

## Assessment Viewpoint 45: Ivinghoe Beacon



**National Grid Reference:** 495964.080, 216859.630, 234.60aod  
**Date / Time:** 30th November 2018 (14:24)  
**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 at Ivinghoe Beacon approximately 10km to the west of the Main Application Site. 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 is from an elevated position that overlooks the valley catchment for the River Gade. The land rises in the middle-distance to encompass Dunstable Downs, in the far-left of the view and ZSL Whipsnade Zoo in the centre. Although this viewpoint is on the flightpath for easterly arrivals, the existing airport is entirely screened from this viewpoint due to intervening landform.

### Anticipated Change to View

The Proposed Development would be located an appreciable distance, and entirely screened from this viewpoint due to intervening landform.

### Camera Location







**National Grid Reference:** 495964.080, 216859.630, 234.60aod  
**Date / Time:** 1st October 2018 (11:40)  
**Weather Conditions / Visibility:** Sunny / Good  
**Camera & Lens:** Canon EOS 5D MKII 50mm lens  
**Horizontal Field of View:** 75 °  
**Accurate Viewing Distance:** 300mm



## Assessment Viewpoint 46: Lea Valley Cycle Route



**National Grid Reference:** 510187.826, 220187.600, 109.41aod  
**Date / Time:** 16th April 2019 (13:47)  
**Weather Conditions / Visibility:** Cloudy / Moderate  
**Camera & Lens:** Canon EOS 5D MKII 50mm lens  
**Horizontal Field of View:** 75 °  
**Accurate Viewing Distance:** 300mm

### Baseline Description

This viewpoint is located on the Lea Valley Cycle Route, between Park Street and Gypsy Lane, approximately 50m west of the Main Application Site. The view is orientated in an easterly direction and is representative of the view experienced by users of the Lea Valley Cycle Route and users of New Airport Way.

The view is framed to the right by the engineered embankment of New Airport Way and to the left by railings around the Linden Academy sports fields. The roof of a tennis centre building adjoining Venue 360 is discernible amongst trees in the middle-distance in the right part of the view, beyond which the lorry trailer park is discernible on the horizon, and the Hampton by Hilton hotel is visible beyond the railings in the left of the view.

### Anticipated Change to View

Some activities associated with Works 6a.01 may be discernible at the top of the engineered embankment in Phase 1. All other aspects of the Proposed Development would be screened from this viewpoint during this period. Works 4g would be evident in the middle-distance in the centre right part of the view from Phase 2a. Additionally, some elements of Works 4f and 6a.02 may also be discernible in the distance across the centre right and centre parts of the view from Phase 2a.

### Camera Location



### Location Plan







**National Grid Reference:** 510187.826, 220187.600, 109.41aod  
**Date / Time:** 1st October 2020 (09:29)  
**Weather Conditions / Visibility:** Cloudy / Moderate  
**Camera & Lens:** Canon EOS 5D MKII 50mm lens  
**Horizontal Field of View:** 75 °  
**Accurate Viewing Distance:** 300mm

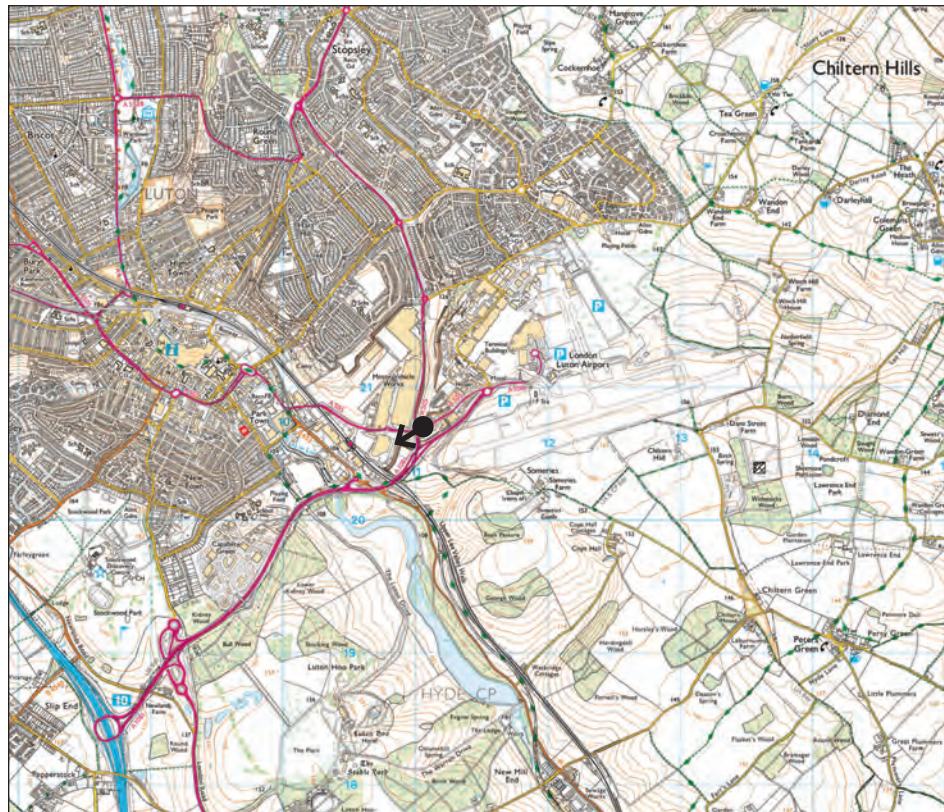


## Assessment Viewpoint 47: Vauxhall Way (approach to roundabout)



**National Grid Reference:** 510981.727, 220710.866, 115.06aod  
**Date / Time:** 16th April 2019 (16:08)  
**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 the junction between Vauxhall Way and Kimpton Road, approximately 300m west of the Main Application Site and 100m north of the lorry trailer park. The view is orientated in a south westerly direction and is representative of the view experienced by users of Vauxhall Way and users of Kimpton Road and Airport Way.

