

STRATEGIC LANDSCAPE AND VISUAL CAPACITY STUDY

FOR AYLESBURY VALE DISTRICT COUNCIL

AUGUST 2017

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BMD.17.004.RP.001 Strategic Landscape & Visual Capacity Study
August 2017

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1. INTRODUCTION

1.1 Purpose of the Capacity Study

- 1.1.1 Bradley Murphy Design Ltd. (BMD) have been instructed by Aylesbury Vale District Council (AVDC) to undertake a strategic appraisal of the capacity in landscape and visual terms, for approximately 100 sites throughout the borough, to identify their suitability for allocation for residential or economic development, or a mix of both.
- 1.1.2 The sites subject to the appraisal were selected by AVDC from a number of those reported in the Housing & Economic Land Availability Assessment (HELAA), published by AVDC in January 2017.
- 1.1.3 Field work was carried out in January and February 2017 and was supplemented with desk top studies and information provided by AVDC.
- 1.1.4 The output from this appraisal has been collated into a schedule included at **Appendix A** and is intended to form part of the evidence base to inform preparation of the Vale of Aylesbury Local Plan. It provides an indication of the capacity of each site to accommodate development in landscape and visual terms, noting a total area likely to be suitable for development, along with an indication of potential mitigation measures likely to be required to minimise the effects of development on the surrounding landscape and views. This appraisal should not be considered to constitute a development brief, which should be provided on a site by site basis by a promoting developer, taking into account a more comprehensive appraisal of the landscape and visual resource. A planning application for any proposed development should then be accompanied by a Landscape & Visual Impact Assessment (LVIA) if required by AVDC.
- 1.1.5 Throughout this appraisal, references to 'landscape' or 'landscape character' relate to both the landscape or townscape, depending on the location and context of each site.

1.2 Methodology

- 1.2.1 Whilst this appraisal does not constitute a detailed LVIA, it was carried out in accordance with the principles of best practice set out in the following relevant published guidance:-
- Guidelines for Landscape and Visual Impact Assessment, Third Edition (2013), (GLVIA3), Landscape Institute and the Institute of Environmental Management & Assessment;
 - Natural England's Approach to Landscape Character Assessment (2014)
 - GLVIA3 Statement of Clarification 1/13 (2013), Landscape Institute; and
 - Landscape Character Assessment - Guidance for England and Scotland (2002), Countryside Agency and Scottish Natural Heritage.
- 1.2.2 The appraisal was led by Richard Waddell, a Chartered Member of the Landscape Institute, undertaken through a combination of desk study and site survey carried out within an agreed study area of up to 1km from the boundary of each site, depending on its surrounding context.

Data Sources

- 1.2.3 Information has been collated through desk study and field survey to appraise the baseline situation in relation to landscape character, landscape features and elements and the visual amenity of people within the study area.
- 1.2.4 A variety of sources have been reviewed to gain an understanding of the quality, variety and sensitivity of the features and elements that contribute toward landscape character and visual amenity in order to appraise the capacity of each site to accommodate development.
- 1.2.5 The desk study has included a review of the following sources of information:-
- GIS Data and boundary information provided for each site by AVDC;
 - Aylesbury Vale Landscape Character Assessment (May 2008), AVDC & Buckinghamshire County Council (including Minor Corrections to the Study, May 2013);
 - Ordnance Survey Mapping at 1:25,000 scale;
 - Aerial photography of the site and wider area (Google Earth, www.maps.google.co.uk);
 - Multi Agency Geographic Information for the Countryside (MAGIC) interactive mapping (www.magic.gov.uk); and
 - Public Rights of Way mapping from www.rowmaps.com

Establishing Capacity to Accommodate Development

- 1.2.6 In order to appraise the capacity of the landscape and visual resource to accommodate development, a set of criteria were developed for the study. These criteria are set out in **Appendix A**, alongside which a series of 'scores' have been recorded for each site.
- 1.2.7 The appraisal criteria have been carefully drafted to take into account the various aspects that contribute to the value, susceptibility and sensitivity of the landscape and views associated with each site, to a specific form of development. The methodology for appraising value, susceptibility and sensitivity are described further below.
- 1.2.8 As part of this study, the broad parameters for development have been assumed as:-
- Residential : up to two storeys in height (10 metres), to a density of 35 dwellings per hectare, or to match that of the existing surrounding context if this differs from these parameters; and
 - Employment / Economic : up to 12 metres in height, or to match that of the existing surrounding context if this differs from these parameters.
- 1.2.9 The appraisal also includes an indication of the total area of each site likely to be suitable for development, along with an indication of potential mitigation measures likely to be required to minimise the effects of development on the surrounding landscape and views. The consideration of the capacity for each site to accommodate development, and the respective scores recorded in **Appendix A**, assume the development of each site would be limited to these indicated developable areas, rather than an assumption that the whole site would be developed. This allows for informative appraisal and reporting of each site's capacity to accommodate

development, rather than negative reporting of the unsuitability of an entire site to accommodate development.

1.2.10 The appraisal has used a three tier scoring system to report the likely capacity of the landscape and visual resource to accommodate development under each of the appraisal criteria. These appraisal scores are as follows:-

- Green : The likely capacity of the landscape and visual resource to accommodate development is either:
 - not affected by this element of the criteria
 - positively affected by this element of the criteria
 - any adverse effect on / by this element of the criteria would be negligible
- Amber : The likely capacity of the landscape and visual resource to accommodate development is either:
 - reduced by a slight to moderate degree by this element of the criteria, or
 - positive effects likely on / by this element of the criteria would be limited
- Red : The likely capacity of the landscape and visual resource to accommodate development is either:
 - reduced significantly, or
 - no positive effects are likely to arise from this element of the criteria

1.2.11 In response to the scoring under these criteria, the most eligible sites for development (taking into account the potential developable area noted by the appraisal) would be those with a high proportion of green scores and a limited proportion of red.

Landscape and Visual Receptors

1.2.12 Landscape encompasses the interaction between the physical aspects of the external environment, their use by humans and wildlife, and their development over time.

1.2.13 Our landscapes vary because of, amongst other variables, their underlying geology, soils, topography, land cover, hydrology, historic and cultural development, and climatic considerations. The combination of characteristics arising from these physical and socio economic influences, and their often complex interrelationships, makes one landscape different from another. Landscape character may be defined as a distinct and recognisable pattern of elements, or characteristics, in the landscape that make one landscape different from another. Landscape Character Assessment is the process of identifying and describing variation in the character of the landscape, based on the following attributes:-

- Natural – Geology, landform, hydrology, air and climate, soils and land cover / flora and fauna;
- Cultural / Social – Land use, settlement, enclosure, land ownership and time depth; and
- Perceptual & aesthetic – sight, sounds, smells, touch / feel preferences, associations and memories.

- 1.2.14 For this appraisal, landscape and visual receptors are considered to comprise the following:-
- Landscape Character Areas identified in the Aylesbury Vale Landscape Character Assessment (May 2008);
 - Physical landscape features and elements; and
 - Views experienced by people and their visual amenity - including those from residential properties, places of work, users of public spaces, visitors to attractions etc.

Establishing Sensitivity of the Landscape & Views

- 1.2.15 In landscape and visual impact assessment or landscape and visual appraisal, the sensitivity to change of landscape character and views is related to the particular type of development being proposed and its location. Whilst the landscape generally has some intrinsic sensitivity, different locations contain features and elements that can accommodate different types of development and levels of change.
- 1.2.16 The sensitivity of receptors is assessed by combining judgements on the value attached to the landscape resource or view and its susceptibility to the type of change proposed, i.e. a judgement about the nature of the proposed development in relation to the baseline ability of the landscape to accept that type of change. The sensitivity of landscape and visual receptors will vary depending on the type and nature of development proposed.

Establishing Value

- 1.2.17 The value of landscape and visual receptors is derived from a consideration of the importance likely to be attached by the various stakeholders and sections of society that use or experience that landscape resource or views.
- 1.2.18 Factors that have been considered in determining the value of the landscape and views with the potential to be affected by development of each site include:-
- designations and the level of importance that they signify (i.e. whether international, national or local);
 - the quality, condition and rarity of individual features or elements; any verifiable interest in the landscape or view (e.g. views providing a contribution to a heritage asset or from popular visitor attractions etc.); and,
 - any proprietary interest people may have in a view (e.g. protected views, viewpoints within highly popular visitor attractions, residential properties, users of public rights of way etc.).

Establishing Susceptibility

- 1.2.19 Susceptibility describes the ability of a landscape or view to accommodate change (i.e. a specific form of development) without undue consequences for the maintenance of the baseline situation.
- 1.2.20 Factors that have been considered in determining the susceptibility of the landscape and views to the broad development parameters described above include:-

- the degree of containment, resulting in varying degrees of visual interaction or interaction between landform, topography, vegetative cover, field pattern and built form;
- the nature of activity undertaken by people with views of the site and a potential development (e.g. residential properties, engagement in activities with/ without attention focussed on the landscape, people at work or moving through the landscape etc.);
- reference to type of development proposed in the surrounding context and presence of detracting features in the area;
- the ability to retain or readily replace existing features or elements of the landscape (e.g. ancient woodland, mature trees etc.); and
- the extent to which mitigation can be provided to limit any negative impacts of development, or enhancements can be made to improve the character of the landscape and views.

Site Survey

- 1.2.21 Survey work was carried out in January and February 2017, during suitable weather conditions, in order to consider the landscape character described in the Aylesbury Vale Landscape Character Assessment (May 2008), further identify features or elements that contribute to this character, determine the potential visibility of the proposed development and to conduct the appraisal.

2. CONCLUSION

2.1 Conclusion

2.1.1 The sites subject to the strategic landscape and visual capacity study are provided in **Appendix A**, which provides the following information:-

- all sites, listed in alphabetical order based on their site reference number;
- a score for each site in response to the appraisal criteria listed in Section 1 above;
- a set of general comments arising from the appraisal for each site;
- a summary of the scope for development on each site and potential for mitigating the effects of such development;
- a record of the size of each site and an estimate of its potential development area.

2.1.2 The landscape and visual resource within the borough is considered have a varying degree of capacity to accommodate development on the sites appraised, with some suited to accommodate development on up to 100% of the site area, whilst others are not considered suitable to accommodate any development at all. It is considered that these can be summarised as follows:-

- 3 sites are considered unsuitable to accommodate any development;
- 34 sites are considered to have potential to accommodate 100% development;
- remaining sites are considered to have potential to accommodate some form of development.

2.1.3 Following this assessment, a series of plans have been marked up by BMD, in consultation with AVDC, to indicate the extent of potential development each site has the capacity to accommodate (in landscape and visual terms) and the potential scope for mitigation if development is proposed on any of the sites. This information should not be considered as proscriptive and should be based on the specific development proposals for each site.

3. APPENDICES

**APPENDIX A – SCHEDULE OF RESPONSES TO APPRAISAL CRITERIA
(SUPPLIED IN ELECTRONIC FORMAT ONLY)**

AVDC STRATEGIC LANDSCAPE APPRAISAL

		LCA Name	8.10 Southern Vale	Settlement	Settlement	Settlement				
		LCA Condition	Poor	Poor	Poor	Poor	Poor	-	-	-
		Site Reference:	AST001	AST007	AST024	AST031	AST033	AYL026	AYL032	AYL035
Criteria Ref:	Criteria:									
1	Would development be likely to result in landscape / visual effects to any National level environmental / planning designations on or influenced by the site?									
2	Would development be likely to result in landscape / visual effects to any Regional or Local level environmental / planning designations on or influenced by the site?									
3	Would topography on or surrounding the site be likely to affect the site's capacity to accept development (e.g. limiting or exposing views)?									
4	Would any significant vegetation on or in areas surrounding the site be likely to affect the site's capacity to accept development (e.g. limiting views)?									
5	Would any built form providing containment around or beyond the site be likely to affect the site's capacity to accept development (e.g. limiting views)?									
6	Are there views of the site from sensitive receptors on the edge of facing settlements that would reduce its capacity to accept development?									
7	Are there views of the site from sensitive receptors scattered in the surrounding landscape that would reduce its capacity to accept development (e.g. properties / farmsteads)?									
8	Are there sensitive views of the site from public rights of way that would reduce its capacity to accept development?									
9	Would development be likely to require removal of mature landscape features or any rare or distinctive landscape elements from the site?									
10	Would the effect of development be reduced by existing detracting features on or surrounding the site?									
11	Would development of the site disrupt or have adverse effects on surrounding landscape character, reducing the capacity for development?									
12	Would development reduce the level of tranquillity / remoteness of the landscape influenced by the site?									
13	Is the site located within an area containing an Urban Fringe character which would mitigate the effects of new development?									
14	Would development have effects on use of the site by the general public?									
15	Would development have effects on use of areas adjacent to the site by the general public?									
		SITE AREA (ha)	25 Ha	3.54 Ha	37 Ha	2.3 Ha	9.3 Ha	0.15 Ha	2 Ha	1.76 Ha
		POTENTIAL DEVELOPMENT AREA (ha)	12.5 Ha	3.47 Ha	29.6 Ha	2.07 Ha	7.44 Ha	0.15 Ha	1.7 Ha	1.76 Ha

APPRAISAL SCORE KEY

- Likely capacity of landscape and visual resource to accept development either: not affected; positively affected; or only
- Likely capacity of landscape and visual resource to accept development either reduced to a slight to moderate degree b
- Likely capacity of landscape and visual resource to accept development either reduced significantly or no positive effect

AVDC STRATEGIC LANDSCAPE APPRAISAL

		LCA Name	Settlement							
		LCA Condition	-	-	-	-	-	-	-	-
		Site Reference:	AYL049	AYL052	AYL059	AYL063	AYL068	AYL073	AYL077	AYL106
Criteria Ref:	Criteria:									
1	Would development be likely to result in landscape / visual effects to any National level environmental / planning designations on or influenced by the site?									
2	Would development be likely to result in landscape / visual effects to any Regional or Local level environmental / planning designations on or influenced by the site?									
3	Would topography on or surrounding the site be likely to affect the site's capacity to accept development (e.g. limiting or exposing views)?									
4	Would any significant vegetation on or in areas surrounding the site be likely to affect the site's capacity to accept development (e.g. limiting views)?									
5	Would any built form providing containment around or beyond the site be likely to affect the site's capacity to accept development (e.g. limiting views)?									
6	Are there views of the site from sensitive receptors on the edge of facing settlements that would reduce its capacity to accept development?									
7	Are there views of the site from sensitive receptors scattered in the surrounding landscape that would reduce its capacity to accept development (e.g. properties / farmsteads)?									
8	Are there sensitive views of the site from public rights of way that would reduce its capacity to accept development?									
9	Would development be likely to require removal of mature landscape features or any rare or distinctive landscape elements from the site?									
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11	Would development of the site disrupt or have adverse effects on surrounding landscape character, reducing the capacity for development?									
12	Would development reduce the level of tranquillity / remoteness of the landscape influenced by the site?									
13	Is the site located within an area containing an Urban Fringe character which would mitigate the effects of new development?									
14	Would development have effects on use of the site by the general public?									
15	Would development have effects on use of areas adjacent to the site by the general public?									
		SITE AREA (ha)	0.25 Ha	0.92 Ha	0.49 Ha	0.46 Ha	1.7 Ha	0.6 Ha	0.44 Ha	0.04 Ha
		POTENTIAL DEVELOPMENT AREA (ha)	0.25 Ha	0.46 Ha	0.49 Ha	0.46 Ha	1.62 Ha	0.6 Ha	0.44 Ha	0.04 Ha

negligible adversely affected by this element of the criteria.
 y this element of the criteria or limited positive effects likely to arise from this element of the criteria.
 :s likely to arise from this element of the criteria.

