



UNIVERSAL DESTINATIONS & EXPERIENCES UK PROJECT

Former Kempston Hardwick Brickworks
and adjoining land, Bedford

Environmental Statement Volume 3

Appendix 7.5 - Landscape Character: Assessment of Effects

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1. CONSTRUCTION PHASE

Sensitive Receptor	Potential Effects/Additional Mitigation/Residual Effects and Monitoring	
<p>Landscape Character Area (LCA) 5D: North Marston Clay Vale (Host LCA)</p>	<p>Potential Effects</p>	<p><u>Sensitivity</u></p> <p>This LCA is considered as being of medium value and medium susceptibility, the sensitivity of this landscape receptor is therefore assessed as Medium.</p> <p><u>Magnitude of Change</u></p> <p>The Construction Primary Phase is assumed to cover a period of approximately five years, after which construction associated with the Lake Zone and mixed used development associated with the East and West Gateway Zones will continue.</p> <p>The Proposed Development would introduce earthworks, and construction activities, including heavy plant machinery/cranes, temporary buildings associated with construction and car parking and emerging built form into the central part of LCA 5D. Whilst construction activities would be a temporary impact, the built form constructed would be permanent and form new emerging features. The most notable component of the Proposed Development includes emerging structures of up to 115m in height, as outlined in the Design Standards (Document Reference 6.3.0). Other emerging components that would occupy the Site and would impact on existing landscape features, include a new road junction, expanded Wixams Station adjacent to the Midland Main Railway Line, car parking and Ecological Enhancement Areas.</p> <p>The Proposed Development would introduce emerging structures of appreciable height and/or mass into the central part of LCA 5D, at Bedford's southern urban fringe. However, the existing and ongoing development of large-scale industrial/warehousing buildings immediately adjacent to the Proposed Development provide a context within which similar development would not be incongruous.</p> <p>The Proposed Development would result in a noticeable loss of agricultural land within the central core of LCA 5D, evident during construction. There would be the loss of wooded areas within the Site itself, most notably along the eastern edge of the Core Zone, however the impact of this would be limited by established woodland to the east of the Site, and elsewhere along Manor Road. There would be no impacts on areas of Ancient Woodland within the wider context. Vegetation within the Core Zone will be removed consistent with the Appendix C Tree Removal and Protection Plan (Document Reference 6.11.3.0) of the Arboricultural Impact Assessment Report (Document Reference 6.11.0).</p> <p>Footpaths that traverse the Site, including Footpath 1 and Footpath 2 would be diverted permanently at the start of the Construction Phase.</p>

Sensitive Receptor	Potential Effects/Additional Mitigation/Residual Effects and Monitoring	
		The magnitude of landscape effect on the perception of the landscape character at a local level within the LCA would be High , however the character area is quite extensive and when considered in the context of the LCA as a whole, the effect would be Medium .
	Additional Mitigation	No additional mitigation measures other than those stated within paragraph 7.6.2 of Chapter 7: Landscape and Visual Impact Assessment (Volume 1) are anticipated during the Construction Phase.
	Residual Effects and Monitoring	In the absence of mitigation additional to that embedded within the design or identified within the Appendix 2.3: Outline Construction Environmental Management Plan (OCEMP) (Volume 3) , the residual effects would be unchanged from those outlined above. There would be large-scale, direct changes over a medium geographical extent within the LCA, changes would be of medium duration (temporary) during the Construction Phase. The sensitivity of this LCA is Medium , and the magnitude of change, following mitigation would be Medium . Therefore, there would be a direct, temporary, medium-term Moderate Adverse residual effect on this LCA (Significant) following the implementation of mitigation measures.
LCA 5E: East Marston Clay Vale	Potential Effects	<u>Sensitivity</u> This LCA is considered to be of medium value and medium susceptibility, the sensitivity of this landscape receptor is therefore assessed as Medium . <u>Magnitude of Change</u> The Proposed Development is not located within LCA 5E therefore there will be no direct impacts on the landscape. However, it is anticipated that the Proposed Development would affect the perceptual and aesthetic qualities of this LCA, particularly at the western boundary whereby long-distance views would include the tallest elements i.e. cranes and emerging taller buildings. As a result, there would be minor changes to some perceptual characteristics associated with the open nature of the landscape. However, due to the intervening distance between the Proposed Development and the boundary with the LCA combined with the layering effect of hedgerows, trees, and pockets of woodland it is unlikely to modify the perception of the LCA itself. The magnitude of change on this receptor would be Low .
	Additional Mitigation	No additional mitigation measures other than those stated within paragraph 7.6.2 of Chapter 7: Landscape and Visual Impact Assessment (Volume 1) are anticipated during the Construction Phase.

