AYLESBURY VALE
DISTRICT COUNCIL
LANDSCAPE & VISUAL CAPACITY
COMPARISON ASSESSMENT

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1. INTRODUCTION

Purpose of Study

1.1.1 Bradley Murphy Design Ltd. (BMD) have been instructed by Aylesbury Vale District Council (AVDC) to undertake a Landscape & Visual Capacity Comparison Assessment (LVCCA) of the following Sites - included in the Housing & Economic Land Availability Assessment (HELAA), AVDC January 2017 and subsequent BMD Strategic Landscape & Visual Capacity Study 2017 - as illustrated on Figure 1: Site Locations at Appendix A. The references provided in brackets are those used in the HELAA.

- Eaton Leys (GBR002)
- Saldon Chase Extension (NLV020)
- Shenley Park (WHA001)

1.1.2 The LVCCA provides a more focused assessment of the above Sites than the Strategic Landscape & Visual Capacity Study 2017, intended to provide further information for AVDC to determine which, if any, should be allocated for development in the emerging Vale of Aylesbury Local Plan (VALP) 2013-2033. The LVCCA concludes with a recommendation of the most suitable Site for allocation of up to 1000 dwellings - based on an average density of 35 dwellings per hectare (dph) - in landscape and visual terms.

Previous Study

1.1.3 A Strategic Landscape and Visual Capacity Study was carried out by BMD in 2017, to appraise at a high level the capacity in landscape and visual terms, of 114 Sites throughout the borough – with the objective of identifying their suitability for allocation in the VALP for residential or economic development, or a mix of both.

1.1.4 The Sites included within the Study were selected by AVDC from a number of those reported in the HELAA.

1.1.5 The output from that Study formed part of the evidence base to inform preparation of the Vale of Aylesbury Local Plan. It provided an indication of the capacity of each Site to accommodate development in landscape and visual terms, noting a total area for each Site likely to be suitable for development, along with an indication of potential mitigation measures likely to be required to minimise any potential adverse effects arising from development on the surrounding landscape character and views.

1.1.6 The Study served as a high level appraisal and does not constitute a development brief, which was noted should be provided on a Site by Site basis by a promoting developer, taking into account a more comprehensive assessment 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. These principles apply to this LVCCA.
Methodology

1.1.7 The following methodology has been developed, in consultation with AVDC, to form the basis of the LVCCA:

- A review of relevant background information has been undertaken, including planning policies, designations, local character assessments, OS plans to an appropriate scale, topographical information, vertical aerial photographs and definitive footpath information;

- Fieldwork has been carried out to confirm all landscape aspects of the three Sites and their environs (landform; condition; appearance; land use and vegetation cover; landscape character) and to confirm likely extent of visibility and nature of views from properties/settlements, Public Rights of Way (PRoW), local roads, designated features etc;

- The LVCCA provides a high level summary of the baseline landscape and visual appraisal for each Site and their surrounding context, to include: constraints and opportunities; brief summary of potential impacts for development of each Site, any potential for mitigation on each Site and the overall capacity for their development; comparison of development capacity for each Site; and, summary and conclusions, providing a recommendation for the most suitable Site for allocation in landscape & visual terms.

Data Sources

1.1.8 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.

1.1.9 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.

1.1.10 The desk study has included a review of the following sources of information:

- GIS Data and boundary information provided for each Site by AVDC;


- Natural England, The Character of England: Landscape, Wildlife and Natural Features (2014);


- Saved policies of the Aylesbury Vale District Local Plan (AVDLP) 2001 - 2011 (2004);

- Vale of Aylesbury Local Plan (VALP) – Draft Plan for Summer 2016 Consultation;

- 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
2. POLICY AND GUIDANCE

Overview

2.1.1 This section provides a summary of the planning policy relevant to landscape and visual issues. A detailed review has been undertaken of all relevant policy and guidance at a national, regional and local level, as illustrated on Figures: 5: Eaton Leys, 6: Salden Chase & 7: Shenley Park Landscape and Visual Analysis Plans at Appendix C.

National Context

2.1.2 The National Planning Policy Framework (NPPF) sets out the Government’s planning policies for England and provides a framework within which the appropriate local council can produce local and neighbourhood plans; the NPPF is material consideration in making planning decisions.

2.1.3 The NPPF sets out three dimensions to achieve sustainable development, comprising economic, social and environmental considerations. High quality design and local character are repeating themes throughout the framework. The NPPF also notes the importance that design ‘evolves’ in response to local issues and to the view of local communities and also sets out principles in relation to conservation and enhancement of the natural and historic environment.

2.1.4 Sections 3 & 4 of the NPPF provide a series of policies and principles in plan-making and decision-making that support the requirements of sustainable development and conservation and enhancement of the natural environment, which should also respond to local circumstances, reflect the local character and the needs and opportunities of each area.

Local Plan

2.1.5 The Development Plan for Aylesbury Vale is currently made up of the saved policies of the Aylesbury Vale District Local Plan (AVDLP) 2001 - 2011 (2004), made neighbourhood plans, the Buckinghamshire Minerals and Waste Local Plan 2004-2016 (2006), and the Buckinghamshire Mineral and Waste Core Strategy DPD (2012). There are two Supplementary Planning Documents; Affordable Housing SPD (December 2007); and, Conservation Areas SPD (March 2011). The following development plan documents have been considered as part of the Site context desktop appraisal for the LVCCA.


2.1.6 The policies in the AVDLP ceased to have effect unless saved by a Direction from the Secretary of State. The Saved Policies that are relevant to landscape and visual matters are GPs 35, 38, 39 & 40: & RAs 2, 8, 13 & 14.
**Emerging Local Plan**

*Vale of Aylesbury Local Plan (VALP) – 2013 - 2033*

2.1.7 The VALP has now been submitted for examination, when adopted the VALP will direct growth up until 2033. There are a number of supporting evidence-based documents that consider relevant landscape and visual matters.

*Areas of Attractive Landscape*

2.1.8 The policies map (AVDC Draft Local Plan – 2016) defines Areas of Attractive Landscape (AALs) and Local Landscape Areas (LLAs) which have particular landscape features and qualities considered appropriate for particular conservation and enhancement opportunities. Of the two categories, the Areas of Attractive Landscape have the greater significance. Development in AALs and LLAs should have particular regard to the character identified in the report ‘Defining the special qualities of local landscape designations in Aylesbury Vale District’ (Final Report, 2016) and Aylesbury Vale Landscape Character Assessment (2008). Development that adversely affects this character will not be permitted unless appropriate mitigation can be secured. Where permission is granted, the council will require conditions or Section 106 agreements to best ensure the mitigation of any harm caused to the landscape interest.
3. LANDSCAPE CHARACTER

Existing Landscape Character Baseline

3.1.1 Published landscape character assessments relevant to the assessed Sites have been reviewed and their extents illustrated on Figures 2: Landscape Character Areas at Appendix A. These assessments comprise:

- **National Character Areas (NCA)**
  - 88: Bedfordshire and Cambridgeshire Claylands
  - 90 Bedfordshire Greensand Ridge

- **Regional Landscape Character Zones (LCZ):**
  - Z2: Clayland villages
  - Z1: Valley Farmlands

- **District Landscape Character Areas (LCA) and Types (LCT):**
  - 4: Undulating Clay Plateau
    - 4.7: Whaddon Chase
    - 4.8: Horwood Claylands
    - 4.9 Newton Longville – Stoke Hammond Claylands
  - 5: Shallow Valleys
    - 5.2 Ouzel Valley
    - 5.3 Ouzel Valley Lower Slopes

3.1.2 The published assessments provide a hierarchical appraisal of the character of the Sites, their surroundings and the wider region through a recognised process of landscape characterisation.