AVDC STRATEGIC LANDSCAPE APPRAISAL

		LCA Name	Settlement	LCA 8.6 Hulcott Vale and LCA 9.11 Bierton Ridge	8.6 Hulcott Vale & 9.11 Bierton Ridge	9.11 Bierton Ridge	9.11 Bierton Ridge	9.5 Brill and Muswell Hill	4.3 Gawcott Ridge
		LCA Condition	-	Moderate and Good	Moderate & Good	Good	Good	Very Good	Poor
		Site Reference:	AYL108	Aylesbury North East	BIE001	BIE003	BIE022	BRI007	BUC025
Criteria Ref:	Criteria:								
1	Would development be likely to result in landscape / visual effects to any National level environmental / planning designations on or influenced by the site?								
2	Would development be likely to result in landscape / visual effects to any Regional or Local level environmental / planning designations on or influenced by the site?								
3	Would topography on or surrounding the site be likely to affect the site's capacity to accept development (e.g. limiting or exposing views)?								
4	Would any significant vegetation on or in areas surrounding the site be likely to affect the site's capacity to accept development (e.g. limiting views)?								
5	Would any built form providing containment around or beyond the site be likely to affect the site's capacity to accept development (e.g. limiting views)?								
6	Are there views of the site from sensitive receptors on the edge of facing settlements that would reduce its capacity to accept development?								
7	Are there views of the site from sensitive receptors scattered in the surrounding landscape that would reduce its capacity to accept development (e.g. properties / farmsteads)?								
8	Are there sensitive views of the site from public rights of way that would reduce its capacity to accept development?								
9	Would development be likely to require removal of mature landscape features or any rare or distinctive landscape elements from the site?								
10	Would the effect of development be reduced by existing detracting features on or surrounding the site?								
11	Would development of the site disrupt or have adverse effects on surrounding landscape character, reducing the capacity for development?								
12	Would development reduce the level of tranquillity / remoteness of the landscape influenced by the site?								
13	Is the site located within an area containing an Urban Fringe character which would mitigate the effects of new development?								
14	Would development have effects on use of the site by the general public?								
15	Would development have effects on use of areas adjacent to the site by the general public?								
		SITE AREA (ha)	0.03 Ha	452 Ha	4.18 Ha	2.9 Ha	29.11 Ha	0.91 Ha	14.1 Ha
		POTENTIAL DEVELOPMENT AREA (ha)	0.03 Ha	90 Ha	3.97 Ha	2.32 Ha	18.92 Ha	0.68 Ha	14.1 Ha

AVDC STRATEGIC LANDSCAPE APPRAISAL

		LCA Name	1.7 Maids Moreton Plateau & 2.4 Stowe Park Approaches	4.3 Gawcott Ridge	4.3 Gawcott Ridge	2.7 Upper Great Ouse Valley	9.9 A418 Ridge	9.9 A418 Ridge	10.1 Cheddington Hills	8.4 Pitstone - Edlesborough Slopes
		LCA Condition	Good & Very Good	Poor	Poor	Good	Moderate	Moderate	Moderate	Good
		Site Reference:	BUC043	BUC046	BUC048	BUC051	CDN001	CDN003	CHE001	EDL002
Criteria Ref:	Criteria:									
1	Would development be likely to result in landscape / visual effects to any National level environmental / planning designations on or influenced by the site?									
2	Would development be likely to result in landscape / visual effects to any Regional or Local level environmental / planning designations on or influenced by the site?									
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12	Would development reduce the level of tranquillity / remoteness of the landscape influenced by the site?									
13	Is the site located within an area containing an Urban Fringe character which would mitigate the effects of new development?									
14	Would development have effects on use of the site by the general public?									
15	Would development have effects on use of areas adjacent to the site by the general public?									
		SITE AREA (ha)	11 Ha	40 Ha	31.3 Ha	97.65 Ha	0.59 Ha	1.84 Ha	4.7 Ha	0.7 Ha
		POTENTIAL DEVELOPMENT AREA (ha)	9.9 Ha	7 Ha	25.04 Ha	14.65 Ha	0.59 Ha	1.47 Ha	3.76 Ha	0.7 Ha

AVDC STRATEGIC LANDSCAPE APPRAISAL

		LCA Name	8.4 Pitstone Edlesborough Slopes	8.4 Pitstone - Edlesborough Slopes	8.4 Pitstone - Edlesborough Slopes	4.8 Horwood Claylands	4.9 Newton Longville - Stoke Hammond Claylands	7.4 Kingswood Wooded Farmland	9.9 A418 Ridge	9.9 A418 Ridge
		LCA Condition	Good	Good	Good	Good	Moderate	Good	Moderate	Moderate
		Site Reference:	EDL003	EDL020	EDL021	GHW013	GRB002	GUW008	HAD001	HAD007
Criteria Ref:	Criteria:									
1	Would development be likely to result in landscape / visual effects to any National level environmental / planning designations on or influenced by the site?									
2	Would development be likely to result in landscape / visual effects to any Regional or Local level environmental / planning designations on or influenced by the site?									
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13	Is the site located within an area containing an Urban Fringe character which would mitigate the effects of new development?									
14	Would development have effects on use of the site by the general public?									
15	Would development have effects on use of areas adjacent to the site by the general public?									
		SITE AREA (ha)	0.57 Ha	0.3 Ha	6.41 Ha	2.35 Ha	67.9 Ha	0.37 Ha	1.1 Ha	24.3 Ha
		POTENTIAL DEVELOPMENT AREA (ha)	0.46 Ha	0.3 Ha	3.85 Ha	2.12 Ha	47.53 Ha	0.22 Ha	1 Ha	12.15 Ha

AVDC STRATEGIC LANDSCAPE APPRAISAL

		LCA Name	Settlement	9.9 A418 Ridge	10.4 Wendover Foothills	8.12 Ickford Pastoral Vale	9.8 Chilton Ridge	9.8 Chilton Ridge	10.3 Marsworth and Pitstone Chalk Quarries	8.1 Marsh Gibbon Vale
		LCA Condition	-	Moderate	Very Good	Very Good	Good	Good	Moderate	Very Good
		Site Reference:	HAD010	HAD016	HAL003	ICK004	LCD011	Long Crendon	MAR003	MGB003
Criteria Ref:	Criteria:									
1	Would development be likely to result in landscape / visual effects to any National level environmental / planning designations on or influenced by the site?									
2	Would development be likely to result in landscape / visual effects to any Regional or Local level environmental / planning designations on or influenced by the site?									
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7	Are there views of the site from sensitive receptors scattered in the surrounding landscape that would reduce its capacity to accept development (e.g. properties / farmsteads)?									
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12	Would development reduce the level of tranquillity / remoteness of the landscape influenced by the site?									
13	Is the site located within an area containing an Urban Fringe character which would mitigate the effects of new development?									
14	Would development have effects on use of the site by the general public?									
15	Would development have effects on use of areas adjacent to the site by the general public?									
		SITE AREA (ha)	0.36 Ha	0.56 Ha	82 Ha	1.4 Ha	2.8 Ha	18.25 Ha	3.7 Ha	0.86 Ha
		POTENTIAL DEVELOPMENT AREA (ha)	0.32 Ha	0.55 Ha	72 Ha	1.4 Ha	2.24 Ha	0 Ha	2.96 Ha	0.86 Ha

AVDC STRATEGIC LANDSCAPE APPRAISAL

		LCA Name	8.1 Marsh Gibbon Vale	2.5 Foxcote Valley	2.5 Foxcote Valley	2.5 Foxcote Valley	2.5 Foxcote Valley	4.8 Horwood Claylands	4.8 Horwood Claylands	4.9 Newton Longville - Stoke Hammond Claylands
		LCA Condition	Very Good	Very Good	Very Good	Very Good	Very Good	Good	Good	Moderate
		Site Reference:	MGB005	MMO001	MMO004	MMO005	MMO006	MUR001	MUR002	NLV001
Criteria Ref:	Criteria:									
1	Would development be likely to result in landscape / visual effects to any National level environmental / planning designations on or influenced by the site?									
2	Would development be likely to result in landscape / visual effects to any Regional or Local level environmental / planning designations on or influenced by the site?									
3	Would topography on or surrounding the site be likely to affect the site's capacity to accept development (e.g. limiting or exposing views)?									
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5	Would any built form providing containment around or beyond the site be likely to affect the site's capacity to accept development (e.g. limiting views)?									
6	Are there views of the site from sensitive receptors on the edge of facing settlements that would reduce its capacity to accept development?									
7	Are there views of the site from sensitive receptors scattered in the surrounding landscape that would reduce its capacity to accept development (e.g. properties / farmsteads)?									
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14	Would development have effects on use of the site by the general public?									
15	Would development have effects on use of areas adjacent to the site by the general public?									
		SITE AREA (ha)	4.22 Ha	4.4 Ha	0.71 Ha	1.94 Ha	7.7 Ha	22.6 Ha	19.96 Ha	143.9 Ha
		POTENTIAL DEVELOPMENT AREA (ha)	2.11 Ha	3.52 Ha	0.71 Ha	0.97 Ha	5 Ha	0 Ha	0 Ha	115.12 Ha

AVDC STRATEGIC LANDSCAPE APPRAISAL

		LCA Name	4.9 Newton Longville - Stoke Hammond Claylands	4.9 Newton Longville - Stoke Hammond Claylands	4.8 Horwood Claylands & 4.9 Newton Longville - Stoke Hammond Claylands & 4.7 Whaddon Chase	5.8 North Marston Undulating Claylands	5.1 Padbury Valley	8.4 Pitstone - Edlesborough Slopes	8.4 Pitstone - Edlesborough Slopes	5.9 Westcott Claylands
		LCA Condition	Moderate	Moderate	Good & Moderate & Very Good	Good	Very Good	Good	Good	Very Good
		Site Reference:	NLV005	NLV008	NLV020	NMA006	PAD004	PIT002	Pitstone west	QUA001
Criteria Ref:	Criteria:									
1	Would development be likely to result in landscape / visual effects to any National level environmental / planning designations on or influenced by the site?									
2	Would development be likely to result in landscape / visual effects to any Regional or Local level environmental / planning designations on or influenced by the site?									
3	Would topography on or surrounding the site be likely to affect the site's capacity to accept development (e.g. limiting or exposing views)?									
4	Would any significant vegetation on or in areas surrounding the site be likely to affect the site's capacity to accept development (e.g. limiting views)?									
5	Would any built form providing containment around or beyond the site be likely to affect the site's capacity to accept development (e.g. limiting views)?									
6	Are there views of the site from sensitive receptors on the edge of facing settlements that would reduce its capacity to accept development?									
7	Are there views of the site from sensitive receptors scattered in the surrounding landscape that would reduce its capacity to accept development (e.g. properties / farmsteads)?									
8	Are there sensitive views of the site from public rights of way that would reduce its capacity to accept development?									
9	Would development be likely to require removal of mature landscape features or any rare or distinctive landscape elements from the site?									
10	Would the effect of development be reduced by existing detracting features on or surrounding the site?									
11	Would development of the site disrupt or have adverse effects on surrounding landscape character, reducing the capacity for development?									
12	Would development reduce the level of tranquillity / remoteness of the landscape influenced by the site?									
13	Is the site located within an area containing an Urban Fringe character which would mitigate the effects of new development?									
14	Would development have effects on use of the site by the general public?									
15	Would development have effects on use of areas adjacent to the site by the general public?									
		SITE AREA (ha)	3.37 Ha	2.02 Ha	76.5 Ha	2.09 Ha	2 Ha	0.3 Ha	25 Ha	0.8 Ha
		POTENTIAL DEVELOPMENT AREA (ha)	3.37 Ha	1.5 Ha	57.38 Ha	1.99 Ha	0.5 Ha	0.3 Ha	25 Ha	0.8 Ha

AVDC STRATEGIC LANDSCAPE APPRAISAL

		LCA Name	5.9 Westcott Claylands	5.9 Westcott Claylands	5.9 Westcott Claylands	7.3 Claydon Bowl				
		LCA Condition	Very Good	Very Good	Very Good	Very Good	Very Good	Very Good	Very Good	Very Good
		Site Reference:	QUA014	QUA015	QUA016	SCD003	SCD005	SCD007	SCD008	SCD013
Criteria Ref:	Criteria:									
1	Would development be likely to result in landscape / visual effects to any National level environmental / planning designations on or influenced by the site?									
2	Would development be likely to result in landscape / visual effects to any Regional or Local level environmental / planning designations on or influenced by the site?									
3	Would topography on or surrounding the site be likely to affect the site's capacity to accept development (e.g. limiting or exposing views)?									
4	Would any significant vegetation on or in areas surrounding the site be likely to affect the site's capacity to accept development (e.g. limiting views)?									
5	Would any built form providing containment around or beyond the site be likely to affect the site's capacity to accept development (e.g. limiting views)?									
6	Are there views of the site from sensitive receptors on the edge of facing settlements that would reduce its capacity to accept development?									
7	Are there views of the site from sensitive receptors scattered in the surrounding landscape that would reduce its capacity to accept development (e.g. properties / farmsteads)?									
8	Are there sensitive views of the site from public rights of way that would reduce its capacity to accept development?									
9	Would development be likely to require removal of mature landscape features or any rare or distinctive landscape elements from the site?									
10	Would the effect of development be reduced by existing detracting features on or surrounding the site?									
11	Would development of the site disrupt or have adverse effects on surrounding landscape character, reducing the capacity for development?									
12	Would development reduce the level of tranquillity / remoteness of the landscape influenced by the site?									
13	Is the site located within an area containing an Urban Fringe character which would mitigate the effects of new development?									
14	Would development have effects on use of the site by the general public?									
15	Would development have effects on use of areas adjacent to the site by the general public?									
		SITE AREA (ha)	0.63 Ha	2.3 Ha	1.2 Ha	0.26 Ha	0.54 Ha	0.34 Ha	1.29 Ha	33.5 Ha
		POTENTIAL DEVELOPMENT AREA (ha)	0.54 Ha	1.61 Ha	1.2 Ha	0.22 Ha	0.54 Ha	0.34 Ha	1 Ha	33.5 Ha

