Introduction and background

Welcome to this exhibition on the planning application for the New Century Park project submitted by London Luton Airport Ltd (LLAL).

These plans include significant benefits for the local area including:

• Provision for up to 3,200 local employment opportunities of varying skills, levels and positions
• Delivery of a new dual carriageway connecting to the A1081 which should help to alleviate pressure on the existing road network and which will unlock an important source of employment in Luton which has been undelivered for over 20 years
• Investment in improved facilities in the northern area of the existing Wigmore Valley Park – including an improved pavilion and play and skate spaces – together with a large area of new public open space to replace that part of the park that is needed to allow the New Century Park development to proceed.

Who we are

London Luton Airport Ltd (LLAL) is the company that owns London Luton Airport (LTN). Our shareholder is Luton Borough Council, which means that LTN is effectively in the public ownership of the people of Luton. LLAL, via the airport, is a vital source of income for the Council, particularly during these challenging times with funding cuts from government.

On an annual basis we provide a significant financial contribution to the Council, which is used to support and maintain spending on frontline public services. This year we expect to fund the Council approximately £29.1m to spend on such services.

In addition, on an annual basis, we provide charitable donations to local organisations and the current forecast for 2017/18 shows that LLAL will contribute £9.4m in charitable donations.

Supporting the Luton Investment Framework

The New Century Park project is the latest in a series of developments being brought forward by LLAL in the continuing delivery of the Luton Investment Framework, which is a transformation programme that will help attract much-needed new jobs and improve life opportunities for local people.

The LIF programme will deliver £1.5bn investment into the borough over 20 years to create 18,500 quality jobs for local people, and LLAL is a key delivery partner for making this happen.

London Luton Airport Enterprise Zone

Enterprise Zones are designated areas across England that provide tax incentives and Government support. They are great places to do business especially for new and expanding firms, and for this particular zone, the sector focus is aerospace, advanced manufacturing, engineering and airport-related businesses.

Current proposals related to the London Luton Airport Enterprise Zone include:

• New Century Park (application submitted and is on display today)
• Luton Direct Air-Rail Transit (DART) system to connect Luton Airport Parkway railway station (22 minutes from London St Pancras International) direct to the airport terminal (due to be operational in 2021)
• Bartlett Square - another commercial development situated next to the new DART station at Luton Airport Parkway (an application is due to be submitted shortly)

LLAL carried out significant public consultation last year, including public drop-in events in March, setting out our proposals for New Century Park at that time.

The consultation masterplan is shown next, before the submitted masterplan, so you can easily review and understand the changes we have made. These changes include:

• Removal of the buildings in the eastern parcel of land, freeing up land for a more coherent public open space
• Changes to the route of the new access road, and a reduction in its length, which allows for a larger landscape buffer between the public open space and the business park
• A link from the new access road to Eaton Green Road
• Retention of more land as public open space within the redesigned and improved Wigmore Valley Park.

Representatives from LLAL as well as members of the project team involved in the preparation of the application are available for any questions you may have.
The consultation masterplan included:

- circa 96,400m² of commercial space
- 2.8km length new road
- 38.6ha replacement open space
New Century Park

Submitted masterplan

The submitted masterplan includes:
• circa 61,300m² of commercial space
• 2km length road
• 40.6ha replacement open space

Economic
• Creation of up to 3,724 Full Time Equivalent (FTE) jobs within the borough once fully occupied
• By 2029 the business park will support £135 million of gross wages annually, contribute £51 million in tax revenue and support £194 million contribution to Luton borough GDP
• Creation up to 263 Full Time Equivalent (FTE) construction jobs over the course of build period for Luton residents.

Social
• Contribution to Luton’s employment land supply in a sustainable and accessible (via public transport) location
• The presence of new jobs, as well as utilising and strengthening the skills base available already in the local area, potentially benefitting other local business productivity
• Increased taxation dividends will enhance the viability and vitality of local facilities and services, and
• The provision of a new public open space, including an improved community centre, new skate park and children’s play facilities which will contribute to a healthy and active society and provide opportunities for greater social cohesion

Environmental
• Enhanced landscape and ecological management of the existing and newly proposed public open space and County Wildlife Site
• The creation of additional native hedgerow and tree planting, and
• Retention of valued landscaping and planting wherever possible
New Century Park

Business Park – office quarter

Offices & hotel:
- circa 29,300m² in five buildings, around a landscaped square
- 145 room hotel

Artist’s impression of view looking south east

Artist’s impression of view looking south west

Indicative images of public open space

Close-up plan of the indicative office quarter

Indicative images of public open space

CAR PARK 1
New Century Park

Business Park – industrial space

Examples of office/industrial buildings

Examples of light industrial buildings

Light industrial quarter

Office/industrial quarter
The Century Park Access Road consists of:

- Connection of new access road to A1081 and removal of the existing Holiday Inn roundabout
- A new signalised junction located on the A1081 New Airport Way west of the existing junction with Percival Way
- A new dual carriageway link provided between this point and President Way, running parallel with, and to the west and north, of Percival Way
- President Way upgraded to dual carriageway and extended into New Century Park
- A new access link from Eaton Green Road

