

Appendix 16-PD-1: Consultation

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Appendix 16-PD-1: Consultation

1. Introduction

- 1.1.1 This Preliminary Environmental Information (PEI) Report appendix consolidates key comments raised in the Environmental Impact Assessment (EIA) Scoping Opinion (**Appendix 5-PD-2** in PEI Report **Volume 4**) from the Planning Inspectorate (PINS) and other consultees, such as Environment Agency, Natural England, Historic England, local planning authorities, in relation to landscape and visual amenity.

2. Scoping Opinion and Additional Consultation

Scoping Opinion

- 2.1.1 A scoping exercise was undertaken in early 2025 to establish the content of the assessment and the approach and methods to be followed.
- 2.1.2 The Scoping Report (**Appendix 5-PD-1** in PEI Report **Volume 4**) was issued 28 March 2025 and records the findings of the scoping exercise and details the technical guidance, standards, best practice and criteria to be applied in the assessment to identify and evaluate the likely significant effects of the Proposed Development on air quality and odour.
- 2.1.3 Following receipt of the Scoping Opinion on 08 May 2025 (**Appendix 5-PD-2** in PEI Report **Volume 4**), the requirements summarised in **Table 1** have been identified by consultees in relation to landscape and visual amenity.
- 2.1.4 **Table 1** outlines how and where these issues have been addressed within the PEI Report or will be addressed within the Environmental Statement (ES) to ensure they are taken account of as part of the ongoing assessment of effects on landscape and visual amenity.

Table 1: Scoping Opinion Responses

Consultee	Topic	Summary of comment	How and where addressed
PINS	Physical and perceptual aspects of the landscape designations and Landscape Character Areas (LCAs) within the study areas during operation. (Parts 1b, and sections of 4b outside the National Landscape)	3.9.1: The scoping report proposes to scope this matter out on the basis that the majority of pipelines outside of the National Landscape (NL) will be underground and reinstated as part of the construction phase. This justification does not include mention of the Break Pressure Tank (BPT) structure. As such, the Inspectorate considers that insufficient information has been provided to rule out operational impacts on landscape designations and LCAs. The ES should either provide a statement with further justification as to why significant effects would not be likely to occur, including reference to the parameters and location of the BPT in relation to any designations/LCAs, or provide an assessment of these matters.	An assessment for operation has been included for the Break Pressure Tank (BPT). Refer to section 16.8 of Chapter 16: Landscape and Visual Amenity in Volume 2 of the PEI Report.
	Visual effects on visual receptors, based on identified representative views during operation. (Parts 1b except for the Break Pressure Tank, and sections of Part 4b outside the National Landscape)	3.9.2: The scoping report proposes to scope this matter out on the basis that the majority of pipelines outside of the NL will be underground and reinstated as part of the construction phase. Providing any above ground pipelines are assessed where significant effects are considered likely, the Inspectorate agrees that this matter can be scoped out of the ES.	The Environmental Statement (ES) will scope out visual effects on receptors for the pipeline route outside the National Landscape (excluding the BPT). Refer to section 16.8 of Chapter 16: Landscape and Visual Amenity in Volume 2 of the PEI Report.

Consultee	Topic	Summary of comment	How and where addressed
	A standalone nighttime assessment during operation. (All parts)	3.9.3: The scoping report proposes to scope this matter out on the basis that there will be limited lighting required during the operation of the proposed development. The Inspectorate considers that insufficient information has been provided on the lighting scheme for the proposed development. As such, the Inspectorate is not in a position to scope this matter out entirely. Whilst it is considered that a standalone nighttime assessment is not required, the impacts from lighting should still be considered within the landscape and visual chapter of the ES.	The impacts on lighting for permanent structures have been included in Chapter 16: Landscape and Visual in Volume 2 of the PEI Report, section 16.7 to section 16.12 and will be considered within Chapter 16 of the ES.
	Photography / visualisations	3.9.4: The Inspectorate advises that, with regards to landscape photography and visualisations, the applicant should seek to agree the number and location of wireframes / photomontages with the relevant consultation bodies.	Agreement will be sought with the relevant consultation bodies, and wirelines/ photomontages will be included in the ES.
	Study areas	3.9.5: For the avoidance of doubt, the study area should be informed by Zones of Theoretical Visibility (ZTV) and be based on the furthest extent of likely significant effects.	The study area will be further refined for the ES.
Chilterns Conservation Board	Landscape and Visual Impact Assessment	Alongside the table of planning policy, the CCB would seek the inclusion of: The Chilterns AONB Management Plan (a statutory document); and	This comment is noted and these documents will be reviewed.

