

## Assessment Viewpoint 49: Kimpton Road (at bridge over railway)



**National Grid Reference:** 510283.523, 220871.840, 118.40aod  
**Date / Time:** 16th April 2019 (15:43)  
**Weather Conditions / Visibility:** Cloudy / Moderate  
**Camera & Lens:** Canon EOS 5D MKII 50mm lens  
**Horizontal Field of View:** 75 °  
**Accurate Viewing Distance:** 300mm

### Location Plan



### Baseline Description

This viewpoint is located on the pavement adjoining Kimpton Road approximately 1km west of the Main Application Site. The view is orientated in a south easterly direction and is representative of the view experienced by users of Kimpton Road.

The view is dominated in the foreground by Kimpton Road and is framed to the left by a block of flats that forms part of the under construction Napier Park development. A parade of shops is visible in the foreground in the centre and centre-right part of the view, with the Hampton by Hilton hotel visible beyond. Hart House and a warehouse building, in use by the Daily Express, can be seen in the middle-distance within the centre-left part of the view, with the lorry trailer park site discernible above them. The western end of the airport runway and is visible in the distance and on the horizon, beyond the lorry trailer park and in the centre left part of the view, woodland vegetation at Bush Pasture.

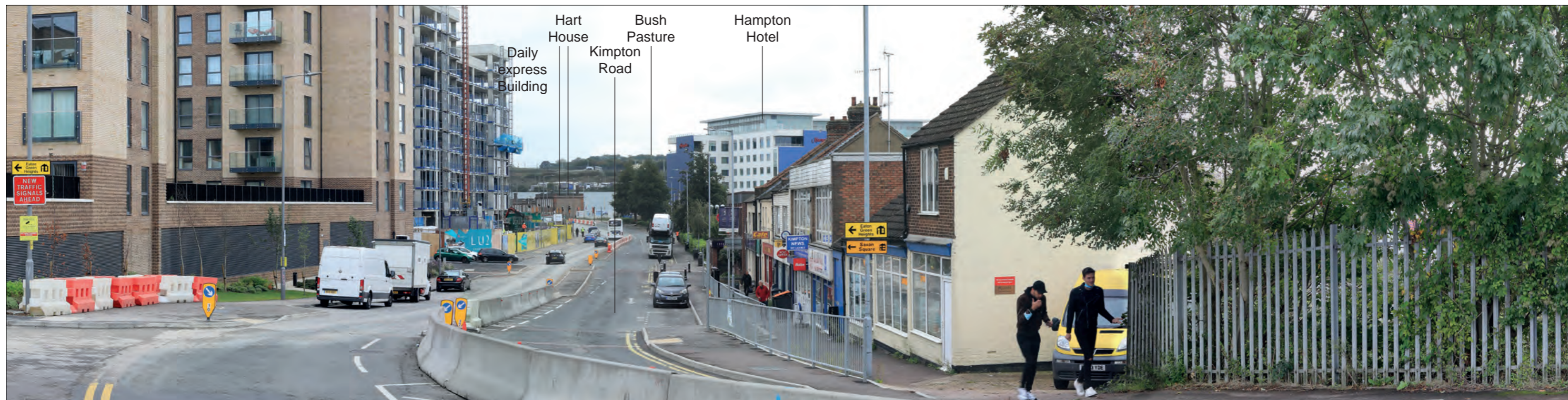
Note: Desk-based survey indicates that a further two blocks of flats, forming part of the Napier Park development (shown as being under construction in the summer view overleaf), have been delivered to the right of those under construction in the left part of the view since this photograph was taken. These buildings are determined to entirely screen the airport runway from this viewpoint location.

### Anticipated Change to View

Works 4f, within the lorry trailer park discernible in the centre left part of the view, may be discernible to some extent from Phase 2a. All other aspects of the Proposed Development would however be screened from this viewpoint location.

