landscape designations.
- 5.4.38 **Landscape Quality (Condition):** The site comprises formerly worked and partially reclaimed land including species-poor grassland interspersed with tall ruderal species and scattered scrub. As set out above, the eastern extent of the main development area adjacent to Willen Road comprises remnant sand and gravel deposits, shallow pools and bunds in varying stages of succession between bare ground and poor semi-improved grassland. The eastern, western and part of the northern site boundaries feature established hedgerows - which are fragmented in places - and hedgerow trees. Due to its former use for quarrying, partially reclaimed status and a lack of positive management, the landscape quality of the site is not typical of the wider Ouzel North Urban River Valley Landscape Character Area (LCA 2d) which is assessed to be in moderate condition. As such it is considered that the site's landscape fabric is in poor condition and would benefit from remedial works, repairs or new planting and management works.
- 5.4.39 **Scenic Quality:** The site lies within the context of the eastern edge of Milton Keynes and the southern edge of Newport Pagnell - including Tongwell Industrial Estate and active sand and gravel extraction to the east of Willen Road. It is strongly influenced by the busy M1 road corridor to the west. Its visual context also includes more open farmland extending to the east beyond Willen Road and the A509.

- 5.4.40 From the field work, which has examined the landscape character of the study area, and taking a holistic view of the landscape, it is considered that the site and its immediate context does not have any pronounced feeling of scenic quality. Although the local landscape is pleasant in places (e.g. to the east of the A509 and along the course of the River Ouzel) the site itself is not judged to be one that is special, particularly distinctive or memorable in landscape terms.
- 5.4.41 Importantly the site does not feature in any of the significant views identified in the Newport Pagnell Conservation Area Review.
- 5.4.42 **Rarity and Representativeness:** The site contains no unusual or rare landscape features, and it does not form part of a rare landscape character type or area. It is not typical of the wider Ouzel North Urban River Valley Landscape Character Area to the east and has a relatively enclosed character being contained to the east by Willen Road, to the west by the M1 road corridor and Tongwell Industrial Estate, and to the north by H3 Monks Way and built-up areas on the fringe of Newport Pagnell.
- 5.4.43 **Conservation Interest:** The site is considered to be of low ecological value. Habitat on site includes predominantly poor semi-improved grassland consisting of common and widespread species characteristic of disturbed land. None of the plant communities associated with the highway verges are considered to be of sufficient diversity to qualify as Habitat of Principal Importance, BAP Priority Habitat or LWS habitat, and it is likely that similar communities are associated with the road verges in the surrounding area.
- 5.4.44 There are no designated heritage assets within the site. The site is physically and visually separated from the historic core of the Newport Pagnell Conservation Area by intervening highways and residential areas.
- 5.4.45 **Recreational Value:** There is currently no public access into the site and consequently it has no recreational value for the general public.
- 5.4.46 **Perceptual Aspects and Associations:** The M1 road corridor together with the nearby settlement edges - characterised by late 20th Century residential development and Tongwell Industrial Estate - creates a landscape setting with few positive perceptual qualities. It is not "wild" or "tranquil". Due to its former use for quarrying, partially reclaimed status and a lack of positive management the site is perceived as a low sensitivity landscape. In so far as it is reasonable to tell, the site has not been subject to any specific cultural associations in terms of artists or writers, nor has it been subject to any known notable events in history.
- 5.4.47 In conclusion, and having considered the above factors it is judged that the site and the immediate landscape context is of low/medium landscape value (i.e. a landscape receptor of low/ medium importance based on the above factors and one that is capable of substitution, landscape improvement and creation).
- 5.4.48 It is considered that the site has the potential to tolerate change in the form of well planned development, yet it is recognised that the masterplanning response needs to take into account the site's relationship with the adjoining M1, the nearby settlement edges and the wider landscape to the east including the River Ouzel Wildlife Corridor and rising farmland to the east of the A509. Appropriate design and mitigation approaches should be adopted to minimise impacts on landscape character. The site's landscape would benefit from improvements to the existing fragmented structure through new habitat creation.

Visual Baseline

- 5.4.49 A visual appraisal has been undertaken for the site. This has explored the nature of the existing visual amenity of the area and sought to establish the approximate visibility of the site from surrounding locations and receptors. A series of photo viewpoints have been selected which support this analysis.
- 5.4.50 Photographs have been taken to illustrate a view from a specific vantage point, or to demonstrate a representative view for those receptors that are moving through the landscape, e.g. rights of way users. The photographs may demonstrate varying degrees of visibility and include both short and long range views. The photographs were taken in November 2017 and seasonal differences have been taken into account when determining the visual effects on these receptors.

Photo Viewpoints

- 5.4.51 An assessment of the likely visual effects of the proposed development upon surrounding receptors is detailed in the subsequent section. Figure 5.6 details the location of the Photo Viewpoints and Figures 5.7 – 5.23 illustrate the photo viewpoints. They are briefly described below.

Viewpoint 1

- 5.4.52 This viewpoint looks south west from a Public Footpath (Ref. Moulsoe FP 014) which extends in a south easterly direction from the A422 Road towards the River Ouzel. A large open arable field can be seen in the foreground bounded by established hedgerows to the north and west. These hedgerows effectively screen traffic movements on Willen Road and the A422, which lie beyond the field boundaries in these directions. Caldecote Cottage and Caldecote Farm can be seen a short distance away - to the south west and south respectively - set amongst mature trees and shrubs. Although the site - which lies beyond Willen Road to the west - is screened by the field boundary hedgerows it is possible to see the rooflines of large scale employment units on the Tongwell Industrial Estate beyond the M1 road corridor. The M1 itself - and traffic moving along it - are also screened from view.

Viewpoint 2

- 5.4.53 This represents the view looking south west from the public footpath (Ref. Newport Pagnell FP 008) which extends north from the A422 into Willen Road Sports Ground. A triangular shaped arable field can be seen in the foreground bounded by an established hedgerow to the south and a belt of woodland to the north. Low voltage overhead power lines are visible above the skyline traversing the far side of the field. The A422 which abuts the field to the south is largely screened by the southern boundary hedgerow however beyond the site boundaries the rooflines of employment units on the Tongwell Industrial Estate are visible including the distinctive outline of the VW Finance UK Headquarters building. The site, Willen Road and the M1 are screened by the intervening vegetation including hedgerows and trees.

Viewpoint 3

- 5.4.54 This viewpoint looks south west across Willen Sports Ground from a public footpath (Ref. Newport Pagnell FP 007) extending through it. Extensive vegetation including established tree and shrub planting can be seen along the southern boundary of the sports ground. This vegetation effectively curtails views in this direction. Further to the west low voltage power lines are visible on the horizon together with a line of hybrid black poplars which are located at the south west corner of the sports ground, adjacent to the Marsh End Roundabout. An established hedgerow which extends around the south western perimeter of the sports ground largely screens the site, together with traffic on Willen Road, The Marsh End Roundabout and the A422. However it is possible to see overhead lighting columns on the Marsh End Roundabout - as well as the rooflines of employment units on the Tongwell Industrial Estate - where gaps in the vegetation occur.

Viewpoint 4

- 5.4.55 Taken from the north east corner of Willen Road Sports Ground this represents the view available from a public footpath (Ref. Newport Pagnell FP 008) which extends in a south easterly direction to the A422. The Willen Road Skate Park can be seen to the south together with extensive vegetation wrapping around southern perimeter of the sports ground. As with Viewpoint 3, a line of hybrid black poplars - located at the south west corner of the sports ground - can be seen above the horizon together with overhead sports pitch lighting. The site - together with traffic on Willen Road, The Marsh End Roundabout and the A422 - is screened by the intervening vegetation and built fabric.

Viewpoint 5

- 5.4.56 Looking south from the junction between Marsh End Road and Willen Road a channelled view is available towards the Marsh End Roundabout. To the left of the view Willen Road Sports Ground is visible. Looking down Willen Road towards the roundabout the view is contained by existing roadside vegetation including mature hedgerows and trees. This roadside vegetation also screens the main part of the site from view. Tongwell Lane - which can be seen on the opposite side of the junction - extends in a westerly direction following the course of Tongwell Brook. The lane is enclosed for much of its length by established vegetation.

Viewpoint 6

- 5.4.57 This represents a typical view south from Tongwell Lane between the Marsh End Road/ Willen Road junction and the M1. The lane is bounded by established vegetation to both sides effectively screening views in either direction. However overhead street lighting columns and overhead power lines are clearly visible projecting above the treeline. The site and surrounding roads – including H3 Monks Way to the south and the M1 to the west – are screened by the intervening vegetation.

Viewpoint 7

- 5.4.58 This viewpoint looks south from a relatively elevated location on Tongwell Lane Bridge overlooking the M1. The M1 road corridor extends southwards in the foreground dominating the view. The H3 Monks Way bridge over the M1 can be seen a short distance away to the south together with the rooflines of the nearest units on Tongwell Industrial Estate to the west. To the east of the M1 extensive vegetation can be seen extending south along the M1 road corridor and east to the south of Tongwell Lane and north of H3 Monks Way respectively. This extensive vegetation restricts views towards the site and the wider landscape to the east.

Viewpoint 8

- 5.4.59 This represents the view available to motorists when crossing the M1, travelling east on H3 Monks Way. To the south of the viewpoint can be seen the M1 and the rooflines of the nearest units on Tongwell Industrial Estate. The site lies immediately to the east of the M1. Clear views are available across the site towards the easternmost boundary hedgerow adjoining Willen Road. Beyond this are filtered views of Caldecote Farm - which is discernible in the middle distance - and longer range views towards rising ground beyond the River Ouzel valley and the A509. The village of Moulsoe can be seen in the distance occupying an elevated location on the skyline.

Viewpoint 9

- 5.4.60 This view looks southwest from the public footpath adjacent to the Marsh End Roundabout. The Marsh End Roundabout - together with overhead street lighting - dominates the foreground with the main part of the site lying beyond the roadside hedgerow on the opposite side of the roundabout. The rooflines of employment units on Tongwell Industrial Estate can be seen beyond the site filtered by the intervening hedgerows. Willen Road and H3 Monks Way extend away from the roundabout towards the south and west.

Viewpoint 10

- 5.4.61 Looking west from a public footpath (Ref. Moulsoe FP 014) near Moat Cottage this represents a typical view for footpath users walking between Newport Pagnell and Willen through the Ouzel Valley. A large level pasture field can be seen in the foreground bounded by well-established hedgerows and hedgerow trees. The existing vegetation largely curtails views beyond the field boundary hedgerows, however it is possible to see Moat Cottage to the left of the view and a glimpsed view of Caldecote Cottage in the centre to the west. Heavily filtered views are also available of quarrying operations which are taking place beyond the field boundary to the west. The site is screened from view by the existing vegetation including hedgerows and trees.

Viewpoint 11

- 5.4.62 This view looks northwest from the public footpath (Ref. Moulsoe FP 014) on the approach to a bridge crossing the M1 towards Willen. A large uncultivated arable field can be seen in the foreground which extends in a north westerly direction towards Willen Road. The M1 road corridor runs alongside the western field boundary with the road itself seen in context with intervening embankments, highway infrastructure and intermittent vegetation. At the far end of the field a traveller's site can be seen which separates the field from Willen Road. The existing vegetation, including hedgerows and trees along the course of Willen Road, effectively screen the site.

Viewpoint 12

- 5.4.63 This represents the view available towards the main part of the site from the access road to Caldecote Farm. Willen Road can be seen in the foreground extending to the north and south. Beyond this the roadside hedgerow partially screens views into the main part of the site - which lies on the opposite side of the road.

Viewpoint 13

- 5.4.64 This viewpoint looks northwest from Willen Road where it crosses a bridge over the M1. The M1 road corridor extends northwards in the foreground dominating the view. The H3 Monks Way bridge over the M1 can be seen in the distance to the north. The site lies immediately to the east of the M1. A continuous belt of woodland extends along the western side of the M1 corridor – screening Tongwell Industrial Estate - and an established hedgerow extends along the eastern side defining the site boundary. A clear view is available across the main part of the site towards the northernmost boundary hedgerow adjacent to H3 Monks Way. At the southern end of the site Willen Road approaches the M1 bridge on an embankment which includes a belt of mature vegetation within the site. This vegetation partially screens the eastern and south eastern extremity of the site adjacent to Willen Road.

Viewpoint 14

- 5.4.65 This viewpoint looks northeast from Michigan Drive – within Tongwell Industrial Estate – towards the M1 and the site. The view looks between two large employment units located on the east side of Michigan Drive. Views of the M1 road corridor and the site are screened by existing vegetation and built fabric.

Viewpoints 15 and 16

- 5.4.66 Viewpoint 15 represents the view available to the west from the A509 in close proximity to the Milton Keynes East Holiday Inn Hotel. Viewpoint 16 is a similar view further north from near two residential properties (numbers 27 and 29 London Road). In both cases the busy A509 dominates the foreground with a low cropped hedgerow visible along the west side of the carriageway. Beyond the roadside hedgerow intermittent mid-range and long-range views are available across the broad, low lying River Ouzel valley. The views take in a mixture of arable and pasture fields bounded by fragmented hedgerows and hedgerow trees. In places gaps between the vegetation give rise to longer distance views which extend as far as Willen Road and beyond in some cases. From the more elevated Viewpoint 16 it is possible to see as far as the distinctive Xscape building in central Milton Keynes as well as having glimpsed views of the higher buildings on Tongwell Industrial Estate.

Viewpoint 17

- 5.4.67 This view is available to footpath users from an elevated location on a public footpath (Ref. Moulsoe FP 004) just off Newport Road to the north of Church Farm, Moulsoe. A small area of grassland can be seen in the foreground which leads down a north west facing slope to a large open arable field. Further large scale arable fields continue beyond this bounded by well managed hedgerows with occasional hedgerow trees and blocks of deciduous woodland. To the north east and east are expansive views across gently undulating farmland towards Milton Keynes and Newport Pagnell which are discernible in the distance. The rooflines of buildings on Tongwell Industrial Estate are visible set amongst swathes of mature vegetation set well below the skyline. Large scale buildings at Interchange Park on the eastern edge of Newport Pagnell are also clearly visible further to the north. Views of the site and its surrounds are limited by the distance and intervening vegetation.

Summary of Visual Baseline

- 5.4.68 In general terms, the open flat nature of the landform to the east of the site with limited existing vegetative screening provides the opportunity for some longer distance views over the wider landscape. This is particularly evident in views from PROW in close proximity to the east of Willen Road and from more distant and elevated locations around Moulsoe. However, a number of factors combine to limit the extent of visibility surrounding the site itself. In summary:-
- Localised topography and established built development at Tongwell Industrial Estate, together with associated earthworks and vegetation, reduce viewing opportunities of the site from the west, north west and south west;
 - Established vegetation including hedgerows and trees along the adjoining road corridors limit views across the site to some extent from the road corridors, albeit clearer views are available from more elevated locations or where gaps in the roadside hedgerows occur.
 - A relatively small number of residential properties on the southern edge of Newport Pagnell - fronting onto Dulwich Close, Tabard Gardens, and Ranelagh Gardens – have direct views towards the site, and in many cases, views are filtered by the overlapping effects of existing hedgerows and hedgerow trees and / or mature planting within rear gardens. From the vast majority of the properties on the edge of Newport Pagnell no clear views towards the Proposed Development are likely.

-
- There are no clear views from the centre of Willen (incorporating the Conservation Area) towards the site due to the screening effects of existing buildings and established vegetation.
 - Relatively close views towards the site location are available for the cluster of residential properties at Caldecote Farm east of the site.
 - The existing built form at Tongwell Industrial Estate - to the west of the site act - as a backdrop to views of the site from more elevated locations to the east and southeast.
 - The main views towards the site, and which are most likely to be sensitive to the development of the site, are from the cluster of properties at Caldecote Farm, a small number of residences and receptors which have views towards the site from the edges of Newport Pagnell to the north and north east and the views from public rights of way in close proximity to the site.

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5.5 FUTURE BASELINE CONDITIONS

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- 5.5.1 It is anticipated that the future baseline conditions within the site would involve the continuation of a lack of positive management and that the various features and habitats will remain and mature over time with likely succession to scrub type habitats and the encroachment of ruderal vegetation. In the vicinity of the site and within the associated landscape and visual study area it is considered that Proposed Development at Milton Keynes East would have an increasing visual and urbanising presence as the new Mixed-Use Development comes forward.

