

APPENDIX 9.2 LANDSCAPE & VISUAL													
9.2 Visual Effects Table (VET)													
Ref	Receptor Type	Sensitivity of Visual Receptor		Magnitude of Visual Effects				Notes	Overall Effect at Construction Phase	Overall Effect at Year 0	Overall Effect at Year 15	Significant Effect?	
		Susceptibility to Change	Value	Distance from Application Boundary	Nature of View	Is the View Permanent or Transient?	Size/Scale of Visual Effect (including degree of contrast/integration) at Stages of Project		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	(approx. m or km)	Full Partial Glimpse None		High Medium Low					Yes No	
1.	Vehicular users of A421 & Whaddon Road	Medium	Local	60m	Partial	T	Medium (Construction) Medium (year 0) Low (year 15)	The proposals will include highway works at the Bottledump roundabout. The proposed development will create a new gateway and sense of arrival into Milton Keynes from this viewpoint. The proposals include an area of balancing ponds and green infrastructure beyond the new roundabout, which will create a landscaped setting with the development forming a backdrop. Some of the vegetation will be removed to enable the works to the roundabout. Built development in the north west of the site will be visible, beyond the proposed planting. The new planting in the foreground will assist in filtering the views over time.	Moderate Adverse	Moderate Adverse	Minor Adverse	No	
2.	Pedestrian users of the Midshire & Swan's Way	High	Regional	450m	Glimpse	T	Low (Construction) Low (year 0) Low/Negligible (year 15)	A glimpse of the western edge of the development on the north facing slopes is visible in the short term from this view above the hedgerow in the foreground. The proposed planting in the linear parks will help to integrate the development in the longer term.	Minor Adverse	Minor Adverse	Minor Adverse / Negligible	No	
3 & 4	Pedestrian users of Mid Shires way footpath	High	Regional	350m	Glimpse	T	Low (Construction) Low (year 0) Low/Negligible (year 15)	The roofs of the proposed development will be seen on higher ground beyond several hedgerows and the buildings at Bletchley Leys Farm	Minor Adverse	Minor Adverse	Minor Adverse / Negligible	No	
5	Vehicular users of track	Medium	Local	1.7km	Glimpse	T	Low / Negligible (Construction) Low / Negligible (year 0) Negligible (year 15)	The western edge of the site on the north facing slopes is visible from this view; however, from this distance the visual effects would be minimal.	Minor Adverse / Negligible	Minor Adverse / Negligible	Negligible	No	

6	Approximately 10 houses at Chase Farm	High	Local	1.2km	Glimpse	P	Low / Negligible (Construction) Low / Negligible (year 0) Negligible (year 15)	Although in the short term, and during construction period, views of the proposals would be seen from the properties at Chase Farm, the intervening hedgerows filter the views towards the site. The proposed woodland blocks within the western linear park will also help to screen the development over time.	Minor Adverse / Negligible	Minor Adverse / Negligible	Negligible	No
7	Vehicular users of Access road to Springfield Farm	Medium	Local	1.9km	Glimpse	T	Negligible (Construction) Negligible (year 0) Negligible (year 15)	The roofs of a small part of the development may be seen from this viewpoint over the intervening hedgerows and trees, although the intervening topography and Salden Wood would screen the majority of the site. The development is a small element in the view from this distance.	Negligible	Negligible	Negligible	No
8	Residents of Lower Salden Farm	High	Local	1.2km	Glimpse	T/P	Low / Negligible (Construction) Low / Negligible (year 0) Negligible (year 15)	Tattenhoe Park School and the settlement edge of Milton Keynes / Bletchley are visible in this view. The roof tops of the proposals to the north west of the site may be visible beyond the intervening hedgerows and trees. Over time the new woodland planting will screen the development and some of the existing edge of Milton Keynes/Bletchley from this viewpoint. The overall nature of the view as the edge of Milton Keynes/Bletchley will remain the same.	Minor Adverse / Negligible	Minor Adverse / Negligible	Negligible	No
9 & 10	Users of footpaths between Mursley and Newton Longville	High	Local	2.5km - 3km	Partial	P	Low (Construction) Low (year 0) Low/Negligible (year 15)	The edge of Bletchley and the study area can be seen from these viewpoints; Milton Keynes can be seen in the far distance on the skyline. The site is a fairly small element in the view. The proposed landscape planting and GI corridors to the west of the site and along the pipeline corridor break up the mass of the new settlement edge and additionally partially screen the existing edge of Bletchley.	Minor Adverse	Minor Adverse	Minor Adverse / Negligible	No
11	Users of footpath past Cowpasture Farm	High	Local	1.6km	Partial	T	Medium / Low (Construction) Medium / Low (year 0) Low (year 15)	This viewpoint represents an isolated area of higher ground where the site is more visible than in the surrounding area. The edge of Bletchley can be seen on the left of the viewpoint on the horizon. The farm building on Whaddon Road can also be seen. In the foreground some properties in Newton Longville can be seen on the left of the viewpoint. The proposals south of Weasel Lane will be visible from this viewpoint, due to the south facing contours of the site. However, the GI plan proposes to break up the mass of the development with belts of trees and green infrastructure corridors, (the pipeline corridor in particular will help from this viewpoint), which will reduce the visual effects of the proposals. The location of the sports pitches on the highest ground adjacent to Weasel Lane reduces the potential effect on the skyline.	Moderate / Minor Adverse	Moderate / Minor Adverse	Minor Adverse	No