### Camera Location





**National Grid Reference:** 510283.523, 220871.840, 118.40aod  
**Date / Time:** 1st October 2020 (10:13)  
**Weather Conditions / Visibility:** Cloudy / Moderate  
**Camera & Lens:** Canon EOS 5D MKII 50mm lens  
**Horizontal Field of View:** 75 °  
**Accurate Viewing Distance:** 300mm

## Assessment Viewpoint 50: Beech Road



**National Grid Reference:** 502952.312 219890.409, 210.74aod  
**Date / Time:** 17th December 2020 (10:41)  
**Weather Conditions / Visibility:** Sunny / Good  
**Camera & Lens:** Canon EOS 5D MKII 50mm lens  
**Horizontal Field of View:** 75 °  
**Accurate Viewing Distance:** 300mm

### Location Plan



### Baseline Description

This viewpoint is located approximately 8km west of the Main Application Site and adjoining Beech Road on Stipers Hill. It is located to the east of Kensworth Quarry and near footpaths Kensworth 7 and Kensworth 20. The view is orientated in an easterly direction and is representative of the view experienced by users of PRoW within the Chilterns AONB.

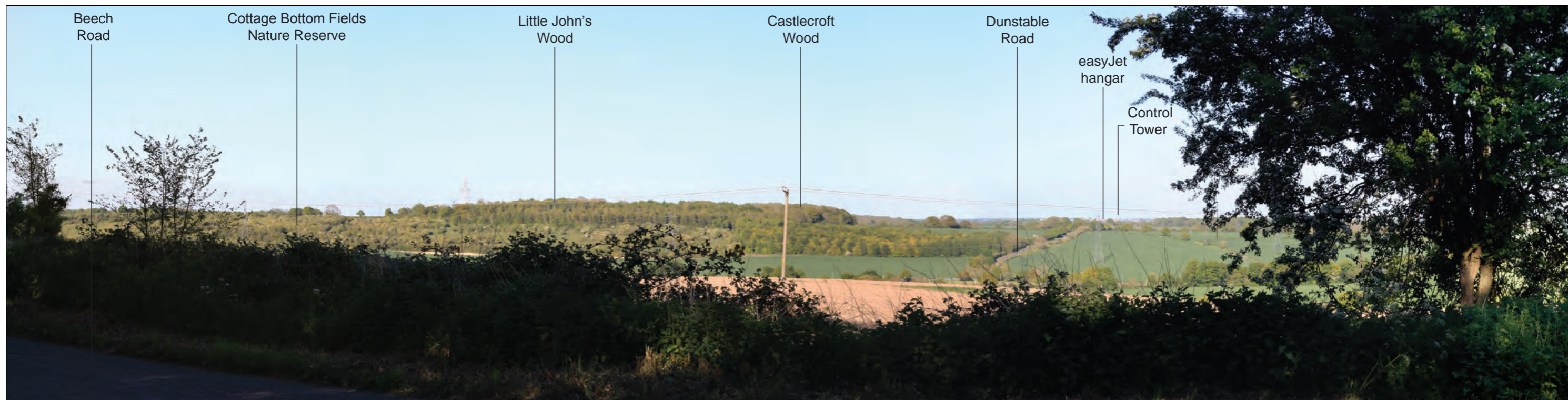
The view overlooks rolling arable farmland with stands of woodland and Dunstable Road visible on an adjoining ridgeline in the middle-distance. The existing airport hangars are discernible beyond intervening vegetation, in the distance and on the horizon in the centre-right part of the view.

### Anticipated Change to View

The Proposed Development would be an appreciable distance from this viewpoint. Some construction activities and the introduction of additional built form during Phases 2a and 2b - notably Works 3b.02 and 4b - may however be discernible to the left of the existing airport buildings identifiable on the horizon and in the distance, in the centre right part the view.