3.1.3 All three Sites lie within NCA 88 Bedfordshire and Cambridgeshire Claylands, this NCA is a broad, gently undulating, lowland plateau dissected by shallow river valleys. The eastern section of Eaton Leys falls within NCA 90 which is a distinct contrasting narrow and elevated outcrop of Greensand Ridge. However, due to the scale of the NCA there are often subtle differences between and within individual landscape character areas that can give rise to variations in both actual and perceived quality, condition, value and susceptibility to change.

3.1.4 Furthermore, boundaries between character areas do not always follow recognised features within the landscape such as rivers, settlement edges or field boundaries. In these cases, the boundaries between character areas should be treated as transitions where there is a gradual change in character as is often the case with landscapes at the national and regional level.

3.1.5 At a regional level Shenley Park and Salden Chase are located within Z2 Clayland Villages with Eaton Leys located within Z1 Valley Farmlands. However, the landscape character is considered in a finer grain of detail at a district level within the Aylesbury Vale Landscape Character Assessment.

3.1.6 The following section should be read in conjunction with Figure 3: Topography at Appendix A.
Eaton Leys

3.1.7 The Site is located within the Shallow Valleys LCA 05 which is roughly subdivided into two parcels, Ouzel Valley LCT covers the western part and the Ouzel Valley Lower Slopes LCT covering the eastern part of the Site. The LCT’s are characterised by gently sloping valley sides with large arable fields which fall towards the River Ouzel and Grand Union Canal to the west. The landscape within the Site historically consists of pre C18th ‘Irregular’ Enclosure with the Site and wider landscape to the south east designated as an Area of Attractive Landscape (AAL). This is a locally defined area, whilst not extensive enough or of such outstanding natural beauty as to merit national recognition is still of sufficient county-wide value as to justify being designated, which carries the same planning restrictions on development as apply to the Chilterns AONB in the county structure plan.

3.1.8 The Site itself, is formed by irregular shaped arable fields which are bound by mature hedgerows with occasional trees, the Site gently falls from east to west from the A4146 to Waterhall Park, within which lies the River Ouzel and Grand Union Canal, beyond which lies the current settlement edge of Milton Keynes. The A4146 runs on a south west – north east axis and defines the south eastern and eastern Site boundary. Eaton Leys Farm lies within the north western corner of the Site and represents the only built form currently within the Site. To the north lies a proposed Milton Keynes housing allocation (MKC reference - Eaton Leys), this will establish an increased degree of built form within the locality which at present is absent. The existing green edge of Waterhall Park, to the west, and MK housing allocation, to the north, result in the Site being partial contained from the wider landscape.

3.1.9 The land falls gently east to west, from around 75m AOD to the eastern edge of the Site, to the River Ouzel, at approximately 69m AOD. The vegetation within the Site is formed of arable fields bound by heavily managed hedgerows with occasional trees. Woodland lies along the western Site boundary, within Waterhall Park and associated with the River Ouzel, along with a small triangular block of woodland known as Galleylane Spinney to the south of the Site – these are the most notable landscape features.

3.1.10 A number of PRoW run through the Site; Footpath GBR/2/1 runs south of Eaton Leys Farm, on a south east axis, across the centre of the site, through arable fields to cross the A4146 at the south eastern Site boundary; Bridleway GBR/1/2 runs east along field boundaries, north of Eaton Leys Farm, to the A4146 beyond which it continues east wards towards Little Brickhill. Further footpath GBR/1A/1 runs across the northern fields of the Site and provide connection to the Milton Keynes housing allocation and Watling Street further to the north.

3.1.11 The published landscape character assessments consider the condition of the landscape within Ouzel Valley LCT to be Very Good due to the coherent pattern of elements and valley bottom being well defined by the river and canal with the wider landscape pattern providing uniformity. Sensitivity is considered to be Low due to the limited visibility as a result of the mature tree cover in the valley bottom. The condition of the landscape within the Ouzel Valley Lower Slopes LCT is considered to Moderate as a result of the arable intensification in the north with the sensitivity considered to be Moderate due to the open and elevated landform providing long distance views over the Ouzel Valley and the urban edge of Milton Keynes.
3.1.12 The Site itself, is considered to reflect the Ouzel Valley LCT character, with arable fields bound by intact field hedgerows upon relatively flat low-lying landform. The coherent pattern of landscape features provides the Site with a strong character, which also forms the immediate setting of the distinctive Grand Union Canal and River Ouzel corridor. At present the landscape is influenced by the arable landscape of the Ouzel Valley with adjacent Waterhall Park, containing the River Ouzel and Grand Union Canal, forming a robust green buffer between the settlement edge of Milton Keynes to the west and the wider countryside of the Ouzel Valley to the east and south.

3.1.13 The Site is located within Brickhills Area of Attractive Landscape (AAL) local landscape designation. The Site is located to the western extent of this landscape designation and provides connectivity and continuity between the lower lying landform of the Ouzel Valley and the higher ground of the Greensand Ridge. Due to this the landscape is considered of county-wide value, therefore the value of the Sites landscape is considered to be High. The susceptibility of the landscape to accept development is considered to be Medium due to the partial containment of the Site as a result of the mature tree cover in the valley bottom and the MK housing allocation. Overall the Easton Leys is considered to have a High sensitivity to development.

**Salden Chase Extension**

3.1.14 The Site is located mainly within Horwood Claylands LCT with a small part to the north located within Whaddon Chase LCT and the eastern extent of the southern parcel of the Site located within Newton Longville – Stoke Hammond Claylands LCT. The key characteristics of these three LCT’s is the undulating landform with irregular shaped arable fields, historically consisting of Parliamentary Enclosure. The land to the immediate north east of the Site, to the opposite side of Whaddon Road, is allocated within AVDC VALP as housing development - NLV001 Salden Chase, this will result in an extension of the existing settlement edge to the north east boundary of this Site.

3.1.15 The Site consists of small, medium scale irregular arable fields bound by mature hedgerows and is split into three distinct parcels; a thin triangular shaped northern parcel, bound by Broadway Wood and Thrift Wood to the north west and water course to the south east. South of this, a broadly rectangular shaped central parcel, with the south eastern boundary defined by a restricted byway and national cycle route. Beyond this a further thin triangular shaped southern parcel is bound by a disused railway line. Whaddon Road defines the north eastern boundaries and mature hedgerow and trees defined the south western boundaries of all parcels.

3.1.16 The landform within the northern and central parcels is formed by a shallow valley around a watercourse, which is bound by mature trees and forms the most distinct feature within an otherwise typical arable landscape. The land falls from a high point of 115m AOD to the western corner of the northern parcel and a localised ridge of 120m AOD to the south eastern boundary of the central parcel to a low point at the northern corner of the Site of approximately 104m AOD. The southern parcel falls from the localised ridge line of 120m AOD at the north western boundary to a low point of 104m AOD at the eastern corner where Whaddon Road crosses a disused railway line. The section of the byway/national cycle route that runs between the central and...
southern parcels is bound by mature hedgerow and trees to both sides, which runs along the ridgeline and is the most prominent feature on Site.