Sensitive Receptor	Potential Effects/Additional Mitigation/Residual Effects and Monitoring	
	Residual Effects and Monitoring	<p>There would be negligible, indirect changes over a small geographical extent of the LCA, changes would be of medium duration (temporary) during Construction Phase.</p> <p>The sensitivity of this LCA is Medium, and the magnitude of change, following mitigation would be Low. Therefore, there would be a limited indirect, temporary, medium-term Slight Adverse residual effect on this LCA (Not Significant) following the implementation of mitigation measures.</p>
LCA 1A: Cranfield to Stagsden Clay Farmland	Potential Effects	<p><u>Sensitivity</u></p> <p>This LCA is considered as being of low value and high susceptibility, the sensitivity of this landscape receptor is therefore assessed as Medium.</p> <p><u>Magnitude of Change</u></p> <p>The Proposed Development is not located within LCA 1A therefore there will be no direct impacts on the landscape during this Primary Phase of construction. Changes within the Site would be perceived within long-distance views that would be limited to the tallest elements i.e. cranes and emerging taller buildings, therefore there may be no more than minor changes to some perceptual characteristics associated with the open and exposed character within which awareness of development currently exists, particularly at the southeastern boundary. However, due to the intervening distance between the Proposed Development and the boundary with the LCA, and the series of ridgelines extending to the east, the impacts on the perceptual qualities are unlikely to modify the perception of the LCA itself.</p> <p>The magnitude of landscape change on this receptor would be Negligible.</p>
	Additional Mitigation	<p>No additional mitigation measures other than those stated within paragraph 7.6.2 of Chapter 7: Landscape and Visual Impact Assessment (Volume 1) are anticipated during the Construction Phase.</p>
	Residual Effects and Monitoring	<p>There would be negligible, indirect changes over a small geographical extent of the LCA, changes would be of medium duration (temporary) during the Construction Phase.</p> <p>The sensitivity of this LCA is Medium, and the magnitude of change, following mitigation, would be Negligible. Therefore, there would be a limited indirect, temporary, medium-term Slight Adverse residual effect on this LCA (Not Significant) following the implementation of mitigation measures.</p>

Sensitive Receptor	Potential Effects/Additional Mitigation/Residual Effects and Monitoring	
LCA 6B: Mid Greensand Ridge	Potential Effects	<p><u>Sensitivity</u> This LCA is considered to be of high value and high susceptibility, the sensitivity of this landscape receptor is therefore assessed as High.</p> <p><u>Magnitude of Change</u> The Proposed Development is not located within LCA 6B therefore there will be no direct impacts on the landscape. Changes within the Site would be perceived within elevated long-distance views that would be limited to the tallest elements i.e., cranes and emerging taller buildings, therefore there would be no more than minor changes to some perceptual characteristics associated with long distant views at the northeastern boundary of the LCA, across the lower lying open landscape to the north. Due to the intervening distance between the Proposed Development, the context of those views that form the relationship between the ridgeline and the flat landscape to the north, combined with a backdrop of large warehouses, and the urban fringes of Kempston and Bedford, impacts on the perceptual qualities are likely to be limited. The magnitude of landscape change on this receptor would be Low.</p>
	Additional Mitigation	No additional mitigation measures other than those stated within paragraph 7.6.2 of Chapter 7: Landscape and Visual Impact Assessment (Volume 1) are anticipated during the Construction Phase.
	Residual Effects and Monitoring	<p>There would be small, indirect changes over a medium geographical extent of the LCA. Changes would be of medium duration (temporary) during the Construction Phase.</p> <p>The sensitivity of this LCA is High, and the magnitude of change, following mitigation would be Low. Therefore, there would be a limited indirect, temporary, medium-term Moderate Adverse residual effect on this LCA (Significant) following the implementation of mitigation measures.</p>
LCA 3B: Oakley – Great Ouse Limestone Valleys	Potential Effects	<p><u>Sensitivity</u> This LCA is considered as being of medium value and high susceptibility, the sensitivity of this landscape receptor is therefore assessed as Medium.</p> <p><u>Magnitude of Change</u> The Proposed Development is not located within LCA 3B therefore there will be no direct impacts on the landscape. Due to a combination of the appreciable distance, intervening landform and built development between this LCA and the Proposed Development, there would be no impacts on the perceptual qualities. The magnitude of change on this receptor would be No Change.</p>