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5.6 LANDSCAPE PROPOSALS

5.6 LANDSCAPE PROPOSALS

Introduction

- 5.6.1 The development proposals are fully described in the Design and Access Statement and other information accompanying the planning application. The existing landscape resource and the visual receptors and amenity of the site have been considered by the planning and design process and have informed the resultant scheme. This approach has entailed collaboration between landscape, design, ecological and other professionals. The landscape components of the scheme are an important integral part of the proposals.
- 5.6.2 The Landscape Strategy for the Proposed Development has been prepared in the context of a thorough and detailed understanding of the site and its context and within a framework of key policy and design guidance. The proposals are outlined in the Illustrative Concept Landscape Masterplan (Figure 5.24) which has been prepared to convey the character and detail of the landscape proposals. This illustrative plan provides an understanding of the landscape and mitigation design proposals and how these relate to the existing site context and to the relevant landscape and visual receptors.

Landscape Design and GI Objectives

- 5.6.3 There are a number of relevant landscape and related GI design issues to be addressed by the Proposed Development. These can be summarised as follows:
- Positively assimilating the Proposed Development within the landscape and landform; including for mitigating and minimising any potential adverse effects with particular attention to the interrelationship of building heights; plot levels; earthworks and mounding proposals and conserved and proposed hedgerows, woodland and planting areas;
 - Establishing and strengthening connections and green corridors; particularly around the site perimeter;
 - Securing and maximising biodiversity interest, through conservation, enhancement and creation of habitats and green spaces;
 - Integrating Sustainable Drainage (SuDS) features and measures to form part of a strong multi-functional Green Infrastructure framework for the Proposed Development site that will deliver valuable biodiversity and amenity benefits alongside the practical drainage requirements;
 - Establishing and managing a significant and robust landscape framework to form an appropriate and cohesive "green structure" to the built development and create a suitable buffer to the neighbouring settlements and uses.
- 5.6.4 The key objectives of the landscape and GI proposals for the scheme are to:
- Recognise and respect existing landscape character;
 - Conserve and enhance landscape areas and features where possible as an integral and structuring part of the landscape framework;
 - Create a high quality new landscape framework, including woodland and structure planting, hedgerows, other mixed habitats, open spaces and sustainable drainage features giving rise to biodiversity enhancements;
 - Provide significant new planting as part of a thorough and long term approach to the growth and management of the overall landscape framework;
 - Minimise any potential adverse landscape or visual effects through the application of best practice design principles and careful attention to design through all stages of the development process; and
 - Adopt specific landscape measures to mitigate any potential adverse landscape, visual or other environmental effects (e.g. screen mounding proposals).

Landscape and Green Infrastructure (GI) Proposals

- 5.6.5 In summary the outline landscape and GI proposals for the scheme include:
- Retention of existing landscape features of value where possible;
 - Setting back of buildings from the northern, eastern and western boundaries of the site to create landscaped buffers between the proposed development and the adjoining roads (H3 Monks Way, Willen Road and M1) together with the wider Ouzel Valley and proposed residential development within the Milton Keynes East allocation to the east.

- 5.6.6 The Proposed Development will incorporate the conservation of existing perimeter hedgerows and trees where possible, reinforced by significant new woodland, tree and shrub planting; the creation and conservation of landscape corridors through the development; the provision of new mixed habitats (including some wetland areas/ ponds as part of the sustainable drainage strategy) to satisfy biodiversity objectives; the formation of earthwork proposals and the establishment of high quality and robust landscapes to the built development plots and surrounds.
- 5.6.7 At a strategic level, these proposals will reflect the broad stated aims and approaches outlined in the Natural England Green Infrastructure (GI) and the National and Borough based landscape character and GI guidance.
- 5.6.8 In devising these proposals, there has been careful analysis of the development proposals and close collaboration with other environmental and technical professionals. This has sought to minimise potential adverse environmental effects and maximise opportunities for GI within the Site. It has also sought to ensure that the landscape strategy proposals are both appropriate in the short and longer terms. Careful attention has also been paid to the emerging earthworks and drainage strategies to ensure that a comprehensive solution emerges that robustly addresses the landscape and visual issues associated with the proposals.
- 5.6.9 A number of plans, elevations and cross sections have been prepared by the consultant team to convey the character and detail of the landscape proposals. The plans and cross sections provide an understanding of the landscape and mitigation design proposals and how these relate to the existing site context and to the relevant landscape and visual receptors.
- 5.6.10 A strong landscape framework forms an integral part of the Proposed Development, comprising the conservation of existing hedgerows and trees where possible, reinforced by significant new tree, hedgerow and shrub planting and other habitats. The formation of new earthworks and mounding proposals to the main site's perimeter will include much of this new native planting and will be important in mitigating and filtering views of the Proposed Development from beyond the boundary.
- 5.6.11 Largely native trees and shrubs would be used to reflect those in the existing locality. A mix of planting sizes and densities would be adopted to satisfy the differing objectives, principally those of providing amenity and a level of screening and filtering in the short and longer terms and of establishing well balanced woodland and planting habitats.

Detailed Design and Landscape Management

- 5.6.12 The successful implementation of the landscape strategy will depend upon many factors, including the effectiveness of the site's detailed landscape design and a clear and comprehensive plan for the phased implementation and subsequent ongoing maintenance and management of all areas.
- 5.6.13 All of the landscape areas and features will be managed and maintained in the long term. This will be achieved through the implementation of a comprehensive Landscape Management Plan (LMP), to ensure the successful establishment and continued thriving of the landscape framework proposals.
- 5.6.14 It is anticipated that detailed landscape plans will be required for submission to the local authority for discharge under relevant conditions or reserved matters applications. All of the detailed design and management proposals will be advanced in close

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5.7 LANDSCAPE AND VISUAL EFFECTS

5.7 LANDSCAPE AND VISUAL EFFECTS

5.7.1 The following section outlines the likely landscape and visual effects that would arise from proposed development on the site. Schedules detailing these likely landscape and visual effects for the receptors are included in Appendices 5.3 and 5.4 respectively. Please refer to these in conjunction with the following descriptions.

Landscape Effects

Construction

5.7.2 The construction of the scheme will give rise to short term direct and indirect landscape effects resulting from alterations to the landscape. Operations will be phased over a planned period of time and as such the overall impact of construction will vary and the duration of the resulting landscape effects will be short term, transitional and temporary.

5.7.3 Key sources of landscape effects resulting from the construction of the development will include:-

- Phased topsoil and subsoil stripping and storage;
- Installation of a contractor compound(s) and site office(s);
- Traffic movements into and away from the area;
- HGV and special load movement;
- Earthworks to form the site access, development plateaus, sustainable drainage ponds and mounding;
- Site operations, including materials storage, construction works and implementation of landscape proposals.

Landscape Character Assessments

5.7.4 In the context of the national scale landscape character assessment study covering extensive landscape tracts as defined by the National Character Areas (NCAs), the construction of the development will have relatively contained implications and effects. For the Milton Keynes Landscape Character Assessment (MKLCA) the effects will be relatively greater yet these will still only occur over part of the defined landscape area.

5.7.5 The activities identified above will result in some temporary adverse effects on the landscape in the Ouzel North Urban River Valley Landscape Character Area (LCA 2d) - identified in the MKLCA. The significance of effects depends on their nature, magnitude and duration.

5.7.6 Effects will be direct within LCA 2d as the works will physically affect this area and the permanent loss of open land together with some of the roadside trees and hedgerows, to enable highways improvements, will have a contained and locally adverse effect on landscape character. The magnitude of landscape change arising will be low - medium, as there will be only limited and locally significant changes to the characteristics of the area. The overall construction landscape effects are considered to be of minor - moderate adverse significance.

5.7.7 The nearby North Crawley Clay Plateau Farmland with Tributaries (LCA 3a) and Broughton to Tickford Clay Lowland Farmland (LCA 4a) character areas to the east of the A509 will be indirectly affected by construction activities as the character areas lie some distance away and outside the scope of works. Instead, effects to these character areas will be as a result of the change in outlook towards the works. Effects of this nature are considered to be of negligible or minor adverse significance.

Local and Site Landscape

5.7.8 Due to its former use for quarrying, partially reclaimed status and a lack of positive management the site is perceived as a Low Sensitivity landscape. Detracting features in the locality include the busy public highways (M1, H3 Monks Way and Willen Road) – which affect the tranquillity of the area – together with overhead cables, existing employment units on Tongwell Industrial Estate and ongoing sand and gravel extraction to the east of Willen Road.

5.7.9 The landscape character of the site and its more immediate context will undergo change during the construction period. The construction works will entail the active presence of plant and machinery, site compounds, temporary access routes and the increasing presence of the employment units, associated parking and storage areas and highway and infrastructure.

- 5.7.10 During construction of the employment units, storage/ parking areas and the formation of the associated earthworks there will be a moderate/ major adverse effect upon the character of the site landscape. This will arise from the removal of some lengths of hedgerow and trees – to accommodate highways improvements – species poor rough grassland, scrub and ruderal vegetation and replacement with the development proposals.
- 5.7.11 Beyond the site boundaries however – with the retention of existing boundary hedgerows and trees where possible - the effects upon local landscape character will generally dissipate. The overall character of the wider landscape surrounds to the east of the site, Willen Road and particularly the A509 would remain largely unchanged with the development as proposed.
- 5.7.12 Change would arise as a result of the proposed development, and some of the roadside hedgerows and trees together with an open area of rough grassland and a small amount of arable farmland east of Willen Road would be lost however the proposed development would add back new planted areas and would not introduce new elements which would be uncharacteristic to the receiving landscape. The new employment units would be seen in context with the existing edges of Milton Keynes and Newport Pagnell including existing employment units on the Tongwell Industrial Estate.
- 5.7.13 Overall, the construction effect upon the site and local landscape character will vary throughout the process. A moderate/ major adverse yet localised effect will arise from the direct changes to the site landscape character. Beyond the site boundary, the effect upon the character of the surrounding landscape will vary generally reflecting the visual influence of the construction activity over the respective landscape areas.

Landscape Features

- 5.7.14 *Landform:* As part of the construction process, the site landform will be progressively re-profiled and graded to create the required development plateaus, SuD's balancing ponds and earth mounding.
- 5.7.15 The site occupies a relatively level location to the east of the M1 at between 57 and 62m AOD and lies generally within the same levels as the settlement of Newport Pagnell to the north and the Tongwell Industrial Estate to the west of the M1. It falls gently from its southernmost point towards the north east corner near the Marsh End Roundabout.
- 5.7.16 The proposed construction will re-model the existing landform to form generally flat plateaus for the proposed employment buildings and associated areas of hardstanding/ parking. For the purposes of this assessment, it is understood that the finished floor levels for the employment units will be established at a minimum of 59.30m and a maximum of 60.70m AOD.
- 5.7.17 Earthworks within the RPA's of retained trees and within 2m of retained hedgerows will be avoided wherever possible. Where this is unavoidable excavations will be carried out in accordance with the guidelines contained within British Standard 5837:2012 'Trees in Relation to Design, Demolition and Construction - Recommendations'.
- 5.7.18 The overall significance of the construction landscape effect upon the site's landform/ topography has been assessed as minor - moderate adverse.
- 5.7.19 *Woodland, Trees and other Vegetation:* Existing vegetation within the site comprises the perimeter/ roadside hedgerows and trees together with species-poor grassland interspersed with tall ruderal species and scattered scrub. Although the development will be reducing the area of open space and there will be some loss of vegetation – including a proportion of the perimeter/ roadside hedgerows and species poor grassland - the proposals will include retention of hedgerows and trees where possible. Areas of new tree, hedgerow and shrub planting will also be implemented across the whole of the site. Retained vegetation around the site will be protected through the construction phase and will be improved upon as a part of the GI proposals.
- 5.7.20 Further details of the existing trees and vegetation are included within the Arboricultural Assessment submitted with the application.
- 5.7.21 Given the scale of the development and the site area, the degree of change to enable construction of the proposed development is considered to be medium and not significant in more than local landscape terms. The resultant significance of the construction landscape effect upon the existing woodland, trees and vegetation on the site has been assessed as moderate adverse.

5.7.22 Water Features and Watercourses: No water features currently exist within the site. The resultant significance of the construction landscape effect upon the existing water features and watercourses on the site has been assessed as negligible.

Operation (following Completion)

5.7.23 This section details the landscape effects arising from the completed development and operational use of the site. Long term landscape effects will result from the introduction of permanent changes to the landscape as a result of the development. Key changes to the landscape will occur due to the introduction of the following proposed elements:

- New road access into the site from Willen Road;
- Highways improvements to Willen Road and the Marsh End Roundabout;
- New employment units and associated offices;
- External operational areas and HGV/car parking;
- New infrastructure (roads and paths);
- New tree, shrub and woodland planting; and
- New wetland habitats associated with the formation of SuD's balancing ponds.

5.7.24 The predicted effects are considered with reference to the published landscape character assessments, local landscape character and site specific landscape features and components. Appendix 5.3 comprises the Landscape Effects Table.

Landscape Character Assessments

5.7.25 In the context of the national scale landscape character assessment study covering extensive landscape tracts as defined by the National Character Areas (NCAs), the completion and operation of the proposed development will have relatively contained implications and effects. For the Milton Keynes Borough based assessment the effects will be relatively greater, yet these will still only occur over parts of the defined landscape areas.

5.7.26 Following completion of the proposed development, at the national level, landscape effects upon the Bedfordshire and Cambridgeshire Claylands (NCA 88) will be negligible – minor adverse. This is as a result of the relatively small area of this extensive landscape character area which will be affected.

5.7.27 At the Milton Keynes Borough level the site forms a parcel of land within the Ouzel North Urban River Valley Landscape Character Area (LCA 2d) which in turn forms part of the Urban River Valley Landscape Character Type (LCT 2). The site forms a parcel of land within LCA 2d adjacent to the M1 road corridor, which is strongly influenced by the adjacent highways and urban area including existing large scale development at Tongwell Industrial Estate.

5.7.28 The proposed development will be altering the immediate context of the site as it changes from a partially restored site – following mineral extraction - to employment units and associated infrastructure. Although the proposed development will inevitably change the character of the landscape locally it will give rise to both adverse and beneficial effects. A number of important landscape features, including established perimeter hedgerows and tree planting would be retained and incorporated into the development layout. The proposed development also includes significant areas of new green infrastructure which provide opportunities for enhanced biodiversity.

5.7.29 Overall, the effect on LCA 2d due to the change in use of this site will be minor – minor/moderate adverse, this is likely to change to minor adverse once the new tree planting and soft landscaping around the perimeter of the site has established, providing some minor beneficial effects for the area and helping to offset the adverse effects of the change of use.

5.7.30 The nearby North Crawley Clay Plateau Farmland with Tributaries (LCA 3a) and Broughton to Tickford Clay Lowland Farmland (LCA 4a) character areas to the east of the A509 will be indirectly affected by the proposed development as the character areas lie some distance away and outside the scope of works. Instead, effects to these character areas will be as a result of the change in outlook towards the works. Effects of this nature are considered to be of negligible or minor adverse significance.

Local and Site Landscape Character

- 5.7.31 The proposed development will alter the use of the site from formerly worked and partially restored land with a fragmented landscape structure to employment units and associated infrastructure. These proposals will change the landscape character of the site itself and therefore will alter the character of the landscape immediately surrounding the site.
- 5.7.32 To the north, east and west the site is influenced by the adjacent roads (H3 Monks Way, Willen Road and M1). The land immediately to the west of the site and the M1 road corridor is occupied by the Tongwell Industrial Estate. The proposed development will be perceived as an extension to the existing Industrial/ Employment area on the eastern fringe of Milton Keynes, however the retained and additional landscape proposals will help to soften the development in views from the surrounding visual receptors and will provide a landscape buffer between the proposed development and the wider rural fringe landscape to the east.
- 5.7.33 The overall sensitivity of the immediate site context landscape character – as a receptor – is considered to be low - medium given its former use and the proximity of detracting features. Upon completion the magnitude of effect on the immediate site context landscape character is considered to be medium high. The effect on landscape character would thus be moderate adverse upon completion. With the retention of existing hedgerows and trees where possible and the implementation of landscape buffers to the northern, eastern, southern and western site perimeters this will be reduced to minor/ moderate adverse over time.