3.1.17 There are two long distance routes (LDR) illustrated on the OS map, Swan’s Way and Midshires Way, however, following an internet search it has been established that Swan's Way runs through Broadway Wood to the north west of the Site and along the south western boundary of the northern parcel before heading south west away from the Site. Also, Midshires Way runs adjacent to the Milton Keynes settlement edge to the north, before heading through Whaddon and out to the wider landscape to the west. An existing Public Bridleway WHA/16/2 runs through the northern parcel of the Site, along the alignment of Swan’s Way and Midshires Way as illustrated on the OS map, heading south, diagonally through the parcel, from Bottledump roundabout in the north to the southern corner of the Site before continuing out into the wider landscape to the south.

3.1.18 The published landscape character assessments consider the condition of the landscape within Horwood Claylands LCT to be Good, with few detractors and the functional integrity remaining coherent, sensitivity is considered to be Medium due to its moderate sense of place and intermittent visibility as a result of the undulating landform. The condition of the landscape within the Newton Longville – Stoke Hammond Claylands LCT is Moderate as a result of the remaining functional integrity, albeit with the presence of a number of visual detractors, with sensitivity considered to be Low due to the open and weak strength of character with a moderate degree of visibility. The condition of Whaddon Chase LCT is Very Good, the area is particularly noted for the coherent pattern of elements, particularly the relationship of steeper valleys and woodland cover. There are few visual detractors and the visual unity of the area is held together by the inter-relationship of the winding valleys, woodland cover and small irregular shaped field parcels, with the sensitivity considered to be High due to the area being noted as a unique/rare landscape because of the surviving relicts of Whaddon Chase with good associations and sense of continuity.

3.1.19 The landscape character of the Site is largely considered to reflect the LCT’s, with the arable fields bound by intact field hedgerows upon gently undulating rolling landform. However, whereas the northern and central parcels form a shallow inward facing valley containing small to medium arable fields, the landform within the southern parcel falls from a ridgeline to the disused railway, which result in increased visibility from the wider landscape to the south. The agrarian landscape within the Site is intact with a distinct arable character, therefore the value of the landscape is considered to be Medium due to the landscape being of local importance only and typical of the wider surroundings. The susceptibility of the landscape to accept development is considered to be Medium albeit with the southern parcel being more visually open. Overall the landscape is considered to have a Medium sensitivity to development.

Shenley Park

3.1.20 The Site falls wholly within and consists of the south eastern extent of Whaddon Chase LCT, the overall landscape character is one of sloping ground which drains from the A421 ridge toward the Great Ouse catchment. The key characteristic of this LCT is the incised valley with irregular
shaped fields and extensive woodland cover, of note is Whaddon village which is located on local promontory, with the landscape historically consisting of C18th - C19th Parliamentary Enclosure.

3.1.21 There are no designations within the Site however, Whaddon Conservation Area lies in close proximity to the north western corner of the Site. The Site lies adjacent to the existing south western settlement boundary of Milton Keynes, with two Milton Keynes Council allocations (Kingsmead South and Tattenhow Park) currently under construction, adjacent to the eastern Site boundary. A further AVDC VALP allocation - NLV001 Salden Chase lies adjacent to the south east. Shenley Road runs west-east through the centre of the Site, splitting the Site into northern and southern parcels. From along this road there are access points to Bottlehouse Farm and its associated agricultural complex (which lie within the Site) and New Bare House & Newbare Farm Cottage (adjacent to the western boundary), along with further residential development forming the southern extent of Whaddon (adjacent to the north western corner of the Site). Part of the southern boundary is enclosed by a further residential property to the south western corner of the Site, along with the A421.

3.1.22 Landform within the Site is gently undulating with a high point of 128m AOD at Bottlehouse Farm. The northern parcel falls to a low point of around 113m OAD to the northern corner with the southern parcel falling south, to a watercourse, which runs roughly west east through the parcel, at a low point at the south eastern corner of around 104m AOD, where the Site meets the A421. The landform to the west of the Site rises to a local high point at Mill Mound to the west, at 140m AOD.

3.1.23 There is public access into the southern parcel via Footpath WHA/17/1, which runs diagonally across the parcel from Shenley Road adjacent to New Bare House to the woodland adjacent to the eastern boundary. There are a number of PRoW which join or run adjacent to the Site boundary to include the Milton Keynes Boundary Walk LDR, Shenley Brook End BW 006 & 009 which run adjacent to the eastern boundary and North Buckinghamshire Way / Midshires Way LDRs which run adjacent to the northern boundary.

3.1.24 Small irregular shaped arable fields bound by heavily managed hedgerows cover the majority of the Site. The northern parcel boundary is defined by mature vegetation of Briary Plantation, a rectangular shaped parcel of ancient replanted woodland, located along approximately two thirds of the northern boundary. A triangular shaped area of newly planted woodland defines the remaining third, these are subject to tree preservation orders (TPOs) and provide a vegetated edge to the Site. Shenley Road, runs through the centre of the Site and bounds the western edge of the northern parcel, is further defined by a hedgerow with an offset row of mature trees and a small triangular shaped woodland block, which is located halfway along the road within the southern parcel. There is further woodland adjacent to the Site boundaries with an irregular shaped block of mixed woodland (that runs along the south section of the eastern boundary), a roughly diamond shaped mixed woodland (located halfway along the western boundary) and a woodland belt (which runs along the southern boundary and separates the Site from the A421), beyond this Broadway Wood and Thrift Wood form a large woodland block of ancient and ancient replanted woodland.
3.1.25 The published landscape character assessments consider condition of the landscape within Whaddon Chase LCT to be **Very Good**, the area is particularly noted for its coherent pattern of elements, particularly the relationship of steeper valleys and woodland cover. There are few visual detractors and the visual unity of the area is held together by the inter-relationship of the winding valleys, woodland cover and small irregular shaped field parcels. The sensitivity is considered to be **High**, with the area noted as containing a unique/rare landscape because of the surviving relicts of Whaddon Chase with good associations and sense of continuity.

3.1.26 The Site is considered, in part, to reflect the landscape character of the Whaddon Chase LCT, as it contains irregular arable fields bound by intact field hedgerows, however the landform of the Site is gently undulating compared with the heavily wooded incised valleys found in the wider LCT. The landscape of the Site is described within the published assessments as ‘an area of mixed farming containing small field parcels interspersed by blocks of woodland’, this results in the Site having a less distinct character to that of the wider LCT. Therefore, the value of the landscape is considered to be **Low** due to it being typical of the wider arable landscape in the district. The susceptibility of the landscape to accept development is considered to be **Medium** due to the level of containment provided by existing mature vegetation. Overall the landscape is considered to have a **Medium** sensitivity to development.
4. **VISUAL RECEPTORS**

4.1.1 A desk-based appraisal has been carried out to identify visual receptors that: currently share intervisibility with each of the Sites; are of the greatest visual sensitivity to development; represent a degree of parity cross the 3 Sites. An initial 6 viewpoints were considered for each Site, to illustrate the above whilst also representing the landscape character of each Site and their environs. These locations were discussed and agreed with Jonathan Bellars, Principal Urban Designer and Landscape Architect at AVDC. During the fieldwork an additional view was added for Salden Chase, to represent the most elevated / distant views from Newton Longville. These receptors are presented as a series of Viewpoint Photographs at Appendix B, the location of which are shown on the respective Landscape Analysis Plans at Appendix C.

