

Assessment Viewpoint 11: Wigmore Footpath



National Grid Reference: 513074.774, 222270.583, 136.07aod
Date / Time: 19th December 2018 (08:47)
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 adjoining the Main Application Site at the junction of Eaton Green Road and Luton Footpath FP39 and Luton Borough footpath FP39, to the east of Wigmore. The view is orientated in a south westerly direction and is representative of the view experienced by users of Eaton Green Road, users of the unnamed footpath to the east of Wigmore and users of public footpath Kings Walden 043, the signage for which is visible in the far left of the view and on the other side of the road, within the Main Application Site.

The view is enclosed to the right by mature trees and hedgerows within and at the boundary to Wigmore Valley Park and overlooks an area of scrub grassland, with land formerly in arable production but that was seeded as a neutral meadow grassland in 2018 on the sloping land that rises gradually to the ridgeline of Winch Hill beyond.

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 is included woodland and hedgerow structure planting on the slope visible in the middle distance. It is anticipated that this vegetation would establish to largely screen proposed works in Phases 2a and 2b. Glimpsed views to Works 2f, 2g, 3b, 3c and 4f may however remain discernible, particularly during winter months.

Camera Location





National Grid Reference: 513074.774, 222270.583, 136.07aod
Date / Time: 26th July 2018 (14:00)
Weather Conditions / Visibility: Sunny / Good
Camera & Lens: Canon EOS 5D MKII 50mm lens
Horizontal Field of View: 75 °
Accurate Viewing Distance: 300mm

Assessment Viewpoint 12: Eaton Green Road



National Grid Reference: 512464.743, 222273.998, 155.09aod
Date / Time: 19th December 2018 (09:10)
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 to the north of the Main Application Site and adjoining Eaton Green Road, near to the entrance into Wigmore Valley Park. The view is orientated in a southerly direction and is representative of the view experienced by visitors to Wigmore Valley Park, users of Wigmore Hall Conference Centre and people in South Wigmore.

Mature trees and hedgerow vegetation are visible in the foreground and a car park can be seen beyond a hedgerow in the left part of the view. Amenity grassland within the existing Wigmore Valley Park is visible beyond the foreground vegetation in the left of the view. Harrods Aviation and Signature hangars are visible in the middle distance and through the trees in the centre part of the view.

Anticipated Change to View

Site clearance activities, works to deliver the Replacement Open Space (Works 5b) and the erection of construction hoarding would be visible in the middle-distance within the left part of the view in Phase 1. The Replacement Open Space includes embedded landscape mitigation measures that would establish to screen some of the proposed construction activities in Phases 2a and 2b. Works 1b, 3b, 3d, 3g, 3i, 4a and 4r are however assumed to remain discernible to some extent throughout this period, particularly during winter months; becoming less discernible following the year of max. ATM capacity.

Location Plan



Camera Location





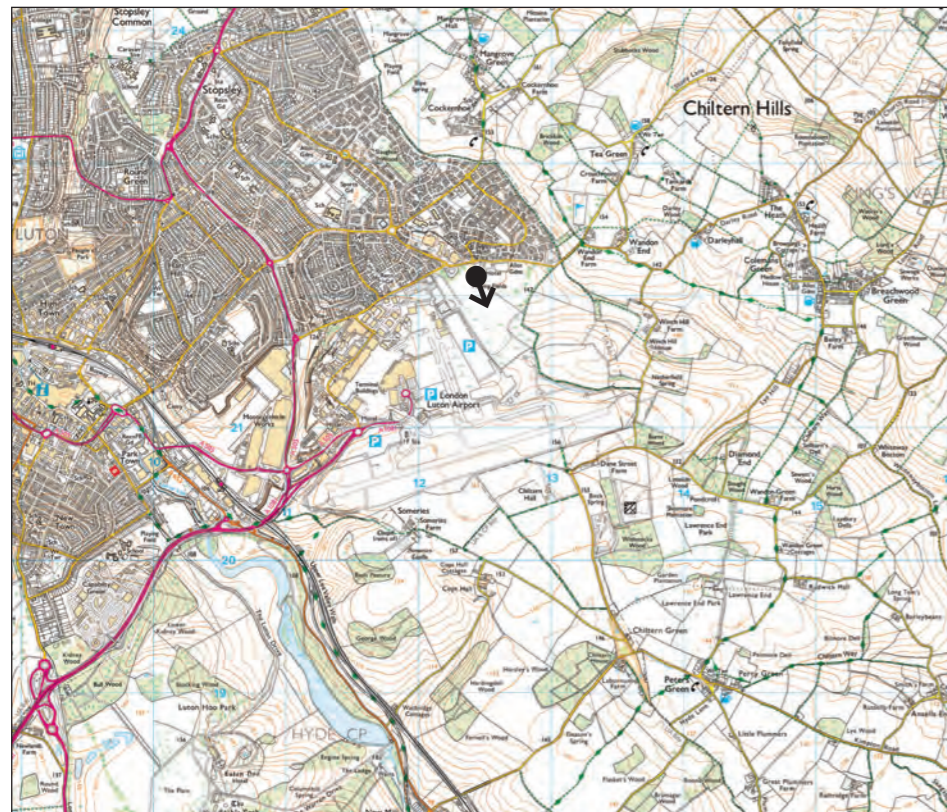
National Grid Reference: 512464.743, 222273.998, 155.09aod
Date / Time: 26th July 2018 (14:31)
Weather Conditions / Visibility: Sunny / Good
Camera & Lens: Canon EOS 5D MKII 50mm lens
Horizontal Field of View: 75 °
Accurate Viewing Distance: 300mm

