

## Assessment Viewpoint 9: Footpath (Offley 002)



**National Grid Reference:** 512822.258, 223074.358, 157.96aod  
**Date / Time:** 19th December 2018 (11:53)  
**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 to the east of Luton on public footpath Offley 002, approximately 0.8km north of the Main Application Site. The view is orientated in a south westerly direction and is representative of the view experienced by users of this footpath, which forms part of the Chiltern Way long distance footpath.

The foreground of the view is dominated by an arable field, which is enclosed by mature hedgerows and that slopes gently across the view from left to right. The existing residential area of Wigmore is visible in the middle-distance, to the far side of which hangars and the control tower of the existing airport can be seen in the centre part of the view and the tree-lined northern boundary of Wigmore Valley Park in the left part of the view.

### Anticipated Change to View

The Proposed Development would introduce new built form - notably Works 2f and 3b.01 in Phase 2a and Works 2g, 3b.02, 3c.02, 4a, 4b and 4r in Phase 2b - that would be visible above the existing hedgerow trees and beyond the boundary vegetation of Wigmore Valley Park, across the centre part of this view.

### Additional Mitigation

The hedgerow and hedgerow tree planting proposed as additional landscape mitigation in the foreground of this view in Phase 1 (Works 5e) would establish to partially screen the Proposed Development and would direct user's attention more linearly along the right of way, rather than towards the airport.

### Camera Location







**National Grid Reference:** 512822.258, 223074.358, 157.96aod  
**Date / Time:** 26th July 2018 (16:29)  
**Weather Conditions / Visibility:** Sunny / Good  
**Camera & Lens:** Canon EOS 5D MKII 50mm lens  
**Horizontal Field of View:** 75 °  
**Accurate Viewing Distance:** 300mm

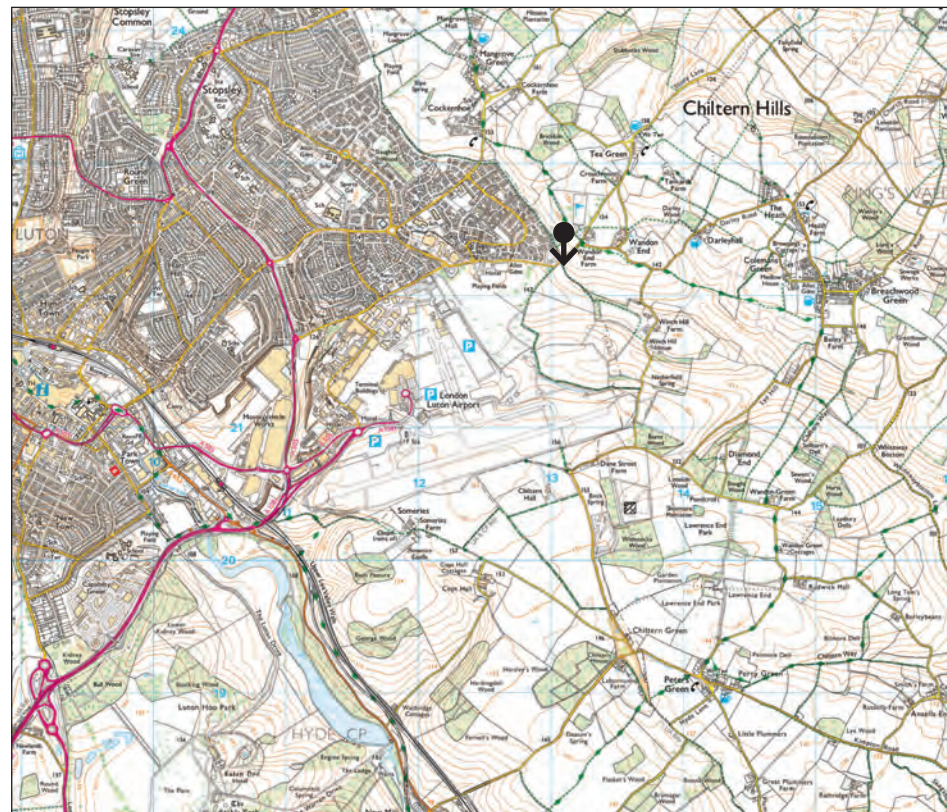


## Assessment Viewpoint 10A : Footpath (Offley 001)



**National Grid Reference:** 513182.548, 222457.763, 151.10aod  
**Date / Time:** 19th December 2018 (08:57)  
**Weather Conditions / Visibility:** Cloudy / Moderate  
**Camera & Lens:** Canon EOS 5D MKII 50mm lens  
**Horizontal Field of View:** 150 °  
**Accurate Viewing Distance:** 300mm

### Location Plan



### Baseline Description

This viewpoint is located on public footpath Offley 001, approximately 100m north of the Main Application Site. The view is orientated in a south westerly direction and is representative of the view experienced by users of this footpath, which forms part of the Chiltern Way long distance footpath, and residents of Wandon End.