AVDC STRATEGIC LANDSCAPE APPRAISAL

		LCA Name	4.9 Newton Longville - Stoke Hammond Claylands	8.10 Southern Vale	8.10 Southern Vale	8.10 Southern Vale	8.10 Southern Vale			
		LCA Condition	Moderate	Moderate	Moderate	Moderate	Poor	Poor	Poor	Poor
		Site Reference:	SHM003	SHM008	SHM013	SHM019	SMD001	SMD002	SMD004	SMD005
Criteria Ref:	Criteria:									
1	Would development be likely to result in landscape / visual effects to any National level environmental / planning designations on or influenced by the site?									
2	Would development be likely to result in landscape / visual effects to any Regional or Local level environmental / planning designations on or influenced by the site?									
3	Would topography on or surrounding the site be likely to affect the site's capacity to accept development (e.g. limiting or exposing views)?									
4	Would any significant vegetation on or in areas surrounding the site be likely to affect the site's capacity to accept development (e.g. limiting views)?									
5	Would any built form providing containment around or beyond the site be likely to affect the site's capacity to accept development (e.g. limiting views)?									
6	Are there views of the site from sensitive receptors on the edge of facing settlements that would reduce its capacity to accept development?									
7	Are there views of the site from sensitive receptors scattered in the surrounding landscape that would reduce its capacity to accept development (e.g. properties / farmsteads)?									
8	Are there sensitive views of the site from public rights of way that would reduce its capacity to accept development?									
9	Would development be likely to require removal of mature landscape features or any rare or distinctive landscape elements from the site?									
10	Would the effect of development be reduced by existing detracting features on or surrounding the site?									
11	Would development of the site disrupt or have adverse effects on surrounding landscape character, reducing the capacity for development?									
12	Would development reduce the level of tranquillity / remoteness of the landscape influenced by the site?									
13	Is the site located within an area containing an Urban Fringe character which would mitigate the effects of new development?									
14	Would development have effects on use of the site by the general public?									
15	Would development have effects on use of areas adjacent to the site by the general public?									
		SITE AREA (ha)	1.5 Ha	1.9 Ha	1.54 Ha	2.61 Ha	28.8 Ha	16.9 Ha	16.7 Ha	2.8 Ha
		POTENTIAL DEVELOPMENT AREA (ha)	1.28 Ha	1.43 Ha	1.23 Ha	2.09 Ha	17.28 Ha	16.1 Ha	15.9 Ha	2.66 Ha

AVDC STRATEGIC LANDSCAPE APPRAISAL

		LCA Name	8.10 Southern Vale							
		LCA Condition	Poor							
		Site Reference:	SMD006	SMD007	SMD008	SMD009	SMD011	SMD015	SMD016A	SMD016B
Criteria Ref:	Criteria:									
1	Would development be likely to result in landscape / visual effects to any National level environmental / planning designations on or influenced by the site?									
2	Would development be likely to result in landscape / visual effects to any Regional or Local level environmental / planning designations on or influenced by the site?									
3	Would topography on or surrounding the site be likely to affect the site's capacity to accept development (e.g. limiting or exposing views)?									
4	Would any significant vegetation on or in areas surrounding the site be likely to affect the site's capacity to accept development (e.g. limiting views)?									
5	Would any built form providing containment around or beyond the site be likely to affect the site's capacity to accept development (e.g. limiting views)?									
6	Are there views of the site from sensitive receptors on the edge of facing settlements that would reduce its capacity to accept development?									
7	Are there views of the site from sensitive receptors scattered in the surrounding landscape that would reduce its capacity to accept development (e.g. properties / farmsteads)?									
8	Are there sensitive views of the site from public rights of way that would reduce its capacity to accept development?									
9	Would development be likely to require removal of mature landscape features or any rare or distinctive landscape elements from the site?									
10	Would the effect of development be reduced by existing detracting features on or surrounding the site?									
11	Would development of the site disrupt or have adverse effects on surrounding landscape character, reducing the capacity for development?									
12	Would development reduce the level of tranquillity / remoteness of the landscape influenced by the site?									
13	Is the site located within an area containing an Urban Fringe character which would mitigate the effects of new development?									
14	Would development have effects on use of the site by the general public?									
15	Would development have effects on use of areas adjacent to the site by the general public?									
		SITE AREA (ha)	30.9 Ha	10.29 Ha	20.7 Ha	9.36 Ha	3.73 Ha	6.69 Ha	8.75 Ha	4.15 Ha
		POTENTIAL DEVELOPMENT AREA (ha)	23.2 Ha	5.15 Ha	18.7 Ha	6.1 Ha	3.73 Ha	6.4 Ha	8.31 Ha	3.74 Ha

AVDC STRATEGIC LANDSCAPE APPRAISAL

		LCA Name	8.10 Southern Vale	9.9 A418 Ridge	9.9 A418 Ridge	8.10 Southern Vale	9.9 A418 Ridge	LCA 4.13 Cublington - Wing Plateau	4.1 Tingewick Plateau	9.4 Waddesdon Eythrope Parkland
		LCA Condition	Poor	Moderate	Moderate	Poor	Moderate	Very Good	Moderate	Very Good
		Site Reference:	SMD016C	STO008	STO011	STO016	Stone South East	STW005	TIN007	WAD003
Criteria Ref:	Criteria:									
1	Would development be likely to result in landscape / visual effects to any National level environmental / planning designations on or influenced by the site?									
2	Would development be likely to result in landscape / visual effects to any Regional or Local level environmental / planning designations on or influenced by the site?									
3	Would topography on or surrounding the site be likely to affect the site's capacity to accept development (e.g. limiting or exposing views)?									
4	Would any significant vegetation on or in areas surrounding the site be likely to affect the site's capacity to accept development (e.g. limiting views)?									
5	Would any built form providing containment around or beyond the site be likely to affect the site's capacity to accept development (e.g. limiting views)?									
6	Are there views of the site from sensitive receptors on the edge of facing settlements that would reduce its capacity to accept development?									
7	Are there views of the site from sensitive receptors scattered in the surrounding landscape that would reduce its capacity to accept development (e.g. properties / farmsteads)?									
8	Are there sensitive views of the site from public rights of way that would reduce its capacity to accept development?									
9	Would development be likely to require removal of mature landscape features or any rare or distinctive landscape elements from the site?									
10	Would the effect of development be reduced by existing detracting features on or surrounding the site?									
11	Would development of the site disrupt or have adverse effects on surrounding landscape character, reducing the capacity for development?									
12	Would development reduce the level of tranquillity / remoteness of the landscape influenced by the site?									
13	Is the site located within an area containing an Urban Fringe character which would mitigate the effects of new development?									
14	Would development have effects on use of the site by the general public?									
15	Would development have effects on use of areas adjacent to the site by the general public?									
		SITE AREA (ha)	1.22 Ha	5.23 Ha	0.95 Ha	94.1 Ha	15.6 Ha	3.9 Ha	0.3 Ha	4.8 Ha
		POTENTIAL DEVELOPMENT AREA (ha)	0.79 Ha	5.23 Ha	0.95 Ha	84.69 Ha	12.5 Ha	3.9 Ha	0.29 Ha	2.64 Ha

AVDC STRATEGIC LANDSCAPE APPRAISAL

		LCA Name	8.10 Southern Vale	8.10 Southern Vale	8.10 Southern Vale	4.14 Wingrave - Mentmore Ridge	4.7 Whaddon Chase	9.3 Pitchcott-Whitchurch Ridge	4.12A Winslow Ridge & 5.5 Claydon Trubutary	8.10 Southern Vale
		LCA Condition	Poor	Poor	Poor	Very Good	Very Good	Good	Very Good/Good	Poor
		Site Reference:	WEN003	WEN030	Wendover	WGR010	WHA001	WHI009	WIN001	WTV003
Criteria Ref:	Criteria:									
1	Would development be likely to result in landscape / visual effects to any National level environmental / planning designations on or influenced by the site?									
2	Would development be likely to result in landscape / visual effects to any Regional or Local level environmental / planning designations on or influenced by the site?									
3	Would topography on or surrounding the site be likely to affect the site's capacity to accept development (e.g. limiting or exposing views)?									
4	Would any significant vegetation on or in areas surrounding the site be likely to affect the site's capacity to accept development (e.g. limiting views)?									
5	Would any built form providing containment around or beyond the site be likely to affect the site's capacity to accept development (e.g. limiting views)?									
6	Are there views of the site from sensitive receptors on the edge of facing settlements that would reduce its capacity to accept development?									
7	Are there views of the site from sensitive receptors scattered in the surrounding landscape that would reduce its capacity to accept development (e.g. properties / farmsteads)?									
8	Are there sensitive views of the site from public rights of way that would reduce its capacity to accept development?									
9	Would development be likely to require removal of mature landscape features or any rare or distinctive landscape elements from the site?									
10	Would the effect of development be reduced by existing detracting features on or surrounding the site?									
11	Would development of the site disrupt or have adverse effects on surrounding landscape character, reducing the capacity for development?									
12	Would development reduce the level of tranquillity / remoteness of the landscape influenced by the site?									
13	Is the site located within an area containing an Urban Fringe character which would mitigate the effects of new development?									
14	Would development have effects on use of the site by the general public?									
15	Would development have effects on use of areas adjacent to the site by the general public?									
		SITE AREA (ha)	4.16 Ha	3.63 Ha	4.6 Ha	0.16 Ha	90.13 Ha	0.76 Ha	47 Ha	1.17 Ha
		POTENTIAL DEVELOPMENT AREA (ha)	2.08 Ha	2.72 Ha	1.38 Ha	0.16 Ha	31.55 Ha	0.76 Ha	21.15 Ha	1.11 Ha

AVDC STRATEGIC LANDSCAPE APPRAISAL

		LCA Name	8.10 Southern Vale				
		LCA Condition	Poor	Poor	Poor	Poor	Poor
		Site Reference:	WTV017	WTV018	WTV019	WTV021	WTV022
Criteria Ref:	Criteria:						
1	Would development be likely to result in landscape / visual effects to any National level environmental / planning designations on or influenced by the site?						
2	Would development be likely to result in landscape / visual effects to any Regional or Local level environmental / planning designations on or influenced by the site?						
3	Would topography on or surrounding the site be likely to affect the site's capacity to accept development (e.g. limiting or exposing views)?						
4	Would any significant vegetation on or in areas surrounding the site be likely to affect the site's capacity to accept development (e.g. limiting views)?						
5	Would any built form providing containment around or beyond the site be likely to affect the site's capacity to accept development (e.g. limiting views)?						
6	Are there views of the site from sensitive receptors on the edge of facing settlements that would reduce its capacity to accept development?						
7	Are there views of the site from sensitive receptors scattered in the surrounding landscape that would reduce its capacity to accept development (e.g. properties / farmsteads)?						
8	Are there sensitive views of the site from public rights of way that would reduce its capacity to accept development?						
9	Would development be likely to require removal of mature landscape features or any rare or distinctive landscape elements from the site?						
10	Would the effect of development be reduced by existing detracting features on or surrounding the site?						
11	Would development of the site disrupt or have adverse effects on surrounding landscape character, reducing the capacity for development?						
12	Would development reduce the level of tranquillity / remoteness of the landscape influenced by the site?						
13	Is the site located within an area containing an Urban Fringe character which would mitigate the effects of new development?						
14	Would development have effects on use of the site by the general public?						
15	Would development have effects on use of areas adjacent to the site by the general public?						
		SITE AREA (ha)	11.5 Ha	170 Ha	5.79 Ha	2.18 Ha	218 Ha
		POTENTIAL DEVELOPMENT AREA (ha)	11.5 Ha	59.5 Ha	5.79 Ha	2.18 Ha	163.5 Ha

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Comments	AST001	AST007	AST024
<p>General comments</p>	<p>The site consists of an irregular pattern of agricultural fields intersected by native perimeter hedgerows of varying sizes and is bound by housing to the south and south west with 17 upper storey views from the south east and 14 upper storey views from the south west. Several PROW cross the site and afford rural panoramic views out. The site rises to the east and to the north west up to a road further north of the site. Industrial units to the south of the site (Arla) are prominent detracting features in the landscape. Though pylons intersect the site the character of the site is rural with little evidence of urban fringe character. The sites contribution to the character of the wider landscape is considered to be high to moderate given its scale and the potential impacts in panoramic views from the Chilterns AONB to the south.</p>	<p>The site sits on the edge of settlement enclosed by native boundary hedges, farm buildings (to the south and west), construction works (to the east) and Aylesbury Road (to the north) along with existing housing and an industrial unit. The enclosed nature of the site coupled with fairly flat topography limits views both into and through the site to the wider countryside. Views from existing houses (approximately 8no.) are limited to part of the site due to vegetation along the northeast boundary.</p>	<p>The site consists of a mix of agricultural and pastoral fields intersected by various watercourses and perimeter vegetation in the form of hedgerows and taller native planting, to the south west of the site lies an existing nursery (O'Callaghan Christmas Tree Nurseries). To the north the topography rises up towards existing roads north of the boundary with views into the site from its elevated position. To the east housing along College Rd affords approximately 20 upper storey views into part of the site including views from no's 1 to 6 Ballards Row, grade II listed buildings. To the south east houses along Brook St afford 27 upper storey views into part of the site, houses further west afford 25 upper storey views into part of the site. To the west 3 properties afford upper storey views into part of the site. A PROW runs through the site but views are limited due to the eastern part of the site by intervening vegetation along the central brook. The character of the site is rural in nature with views out to the Chilterns AONB further south. Apart from the elevated roads to the north there is little evidence of urban fringe character. The site contributes to the rural character of the wider landscape.</p>
<p>Scope for development and mitigation.</p>	<p>50% of the site developable. Potential to develop the south western part of the site, with buffer provided along the eastern edge of the development to minimise impact on the conservation area to the east. However, this would alter to the scale and character of the settlement, particularly when viewed on approach from the north.</p>	<p>Potential to develop 98% of the site as part of the adjacent settlement if additional screening / gapping up was proposed to the remaining area along the north east and north west boundaries to soften the development.</p>	<p>Potential to develop 80% of the site. There are limited sensitivities associated with the site, with potential to develop most of the site without significant impact. However, this would alter the scale and character of the settlement, particularly when viewed on approach from the north and west.</p>