**Eaton Leys**

- Viewpoint 1: View from PRoW GBR/2/1 & residents of MK housing allocation;
- Viewpoint 2: view from PRoW GBR/2/2, A4146 & AAL;
- Viewpoint 3: View from A4146;
- Viewpoint 4: View from PRoW GBR/1A/1;
- Viewpoint 5: View from PRoW GBR/2/1; and
- Viewpoint 6: View from PRoW Little Brickhill FP014 within AAL.

4.1.2 The most significant views of the Site are from within and immediately adjacent to the Site. Public Bridleway GBR/1/2 runs west-east from Mill Farm (Viewpoint 1), north of Easton Leys Farm, to the eastern Site boundary, immediately after Eaton Leys Farm Public Footpath GBR/1A/1 heads north within the Site (Viewpoint 4), after which it heads through the MK Housing allocation adjacent to the northern boundary. These routes provide views over the northern part of the Site. Footpath GBR/2/1 runs diagonally across the Site from south of Eaton Leys Farm (Viewpoint 5) to the south eastern Site boundary where it crosses the A4146 (Viewpoint 2) before looping back to re-join the A4146 further to the north. There are further views possible across the Site from further to the south along the A4146 (Viewpoint 3).

4.1.3 There are potential views from Waterhall Park, located adjacent to the western Site boundary, within this are a number of PRoW, to include the Grand Union Canal LDR. Within the wider landscape there are views from Little Brickhill Conservation Area, Residential properties and users of Footpath Little Brickhill FP 014 to the east (Viewpoint 6), which is located on the high ground of the Greensands Ridge, views from the wider landscape are restricted, as there are limited PRoW within the area.

**Salden Chase Extension**

- Viewpoint 1: View from PRoW WHA/16/2;
- Viewpoint 2: View from Milton Keynes Boundary Walk LDR, Whaddon Road and future residents of Salden Chase;
- Viewpoint 3: View from Whaddon Road and future residents of Salden Chase;
- Viewpoint 4: view PRoW WHA/16/2;
• **Viewpoint 5**: View Restricted Byway & Nation Cycle Route 51;
• **Viewpoint 6**: views of Whaddon Road & Stearthill House; and.
• **Viewpoint 7**: Representative of views from roads, Public Rights of Way and settlement edge within Newton Longville.

4.1.4 The most significant views of the Site are from PRoW within and immediately adjacent to the Site boundary. PRoW - Bridleway WHA/16/2 runs through the northern parcel of the Site on a north south axis (**Viewpoints 1 & 4**). Whaddon Road lies adjacent to the north eastern boundary of the Site, from this higher ground there are views over the wider Site (**Viewpoints 2 & 3**). The central and southern parcel are separated by Public Restricted Byway NLO/20/1 and National Cycle Route 51, this route runs along the localised ridge and is bound on both sides by mature vegetation which heavily filters views over the Site, further to the south west there are views over the western boundary of the central parcel (**Viewpoint 5**).

4.1.5 Within the wider landscape there are glimpsed views from residential properties and users of Whaddon Road to the west (**Viewpoint 6**), beyond which views of the Greensand Ridge can be seen in the distance. Users of PRoW NLO/16/1, residential properties within Newton Longville and Drayton Road (all on higher ground, to the south of the Site) will have views over the southern parcel of the Site (**Viewpoint 7**). Overall it is considered that there are limited views over the northern and central parcels of the Site due to the inward facing shallow valley, with the southern parcel more exposed to views from the wider landscape to the south.

**Shenley Park**

• **Viewpoint 1**: View from Milton Keynes Boundary Walk LDR, Shenley Brook End BW 006 and existing residential edge;
• **Viewpoint 2** View from Milton Keynes Boundary Walk LDR, Shenley Brook End BW 009 and future MK residential edge;
• **Viewpoint 3** Views from A421 and PRoW WHA/16/2;
• **Viewpoint 4** View from PRoW WHA/17/1;
• **Viewpoint 5**: View from Midshires Way and North Buckinghamshire Way LDR/Conservation Area; and
• **Viewpoint 6**: View from Whaddon Nash Valley LLA/Whaddon Conservation Area.

4.1.6 The most significant views of the Site are from immediately adjacent to the Site boundary. The Milton Keynes Boundary Walk runs adjacent to the eastern boundary (**Viewpoints 1 & 2**). There are views across the southern parcel of the Site and out to the wider landscape beyond from Public Footpath WHA/17/1 (**Viewpoint 4**). Further filtered / glimpsed views are possible over the Site from the A421 adjacent to the southern boundary (**Viewpoint 3**).

4.1.7 Shenley Road runs through the centre of the Site from which there are, for the majority, uninterrupted views over the southern parcel and out to the wider landscape beyond, and filtered views over the northern parcel of the Site through roadside vegetation. Filtered views towards the Site are also possible from Public Footpath WHA/14/1, WHA/14/2 and Bridleway WHA/13/1 located to the west of the Site, with further glimpsed views from the edge of Whaddon Conservation Area and North Buckinghamshire Way / Midshires Way LDRs at the north western corner (**Viewpoint 5**).
4.1.8 Within the wider landscape, views from the north from Public Footpath WHA/6/2, to the immediate south of Whaddon Hall are heavily screened by the intervening mature vegetation along the northern Site boundary. There is the potential for the future residents of the adjacent allocations to have views over the Site. Overall views of the Site are largely limited to those within the Site and from the immediately adjacent landscape, with ancient and replanted woodland enclosing the Site well from the north, south and much of the west – the existing settlement edge of MK enclosing the Site to the north east and future development on Kingsmead South and Tattenhoe Park directly to the east. Visibility across the southern parcel of the Site is greater than that across the northern parcel.
5. CAPACITY COMPARISON

5.1.1 The landscape attributes within each Site and in their immediate landscape present a range of constraints and opportunities to development. The extent of landscape features (e.g. topography, existing vegetation, built form and infrastructure), along with the value and sensitivity of the landscape, combine to define the capacity of each Site to accommodate development. This capacity varies across any one of the Sites, with parts of each Site considered to have a greater capacity to accommodate development than elsewhere on the same Site.

Policy Compliance

5.1.2 The existing AVDC planning policy, contained within a number of documents, set out policies outlining the principles for development.

5.1.3 The emerging VALP sets out policies that require development proposals to respect and complement the scale, context and setting of the Site and minimise the impact on the wider landscape character and visual amenity. They set out to ensure that proposals consider published landscape character assessment and designations, and do not give rise to significant adverse impacts.

5.1.4 Development to any of these three Sites should retain and enhance, wherever possible, all landscape features of value with potential enhancement through additional structural landscape planting, ensuring any adverse effects on landscape character and visual amenity are minimised and mitigated.