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		The CCB's Chalk Streams Planning Guidance 2025 (our best practice guidance).	
Natural England	National Character Areas	The environmental assessment should refer to the relevant National Character Areas. Character area profiles set out descriptions of each landscape area and statements of environmental opportunity.	The relevant NCAs and the impact as a result of the Proposed Development is included in Chapter 16: Landscape and Visual in Volume 2 of the PEI Report, section 16.7 to section 16.12
Natural England	Nationally designated landscapes	The development site is within or may impact on the Chilterns National Landscape, previously Area of Outstanding Natural Beauty/National Park. This will need to be considered in the Environmental Statement. More information can be found in The Chilterns Profile publication. Public bodies have a duty to seek to further the statutory purposes of designation in carrying out their functions (under section 245 of the Levelling Up and Regeneration Act 2023). This duty also applies to proposals outside the designated area but impacting on its natural beauty. Consideration should be given to the direct and indirect effects on this designated landscape and in	An assessment on the Special Landscape Qualities of the Chilterns National Landscape will be undertaken and included in the ES. A scheme of mitigation will be developed and included in the DCO application.

Consultee	Topic	Summary of comment	How and where addressed
		particular the effect upon its purpose for designation. The management plan for the designated landscape may also have relevant information that should be considered in the EIA.	
Natural England	Landscape and visual impacts	The EIA should include a full assessment of the potential impacts of the development on local landscape character using landscape assessment methodologies. We encourage the use of Landscape Character Assessment (LCA), based on the good practice guidelines produced jointly by the Landscape Institute (LI) and Institute of Environmental Management and Assessment (IEMA) in 2013. LCA provides a sound basis for guiding, informing, and understanding the ability of any location to accommodate change and to make positive proposals for conserving, enhancing or regenerating character. A landscape and visual impact assessment should also be carried out for the proposed development and surrounding area. Natural England recommends use of the methodology set out in Guidelines for Landscape and Visual Impact Assessment 2013 (3rd edition) produced by LI and IEMA.	The relevant local Landscape Character Type (LCT)/ Landscape Character Area (LCA) and the impact as a result of the Proposed Development is included in Chapter 16: Landscape and Visual in Volume 2 of the PEI Report, section 16.7 to section 16.12 utilising guidance as set out in section 16.2.
Natural England	Nationally designated landscapes	For National Parks and National Character Areas/AONBs, we advise that the assessment also includes effects on the 'special qualities' of the designated landscape, as set out in the statutory	An assessment on the Special Landscape Qualities of the Chilterns National Landscape will

Consultee	Topic	Summary of comment	How and where addressed
		management plan for the area. These identify the particular landscape and related characteristics which underpin the natural beauty of the area and its designation status.	be undertaken and included in the ES.
Natural England	Cumulative assessment	The assessment should also include the cumulative effect of the development with other relevant existing or proposed developments in the area. This should include an assessment of the impacts of other proposals currently at scoping stage.	A cumulative assessment will be undertaken and included in the ES.
Natural England	Design	To ensure high quality development that responds to and enhances local landscape character and distinctiveness, the siting and design of the proposed development should reflect local characteristics and, wherever possible, use local materials. Account should be taken of local design policies, design codes and guides as well as guidance in the National Design Guide and National Model Design Code. The ES should set out the measures to be taken to ensure the development will deliver high standards of design and green infrastructure. It should also set out detail of layout alternatives, where appropriate, with a justification of the selected option in terms of landscape impact and benefit. The National Infrastructure Commission has also produced Design Principles for National Infrastructure -	A scheme of landscape mitigation will be developed and included in the DCO application. A canal design principles document will be created and will guide design of permanent structures along the canals. The landscape design will take account of these design principles.