**AVDC STRATEGIC
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Comments	AST031	AST033	AYL026
General comments	<p>The site consists of a pastoral field and is bound by housing to the north, an access road (serving Halton Brook Business Park to the south east) to the south, south east and south west and gappy native vegetation to the east. Views into the site are limited to 18 upper storey filtered views from housing to the north, 7 upper storey oblique views from housing to the north east, 3 filtered upper storey views from housing further north east, and filtered views from the business park to the east as well as elevated views from housing to the south within the Chilterns AONB (11 elevated views from a cluster of properties) with views towards the top of Halton House (grade II listed). There are occasional glimpsed views from the access road to the south of the site. To the south of the site lies the elevated rolling hills of the Chilterns AONB and grade II Halton House registered Park and garden of special historic interest (screening of the site restricts views) approximately just over 1km from the sites boundary. Though an access track runs around it's boundary the character of the site is rural with little evidence of urban fringe character. The rural nature of the site and intervening vegetation softens views towards the existing settlement.</p>	<p>The site consists of three fields (2 pastoral to the east) and one agricultural field to the west and is bound by housing to the north east and north west and by the Halton Brook Business Park to the east. To the west and south west the boundary is defined by native tall vegetation. To the south east the boundary is open allowing open views to the Chilterns AONB into the site. Views into the site are limited to 48 upper storey views, filtered upper storey views and oblique upper storey views into the site from the north, 5 upper storey filtered views from houses to the north east. Views are afforded into the site from the Business park to the east (partially screened by a mound to the north of the park) and from elevated properties from the Chiltern AONB to the south (11 elevated views from a cluster of properties) with views towards the top of Halton House (grade II listed). There are transitional views from the access road to the south of the site. To the south of the site lies the elevated rolling hills of the Chilterns AONB and grade II Halton House registered Park and garden of special historic interest (screening of the site restricts views) approximately just over 1km from the sites boundary. The rural nature of the site and intervening vegetation softens views towards the existing settlement.</p>	<p>Site is composed of an existing car park enclosed by a place of worship to the south, industrial units to the east, allotments to the north and housing to the west. Views into the site include housing to the north east with 10 upper storey oblique views into the site, upper storey views from the place of worship to the south, and housing to the west and south west (approximately 20 upper storey and oblique upper storey views due to the elevated nature of the site in the local context).</p>
Scope for development and mitigation.	<p>Potential to develop 90% of the site, with a green infrastructure buffer provided along the south and west boundary to soften the edge of the settlement (unless AST033 also developed).</p>	<p>Potential to develop 80% of the site, with green infrastructure buffers around the business park to the east (Halton Brook), and to the south to strengthen vegetative screening along this boundary and limit the impact of the development on the setting of the elevated rolling hills of the Chilterns AONB and grade II Halton House Registered Park and Garden of Special Historic Interest.</p>	<p>Potential to develop 100% of the site as infill residential development, largely surrounded by settlement context.</p>

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Comments	AYL032	AYL035	AYL049
<p>General comments</p>	<p>The site, located in central Aylesbury contains part of a park to the west, several large (up to 4 storey) buildings to the east (including the Grade II listed Ardenham House) and allotments in the centre. A conservation area lies opposite the site to the south on the other side of the intervening A418. In general the site is enclosed by built form (at varying distances from the site boundary) that limit views to existing housing to the north (21 upper storey direct and oblique views), existing buildings to the east (approximately 15 including views from listed buildings in the conservation area), housing to the south and west (approximately 35 - 40 upper storey and oblique views over a park that borders the site) and two buildings that border the site to the south (Whitehall surgery and a community building with upper storey views into the site). The site contains a number of detracting features including the existing buildings, graffiti and fencing surrounding the site.</p>	<p>The site comprises of several 2, 3 and 4 storey mixed use buildings and is enclosed by housing to the east and west, a school to the south east, a park to the south and a road to the north bordering playing fields further north. The elevated nature of the park to the south allows for views into the site in this direction, constrained to approximately 36 upper storey views. There are also approximately 7 upper storey views from the south west. Mature tree planting to the north along the road bordering the site filters views from housing further north.</p>	<p>The site is enclosed by dual prison fence to the west, a planted bund to the south and housing to the east (the majority of which backs onto the site boundary). The majority of the site is screened by variety of scrub and tree planting with the more mature tree planting to its western boundary. Views into the site are restricted to approximately 17 upper storey and oblique views to the north and east and filtered views from office units to the south.</p>
<p>Scope for development and mitigation.</p>	<p>Potential to develop 85% of site, with western extent within public open space remaining undeveloped. Development should include a framework of green infrastructure which contributes to the surrounding amenity spaces and townscape character.</p>	<p>Potential to develop 100% of the site with mixed use or residential development, given its current use and nature of the existing buildings on the site. Development needs to be suitably designed to address and contribute to surrounding context and streetscape.</p>	<p>Potential to develop 100% of site, with additional tree planting / gapping up to site boundaries to soften views of prison and edge of development.</p>

**AVDC STRATEGIC
LANDSCAPE
APPRAISAL -
JUDGEMENTS.**

Comments	AYL052	AYL059	AYL063
<p>General comments</p>	<p>The site consists of an existing Royal Mail Depo (up to 3 storeys high) with associated car parks to the north and south, located in the heart of Aylesbury and surrounded by built form. The site is bound by housing to the north with approximately 15 upper storey and glimpsed upper storey views into the site. Additional views into the site are limited to built form immediately surrounding the site (from Hampden House, St Joseph's Catholic church, Upper Hundreds car park, Wilko, Hampden Veterinary hospital, the grade II listed 64 Cambridge St and Aylesbury Shopping Park).</p>	<p>The site contains 3 storey residential housing to the south (including 61 - 67 and 59 Buckingham Street which are grade II listed), a 4 storey red brick building and row of small retail shops with associated car park in the northwest, a car sales yard and associated garages. The site is enclosed by built form with 15 - 20 direct and oblique upper storey views from housing to the north, elevated views from 4 storey residential blocks to the south as well as views from shops, views from the Aylesbury Methodist church and centre and 6 storey office unit to the east and views from the Royal Buckinghamshire Hospital and 3 three storey buildings to the west. There are occasional additional oblique views where the road network (which bounds the site on three sides) creates gaps in this enclosure to the north and north west.</p>	<p>The site consists of an existing mixed use building containing a car park and street level shops below 4 storeys of office units. Though built form encloses the site to the south, west and north the scale of the existing building protrudes above the rooflines of the majority of buildings surrounding the site. Filtered views are available towards the site from the east above intervening vegetation.</p>
<p>Scope for development and mitigation.</p>	<p>Potential to develop 100% of the site with economic or residential development, given its current use for commercial purposes and context within Aylesbury. Development needs to suitably address the surrounding context and contribute positively to the urban character.</p>	<p>Potential to develop 100% of the site with economic or residential development, given the nature of existing buildings on the site and its context within Aylesbury. Development would need to suitably address the street scene and contribute positively to the townscape character.</p>	<p>Given the nature of the existing buildings and context within Aylesbury, there is the potential opportunity to redevelop 100% of the site with economic or mixed use development. Sensitive design should ensure development contributes to the street scene surrounding the site.</p>

**AVDC STRATEGIC
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Comments	AYL068	AYL073	AYL077
<p>General comments</p>	<p>The site is divided by current uses, to the north sits Sue Nicholls Centre (CAMHS) two storeys high, to the south (separated by a 1.8 fence) lies derelict two storey buildings on a derelict plot. The site is enclosed by Aylesbury Prison to the north east, housing along Park Street to the north west, and the single and double story white leaf centre to the south. Elevated topography to the south west of the site exposes existing derelict buildings within the site in views from this direction. Tree planting along the north west boundary filters views into the site.</p>	<p>The site is enclosed by built form, with playing fields to the west, large educational institutions to the north, a PROW to the east with industrial units and train station beyond, and a planted bund to the south with houses lining the road beyond. Receptors with views into the site (approximately 13 with oblique and direct views) look upon varying built form. To the east the multi-storey car park is visible amongst other notable buildings due to elevated topography.</p>	<p>The site is enclosed by residential units fronting Berton Road (with 22 upper and lower storey views into the site) to the north by Stocklake Park School to the south on lower ground with views into part of the site from the playground, by residential blocks to the east (with approximately 25 upper and lower oblique views into the site) and by a pub and a 3 storey residential block to the west (with upper storey views into the site). Approximately 15 glimpsed views are afforded from housing bordering Park street further west as well as distant views from Mothercare and the Citroen sales building. The site is composed of an access road, single storey office units (Berton Hill Resource Centre) and a disused garden to the south.</p>
<p>Scope for development and mitigation.</p>	<p>Potential to develop 100% of the site as infill economic or mixed use development, given the existing built form on the site and context within Aylesbury. Opportunity to provide additional tree planting and formal street tree planting to the boundaries to enhance the streetscape and improve the setting of the site.</p>	<p>Potential to develop 100% of the site with mix of economic development and residential development, responding to that of the surrounding context (e.g. residential housing to the south fronting onto and contributing to existing streetscene, with larger scale development in centre and northern edge of site fronting on to Aylesbury College, Bucks UTC etc.).</p>	<p>Potential to develop 100% of the site with residential development, given existing built form on site and surrounding context within Aylesbury. Sensitive design should contribute to street scene.</p>

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Comments	AYL106	AYL108	Aylesbury North East
<p>General comments</p>	<p>Site enclosed by housing, considered infill. Seems to be some kind of clearance or construction taking place on site. Views into the site are limited to 14 upper storey and oblique views, from housing surrounding the site which look out onto existing built development.</p>	<p>The site, Kingsbury House, a 3 storey residential block with retail on the ground floor is enclosed by built form limiting views to 23 mixed use buildings (FOS) to the north and east (including the grade II listed buildings 40 Kingsbury, 44 Kingsbury, The Hobgoblin and the Premises of Denniss's) and glimpsed upper storey views through to the rear of the building from the Aylesbury Town Council buildings to the south.</p>	<p>The site which consists of several farmsteads, allotments and pastoral and agricultural fields intersected by perimeter vegetation, is bound by the River Thame to the north (with the elevated hills of Aston Abbots further north), the A418 to the east, Bierton to the south (including its conservation area, part of which is included in the site) and Aylesbury to the west. Views into the site are limited to approximately 150 upper storey and oblique upper storey views into part of the site from houses to the west, approximately 51 upper storey, oblique upper storey and elevated views from scattered properties to the east (including views from listed buildings within the Hulcott conservation area) and approximately 30 views from scattered properties to the north on elevated ground. The character of the site is rural with little evidence of urban fringe character. The sites contribution to the character of the wider landscape is considered to be high given it forms a vast part of the setting of Aylesbury in views from the elevated northern hills.</p>
<p>Scope for development and mitigation.</p>	<p>Potential to develop 100% of the site as infill development, as currently surrounded by settlement.</p>	<p>Potential to develop 100% of the site as infill economic, mixed use or residential development, given the existing built form on the site and context within Aylesbury. Development needs to be sensitively designed to contribute to the street scene, townscape setting and context of the conservation area.</p>	<p>If the link road were to be extend through the site, this should run through the central section, in a predominantly east / west direction from the A418 to the A413, with development straddled approximately 150m either side to enable delivery. Potential to develop 20% of the site alongside link road, which should be constrained to existing field parcels to retain the scale and grain of adjacent rural character and benefit from mature vegetation with green infrastructure cover throughout development to soften the proposal within distant elevated views.</p>

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Comments	BIE001	BIE003	BIE022
<p>General comments</p>	<p>The site consists of two pastoral fields and is bound by tall native boundary vegetation with views from housing to the north west, west and south (approximately 4 upper storey views from the south west, 3 filtered views from the west, 3 oblique views from the north west and 4 filtered views from the south). To the south lies Bierton Lawn Tennis Club with filtered views into the site. A PROW runs through the site in the north west with views into part of the site. The character of the site is rural with little evidence of urban fringe character. The site has physical and visual links with the wider rural landscape to the east and south.</p>	<p>The site consists of pastoral fields bound by boundary vegetation with views housing to the east and south east (with approximately 15 oblique and upper storey views from the south and approximately 18 oblique and upper storey views from the east and south east). A conservation area lies on the east, south and western boundaries of the site. Views from properties on elevated topography to the north east are afforded into the site. The character of the site is rural with little evidence of urban fringe character. The site contributes to the setting of the conservation areas and, though it is enclosed in nature it is rural in character with physical and visual links to the wider landscape.</p>	<p>The site consists of pastoral and agricultural fields intersected by hedges on field boundaries with 4 upper storey views into the site from the west and views across the site from several PROW routes to the north and west. The site contributes to the setting of two Listed buildings which sit on or close to the western boundary. To the south west boundary the grade II Old Manor has filtered views into part of the site. The Grand Union Canal sits on the northern boundary of the site. The character of the site is rural with little evidence of urban fringe character (besides the occasional pylon). The site has physical and visual links with the wider rural countryside, this is exaggerated by views to elevated hills to the north, east and south east towards the Chilterns AONB.</p>
<p>Scope for development and mitigation.</p>	<p>Potential to develop 95% of the site. Development would need to appropriately address the street scene to the west, whilst providing a green infrastructure buffer to the PROW. A buffer should be applied to the south and east to maintain a soft edge to settlement.</p>	<p>Potential to develop 80% of the site as residential development with remaining area used to provide green infrastructure buffer as screening to the conservation areas, along the PROW and to the agricultural units in the north.</p>	<p>Largely dependent on WTV018 and the link road coming forward. 65% of the site developable (to the east) with green infrastructure buffer (min 100m) along the northern boundary parallel with the Grand Union Canal to limit views of the development from the canal. retain rural setting to properties to the west on Broughton Ln.</p>