Sensitive Receptor	Potential Effects/Additional Mitigation/Residual Effects and Monitoring	
	Additional Mitigation	No additional mitigation measures other than those stated within paragraph 7.6.2 of Chapter 7: Landscape and Visual Impact Assessment (Volume 1) are anticipated during the Construction Phase.
	Residual Effects and Monitoring	There would be no direct or indirect changes to the LCA. The sensitivity of this LCA is Medium , and the magnitude of change, following mitigation would be No Change . Therefore, there would be a Neutral residual effect on this LCA (Not Significant) following the implementation of mitigation measures.
Bedford Urban Area LCA	Potential Effects	<p><u>Sensitivity</u></p> <p>This LCA is considered as being of low value and medium susceptibility, the sensitivity of this landscape receptor is therefore assessed as Medium.</p> <p><u>Magnitude of Change</u></p> <p>The Proposed Development would introduce construction activities and emerging built form into the landscape immediately to the south of the LCA. Construction activities would be a temporary effect during the Primary Phase and would include cranes, temporary buildings, and associated car park, however the construction of the emerging built forms would be permanent. The most notable component of the Proposed Development includes structures of up to 115m in height some distance to the south, with development up to 75m in height and Ecological Enhancement Area occurring within the Lake Zone to the south of the LCA boundary up to 2051 as part of ongoing development.</p> <p>The Proposed Development would result in the notable loss of trees and pockets of woodland along the northern boundaries and a reduction in the sense of open countryside that currently creates the perception of an undeveloped area immediately south of the A421 between the existing warehouses to the west and the Midland Main Railway Line to the east. The perceived loss of mature vegetation would in part be addressed with embedded landscape mitigation proposals that form part of the Lakes Zone, including the proposed Ecological Enhancement Area. The removal of existing boundary vegetation and change to the existing agricultural landscape that currently forms a marked change of land use on the boundary of the LCA with 5D North Marston Clay Vale to the south, to be replaced with new mixed-use development, would represent a noticeable change as the Urban LCA expands to the south.</p> <p>The magnitude of change on this receptor would be Medium.</p>
	Additional Mitigation	No additional mitigation measures other than those stated within paragraph 7.6.2 of Chapter 7: Landscape and Visual Impact Assessment (Volume 1) are anticipated during the Construction Phase.

Sensitive Receptor	Potential Effects/Additional Mitigation/Residual Effects and Monitoring	
	Residual Effects and Monitoring	<p>There would be medium scale, direct changes over a small geographical extent with the LCA, changes would be of medium duration (temporary) during Construction Phase.</p> <p>The sensitivity of this LCA is Medium, and the magnitude of change, following mitigation would be Medium. Therefore, there would be a noticeable, indirect, temporary, medium-term Moderate Adverse residual effect on this LCA (Significant) following the implementation of mitigation measures.</p>
Landscape elements within the Site	Potential Effects	<p><u>Sensitivity</u></p> <p>This defined part of the landscape is considered as being of medium value and medium susceptibility, the sensitivity of this landscape receptor is therefore assessed as Medium.</p> <p><u>Magnitude of Change</u></p> <p>The Proposed Development would introduce earthworks, construction activities, car parking and emerging built form into the landscape that makes up the Site. Construction activities associated with the Primary Phase would be a temporary effect and would include cranes, temporary buildings, and associated car parks, however the construction of the emerging built forms would be permanent. The most notable component of the Proposed Development includes structures of up to 115m in height as well as other buildings, as outlined within the Design Standard (Document Reference 6.3.0). Other components include a new road junction, expanded Wixams Station adjacent to the Midland Main Railway Line, car parking and Ecological Enhancement Areas. Further mixed-use development associated with the West and East Gateway Zones, and the Lake Zone will continue.</p> <p>The Proposed Development would result in the notable loss of trees and pockets of woodland across the Site, and a reduction in the sense of open countryside that currently creates the perception of an undeveloped area between the outlying villages of Wixams, Wootton and Stewartby. The perceived loss of mature vegetation would in part, be addressed with embedded landscape mitigation proposals that form part of the Core and Lake Zones, including the proposed Ecological Enhancement Area. There would not be a loss of or reduction in number of waterbodies within the Site, with modifications to the shape and form of the areas of open water. The removal of existing woodland and change to the existing agricultural landscape that currently forms a large part of the Site to be replaced with new recreational/mixed use development would represent a substantial change.</p> <p>The magnitude of change on this receptor would be High.</p>
	Additional Mitigation	<p>No additional mitigation measures other than those stated within paragraph 7.6.2 of Chapter 7: Landscape and Visual Impact Assessment (Volume 1) are anticipated during the Construction Phase.</p>

Sensitive Receptor	Potential Effects/Additional Mitigation/Residual Effects and Monitoring	
	Residual Effects and Monitoring	<p>There would be large-scale, direct changes over a large geographical extent with the LCA, changes would be of medium duration (temporary) during Construction.</p> <p>The sensitivity of this landscape is Medium, and the magnitude of change, following mitigation, would be High. Therefore, there would be a substantial, direct, temporary, medium-term Large Adverse residual effect on this LCA (Significant) following the implementation of mitigation measures.</p>