Consultee	Topic	Summary of comment	How and where addressed
		NIC endorsed by Government in the National Infrastructure Strategy.	
Buckinghamshire Council	Landscape Character Areas and visual impact	All LCAs along the proposed routes as well as neighbouring LCAs which have the potential to overlook them, should be assessed for visual impact on receptors. I will welcome the opportunity to agree on viewpoints when this is refined.	An assessment on the impact on visual amenity as a result of the Proposed Development is included in Chapter 16: Landscape and Visual in Volume 2 of the PEI Report, section 16.9 for Part 2, section 16.11 for Part 4a and section 16.12 for 4b.
Buckinghamshire Council	Representative viewpoints	Conservation Area Reports and Neighbourhood Plans also refer to viewpoints and panoramic vistas. These documents should all be referred to when selecting representative viewpoints. Neighbourhood Plans should also be considered in relation to proposed works	A review of Conservation Area Reports and Neighbourhood Plans was undertaken to identify the location of representative viewpoints. The assessment of impacts on visual amenity as a result of the Proposed Development is included in Chapter 16: Landscape and Visual in Volume 2 of the PEI Report, section 16.9 for Part 2, section 16.11 for Part 4a and section 16.12 for 4b.

Consultee	Topic	Summary of comment	How and where addressed
Buckinghamshire Council – Slapton Parish Neighbourhood Development Plan	Visual amenity	Development proposals within or adjoining the cluster of listed buildings around Church Lock No.29, which defines the core character of the settlement, will be resisted where it will obstruct views to this group or the lock or undermine its visual integrity" Development proposals should not harm the contribution that the current road layout, including the buildings at the corner of Church Road Rectory Close, make to the character of the street scene by terminating long views into the village. Development proposals should sustain the strong feeling of seclusion resulting from limited views into and out of the development. Development proposals should not harm the contribution that the Carpenters Arms and Brewery Cottages make in defining the centre of the village; care should be taken to preserve the visual dominance of both existing buildings particularly when viewed from the South along Horton Road. Any development proposals that stand forward of the current building line of the adjacent bungalows on Horton Road, rise above the Carpenters Arms or Brewery Cottages, or obscure	The identified sensitive receptors lie approximately 3.5 km from the Preliminary Order Limits resulting in no impacts on visual amenity.

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		the view of the Maltings beyond the car-park will be resisted.	
Buckinghamshire Council – Ivinghoe Parish Neighbourhood Development Plan	Visual amenity	The Vale area is predominantly rural, with agricultural land being mostly Grades 3 and 4 (App. 3.1). Much of the land to the southeast of the B489 is owned by the National Trust and is within the Chilterns Area of Outstanding Natural Beauty (AONB) (App. 3.2), nationally designated as one of the country's finest landscapes. The area that is not designated AONB forms part of the setting of the Chilterns AONB and part of it is designated Area of Attractive Landscape (App. 3.2). The panoramic views from the top of the escarpment (especially the iconic Ivinghoe Beacon and Pitstone Hill) and the views to this dramatic landform make this a special and remarkable area. Reflecting Paragraph 116 of the NPPF, planning applications for major development in the Chilterns AONB will be refused except in exceptional circumstances and where it can be demonstrated that it is in the public interest. Full account will be taken of the likely impacts of Proposed Development on the AONB, as views out of and back to the AONB are fundamental to the enjoyment of the AONB. Where appropriate, development applications likely to impact	An additional viewpoint (Viewpoint 32) has been included to address this matter. Refer to section 16.12 in Chapter 16: Landscape and Visual in Volume 2 of the PEI Report.