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Comments	BRI007	BUC025	BUC043
<p>General comments</p>	<p>The site, containing equine paddocks and associated stable and farm units, is enclosed by elevated topography to the south and north and by housing to the west. The elevated nature of the site exposes it to views from the east where the topography dips down revealing a wide valley floor plateau before rising again to the east. There are open views from a cluster of listed buildings including Ashford School (grade I), Church of St John the Baptist (grade II) and a grade II stable block approximately 2km to the east. There are elevated views from Ashendon and Lower and Upper Pollicot including several listed buildings (including Pollicot Manor and several listed farmhouses) these views are partially filtered by intervening vegetation. To the west there are elevated upper, lower and garden views into the site (approximately 20 views).</p>	<p>The site consists of an agricultural field and is bound by the A421 to the north, and agricultural fields to the east, west and south. The site rises up to the south exposing it in views from the A421, and from 3 scattered settlements to the east and south west. The site is rural with little evidence of urban fringe character. The site contributes to the rural character of the wider landscape through visual and physical links. A PROW supposedly runs into the north of the site but there is little evidence of this on the site.</p>	<p>The site consists of a series of agricultural fields intersected by hedgerows along field boundaries (typically 2m high) and is bound by housing to the east and south with approximately 40 upper storey and oblique upper storey views into the site. The site rises to the west exposing the site to views further west such as distant views from a farmstead to the south west and the elevated grade I Stowe Park and Garden which lies approximately 900m to the west. The character of the site is rural in nature with little evidence of urban fringe character. The site contributes to the character of the wider landscape through its scale, lack of enclosure to the west and its irregular field pattern.</p>
<p>Scope for development and mitigation.</p>	<p>Through sensitive design there is the opportunity to develop 60% of the site, extending the settlement edge, replacing existing farm units where the topography dips down in the centre of the site so as to retain upper storey views afforded by housing to the west. Green infrastructure should be provided along the edge of the development to soften the edge of the settlement.</p>	<p>90% of the site developable. Potential for extension of commercial and residential development along the A421 to the east. A buffer could be provided along the north boundary to minimise impact on views from the edge of Buckingham.</p>	<p>Potential to develop 45% of the site, with the remaining area used to provide a green infrastructure buffer in the northern half of the site and along the western boundary to soften the edge of settlement and limit impact on surrounding landscape character.</p>

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Comments	BUC046	BUC048	BUC051
<p>General comments</p>	<p>The site consists of a series of undulating arable fields in varying sizes intersected by boundary hedgerows and bound by housing to the west along Gawcott Road and tall dense native vegetative screening to the north, east, parts of the west and south. To the north east the topography drops away revealing commercial units (such as Travis Perkins, Carpet right and Topps Tiles). Views into the site are limited to properties to the north west (approximately 15 upper storey views into part of the site), 1 scattered farmstead to the south west (with oblique filtered views) and a PROW to the south east and south west corner. Though pylons intersect the site the character of the site rural in nature with little evidence of urban fringe character. The site sits amongst a series of fields that separate Gawcott from Buckingham. Intervisibility between the site and the wider landscape is limited by intervening vegetation.</p>	<p>The site is rural in nature and consists of agricultural fields to the east and pastoral fields surrounding Radcliffe Dairy Farm to the west. Views into the site are limited to direct upper storey views from approximately 16 houses facing the site to the east and long distance views from several properties to the north. To the south of the site lies a solar farm and a farmstead to the south east. A prowl runs along the southern boundary of the site but tall dense boundary vegetation limits views into the site. The character of the site is rural in nature with little evidence of urban fringe character. Though the site is enclosed in nature it affords physical and visual links to the wider rural countryside. The gently undulating landscape surrounding the site allows for long views containing a layering effect of boundary vegetation which contributes to the level of tranquillity and exposed nature of the site and its surroundings.</p>	<p>Stowe Registered Park & Garden (Grade I listed and also a conservation area) lies to the north of the site, extending along Stowe Avenue to approx. 250 to the east of the site at its closest point. There are also 2 other conservation areas near to the site, in the centre of Buckingham to the east, with the third adjacent to the site boundary to the west. The majority of the site is on rolling, exposed hills with long distance views to the surrounding countryside. A small valley along the western boundary is screened by on site topography. Built form on the western edge of Buckingham lies directly to the east. Surrounding receptors include properties within the conservation area in the west and a golf course in the south. Two public rights of way run through the site, one of which runs through the valley and is likely to be well used in the summer months, with high expectation of views across this tranquil exposed landscape. There may be some impact on Stowe national park and garden in the north and on the views from the surrounding public rights of way.</p>
<p>Scope for development and mitigation.</p>	<p>Potential to develop 50% of the site in the northern area facing the existing edge of settlement, comprising half commercial / economic along Osier Way (facing existing business park), and residential to the west of the site along the A421 and backing onto properties along Gawcott Rd. Green infrastructure buffer should be provided along the southern boundary of the development and along the crest of the ridge to soften the edge of settlement.</p>	<p>80% of the site developable if BUC025 and BUC046 are developed. Potential for extension of commercial and residential development along A421 from existing to the east. Green infrastructure buffer could be provided along the south and west boundary to soften the edge of development.</p>	<p>Potential to develop eastern most area of the site in the valley, screened from adjacent landscape, conservation area and Stowe Park. Estimated extent of potential residential development 15%</p>

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Comments	CDN001	CDN003	CHE001
General comments	The site sits with a conservation area and is bound by housing to the north (including the grade II Great Stone House to the north) and west (with upper storey and oblique upper storey views from approximately 10 receptors) and by vegetation bordering Spicketts lane and Aylesbury Road to the east and south. Filtered views from housing to the east is afforded into the site.	The site contains a farmstead to the south (with associated agricultural buildings) and agricultural fields to the north and sits on the top of a hill overlooking undulating hills to the east (with upper storey views into the site from 3 scattered properties). It is bound by housing to the north and west (with 24 upper storey and oblique upper storey views into the site) and looks out onto the rural countryside to the east and south (with additional agricultural units to the south). The site is intersected by pylons.	The site consists of a pastoral field and is bound by a railway to the east, housing to the west and north and native vegetation along a field boundary to the south with views from housing bordering the site (approximately 20 upper storey and oblique upper storey views from the north, and approximately 20 upper storey and oblique upper storey views into the site from the south west). A PROW runs along the northern boundary with views across the site. The character of the site is rural in nature, the sites contribution to the character of the wider landscape is limited by its enclosed nature.
Scope for development and mitigation.	100% of the site is developable given the sites enclosed nature. Potential to develop all of the site to sensitively reflect the character of the conservation area and the density it affords. Existing boundary vegetation should be retained.	80% of the site developable. Potential to develop the site as an extension to the existing settlement edge with a green infrastructure buffer to the east and southern boundaries to soften the settlement edge and limit impact on the surrounding landscape character.	Potential to develop 80% of the site with residential development as a small extension to the edge of the settlement, with remaining area used to provide a green infrastructure buffer along the boundary with the railway to minimise the impact on new development.

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Comments	EDL020	EDL002	EDL003
<p>General comments</p>	<p>The site is comprised of an existing derelict building, associated garden structures and dense overgrowth in places which improves visual containment. The site is surrounded by existing houses with approximately 28 direct or oblique upper storey views.</p>	<p>The site consists of a small arable field, bound on its north eastern and north western boundaries by mature tree belt, screening views towards the river on the north east boundary, and mature hedgerow along its eastern and south western boundaries. There is an existing property located within the site, towards its south eastern corner. Distant rolling elevated hills are visible to the east.</p>	<p>Site has mature scrub vegetation which creates containment to the boundaries. There is some openness to adjacent site where construction has begun. The site has made ground consisting of rubble and bricks on the surface. The site is falt and is flanked by existing residential development to the south and east. There would be a number of sensitive receptors in close proximity. Public footpath EDL/19/1 runs along the northern boundary to the site. There is an available view to the east to existing residential properties through gaps in the vegetated boundary.</p>
<p>Scope for development and mitigation.</p>	<p>Potential to develop 100% of site, through sensitive design and new vegetative screening to assimilate into its locality.</p>	<p>Potential to develop 100% of site as infill development to edge of settlement.</p>	<p>Potential to develop 100% of the site. Protection and enhancement of existing mature good quality boundary trees and vegetation. It would be preferable for proposed roads to connect holistically from Good Intent to Orchard End through the adjacent proposed housing estate to prevent the site from being nucleated and not related to the existing settlement. Links should be made available to the public right of way from this site.</p> <p><i>AVDC carried out this assessment as it was not on the list of sites sent to the consultants</i></p>

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Comments	EDL021	GAW002	GHW013
General comments	<p>The site is comprised of an arable field bounded by built form to the south and west, by an unnamed track to the east and by dense vegetation to the north. Topography on the site is flat, with the land form elevating in the distant east towards the elevated rolling hills, exposing views into the site. Surrounding receptors are 13 views from the south west, 3 views from the south and 4 views from the west. There are 2 listed buildings within the receptors to the south west, which are The Grove and the Old Corner Farmhouse, both grade II listed. There is little urban fringe character within the site and as such, there is a relatively strong sense of tranquillity.</p>	<p>The site is contained by native vegetation and tree planting to the north, east, west and by housing and boundary fencing to the south, pylons intersect the site. Views into the site are limited to approximately 20 upper storey and oblique upper storey views from housing to the south.</p>	<p>The site consists of an elevated arable field with housing to the north (with 16 oblique upper and lower storey views into the site) and a caravan site to the west with filtered views into the site. The elevated rolling topography allows for filtered upper storey views towards the site from housing to the north west. A conservation area sits approximately 100m to the north.</p>
Scope for development and mitigation.	<p>Potential to develop 60% of the site (northern two thirds to the southern edge of the settlement along Sliketts Lane), maintaining buffer to proposed designated local landscape to the south. Green infrastructure buffer required along north east boundary to minimise impact on adjacent landscape character alongside the River Ousel.</p>	<p>Potential to develop 60% of the site, continuing existing settlement edge.</p>	<p>Potential to develop 90% of the site, with green infrastructure to south and east edge, and woven through development to minimise effect on the conservation area along edge to soften edge of settlement.</p>

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Comments	GRB002	GUW008	HAD001
<p>General comments</p>	<p>The site which sits to the south west of Milton Keynes separated from the main settlement by the River Ouzel and Waterhall park to the west of the site consists of a network of agricultural and pastoral fields bound by low hedges. The sites elevated nature exposes it to views from elevated hills (with 1 very distant elevated view and 2 oblique filtered views from scattered properties to the south east and 4 oblique and elevated views from properties to the east). Two PROW's intersect the site with views across the open rural landscape. To the west 20 properties afford filtered views into the site across Waterhall Park. The site lies within an area of proposed Designated Local Landscape and is of high landscape quality and value with wide panoramic views of the wider rural countryside. The site has no elements that would contribute to an urban fringe character.</p>	<p>Site consists of pastoral fields enclosed by boundary vegetation. A PROW runs to the south of the site. Views into the site are limited to 7 - 10 upper storey filtered views from housing to the north east facing the site, the grade II listed combe Farmhouse to the north and upper storey views from a property to the south.</p>	<p>Site consists of an overgrown pastoral field to the east and an existing depot (warehousing and distribution) to the west. It is bound by existing units to the north west, housing to the west and south east (within a conservation area), an enclosed pastoral field to the north east (HAD016) and a construction site to the east. Views into the site are (currently) limited to 8 upper storey filtered views into the east of the site from the conservation area.</p>
<p>Scope for development and mitigation.</p>	<p>70% of the site developable due to the reduction in susceptibility that development to the north would have on the site. A broad area of green infrastructure would be required along the River Ouzel (to the west of the site) to mirror that provided on the edge of Milton Keynes and to provide a suitable extension to Waterhall Park. A wooded mound could also be provided alongside the A4146 to the south east boundary as exists along Lomond Dr to the south west of the site, to minimise impacts on the remainder of the proposed Designated Local Landscape to the south east.</p>	<p>Potential to develop 60% of the site. Development should retain the area of vegetation lying within conservation area to the north, with a green infrastructure buffer provided along the PROW to the east. Development could be orientated to allow views out to the south west.</p>	<p>Potential to develop 90% of the site with residential development, particularly given nature of current commercial use and built form on south western area. Green infrastructure buffer should be provided on remaining area to the south east to minimise the effect of the development on the setting of the adjacent conservation area. Green infrastructure buffer could be provided along north west boundary to minimise impact of employment units on proposed development.</p>

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Comments	HAD007	HAD010	HAD016
General comments	<p>The site consists of agricultural fields divided by boundary vegetation of varying heights with a farm track intersecting a field to the west. The site is bound to the north by Aylesbury Road with tall dense vegetation limiting views into the site. A conservation area sits on the southern boundary of the site with filtered views into the site (20 upper storey and oblique upper storey filtered views). Views to the elevated rolling hills of the Chilterns AONB to the south are afforded from within the site. Farm buildings sit to the north east and south west with views into parts of the site. The scale of the site coupled with views of the rural wider landscape to the east and west afford the site a sense of remoteness and tranquillity. This is further exaggerated by vegetation filtering views to housing to the south.</p>	<p>The site is enclosed by housing to the north (with approximately 7 upper storey views into the site), a railway to the south west and housing within a conservation area to the east (with approximately 2 upper storey filtered views into the site).</p>	<p>Site is contained by office blocks and units to the west (with upper storey filtered views from 2 units), and by native scrub to the north and east. To the south open boundary vegetation allows for upper storey views into the site from approximately 8 houses to the south. To the east construction works have begun which potentially would enclose the site in build form on three sides.</p>
Scope for development and mitigation.	<p>Potential to develop 50% of the site, with green infrastructure buffer along the boundary with the conservation area to minimise impact on the setting. Potential to extend development along 2/3 of eastern boundary following the existing hedge line along it, then reduce development to the west.</p>	<p>Potential to develop 90% of the site if sensitively designed with low density housing interspersed with tree planting to match the character of the conservation area and help filter views from existing housing.</p>	<p>Potential to develop 95% of the site with residential development, particularly given nature of surrounding current commercial use to west and south west. Green infrastructure buffer could be provided on remaining area to south west to minimise impact of employment units on proposed development.</p>