2. OPERATIONAL PHASE

Sensitive Receptor	Potential Effects/Additional Mitigation/Residual Effects and Monitoring	
<p>LCA 5D: North Marston Clay Vale (Host LCA)</p>	<p>Potential Effects (Primary Phase Opening Year)</p>	<p><u>Sensitivity</u></p> <p>This LCA is considered as being of medium value and medium susceptibility, the sensitivity of this landscape receptor is therefore assessed as Medium.</p> <p><u>Magnitude of Change</u></p> <p>The Proposed Development would introduce substantial new built form into the landscape, comprising several tall buildings up to 75m in height, and further structures up to 115m outlined in the Design Standard (Document Reference 6.3.0), the design and appearance of which is still to be determined. The varying height of these structures would create a new local articulated skyline as they are substantially taller than the nearby warehouses to the northwest and east of the proposed Site. Lower elevation structures/buildings to the edge of the Proposed Development would likely limit or reduce the impact of adjacent taller structures within the Core Zone by creating a tiered effect, reducing the sense of massing within the Site.</p> <p>Where retained and/or enhanced, perimeter planting would provide some existing screening to ground level and local activities including traffic movements and smaller buildings, including those associated with the expanded Wixams Station adjacent to the Midland Main Railway Line.</p> <p>The effect would be to create a foil to some of the structures and to the proposed highway connections within the West Gateway Zone, Core and Lake Zones, and East Gateway Zone. It would also have the effect of grounding the taller built form within the landscape.</p> <p>The presence of the Proposed Development would represent permanent new structures of appreciable height and/or mass into the central part of LCA 5D, at Bedford's southern urban fringe. Whilst substantially taller than the existing and ongoing development of large-scale industrial/warehousing buildings, it is of a similar height to the existing wind turbine approximately 2km to the southeast of the southern boundary, and chimney stacks associated with the Rookery Energy from Waste site 2.5km to the south. The presence of comparable development would mean that further development of the type proposed would not be incongruous with the current scenario.</p> <p>The Proposed Development would result in the noticeable permanent reduction in agricultural land within an area central to LCA 5D. The removal of wooded areas within the Site itself during Construction Phase would in part be replaced by proposed planting within the Core Zone as part of the design of the Site as a destination within which</p>

Sensitive Receptor	Potential Effects/Additional Mitigation/Residual Effects and Monitoring	
		<p>planting is an integral part. However, initially the primary mitigation would relate to the retention and enhancement of the perimeter planting.</p> <p>The magnitude of change on this receptor would be Medium.</p>
	Additional Mitigation	<p>Currently the design of the Site layout, buildings and attractions is at an early stage and the details are as yet undetermined, refer to Figure 7.9: Landscape Mitigation Plan (Volume 2), however UDX has committed to incorporate planting as an integral part of the design. This will have the effect of softening the outline of some of the buildings at a lower level, including the proposed access and distribution roads around the Site, and the expanded Wixams Station adjacent to the Midland Main Railway Line.</p>
	Potential Effects (Year 15)	<p><u>Sensitivity</u></p> <p>This LCA is considered as being of medium value and medium susceptibility, the sensitivity of this landscape receptor is therefore assessed as Medium.</p> <p><u>Magnitude of Change</u></p> <p>The Proposed Development would remain a substantial new development area within the central part of LCA 5D, at Bedford's southern fringe. The articulated skyline of built form as outlined in the Design Standard (Document Reference 6.3.0), extending to 75m within the emerging Lake Zone and West Gateway Zone and punctuating up to 115m within the Core Zone would be perceptible across the majority of the LCA and extend the sense of development extending southwards from Bedford.</p> <p>The retained and/or enhanced perimeter planting would have matured, sufficient to form a vegetated boundary to the Site and provide some further localised screening and integration at the local scale. As a result, local activities including traffic movements and smaller buildings, including those associated with the West Gateway Zone and East Gateway Zone, would be further screened and appear less conspicuous within the landscape. It would also have the effect of further grounding the taller built form within the landscape. Nevertheless, the presence of the Proposed Development would remain as permanent structures of appreciable height and/or mass.</p> <p>For the most part, planting within the Core and Lake Zones (that is anticipated to form part of the detailed design) would reinforce and complement the perimeter planting, however at Year 15 this is unlikely to substantially change the sense of the landscape having changed from a mix of developed (warehouses as currently exist adjacent to the Site) and agricultural countryside to one that is heavily developed with mixed uses.</p> <p>The magnitude of change on this receptor is assessed to remain Medium.</p>