5.1.5 All features on each Site could be retained as part of development (aside from minor loses to provide access) and integrated into a site-wide green infrastructure strategy for each Site, so there would be no difference between each Site in this regard.

5.1.6 Shenley Park and Salden Chase have Ancient Replanted Woodland immediately adjacent to some of their boundaries and Eaton Leys lies adjacent to the wildlife corridor of Watermill Park. Development on any of these sites could provide a buffer along each of these features to ensure there was no significant impact / effect from development, so there would be no difference between each Site in this regard.

5.1.7 With regard to visual impact and influence on surrounding landscape character, each of the Sites a varying capacity to accommodate a scale of development commensurate with that on the existing edge of MK, with varying scope to incorporate green infrastructure buffers to soften the edges of the development and to minimise effects on landscape and visual receptors. These variations are considered further below.

Potential Capacity for Development of Each Site

5.1.8 The potential development extent within the Sites has been guided by policy, published landscape character assessments and existing constraints. The requirement under consideration is the capacity of any one of the Sites to deliver 1000 dwellings at an assumed density of 35 dwellings per hectare (dph) (assumed for assessment purposes only) – this
requires consideration of an area of land required approximately 28.5ha within each Site. When considering the capacity each site has to receive development the main design consideration is identifying the most appropriate location for development that will minimise adverse effects arising from the development on the immediate and wider landscape character and visual amenity.

**Eaton Leys**

5.1.9 **Constraints:** The Site is located within Brickhill AAL, which is considered a highly valued and coherent landscape, with strong indicators of value, many of these relate to the very strong significant landscape roles, such as recreational function, distinctiveness and its associations with the wider Greensand Ridge. The designation also carries the same planning restrictions on development as apply to the Chilterns AQONB. The western edge is located within the River Ouzel floodplain and there are a number of existing PRoW that cross the Site. The Site is defined by large arable fields bound by mature hedgerow and hedgerow trees located on relatively flat landform, this provides a sense of openness which is the defining feature of the wider landscape to the east and south. This openness allows for both a landscape and visual connection with the wider AAL, especially the higher ground of Greensands Ridge to the east.

5.1.10 **Opportunities:** The MK housing allocation adjacent to the northern boundary will introduce a linear built element within the immediate landscape to the north which is dissociated from the wider urban settlement of Milton Keynes that lies beyond the river Ouzel to the immediate west. Development on the MK housing allocation will change the surrounding landscape setting, including that of the Site, by extending the urban influence into the open countryside.

5.1.11 **Development Potential:** The existing PRoW and landscape features would need to be set within green corridors through the development, with additional landscape features that complement the character of the wider landscape and provide mitigation to views. Development should be located away from the western edge of the Site, outside of the floodplain. The visually sensitive south eastern boundary (open to the wider AAL) would require a green buffer to include woodland planting to soften the edge of the development – removing the Site from its contribution to the openness of the AAL. There is limited scope to replicate the existing robust green infrastructure along Watermill Park that currently softens the existing settlement edge.

**Salden Chase Extension**

5.1.12 **Constraints:** the northern parcel is a thin linear site which would require a buffer to the ancient woodland to the north and the watercourse to the south, therefore development would be limited to the western extent of this parcel – which would be significantly detached from the existing settlement pattern of MK. The southern parcel lies on an area of exposed sloping landform which is visible from the wider landscape, overall development on this parcel would also be detached from the existing settlement pattern of MK.

5.1.13 **Opportunities:** The northern and central parcels form a shallow enclosed valley which provides existing screening to the wider landscape. There is potential to develop the central parcel, only if the adjacent Salden Chase allocation has been completed, largely respecting the future
allocated settlement pattern of MK. There are limited landscape features within the Site and anything present can be incorporated into the green infrastructure strategy for the development.

5.1.14 **Development Potential:** The allocation of Salden Chase to the north east brings the settlement edge to the immediate Site boundary. Development should therefore form an extension of this allocation with development located within the central parcel. Within this area the western boundary is the most visually sensitive and therefore mitigation measures will be required to reduce any adverse effects.

**Shenley Park**

5.1.15 **Constraints:** Whaddon Conservation Area (CA) lies adjacent to the north western corner of the Site, with identified vistas taking in the northern part of the Site (viewpoint 5 & 6). An area of ancient woodland is located adjacent to the northern boundary with further woodland/tree belts to the eastern and southern boundary of the northern parcel. The landform within the southern parcel slopes from Shenley Road at the north, to the A421 to the south, from here there are views to and from the wider landscape, the watercourse within this parcel which would require a landscape buffer.

5.1.16 **Opportunities:** The northern parcel is relatively enclosed by existing landform and vegetation from the surrounding landscape, this limits views to the immediate landscape. Development of adjacent land within Milton Keynes would bring the development edge up to the eastern Site boundary.

5.1.17 **Development Potential:** Development should be located within the eastern part of the northern parcel, away from Whaddon Conservation Area at the north western corner of the Site. Development in this area would relate most to the existing and allocated settlement edge of MK, with the mature and establishing woodland along the northern boundary providing a substantial degree of enclosure along this edge, minimising any influence on the Conservation Area. Any development within the southern parcel would be highly visible form the surrounding receptors. A further 20m buffer zone would be required to the mature woodland to the Site boundaries, this would protect these mature features and provide a green framework in which development could be located.

**Potential for Mitigation Measures**

5.1.18 As noted within the Aylesbury Vale Landscape Character Assessment the existing landform and woodland / vegetation to the Site boundaries are a key feature. The Sites are located within the countryside to the edge of Milton Keynes, for the majority the Site boundaries are defined by vegetation or roads or a combination of both.

**Eaton Leys**

5.1.19 There are limited landscape features within this Site. If the Site were to be developed, existing features should be retained where possible and integrated within a site wide GI framework, to include the River Ouzel floodplain to the west with green corridors running through the Site based around the alignment of existing PRoW. These areas should include additional structural
landscape planting to soften views of development and reflect wider landscape character. A landscape buffer should be established to the south eastern boundary along the A4146, this would provide a strong edge to the extended settlement, one that reflects the existing landscape treatment further to the south west, and would soften views from of the potential development from the wider landscape, to include the elevated views from the Greensand Ridge.

**Salden Chase Extension**

5.1.20 If this Site were to be developed, where possible all existing mature features within the central parcel should be retained and integrated into a Site wide GI framework, with existing features retained along the boundary of development and strengthened to minimise any adverse effects on local landscape character and visual amenity. For the central parcel, the western boundary is the most visually sensitive, with views over the Site possible from elevated landform in the wider landscape to the west, therefore development needs to be set back from the western boundary, beyond a landscape buffer, this should include tree and woodland planting to soften views of the development edge. Further additional planting to the southern boundary would screen any views of development from Newton Longville and the wider landscape.

**Shenley Park**

5.1.21 Development should retain where possible the existing mature framework of hedgerows, tree belts, and protect the woodland to the Site boundaries, this should be strengthened with additional planting and establishment of a woodland belt to the southern boundary of the northern parcel, which would help maintain and strengthen the landscape character and mitigate any views of development from the wider landscape. Where possible, within the western part of the northern parcel, tree planting and woodland creation would reinforce the local landscape character and soften views of the potential development edge in views from Whaddon Conservation Area.