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Comments	HAL003	ICK004	LCD011
<p>General comments</p>	<p>Site consists of a number of plots on existing Halton RAF base. There are pockets of developed land within a larger network of green spaces and woodlands. There are some significant mature trees both within the site and bordering the roadways. Views into the site looking north from the south are glimpsed due to the rising topography and intervening vegetation. The eastern portion of the site falls under the Halton Local Landscape Area (LLA). The Chilterns AONB is located east of the LLA and to the north lies the Halton/Wendover Area of Attractive Landscape (AAL) boundary. Detracting features include large scale buildings, hangars and sewage works associated with RAF Halton and loss of field pattern/structure at site of airfield. There are a number of sensitive residential receptors in close proximity to the site from the north, south and west, and a number of receptors would experience the site from the roads, although these would be of lesser sensitivity.</p>	<p>Site enclosed by native boundary vegetation to the north east and west with formal mature tree planting to the south (with TPO trees to the south west) separating the site from housing and a school playing field further south and limiting views into the site to approximately 25 upper storey and oblique filtered views into the site. A pylon intersects the site. Though the site does not contain evidence of urban fringe character its northern and eastern boundary follows the line of built development of the housing in the context of the site.</p>	<p>Intervening vegetation and building orientation within the conservation area to the south (containing a number of listed buildings in close proximity to the site such as the Grade I Church of St Mary) limits potential intervisibility with the elevated site. Intervening vegetation also filters views from housing on the western boundary. The northern site boundary is fairly open exposing the site to oblique residential views further north. To the east existing boundary vegetation limits views from the PROW.</p>
<p>Scope for development and mitigation.</p>	<p>Potential to develop in areas where built development is present and development would not be at the loss of greenfield plots within the site. Sensitive boundaries; the AAL, LLA and the AONB must be protected and strengthened. Potential for large scale tree planting to mirror existing conditions on the site to visually mitigate development along the steeper sites. Potential to develop good links to existing clusters of residential developments in the surrounding area.</p> <p><i>AVDC carried out this assessment as it was not part of the list of sites sent to the consultants</i></p>	<p>Potential to develop 100% of the site as small residential extension to settlement edge. Gapping up of existing boundary vegetation could be carried out to soften the effects on the existing settlement edge.</p>	<p>Majority of site suitable for development. Retain and strengthen boundary vegetation, while providing an enhanced buffer to the conservation area. Estimated extent of potential residential development 80% with a 20% area used to provide a buffer of amenity open space and screen along the southern boundary.</p>

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Comments	Long Crendon, Drakes Drive	MAR003	MGB003
General comments	<p>The site consists of two fields (one pastoral one agricultural) intersected by intervening vegetation. To the south east of the site lies Crendon Industrial estate and on the western boundary lies a treatment plant. The site is overlooked by housing and a PROW on elevated ground to the west. Views from the grade I church of St Mary and the grade II court house (within a conservation area) are afforded from elevated ground in the north east. Views into the site are limited to elevated housing to the west (including approximately 24 elevated upper storey views and 8 oblique elevated upper storey views), views from the elevated PROW to the west and approximately 3 views from elevated housing to the north. The character of the site is rural with little evidence of urban fringe character (except for the presence of industrial units to the east and a treatment plant to the west which are partially screened from elevated receptors). The sites contribution to the character of the wider landscape is considered to be moderate to high given its scale and presence within panoramic views from elevated receptors (which currently afford panoramic views across to the Chilterns AONB approximately 10km from long Crandon).</p>	<p>The site is enclosed by residential housing to the east and south, and by elevated topography to the north. To the north-west the topography falls away towards a conservation area. The site is bounded by another conservation area to the west with views out into the site and beyond. Long distance views towards elevated rolling hills are achieved from housing on the sites boundary. Views into the site include 4-5 views from the conservation area in the south west, 14 direct and oblique views in the south/south west and 27 upper storey views to the east. There are a further 10-12 views further north-west, including an individual property approximately 1km west of the site. There are also views into part of the site from the Grade II listed Church of All Saints to the west.</p>	<p>The site sits to the south of Castle Street between existing houses and consists of a pastoral field with vegetation and the occasional scrub and tree planting. Views out of the site from the road look out upon elevated rolling hills. Views into the site are limited to views from Castle Street, from houses to the north (approximately 8 upper storey and oblique upper storey views), and views from houses to the east and west (approximately 4 upper storey and oblique upper storey views into the site).</p>
Scope for development and mitigation.	<p>There is the potential to deliver the school on the southern field where the adjacent commercial units already impact on the local context. The northern field is elevated in nature and is more overlooked by adjacent elevated housing and the PROW, so less suitable.</p>	<p>Potential to develop 85% of the site, with the northern part remaining undeveloped to retain views out to the rural landscape from the adjacent conservation area. A green infrastructure buffer should also be provided to retain the setting of the conservation area.</p>	<p>Potential to develop 100% of the site. Development should be of similar character and density to that to the west of the site, whilst appropriately addressing the conservation area and street scene to the north.</p>

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Comments	MGB005	MMO001	MMO004
<p>General comments</p>	<p>The site is enclosed by housing with a conservation area bordering the eastern boundary. Housing to the north and west fronts into the site whilst housing to the east in the conservation area is of mixed orientation. Housing to the south backs onto the site with a mix of boundary treatment (including post and rail fencing and a barn on the sites southern boundary). The majority of the site is surrounded by hedge planting which allows for upper storey views into the site from approximately 70 of the properties that surround it. The site is intersected by a PROW with views across the open site.</p>	<p>The site, which sits in a conservation area, is enclosed by housing to the north and east, by vegetation bordering Avenue road to the south and vegetation along the western boundary. Views into the site include approximately 25 upper storey and upper storey oblique filtered views into various parts of the site (including a limited views from Yew Trees, a grade II listed building).</p>	<p>Site consists of a pastoral field bound by housing to the south and south east (with approximately 13 upper, lower and oblique filtered views into the site), allotments to the west, and native scrub and tree planting to the north and east allowing for filtered upper storey oblique views from a house on the north east corner.</p>
<p>Scope for development and mitigation.</p>	<p>Green infrastructure should include a buffer to mitigate the impact on the conservation area and public right of way, along with an area to compensate for loss of open amenity space. Development should front onto Swan Lane and Little Marsh Road and any new areas of green infrastructure. Estimated extent of potential residential development 50%.</p>	<p>Potential to develop 80% of site at similar density to surrounding settlement, with remaining area used to provide a green infrastructure buffer to the northern boundary to minimise impact on listed buildings in the conservation area and alongside PROW to integrate sensitively into development.</p>	<p>Potential to develop 100% of the site as infill to surrounding settlement, to be designed sensitively to appropriately address the street scene to the east. No evidence of any use of the PROW, may be diverted or integrated into the development (subject to county highways approval).</p>

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Comments	MMO005	MMO006	MUR001
<p>General comments</p>	<p>The site consists of pastoral fields bound by low hedges with houses along part of the southern boundary (with up to 10 upper storey and oblique upper storey views into the site). To the north Maids Moreton House affords filtered views into the south east of the site. To the north west the topography of the site rises up exposing the site to views from further north.</p>	<p>The site consists of three fields on the edge of settlement, separated by boundary vegetation and enclosed to the south east and south by housing (with approximately 40 upper storey and oblique upper storey views into the site). A PROW runs along the northern boundary and intersects the site to the west with views towards Maids Moreton Manner and its grounds (which run into the western third of the site). Views into the site from Maids Moreton are filtered by intervening vegetation including vegetation along the PROW and to the field boundaries.</p>	<p>The site which consists of pastoral fields intersected by hedgerows is currently isolated from the settlement and is elevated and visually exposed. Views into the site include elevated views from a large farmstead to the west, a farmstead on the southern boundary (Grade II listed Lower Salden Farmhouse) and 30 - 40 elevated views from a settlement to the north west.</p>
<p>Scope for development and mitigation.</p>	<p>Potential to develop 60% of site, comprising eastern field, with buffer of green infrastructure provided to northern boundary to minimise impact on adjacent landscape character, along with frontage onto A413 to west end of the site, as an expansion of the existing frontage. Development should not extend to the crest of the hill.</p>	<p>Potential to develop 60% of the site (eastern two thirds), with the western third undeveloped to minimise impact on Foxcote Valley LCA. Green Infrastructure should be provided along the public right of way running through the site and along the northern edge of the are marked for potential development.</p>	<p>The site is not considered suitable for development, due to extent of exposure and isolation from settlement, which would be difficult to mitigate.</p>

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Comments	MUR002	NLV001	NLV005
General comments	The site which consists of pastoral fields intersected by hedgerows is currently isolated from the settlement and is elevated and visually exposed. Views into the site include elevated vies from a large farmstead to the west, a farmstead on the southern boundary (Grade II listed Lower Salden Farmhouse) and 30 - 40 elevated views from a settlement to the north west.	The site is fairly exposed to distant views from the existing settlement on elevated topography to the south and east (with some limited views from listed buildings and buildings in the conservation area), this is exaggerated by the open nature of the large fields in the intervening landscape. To the north the field boundaries are taller, with little intervisibility or opportunities for views out, screening views of large existing industrial units. Some views from scattered farmsteads. Site remote and detached from settlement.	The site consists of pastoral fields containing long grassland and signs of early scrub succession bound to the north and east by housing (with 13 upper storey filtered views into the site to the north and 7 upper storey views as well as some garden views to the east). Vegetation to the south and west limits views.
Scope for development and mitigation.	The site is not considered suitable for development, due to extent of exposure and isolation from settlement, which would be difficult to mitigate.	Potential for employment to the north of the site, fronting existing commercial units. Green infrastructure to the south, east and western boundaries and residential to the remaining area. Estimated extent of potential residential development 70%, estimated extent of potential economic or mixed use development 20%. Green infrastructure to remaining area to integrate development into the surrounding landscape.	Potential to develop 100% of the site, with a green infrastructure buffer along the east boundary to minimise impact on setting of listed buildings further to the east. The remaining site could be developed in a similar layout to the southern edge of Newton Longville.

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Comments	NLV008	NLV020	NMA006
<p>General comments</p>	<p>Site consists of gently undulating pastoral fields intersected by drainage ditches and native boundary vegetation of varying heights. To the west housing borders the site with approximately 35 upper storey and oblique upper storey filtered views into the site. Other views into the site include a scattered property to the north. Two PROW's intersect this site affording views into the southern half. The site affords views out towards elevated rolling hills to the south east and it contributes to the wider landscape character and the setting of the conservation area to the south west.</p>	<p>The site consists of largely pastoral fields on undulating topography with perimeter hedgerows intersecting the site forming regular field patterns. Views into the site are limited to approximately 8 properties to the west with upper storey views into part of the site and a farmstead to the south (including the grade II Lower Saldon Farmhouse). PROW's intersect the site to the west and south east though views are limited to parts of the site.</p>	<p>Site consists of a pastoral field enclosed by a perimeter hedge and housing to the north, east, and south (with approximately 30 upper storey and oblique upper storey filtered views into the site). A PROW runs along the sites southern boundary with views out to elevated rolling hills to the east, north, west and (in part) to the south. Views into the site from scattered settlements include 3 elevated and filters views from the west. Listed buildings to the south afford glimpsed views into part of the site.</p>
<p>Scope for development and mitigation.</p>	<p>Potential to develop 75% of the site, avoiding elevated ground. Green infrastructure required to soften the edge of development / settlement, incorporate PROW and limit impact on the setting of the conservation area. Development would need to be appropriately designed along existing roads to suitably address street scene.</p>	<p>Potential to develop 80% of the site. The site is currently isolated from the settlement, however, if NLV001 is brought forward, the north-eastern part of this site could be developed. Green infrastructure buffers would be required along the northern edge of the western boundary to limit impact on views from Chase Farm properties.</p>	<p>Potential to develop 95% of the site, with remaining area used to provide a green infrastructure buffer along the south east boundary to minimise impact on conservation area. Development should be appropriately designed along Gransborough Road.</p>

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Comments	OAK001	OAK002	PAD004
General comments	<p>The site is comprised of two separate pastural fields joined by a thin grass path to the east. Each parcel is enclosed by built form to the north, west, and south with 21 upper storey views and 24 oblique upper storey views into the site. The landscape rises to the east with filtered views towards the site from a farmstead 800m east, from 2 scattered properties 400m east, from 5 properties to the north east (including views to the grade II Church of St Mary) and from distant properties on elevated hills to the east (including one farmstead). The enclosed nature of the site reduces its contribution the character of the wider area.</p>	<p>The site consists of an existing property and garden bound by a 1.8m featherboard fence to the south, 3 bar post and rail fence to the north, a gappy native hedge to the east and hedge to the west along Wормinghall Road. Views into the site are limited to garden views from the north, and 15 oblique upper storey views from housing surrounding the site.</p>	<p>The site primarily consists of elevated agricultural fields intersected by a perimeter hedgerow with direct views towards the conservation area to the north, which is also elevated, allowing approximately 20 - 30 elevated views towards the site (including views from at least 8 listed buildings to the north). Part of the site extends to the north west to include a children's play area with listed buildings on the east and west boundary with views into the site. To the north east and east of the site built form encloses the site with approximately 15 oblique upper storey elevated views into the site from the north and approximately 9 oblique and upper storey filtered views from houses to the east. A PROW runs along the northern boundary of the site. To the west the boundary is screened by tall native hedge planting. To the south east lies playing fields and associated club buildings, which is screened by a tall 2m hedgerow on the sites boundary.</p>
Scope for development and mitigation.	<p>Potential to develop 95% of the site as residential extension to the edge of existing settlement, with the remaining area used to provide a green buffer along the east boundary to filter views of both the proposed and existing site from receptors to the east.</p>	<p>Potential to develop 100% of the site as infill to the surrounding settlement.</p>	<p>Potential to develop 30% of the site, extending the eastern edge of Padbury into the eastern edge of the site whilst maintaining views out to the rural landscape from the southern edge of the conservation area. A buffer of green infrastructure would be required on the western edge of the development parcel.</p>

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Comments	PIT002	Pitstone west	QUA001
<p>General comments</p>	<p>The site is well contained with views limited to approximately 13 upper storey and oblique upper storey filtered views from housing to the south and west. Views into the site from the PROW to the south are limited by boundary vegetation.</p>	<p>The site consists of a single agricultural field and equine training paddock intersected by tall boundary vegetation and is bound to the west by an existing railway, to the east by housing (with 36 upper storey and oblique upper storey views into the site), to the north by Cheddington Road (with 7 upper storey views and 1 oblique upper storey view into the site) and to the south by the B489 and a recreational field. The combination of existing houses and boundary vegetation limits views and partially encloses the site. The character of the site is fairly rural in nature with views across the site to the elevated hills of the Chilterns AONB (approximately 1.2km to the south east) with little evidence of urban fringe character. The sites contribution to the character of the wider landscape is considered to be moderate given the enclosed nature of the site.</p>	<p>The site consists of a pastoral field enclosed by housing to the south, north and east (with approximately 25 upper storey and oblique upper storey views into the site) with a farmstead to the north. 500m north of the site there are elevated views from the main settlement towards part of the site. Finemere and Simber Hill are visible behind the settlement of Quainton to the north.</p>
<p>Scope for development and mitigation.</p>	<p>Potential to develop 100% of the site as residential development, continuing the line of built form in the surrounding settlement.</p>	<p>The site is well enclosed and is considered suitable for educational purposes as noted. There is the opportunity to strengthen the buffer along the railway to the western boundary. Site could also be considered for housing with effects largely limited to existing receptors along the eastern boundary.</p>	<p>Potential to develop 100% of the site as infill to surrounding settlement. Impact on elevated hills and properties to north and north east limited due to views of existing settlement.</p>