The view overlooks a road junction with a Vauxhall garage and showroom with associated forecourt visible on the other side of Kimpton Road. Scrub covered embankment which sits atop the lorry trailer park is visible beyond the garage in the centre part of the view.

### Anticipated Change to View

Whilst changes associated with the East of Luton Study and Works 6g are assumed to alter the configuration of this junction in this period, the Proposed Development would be otherwise entirely screened from this viewpoint in Phase 1. Works 4f and 4g would however be discernible in glimpses across the right part of the view from Phase 2a, beyond intervening vegetation and landform.

### Camera Location







**National Grid Reference:** 510981.727, 220710.866, 115.06aod  
**Date / Time:** 1st October 2020 (09:54)  
**Weather Conditions / Visibility:** Cloudy / Moderate  
**Camera & Lens:** Canon EOS 5D MKII 50mm lens  
**Horizontal Field of View:** 75 °  
**Accurate Viewing Distance:** 300mm

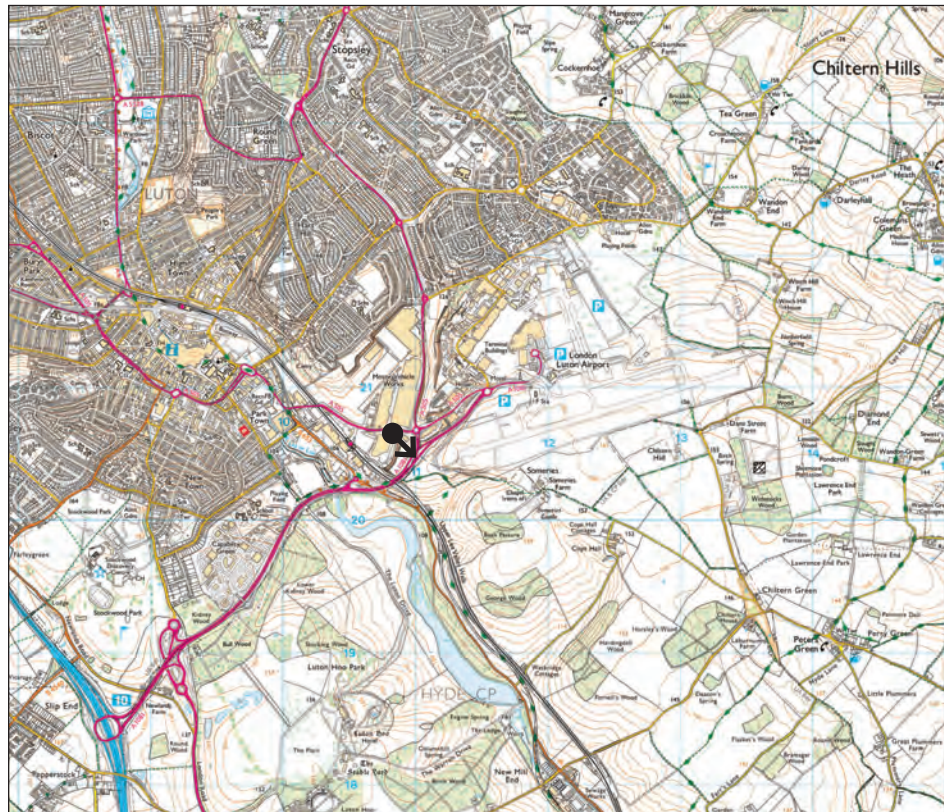


## Assessment Viewpoint 48: Kimpton Road



**National Grid Reference:** 510832.055, 220690.199, 110.98aod  
**Date / Time:** 16th April 2019 (16:11)  
**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 Kimpton Road approximately 400m west of the Main Application Site. The view is orientated a south easterly direction and is representative of the view experienced by users of Kimpton Road.

A Vauxhall garage and showroom with associated forecourt is visible on the other side of Kimpton Road in the centre-left part of the view and the junction with Vauxhall way can be seen in the far left part of the view. A scrub and tree covered earth bund, atop which can be seen portable buildings, parked lorries, trailers, and lighting can be seen in the right of the view alongside industrial buildings at the base of the slope in the far right part of the view. The western end of the airport runway is visible beyond the garage and on the horizon in the left and centre left parts of the view.

### Anticipated Change to View

Whilst changes associated with the East of Luton Study are assumed to alter the configuration of the junction visible to the far left of view in this period, the Proposed Development would be entirely screened from this viewpoint in Phase 1. Works 4f would however be discernible beyond intervening vegetation across the right part of the view from Phase 2a and may be seen alongside activities associated with the delivery of Works 6a.02 in the far left part of the view.

### Camera Location







**National Grid Reference:** 510832.055, 220690.199, 110.98aod  
**Date / Time:** 1st October 2020 (10:02)  
**Weather Conditions / Visibility:** Cloudy / Moderate  
**Camera & Lens:** Canon EOS 5D MKII 50mm lens  
**Horizontal Field of View:** 75 °  
**Accurate Viewing Distance:** 300mm