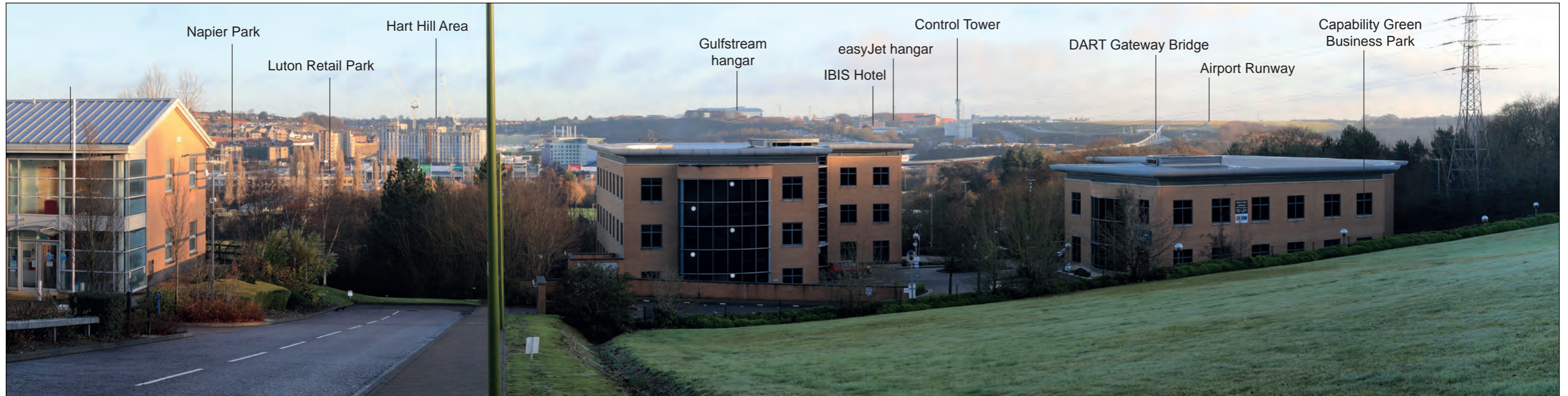
### Camera Location





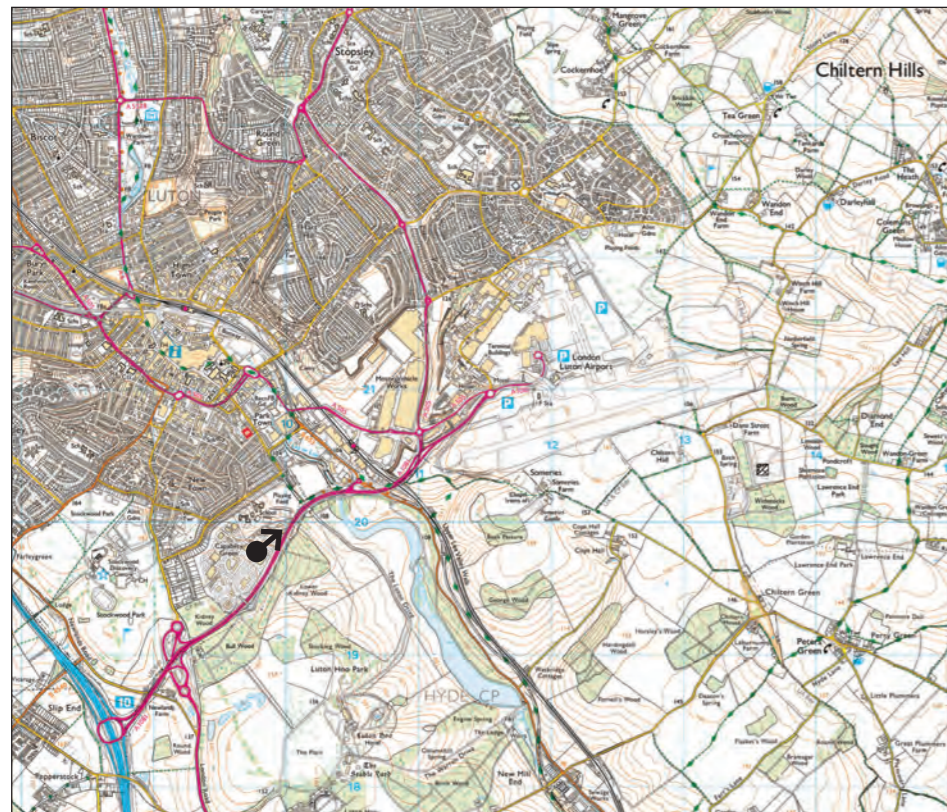
**National Grid Reference:** 502952.312 219890.409, 210.74aod  
**Date / Time:** 14th May 2019 (18:04)  
**Weather Conditions / Visibility:** Sunny / Good  
**Camera & Lens:** Canon EOS 5D MKII 50mm lens  
**Horizontal Field of View:** 75 °  
**Accurate Viewing Distance:** 300mm

## Representative Viewpoint 51 : Capability Green



**National Grid Reference:** 509861, 219886, 147.8aod  
**Date / Time:** 17th December 2020 (09:07)  
**Weather Conditions / Visibility:** Sunny / Good  
**Camera & Lens:** Canon EOS 5D MKII 50mm lens  
**Horizontal Field of View:** 75 °  
**Accurate Viewing Distance:** 300mm