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Comments	QUA014	QUA015	QUA016
<p>General comments</p>	<p>The site consists of pastoral fields bordered by housing to the south and east (with approximately 14 upper storey and oblique upper storey views into the site) and by a farmstead to the north west. The north east and south western edges of the site are fairly open by comparison, with approximately 100 elevated upper storey views from the main settlement to the north over the rural landscape.</p>	<p>The site consists of equine paddocks and pastoral fields intersected with 2m boundary hedgerows. Houses border the south eastern boundary with approximately 15 upper storey and oblique upper storey views into the site. To the north east a farmstead overlooks the site. The site is exposed to views from the main settlement to the north (with approximately 120 elevated views into the site). The site is very rural and tranquil in character and contributes to the setting of the main settlement on elevated ground.</p>	<p>The site consists of pastoral fields enclosed to the south east by housing (with 15 upper storey and oblique upper storey views into the site) and to the south west by Quinton Hatchery and associated buildings. A cluster of sheds sit on the eastern boundary with views towards the site. To the west the site boundary is open allowing for views out across the rural landscape towards tall boundary vegetation in the distance.</p>
<p>Scope for development and mitigation.</p>	<p>Potential to develop 85% of the site as residential infill to surrounding settlement, with a green infrastructure buffer provided along the western boundary and intermittent tree planting to the north to filter views from Simber Hill to the north east.</p>	<p>Potential to develop 70% of the site, constrained to the southern part responding to the existing edge of the settlement, with a green infrastructure buffer provided along the western boundary and intermittent tree planting to the north to filter views from Simber Hill to the north east.</p>	<p>Potential to develop 100% of the site as residential development, whilst retaining the screen to Quinton Hatchery.</p>

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Comments	SCD003	SCD005	SCD007
<p>General comments</p>	<p>The site is enclosed by built form to the north, west and south with gappy native scrub and mature trees along the eastern boundary. This eastern edge runs in parallel with the boundary of housing further north east of the site. Further east the landscape opens up revealing rolling rural hills with scattered elevated properties / farmsteads. Approximately 50m east sits a cluster of listed buildings including the grade II listed Manor Farmhouse and Church of St Michael which is prominent in views out from the site. Camp Barn (grade II listed) sits approximately 30m from the site. Views from these listed buildings are restricted by intervening vegetation and orientation. A PROW runs through the centre of the site. Views into the site are limited to 10 direct and oblique views from housing to the north and 7 from housing to the west.</p>	<p>The site is of a small pastoral field set along the western edge of the existing settlement. There are several open views into the site from the surrounding properties, with 6 back of house views from the south and south west, and 14 oblique views from the south, south west and east. The site is relatively well enclosed by built form to the south and vegetation along the northern and eastern boundaries, with some wider views out towards the east. Views out to the north are screened by a line of mature trees.</p>	<p>The site is currently being used as a very small holding or extension to a residential garden, dissected by single species hedges. Residential properties lie adjacent to the south and east, with school playing fields to the west and the pastoral landscape to the north. There are upper storey and some limited ground floor views from the 12 properties adjacent to the site.</p>
<p>Scope for development and mitigation.</p>	<p>Potential to develop 85% of site, with remaining area used to provide a green infrastructure buffer to the PROW and along edge of development to soften the settlement edge.</p>	<p>Potential to develop 100% of the site as infill to recent surrounding development. Site relatively well contained.</p>	<p>Potential to develop 100% of the site as infill to adjacent settlement. Site relatively well contained.</p>

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Comments	SCD008	SCD013	SHM003
<p>General comments</p>	<p>Site is enclosed by existing built form to the north and north east with open views out to the south where the topography falls away to reveal elevated distant hills and views into the site from PROW to the south. To the west there are views from scattered properties on elevated ground. The majority of views into the site are limited by intervening vegetation and the site provides a rural setting to listed buildings on the northern boundary.</p>	<p>The site is made up of a single field with no public access into it, bounded to the north and west by the N End Road. There is dense vegetation around the perimeter of the site, filtering views in from pedestrians. Elevated hills to the south east expose views of the site from 10-15 properties on the hill, with a further 3 properties to the west having direct views into the site, and 5 properties in the south west with oblique views. While the site is not remote, it does offer a sense of tranquillity due to its rural surroundings and the quiet nature of the village.</p>	<p>The site consists of a pastoral field enclosed by housing to the east (with approximately 7 upper, lower and garden views into the site), a railway to the west, tall dense native scrub along Newton Road and gappy vegetation along the northern boundary. Further east the topography rises affording elevated long distance views towards the site from housing (though the site is a small part of the wider panoramic).</p>
<p>Scope for development and mitigation.</p>	<p>Potential to develop 75% of site, with remaining area used to provide green infrastructure buffer to northern boundaries alongside paddock and boundary with listed properties to minimise impact on setting.</p>	<p>Potential to develop 100% of the site. Development of the site would need to reflect density of surrounding context and contribution to the street scene.</p>	<p>Potential to develop 85% of the site, with remaining area used to provide a green infrastructure buffer to the north east and east boundary to minimise the impact on adjacent conservation area.</p>

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Comments	SHM008	SHM013	SHM019
<p>General comments</p>	<p>The site consists of a grass field bound by an elevated railway to the west, Leighton Road to the north east, dense vegetation along a brooke to the north west and housing to the east. To the south east there is little to define the boundary of the site with rural fields to the south east. A PROW runs through the site. Views into the site are limited to filtered and oblique upper storey views from approximately 3 houses (to the north and south) and from housing on elevated ground further north east.</p>	<p>The site consists of a series of equine paddocks bound to the south east by dense vegetation along an existing brooke, to the north by existing housing (with approximately 5 oblique and upper storey views and garden views into the site), to the west by mature vegetation which runs along most of the sites boundary and to the south by an existing railway. Filtered views into the site from the PROW to the east are afforded due to the sites elevated position. The sites contribution to the wider landscape character is limited by its enclosed nature and context.</p>	<p>The site which is bound to the north west by native boundary vegetation, to the north east by existing housing, to the south west by a railway and to the south east by existing vegetation (along part of the boundary) consists of a series of equine paddocks and contains stables to the east. Views into the site are limited to 3 upper storey and oblique upper storey vies into part of the site form housing to the north east.</p>
<p>Scope for development and mitigation.</p>	<p>Potential to develop 75% of the site with residential development, with remaining area used to provide a green infrastructure buffer to the watercourse along the north west boundary, alongside the railway to minimise the impact on the new development and along the PROW to integrate it sensitively into the development.</p>	<p>Potential to develop 80% of the site with residential development, with remaining area used to provide a green infrastructure buffer to the watercourse along the south east boundary and alongside the railway to minimise impact on new development.</p>	<p>Potential to develop 80% of the site with residential development, with remaining area used to provide a green infrastructure buffer along the boundary with the railway to minimise the impact on new development.</p>

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Comments	SLA002	SMD001	SMD002
<p>General comments</p>	<p>The site is an open pasture field on the settlement edge, flat in topography with long distance views available into the site from the elevated rolling hills to the west, east and north east. There are approximately 10 upper storey views and 8 upper storey oblique views into site from the south east. There are also 9 upper storey views from properties that border the site along the southern boundary. Scattered agricultural units to the west interrupt the landscape.</p>	<p>Site is bounded by a railway line to the north east and housing to the north and west with distant open views out towards the Chiltern Hills AONB to the south. The site forms part of the setting of Listed buildings on elevated ground to the west which sit on the sites boundary. Stoke house, a grade II listed building sits on the southernmost point of the site. Wellwick Manor (grade II) sits on elevated ground to the south. Two PROW's cross the site with distant open views out towards the Chiltern Hills AONB to the south. Views into the site are limited to 20-30 upper storey views from the east, 23 upper storey views and 24 oblique views from the north and 14 upper storey views from the east along with views from scattered properties to the south such as Wellwick Manor.</p>	<p>The site (several pastoral fields separated by hedges) is enclosed by housing to the east (with approximately 30-40 elevated filtered views into the site), housing to the north (with approximately 21 upper storey and oblique views into the site), the railway line to the west (with some vegetative screening) and agricultural fields to the south including a number of farm buildings. To the south the elevated hills of the Chilterns AONB are visible.</p>
<p>Scope for development and mitigation.</p>	<p>Potential to develop 50% of site along eastern boundary, continuing as infill to adjacent settlement. Green infrastructure buffer could be provided along east boundary to encompass PROW.</p>	<p>Potential to develop 60% of the site, along northern boundary and eastern half of the site against the railway line, retaining distant views out directly from properties to west and PROW.</p>	<p>Potential to develop 95% of the site, with a buffer to the PROW, railway, and to the south to soften views from the AONB.</p>

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Comments	SMD004	SMD005	SMD006
<p>General comments</p>	<p>The site is composed of agricultural fields bound by 2m hedgerows intersected with a PROW that runs to the south and through the centre of the site. Topography rises up to the east and north exposing views into the site and drops away to the south to reveal a layering of field boundary vegetation further south. The site is enclosed by built development to the north / north west and to the east (including a railway track and existing housing). To the south west the Stoke Mandeville Autocentre affords upper storey filtered views into the site.</p>	<p>The site contains Red House Farm and associated equine paddocks. Though the site is enclosed by boundary vegetation this does not limit views from elevated receptors to the east (approximately 50 filtered and oblique filtered views from elevated properties) and south east. The car park located next to Stoke Mandeville Hospital is visible to the north. Views out to the Chilterns AONB to the south are afforded from within the site. Screening along Lower Road restricts views into the site from the west. The site contributes to the setting of Stoke Cottage grade II lies 150m to the south but there are no visual links due to intervening housing.</p>	<p>Unlike SMD008 the site is exposed in nature due to its scale and lack of boundary vegetation, it is bound to the east by a railway, to the south west by housing along a road and by agricultural fields to the south and north. PROW's intersect within the site, with views into and out across the site over the rural landscape with occasional glimpses of surrounding housing. Surrounding visual receptors comprise 10 upper storey oblique views from the south, 20 filtered oblique views from the south east, more than 50 filtered oblique views to the north east and 10 filtered views to the west. There is a single farmstead approximately 500m north west of the site.</p>
<p>Scope for development and mitigation.</p>	<p>Potential to develop 95% of the site, with remaining area used to provide a green infrastructure buffer to the east end of the northern boundary to minimise the effect of the car park in forming detracting features and impact within views of residential properties beyond. Development would need to appropriately address the street scene to the north and west of the site.</p>	<p>Potential to develop 90% of the site, with the remaining 10% taken up by the link road.</p>	<p>Largely dependant on development of other adjacent sites on the edge of the settlement. If allocated alongside intervening sites, up to 75% of the site could be developed as residential (with remaining area associated with link road in north or green infrastructure to integrate the development into the surrounding context).</p>

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Comments	SMD007	SMD008	SMD009
<p>General comments</p>	<p>Housing surrounds the site to the north and east with railway to the west. Surrounding receptors include 67 oblique and direct upper storey views to the north, 6 upper storey views to the east and 20 oblique upper storey views to the south east. There are views to the distant housing in the south approximately 500m away (approximately 20-30). To the south the landscape opens up with distant residential views towards the site across several fields. Vegetation is limited to field boundaries and screening along the railway. Views are limited to upper storey residential views and views within the site from the PROW which are limited by the 2m tall boundary vegetation (though there are still views out to distant elevated rolling hills amongst other notable landmark buildings).</p>	<p>Though the site is physically disconnected from wider landscape by housing to the north, east and south and by the railway to the west, it consists largely of agricultural fields and provides a rural setting to housing. Views from the PROW within the site are limited to the extents of the site by surrounding housing and tall boundary hedges, however there are views to elevated hills to the south. Views from housing bordering the site (25-30 upper storey views to the north, 65-70 views from the development to the east and 13 to the south) are limited to middle distance views by either screening along the railway or existing housing with some distant views out to the distant Chiltern hills.</p>	<p>The site is composed of gently undulating large agricultural fields bound by hedgerows interspersed with occasional tree planting. Though it is intersected by pylons and larger transmission towers it is distinctly rural in character with views out towards the Chilterns AONB and towards rolling hills to the west (with vegetation providing a layering affect in views). Views into the site from the east include views from 3 farmsteads with listed buildings and housing bordering Lower Road and Risborough Road (approximately 30 oblique and direct views). Other views include 10 oblique views to the north.</p>
<p>Scope for development and mitigation.</p>	<p>Potential link road cuts through the site. Green buffer suggested along west half of northern boundary and along part of the link road to minimise impact on PROW and views from the south. This results in 50% of the site being potentially developable (unless SMD008 is developed to south, where 90% of this site would be developable).</p>	<p>Potential to develop 90% of site, with remaining area used to provide green infrastructure buffer to soften the key edges and along PROW to sensitively integrate them into the development.</p>	<p>Development of the site is largely dependent on future development of the area. If the site was allocated amongst others 65% could be developed with 25% forming strategic green infrastructure and 10% associated with the link road.</p>

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Comments	SMD011	SMD015	SMD016 C
General comments	The site is comprised of two fields divided in character, to the north lies the playing fields, courts and associated buildings of the Bucks CC Sports and social club (with 36 upper storey and oblique views into the north of the site), the southern field is agricultural in nature and is surrounded by agricultural fields to the south, east and west, bordered by fencing, gappy scrub and tree planting.	The site is bordered by housing to the north east, boundary planting to the south east, a brook to the south and west and boundary vegetation to the north west. It consists of equine paddocks / animal enclosures with associated stables and huts to the north east and a single farmstead (with associated ancillary buildings) to the south east. The landform drops away towards the brook to the west, revealing elevated rolling hills to the south and west.	Small triangular site bordered by a railway to the east and agricultural fields to the south, north and west. to the north east lies housing on elevated ground with 30 - 50 oblique filtered elevated views into the site. To the south a PROW runs close to the boundary of the site. The site contains dense scrub to the east along the railway and a low field hedge to the west.
Scope for development and mitigation.	Potential to develop 95% of the site with residential development, given surrounding settlement context. Green infrastructure buffer could be provided along south east boundaries, to minimise impact on the surrounding landscape. Development would need to be designed to appropriately address street scene to the east.	Potential to develop 85% of the site, with green infrastructure buffer provided along boundary with existing watercourse and to PROW to sensitively integrate into development.	Potential to develop 65% of site, with remaining area comprising link road cutting through site and green infrastructure buffer along boundary.