Assessment Viewpoint 13: Wigmore Valley Park



National Grid Reference: 512485.557, 222150.281, 153.30aod
Date / Time: 19th December 2018 (09:05)
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 within the Main Application Site, near to the car park and existing entrance into Wigmore Valley Park. The view is orientated in a southerly direction and is representative of the view experienced by visitors to Wigmore Valley Park.

The view overlooks an area of amenity grassland that extends up a bank, that marks the edge of the former Eaton Green landfill site, in the middle distance. A playground is visible in the foreground, at the base of the bank, to the right of the view. Mixed scrub and woodland is visible on the horizon across the left part of the view and extends to the nearside of several existing airport hangars, in the middle-distance across the right part of the view.

Anticipated Change to View

Works to deliver the Replacement Open Space (Works 5b) would be prominent in the foreground of this view in Phase 1 and would be experienced alongside site clearance activities; the erection of site hoarding; glimpsed aspects of Works 4l.01 and 4m.01; and improvements to be delivered as part of the New Century Park development, including the introduction of a new play facility into the foreground that would include the removal of existing immature trees in the left part of this view. The Replacement Open Space includes embedded landscape mitigation measures that would establish to partially screen hoarding and some of the proposed activities in construction phases 2a and 2b. Some aspects of Works 1b, alongside elements of Works 1a, and Works 3b, 4a, 4b, 4r - and to a lesser extent 3d, 3g and 3i - would however remain visible in partial views across the left, centre left and right parts of the view throughout these construction phases. Proposed built form is considered to become less conspicuous in views experienced from this location following the establishment of embedded landscape mitigation.

