

Appendix E4

Baseline Viewpoint Descriptions

The following briefly describes each of the identified viewpoints provided at Figure 5.6 – 5.21 and should be read in conjunction with them.

Viewpoint 1A & 1B: View north and south from PRoW ‘Offley 003’

The view extends across the southern and eastern parts of the site. Brickkiln Wood is prominent and prevents visibility of the northern and western site area. Looking north; residential properties at Tea Green can be seen close to the site’s eastern perimeter and Tankards Farm is visible further east. Looking south; the woodland encompassing the route of the Chiltern Way crossing the site is visible and Luton Airport in the far distance.

Viewpoint 2: View north from The Chiltern Way; PRoW ‘Offley 002’

A view through a gap in vegetation across the western and northern parts of the site, Brickkiln Wood is a prominent feature and prevents views further east. Cockernhoe Farm is visible above hedgerow planting which defines the field and site boundary.

Viewpoint 3: View north from The Chiltern Way; PRoW ‘Offley 002’

Located closer to the western site boundary than viewpoint 2, residential properties at Elmhurst Avenue and fronting Luton Road together with the property adjacent to the western site boundary are visible above/ through the hedgerow along the site perimeter. Again, Brickkiln Wood prevents views further east.

Viewpoint 4: View south-east from footpath adjacent to Cockernhoe Primary School

A view towards the well-vegetated western site perimeter through which there are glimpsed views of the western site area with the backdrop of Brickkiln Wood. Properties fronting Luton Road are prominent within the foreground.

Viewpoint 5: View south-east from Luton Road

Looking towards the north-western boundary which is defined by mature vegetation and Cockernhoe Farm, both set back from Luton Road. There are no clear views into the site from this location.

Viewpoint 6: View east from Chalk Hill adjacent to properties 79-80

A lower section of field boundary hedgerow which defines the north-western edge of the site, adjacent to Chalk Hill, allows visibility into the northern part of the site. Views further east are prevented by the mature woodland block within this area of the site.

Viewpoint 7: View south-east from PRoW ‘Offley 027’

A view towards the north-western site edge; residential properties (79-80) along Chalk Hill as well as Cockernhoe Farm are prominent built elements beyond which the site itself can be glimpsed against the backdrop of Brickkiln Wood.

Viewpoint 8: View south-east from PRoW ‘Offley 027’

Taken from further north along the footpath to viewpoint 7, the northern part of the site is more visible from this location. Cockernhoe Farm and 79-80 Chalk Hill remain obvious built features within the view.

Viewpoint 9: View south from Chalk Hill

A gap within the field boundary hedgerow (northern site boundary) adjacent to Chalk Hill allows visibility into the northern site area. The hedgerow bordering Brick Kiln Lane is evident within the view beyond which Cockernhoe Farm and Brickkiln Wood are visible. The control tower at Luton Airport is distantly visible on the horizon.

Viewpoint 10: View south-west from PRoW ‘Offley 007’

A view across the northern site area towards Brickkiln Lane beyond which the upper parts of Cockernhoe Farm is visible. Residential properties 79-80 Chalk Hill are also visible further west and Luton Airport control tower is distantly visible to the south on the horizon. Woodland planting adjacent to the site boundary prevents visibility further east.

Viewpoint 11: View south-west from PRoW ‘Offley 007’

Taken from the footpath corridor, this demonstrates an extremely channelled view towards the northern part of the site. Mature woodland and hedgerow planting prevents views to the north-west and south-east.

Viewpoint 12: View south from PRoW ‘Lilley 004’

At more than 3km away this distant view across the Lilley Valley is primarily of distinctive woodland blocks upon the valley slope and ridgeline; such as Messina Plantation and those within Putteridge Bury Registered Park and Garden to the north of the site. The A505 Luton to Hitchin road is also prominent. The majority of the site lies beyond this ridgeline and is therefore not visible.

Viewpoint 13: View south from Hollybush Hill

Similar to viewpoint 12, this location is also over 3km from the site looking towards the Lilley Valley towards the direction of the site. Messina Plantation remains distinctive on the ridgeline and Putteridge Bury RPG is also visible to the north. Again, the majority of the site lies beyond the ridgeline however its northern edge is visible, though not easily discernible, immediately east of Messina Plantation.

Viewpoint 14: View south-west from PRoW ‘Kings Walden 038’

Looking across Lilley Valley from some 2km away, this view towards the site is limited by intervening vegetation. Tea Green is evident adjacent to Stubbocks Wood which prevents visibility further south-west and potential views of the majority of the site. As with viewpoint 13, the view looks towards the northern edge of the site however it is not clearly discernible.

Viewpoint 15: View south-west from PRoW ‘Offley 023’

Looking up the Lilley Valley slope towards the site, this view is dominated by Stubbocks Wood and woodland blocks adjacent to the northern site boundary. Messina Plantation is also evident on the horizon to the north. A section of the north-eastern site boundary is visible where the landform dips between Stubbocks Wood and the adjacent woodland block.

Viewpoint 16: View west from PRoW ‘Offley 023’

A view towards the site’s north-eastern edge which is largely defined by a woodland block screening views of much of the site however there is a section between this woodland and Stubbocks Wood where the boundary is more open. The settlement of Tea Green is visible further south-east on the horizon.