Landscape Features

- 5.7.34 *Landform:* Upon completion of the proposed development, the landform of the site will have been modified by the construction works (as outlined in the preceding Construction Effects section). The resultant landform within the site will include some changes of level within and surrounding the built development areas. A combination of cut and fill operations will have been carried out to achieve the required development plateaus together with SuD's balancing ponds and perimeter earth mounding. Notwithstanding this the overall building plateau levels will remain within the existing site levels of between 57m and 62m AOD. Upon completion the significance of the landscape effect upon the site's landform/ topography has been assessed as minor adverse.
- 5.7.35 *Woodland, Trees and other Vegetation:* The development will be reducing the area of open space and there will be some loss of vegetation, including a proportion of the perimeter hedgerows and trees. However the proposed development will include the protection and conservation of hedgerows and trees where possible, largely around the perimeter of the site - including the full length of M1 roadside hedgerow and existing tree belts along H3 Monks Way. It will also include the planting of substantial new woodland and structural planting areas, utilising native species appropriate to the local area. Upon completion it is considered that this would result in a moderate adverse effect on the site vegetation. In the longer term, coupled with the effective and appropriate management of the conserved vegetation, the resultant landscape effect will be minor - moderate adverse.
- 5.7.36 *Water Features and Watercourses:* New SuD's features (principally designed as "dry" features but potentially including some wetland habitat) will be included as part of the proposed development. The significance of the landscape effect upon the site's water features has been assessed as minor beneficial upon completion.

Visual Effects

- 5.7.37 A comprehensive visual impact assessment of the Proposed Development has been undertaken to determine the potential effects upon surrounding receptors. This has considered the specific effects arising during both the construction and the operational stage. Two assessments have been conducted for receptors during the operational stage of the Proposed Development. The first considers the effects upon full completion of the development and in the winter period (i.e. the screening effects of any deciduous foliage in the summer is not taken into account) and the second predicts the residual effects 15 years after completion and in the summer period (thus enabling the effectiveness of any planting to be evaluated).
- 5.7.38 A series of Photo Viewpoints, Photomontages, related plans and a Visual Effects Table are included and collectively detail and support the description of the likely visual effects arising from the Proposed Development.

Zone of Visual Influence (ZVI)

- 5.7.39 The ZVI of the proposed development is primarily defined by the topography surrounding the site, with existing built-up areas, woodland, hedgerows and trees also interrupting and screening potential views. The ZVI extends to varying degrees to the north, south, east and west of the site. It extends westwards beyond the M1. This part of the ZVI to the west of the site will include some significant visual interruptions and 'barriers', where existing highways infrastructure, vegetation and embankments along the motorway corridor together with mature trees, hedgerows and other features will limit many views towards the proposed development. This is predominantly the case with the M1 road corridor to the north of H3 Monks Way and south of Willen Road. To the west of the M1 the built up edge of Milton Keynes includes employment units on the Tongwell Industrial Estate which effectively curtail views towards the site from this direction.
- 5.7.40 To the north the ZVI will extend as far as Tongwell Lane and nearby properties on the edge of Newport Pagnell. To the northeast it includes Willen Road Sports Ground, beyond which is the built-up edge of Newport Pagnell. It extends southwards beyond Willen Road but extensive vegetation associated with Willen Road, the M1 road corridor and along the course of Danstead Way and Tongwell Street prevents views from the residential area of Willen. To the east the ZVI stretches eastwards as far as the A509 (London Road) and beyond and includes the rising valley slopes to the north and west of Moulsoe. Intervening features within the Ouzel valley - including ongoing sand and gravel extraction to the east of Willen Road, woodland belts and hedgerows and trees - limit views to some extent in this direction.

Photomontages

- 5.7.41 In addition to the Photo Viewpoints (Figures 5.6 – 5.23) that support the baseline description of the landscape and visual amenity of the site and its surroundings, a number of Photomontages for the Proposed Development have been prepared and are included at Figures 5.26A – 5.26L.
- 5.7.42 The Photomontages aim to simulate the likely visual changes that will result from the Proposed Development. They have been prepared in accordance with accepted guidance, as set out in The Landscape Institute Advice Note 01/11 'Photography and photomontage in landscape and visual impact assessment'¹.
- 5.7.43 The Proposed Development illustrated within the Photomontages is based upon the Proposed Site Plan and Building Elevations submitted with the application together with the Illustrative Concept Landscape Masterplan included at Figure 5.24.
- 5.7.44 The photomontages depict the scheme upon full completion of all the earthworks, buildings, road infrastructure and landscape proposals etc. Two photomontages are included for each viewpoint, namely:
- Upon full completion; and
 - 15 years post full completion.
- 5.7.45 The 15 years post full completion photomontage is used to convey the residual effect of the landscape and planting proposals after 15 years of growth and appropriate management.

Construction

- 5.7.46 A visual appraisal of the proposed development has been undertaken to determine the potential effects upon surrounding receptors. This has considered the specific effects arising during construction. Appendix 5.4 contains the full Visual Effects Table; Figure 5.6 details the location of the visual receptors. The accompanying photo viewpoints (Figures 5.7 - 5.23) should also be referenced.
- 5.7.47 Given the nature and anticipated phasing of the proposed development, the visual effects arising from its construction will vary throughout this period of work. Construction activities and plant movements within the site will be visible at times from all of those receptors with views towards the completed development as listed in the Visual Effects Table (Appendix 5.4). The clearest views towards the construction activities and plant movements etc. will be experienced generally by those properties, PRoW and other receptors in closest proximity. These would principally include road users on the surrounding roads to the north, east and west (H3 Monks Way, Willen Road and M1) together with existing dwellings and PRoW users in the valley landscape to the east of Willen Road. More distant views will also be possible to construction activity from locations generally to the northeast and east of the site.

1 Landscape Institute (March 2011) Advice Note 01/11 - Photography and photomontage in landscape and visual impact assessment

- 5.7.48 The significance of the visual effects for all of the receptors will vary during the course of construction and will generally increase during the formation of the earthworks proposals and at the peak of construction activity (with the primary structure of the built units in place). At these times, the significance of the visual effects arising for some receptors is likely to exceed those resulting from the completed and operational development, although these construction visual effects will only occur for a temporary period.
- 5.7.49 The sequencing and phasing of the development should be carefully considered with regard to the potential visual effects. The formation and planting of the perimeter landscaping, once completed - and particularly along the eastern and western site perimeters adjacent to the M1 and Willen Road corridors - will help to ameliorate adverse effects in the closest views towards construction activities.
- 5.7.50 Overall, the construction effects on the majority of visual receptors will vary from minor adverse to moderate adverse, with the receptors with the closest and clearest views towards the construction activity generally experiencing the most significant visual effects at the peak of construction activity. More distant receptors (ie. those in excess of 1km from the site) with more restricted views will experience negligible - minor adverse effects during the construction phase.

Operation (following completion)

- 5.7.51 The following provides a summary of the visual effects assessment, following completion of the proposed development, included at Appendix 5.4.
- 5.7.52 Two assessments have been conducted for all receptors. The first considers the effects upon completion of the development and in the winter period (ie the screening effects of any deciduous foliage is not taken into account) and the second predicts the effects 15 years after completion and in the summer period (thus enabling the effectiveness of any planting to be evaluated).
- 5.7.53 The results of the visual impact assessment are described below.

Residential Properties and Settlement

- 5.7.54 The nature and extent of views from residential properties fronting onto Dulwich Close, Tabard Gardens and Ranelagh Gardens on the southern edge of Newport Pagnell (Receptor A) will vary considerably depending on the relative position of the property or location within the settlement, which is physically and visually separated from the site by the intervening H3 Monks Way and Tongwell Lane. Notwithstanding no clear views of the application site have been identified from this location. Residential properties are very effectively screened by existing mature hedgerows and trees along the course of H3 Monks Way and Tongwell Lane. Very few direct views towards the Proposed Development are anticipated from properties in this location however it is possible that glimpsed views may be available from upper storey windows in winter months, yet these would be very limited and any visual effects are unlikely to be any more than Minor/ Moderate Adverse, and more likely to be Negligible. From the vast majority of the properties on the edge of Newport Pagnell no views towards the Proposed Development are likely. [None-Minor adverse at year 15]
- 5.7.55 Approximately 6 employment units (Receptor B) fronting onto Michigan Drive on Tongwell Industrial Estate would have restricted views of the upper parts of the completed development (predominantly the large B8 units) beyond the retained perimeter hedgerow and new on site planting from external parking and storage areas - and in a small number of cases upper storey windows - however the principal building facades are orientated away from the site and for the majority of employees at work inside the buildings no views would be available. It is anticipated that there would be a moderate adverse effect at worst upon completion of the development due to the limited extent of site views from this location. [Negligible-Minor adverse at year 15]
- 5.7.56 No clear views of the completed development are anticipated from the residential area of Willen (Receptor C). There will be no clear views of the completed development from the centre of Willen (incorporating the Conservation Area) due to the screening effects of existing buildings and established vegetation. Similarly properties on the southern side of Danstead Way and Tongwell Street on the edge of the Willen residential area will have no significant views towards the proposed development due to intervening vegetation including substantial woodland belts around the edge of the settlement and along the western side of the M1. [None-Negligible at year 15]

- 5.7.57 For the Travellers Site (Receptor D) - which lies to the east of Willen Road - views towards the development will be possible when entering and leaving the site although the Travellers Site itself is largely screened from Willen Road and the application site by intervening roadside vegetation. Some vegetation to the west of Willen Road would require removal to facilitate the proposed highways improvements however views for residents would still be screened by the remaining vegetation to the east of the road. For the site residents it is anticipated that there would be a minor – moderate adverse effect at worst upon completion of the development due to the limited extent of site views from the residential part of the site. [Minor adverse at year 15]
- 5.7.58 For circa 6 dwellings at Caldecote Farm (Receptor E) views towards the completed development will be possible from external areas and potentially from west facing upper storey windows. The upper elevations of units on the eastern edge of the site would be visible beyond the new on site planting east and west of Willen Road. After 15 years with maturing of the perimeter landscaping visual effects would be reduced. It is considered that these properties would experience a moderate adverse effect at the outset reducing to minor – moderate adverse once the perimeter landscaping proposals have become established.
- 5.7.59 Two residential properties on London Road to the south of Newport Pagnell (Numbers 27 and 29) (Receptor F) would potentially have restricted long distance views westwards towards the highest parts of the completed development. These views will be distant and filtered. Existing views from this area towards the west are generally interrupted and varied due to the presence of mature planting, woodland and trees within the Ouzel Valley. The proposed development would be seen in context with existing large scale employment units on Tongwell Industrial Estate. For these properties the initial visual effects are likely to be minor adverse at worst. [Negligible at year 15]
- 5.7.60 It is anticipated that glimpsed views towards the highest parts of the proposed development across the Ouzel Valley would be possible from the Milton Keynes East Holiday Inn (Receptor G) on London Road. Existing views are however restricted by intervening hedgerows and trees and include the adjacent A509 in the foreground. The magnitude of the visual change for any available views will therefore be lessened by the presence of these existing features. From the majority of the rooms within the hotel there will be no available views of the proposed development. Where clearer views towards the northwest and the proposals are however possible, the significance of the visual effect will be Negligible – Minor/ Moderate Adverse at worst upon completion of the Proposed Development. [Negligible - Minor adverse at year 15]
- 5.7.61 Circa 20 properties within and along the western edge of Moulsoe (Receptor H) have long distance views - to varying degrees - towards Milton Keynes and Newport Pagnell. For some the rooflines of existing buildings on Tongwell Industrial Estate are visible set amongst swathes of mature vegetation and below the skyline. Large scale buildings at Interchange Park on the eastern edge of Newport Pagnell are also clearly visible further to the north. For some of these properties, distant views primarily from first floor windows and rear gardens will be possible towards the completed development. In these existing expansive and varied views, it will be the upper parts of the largest B8 unit that will be most visible together with perimeter planting along the eastern edge of the site – once this has had time to establish. The anticipated visual effects for these properties are considered to range from negligible to minor/ moderate adverse upon completion of the proposed development. [Negligible-Minor adverse at year 15]

Public Rights of Way (PROW)

- 5.7.62 Photo Viewpoints 1, 10 and 11 represent the current views available from Public Footpath FP 014 (Receptor I) to the east of Willen Road. There will be some relatively close and clear views from this public footpath towards the proposed development. Relatively close and open views in a westerly direction will be possible for the northernmost section of footpath nearest to the A422. The loss of roadside hedgerows along Willen Road and the A422 during the construction phase will open up longer views into the site. The completed new roads on the approaches to the new Marsh End Roundabout will form a notable element in these views - together with the upper parts of the large B8 units - although post completion new planting and mounding proposals will offer some visual filtering and mitigation of views.

- 5.7.63 Views are also possible from this PRoW to the south of Caldecote Cottage. However ongoing quarrying operations to the south of Caldecote Farm detract from these views and the site is partially screened and filtered by existing hedgerows and trees. Where views are possible towards the site through openings or breaks in the intervening mature hedgerows and trees the visible extent of the proposals will include the perimeter landscaping together with the elevations of the employment units beyond. It is considered that moderate adverse visual effects will be experienced from this PRoW upon completion of the proposed development. [Minor-Moderate adverse at year 15]. In the longer-term foreground views will be significantly altered as the Milton Keynes East mixed-use development is implemented.
- 5.7.64 Public Footpath FP 007 (Receptor J) extends in a north westerly direction from the A422, through Willen Sports Ground, to Willen Road. An established hedgerow which extends around the south western perimeter of the sports ground largely screens the site and traffic movements on Willen Road, The Marsh End Roundabout and the A422. Upon completion the upper parts of the large B8 units will be visible above the hedgerow and treeline but lower-level operational areas will be screened by the retained and proposed planting. Moderate adverse visual effects are anticipated for users of this footpath upon completion. [Minor-Moderate adverse at year 15]
- 5.7.65 Public Footpath FP 008 (Receptor K) runs along the north eastern edge of Willen Sports Ground and connects Willen Road with the A422. In south westerly views from this PRoW the rooflines of existing employment units on the Tongwell Industrial Estate are visible including the distinctive outline of the VW Finance UK Headquarters building. There will be views towards the upper parts of the large B8 units upon completion. However, the visible extents of the B8 units will be seen in context with existing built fabric including the overhead lighting columns on the Willen Sports Ground which project above the skyline. The operational areas at ground level will be screened by the retained and proposed planting. Where the proposed development is visible, the significance of the initial visual effect upon users of the footpath will be minor - moderate adverse. [Minor-Moderate adverse at year 15]

Roads

- 5.7.66 Views towards the proposed development will be possible from a number of different roads within the vicinity of the site.
- 5.7.67 For motorists using the M1 (Receptor L) views of new built development (predominantly the upper elevations of the B8 units) will occur over a relatively short stretch of the motorway. To the north of H3 Monks Way and south of Willen Road there are existing hedgerows and some continuous mature tree belt planting on either side of the M1. This vegetation effectively limits the opportunity for views out from the road corridor towards the main part of the site. Views towards the proposed development will however be possible briefly over a short section. The combination of retained roadside planting together with new mounding and planting will help to screen much of the lower level built development and operational activity, however the upper parts of the B8 units will be visible above the mounding and planting. Where the proposed development is visible, the significance of the initial visual effect for users of the M1 will be minor – moderate adverse. [Minor-Moderate adverse at year 15]
- 5.7.68 Views of the completed development will be possible for users of H3 Monks Way (Receptor M) where it passes through and in close proximity to the site. Immediately to the northeast of the main built development area a new roundabout is proposed which will replace the existing Marsh End Roundabout. Close and direct views of the new the built development (predominantly new highways infrastructure and the upper elevation of the large B8 unit) will be available for the stretch of road between the M1 and the Marsh End Roundabout. To the west of the M1 visual effects arising from the development will quickly reduce as views are limited by the existing roadside hedgerows and trees. Upon completion landscape planting around the northern perimeter of the main development area will have been established providing a softening effect to the edge of the development. Upon completion where views of the proposed development are available there will be moderate adverse effects. [Minor-Moderate adverse at year 15]
- 5.7.69 To the northeast of the main built development area, close and direct views towards the built development (predominantly the B8 units) and operational areas will be available from the A422 (Receptor N). Further east the visual effects arising will reduce as views will be more limited by the conserved roadside hedgerows and trees and the proposed mounding and planting to the frontage of the development. Views of the new carriageway works will however be possible for westbound users of this road for a short stretch on the approach to the Marsh End Roundabout. The proposed built development will generally be set back from the road with a landscaped frontage to the new roundabout. Where the proposed development is visible, the significance of the initial visual effect upon users of the A422 will be minor – moderate adverse. [Minor-Moderate adverse at year 15]

- 5.7.70 Immediately to the east of the main built development area, close and direct views towards the built development and operational areas will be available from Willen Road (Receptor O). Towards the south, the visual effects arising will reduce as views of the large B8 units will be more limited by the proposed planting to the road frontage of the development. Views of the new carriageway works will also be possible for users of this road for the entire section between the M1 and the Marsh End Roundabout. The proposed built development will generally be set back from the road and will positively address this frontage, with primarily landscape/ planting proposals, parking and circulation areas nearest to the road frontage. Where views of the proposed development are available there will be moderate adverse effects upon completion. [Minor-Moderate adverse at year 15]
- 5.7.71 Users of the A509 travelling between Newport Pagnell and the M1 (Receptor P) have limited and intermittent viewing opportunities towards the site location. Views are transient and distant in nature and in many cases the site itself is screened by intervening vegetation including roadside hedgerows and trees within the Ouzel valley. Photo Viewpoints 15 and 16 represent two of the current views from the A509 on this stretch of road. It is considered that glimpsed views of the upper parts of the large B8 units would be possible on completion beyond the retained vegetation and proposed planting resulting in a minor adverse effect for road users at worst. [Negligible at year 15]

Other Receptors

- 5.7.72 For users of the Willen Road Sports Ground there will be viewing opportunities towards the site location when looking southwest. Receptors J and K detailed above are partially located within the sports ground and as such it is considered that users of the sports ground would experience the same level of effects as footpath users. Where the proposed development is visible, the significance of the initial visual effect upon users of the footpath will be moderate adverse.