**Capacity Comparison Between Sites**

5.1.22 The potential development extent within the Sites has been guided by policy, published landscape character assessments and existing constraints noted on site. All three Sites have the capacity to accommodate 1000 dwellings at 35 dph. Therefore, consideration is given to how the Sites contribute to the wider landscape character and visual amenity.

**Eaton Leys**

5.1.23 The Site is located within an AAL, the landscape designation is to safe guard the special qualities of the landscape and covers an area from the River Ouzel to the west, extending over the Site, to the wider elevated landform of the Greensands Ridge to the east. Although the Site itself does not contain any rare or distinct features, it consists of the lower slopes of the wider Ouzel valley and forms an import connection between the river corridor and the Greensands Ridge. The MK housing allocation adjacent to the northern boundary of the Site will change the immediate landscape character and is likely to impose upon the connection between the river and the wider
landscape, however, this is not considered likely to reduce the value of the Site as it would continue to provide a connection between the river and upper valley landscape.

**Salden Chase Extension**

5.1.24 The Site is located within the wider countryside away from the existing settlement edge, however, the Salden Chase allocation to the immediate north east, will bring the settlement edge to the immediate north east boundary of the Site. The shallow valley within the northern and central parcels is, for the most part, visibly screened from the wider landscape. However, development within the northern parcel is heavily constrained by the adjacent ancient replanted woodland and water course, which bound the northern and southern boundaries. Therefore, any development within this parcel would be located within the western extent and isolated from the wider Site, separating development from the planned settlement pattern of MK. A localised ridge divides the central and southern parcels, with the latter highly visible from the wider landscape to the south, development within the southern parcel would be seen in isolation and disconnected from the wider Site. Therefore, if this Site is to be allocated, development should be located within the central parcel and should associate well with the future settlement edge of the Salden Chase allocation. Any further development of the Site would present an unacceptable extension of development into the wider countryside.

**Shenley Park**

5.1.25 The Site is located on land to the immediate west of Milton Keynes, with existing allocations, currently under construction, extending development up to the entire eastern boundary. Within this Site there is the potential to locate development to the eastern part of the northern parcel with existing mature tree belts and woodland planting heavily screening views. Development within the western part of the northern parcel would be seen as extending the development edge to within close proximity of Whaddon Conservation Area, to include Whaddon Hall. Development within the southern parcel would represent an unacceptable extension of development into the countryside and visible from the wider landscape.
6. CONCLUSION

6.1.1 This LVCCA has considered: planning policy relevant to landscape and visual amenity; the content and recommendations of published landscape character assessments; the existing features and character of the Site; and, views toward the Site and potential development (including those of new residents from allocated sites).

6.1.2 In consideration of the above, the LVCCA has identified Constraints and Opportunities for the three potential Sites and evaluated the sensitivities and capacities arising from the potential development of up to 1000 dwellings at 35 dph. The LVCCA then goes on to outline a series of mitigation measures that would increase the capacity of a Site to accommodate development, ensuring it is assimilated into the landscape and minimises its impact on surrounding views.

6.1.3 The three Sites have been compared to consider which has the greatest capacity for development as noted above.

6.1.4 The Eaton Leys Site is considered to be the least suitable, this is due to it being located within an area designated as and contributing to an Area of Attractive Landscape. The Site provides visual links from the River Ousel and surrounding Waterhall Park, out to the Greensand Ridge to the east. Development of the Site would extend the settlement beyond the existing strong, green infrastructure corridor that currently softens the edge of Milton Keynes. This Site is considered to have a lower capacity to accommodate development than the other two Sites.

6.1.5 The Salden Chase Extension Site is considered to have the capacity to accommodate development on the north east side of its central parcel, however, development would uncharacteristically extend the settlement edge out into the wider countryside. The southern parcel contributes to landscape character and views from the wider landscape to the south east. The northern parcel is constrained by the adjacent existing watercourse and ancient replanted woodland, which would result in a degree of separation from the central parcel and existing settlement pattern.

6.1.6 The Shenley Park Site is considered to be the most suitable, with the greatest capacity to accommodate the allocation proposed. The Site is well enclosed by the existing / emerging settlement edge and surrounding woodland. The southern parcel is more exposed to the surrounding landscape but allocation of the north eastern corner of the northern parcel has the greatest potential to reflect the existing / emerging settlement pattern and has the greatest opportunity to minimise the impact / effect on the surrounding landscape and visual amenity.

6.1.7 Assuming the mitigation measures of this LVCCA are adopted in the design of any potential development and integrated into a Site wide green infrastructure strategy, it is considered that Shenley Park would provide the most suitable location for the required future housing allocation.
APPENDICES

APPENDIX A – BASELINE FIGURES

APPENDIX B – VIEWPOINT PHOTOGRAPHS

APPENDIX C – LANDSCAPE AND VISUAL ANALYSIS PLANS
A. BASELINE FIGURES
AYLESBURY VALE DISTRICT COUNCIL (AVDC)

LANDSCAPE & VISUAL CAPACITY COMPARISON ASSESSMENT

FIGURE 1: SITE LOCATIONS

Milton Keynes

Eaton Leys

Salden Chase

Shenley Park

Aylesbury Vale

Metres

400 1000 2000

BMD.19.016.LVCCA.FIG.01
B. VIEWPOINT PHOTOGRAPHS
EATON LEYS - VIEWPOINT 1: VIEWS FROM PROW BRIDLEWAY GBR/1/2 & RESIDENTS OF MK HOUSING ALLOCATION

<table>
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<th>Fixed 50mm (equivalent focal length)</th>
<th>Camera Height Above AOD:</th>
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<td>11.04.2019.11.35</td>
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FOR VIEWPOINT LOCATIONS REFER TO APPENDIX C - EATON LEYS LANDSCAPE AND VISUAL ANALYSIS
EATON LEYS - VIEWPOINT 2: VIEWS FROM PROW GBR/2, A4146 & AAL

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<td>Walkers, road users &amp; AAL</td>
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<td>Date and Time:</td>
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FOR VIEWPOINT LOCATIONS REFER TO APPENDIX C - EATON LEYS LANDSCAPE AND VISUAL ANALYSIS
EATON LEYS - VIEWPOINT 3: VIEWS FROM THE A4146

| Distance from the site boundary: | 275M |
| OS Grid Reference: | E: 488423, N: 231835 |
| Direction of View: | North East |
| Camera Make and Model: | NIKON D3300 |

| Lens: | Fixed 50mm (equivalent focal length) |
| Horizontal Field of View: | 72° |
| AOD: | +68m |
| Date and Time: | 11.04.2019 11.48 |

Camera Height Above AOD: 1.6m
Weather Conditions: Overcast
Receptors Represented: Road users

FOR VIEWPOINT LOCATIONS REFER TO APPENDIX C - EATON LEYS LANDSCAPE AND VISUAL ANALYSIS

Existing winter baseline views (Extended Panorama)

Winter view at recommended viewing distance of 300mm at A3

Distance from the site boundary: 275M
OS Grid Reference: E: 488423, N: 231835
Direction of View: North East
Camera Make and Model: NIKON D3300
Lens: Fixed 50mm (equivalent focal length)
Horizontal Field of View: 72°
AOD: +68m
Date and Time: 11.04.2019 11.48
Camera Height Above AOD: 1.6m
Weather Conditions: Overcast
Receptors Represented: Road users