Consultee	Topic	Summary of comment	How and where addressed
		the setting of the AONB should include a landscape and visual impact assessment	
Buckinghamshire Council – Drayton Parslow Parish Neighbourhood Development Plan	Visual amenity	Views both into and out of the Parish were deemed very important, not just in relation to the Conservation Area, but throughout the length of the Parish in order to retain its rural character. As appropriate to their scale, nature and location, development proposals should: preserve and, where practicable, enhance important views to the Conservation Area from beyond the village, and important views of the surrounding countryside from within the village of Drayton Parslow that contribute to the special interest of the area the character or appearance.	The identified sensitive receptors lie over 4.5 km from the Preliminary Order Limits resulting in no impacts on visual amenity.
Buckinghamshire Council – Stewkley Parish Neighbourhood Development Plan	Views	Policy STK11: Important Views. The Neighbourhood Plan identifies Important Views on the Policies Map. Development proposals should preserve or enhance the local character of the landscape and through their design, height and massing should recognise and respond positively to the various Important Views. Development proposals which will have a significant adverse impact on an identified Important View will not be supported.	The identified sensitive receptors lie approximately 6 km from the Preliminary Order Limits resulting in no impacts on visual amenity.

Consultee	Topic	Summary of comment	How and where addressed
Central Bedfordshire Council	Landscape and Visual (A. policy considerations)	Table 16-1: National policies, Plans and Strategies – Landscape and Visual – -National Policy Statement for Water Resources Infrastructure (NPSWRI) As per the NPSWRI, the Applicant should include the following within the assessment: • 4.9.1 tranquillity and potential cumulative effects; • 4.9.3 the effects upon historic characterisation; • 4.9.4 any noise and light pollution effects, including on local amenity, tranquillity and nature conservation; • 4.9.6 demonstrate how they have fulfilled the requirements set out in Defra’s ‘English National Parks and the Broads: UK government vision and circular 2010’ or successor documents. These requirements should also be complied with where infrastructure projects impact on Areas of Outstanding Natural Beauty; and • 4.9.8 sets out requirements for mitigation and good design and to be included within the assessment. Applicant to also consider section 3.6 within NPSWRI.	Relevant Legislation, Policy and Guidance relating to Landscape and Visual is outlined in Chapter 16: Landscape and Visual in PEI Report Volume 2. Relevant local policies are included within Table 1-4 in Chapter 1: Introduction in PEI Report Volume 2.

Consultee	Topic	Summary of comment	How and where addressed
		National Planning Policy Framework (NPPF) The Applicant should also include the following NPPF paragraphs: • Paragraph 10 which sets out requirements for sustainable developments; • Paragraph 105 which sets out that planning policies and decisions should protect and enhance public rights of way and access; • Paragraphs 129 & 129(e) which sets out requirements for well designed, attractive and healthy places; • Paragraph 131 which sets out the requirement for good design and effective engagement between applicants, communities, local planning authorities and other interests throughout the process. - Planning Practice Guidance (PPG) The Applicant should also include Natural Environment which sets out the benefits of landscape character assessments and the importance of considering Green Infrastructure in the early stages of schemes. Table 16-2: List of relevant local policy – Landscape and Visual The Applicant should include the following relevant CBC local plan policies within the assessment;	

Consultee	Topic	Summary of comment	How and where addressed
		• Policy EE1: Green Infrastructure which aims to link, enhance and extending existing and new green infrastructure assets; • Policy EE5: Landscape Character and Value; • Policy EE12: Public Rights of Way which aims to protect, enhance and promote PROWs; and • There are also several policies which relate to contributors to landscape value - for instance, Policy EE2 (Enhancing Biodiversity), Policy EE4 (Trees, Woodlands and Hedgerows) which affords protection to trees, woodlands and hedgerows. The following adopted Neighbourhood Plans to be taken into consideration within the assessment: • Caddington & Slip End Neighbourhood Plan; • Eaton Bray Neighbourhood Plan; and • Totternhoe Neighbourhood Plan.	
Central Bedfordshire Council	Study area	Study Area 16.4.2 – The extent of the LVIA Study Area to be reviewed throughout the iterative design process and via fieldwork in summer and winter to understand the likely visibility of the Proposed Development and confirm the selection of viewpoints, as well as to identify specific landscape features and understand the local landscape character. 16.4.3 – Preliminary Zones of Theoretical Visibility (ZTV) for Part 4a (Site H) of the Proposed	The study area will be further refined for the ES. ZTVs are included for Part 4b of the Proposed Development. Refer to Figure 16-P2&3-2, Figure 16-4B-1 in PEI Report Volume 4. Site survey has been undertaken during summer 2025, and will be