Sensitive Receptor	Potential Effects/Additional Mitigation/Residual Effects and Monitoring	
	Residual Effects and Monitoring	<p>In Year 1, there would be large-scale, direct changes over a medium geographical extent within the LCA, and changes would be permanent. The sensitivity of this LCA is Medium, and the magnitude of change in Year 1 would be Medium. Therefore, there would be a Moderate Adverse residual effect on this LCA (Significant).</p> <p>In Year 15, and with mitigation measures comprising the maturing of proposed perimeter planting and existing planting having achieved further growth, the Proposed Development is anticipated to remain a noticeable change in the landscape associated with LCA 5D. In Year 15, large-scale, direct changes over a medium geographical extent within the LCA would remain, and changes would be permanent. The magnitude of change would remain Medium and a Moderate Adverse residual effect on this LCA (Significant) would remain.</p>
LCA 5E: East Marston Clay Vale	Potential Effects (Primary Phase Opening Year)	<p><u>Sensitivity</u></p> <p>This LCA is considered as being of medium value and medium susceptibility, the sensitivity of this landscape receptor is therefore assessed as Medium.</p> <p><u>Magnitude of Change</u></p> <p>The Proposed Development is not located within LCA 5E therefore there will be no direct impacts on the landscape. Changes within the Site would be perceived within long-distance views that would be limited to the tallest elements i.e. the top of buildings associated with the East Gateway Zone, Core Zones up to 75m, punctuated by structures up to 115m. As a result, it is anticipated that the Proposed Development would impact the perceptual and aesthetic qualities of this LCA, particularly at the western boundary whereby long-distance views would include those taller elements. As a result, there would be minor changes to some perceptual characteristics associated with the open nature of the landscape. However, due to the intervening distance between the Proposed Development and the boundary with the LCA, combined with the layering effect of hedgerows, trees, and pockets of woodland, it is unlikely to noticeably modify the perception of the LCA itself. The magnitude of change on this receptor is assessed to be Low.</p>
	Additional Mitigation	<p>Currently the design of the Site layout, buildings and attractions is at an early stage and the details are as yet undetermined, refer to Figure 7.9: Landscape Mitigation Plan (Volume 2), however UDX has committed to incorporate planting as an integral part of the design. This will have the effect of softening the outline of some of the buildings at a lower level, including the proposed access and distribution roads around the Site, and proposed buildings associated with the East Gateway Zone.</p>

Sensitive Receptor	Potential Effects/Additional Mitigation/Residual Effects and Monitoring	
	Potential Effects (Year 15)	<p><u>Sensitivity</u></p> <p>This LCA is considered as being of medium value and medium susceptibility, the sensitivity of this landscape receptor is therefore assessed as Medium.</p> <p><u>Magnitude of Change</u></p> <p>The Proposed Development is not located within LCA 5E therefore there will be no direct impacts on the landscape. Changes within the Site would be perceived within long-distance views that would be limited to the tallest elements i.e. the top of buildings associated with the developing of mixed-use development within the East Gateway Zone and Lake Zones up to 75m, punctuated by structures up to 115m within the Core Zone to the west. Maturation of the perimeter planting is unlikely to modify the impacts due to the combined effect of distance and the layer effect of hedgerows and trees within the intervening landscape.</p> <p>The magnitude of change on this receptor is assessed to remain Low.</p>
	Residual Effects and Monitoring	<p>In Year 1, there would be negligible, indirect changes over a small geographical extent of the LCA, changes would be of permanent. The sensitivity of this LCA is Medium, and the magnitude of change, is Low. Therefore, there is likely to be a limited indirect, temporary, medium-term Slight Adverse residual effect on this LCA (Not Significant).</p> <p>In Year 15, negligible, indirect changes over a small geographical extent within the LCA would remain, and changes would be permanent. The magnitude of change would remain Low and a Slight Adverse residual effect on this LCA (Not Significant) would remain, following the implementation of mitigation measures.</p>
LCA 1A: Cranfield to Stagsden Clay Farmland	Potential Effects (Year 1)	<p><u>Sensitivity</u></p> <p>This LCA is considered as being of low value and high susceptibility, the sensitivity of this landscape receptor is therefore assessed as Medium.</p> <p><u>Magnitude of Change</u></p> <p>The Proposed Development is not located within LCA 1A therefore there will be no direct impacts on the landscape during this phase. Changes within the Site would be perceived within long-distance views that would be limited to the tallest elements i.e. the top of buildings associated with the West Gateway Zone to the southeast and Core Zone up to 75m, punctuated by structures up to 115m within the Core Zone to the east. As a result, the context of the southeastern margins of this LCA are likely to be perceived within a more developed context, and there would be minor changes to some perceptual characteristics associated with the open and exposed character within which awareness of development currently exists. However, due to the intervening distance</p>

Sensitive Receptor	Potential Effects/Additional Mitigation/Residual Effects and Monitoring	
		<p>between the Proposed Development and the boundary with the LCA, and the series of ridgelines extending to the east, substantial impacts on the perceptual qualities are unlikely to occur.</p> <p>The magnitude of change on this receptor is assessed to be Low.</p>
	Additional Mitigation	<p>Currently the design of the Site layout, buildings and attractions is at an early stage and the details are as yet undetermined, refer to Figure 7.9: Landscape Mitigation Plan (Volume 2), however UDX has committed to incorporate planting as an integral part of the design. The maturing of any such planting however would have a limited capacity to soften the outline of some of the buildings at a lower level, including the proposed access and distribution roads around the Site, and West Gateway Zone.</p>
	Potential Effects (Year 15)	<p><u>Sensitivity</u></p> <p>This LCA is considered as being of low value and high susceptibility, the sensitivity of this landscape receptor is therefore assessed as Medium.</p> <p><u>Magnitude of Change</u></p> <p>The Proposed Development is not located within LCA 1A therefore there will be no direct impacts on the landscape during this phase. Perimeter planting would be more mature and reinforce screening at a relatively low level i.e. below 10-15m. Changes identified in Year 1 would remain, as a result of long-distance views of the tallest elements i.e. the top of buildings up to 75m associated with the West Gateway Zone to the southeast and Core Zone and emerging development within the Lake Zones, punctuated within the Core Zone to the east by structures up to 115m. As a result, the impacts on the context of the southeastern margins of this LCA are predicted to remain, as would minor changes to some perceptual characteristics associated with the open and exposed character within which awareness of development currently exists. However, due to the intervening distance between the Proposed Development and the boundary with the LCA, and the series of ridgelines extending to the east, substantial impacts on the perceptual qualities are unlikely to occur.</p> <p>The magnitude of change on this receptor is assessed to remain Low.</p>