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5.8 RESIDUAL EFFECTS

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5.8.1 The residual effects consider the effects after the incorporation of the mitigation measures. In the context of the landscape and visual assessment, many (primary) mitigation measures are incorporated as an integral part of the design and layout of the proposed development. These include attention to the siting, layout and heights of the proposed development and consideration of the earthworks and ground modelling proposals. All of these measures are therefore integral to the proposed development and have been assessed as part of the construction and operation of the scheme.

5.8.2 This section considers the effects of the maturing of the planting proposals and any specific secondary mitigation measures (specifically incorporated to address any remaining adverse effects) e.g. screen fencing. The residual operational effects assessment considers the proposed development 15 years after full completion and commencement of operations.

Residual Construction Effects

Landscape

5.8.3 Well managed and controlled site activities and the application of good practices throughout the construction process will minimise the potential adverse effects arising from construction. This will include the protection of all trees and vegetation to be conserved in accordance with British Standard 5837:2012 (Trees in Relation to Design, Demolition and Construction).

5.8.4 The early implementation of some of the outer perimeter landscape proposals will assist in minimising the resulting effects particularly along the eastern and western site perimeters.

5.8.5 The residual landscape effects during construction will remain broadly as stated for construction in the earlier Landscape Effects section.

Visual

5.8.6 The phased and early implementation of some of the perimeter landscape proposals will assist in minimising the resulting visual effects during the construction period, particularly along the eastern and western site perimeters.

5.8.7 Well managed and controlled site activities and the application of good practices throughout the construction process will minimise the potential adverse visual effects arising from construction. Overall, there will be no change to the significance of the visual effects for construction as set out in the earlier Visual Effects section.

Residual Operational Effects

Landscape

5.8.8 In general the landscape effects of the completed development will lessen over time with the successful establishment and maturing of the planting and other habitat creation measures. In addition to the beneficial effects arising from the proposed landscaping, the application of appropriate long term management and maintenance operations to the existing conserved habitats, trees and hedgerows will also deliver some localised benefits. An assessment of the residual landscape effects of the proposals (at Year 15) on the identified receptors is included in the Landscape Effects Table at Appendix 5.3.

5.8.9 The main benefits in landscape terms will arise from the maturing of the outer and perimeter landscape and planting proposals, including enhancements to the retained hedgerows and trees, which will assist in assimilating the landform and built development proposals.

Visual

- 5.8.10 The successful establishment and maturing of the planting and habitat creation proposals, particularly throughout the outer and perimeter landscape areas will provide some valuable localised benefits to many of the receptors with views towards the proposed development. An assessment of the residual visual effects of the proposals (at Year 15) on the identified receptors is included in the Visual Effects Table at Appendix 5.4.
- 5.8.11 The maturing of the landscape and planting proposals will offer the greatest localised visual benefits to those receptors generally closest to the main built development area including the nearby properties (eg. Receptors A, B, D and E) and users of adjacent public roads (Receptors L, M and O). At these locations, the maturing of the perimeter woodland and structure planting will assist in assimilating the proposed development with the existing surrounding landform and landscape setting.

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5.9 CUMULATIVE EFFECTS

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Assessment of Cumulative Effects

- 5.9.1 For the purposes of this landscape and visual cumulative effects assessment, the following definitions reflecting GLVIA3 apply:
- *Cumulative landscape effects may arise from adding new types of change or from increasing or extending the effects of the main project. The concern is with the accumulation of effects upon landscape character and the components that contribute to it. Cumulative landscape effects are likely to include effects: on the fabric of the landscape; on the aesthetic aspects of the landscape; and, on the overall character of the landscape.*
 - *Cumulative visual effects are the effects on views and visual amenity enjoyed by people, which may result either from adding the effects of the project being assessed to the effects of the other projects on the baseline conditions or from their combined effect. This may result from changes in the content and character of the views experienced in particular places.*
- 5.9.2 It should be noted that GLVIA3 recognises that assessing cumulative effects is an evolving practice and that it is not appropriate to prescribe a single approach as the issues related to cumulative effects depend on the specific characteristics of both the Proposed Development and location. It advises that:
- “The challenge is to keep the task reasonable and in proportion to the nature of the project under consideration...It is always important to remember that the emphasis in EIA is on likely significant effects rather than on comprehensive cataloguing of every conceivable effect that might occur” (GLVIA para 7.4, pg 120)*
- 5.9.3 GLVIA3 advises; *‘In most cases the focus of the cumulative assessment will be on the additional effect of the project in conjunction with other developments of the same type’. It does however acknowledge, ‘In some cases, development of another type will be relevant and may help to give a more complete picture of the likely significant cumulative effects. For example, previous or planned road improvementsare likely to be relevant ‘other developments’ when assessing cumulative effects in relation to a major urban extension’ (GLVIA para 7.10, pg 122).*
- 5.9.4 GLVIA3 sets out how development proposals at different stages in the planning process, whether of the same or different types, should be treated in assessing cumulative landscape and visual effects. It advises, *‘Taking ‘the project’ to mean the main proposal that is being assessed, it is considered that existing schemes and those which are under construction should be included in the baseline for both landscape and visual effects assessments (the LVIA baseline). The baseline for assessing cumulative landscape and visual effects should then include those schemes considered in the LVIA and in addition potential schemes that are not yet present in the landscape but are at various stages in the development and consenting process:*
- *schemes with planning consent;*
 - *schemes that are the subject of a valid planning application that has not yet been determined.’ (GLVIA para 7.13, pg 122)*
- 5.9.5 It further advises *‘The emphasis must always remain on the main project being assessed and how or whether it adds to or combines with the others being considered to create a significant cumulative effect.’ (GLVIA para 7.28, pg 129).*
- 5.9.6 The study area for the assessment of cumulative effects has been identified as the ZVI (Site Analysis) of the Proposed Development plus any overlapping ZVI for any other relevant identified projects. This has been determined through desk top review of relevant plans and information included as part of the other development projects and/or from the review and use of existing baseline visual studies and fieldwork.
- 5.9.7 In the context of this assessment of cumulative landscape and visual effects, the focus is on the assessment of the Proposed Development in combination with the proposed development that would be brought forward within the Wider Strategic Allocation for Milton Keynes East.

Construction Cumulative Effects

- 5.9.8 It is assessed that the landscape and visual effects during the construction phase would be over a relatively short duration (c 2-3 years) and consequently there would be a short-term effect as a result. It is considered that landscape and visual effects from the proposed development and the potential development that would be brought forward within the Wider Strategic Allocation would be no greater than those at the completed or operational development stage discussed below.

Operation Cumulative Landscape Effects

- 5.9.9 The proposed development that would be brought forward within the Wider Strategic Allocation for Milton Keynes East will encompass a large swathe of land extending over the landscape to the southeast of the site and Willen Road. In combination the two projects, would occupy the landscape extending between the M1 motorway in west, the edge of Newport Pagnell to the north, and the village of Moulsoe in the east. Inevitably, the proposal will extend the urbanising influences across the countryside immediately to the east of the M1 and will be visually prominent in views from elevated locations around Moulsoe, which lies a short distance away to the east. In combined terms there would be an increased landscape effect upon the Ouzel North Urban River Valley Landscape Character Area (LCA 2d) as defined in the Milton Keynes Landscape Character Assessment and most markedly upon the more localised landscape in the vicinity of Willen Road.
- 5.9.10 In combination, the urbanising and development influences are likely to result in an increased adverse landscape effect (during construction and upon completion) at a localised and combined site wide scale. Despite the relatively close positioning of the two respective sites, they do differ in landscape terms and are separated at a localised scale by Willen Road. The Proposed Development site comprises formerly worked land, which has been partially restored, and lies in closer proximity to existing built development on the edges of Milton Keynes and Newport Pagnell whereas the Wider Strategic Allocation site occupies a relatively more rural landscape to the east in closer proximity to the main channel of the River Ouzel and associated river valley landscape.
- 5.9.11 Consequently, despite both sites lying relatively close to one another, the proposed landscaping for both schemes, to either side of Willen Road, will create a strong degree of localised separation between the assessment site and the Wider Strategic Allocation site to the east. This would not necessarily lessen the combined landscape effects of the respective developments but would create a clearer distinction between their respective effects over the landscape to the east of the M1.
- 5.9.12 After 15 years and the management and growth of the respective GI areas and associated planting, both schemes would be set within maturing and visually stronger landscape settings. Notwithstanding this the combined cumulative landscape effects of the two schemes is likely to remain greater than has been assessed for the sites in isolation.

Operation Cumulative Visual Effects

- 5.9.13 Cumulative visual effects arising from the Proposed Development, and the Wider Strategic Allocation are likely to be experienced from nearby residential properties and viewpoints from PRoW in the vicinity of the site and more elevated locations around Moulsoe to the east. However, views towards both the Proposed Development and the Wider Strategic Allocation are not considered to give rise to lasting significant visual effects.
- 5.9.14 Limited site views have been identified from properties on the southern edge of Newport Pagnell and properties and locations at Willen west of the M1. Consequently, no significant cumulative visual effects are anticipated for these receptors. A small number of properties on the western edge of Moulsoe potentially have views north westwards across the intervening Wider Strategic Allocation site towards the site location which also take in existing built development on the edges of Milton Keynes and Newport Pagnell. Consequently, there may be some cumulative visual effects for these properties, yet these would also be limited and would not give rise to effects greater than those assessed for the Wider Strategic Allocation in isolation.
- 5.9.15 There may also be some localised cumulative visual effects for users of the M1 motorway and Willen Road with relatively close views towards both the proposed development and the Wider Strategic Allocation site. Subject to the construction periods of the respective development projects this could include some cumulative visual effects during construction. However, it is not anticipated that the proposed development, that would be brought forward within the Wider Strategic Allocation, in combination with the Proposed Development on the assessment site would lead to significant cumulative visual effects over and-and-above those assessed for each scheme.

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5.10 SUMMARY AND CONCLUSIONS

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Baseline Conditions

- 5.10.1 The local landscape of the study area is varied in character encompassing built up areas on the edges of Milton Keynes and Newport Pagnell including large scale employment units, the Tongwell Industrial Estate and nearby residential areas. The landscape to the east of the M1 includes the River Ouzel Valley floodplain together with agricultural land, formerly worked and reclaimed land and ongoing sand and gravel extraction. It is generally a broad river valley landscape with gently undulating valley slopes rising up to higher ground in the east. Existing built development on the edges of Milton Keynes and Newport Pagnell occupies relatively low-lying land - at a similar elevation to the site - immediately to the west of the M1 and north of Monks Way.
- 5.10.2 In landscape character terms the site is situated within the Bedfordshire and Cambridgeshire Claylands (NCA 88). At the Milton Keynes Borough level the site lies within the Ouzel North Urban River Valley Landscape Character Area (LCA 2d) - as defined by the MKLCA. The A509, which extends north from Junction 14 of the M1, marks a clear distinction between the landscape of the Ouzel North Urban River Valley and the Broughton to Tickford Clay Lowland Farmland Character Area (LCA 4a) to the east.
- 5.10.3 The site itself extends to approximately 19.3 ha and comprises a single field - bounded by established hedgerows - together with adjacent highway sections of Willen Road, H3 Monks Way and the A422 and a small section of arable land located east of Willen Road. The main part of the site comprises formerly worked land which has been partially restored following cessation of historic mineral extraction activities. The site consists predominantly of species-poor grassland interspersed with tall ruderal species and scattered scrub. The eastern extent of the main development area adjacent to Willen Road comprises remnant sand and gravel deposits, shallow ephemeral pools and bunds in varying stages of succession between bare ground and poor semi-improved grassland. This part of the site is bounded by native hedgerows to the east, west and part of the north boundary which widen to highway planting where associated with the A422 and Willen Road. Existing hedgerows and trees are also located to the east of Willen Road.
- 5.10.4 The main part of the site - intended for development - was subject to a planning application on 9th July 2003 (planning reference: 03/00422/MIN, Milton Keynes Council) which entailed 'Construction of site access, extraction of sand and gravel, restoration to agriculture using imported inert fill and in-situ overburden and soils'. To date the site has been partially restored comprising the above habitats.
- 5.10.5 Access to the site is by means of Willen Road with connections to the A422, A509 and M1 via Junction 14. With the exception of the highways running through it there is currently no formal public access to the site and consequently it has no recreational value for the general public.
- 5.10.6 The landscape within and surrounding the site is considered to be a landscape of low/medium landscape value and one that is capable of substitution, landscape improvement and creation.
- 5.10.7 It is considered that the site has the potential to tolerate change in the form of well planned development, yet it is recognised that the masterplanning response needs to take into account the site's relationship with the adjoining M1, the nearby settlement edges and the wider landscape to the east, including the River Ouzel Wildlife Corridor and rising farmland to the east of the A509.

Landscape Proposals

- 5.10.8 Although development of the site as proposed would entail some loss of the existing openness which would be permanent and irreversible, the inclusion of a significant GI framework around the perimeter of the site - including the retention and enhancement of established perimeter hedgerows and trees where possible - will significantly reduce and mitigate these specific effects.
- 5.10.9 The proposed development and accompanying landscape proposals have been carefully considered and assessed in the context of the published and more detailed local landscape assessments. The scale and nature of the proposed development has also been an important factor in informing the proposed landscape strategy. A good quality landscape forms an essential requirement of the overall strategy approach, and this will filter through to the subsequent detailed design of the landscape proposals.

- 5.10.10 The key objectives of the landscape and GI proposals for the scheme are to:
- Recognise and respect existing landscape character;
 - Conserve and enhance landscape areas and features where possible as an integral and structuring part of the landscape framework;
 - Create a high quality new landscape framework, including woodland and structure planting, hedgerows, other mixed habitats, open spaces and sustainable drainage features giving rise to biodiversity enhancements;
 - Provide significant new planting as part of a thorough and long term approach to the growth and management of the overall landscape framework;
 - Minimise any potential adverse landscape or visual effects through the application of best practice design principles and careful attention to design through all stages of the development process; and
 - Adopt specific landscape measures to mitigate any potential adverse landscape, visual or other environmental effects (e.g. screen mounding proposals).