Camera Location

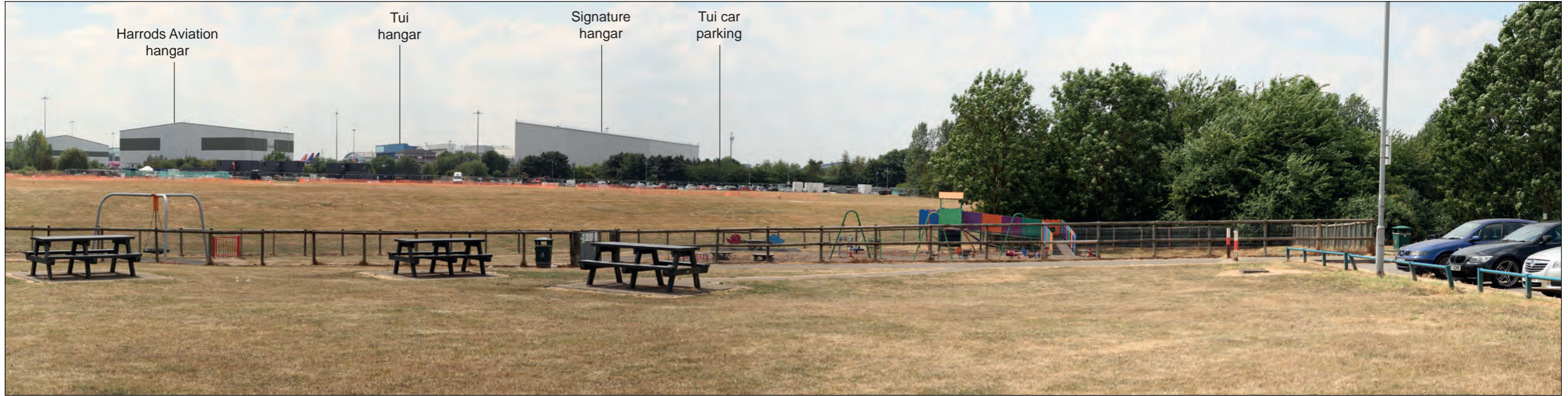




Assessment Viewpoint 13: Wigmore Valley Park



National Grid Reference: 512485.557, 222150.281, 153.30aod
Date / Time: 26th July 2018 (14:22)
Weather Conditions / Visibility: Sunny / Good
Camera & Lens: Canon EOS 5D MKII 50mm lens
Horizontal Field of View: 150 °
Accurate Viewing Distance: 300mm

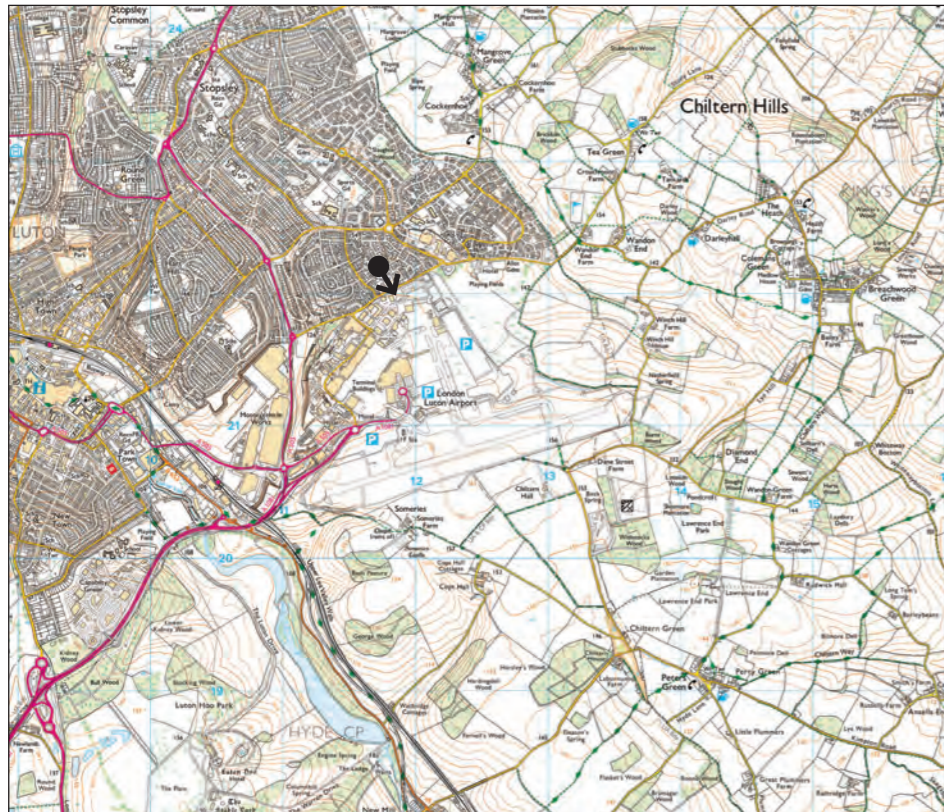


Assessment Viewpoint 14: Raynham Way



National Grid Reference: 511775.616, 222198.803, 154.23aod
Date / Time: 19th December 2018 (09:20)
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 Raynham Way adjoining the Raynham Way Recreation Ground, approximately 200m north of the Main Application Site. The view is orientated in a southerly direction and is representative of the view experienced by users of Raynham Recreation Ground and community centre and people in South Wigmore.

The view is framed to the left by existing vegetation and overlooks an area of amenity grass that is used as a sports field. The community centre and its adjoining car park is visible in the centre-left and central part of the view, to the nearside of Eaton Green Road. Buildings associated with the airport business park are visible in the background and beyond Eaton Green Road, across the centre and right parts of the view.

Anticipated Change to View

Works 4o.02 would be evident in the left part of this view in Phase 2a, to the nearside of the existing London Luton Cargo building. Works 4b would also be prominent above existing buildings across the centre and right parts of the view during Phase 2b.

Camera Location





National Grid Reference: 511775.616, 222198.803, 154.23aod
Date / Time: 26th July 2018 (14:47)
Weather Conditions / Visibility: Sunny / Good
Camera & Lens: Canon EOS 5D MKII 50mm lens
Horizontal Field of View: 75 °
Accurate Viewing Distance: 300mm