The view is framed on both sides by mature clipped hedgerows and hedgerow trees and is dominated in the foreground by a gently sloping arable field. A hedgerow adjoining Eaton Green Road is visible across the left and centre-right part of the view and extends around the perimeter of the field to border Luton Borough footpath FP39 in the right part of the view. The Main Application Site extends across almost the entirety of the view to the far side of Eaton Green Road, comprising a mixture of arable farmland in the left part of the view; neutral meadow grassland, which was formerly in arable production but that was seeded in 2018, on the visible slope in the centre right part of the view; Wigmore Valley Park in the right of view; and the existing airfield on the horizon beyond.

Note: The agricultural tenancy for the farmland visible to the far side of Luton Road expired in 2020 and has not been renewed. This land is currently laid fallow.

### Anticipated Change to View

The Proposed Development would, in Phase 1, replace affected open space within land on the far side of the existing hedgerow, in the left and centre parts of the view, and would introduce hedgerow and woodland planting that would be visible in the middle-distance, in the grassed area, visible in the centre part of the view. Site clearance activities, Works 1b, and Works 2f, 3b.01 and 3c.01 would be visible in the distance to the nearside of the existing airfield and in the centre-right part of the view in Phase 2a; Works 2g, 3b.02, 3c.02 and 4a would also be visible beyond intervening vegetation across the centre and right parts of the view in Phase 2b.

### Additional Mitigation

The additional hedgerow and hedgerow tree planting proposed as potential mitigation in the foreground of this view in Phase 1 (Works 5e) would establish to partially screen the Proposed Development from Phases 2a and 2b and direct user's attention along the track visible in the far left part of the view or down the public footpath visible in the far right part of the view.

### Camera Location









## Assessment Viewpoint 10A : Footpath (Offley 001)



**National Grid Reference:** 513182.548, 222457.763, 151.10aod  
**Date / Time:** 26th July 2018 (13:50)  
**Weather Conditions / Visibility:** Sunny / Good  
**Camera & Lens:** Canon EOS 5D MKII 50mm lens  
**Horizontal Field of View:** 150 °  
**Accurate Viewing Distance:** 300mm





Luton Airport  
Runway

Bush Pasture

Darley  
Road

Control Tower

Wigmore  
Valley Park



## Assessment Viewpoint 10B: Footpath (Offley 001)



**National Grid Reference:** 513278.097, 222380.552, 150.94aod  
**Date / Time:** 19th December 2018 (08:51)  
**Weather Conditions / Visibility:** Cloudy / Moderate  
**Camera & Lens:** Canon EOS 5D MKII 50mm lens  
**Horizontal Field of View:** 150 °  
**Accurate Viewing Distance:** 300mm

### Location Plan



### Baseline Description

This viewpoint is located on Darley Road, beside the entrance to Wandon End and public footpath Kings Walden 041 - where it forms part of the Chiltern Way long distance footpath - and is adjacent to the Main Application Site. The view is orientated in a south westerly direction and is representative of the view experienced by users of Darley Road, residents of Wandon End, users of public footpath Kings Walden 041 and users of the Chiltern Way long distance footpath.

The view shows a gappy hedgerow in the foreground with an arable field beyond that extends into the middle-distance. A further field of neutral meadow grassland, which was formerly in arable production but that was seeded in 2018, rises in the middle-distance, to the far side of which a mature hedgerow is visible across the left part of the view and south east boundary of Wigmore Valley Park; the wooded edge of which is visible in the centre-right part of the view. A belt of mature hedgerow is visible on the ridge of Winch Hill, to the nearside of the airfield and in the middle-distance, within the far-left part of the view.

Note: The agricultural tenancy for the farmland visible to the far side of Luton Road expired in 2020 and has not been renewed. This land is currently laid fallow.

### Anticipated Change to View

The Proposed Development would introduce an area of Replacement Open Space (Works 5b) into the arable land immediately adjoining this viewpoint in Phase 1; embedded into which would be the restoration of existing field boundary hedgerows, the planting of new hedgerow trees and the establishment of woodland. This change would be seen in combination with distant views to site clearance activities and Works 1a, 2a and 2e in this phase. Embedded landscape mitigation within the Replacement Open Space would establish to partially screen the Proposed Development by Phase 2a. Further site clearance activities, Works 2f, 3b.01, 3c.01 and 4f are however likely to remain discernible beyond foreground vegetation in the left and centre right parts of the view during this phase. Embedded landscape mitigation measures should have established by Phase 2b to provide a good level of screening from this viewpoint. Some further clearance activities, alongside Works 2c, 2g, 3b.02, 3c.02 and 4a may however remain discernible to some extent during this period; particularly during winter months.

### Camera Location









## Assessment Viewpoint 10B: Footpath (Offley 001)



**National Grid Reference:** 513278.097, 222380.552, 150.94aod  
**Date / Time:** 26th July 2018 (13:45)  
**Weather Conditions / Visibility:** Sunny / Good  
**Camera & Lens:** Canon EOS 5D MKII 50mm lens  
**Horizontal Field of View:** 150 °  
**Accurate Viewing Distance:** 300mm





Control  
Tower

Gulfstream  
hangar

Tui  
hangar

Wigmore  
Valley Park

Darley  
Road