Landscape and Visual Effects

- 5.10.11 Tables 5.1 and 5.2 below summarise the anticipated landscape and visual effects that would arise from the Proposed Development on the site. Full schedules detailing these anticipated landscape and visual effects - for the identified receptors - are included in the **Landscape and Visual Effects Tables at Appendix 5.3 and 5.4** respectively.

Table 5.1: Summary of Landscape Effects

LANDSCAPE RECEPTOR AND REFERENCE	CONSTRUCTION EFFECTS Level of Significance	OPERATION EFFECTS Level of Significance	RESIDUAL EFFECTS Level of Significance
Natural England, National Character Area Profile (NCA) 88: Bedfordshire and Cambridgeshire Claylands	Negligible – Minor Adverse	Negligible – Minor Adverse	Negligible
Milton Keynes Landscape Character Assessment	Minor – Moderate Adverse	Minor – Minor/Moderate Adverse	Minor Adverse
Ouzel North Urban River Valley Landscape Character Area (LCA 2d)			
Milton Keynes Landscape Character Assessment	Negligible – Minor Adverse	Negligible – Minor Adverse	Negligible
North Crawley Clay Plateau Farmland with Tributaries (LCA 3a) and Broughton to Tickford Clay Lowland Farmland (LCA 4a)			
Site and Immediate Context	Moderate/ Major Adverse	Moderate Adverse	Minor/Moderate Adverse
Site Landscape Features Landform	Minor - Moderate Adverse	Minor Adverse	Minor Adverse
Site Landscape Features Woodland, Trees, Hedgerows and Vegetation	Moderate Adverse	Moderate Adverse	Minor – Moderate Adverse
Site Landscape Features Water Features and Watercourses	Negligible	Minor Beneficial	Minor Beneficial

Table 5.2: Summary of Visual Effects

VISUAL RECEPTOR (REPRESENTATIVE VIEWPOINT)	CONSTRUCTION EFFECTS Level of Significance	OPERATION EFFECTS Level of Significance	RESIDUAL EFFECTS Level of Significance
Settlement, Residential and Place of work Receptors			
A. Residential properties on the southern edge of Newport Pagnell fronting onto Dulwich Close, Tabard Gardens, and Ranelagh Gardens (VP.6)	None - Moderate Adverse	None - Minor/Moderate Adverse	None - Minor Adverse
B. Employment Units fronting onto Michigan Drive, Tongwell Industrial Estate - approx. 6 Units (VP. 14)	Negligible - Moderate Adverse	Negligible - Moderate Adverse	Negligible - Minor Adverse
C. Properties and locations at Willen	None - Minor Adverse	None - Minor Adverse	None - Negligible
D. Travellers Site east of Willen Road	Moderate Adverse	Minor - Moderate Adverse	Minor Adverse
E. Caldecote Farm (ca 6 properties)	Moderate/ Major Adverse	Moderate Adverse	Minor - Moderate Adverse
F. Nos. 27 and 29 London Road, Newport Pagnell (2 dwellings) (VP.16)	Minor Adverse	Minor Adverse	Negligible
G. Holiday Inn Milton Keynes East M1, Jct.14 (VP. 15)	Negligible - Minor/ Moderate Adverse	Negligible - Minor/ Moderate Adverse	Minor Adverse
H. Properties on western edge of Moulsoe (ca 20 properties on Newport Road) (VP. 17)	Negligible - Minor/ Moderate Adverse	Negligible - Minor/ Moderate Adverse	Negligible - Minor Adverse
Public Rights of Way (PRoW)			
I. Users of Public Footpath (Ref. Moulsoe FP 014) east of Willen Road (VPs. 1, 10 and 11)	Moderate - Major Adverse	Moderate Adverse	Minor - Moderate Adverse
J. Users of Public Footpath (Ref. Newport Pagnell FP 007) (VP.3)	Moderate - Moderate/ Major Adverse	Moderate Adverse	Minor - Moderate Adverse
K. Users of Public Footpath (Ref. Newport Pagnell FP 008) (VPs. 2 and 4)	Minor - Moderate/ Major Adverse	Minor - Moderate Adverse	Minor - Moderate Adverse
Roads			
L. M1 Motorway (motorists)	Minor - Moderate/ Major Adverse	Minor - Moderate Adverse	Minor - Moderate Adverse
M. H3 Monks Way (motorists)	Moderate - Moderate/ Major Adverse	Moderate Adverse	Minor - Moderate Adverse

VISUAL RECEPTOR (REPRESENTATIVE VIEWPOINT)	CONSTRUCTION EFFECTS Level of Significance	OPERATION EFFECTS Level of Significance	RESIDUAL EFFECTS Level of Significance
N. Users of A422 (predominantly motorists)	Moderate Adverse	Minor - Moderate Adverse	Minor – Moderate Adverse
O. Willen Road (predominantly motorists)	Moderate – Moderate/ Major Adverse	Moderate Adverse	Minor - Moderate Adverse
P. Users of A509 (predominantly motorists) VPs. 15 and 16	Minor Adverse	Minor Adverse	Negligible



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client
Newlands Developments

project
Land at Caldecote Farm
Newport Pagnell

drawing title
SITE LOCATION



scale
1:25,000 @ A3

drawn
SDC/JDE

drawing / figure number
Figure 5.1

issue date
23 July 2021

rev -
A



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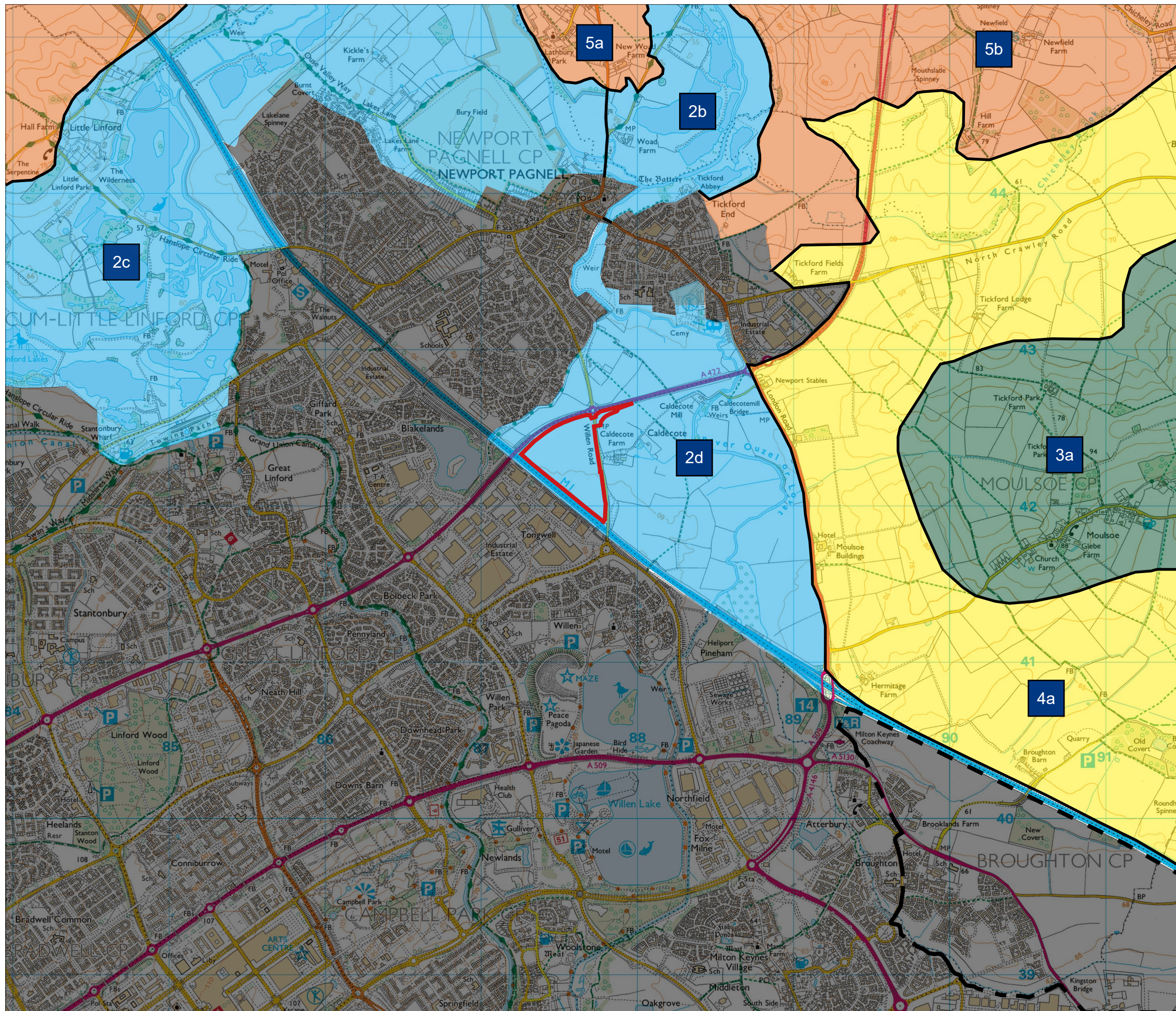
Site Boundary

client
Newlands Developments
project
Land at Caldecote Farm
Newport Pagnell
drawing title
AERIAL PHOTOGRAPH

scale
1:25,000 @ A3
drawing / figure number
Figure 5.2

drawn
SDC/JDE
issue date
23 July 2021
rev -
A












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Milton Keynes Landscape Character Assessment - Character Types and Areas

-  Site Boundary
-  Milton Keynes Urban Area
-  Expansion Area
-  Type 2 - River Valley
 - Area 2b - Ouse Rural River Valley
 - Area 2c - Ouse urban River Valley
 - Area 2d - Ouzel North Urban River Valley
-  Type 3 - Clay Plateau Farmland with Tributaries
 - Area 3a - North Crawley Clay Plateau Farmland with Tributaries
-  Type 4 - Clay Lowland Farmland
 - Area 4a - Broughton to Tickford Clay Lowland Farmland
-  Type 5 - Undulating Clay Farmland
 - Area 5a - Ouse North Undulating Clay Farmland
 - Area 5b - Ouse South Undulating Clay Farmland

client
Newlands Developments

project
Land at Caldecote Farm
Newport Pagnell

drawing title
LANDSCAPE CHARACTER

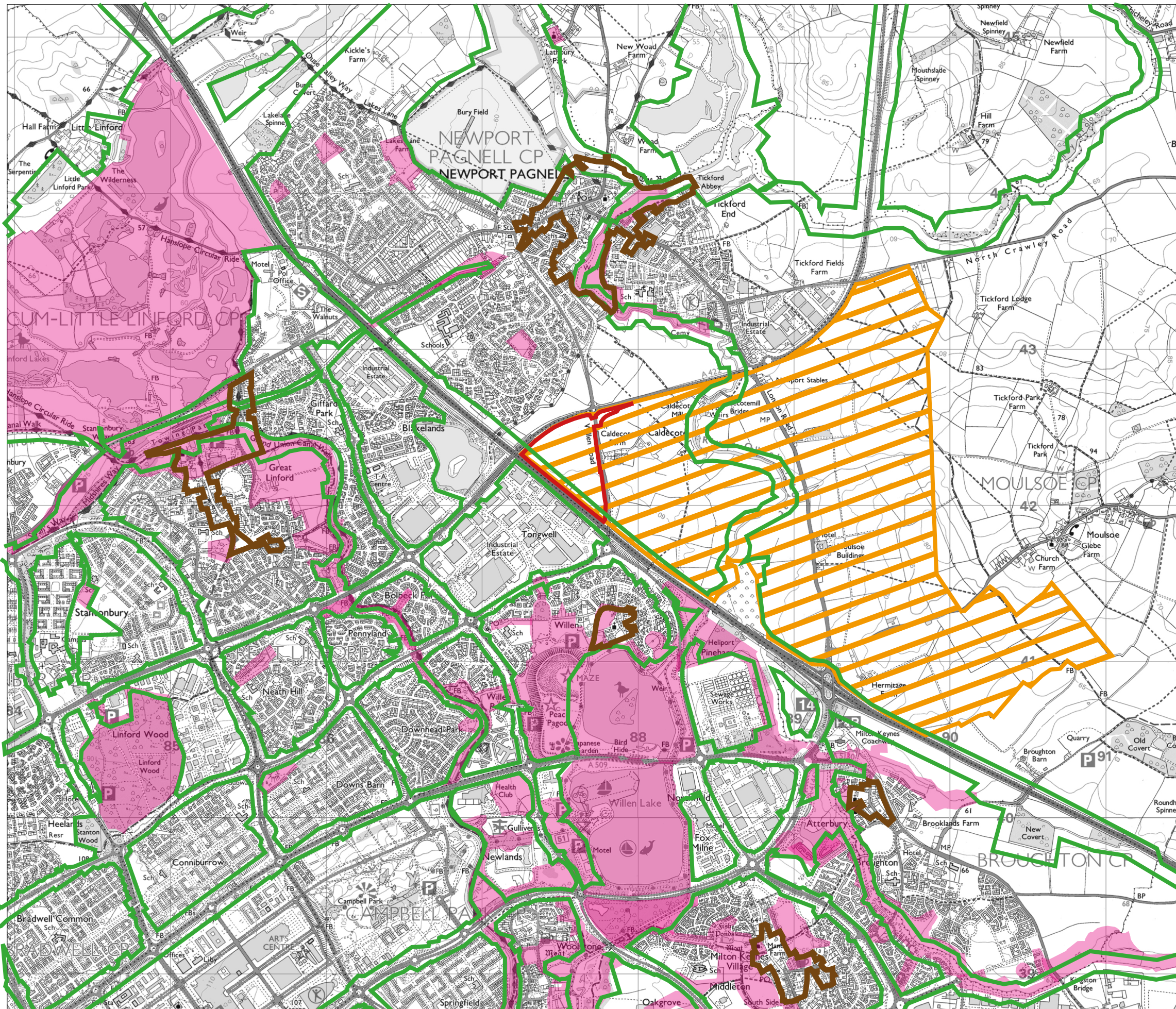
scale
1:25,000 @ A3

drawn
SDC/JDE

issue date
23 July 2021






drawing / figure number
Figure 5.3

rev -
A



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-  Site Boundary
-  Conservation Area
- Milton Keynes Local Plan (2019)**
-  Linear and District Parks (Policy DS6)
-  Wildlife Corridor (Policy NE1)
-  Milton Keynes East Strategic Site Allocation (Policy SD12)