FOR VIEWPOINT LOCATIONS REFER TO APPENDIX C - EATON LEYS LANDSCAPE AND VISUAL ANALYSIS
Winter view at recommended viewing distance of 300mm at A3
Existing winter baseline views (Extended Panorama)

EATON LEYS - VIEWPOINT 4: VIEW FROM PROW BRIDLEWAY GBR/1A/1

Distance from the site boundary: Within
OS Grid Reference: E: 488598, N: 232907
Direction of View: North East
Camera Make and Model: NIKON D3300

Lens: Fixed 50mm (equivalent focal length)
Horizontal Field of View: 72°
AOD: +70m
Date and Time: 11.04.2019.14.50

Camera Height Above AOD: 1.6m
Weather Conditions: Overcast
Receptors Represented: Walkers and Future Residents of Settlement Edge

FOR VIEWPOINT LOCATIONS REFER TO APPENDIX C - EATON LEYS LANDSCAPE AND VISUAL ANALYSIS

DATE: APRIL 19
DRAWN BY: MF
CHECKED: RW

BRADLEY MURPHY DESIGN LTD, 6 The Courtyard, Hatton Technology Park, Dark Lane, Hatton, Warwickshire, CV35 8XB | info@bradleymurphydesign.co.uk | www.bradleymurphydesign.co.uk | 01926 676496

PROJECT: LANDSCAPE & VISUAL CAPACITY COMPARISON ASSESSMENT
CLIENT: AYLESBURY VALE DISTRICT COUNCIL
VIEWPOINT PHOTOGRAPHS
EATON LEYS - VIEWPOINT 5: VIEWS FROM PROW GBR/2/1

Distance from the site boundary: Within
OS Grid Reference: E: 488460, N: 232770
Direction of View: South East
Camera Make and Model: NIKON D3300

Lens: Fixed 50mm (equivalent focal length)
Horizontal Field of View: 72°
AOD: +70m
Date and Time: 11.04.2019 15.00

Camera Height Above AOD: 1.6m
Weather Conditions: Overcast
Receptors Represented: Walkers

FOR VIEWPOINT LOCATIONS REFER TO APPENDIX C - EATON LEYS LANDSCAPE AND VISUAL ANALYSIS
EATON LEYS - VIEWPOINT 6: VIEWS FROM PROW LITTLE BRICKHILL FP 014 WITHIN AAL

Distance from the site boundary: 1.37KM
OS Grid Reference: E: 490565, N: 232365
Direction of View: West
Camera Make and Model: NIKON D3300

Lens: Fixed 50mm (equivalent focal length)
Horizontal Field of View: 72°
AOD: +122M
Date and Time: 11.04.2019 11.03

Camera Height Above AOD: 1.6m
Weather Conditions: Overcast
Receptors Represented: Conservation Area, Walkers and Residents

FOR VIEWPOINT LOCATIONS REFER TO APPENDIX C - EATON LEYS LANDSCAPE AND VISUAL ANALYSIS
Winter view at recommended viewing distance of 300mm at A3

Existing winter baseline views (Extended Panorama)

Winter view at recommended viewing distance of 300mm at A3

SALDEN CHASE EXTENSION - VIEWPOINT 1: VIEW FROM PROW WHA/16/2

Distance from the site boundary: Within
OS Grid Reference: E: 481986, N: 232397
Direction of View: South East
Camera Make and Model: NIKON D3300

Lens: Fixed 50mm (equivalent focal length)
Horizontal Field of View: 72°
AOD: +107m
Date and Time: 11.04.2019, 12.36

Camera Height Above AOD: 1.6m
Weather Conditions: Overcast
Receptors Represented: Walkers

FOR VIEWPOINT LOCATIONS REFER TO APPENDIX C - SALDEN CHASE - LANDSCAPE AND VISUAL ANALYSIS
SALDEN CHASE EXTENSION - VIEWPOINT 2: VIEW FROM MILTON KEYNES BOUNDARY WALK LDR, WHADDON ROAD AND FUTURE RESIDENTS OF SALDEN

Distance from the site boundary: 50mm (equivalent focal length)
Camera Height Above AOD: 1.6m
Weather Conditions: Overcast
Receptors Represented: Walkers, road users and residents

E: 482837, N: 232242
Horizontal Field of View: 72°
AOD: +120m
Date and Time: 11.04.2019, 10.31

FOR VIEWPOINT LOCATIONS REFER TO APPENDIX C - SALDEN CHASE - LANDSCAPE AND VISUAL ANALYSIS
Winter view at recommended viewing distance of 300mm at A3

Existing winter baseline views (Extended Panorama)

0° (50 mm) 20° (50mm) -20° (50mm)

DATE: APR 19
DRAWN BY: MF
CHECKED: RW

PROJECT: LANDSCAPE & VISUAL CAPACITY COMPARISON ASSESSMENT
CLIENT: AYLESBURY VALE DISTRICT COUNCIL
VIEWPOINT PHOTOGRAPHS

SALDEN CHASE EXTENSION - VIEWPOINT 3: VIEWS OF USERS OF WHADDON ROAD AND FUTURE RESIDENTS OF SALDEN CHASE

Distance from the site boundary: Site Boundary: Lens: Fixed 50mm (equivalent focal length) Camera Height Above AOD: 1.6m
OS Grid Reference: E: 482842, N: 232239 Horizontal Field of View: 72° Weather Conditions: Overcast
Direction of View: South west AOD: +118m Receptors Represented: Road users / future residents
Camera Make and Model: NIKON D3300 Date and Time: 11.04.2019, 10.28

FOR VIEWPOINT LOCATIONS REFER TO APPENDIX C - SALDEN CHASE - LANDSCAPE AND VISUAL ANALYSIS

WHADDON ROAD

SITE EXTENT
Existing winter baseline views (Extended Panorama)

Winter view at recommended viewing distance of 300mm at A3

Existing winter baseline views (Extended Panorama)

FOR VIEWPOINT LOCATIONS REFER TO APPENDIX C - SALDEN CHASE - LANDSCAPE AND VISUAL ANALYSIS

SALDEN CHASE EXTENSION - VIEWPOINT 4: VIEW FROM PROW WHA/16/2

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FOR VIEWPOINT LOCATIONS REFER TO APPENDIX C - SALDEN CHASE - LANDSCAPE AND VISUAL ANALYSIS

DATE: APR 19
DRAWN BY: MF
CHECKED: RW
Winter view at recommended viewing distance of 300mm at A3

Existing winter baseline views (Extended Panorama)

Winter view at recommended viewing distance of 300mm at A3

SALDEN CHASE EXTENSION - VIEWPOINT 5: VIEW FROM RESTRICTED BYWAY & NATIONAL CYCLE ROUTE 51

Distance from the site boundary: Site Boundary
OS Grid Reference: E: 482444, N: 231505
Direction of View: North East
Camera Make and Model: NIKON D3300

Lens: Fixed 50mm (equivalent focal length)
Horizontal Field of View: 72°
AOD: +116m
Date and Time: 11.04.2019, 12.13

Camera Height Above AOD: 1.6m
Weather Conditions: Overcast
Receptors Represented: Walkers and cyclists