### Location Plan



### Baseline Description

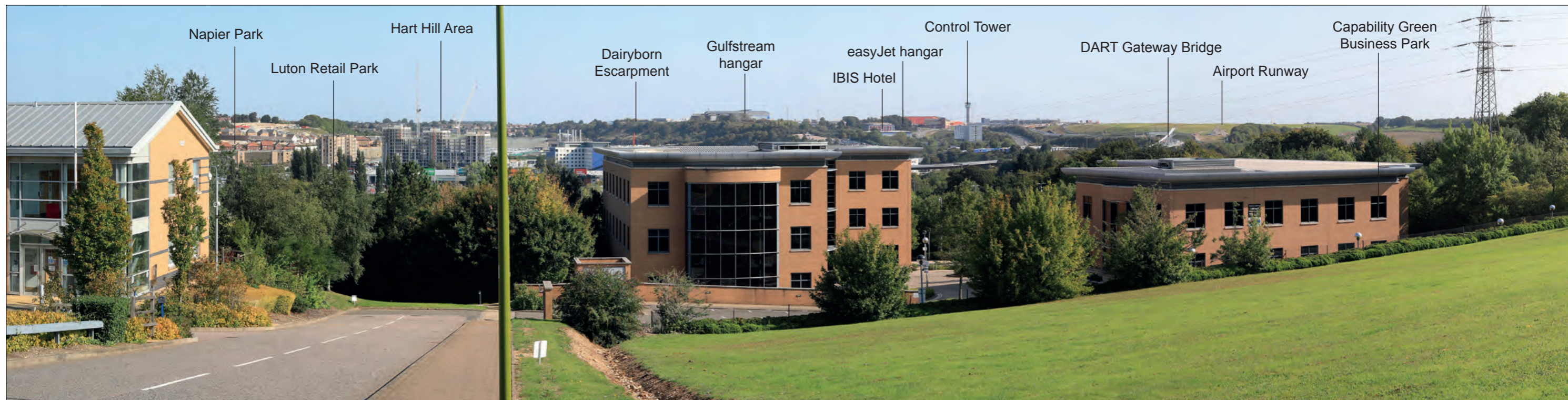
This viewpoint is located in the eastern part of Capability Green, and is orientated in an east-north-east direction towards the Main Application Site. The viewpoint is representative of views experienced by users of the Capability Green business park and users of New Airport Way. The view overlooks part of Capability Green business park in the foreground, with pylons, open green space, office blocks and car parking visible. Various retail and industrial buildings are distinguishable amongst the vegetation in the middle distance on the valley floor; alongside Luton Airport Parkway station and the sports fields at Park Town. Hangars, hotels and other airport buildings are visible in the distance at the top of Dairyborn Escarpment and on the horizon across the centre part of the view. Napier Park and the Hart Hill residential area are visible in the distance within the left part of view and the airport runway is decipherable on the horizon into the right part of the view.

### Anticipated Change to View

The Proposed Development would be mostly screened from this location. Works 6a may however be discernible to the nearside of the control tower in Phase 1 and may be seen alongside activities associated with the expansion of Terminal 1 (Works 3a), beyond the easyJet hangar and on the horizon during this period. Site clearance activities to deliver the Airport Access Road, Works 6a.02 - notably construction of the engineered slope and bridged section over Airport Way - and works to restore the landscape following its delivery (Works 5a) would also be visible in the centre part of the view during Phase 2a; atop Dairyborn Escarpment and to the nearside of the Gulfstream hangar. Activities associated with the delivery of Works 4b may also be discernible in the distance, beyond the Gulfstream hangar in Phase 2b.