client
Newlands Developments

project
Land at Caldecote Farm
Newport Pagnell

drawing title
DESIGNATIONS

scale
1:25,000 @ A3

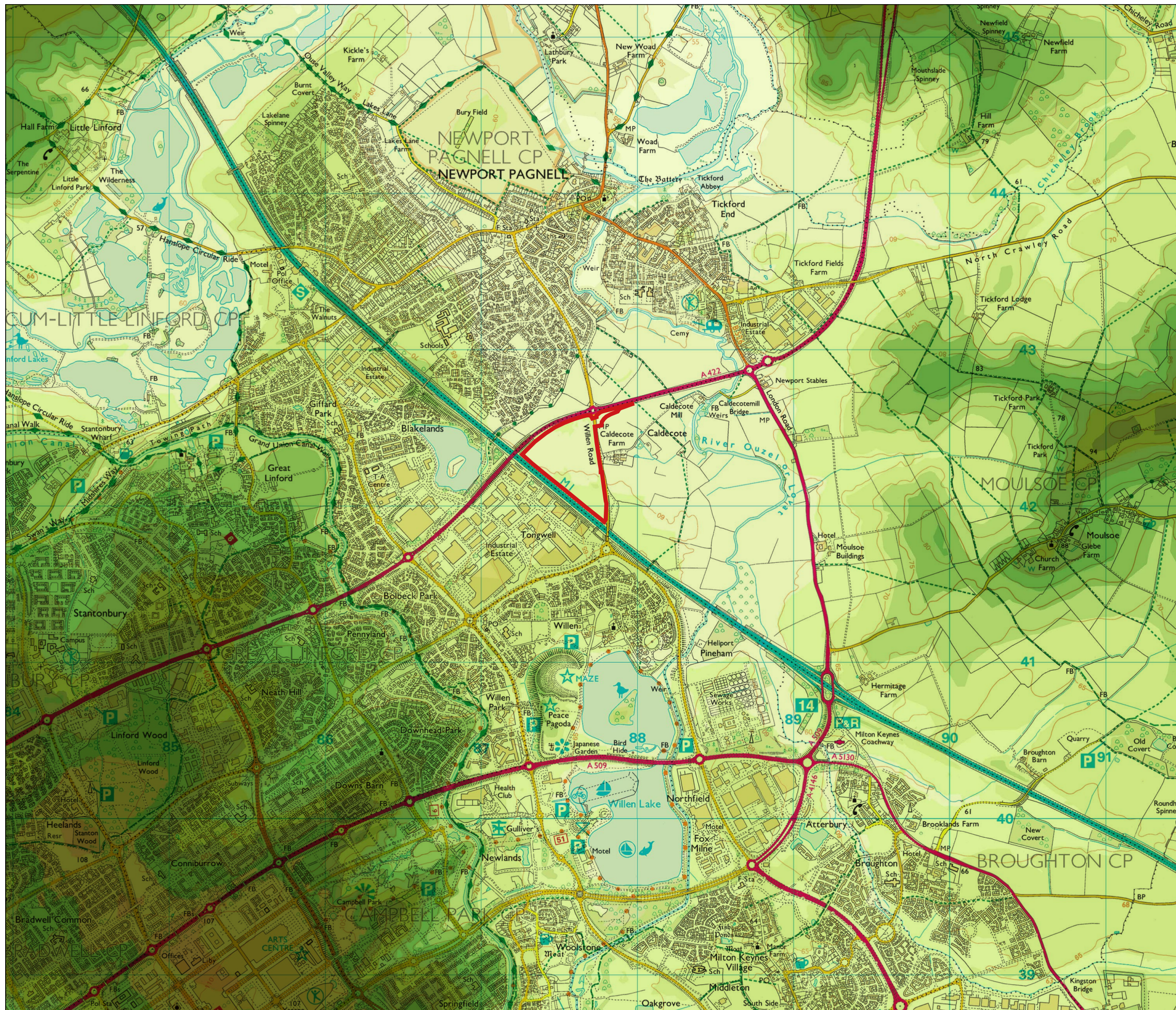
drawn
SDC/JDE

issue date
23 July 2021

rev -

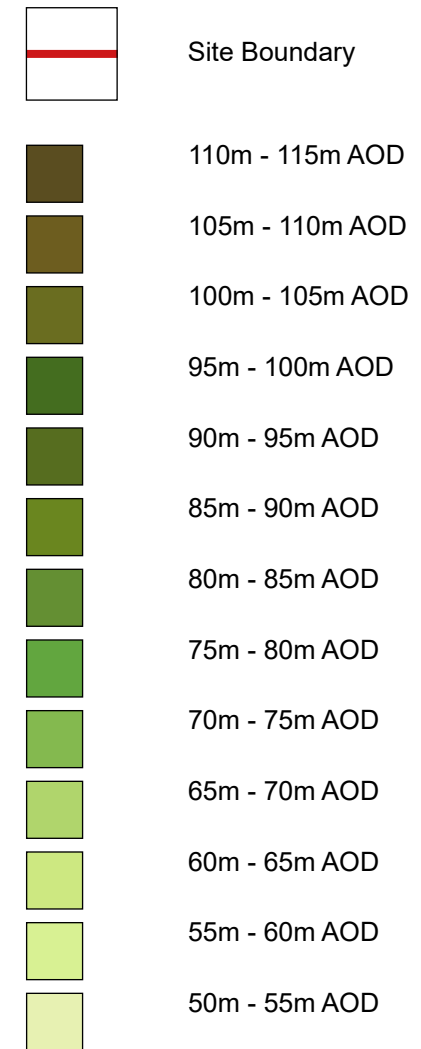
Figure 5.4

B



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500m 1000m

client
Newlands Developments
project
Land at Caldecote Farm
Newport Pagnell

drawing title
TOPOGRAPHY

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

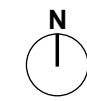
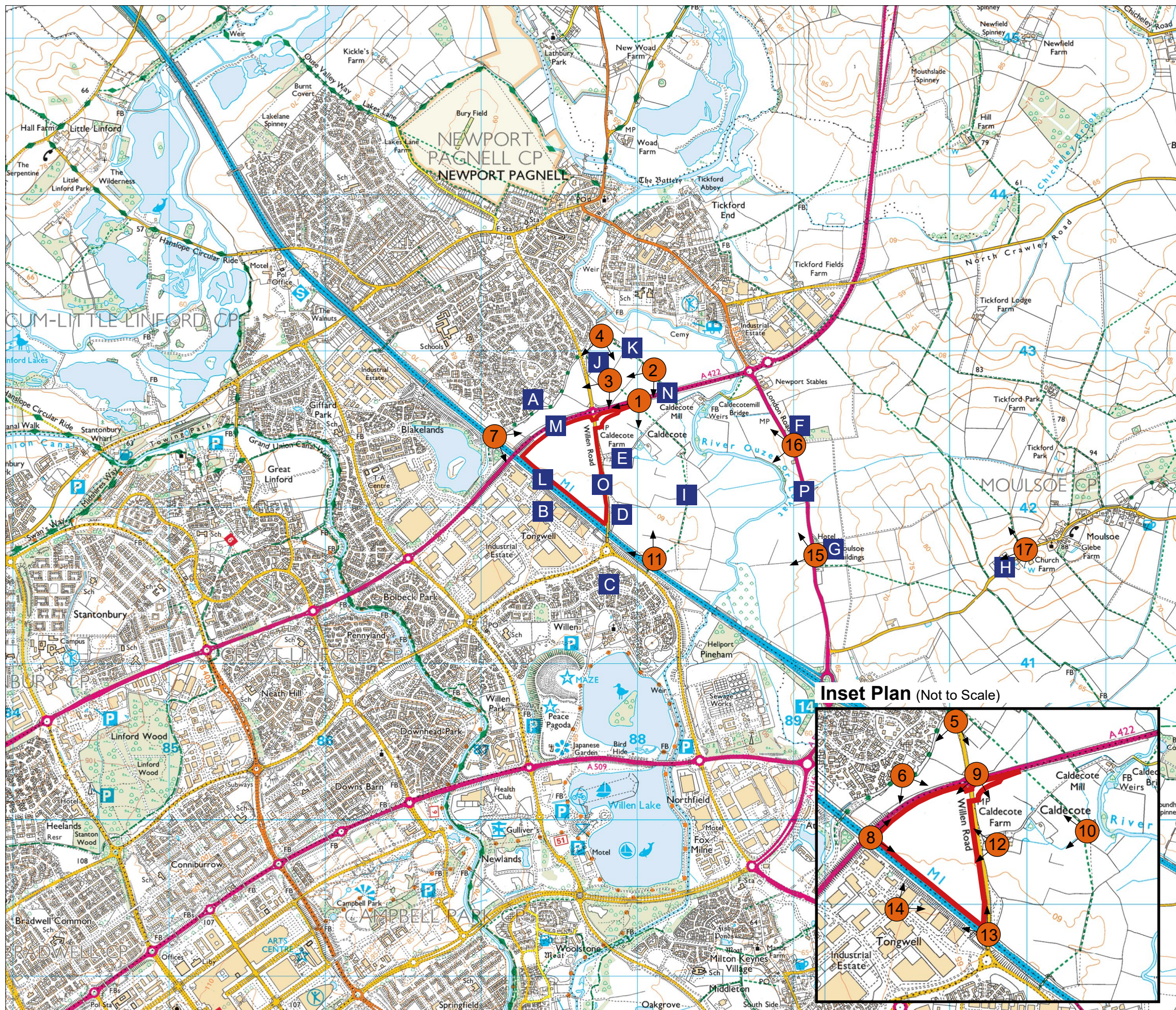


Figure 5.5




issue date
23 July 2021
rev -

A



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-  Site Boundary
-  Photoviewpoint Locations
-  Visual Receptors

A - Residential properties on the southern edge of Newport Pagnell fronting onto Dulwich Close, Tabard Gardens and Ranelagh Gardens

B - Employment Units fronting onto Michigan Drive, Tongwell Industrial Estate

C - Properties and Locations at Willen

D - Travellers Site east of Willen Road

E - Caldecote Farm

F - Nos. 27 and 29 London Road

G - Holiday Inn Milton Keynes East M1, Jct.14

H - Properties on western edge of Moulsoe

I - Users of Public Footpath FP 014

J - Users of Public Footpath FP 007

K - Users of Public Footpath FP 008

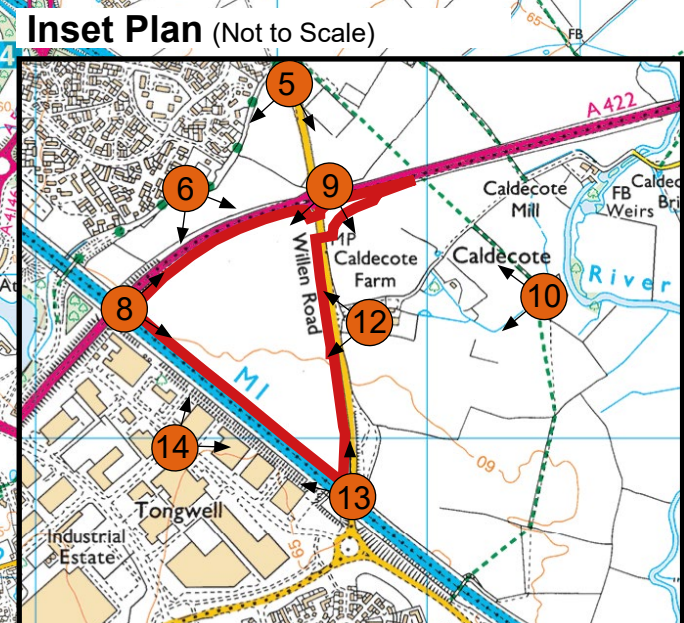
L - Users of M1

M - Users of H3 Monks Way

N - Users of A422

O - Users of Willen Road

P - Users of A509



client
Newlands Developments

project
Land at Caldecote Farm
Newport Pagnell

drawing title
VISUAL APPRAISAL

scale
1:25,000 @ A3

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issue date
23 July 2021

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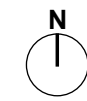


Figure 5.6 **A**



Photo Viewpoint 1: View southwest from Public Footpath (Ref. Moulsoe FP 014)



Photo Viewpoint 1 continued: View southwest from Public Footpath (Ref. Moulsoe FP 014)

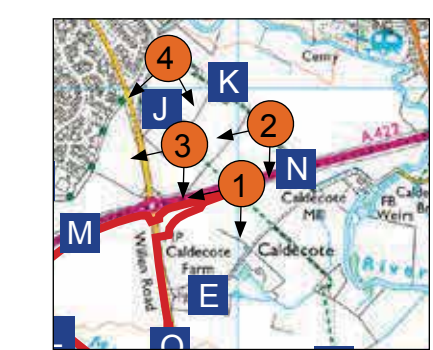


Photo Viewpoint 1
 Date & time of photo: 24 Feb 2021, 11:21
 Camera make & model, & sensor format:
 Canon EOS 6D, FFS
 Horizontal Field of View: 87°
 Direction of View: 220°, bearing from North

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.
 Visualisation Type: Type 1
 Projection: Cylindrical
 Enlargement factor: 100%

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Photo Viewpoint 2: View southwest from Public Footpath (Ref. Newport Pagnell FP 008)



Photo Viewpoint 2: View southwest from Public Footpath (Ref. Newport Pagnell FP 008)

Photo Viewpoint 2
 Date & time of photo: 24 Feb 2021, 11:32
 Camera make & model, & sensor format:
 Canon EOS 6D, FFS
 Horizontal Field of View: 87°
 Direction of View: 230°, bearing from North

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.
 Visualisation Type: Type 1
 Projection: Cylindrical
 Enlargement factor: 100%

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 Newlands Developments
 project
 Land at Caldecote Farm,
 Newport Pagnell
 drawing title
PHOTO VIEWPOINT 2
 drawn
 JR / JDE 23 July 2021
 issue date
 drawing / figure number
Figure 5.8



Photo Viewpoint 3: View southwest from Public Footpath (Ref. Newport Pagnell FP 007), Willen Road Sports Ground



Photo Viewpoint 3 continued: View southwest from Public Footpath (Ref. Newport Pagnell FP 007), Willen Road Sports Ground

Photo Viewpoint 3
 Date & time of photo: 24 Feb 2021, 11:41
 Camera make & model, & sensor format:
 Canon EOS 6D, FFS
 Horizontal Field of View: 87°
 Direction of View: 210°, bearing from North

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.

Visualisation Type: Type 1
 Projection: Cylindrical
 Enlargement factor: 100%

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Photo Viewpoint 4: View southwest from Public Footpath (Ref. Newport Pagnell FP 008), Willen Sports Ground



Photo Viewpoint 4: View southwest from Public Footpath (Ref. Newport Pagnell FP 008), Willen Sports Ground

Photo Viewpoint 4
 Date & time of photo: 24 Feb 2021, 11:52
 Camera make & model, & sensor format:
 Canon EOS 6D, FFS
 Horizontal Field of View: 87°
 Direction of View: 185°, bearing from North

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.
 Visualisation Type: Type 1
 Projection: Cylindrical
 Enlargement factor: 100%

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Photo Viewpoint 5: View south from Marsh End Road / Willen Road



Photo Viewpoint 5 continued: View south from Marsh End Road / Willen Road

Photo Viewpoint 5
 Date & time of photo: 24 Feb 2021, 12:00
 Camera make & model, & sensor format:
 Canon EOS 6D, FFS
 Horizontal Field of View: 87°
 Direction of View: 190°, bearing from North

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.
 Visualisation Type: Type 1
 Projection: Cylindrical
 Enlargement factor: 100%

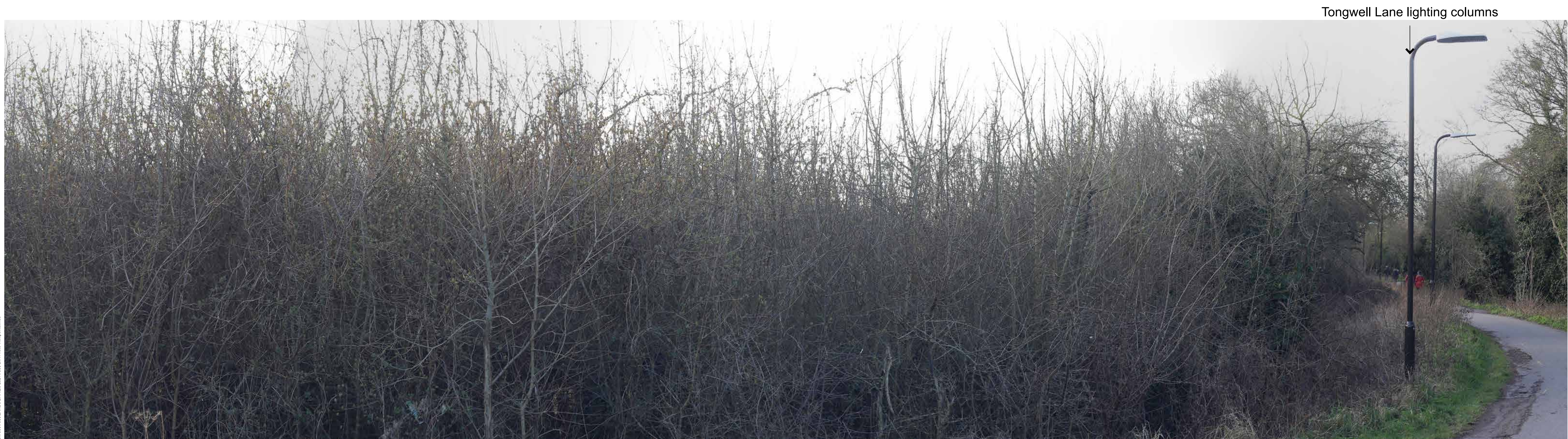
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Overhead power lines

Extensive vegetation to the south of Tongwell Lane

Photo Viewpoint 6: View south from Tongwell Lane



Tongwell Lane lighting columns

Photo Viewpoint 6 continued: View south from Tongwell Lane



Photo Viewpoint 6
 Date & time of photo: 24 Feb 2021, 12:10
 Camera make & model, & sensor format:
 Canon EOS 6D, FFS
 Horizontal Field of View: 87°
 Direction of View: 150°, bearing from North

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.

