

APPENDIX 9.1 LANDSCAPE & VISUAL									
9.1 Landscape Effects Table (LET)									
Landscape Type and Reference	Sensitivity of Landscape		Magnitude of Landscape Effects		Notes	Overall Construction Phase	Overall Effect at Year 0	Overall Effect at Year 15	Significant Effect?
	Susceptibility to Change	Value	Scale or Size of the Degree of Change including degree of contrast/integration) at Stages of Project	Are the Effects Reversible?		Major Moderate Minor Negligible None Adverse Beneficial	Major Moderate Minor Negligible None Adverse Beneficial	Major Moderate Minor Negligible None Adverse Beneficial	
	High Medium Low	National Regional Local Community	High Medium Low Negligible	Yes No					Yes No
Landscape Character: National/Regional									
Bedfordshire and Cambridgeshire Claylands (NCA 88)	Medium	Local	Low –(Construction) Low –(Year 0) Negligible –(Year 10)	No	<p>The Bedfordshire and Cambridgeshire Claylands area is extensive and covers most of central and northern Bedfordshire and western Cambridgeshire. In this regard, the assessment is only of relevance in appraising the very broad landscape context. Given the extent of the Character Area the residual landscape effects will be negligible.</p> <p>A pressure for the expansion of Milton Keynes has been noted by the NCA profile: 'There are growth plans for all of the main towns and cities and Milton Keynes continues to expand.'</p> <p>Part of the Environmental Opportunities for the area include, 'SEO3: Plan and create high-quality green infrastructure to help accommodate growth and expansion, linking and enhancing existing semi-natural habitats. ' Examples to achieve this are stated in the NCA profile and include:</p> <ul style="list-style-type: none"> • 'Supporting initiatives that include well-planned green infrastructure that will increase people's access to and contact with the natural environment to benefit their health and wellbeing. • Creating new woodland as appropriate on urban fringes to help screen and integrate new developments, and provide biodiversity and green infrastructure benefits. • Ensuring that any new developments incorporate well-designed green infrastructure, to include improved access and recreation opportunities for local communities and visitors.' <p>The green infrastructure designed into the scheme will therefore provide beneficial effects for the area.</p>	Minor Adverse	Minor Adverse	Negligible	No

Landscape Character: Northamptonshire Current Landscape Character Assessment									
LCT 4.9 Newton Longville – Stoke Hammond Claylands	Low	Local	Medium / Low (Construction) Medium / Low (Year 0) Low (Year 15)	No	<p>The site lies within the Newton Longville – Stoke Hammond Claylands, in the Aylesbury Vale Landscape Character Assessment (2008). This area is part of the Landscape Character Type (LCT) Undulating Clay Plateau (LCT 4). The site lies in the north west of this character area, with major influences from the suburban edges of Bletchley and Newton Longville.</p> <p>The development will physically alter the landscape character of a small part of this character area. Agricultural land will be changed to a high quality mixed used development and an extensive new green infrastructure network. The development abuts the existing urban edge of Milton Keynes and Bletchley and would extend the existing settlement further south.</p> <p>Indirect landscape effects would be experienced in the wider context of the landscape character area due to the changes in the perception of the qualities of the landscape. For a limited area in the north of the character area (where views are possible) the perception of the site will change from views of an agricultural field to residential use.</p> <p>The development of the Site has the potential to deliver benefits including softening of the existing suburban edge and improved landscape character through the management of open space and planting of small blocks of woodland and individual trees, improving the access and recreation opportunities to the local community.</p>	Moderate / Minor Adverse	Moderate / Minor Adverse	Minor Adverse	No
LCT 4.7 Whaddon Chase	High	Regional	Low /Negligible (Construction) Low / Negligible (Year 0) Negligible (Year 15)	No	<p>This character area lies to the north west of the proposed development site and also lies within LCT 4. A small area along the existing A421 dual carriageway is included within the application boundary. The remainder of the site does not lie within this character area, so only indirect effects on the perceptual qualities of the landscape character area will be experienced.</p> <p>There is extensive woodland cover in this character area, which provides distinctive character and also helps to screen the site from the majority of the character area. There is therefore limited intervisibility between the site and this landscape character area.</p> <p>The woodland blocks will be used along the western and southern boundaries of the site, in wide landscape strips, which will continue the character of Whaddon Chase and help to integrate the edge of the new development.</p>	Minor Adverse	Minor Adverse	Negligible	No

LCT 4.8 Horwood Claylands	Medium	Local	Low (Construction) Low (Year 0) Low / Negligible (Year 15)	No	<p>This character area lies to the west of the proposed development site and also lies within LCT 4. A small area of works will be necessary in this character area on the existing Whaddon Road, so direct effects will be limited to this area and only indirect effects on the perceptual qualities of the landscape character area will be experienced in the remainder of the character area.</p> <p>Small copses and fragments of woodland located to the northeast boundary of the area relate to the original Whaddon Chase (Hunting Forest).</p> <p>Woodland blocks in the proposed scheme relate to the existing woodland blocks in Whaddon Chase and the northern Horwood Claylands. These new woodland blocks will help to integrate the new development into the landscape.</p>	Minor adverse	Minor Adverse	Minor / Negligible	No
Site and Immediate Context:									
Immediate Site context	Medium/Low	Local	Medium (Construction) Medium (Year 0) Low (Year 15)	No	<p>The immediate Site context would be changed as a result of the development, and some of the openness would be lost.</p> <p>The area defined as the immediate site context, as shown in Figure 9.3, is contained in part by the built form and roadside vegetation. The new housing would extend the urban character, and the new planting, including the woodland to the south and west, would soften the urban edge. There would be a local change in character in this area.</p> <p>There will be landscape enhancements including the establishment of new woodland and tree planting and green spaces, reinforcing existing landscape features. The wooded character of Whaddon Chase would be extended to the southern and western perimeters of the Site.</p>	Moderate Adverse	Moderate Adverse	Moderate/Minor Adverse	No
Site itself	Medium/Low	Local	High (Construction) High/Medium (Year 0) Medium (Year 15)	No	<p>On the site itself, the loss of existing arable fields would be permanent and irreversible.</p> <p>The Site contains Weasel Lane; an attractive part of the Sustrans Route 51. This route would be retained and enhanced with further woodland planting. The Milton Keynes Boundary Walk will also be retained. New footpaths will be provided around the perimeter of the development and throughout the green spaces. This will enhance the footpath links between Milton Keynes and the wider countryside.</p> <p>Balancing ponds will be added and enhanced with planting.</p> <p>Although small lengths of hedgerows and hedgerow trees will be lost, these losses would be mitigated for with extensive areas of new woodland / tree planting and new hedgerows. Where hedgerows and hedgerow trees are to be retained they would be reinforced with new planting.</p> <p>Overall whilst the magnitude of change to the Site would be high, the development as proposed would give rise to some longer term landscape benefits which help to balance the overall effects of the development.</p>	Major Adverse	Major / Moderate Adverse	Moderate Adverse	<p>Construction – Yes</p> <p>Year 0 - Yes</p> <p>Year 15 – No</p>