### Camera Location





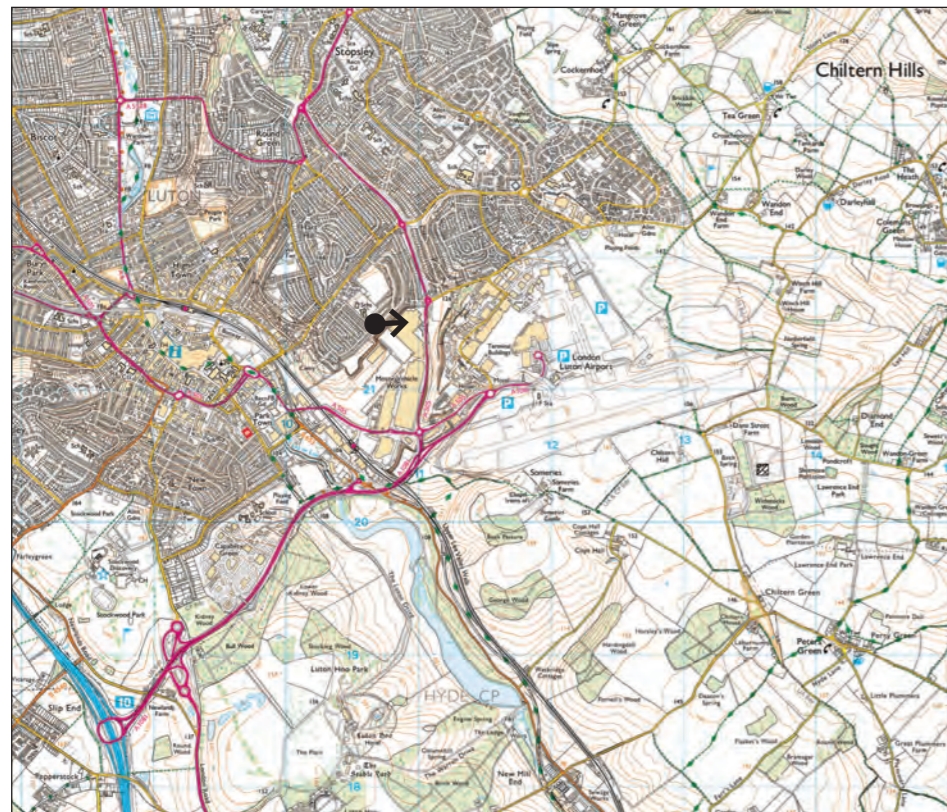
**National Grid Reference:** 509861, 219886, 147.8aod  
**Date / Time:** 19th September 2020 (10:53)  
**Weather Conditions / Visibility:** Sunny / Good  
**Camera & Lens:** Canon EOS 5D MKII 50mm lens  
**Horizontal Field of View:** 75 °  
**Accurate Viewing Distance:** 300mm

## Representative Viewpoint 52 : Corner of Devon Road and Gayland Avenue



**National Grid Reference:** 510669, 221502, 154.8aod  
**Date / Time:** 17th December 2020 (09:53)  
**Weather Conditions / Visibility:** Overcast / Moderate  
**Camera & Lens:** Canon EOS 5D MKII 50mm lens  
**Horizontal Field of View:** 75 °  
**Accurate Viewing Distance:** 300mm

### Location Plan



### Baseline Description

This viewpoint is located at the junction between Devon Road and Gayland Avenue and is orientated in an easterly direction towards the Main Application Site. The viewpoint is representative of views experienced by residents living to the southeast of the Hart Hill residential area and users of Powdrills Field neighbourhood park. The foreground of the view is dominated by the residential streetscape of Devon Road, with its associated houses, gardens, parked cars and bus stops. The scrub vegetated slope of the Dairyborn Escarpment is visible beyond the residential properties in the middle distance, to the far side of which a number of buildings within the Airport Business Park are evident; the most notable of which being the Monarch Airways, Thomson Airways and Gulfstream hangars and the GKN Unit B building.

### Anticipated Change to View

The Proposed Development would be entirely screened in Phase 1. Site clearance activities and works to deliver the Airport Access Road (Works 6a.02 and 6a.03) - notably the removal of buildings and vegetation that is discernible to the nearside of the hangar buildings and to a lesser extent construction of the road itself - would however be visible in the middle distance across the centre part of the view during Phases 2a and 2b. Removal of the GKN building and Works 4b would also be discernible in the distance and on the horizon, in the centre left part of the view from Phase 2b.

### Camera Location





**National Grid Reference:** 510669, 221502, 154.8aod  
**Date / Time:** 19th September 2020 (10:17)  
**Weather Conditions / Visibility:** Overcast / Moderate  
**Camera & Lens:** Canon EOS 5D MKII 50mm lens  
**Horizontal Field of View:** 75 °  
**Accurate Viewing Distance:** 300mm