Visualisation Type: Type 1
 Projection: Cylindrical
 Enlargement factor: 100%

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Tongwell Lane

Extensive vegetation to the south of Tongwell Lane

Approximate site extent

M1 roadside corridor vegetation

M1



Photo Viewpoint 7: View south from Tongwell Lane bridge over M1

Approximate site extent

H3 Monks Way bridge over M1

Tongwell Industrial Estate



Photo Viewpoint 7 continued: View south from Tongwell Lane bridge over M1

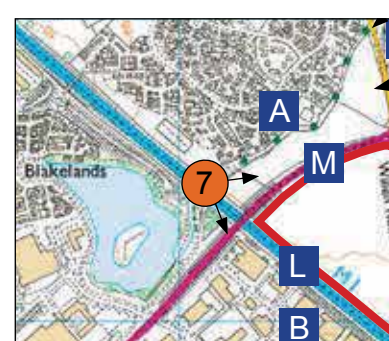


Photo Viewpoint 7
 Date & time of photo: 24 Feb 2021, 12:24
 Camera make & model, & sensor format:
 Canon EOS 6D, FFS
 Horizontal Field of View: 87°
 Direction of View: 110°, bearing from North

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.

Visualisation Type: Type 1
 Projection: Cylindrical
 Enlargement factor: 100%

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Photo Viewpoint 8: View southeast from A422 (H3 Monks Way) bridge over M1

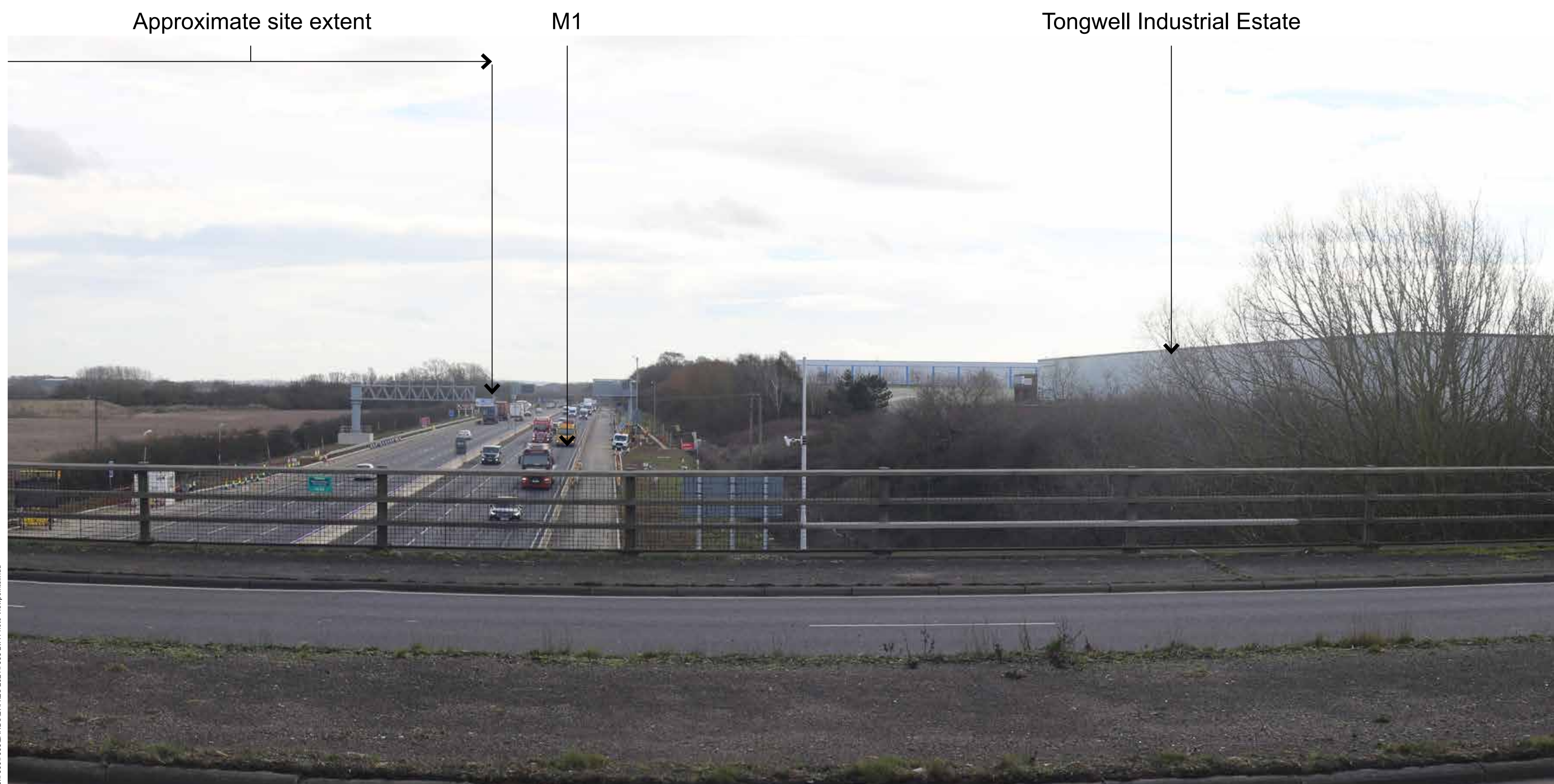


Photo Viewpoint 8 continued: View southeast from A422 (H3 Monks Way) bridge over M1

Photo Viewpoint 8
 Date & time of photo: 24 Feb 2021, 12:35
 Camera make & model, & sensor format:
 Canon EOS 6D, FFS
 Horizontal Field of View: 87°
 Direction of View: 85°, bearing from North

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.
 Visualisation Type: Type 1
 Projection: Cylindrical
 Enlargement factor: 100%

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Photo Viewpoint 9: View southwest from Marsh End roundabout



Photo Viewpoint 9 continued: View southwest from Marsh End roundabout

Photo Viewpoint 9
 Date & time of photo: 24 Feb 2021, 12:48
 Camera make & model, & sensor format:
 Canon EOS 6D, FFS
 Horizontal Field of View: 87°
 Direction of View: 195°, bearing from North

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.
 Visualisation Type: Type 1
 Projection: Cylindrical
 Enlargement factor: 100%

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 Newlands Developments
 project
 Land at Caldecote Farm,
 Newport Pagnell
 drawing title
PHOTO VIEWPOINT 9
 drawn
 JR / JDE 23 July 2021
 drawing / figure number
Figure 5.15

Moat Cottage

Active quarry (sand and gravel extraction)

Approximate site extent



Photo Viewpoint 10: View west from Public Footpath (Ref. Moulsoe FP 014) near Moat Cottage

Caldecote Cottage

Approximate site extent

Low voltage overhead power lines



Photo Viewpoint 10: View west from Public Footpath (Ref. Moulsoe FP 014) near Moat Cottage

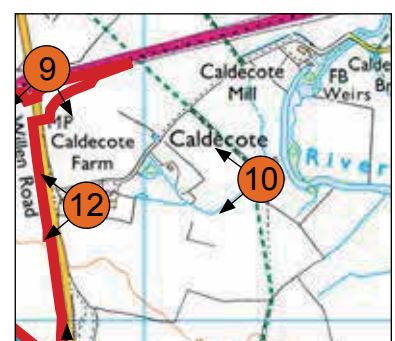


Photo Viewpoint 10
 Date & time of photo: 24 Feb 2021,13:12
 Camera make & model, & sensor format:
 Canon EOS 6D, FFS
 Horizontal Field of View: 87°
 Direction of View: 260°, bearing from North

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.

Visualisation Type: Type 1
 Projection: Cylindrical
 Enlargement factor: 100%

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M1 (screened by well established roadside hedges)

Traveller's site



Photo Viewpoint 11: View northwest from Public Footpath (Ref. Moulsoe FP 014)

Ongoing quarrying operations east of Willen Road



Photo Viewpoint 11 continued: View northwest from Public Footpath (Ref. Moulsoe FP 014)

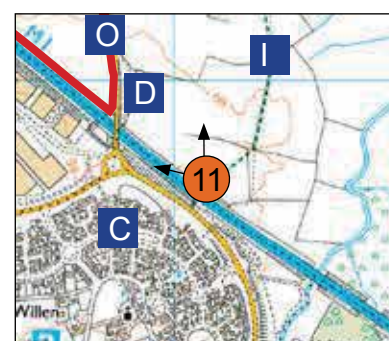


Photo Viewpoint 11
 Date & time of photo: 24 Feb 2021, 13:41
 Camera make & model, & sensor format:
 Canon EOS 6D, FFS
 Horizontal Field of View: 87°
 Direction of View: 320°, bearing from North

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.

Visualisation Type: Type 1
 Projection: Cylindrical
 Enlargement factor: 100%

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Willen Road



Photo Viewpoint 12: View west from Willen Road adjacent to junction with Caldecote Farm access road



Photo Viewpoint 12 continued: View west from Willen Road adjacent to junction with Caldecote Farm access road

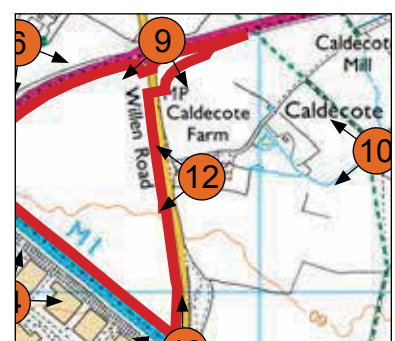


Photo Viewpoint 12
 Date & time of photo: 24 Feb 2021, 13:57
 Camera make & model, & sensor format:
 Canon EOS 6D, FFS
 Horizontal Field of View: 87°
 Direction of View: 265°, bearing from North

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.

Visualisation Type: Type 1
 Projection: Cylindrical
 Enlargement factor: 100%

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Photo Viewpoint 13: View northwest from Willen Road bridge over M1

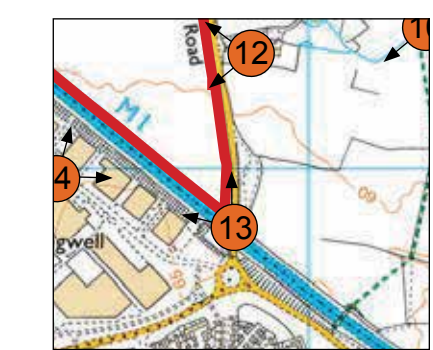


Photo Viewpoint 13
 Date & time of photo: 24 Feb 2021, 14:26
 Camera make & model, & sensor format:
 Canon EOS 6D, FFS
 Horizontal Field of View: 87°
 Direction of View: 330°, bearing from North

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.
 Visualisation Type: Type 1
 Projection: Cylindrical
 Enlargement factor: 100%

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Michigan Drive

Employment unit east of Michigan Drive

Site extent (beyond M1 road corridor and existing vegetation / built fabric)



Photo Viewpoint 14: View northeast from Michigan Drive

Site extent (beyond M1 road corridor and existing vegetation / built fabric)

Employment unit east of Michigan Drive



Photo Viewpoint 14 continued: View northeast from Michigan Drive

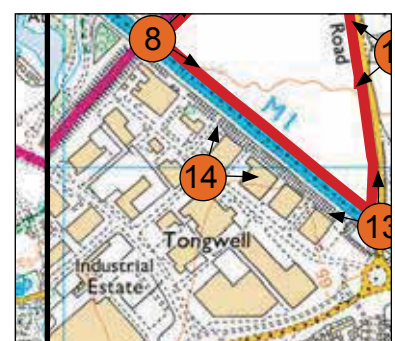


Photo Viewpoint 14
 Date & time of photo: 24 Feb 2021, 14:38
 Camera make & model, & sensor format:
 Canon EOS 6D, FFS
 Horizontal Field of View: 87°
 Direction of View: 50°, bearing from North

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.

Visualisation Type: Type 1
 Projection: Cylindrical
 Enlargement factor: 100%

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Low voltage overhead power lines

Approximate site location (screened by intervening vegetation)
Traveller's site to east of Willen Road



Photo Viewpoint 15: View northwest from A509 (London Road) adjacent to Milton Keynes East Holiday Inn Hotel

A509 (London Road)



Photo Viewpoint 15 continued: View northwest from A509 (London Road) adjacent to Milton Keynes East Holiday Inn

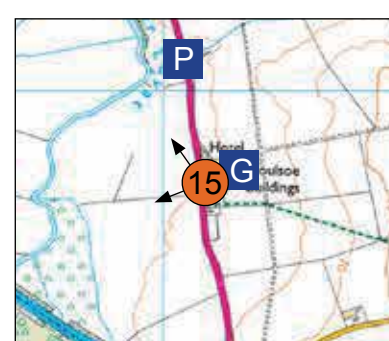


Photo Viewpoint 15
Date & time of photo: 24 Feb 2021, 14:53
Camera make & model, & sensor format:
Canon EOS 6D, FFS
Horizontal Field of View: 87°
Direction of View: 290°, bearing from North

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.

Visualisation Type: Type 1
Projection: Cylindrical
Enlargement factor: 100%

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Xscape (central MK)

Tongwell Industrial Estate

Photo Viewpoint 16: View west from A509 (London Road) near residential properties (numbers 27 and 29, London Road)

Approximate site location (screened by intervening vegetation)

A509 (London Road)



Photo Viewpoint 16 continued: View west from A509 (London Road) near residential properties (numbers 27 and 29, London Road)

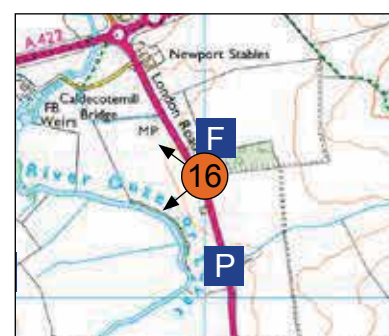


Photo Viewpoint 16
 Date & time of photo: 24 Feb 2021, 14:59
 Camera make & model, & sensor format:
 Canon EOS 6D, FFS
 Horizontal Field of View: 87°
 Direction of View: 265°, bearing from North

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.

Visualisation Type: Type 1
 Projection: Cylindrical
 Enlargement factor: 100%

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Photo Viewpoint 17: View northwest from Public Footpath (Ref. Moulsoe FP 004)



Photo Viewpoint 17 continued: View northwest from Public Footpath (Ref. Moulsoe FP 004)

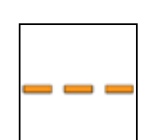
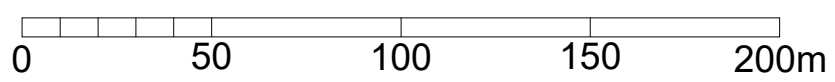
Photo Viewpoint 17
 Date & time of photo: 24 Feb 2021, 15:11
 Camera make & model, & sensor format:
 Canon EOS 6D, FFS
 Horizontal Field of View: 87°
 Direction of View: 285°, bearing from North

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.
 Visualisation Type: Type 1
 Projection: Cylindrical
 Enlargement factor: 100%

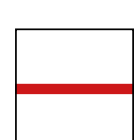
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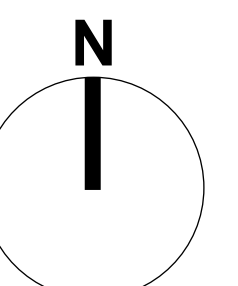
Scale: 1:2000 @ A1



Existing Public Right of Way



Site Boundary





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-  Site Boundary
-  Zone of Theoretical Visibility (ZTV) (Computer Model)

The ZTV (Bare Earth Computer Model) presents the theoretical visibility of the Proposed Development based upon the Terrain 5 Digital Terrain Model (DTM). This is a model of the landform only and does not take into account any features (eg woodland, settlement etc) in the surrounding area that may contribute towards visually screening the Proposed Development.

