

CALDECOTE FARM

NEWPORT PAGNELL · MILTON KEYNES

APPENDIX 5

ENVIRONMENTAL STATEMENT

LANDSCAPE AND VISUAL EFFECTS

APPENDIX 5.3

LANDSCAPE EFFECTS TABLE

APPENDIX 5C: LANDSCAPE EFFECTS TABLE (LET)									
Landscape Receptor and Reference	Judged Sensitivity of Landscape		Judged Magnitude of Landscape Effect		Description/ Notes	Overall Effect at Construction Phase	Overall Effect upon Completion	Overall Effect at 15 Years Post Completion	Is the Overall Effect Significant?
	Susceptibility to Change	Landscape Value	Scale or Size of the Degree of Change (including degree of contrast/integration) at Stages of Project	Where applicable, are the Effects Reversible?		Major Moderate Minor Negligible None	Major Moderate Minor Negligible None	Major Moderate Minor Negligible None	Yes No
	High Medium Low	High Medium Low	High Medium Low Negligible None	Yes No N/A		Adverse Beneficial	Adverse Beneficial	Adverse Beneficial	
National Landscape Character									
Natural England, National Character Area Profile (NCA) 88: Bedfordshire and Cambridgeshire Claylands	Varies from Low-High	Varies from Low-High	Construction: Negligible - Low Completion: Negligible - Low Year 15: Negligible	N/A	NCA 88 comprises an extensive tract of land covering most of north and mid Bedfordshire and western Cambridgeshire, and part of east Buckinghamshire and Northamptonshire. The site is located on the edges of Milton Keynes and Newport Pagnell and adjoins the M1 road corridor. The existing Tongwell Industrial Estate lies at a similar elevation to the site immediately to the west of the M1. Given the extent of the Character Area and the relatively well contained nature of the Site effects will be negligible or Minor Adverse at worst.	Negligible – Minor Adverse	Negligible – Minor Adverse	Negligible	No
Landscape Character Assessment (LCA): Borough level									

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Milton Keynes Landscape Character Assessment Ouzel North Urban River Valley Landscape Character Area (LCA 2d)	Medium	Medium	Construction: Low - Medium Completion: Low – Low/Medium Year 15: Low	No	<p>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 site forms a parcel of land within LCA 2d adjacent to the M1 road corridor, which is strongly influenced by the adjacent urban area including existing large-scale development at Tongwell Industrial Estate. The Milton Keynes Landscape Character Assessment notes that:</p> <p><i>“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.”</i></p> <p>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 and greater public access.</p>	Minor – Moderate Adverse	Minor – Minor/Moderate Adverse	Minor Adverse	No
Milton Keynes Landscape Character Assessment North Crawley Clay Plateau Farmland with Tributaries (LCA 3a) and Broughton to Tickford Clay Lowland Farmland (LCA 4a)	Medium	Medium	Construction: Negligible – Low Completion: Negligible – Low Year 15: Negligible	No	LCA 3a and LCA 4a to the east of the A509 will be indirectly affected by 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.	Negligible – Minor Adverse	Negligible – Minor Adverse	Negligible	No

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Landscape Character: Site and Immediate Context									
Site and Immediate Context	Low - Medium	Medium	Construction: Medium/High Completion: Medium Year 15: Low/Medium	No	<p>The site comprises formerly worked and partially restored land with a fragmented landscape structure. 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 hedgerows and trees together with the 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 surrounding landscape. A robust landscape buffer will be retained along the western site perimeter adjacent to the M1.</p> <p>Due to the change in use of the site there will be a change in the local landscape character of the area and therefore the effect on the landscape will be moderate – major adverse during construction and moderate adverse upon completion. With the retention of existing boundary features where possible and the maturing of proposed landscaping and planting to the northern, eastern and western site perimeters this will be reduced to minor – moderate adverse over time.</p>	Moderate/ Major Adverse	Moderate Adverse	Minor/Moderate Adverse	Yes (construction)
Site Landscape Features/ Characteristics									

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Site Landscape Features <i>Landform</i>	Low - Medium	Medium	Construction: Low - Medium Completion: Low Year 15: Low	No	<p>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.</p> <p>As part of the construction process, the site landform will be re-profiled and graded to create the required development plateaus and SuD's balancing ponds and features. The SuD's balancing features will be sited within landscape buffers around the site perimeter. Screen mounding will also be included around the perimeter of the site.</p> <p>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 between a minimum of 59.30m AOD and a maximum of 60.70m AOD.</p> <p>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'.</p>	Minor - Moderate Adverse	Minor Adverse	Minor Adverse	No
Site Landscape Features <i>Woodland, Trees, Hedgerows and Vegetation</i>	Medium	Medium	Construction: Medium Completion: Medium Year 15: Low - Medium	No	<p>Permanent vegetation within the site comprises the perimeter 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 hedgerows and species poor grassland - the proposals will include retention of the perimeter vegetation where possible. Areas of new tree, hedgerow and shrub planting will also be implemented across the site. Retained vegetation around the site perimeter will be protected through the construction phase and will be improved upon as a part of the GI proposals. Further details of hedgerows and trees to be removed or retained are included within the Arboricultural Assessment at Appendix 5E of the ES.</p>	Moderate Adverse	Moderate Adverse	Minor – Moderate Adverse	No

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Site Landscape Features <i>Water Features and Watercourses</i>	Low	Low	Construction: Low Completion: Low Year 15: Low	No	No permanent water features currently exist within the site. However, the Proposed Development will include the formation of new water features and wetland areas largely as part of a Sustainable Drainage Strategy. These features will be designed to maximise their contribution in landscape and biodiversity terms alongside the drainage requirements. These features will be sited in lower lying areas around the site perimeter.	Negligible	Minor Beneficial	Minor Beneficial	No