Sensitive Receptor	Potential Effects/Additional Mitigation/Residual Effects and Monitoring	
	Residual Effects and Monitoring	<p>In Year 1, there would be negligible, indirect changes over a small geographical extent of the LCA and changes would be permanent. The sensitivity of this LCA is Medium, and the magnitude of change to the southeast margins of this LCA would be Low. Therefore, there would be a Slight Adverse residual effect on this LCA (Not Significant).</p> <p>In Year 15 and with mitigation measures comprising the maturing of proposed perimeter planting and existing planting having achieved further growth, negligible, indirect changes over a small geographical extent within the LCA would remain, and changes would be permanent. The magnitude of change would remain Low and a Slight Adverse residual effect on this LCA (Not Significant) would remain, following the implementation of mitigation measures.</p>
LCA 6B: Mid Greensand Ridge	Potential Effects (Primary Phase Opening Year)	<p><u>Sensitivity</u></p> <p>This LCA is considered as being of high value and high susceptibility, the sensitivity of this landscape receptor is therefore assessed as High.</p> <p><u>Magnitude of Change</u></p> <p>The Proposed Development is not located within LCA 6B therefore there will be no direct impacts on the landscape. Changes within the Site would be perceived within long-distance views that would be limited to the tallest elements i.e. cranes and emerging taller buildings, therefore there would be no more than minor changes to some perceptual characteristics associated with long distant views at the northeastern boundary of the LCA across the lower lying open landscape to the north. Due to the intervening distance between the Proposed Development, the context of those views that form the relationship between the ridgeline and the flat landscape to the north with a backdrop of large warehouses, and the urban fringes of Kempston and Bedford, impacts on the perceptual qualities are likely to be no greater than minor.</p> <p>The magnitude of change on this receptor is assessed to be Low.</p>
	Additional Mitigation	<p>Currently the design of the Site layout, buildings and attractions is at an early stage and the details are as yet undetermined, refer to Figure 7.9: Landscape Mitigation Plan (Volume 2), however UDX has committed to incorporate planting as an integral part of the design. The maturing of any such planting however would have a limited capacity to soften the outline of some of the buildings at a lower level.</p>

Sensitive Receptor	Potential Effects/Additional Mitigation/Residual Effects and Monitoring	
	Potential Effects (Year 15)	<p><u>Sensitivity</u></p> <p>This LCA is considered as being of high value and high susceptibility, the sensitivity of this landscape receptor is therefore assessed as High.</p> <p><u>Magnitude of Change</u></p> <p>The Proposed Development is not located within LCA 6B therefore there will be no direct impacts on the landscape. Changes within the Site would be perceived within long-distance views that would be limited to the tallest elements i.e. the top of buildings associated with the Core Zone, emerging Lake Zone and to a lesser degree the East Gateway Zone up to 75m, punctuated by structures up to 115m within the Core Zone. As a result, the context of the north-facing slopes of this LCA and its relationship with the flatter open landscape to the north would be marginally changed but would be perceived within the context of existing warehouse development to the north.</p> <p>There would be no more than minor changes to some perceptual characteristics associated with long distant views at the northeastern boundary of the LCA across the lower lying open landscape to the north. Due to the intervening distance between the Proposed Development, the context of those views that form the relationship between the ridgeline and the flat landscape to the north with a backdrop of large warehouses, and the urban fringes of Kempston and Bedford, impacts on the perceptual qualities are likely to be no greater than minor.</p> <p>The magnitude of change on this receptor is assessed to remain Low.</p>
	Residual Effects and Monitoring	<p>In Year 1, there would be small, indirect changes over a medium geographical extent of the LCA, changes would be permanent. The sensitivity of this LCA is High, and the magnitude of change would be Low. Therefore, there would be a Moderate Adverse residual effect on this LCA (Significant).</p> <p>By Year 15, and with mitigation measures comprising the maturing of proposed perimeter planting and existing planting having achieved further growth, the Proposed Development is anticipated to remain a perceptible change in the context to the ridgeline and its relationship with the flatter landscape to the north of this LCA. There would be small indirect changes over a medium geographical extent of the LCA. The magnitude of change would remain Low and the resulting Moderate Adverse residual effect would remain on this LCA (Significant).</p>
LCA 3B: Oakley – Great Ouse Limestone Valleys	Potential Effects (Primary Phase Opening Year)	<p><u>Sensitivity</u></p> <p>This LCA is considered as being of medium value and high susceptibility, the sensitivity of this landscape receptor is therefore assessed as Medium.</p> <p><u>Magnitude of Change</u></p>