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		Development is acceptable. However, due to the low-lying nature of the existing landscape, the Applicant should also include ZTV studies for the temporary construction compounds to the north and south of Leighton Buzzard within Part 2. Study area to be 2 km when located in the rural landscape and 1 km within the townscape.	repeated in winter 2026 to verify study areas. The scope of the assessment is set out within section 16.4 of Chapter 16: Landscape and Visual in Volume 2 of the PEI Report.
Central Bedfordshire Council	Baseline and viewpoint locations	16.5 Baseline Conditions 16.5.19 – Table 16-6 indicates proposed viewpoint locations. All viewpoints are located upon PROWs and the canal which are acceptable. However, the Applicant should provide representative or specific viewpoints from roads, rails and public open spaces within the study area. 16.5.36 – Table 16-9 indicates proposed viewpoint locations. Viewpoints are located upon PROWs and roads which are acceptable. However, the Applicant should provide additional representative or specific viewpoints from roads and public open spaces within the study area.	The location of representative viewpoints has been further refined and are set out within section 16.12 of Chapter 16: Landscape and Visual Amenity in Volume 2 of the PEI Report.

Consultee	Topic	Summary of comment	How and where addressed
Central Bedfordshire Council	Receptors	16.6.10 Table 16-11: Potential effects during the operational phase – Landscape and Visual Amenity Scoped In: Parts 1a, 2, 3, 4a and sections of 4b Landscape and Visual effects. The Applicant should also scope in include the following designations both within and outside the National Landscapes: • Registered Parks and Gardens; • Listed buildings; • Ancient woodlands; • County wildlife sites; • Local Nature Reserves; • Sites of Special Scientific Interest; • Scheduled monuments; • Conservation Area; and • Designated sites within adopted neighbourhood plans.	An assessment on landscape character including designations has been undertaken and included in Chapter 16: Landscape and Visual in Volume 2 of the PEI Report. An assessment on the effects upon built heritage features is included in Chapter 11: Cultural Heritage in Volume 2 of the PEI Report.
Central Bedfordshire Council	Night time assessment	16.11 – Night-time assessment has been scoped out of the assessment. However, no supporting information has been provided indicating why this has been excluded. Applicant to provide a lighting assessment for Part 2 Construction compounds and Part4a (site H). Assessment to include the visibility and conspicuousness of the proposed development during construction and the potential impacts on views and visual amenity. The LVIA should set out the method for	The impacts on lighting for permanent structures have been included in Chapter 16: Landscape and Visual in Volume 2 of the PEI Report., section 16.7 to section 16.12 and will be considered within Chapter 16 of the ES.

Consultee	Topic	Summary of comment	How and where addressed
		assessment of night time effects and how change from the baseline conditions has been determined.	
Central Bedfordshire Council	Approach to assessment	16.7 Approach to Assessment 6.5.20 – This paragraph outlines the periods of assessment during construction and operation. In total, only 3 assessments are to be considered which is inadequate. The following approach is suggested: The landscape and visual effects of the proposed development should be evaluated during the winter of the construction phase to capture the effects when construction will be most visible. The effects should be evaluated during winter and summer in year 1 of operation and during summer in year 15 of operation. The mitigating effects of maturing mitigation planting, implemented as part of the proposed development, should also be considered in the evaluation of effects in summer year 15 to demonstrate the maximum effectiveness of the planting. (4 assessments in total)	The scope of the assessment is set out within section 16.4 of Chapter 16: Landscape and Visual in Volume 2 of the PEI Report.
Central Bedfordshire Council	Local planning policy	16.7.2 – The Applicant should consider the following relevant CBC local planning guidance within the assessment: Central Bedfordshire Green and Blue Infrastructure Strategy (2022);	Relevant Legislation, Policy and Guidance relating to Landscape and Visual is outlined in Chapter 16: Landscape and Visual in PEI Report Volume 2 . Relevant local policies are included within Table