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Comments	SMD016 A	SMD016 B	STO008
General comments	<p>Though the site is physically disconnected from wider landscape by housing to the north, east and south and by the railway to the west, it forms part of a cluster of rural fields and provides a rural setting to housing that surrounds it. Views into the site from the PROW to the north and east are screened by tall hedge planting apart from the section that intersects the site to the south east. There are views to elevated hills to the south. Views from housing bordering the site (approximately 20 upper storey oblique views to the north, 65-70 views from housing to the east and 13 upper storey and oblique views to the south) are limited to middle distance views by either screening along the railway or existing housing.</p>	<p>Two fields enclosed by native boundary vegetation and bound by the existing railway to the east, existing housing to the south east (with approximately 6 upper storey and oblique upper storey filtered views into the site), a play area to the south west and agricultural fields to the west and north (with elevated filtered views from 10 properties to the south west, and filtered glimpsed views from the Stoke Mandeville Hospital). Existing vegetation within the site (including native scrub to the east and new tree planting to the west) combats the exposure that the sites exposed nature would afford. Views out from the site are of elevated hills and are fairly rural in nature.</p>	<p>The site is enclosed by dense scrub and tree planting to the south, east and west with existing housing and children's play area to the north. Distant views to the Chiltern hills AONB to the south as well as views of rolling agricultural hills immediately to the south and south west. A conservation area sits 0.2 miles to the west with an additional listed building north of the conservation area (Templecroft - currently screened by vegetation). Views into the site from housing are limited (by existing intervening vegetation) to 17 upper storey views from the west and 20-30 filtered views from the north. There is an individual property within the landscape approximately 1km south.</p>
Scope for development and mitigation.	<p>Largely dependant on development of SMD007 to allow access from the link road to the north. Potential developable area (on condition of above) 95% with green infrastructure buffer to the PROW and railway. The whole cluster of fields could be developed into a coherent settlement and easily assimilated into the existing settlement with the use of strategic green infrastructure.</p>	<p>Potential to develop 90% of the site, with green infrastructure along the boundary with the railway.</p>	<p>Potential to develop 85% of this site. Retain boundary vegetation and enhance to minimise the impact on conservation area to west and integrate development into the surrounding landscape.</p>

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Comments	STO011	STO016	Stone south east
<p>General comments</p>	<p>The site is bounded by housing to the north and west with open views into the park to the east. A conservation area borders the south western boundary of the site however intervening vegetation limits views. Views into the site from housing is limited to 3 oblique upper storey views from the north, 12 oblique views to the east and 4 views from the west. Sensitive design required along boundary in order to provide an appropriate setting to the conservation area.</p>	<p>Site consists of a series of agricultural and pastoral fields intersected by tall native vegetation to field boundaries on the southern edge of Aylesbury. Though large national grid power lines cross the site there is little evidence of urban fringe character and the scale of the site in addition to its exposed nature results in a sense of tranquillity and increasing levels of remoteness further south. Views into the site from the north are limited by vegetation along a brooke and housing further north (with approximately 220 upper storey and oblique upper storey filtered views into the site). Other views into the site include a cluster of buildings from the conservation area to the south west with approximately 6 upper storey views towards the elevated site, and views from the Buckinghamshire County Council tower to the north east and limited filtered views from 3 scattered properties to the south, west and north west. It should be noted that this assessment was carried out pre HS2. The introduction of HS2 will significantly change this baseline landscape by visually segregating the eastern area of the site from the wider landscape to the west. This will result in a relatively narrow strip of land directly related to the existing settlement rather than the open countryside to the west.</p>	<p>The site consists of an agricultural field with a tree plantation to the north and is bound by housing to the north west, west and east (with approximately 40 upper storey, filtered and oblique upper storey views into the site from the west). To the south 8 views are afforded into the site from elevated properties. The character of the site is rural with physical and visual links to the wider rural countryside including the elevated rolling hills to the south. Views from the conservation area to the north are screened by housing and intervening vegetation.</p>
<p>Scope for development and mitigation.</p>	<p>Potential to develop 100% of site with residential infill to surrounding settlement. Sensitive design required against conservation area.</p>	<p>Post HS2 there will be the potential to develop 90% of the area between HS2 and the built up area of Aylesbury, with a green infrastructure buffer required along the water course close to the North east Boundary, and linear park along the south west boundary to soften the interface with the proposed HS2.</p> <p><i>AVDC carried out this assessment due to a conflict of interest</i></p>	<p>The site is largely well enclosed by surrounding vegetation or adjacent built form and is considered suitable for educational purposes as noted. The site could also be considered for housing with effects largely limited to existing housing along the northern boundary and to the southern corner.</p>

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Comments	STW005	TIN007	WAD003
<p>General comments</p>	<p>The majority of the site is enclosed on two sides by housing to the north and west (with approximately 30 upper, lower and oblique views into the site). To the east and south gappy field boundary planting reveals the rural landscape beyond (with distant hills visible to the south). The site extends to the north east to include a property with views out over the wider rural landscape with views back towards the site from approximately 3 scattered farmsteads. Vegetation bounding the site includes some prominent mature tree planting.</p>	<p>The site is a small parcel of land located within the existing settlement, surrounded by existing properties on all boundaries. The site consists of dense mature scrub and several mature trees, mostly located along the site boundaries. Topography is elevated above properties to the immediate south, with landform also falling away to the north of the site. There are 4 filtered upper storey views into site from properties to the south, 4 oblique views from properties to the east and 7 oblique views from properties to the west. There are also filtered oblique views from the property to the immediate north of the site.</p>	<p>The site consists of two pastoral fields bound by built form to the south, and west (part of which lies in a conservation area) and by boundary vegetation to the north and east. Open views towards the site are achieved from settlements on elevated rolling hills out to the north at least 3km from the site. The exposed nature of views out to these hills affords a certain level of tranquillity and remoteness in views out from the site. Views into the site from the conservation area are limited to 13 upper storey and oblique views from the west, with 2 potential heavily filtered views to the south. Other receptors include 20 upper storey oblique and filtered views from houses the south (not in the conservation area) and scattered properties / farmsteads to the north.</p>
<p>Scope for development and mitigation.</p>	<p>Potential to develop 100% of the site, extending existing settlement from the adjacent Orkney Close, Walducks Close and Griffin Field. A green infrastructure buffer should be provided along the south and east boundaries to soften the settlement edge.</p>	<p>Potential to develop 100% of the site as infill development to surrounding settlement.</p>	<p>Potential to develop 55% of site, with development designed sensitively to limit the impact on the surrounding landscape, allowing for a continuation of the existing built form and rounding off of settlement edge with additional screening to the north and west. Provide a buffer along the interface with the conservation area to the west.</p>

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Comments	WEN003	WEN030	Wendover
<p>General comments</p>	<p>Site lies within AONB, with a SSSI approx. 250m to the north. Dense screening surrounds the site and restricts views from PROW along west boundary and from surrounding receptors. Landform dips down towards watercourse to the east with the potential for elevated oblique views from properties to the east if site was cleared of tall scrub.</p>	<p>The site is comprised of a single pastoral field, bordered along its northern boundary by existing allotments and along its eastern boundary by existing settlement. The site sits within an AONB, mature trees along the south western boundary help to filter views from the elevated hills of the Chilterns further south. Views into the site are limited to 16 upper storey views and 8 oblique views from the east, and 3 oblique views from the south. There is a single property along the south western boundary that has filtered views into the site. Although not remote, the site does have a sense of tranquillity due to its location on the settlement edge and its views out towards the AONB.</p>	<p>The site is comprised of two agricultural fields (separated by a PROW) enclosed by boundary vegetation with built form to the east and along half of the western boundary. The sites northern boundary runs alongside the Western Turville Reservoir SSSI (unfavourable / recovering condition). To the south, separated by Aylesbury Road, lies the Chilterns AONB. The elevated nature of housing to the east allows for distant views into the northern part of the site along with 27 views from housing fronting the eastern boundary and 6 upper storey views from the west. Though the character of the site is rural in nature with no urbanising features, though the presence of housing has an urbanising effect in views reducing the remoteness and tranquillity afforded.</p>
<p>Scope for development and mitigation.</p>	<p>Potential to develop 50% of site against B4009, to continue existing frontage with retained and enhanced areas of scrub to the south, east and to buffer PROW to west.</p>	<p>Potential to develop 75% of the site, with a buffer along the western boundary to strengthen the edge facing the AONB. Site is well contained on three sides. Though it lies within the AONB it sits on the edge of this designation with housing to the south and east.</p>	<p>There is the potential to develop the southern part of the site with sensitive design of green infrastructure along boundaries to mitigate the impact on the AONB, SSSI and adjacent housing.</p>

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Comments	WES002	WGR010	WHA001
<p>General comments</p>	<p>The site consists of a single pastoral field on elevated topography which dips down towards a watercourse to the north with views into the site from elevated properties (2 scattered farmsteads with elevated filtered views into the south of the site over tall boundary vegetation to the north). The site is enclosed on the southern and south eastern boundary by housing with approximately 20 upper storey views into the site, to the west tall boundary vegetation screens the majority of views towards the site. In terms of character the site has visual and physical links with the wider countryside with few urbanising features.</p>	<p>The site is comprised of an existing access track and derelict barn on the edge of the conservation area. There are existing trees along the north eastern and south western boundary, which provide some screening to the surrounding properties within the conservation area, although views through the gaps are still present. Surrounding receptors are 5 upper storey views and 14 oblique views to the south, 2 open views to the south east and 1 oblique view to the west. Due to minimal vegetation along the south eastern boundary, there are open views across the rolling hills with 3 distant properties, approximately 3km away, having views of the site, and a further property approximately 100m south east having oblique views.</p>	<p>The site consists of agricultural units, arable fields divided by field boundary hedgerows and is intersected by Shenley Road. Tall vegetative screening to the boundaries of the site filter views from elevated housing to the east (approximately 50 upper storey filtered views), from scattered farmsteads to the north, south and west (3 filtered and glimpsed views) and from housing to the north west (approximately 12 upper storey oblique views).</p>
<p>Scope for development and mitigation.</p>	<p>Potential to develop 95% of the site as residential extension to existing settlement. The site is reasonably well contained, largely surrounded by vegetation and built form. A green infrastructure buffer could be provided along the west and south west boundary to minimise the impact on the PROW.</p>	<p>Potential to develop 100% of the site. Development would need to be very sensitively designed to ensure it remains sympathetic to the surrounding conservation area.</p>	<p>Potential to develop 35% of the site as residential development, to the north of Shenley Rd, east of Bottle House Farm and against the eastern edge of Milton Keynes. Existing blocks of woodland along north, south and east boundaries could be extended to enclose development and minimise its effect on surrounding landscape. Topography of remaining site exposes it to surrounding landscape making it less suitable to develop.</p>

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Comments	WIN001	WTV003	WTV017
<p>General comments</p>	<p>The site consists of large agricultural and pastoral fields intersected by a brook that runs through the site along the east and west axis with topography dropping down towards it on both sides (whilst exposing the northern part of the site to views further north). Four scattered properties have views into the site (located to the east, south and west of the site). Housing to the south looks across a railway line that borders the site with approximately 50 - 60 elevated filtered views into the site along with potential view from a PROW. Though the site is intersected with pylons running east to west the character of the site is very rural with little evidence of urban fringe character.</p>	<p>The site consists of a pastoral field enclosed by housing and dense native boundary vegetation. Views into the site are afforded by housing to the north east and south (approximately 25 upper storey and oblique upper storey filtered views into the site). 18 upper storey oblique filtered views are afforded by housing further north, north west and south west. To the south west views into the site are afforded by a scattered property. Two PROW's intersect the site, though views out are limited by intervening vegetation.</p>	<p>The site consists of two fields separated by a river with derelict agricultural units and buildings to the east of the river. To the east of the site lies The Old Dairy, the access road to this property runs along part of the eastern boundary with mature formal tree planting. To the north, west and east the site is surrounded by the rural landscape. Views into the site are limited to upper storey views from The Old Dairy and 16 filtered oblique upper storey views from properties to the south. Though the site is elevated its enclosed nature limits its visual relationship with the wider landscape character.</p>
<p>Scope for development and mitigation.</p>	<p>Potential to develop 45% of the site between the railway line on the northern edge of Winslow to the bottom of the valley alongside the brook.</p>	<p>Potential to develop 95% of the site, with remaining area used to provide green infrastructure buffer along the northern boundary to integrate the PROW.</p>	<p>Potential to develop 100% of the site as an extension to the settlement edge of Aylesbury.</p>

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Comments	WTV018	WTV019	WTV021
<p>General comments</p>	<p>The site consists of a network of agricultural fields interspersed with low boundary hedgerows that allow views across the site towards Industrial and agricultural units to the north east, and a farmstead on the eastern boundary. Housing to the south affords approximately 50 - 60 filtered upper storey views into part of the site.</p>	<p>The site consists of pastoral fields enclosed by tall native boundary vegetation. Views into the site are limited to a property to the north (with upper and lower storey views into the site as well as garden views including from a raised viewing platform), and houses to the north east, east and west (with approximately 10 upper storey and oblique upper storey filtered views into the site). Though rural in nature the sites contribution to the wider landscape character is limited by its enclosed nature.</p>	<p>Site consists of a pastoral field enclosed by tall boundary vegetation around the perimeter with limited heavily filtered views into the site from the surrounding pastoral and agricultural landscape.</p>
<p>Scope for development and mitigation.</p>	<p>Potential to develop 65% of the site as part employment (along the proposed link road) and housing / mixed use elsewhere, with a green infrastructure buffer (min 100m) along the northern boundary parallel with the Grand Union Canal to limit views of the development from the canal. East and north eastern most fields to be retained as agriculture to minimise sprawl along A41.</p>	<p>Potential to develop 100% of the site as an extension to the settlement edge of Aylesbury.</p>	<p>Potential to develop 100% of the site as residential development.</p>

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Comments	WTV022
<p>General comments</p>	<p>The site sits between the edge of Aylesbury and Weston Turville to the south east and consists of large agricultural fields divided by field boundary hedgerows and vegetative planting of varying heights. A golf course sits on the south eastern boundary, intervening vegetation within the golf course screens some views into the site from a conservation area to the south. Views into the site from residential receptors are limited to 40 elevated views from housing to the north west within the settlement of Aylesbury, 11 upper storey and oblique views to the west, 22 upper storey and oblique views to the north east and 3 upper storey and oblique views to the south east. Several PROW's intersect the site with varying levels of exposure to the site due to intervening vegetation. The character of the site is rural, tranquil and remote in nature.</p>
<p>Scope for development and mitigation.</p>	<p>Potential to develop 80% of the site, with screening towards the conservation area. Proposals should enhance the green infrastructure buffer along the western boundary and PROW's. A screen to the east will be necessary in the eastern parcel in order to mitigate impacts of the development on views from the AONB.</p>