Sensitive Receptor	Potential Effects/Additional Mitigation/Residual Effects and Monitoring	
		<p>The Proposed Development is not located within LCA 3B therefore there will be no direct impacts on the landscape. Due to a combination of distance, landform and intervening built development there would be no impacts on the perceptual qualities.</p> <p>The magnitude of change on this receptor is assessed to be No Change.</p>
	Additional Mitigation	<p>Due to the absence of significant effects, no additional mitigation measures have been identified in relation to this receptor.</p>
	Potential Effects (Year 15)	<p><u>Sensitivity</u> This LCA is considered as being of medium value and high susceptibility, the sensitivity of this landscape receptor is therefore assessed as Medium.</p> <p><u>Magnitude of Change</u> The Proposed Development is not located within LCA 3B therefore there will be no direct impacts on the landscape. Due to a combination of distance, landform and intervening built development there would be no impacts on the perceptual qualities.</p> <p>The magnitude of landscape impact on this receptor is assessed to be No Change.</p>
	Residual Effects and Monitoring	<p>The sensitivity of this landscape is Medium, and the magnitude of change would be No Change. Therefore there is unlikely to be an indirect, temporary, medium-term residual Neutral effect on this landscape (Not Significant). This would remain the case in Year 15.</p>

Sensitive Receptor	Potential Effects/Additional Mitigation/Residual Effects and Monitoring	
Bedford Urban Area LCA	Potential Effects (Primary Phase Opening Year)	<p><u>Sensitivity</u></p> <p>This LCA is considered as being of low value and medium susceptibility, the sensitivity of this landscape receptor is therefore assessed as Medium.</p> <p><u>Magnitude of Change</u></p> <p>The Proposed Development would introduce new permanent built form into the landscape to the south of the LCA. The most notable component of the Proposed Development includes structures of up to 115m in height some distance to the south of the LCA boundary.</p> <p>The Proposed Development would result in the notable loss of trees and pockets of woodland along the northern boundaries and a permanent reduction in the sense of open countryside that currently creates the perception of an undeveloped area immediately east of the A421 between the existing warehouses to the west and the Midland Main Railway Line to the east. The embedded perimeter landscape mitigation proposals that form part of the Core Zone would not be mature and would not contribute to softening or reducing the impact of the proposed built form to the south. The removal of existing boundary vegetation and change to the existing agricultural landscape that currently forms a marked change of land use on the boundary of the LCA with 5D North Marston Clay Vale to the south, to be replaced with new mixed-use development, would represent a noticeable change.</p> <p>The magnitude of change on this receptor is assessed to be Medium.</p>
	Additional Mitigation	<p>Currently the design of the Site layout, buildings and attractions is at an early stage and the details are as yet undetermined, refer to Figure 7.9: Landscape Mitigation Plan (Volume 2), however UDX has committed to incorporate planting as an integral part of the design. The maturing of any such planting, including the perimeter planting proposals, would have some capacity to soften the outline of some of the buildings at a lower level and provide some grounding to those that remain visible above the tree line.</p>
	Potential Effects (Year 15)	<p><u>Sensitivity</u></p> <p>This LCA is considered as being of low value and medium susceptibility, the sensitivity of this landscape receptor is therefore assessed as Medium.</p> <p><u>Magnitude of Change</u></p> <p>The Proposed Development would introduce new permanent built form into the landscape immediately to the south of the LCA with the emerging mixed-use development within the Lake Zone. The most notable component of the Proposed Development includes structures of up to 115m in height some distance to the south, with development up to 75 in height occurring within the Lake Zone to the south of the LCA boundary.</p>