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		- Central Bedfordshire Council Design Guide (2023); and - Central Bedfordshire Council Tranquillity Strategy (2022).	1-4 in Chapter 1: Introduction in PEI Report Volume 2 .
Central Bedfordshire Council	Viewpoints	16.7.5 – All viewpoints inclusive of viewpoints which have been discounted should be documented for transparency within the methodology. 16.7.11 – As per the Landscape Institutes ‘Assessing Landscape Value A Technical Guidance Note’, the Applicant should include the following factors: - Natural heritage Cultural heritage; - Distinctiveness; - Perceptual (Wildness and tranquillity); and - Functional.	All viewpoints considered are set out in Appendix 16-PD-3 in PEI Report Volume 4 .
Central Bedfordshire Council	Duration	16.7.21 - 16.7.24 Magnitude of Impacts 16.7.24 – At paragraph (e), the Applicant should define ‘duration’ within the assessment. Short term durations are considered to be under one year; medium term durations are considered to be between one and five years, and long-term durations are considered to be more than five years. Estimated planting growth heights should also be included within duration terms.	Duration is defined within Chapter 6: EIA Methodology in Volume 2 of the PEI Report. Estimated planting growths will be included in the ES.

Consultee	Topic	Summary of comment	How and where addressed
Central Bedfordshire Council	Mitigation	6.10 Approach to Mitigation 6.10.4 - The provision of a Landscape Ecological Management Plan is welcomed. Mitigation proposals should be considered as part of a landscape strategy which considers Green Infrastructure in a wider context. Initially, the Landscape Strategy should focus on overarching principles with clear aims and objectives. Objectives should be clear and include landscape, biodiversity and Green Infrastructure. Landscape and visual mitigation should drive the strategy and be linked through to the management plan (rather than just a maintenance schedule). Landscape proposals and mitigation should have regard for and contribute to the wider landscape character, connective of green infrastructure and sustainable transport. As per paragraph 6.7.8, the Applicant should ensure that the effectiveness of any proposed mitigation measures is thoroughly assessed in the LVIA, describing the likely significant effects of the proposed development both prior to mitigation and residually so that it is possible to understand the efficacy of proposed mitigation measures. The LVIA should also explain how measures proposed to mitigate landscape and visual effects, such as planting, may relate to other aspects, for instance impacts on ecological receptors. Appropriate cross reference should be	A scheme of landscape mitigation will be developed and included in the DCO application. A canal design principles document will be created and will guide design of permanent structures along the canals. The landscape design will take account of these design principles.

Consultee	Topic	Summary of comment	How and where addressed
		made between related aspects in the LVIA, such as Biodiversity, and Historic Environment.	
Central Bedfordshire Council	Landscape and Visual (C. General Comments)	General Comments: - Monitoring As per 6.7.10, the Applicant should outline monitoring methods to be employed to ensure the effectiveness of mitigation Cumulative Effects Assessment As per 6.9, the Applicant should consider the assessment of two types of cumulative effects within the LVIA; - Climate change The LVIA should outline the likely evolution of the baseline for receptors without the proposed development as far as natural changes can be assessed based on available information and scientific knowledge. Applicant to include the effects of climate change inclusive of mitigation. See Landscape Institutes policy document on climate change or IEMA guidance; - Visual Representation of Development Proposals. The LVIA should include visual representations of both the baseline view and the view incorporating the Proposed Development as per recommendations in Landscape Institute's Technical Guidance Note 06/19: Visual Representation of Development Proposals, 2019. Views should be	A scheme of landscape mitigation will be developed and included in the DCO application which will include maintenance and monitoring. For impacts on climate change refer to Chapter 9: Carbon and Chapter 10: Climate in Volume 2 of the PEI Report. Wirelines/ photomontages will be included in the ES. An assessment on tranquillity will be included in the ES. An assessment on the Special Landscape Qualities of the Chilterns National Landscape will be undertaken and included in the ES.