12	Users of Footpath from Newton Longville	High	Local	800m	Partial	T	Medium / Low (Construction) Medium / Low (year 0) Low (year 15)	This viewpoint is lower in elevation than viewpoint 11 but is closer to the development. The site is partially screened by the intervening trees and hedgerows. The edge of Bletchley can be seen on the left of the viewpoint on the horizon. The farm building on Whaddon Road can also be seen. In the foreground some properties in Newton Longville can be seen on the left of the viewpoint. The proposals will be visible in the winter behind the existing trees in the foreground. The mitigation proposals will reduce the visual effects over time.	Moderate / Minor Adverse	Moderate / Minor Adverse	Minor Adverse	No
13	Users of playing fields Newton Longville	Medium / Low	Local	500m	Partial	T	Low (Construction) Low (year 0)	The proposals will be partially visible on the south facing slopes beyond the intervening existing trees which help to filter the views towards the site. The GI plan proposes to break up the mass of the development with belts of trees and green infrastructure corridors, which will reduce the visual effects of the proposals over time.	Minor Adverse/ Negligible	Minor Adverse/ Negligible	Negligible	No
	Milton Keynes Boundary Walk, Newton Longville	High	Local			T	Low/Negligible (year 15)		Minor Adverse	Minor Adverse	Minor Adverse / Negligible	No
14& 15	Approximately 20 Houses on northern edge of Newton Longville	High	Local	650m	Partial/Full	P	Medium (Construction) Medium (year 0) Medium / Low (year 15)	The proposals will be visible on the south facing slope of the site from the housing on the northern edge of Newton Longville, seen in the context of the existing settlement edge of Far Bletchley. The elevated tree lined ridgeline of Weasel Lane will be reinforced and protected with open space and woodland planting on the highest ground. The green infrastructure proposals will break up the mass of the development with belts of trees and green corridors running up the slope towards Weasel Lane, which will reduce the effects of the proposals from these receptors.	Moderate/ Major Adverse	Moderate/ Major Adverse	Moderate Adverse	Construction – Yes Year 0 –Yes Year 15 - No
16	Bletchley Road	Medium	Local	650m	Partial/Full	T	Medium (Construction) Medium (year 0) Medium / Low (year 15)	A short stretch of road between Newton Longville and Bletchley will experience some effects from the proposals. The south facing slope of the site below Weasel Lane can be seen from Bletchley Road adjoining the existing settlement edge of Far Bletchley. Development on the southern facing slope would be visible from this location. The mitigation proposals will reduce the visual effects over time.	Moderate Adverse	Moderate Adverse	Minor / Moderate Adverse	No

17	Approximately 29 houses on the edge of Far Bletchley	High	Local	5m	Full	P	Medium/High (Construction) Medium/High (year 0) Medium (year 15)	The Proposed Development will change the views from the outer row of houses on the edge of Far Bletchley. Some of the properties have low hedges and views over the southern facing slopes of the site. Other properties have higher boundary hedges and will only experience views towards the site from the upstairs windows. The views from the backs of houses will be towards the public open space corridor, with either housing (as from this viewpoint) or the school playing field beyond. The proposals will include a new footpath link between the existing and new housing, at the end of Hamilton Lane to ensure that there is movement and integration between the two areas.	Moderate / Major Adverse	Moderate / Major Adverse	Moderate Adverse	Construction – Yes Year 0 – Yes Year 15 - No
18	Users of Weasel Lane footpath & footpath to Newton Longville	High	Regional	0m	Full	T	High (Construction) High (year 0) Medium (year 15)	In general, views from Weasel Lane are limited by the hedgerows which run along its length on both sides of the footpath. In just a couple of places views open out to Newton Longville and the countryside beyond through an infrequent gap in the hedgerow. The proposals provide greater public access to land on the ridge to the south of Weasel Lane and channelled views out to the countryside will be made available along the green corridors and linear parks proposed in the GI Plan. The proposals will reinforce the existing tree and hedgerow planting along Weasel Lane and introduce woodland planting to form a robust green corridor. Over time the new green corridors and planting will help to balance the visual effects of the new development.	Major Adverse	Major Adverse	Moderate Adverse	Construction – Yes Year 0 – Yes Year 15 - No
19	Users of footpath in Tattenhoe Park	High	Local	200m	None	T	No Change	The proposals will not be visible from these viewpoints due to the existing planting along the A421 and within Tattenhoe Park and there will therefore be no visual effects.	No Change	No Change	No Change	No
20	Vehicular users of A421	Medium	Local	50m	None	T	No Change		No Change	No Change	No Change	No
	Footpath users of the subway	Medium							No Change	No Change	No Change	No
21	Future residential within Tattenhoe Park	High	Local	900m	Glimpse	P	Low (Construction) Low (year 0) Low/Negligible (year 15)	The development on the north facing slopes to the north of Weasel Lane will be partially visible on the skyline, but broken up by the retained and proposed planting. The proposals will be seen in the context of the existing industrial development at Snelshall East and West.	Minor Adverse	Minor Adverse	Minor Adverse/ Negligible	No