Sensitive Receptor	Potential Effects/Additional Mitigation/Residual Effects and Monitoring	
		<p>The Proposed Development would result in the loss of trees and pockets of woodland along the northern boundaries and a permanent reduction in the sense of open countryside that currently creates the perception of an undeveloped area immediately south of the A421 between the existing warehouses to the west and the Midland Main Railway Line to the east. The perceived loss of mature vegetation would in part be addressed with embedded perimeter landscape mitigation proposals to the northern boundary of the adjacent Lakes Zone. The change to the existing agricultural landscape that currently forms a marked change of land use on the boundary of the LCA with 5D North Marston Clay Vale to the south, to be replaced with new mixed-use development, would represent a noticeable change as the urban area extends southwards.</p> <p>The magnitude of change on this receptor is assessed to remain Medium.</p>
	Residual Effects and Monitoring	<p>In Year 1, there would be medium scale, direct changes over a small geographical extent with the LCA, changes would be permanent. The sensitivity of this LCA is Medium, and the magnitude of change would be Medium. Therefore, there would be a Moderate Adverse residual effect on this LCA (Significant).</p> <p>By Year 15, and with mitigation measures comprising the maturing of proposed perimeter planting and existing planting having achieved further growth, the Proposed Development is anticipated to remain a perceptible change in the context to the relationship between the urban area to the north and former agricultural fields to the south of this LCA. Permanent, medium scale, direct changes over a small geographical extent with the LCA would remain. The magnitude of change would remain Medium and the resulting Moderate Adverse residual effect would remain on this LCA (Significant).</p>
Landscape elements within the Site	Potential Effects (Primary Phase Opening Year)	<p><u>Sensitivity</u></p> <p>This defined part of the landscape is considered as being of medium value and medium susceptibility, the sensitivity of this landscape receptor is therefore assessed as Medium.</p> <p><u>Magnitude of Change</u></p> <p>The Proposed Development would represent a material change in the nature of the landscape, with a change from substantially agricultural fields with areas of scrub associated with the former brickworks to a highly development attraction/mixed use development. The most notable component of the Proposed Development includes numerous buildings, roads, transportation links, and mixed-use development associated with the Core Zone and the West and East Gateway Zones, refer to the Design Standard (Document Reference 6.3.0). The tallest structures would extend up to 115m within the Core Zone, with other buildings no greater than 75m. Other components include a new road junction with the A421 extensive car parking, and Ecological Enhancement Area.</p>

Sensitive Receptor	Potential Effects/Additional Mitigation/Residual Effects and Monitoring	
		<p>The Proposed Development would result in the notable loss of trees and pockets of woodland across the Site, and a reduction in the sense of open countryside that currently creates the perception of an undeveloped area between the outlying villages of Wixams, Wootton and Stewartby. The perceived loss of mature vegetation would in part, be addressed with landscape mitigation proposals that form part of the Core and Lakes Zones, including the proposed Ecological Enhancement areas. There would be loss of or reduction in the number of waterbodies within the Site, with modifications to the shape and form of the areas of open water. The removal of existing woodland and change to the existing agricultural landscape that currently forms a large part of the Site to be replaced with new recreational/mixed use development would represent a substantial change.</p> <p>The magnitude of change on this receptor is assessed to be High.</p>
	Additional Mitigation	<p>Currently the design of the buildings and attractions within the Core and Lake Zones is at an early stage, refer to Figure 7.9: Landscape Mitigation Plan (Volume 2), and the details are as yet undetermined, however UDX has committed to incorporate planting as an integral part of the design. The maturing of any such planting, including the perimeter planting proposals, would have some capacity to soften the outline of some of the buildings at a lower level and provide some grounding to those that remain visible above the tree line.</p>
	Potential Effects (Year 15)	<p><u>Sensitivity</u></p> <p>This defined part of the landscape is considered as being of medium value and medium susceptibility, the sensitivity of this landscape receptor is therefore assessed as Medium.</p> <p><u>Magnitude of Change</u></p> <p>The Proposed Development would remain a material change in the nature of the landscape, with a change from substantially agricultural fields with areas of scrub associated with the former brickworks to a highly development attraction/mixed use development. The most notable component of the Proposed Development includes numerous buildings, roads, transportation links, and mixed-use development associated with the Core Zone and emerging Lake Zones and continued mixed use development within the West and East Gateway Zones. The tallest structures would extend up to 115m within the Core Zone, with the buildings within the Core and Lake Zones no greater than 75m, refer to the Design Standards (Document Reference 6.3.0) for further details. Other components include a new road junction with the A421, extensive car parking, and Ecological Enhancement Areas.</p> <p>Whilst the Proposed Development would result in the notable loss of trees and pockets of woodland across the Site, as well as a reduction in the sense of open countryside, the expectation is that planting within the Site and to the perimeter would over time provide some sense of separation, softening the outline of buildings and creating a</p>

Sensitive Receptor	Potential Effects/Additional Mitigation/Residual Effects and Monitoring	
		<p>sense of the taller buildings being grounded within the landscape. Nevertheless, the removal of existing woodland, and change to the existing agricultural landscape that currently forms a large part of the Site to be replaced with new recreational/mixed use development, would represent a substantial change.</p> <p>The magnitude of change on this receptor is assessed to remain High.</p>
	Residual Effects and Monitoring	<p>In Year 1, there would be large-scale, direct changes over a large geographical extent with the LCA, changes would be permanent. The sensitivity of this LCA is Medium, and the magnitude of change would be High. Therefore, there is likely to be a Large Adverse residual effect on this LCA (Significant).</p> <p>By Year 15, and with mitigation measures comprising the maturing of proposed perimeter planting and existing planting having achieved further growth, the Proposed Development is anticipated to remain a substantial change in the context to the Site. Permanent, large-scale, direct changes would remain, and the magnitude of change would remain High. The resulting Large Adverse residual effect would remain on this LCA (Significant).</p>



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