Consultee	Topic	Summary of comment	How and where addressed
		numbered and cross-referenced to accurately plotted locations on an OS map of appropriate scale, and showing the angles of the views. The Applicant should outline the methodology, the viewpoint locations and the assessment years; • Tranquillity As per NPSWRI, consideration should be given to assessment of tranquillity and effect on local character and setting, particularly in relation to heritage and other local sensitive receptors such as heritage assets & PROWs. The Applicant should refer to The Central Bedfordshire Tranquillity Strategy (LUC, 2015) and assess within each landscape receptor; and • Chilterns National Landscape. The LVIA to assess the Landscape and Visual Effects upon the special qualities, distinctive character, tranquillity and remoteness in accordance with national planning policy and the overall purpose of the National Landscape designation. The Applicant should also outline how the development meets the aims of the statutory Chilterns National Landscape Management Plan.	
Wolfhampcote Parish Council	Chapter 16	Landscape and Visual Impact: The canal and surrounding countryside form an important part of the rural character of the parish. The Environmental	Wolfhampcote Parish lies outside and approximately 400 m from the Preliminary Order Limits and there

Consultee	Topic	Summary of comment	How and where addressed
		Statement should include detailed visual assessments from key viewpoints within the parish.	will be no impacts on PRoW within the Parish.
Pitstone Parish Council	Chilterns AONB	The Council noted that some of the pipeline options would impact the Chilterns AONB, and may comment on this, and other aspects of the proposal, at planning application stage.	This comment is noted.
Milton Keynes City Council	Viewpoints	LVIA Consultation: The scoping report notes that consultation with local planning authorities and statutory consultees will inform viewpoint selection and mitigation. Landscape officers welcome early engagement, though sample photographs are still pending. Viewpoint Considerations: Viewpoints near VP24 (Fenny Lock) and VP29 (Little Brickhill) are provisionally accepted, pending detailed design. Additional viewpoints should include: • New housing at Eaton Leys; • Waterhall Park; and • Views of the pipeline through the Brickhill's SLA.	With reference to Figure 3-P2&3-1 within PEI Report Volume 3, an Indicative Non-Work Area lies within Waterhall Park and Eaton Leys, resulting in no impacts to visual amenity. With reference to Figure 16-P2&3&4-2 within PEI Report Volume 3 and sections 16-11 and 16-12, viewpoints 25 and 26 are located within the Brickhills SLA and viewpoint 27 gains long distance views into the Brickhills SLA and assesses the impacts on visual receptors.
Milton Keynes City Council	Zone of Theoretical Visibility	Zone of Theoretical Visibility (ZTV): Currently limited to the water treatment works near Bletchley. It should be	A number of ZTVs have been run for the Proposed Development including the pipeline, refer to

Consultee	Topic	Summary of comment	How and where addressed
		expanded to include the pipeline route and its effects on landscape character.	Figure 16-4B-1 in PEI Report Volume 4 .
Milton Keynes City Council	Photography	LVIA Requirements: Baseline photography must be undertaken in winter.	Summer photography has been undertaken in 2025 and included in the PEI Report, refer to Figures 16-VP-1 to 16-VP-32 in Volume 3 of the PEI Report. Winter photography will be undertaken in 2026 and will be included in the ES.
Milton Keynes City Council	References and methodology	References must include: • Milton Keynes Landscape Character Assessment (May 2022); and • Milton Keynes Review of Local Landscape Designations (May 2024). Impact assessment must cover: • Tree and hedgerow removal for pipe laying; • Loss of landscape features due to easement restrictions; and • Visual impacts from infrastructure (e.g., pumping stations) Construction Methods: Trenchless construction should be used in sensitive areas to minimise landscape harm.	The relevant local Landscape Character Type (LCT)/ Landscape Character Area (LCA) as set out within the Milton Keynes Landscape Character Assessment and an assessment of impacts on visual amenity on all aspects of the Proposed Development has been included in Chapter 16: Landscape and Visual in Volume 2 of the PEI Report, section 16.9.