EIA Quality Mark Case Study

Land North of Aston Clinton Road, Aylesbury

Key Issues:

- Potential changes to the landscape character and features of the Site and its local/wider setting.
- Potential visual effects on identified receptors and key views (such as from residential properties, public rights of way and publically accessible open space).
- Potential adverse effects of internal and perimeter lighting on the amenity of residents in properties adjacent to the Site.

Purpose of the project:

A proposed residential-led mixed use development on a 30ha greenfield site located north of the A41 Aston Clinton Road on the eastern edge of Aylesbury, Buckinghamshire.

CBA undertook the Landscape & Visual Impact Assessment aspects of the ES/EIA and provided landscape design strategy advice to inform the masterplan.

Description of the project:

An application for outline planning permission (with all matters reserved except for access) was submitted to Aylesbury Vale District Council by Aston Clinton Sarl Ltd (a joint venture between Inland Homes Ltd & Europa Real Estate) in November 2015.

Accompanied by an Environmental Statement, the application was for the construction of up to 400 dwellings, hotel, pub/restaurant, care housing, employment floorspace, local retail centre, public open space, play areas, water meadow and associated infrastructure.
### EIA Learning Outcomes

**Lessons learnt:**

An effective scoping process and early engagement with statutory bodies was key to identifying potential significant landscape and visual impacts of the proposed development to be assessed.

Using accurate visual representations to illustrate changes to views with and without screening mitigation measures was important in assessing and presenting the likely residual landscape and visual effects of the proposed development.

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### Lessons learnt continued:

The ‘mitigation by design’ approach to the project ensured that during the course of the masterplanning process, landscape and visual constraints were considered from the start and formed an integral part of the design process for the proposed development.

Pre-application discussions with the Council’s landscape & urban design officer helped consider a number of design issues that were key to addressing landscape and visual effects, including densities, building heights and open space provision in particular.

The landscape design strategy included opportunities for delivering landscape enhancements, which were assessed as having significant long-term beneficial effects for the Site. These included removal of overhead power lines in the northern part of the Site; green infrastructure enhancements (such as new tree and hedgerow planting with native species to reinforce the Site’s landscape structure); provision of a range of open spaces (including a heritage park, water meadows, play areas and other green spaces); and new public access and heritage interpretation opportunities.

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