Viewpoint 17A & 17B: View north-east and south from Brick Kiln Lane

Looking north-east; a large gap in the hedgerow along Brick Kiln Lane allows a view across the northern site area towards residential properties 70-80 along Chalk Hill and Messina Plantation. Cockernhoe Farm is visible beyond the hedgerow along the southern edge of the lane. Looking south; visibility is contained by Brickkiln Wood and hedgerow planting along the field boundary/ Brick Kiln Lane.

Viewpoint 18: View north from Brick Kiln Lane

This view extends across the paddocks within the north-eastern part of the site towards the woodland block at the north-eastern perimeter and an internal hedgerow to the west. Visibility to the south is largely restricted by Brickkiln Wood although the site area immediately south of Brick Kiln Lane can be glimpsed where there are gaps in planting along the lane.

Viewpoint 19A & 19B: View north-west and south from Brick Kiln Lane

Looking north-west, across the north-eastern part of the site; the view is contained by woodland planting within and bordering the site perimeter. Brick Kiln Lane is a prominent component of the view and an individual residential property at the north-east corner of the site is also evident. Looking south, towards the eastern/ south-eastern part of the site; Crouchmoor Farm and Cottage are prominent within the flattish landscape close to the site’s eastern edge with views further east being prevented by mature field boundary vegetation. Wandon End is visible further south-east and Luton Airport Control Tower is distantly visible on the horizon.

Viewpoint 20: View west from Stony Lane, Tea Green

This view from the hamlet of Tea Green looks towards the eastern part of the site which can be glimpsed beyond hedgerow field boundaries bordering its perimeter. The extent of visibility is

limited by woodland planting within the site, adjacent to Brick Kiln Lane, and at its north-eastern edge beyond the individual residential property.

Viewpoint 21: View west from PRoW ‘Kings Walden 013’

A view towards the eastern edge of the site; Tankard Farm is prominent within the middle distance and Tea Green is more distantly visible close to the site perimeter. Woodland blocks, including Brickkiln Wood within the site and that adjacent to its north-eastern edge are a dominant feature and provide a strong backdrop to the existing built development evident within the view.

Viewpoint 22: View west from PRoW ‘Kings Walden 013’

Similar to viewpoint 21, albeit this location is further east from the site. Remnant field boundary planting within the foreground and middle distance tends to obscure views of Tankard Farm and Tea Green, however parts do remain visible. Again, woodland blocks are a strong feature within the view including Darley Wood to the south-west together with the more distant Brickkiln Wood and woodland adjacent to the north-eastern site boundary.

Viewpoint 23: View west from Brownings Lane

A distant view from almost 2km away, this looks towards Darley Wood and Tea Green beyond which lies the eastern site boundary. Residential properties fronting Darley Road, at The Heath, to the north and Wandon End to the west are all prominent within the flattish landscape.

Viewpoint 24: View north-west from PRoW ‘Kings Walden 010’

Looking towards the eastern edge of the site where the boundary to both Tea Green Golf Course and the site is visible adjacent to Lower Road. Individual residential properties are evident within the view including Wandon End to the south-west, Crouchmoor Farm and Crouchmoor Cottage to the north-west and Tea Green further north on higher ground. Brickkiln Wood is also visible within the site.

Viewpoint 25: View north-west from Lower Road

This close range view of the site’s south-eastern edge is limited in extent to hedgerow and tree planting bordering Tea Green Golf Course which also forms the site boundary.

Viewpoint 26: View north-west from The Chiltern Way; PRoW ‘Offley 002’

Looking across the south-eastern part of the site and strong tree belt along its southern perimeter, the residential edge of Wigmore is dominant on rising ground to the west. The mature hedgerow along the route of the Chiltern Way prevents visibility of the site area further north and Ivy Cottages are screened from view by adjacent woodland planting.

Viewpoint 27: View north-east from Malthouse Green, Wigmore

This view towards the southern edge of the site from within the adjacent residential fringe demonstrates how the site is mostly screened from view by the existing housing closest to the site. Brickkiln Wood can just be glimpsed on higher ground to the north above the rooftops.

Viewpoint 28: View north-east from Lennox Rise, Wigmore

This view towards the south-western edge of the site is taken from slightly higher ground within the residential area of Wigmore. Beyond the existing housing part of the south-western site area is visible adjacent to Brickkiln Wood which sits prominently on the horizon preventing views of the site further north-east.

Viewpoint 29: View north-east from Crawley Green Road

Looking towards the south-west corner of the site, this channelled view is framed by existing residential housing at Tameton Close and Beckbury Close. Brickkiln Wood can be seen above the housing at Tameton Close.

Viewpoint 30: View north-east from PRow 'Offley 039'

This view extends into the Luton playing fields site and demonstrates limited visibility into the site proposed for sports pitches owing to the rising landform. Public right of way 'Offley 008' which follows the boundary to both sites is evident.

Viewpoint 31: View south from PRow 'Offley 008'

A close range view across the site proposed for sports pitches; the extent of visibility is limited by the flat landform and field boundary hedgerows, consequently there are no views of the main site to the east. Mangrove Hall is distantly visible to the north-east.