FOR VIEWPOINT LOCATIONS REFER TO APPENDIX C - SALDEN CHASE - LANDSCAPE AND VISUAL ANALYSIS
Winter view at recommended viewing distance of 300mm at A3

Existing winter baseline views (Extended Panorama)

SALDEN CHASE EXTENSION - VIEWPOINT 6: VIEW FROM WHADDON ROAD & STEARTHILL HOUSE

- Distance from the site boundary: 665m
- Lens: Fixed 50mm (equivalent focal length)
- Camera Height Above AOD: 1.6m
- OS Grid Reference: E: 480836, N: 231723
- Horizontal Field of View: 72°
- Weather Conditions: Overcast
- Direction of View: East
- AOD: +137m
- Receptors Represented: Walkers and Residents
- Date and Time: 11.04.2019, 14.01

FOR VIEWPOINT LOCATIONS REFER TO APPENDIX C - SALDEN CHASE - LANDSCAPE AND VISUAL ANALYSIS
SALDEN CHASE EXTENSION - VIEWPOINT 7: REPRESENTATIVE OF VIEWS FROM ROADS, PUBLIC RIGHTS OF WAY AND SETTLEMENT EDGE WITHIN NEWTON LONGVILLE

Distance from the site boundary: 1.89km
Lens: Fixed 50mm (equivalent focal length)
Camera Height Above AOD: 1.6m
OS Grid Reference: E: 404562, N: 320409
Horizontal Field of View: 72°
Weather Conditions: Overcast
Direction of View: North West
AOD: +123m
Receptors Represented: Walkers, residents and road users
Camera Make and Model: NIKON D3300
Date and Time: 11.04.2019, 16.15

FOR VIEWPOINT LOCATIONS REFER TO APPENDIX C - SALDEN CHASE - LANDSCAPE AND VISUAL ANALYSIS
SHENLEY PARK - VIEWPOINT 1: VIEWS FROM MILTON KEYNES BOUNDARY WALK LDR, SHENLEY BROOK END BW 006 AND EXISTING RESIDENTIAL EDGE

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<td>Walkers &amp; Residents of Existing Settlement Edge</td>
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SHENLEY PARK - VIEWPOINT 2: VIEWS FROM MILTON KEYNES BOUNDARY WALK LDR, SHENLEY BROOK END BW 009 AND FUTURE MK RESIDENTIAL EDGE

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SHENLEY PARK - VIEWPOINT 3: VIEWS FROM A421 AND PROW WHA/16/2

| Distance from the site boundary: | 10m | Lens: | Fixed 50mm (equivalent focal length) | Camera Height Above AOD: | 1.6m |
| OS Grid Reference: | E: 482051, N: 232650 | Horizontal Field of View: | 72° | Weather Conditions: | Overcast |
| Direction of View: | North | AOD: | +110m | Receptors Represented: | Walkers & road users |
| Camera Make and Model: | NIKON D3300 | Date and Time: | 11.04.2019, 12.53 | |

FOR VIEWPOINT LOCATIONS REFER TO APPENDIX C - SHENLEY PARK - LANDSCAPE AND VISUAL ANALYSIS PLAN
SHENLEY PARK - VIEWPOINT 4: VIEW FROM PROW WHA /17/1

Distance from the site boundary: Onsite
OS Grid Reference: E: 481649, N: 233284
Direction of View: South East
Camera Make and Model: NIKON D3300

Lens: Fixed 50mm (equivalent focal length)
Horizontal Field of View: 72°
AOD: +126m
Date and Time: 11.04.2019, 13.34

Camera Height Above AOD: 1.6m
Weather Conditions: Overcast
Receptors Represented: Walkers

FOR VIEWPOINT LOCATIONS REFER TO APPENDIX C - SHENLEY PARK - LANDSCAPE AND VISUAL ANALYSIS PLAN
### SHENLEY PARK - VIEWPOINT 5: VIEW FROM MIDSHIRES WAY AND NORTH BUCKINGHAMSHIRE WAY LDR

<table>
<thead>
<tr>
<th>Distance from the site boundary:</th>
<th>Onsite</th>
<th>Lens:</th>
<th>Fixed 50mm (equivalent focal length)</th>
<th>Camera Height Above AOD:</th>
</tr>
</thead>
<tbody>
<tr>
<td>OS Grid Reference:</td>
<td>E: 481031, N: 233936</td>
<td>Horizontal Field of View:</td>
<td>72°</td>
<td>1.6m</td>
</tr>
<tr>
<td>Direction of View:</td>
<td>South East</td>
<td>AOD:</td>
<td>+103m</td>
<td>Weather Conditions: Overcast</td>
</tr>
</tbody>
</table>

FOR VIEWPOINT LOCATIONS REFER TO APPENDIX C - SHENLEY PARK - LANDSCAPE AND VISUAL ANALYSIS PLAN

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**Baseline views (Extended Panorama)**

**0° (50 mm) 20° (50mm) -20° (50mm)**

**VIEW FROM MIDSHIRES WAY AND NORTH BUCKINGHAMSHIRE WAY LDR**

**Distance from the site boundary:** Onsite

**Lens:** Fixed 50mm (equivalent focal length)

**Camera Height Above AOD:** 1.6m

**OS Grid Reference:** E: 481031, N: 233936

**Horizontal Field of View:** 72°

**Direction of View:** South East

**AOD:** +103m

**Date and Time:** 11.04.2019, 13:26

**Receptors Represented:** Walkers and Residents

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**View at recommended viewing distance of 300mm at A3**

**Direction of View:**

**AOD:**

**Receptors Represented:**

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**SITE EXTENT**

**EXISTING PROPERTIES WITHIN WHADDON**

**WHADDON HALL**

**NEW WOODLAND PLANTING**

**EXISTING PROPERTIES WITHIN WHADDON**

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**PROJECT: LANDSCAPE & VISUAL CAPACITY COMPARISON ASSESSMENT**

**CLIENT: AYLESBURY VALE DISTRICT COUNCIL**

**VIEWPOINT PHOTOGRAPHS**

**BRADLEY MURPHY DESIGN LTD, 6 The Courtyard, Hatton Technology Park, Dark Lane, Hatton, Warwickshire, CV35 8XB | info@bradleymurphydesign.co.uk | www.bradleymurphydesign.co.uk | 01926 676496**

**DATE:** APRIL 19

**DRAWN BY:** MF

**CHECKED:** RW
Baseline views (Extended Panorama)

SHENLEY PARK - VIEWPOINT 16: VIEWS FROM LLA/WHADDON CONSERVATION AREA

Distance from the site boundary: 580m  
Lens: Fixed 50mm (equivalent focal length)  
Camera Height Above AOD: 1.6m  
OS Grid Reference: E: 480850, N: 234491  
Horizontal Field of View: 72°  
Weather Conditions: Overcast  
Direction of View: South East  
AOD: +120M  
Receptors Represented: Walkers and Residents  
Camera Make and Model: NIKON D3300  
Date and Time: 11.04.2019, 13.14

FOR VIEWPOINT LOCATIONS REFER TO APPENDIX C - SHENLEY PARK - LANDSCAPE AND VISUAL ANALYSIS PLAN
C. LANDSCAPE AND VISUAL ANALYSIS PLAN