22	The Leys Farmhouse	High	Local	5m	Full	P	High (Construction) High (year 0) Medium (year 15)	The proposals will extend around 3 sides of The Leys farmhouse. Some existing boundary trees and hedges help to filter views towards the site. The proposals include green space, woodland and orchard planting near to the property which will help to further filter the views towards the development. The maturing of the proposed green infrastructure will help to reduce the visual effects over time.	Major Adverse	Major Adverse	Moderate Adverse	Construction – Yes Year 0 – Yes Year 15 - No
22	Bletchley Leys Farmhouse	Medium	Local	10m	Partial	P	Medium (Construction) Medium (year 0) Medium/Low (year 15)	Development will be adjacent (on opposite side of the road) to Bletchley Leys farmhouse. The property does not have direct views over the site as there are no windows overlooking Whaddon Road; this reduces the susceptibility of this receptor. Views towards the site will be experienced when entering or exiting the property from the driveway. The existing hedges and trees on site help to screen the views to the site from this location. The maturing of the proposed green infrastructure along Weasel Lane and the western boundary of the site will help to reduce the visual effects of the development over time.	Moderate adverse	Moderate adverse	Moderate / Minor Adverse	No
23	Vehicular users on Whaddon Road at railway bridge	Medium	Local	5m	Full	T	High/medium (Construction) High/medium (year 0) Medium (year 15)	There are views towards the settlement edge of Far Bletchley and the hedgerows and trees alongside Weasel Lane can be seen at the top of the ridge. The development on the southern slopes will be seen from this viewpoint. Mitigation alongside the railway and along the green corridors will help to filter the views towards the development.	Moderate/Major Adverse	Moderate / Major Adverse	Moderate Adverse	Construction – Yes Year 0 – Yes Year 15 - No
24	Vehicular users on Shenley Road	Medium	Local	1km	Glimpse	T	Low / Negligible (Construction) Low / Negligible (year 0) Negligible (year 15)	The northern slope north of Weasel Lane can be seen through a gap in the woodland from this viewpoint. The site is a small element in the view and is mainly screened by the intervening hedgerows and trees.	Minor Adverse/ Negligible	Minor Adverse/ Negligible	Negligible	No
25	Newton Longville, Whaddon Road (near Fire Lane) Residents	Medium	Local	1km	Partial	P	Medium/High (Construction) Medium/High (year 0) Medium/Low (year 15)	The western part of the site, south of Weasel Lane, can be seen from Whaddon Road when leaving Newton Longville towards the A421. The site can be seen in the context of the existing 20 th Century houses on Whaddon Road in Newton Longville. The majority of the residential properties do not have direct views towards the site and are therefore considered to be of medium susceptibility to change. Roof tops of the new residential development would be seen on the hill in the distance. Mitigation measures include reserving the highest ground south of Weasel Lane for open space and woodland and creating green corridors up the slopes which will break up the mass of the urban form from this viewpoint.	Moderate Adverse	Moderate Adverse	Moderate / Minor Adverse	No
	Road users	Medium	Local			T			Moderate Adverse	Moderate Adverse	Moderate / Minor Adverse	No

26	Users of Weasel Lane (west of site)	High	Regional	200m	Partial	T	Medium (Construction) Medium (year 0) Low (year 15)	The stretch of Weasel Lane to the west of the site has hedgerows along either side and tall trees along some of its length. This serves to channel views along the majority of Weasel Lane rather than out to the countryside. From isolated locations there are wider views out to the countryside (such as is represented by this viewpoint). The development at Tattenhoe Park can be seen on the horizon. Rooftops of the proposed development would be seen beyond the intervening hedgerows and trees. The proposed woodland blocks will reduce the visual effects of the new development over time.	Moderate Adverse	Moderate Adverse	Moderate / Minor Adverse	No
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