An LSS ZTV was carried out using a 25m grid resolution and an assumed observer eye height of 2m. Curvature of the earth is taken into account.

This represents the 'worst-case' scenario, as the bare-earth terrain model has been used and no other buildings, woodland or other features have been used as visual barriers to the visibility of the proposed development.

client
Newlands Developments

project
Caldecote Farm
Newport Pagnell

drawing title
**ZONE OF THEORETICAL VISIBILITY (ZTV)
DTM- SITE BOUNDARY - BASELINE**

scale
1:20,000 @ A1

drawn
HT/JDE

issue date
23 July 2021

drawing / figure number
-

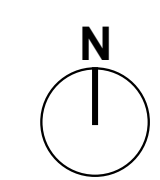
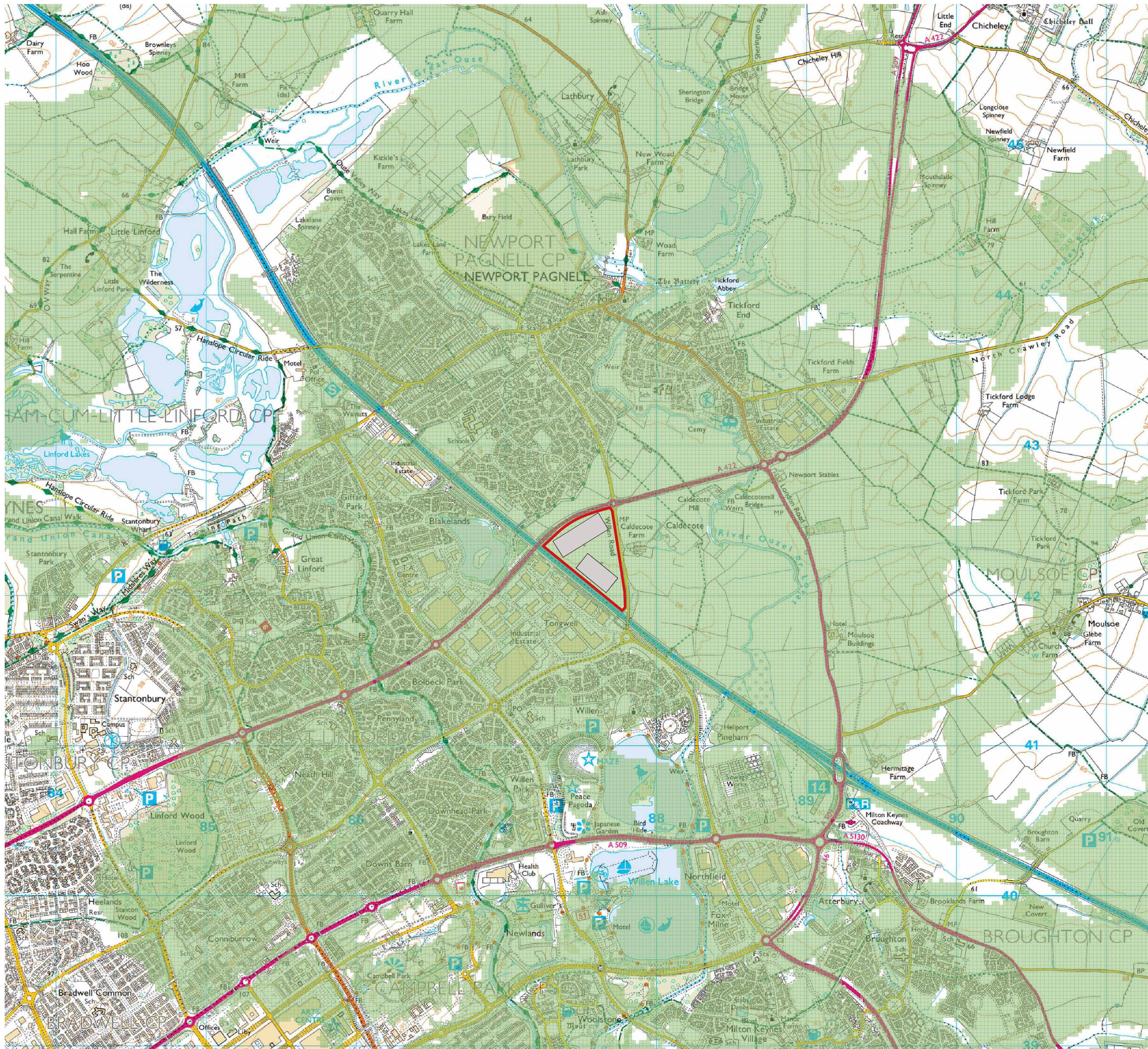





Figure 5.25A



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-  Site Boundary
-  Units - 21m
-  Zone of Theoretical Visibility (ZTV) (Computer Model)


The ZTV (Bare Earth Computer Model) presents the theoretical visibility of the Proposed Development based upon the Terrain 5 Digital Terrain Model (DTM). This is a model of the landform only and does not take into account any features (eg woodland, settlement etc) in the surrounding area that may contribute towards visually screening the Proposed Development. The proposed units have been modelled (from 4179-SK015 P44 -110521.dwg), the visibility for these units are presented in this figure.

An LSS ZTV was carried out using a 25m grid resolution and an assumed observer eye height of 2m. Curvature of the earth is taken into account.

This represents the 'worst-case' scenario, as the bare-earth terrain model has been used and no other buildings, woodland or other features have been used as visual barriers to the visibility of the proposed development.

client
Newlands Developments

project
Caldecote Farm
Newport Pagnell

 drawing title
ZONE OF THEORETICAL VISIBILITY (ZTV)
DTM- UNITS-21M

scale
1:20,000 @ A1

drawn
HT/JDE

issue date
23 July 2021

drawing / figure number
Figure 5.25B




J:\790079\81\LANDSLVAIES 2021\7938 LVA (Montages) REV D [21m].indd



Visualisation Type: Type 1
 Projection: 'cylindrical'
 Enlargement factor: 100%
 Date & Time of photo: 24 Feb 2021 11:52
 Camera make & model, & sensor format: Canon EOS 6D FFS, 50mm lens
 Horizontal Field of View: 87°
 Direction of View: 200°, bearing from North
 Camera location: 487759, 243125, 57.829m AOD
 Height of camera lens above ground: 1.6m
 Distance to the nearest site boundary: 550m
 Viewing distance: To be viewed at comfortable arm's length

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	client	Newlands Developments
	project	Land at Caldecote Farm Newport Pagnell
	drawing title	EXISTING VIEW VIEWPOINT 4
	drawn	HT/JDE
	issue date	23 July 2021
drawing / figure number	Figure 5.26A	rev D




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Visualisation Type: Type 3
 Projection: 'cylindrical'
 Enlargement factor: 100%
 Date & Time of photo: 24 Feb 2021 11:52
 Camera make & model, & sensor format: Canon EOS 6D FFS, 50mm lens
 Horizontal Field of View: 87°
 Direction of View: 200°, bearing from North
 Camera location: 487759, 243125, 57.829m AOD
 Height of camera lens above ground: 1.6m
 Distance to the nearest site boundary: 550m
 Viewing distance: To be viewed at comfortable arm's length

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Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1 at A1 width. To be viewed at comfortable arms length.

	client	Newlands Developments
	project	Land at Caldecote Farm Newport Pagnell
	drawing title	PHOTOMONTAGE VIEWPOINT 4-YEAR 0
	drawn	HT/JDE
	issue date	23 July 2021
drawing / figure number	Figure 5.26B	rev D

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Visualisation Type: Type 3
 Projection: 'cylindrical'
 Enlargement factor: 100%
 Date & Time of photo: 24 Feb 2021 11:52
 Camera make & model, & sensor format: Canon EOS 6D FFS, 50mm lens
 Horizontal Field of View: 87°
 Direction of View: 200°, bearing from North
 Camera location: 487759, 243125, 57.829m AOD
 Height of camera lens above ground: 1.6m
 Distance to the nearest site boundary: 550m
 Viewing distance: To be viewed at comfortable arm's length

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Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1 at A1 width. To be viewed at comfortable arms length.


 client
 Newlands Developments
 project
 Land at Caldecote Farm
 Newport Pagnell
 drawing title
 PHOTOMONTAGE
 VIEWPOINT 4-YEAR 15
 drawn
 HT/JDE
 issue date
 23 July 2021
 drawing / figure number
Figure 5.26C
 rev
D



J:\790079381\LANDSLVAIES_2021\7938_LVA (Montages) REV D [21.m].indd



Visualisation Type: Type 1
 Projection: 'cylindrical'
 Enlargement factor: 100%
 Date & Time of photo: 24 Feb 2021 12:24
 Camera make & model, & sensor format: Canon EOS 6D FFS, 50mm lens
 Horizontal Field of View: 87°
 Direction of View: 100°, bearing from North
 Camera location: 487073, 242419, 67.6m AOD
 Height of camera lens above ground: 1.6m
 Distance to the nearest site boundary: 180m
 Viewing distance: To be viewed at comfortable arm's length

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Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1 at A1 width. To be viewed at comfortable arms length.

client
Newlands Developments

project
Land at Caldecote Farm
Newport Pagnell

drawing title
**EXISTING VIEW
VIEWPOINT 7**

drawn
HT/JDE

issue date
23 July 2021

drawing / figure number
Figure 5.26D

rev
D



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Visualisation Type: Type 3
 Projection: 'cylindrical'
 Enlargement factor: 100%
 Date & Time of photo: 24 Feb 2021 12:24
 Camera make & model, & sensor format: Canon EOS 6D FFS, 50mm lens
 Horizontal Field of View: 87°
 Direction of View: 100°, bearing from North
 Camera location: 487073, 242419, 67.6m AOD
 Height of camera lens above ground: 1.6m
 Distance to the nearest site boundary: 180m
 Viewing distance: To be viewed at comfortable arm's length

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Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1 at A1 width. To be viewed at comfortable arms length.


 client
Newlands Developments
 project
Land at Caldecote Farm
Newport Pagnell
 drawing title
PHOTOMONTAGE
VIEWPOINT 7-YEAR 0
 drawn
 HT/JDE
 issue date
 23 July 2021
 drawing / figure number
Figure 5.26E
 rev
D



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Visualisation Type: Type 3
 Projection: 'cylindrical'
 Enlargement factor: 100%
 Date & Time of photo: 24 Feb 2021 12:24
 Camera make & model, & sensor format: Canon EOS 6D FFS, 50mm lens
 Horizontal Field of View: 87°
 Direction of View: 100°, bearing from North
 Camera location: 487073, 242419, 67.6m AOD
 Height of camera lens above ground: 1.6m
 Distance to the nearest site boundary: 180m
 Viewing distance: To be viewed at comfortable arm's length

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 client
 Newlands Developments
 project
 Land at Caldecote Farm
 Newport Pagnell
 drawing title
 PHOTOMONTAGE
 VIEWPOINT 7-YEAR 15
 drawn
 HT/JDE
 issue date
 23 July 2021
 drawing / figure number
Figure 5.26F
 rev
D


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Visualisation Type: Type 1
 Projection: 'cylindrical'
 Enlargement factor: 100%
 Date & Time of photo: 24 Feb 2021 13:12
 Camera make & model, & sensor format: Canon EOS 6D FFS, 50mm lens
 Horizontal Field of View: 87°
 Direction of View: 260°, bearing from North
 Camera location: 488281, 242383, 58.456m AOD
 Height of camera lens above ground: 1.6m
 Distance to the nearest site boundary: 550m
 Viewing distance: To be viewed at comfortable arm's length

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 client
Newlands Developments
 project
Land at Caldecote Farm
Newport Pagnell
 drawing title
EXISTING VIEW
VIEWPOINT 10
 drawn
 HT/JDE
 issue date
 23 July 2021
 drawing / figure number
Figure 5.26G
 rev
D

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Visualisation Type: Type 3
 Projection: 'cylindrical'
 Enlargement factor: 100%
 Date & Time of photo: 24 Feb 2021 13:12
 Camera make & model, & sensor format: Canon EOS 6D FFS, 50mm lens
 Horizontal Field of View: 87°
 Direction of View: 260°, bearing from North
 Camera location: 488281, 242383, 58.456m AOD
 Height of camera lens above ground: 1.6m
 Distance to the nearest site boundary: 550m
 Viewing distance: To be viewed at comfortable arm's length

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Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1 at A1 width. To be viewed at comfortable arms length.


 client
Newlands Developments
 project
Land at Caldecote Farm
Newport Pagnell
 drawing title
PHOTOMONTAGE
VIEWPOINT 10-YEAR 0
 drawn
 HT/JDE
 issue date
 23 July 2021
 drawing / figure number
Figure 5.26H
 rev
D


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Visualisation Type: Type 3
 Projection: 'cylindrical'
 Enlargement factor: 100%
 Date & Time of photo: 24 Feb 2021 13:12
 Camera make & model, & sensor format: Canon EOS 6D FFS, 50mm lens
 Horizontal Field of View: 87°
 Direction of View: 260°, bearing from North
 Camera location: 488281, 242383, 58.456m AOD
 Height of camera lens above ground: 1.6m
 Distance to the nearest site boundary: 550m
 Viewing distance: To be viewed at comfortable arm's length

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Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1 at A1 width. To be viewed at comfortable arms length.


 client
Newlands Developments
 project
Land at Caldecote Farm
Newport Pagnell
 drawing title
PHOTOMONTAGE
VIEWPOINT 10-YEAR 15
 drawn
 HT/JDE
 issue date
 23 July 2021
 drawing / figure number
Figure 5.261
 rev
D




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Visualisation Type: Type 1
 Projection: 'cylindrical'
 Enlargement factor: 100%
 Date & Time of photo: 24 Feb 2021 15:11
 Camera make & model, & sensor format: Canon EOS 6D FFS, 50mm lens
 Horizontal Field of View: 87°
 Direction of View: 280°, bearing from North
 Camera location: 490472, 241719, 87.483m AOD
 Height of camera lens above ground: 1.6m
 Distance to the nearest site boundary: 2.6km
 Viewing distance: To be viewed at comfortable arm's length

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	client	Newlands Developments
	project	Land at Caldecote Farm
		Newport Pagnell
	drawing title	EXISTING VIEW
		VIEWPOINT 17
drawn	issue date	
HT/JDE	23 July 2021	
drawing / figure number		
	Figure 5.26J	
		rev
		D



J:\1790079381\LANDS\VAIES 2021\17938_LVA (Montages) REV D [21m].indd



Visualisation Type: Type 3
 Projection: 'cylindrical'
 Enlargement factor: 100%
 Date & Time of photo: 24 Feb 2021 15:11
 Camera make & model, & sensor format: Canon EOS 6D FFS, 50mm lens
 Horizontal Field of View: 87°
 Direction of View: 280°, bearing from North
 Camera location: 490472, 241719, 87.483m AOD
 Height of camera lens above ground: 1.6m
 Distance to the nearest site boundary: 2.6km
 Viewing distance: To be viewed at comfortable arm's length

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client
Newlands Developments

project
Land at Caldecote Farm
Newport Pagnell

drawing title
**PHOTOMONTAGE
VIEWPOINT 17-YEAR 0**

drawn
HT/JDE

issue date
23 July 2021

drawing / figure number
Figure 5.26K

rev
D



J:\1790079381\LANDS\VAIES 2021\17938_LVA (Montages) REV D [21m].indd



Visualisation Type: Type 3
 Projection: 'cylindrical'
 Enlargement factor: 100%
 Date & Time of photo: 24 Feb 2021 15:11
 Camera make & model, & sensor format: Canon EOS 6D FFS, 50mm lens
 Horizontal Field of View: 87°
 Direction of View: 280°, bearing from North
 Camera location: 490472, 241719, 87.483m AOD
 Height of camera lens above ground: 1.6m
 Distance to the nearest site boundary: 2.6km
 Viewing distance: To be viewed at comfortable arm's length

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 client
 Newlands Developments
 project
 Land at Caldecote Farm
 Newport Pagnell
 drawing title
 PHOTOMONTAGE
 VIEWPOINT 17-YEAR 15
 drawn
 HT/JDE
 issue date
 23 July 2021
 drawing / figure number
Figure 5.26L
 rev
D