Junctions to be provided at:
- Intersection of the new access road with Provost Way and Percival Way
- Intersection of the new access road and Frank Lester Way
- Access to Century Park via roundabout
- Facilities for pedestrians and cyclists
New Century Park
Pavilion and replacement open space

New play areas

- Provides unique and memorable playground experiences for local children and families
- An element of airport theming is incorporated within the design, which will be both fun and educational
- Helps to create a distinctive identity and sense of place
- Appeals to a wide range of age groups (from toddler to teenage play)

New skate park

- To be constructed in free-form in-situ concrete, creating a high quality, customised and unique skate park experience
- Appeals to a range of age groups and abilities
- Design informed through consultation with local user groups and the community
- Complements and sits well in the landscape settings

Improved Pavilion

Renovating and reopening Wigmore Pavilion as a café with new play areas next to it will bring a new lease of life to the park.

Computer generated images of the improved Wigmore Pavilion

Enhanced facilities including a new café, shower and toilet facilities

- Design informed through consultation with local user groups and the community
Access, connectivity and signage in the new open space

- Increase in publicly accessible open space from 38.6ha to 40.55ha
- New accessible surfaced footpaths, improved signage and connectivity to the wider rights of way network
- New circuitous surfaced footpaths with informal mown grass paths and areas to stop and rest with robust park furniture
- Protection of boundary vegetation to Wigmore Valley Park

Entrance area

- Formal and strategic landscaping to enhance the entrance area and reduce visibility to the future development areas
- Improved management of the existing car parking area
- Resurfacing of the existing car parks
Approximately 15 junctions were assessed, following discussions with the Council, and these show that several of the junctions linked to New Century Park Access Road are predicted to be operating at and beyond their capacity at peak periods in future years (2021 and 2031 were the years tested).

The junctions identified as operating over capacity fall into two categories:

- Junctions on Eaton Green Road
- Junctions on Vauxhall Way/A505

The forecast traffic growth which will give rise to this is mainly general background increase in traffic from existing sources.

Given the sources of the forecast traffic growth impacting on junction performance, the mitigation could involve a number of aspects:

- Transport infrastructure and public transport measures to accommodate background traffic growth associated with planned new developments, including those set out in the Luton Development Plan Junction Mitigation Assessment (June 2015)
- Travel Plan/Smarter Choices measures to encourage use of sustainable modes of transport for journeys associated with planned developments, London Luton Airport, existing developments (such as Airport Business Park) and New Century Park.

In some locations, in particular at the junctions at each end of the proposed link road between Eaton Green Road, it is considered that it would not be appropriate to provide further increases in capacity as:

- The intention is to not encourage significant levels of traffic on to the CPAR via Eaton Green Road/Wigmore Lane/Lalleford Road as these are primarily local distributor roads and are not intended to form major routes to/from the A1081 (and M1) via the CPAR, and
- Increasing the capacity of these junctions is likely to attract further traffic onto Eaton Green Road/Wigmore Lane/Lalleford Road. This would be contrary to Local Plan and LTP3 policies.

The majority of the traffic using these junctions would be associated with background growth. As such, whilst the New Century Park Travel Plan will put in place a series of measures which actively encourage use of sustainable modes of transport, the ability of these in isolation to deal with junction performance will be limited. A co-ordinated approach is needed to maximise the use of sustainable modes, including implementation of planned measures such as the Luton Direct Air-Rail Transit (DART), expansion of the cycle network, car sharing initiatives and actively managed travel plans.

The Council is carrying out a traffic study looking at the traffic impact of junctions within the east of Luton, and a report should be prepared in spring 2018. LLAL is prepared to contribute to the implementation of any identified improved measures.

In addition, the scheme will be supported by a Framework Travel Plan (FTP), the objectives of which seek to:

- Reduce car-based trips
- Achieve “buy-in” to the ethos and requirements of the travel plan
- Provide facilities and services to support and encourage more sustainable travel by those working on and visiting the site
- Reduce the number of car journeys to and from the site
- Maximise the cross-use of facilities on site
- Increase the use of more sustainable forms of transport
- Avoid social exclusion

The FTP sets out the initial structure through which the above objectives will be tackled, detailing both the proposed physical and soft intervention measures.
Ground conditions
As part of the development is to be over the old municipal landfill site, the team has carefully considered the potential for contamination.
Specific protection for restricting off-site dust emissions would likely include:

- Use of any dust suppression techniques, including water spraying of access roads and stockpiled material in dry weather
- Provision of wheel washing facilities for vehicles leaving the application site
- Avoid the stockpiling of contaminated materials, where possible
- Covering of stockpiled materials on the application site
- Vehicles used to transport materials and aggregates would be enclosed.

In order to avoid contamination from the landfill to controlled waters, the following measures will be in place:

- Across the landfill, carriageway and development, platform levels will be set to avoid excavation into the landfill where possible
- For structures requiring piles, a piling risk assessment shall be undertaken to determine appropriate assessment for pile design and construction
- Across the landfill, where possible, we will adopt ground improvement techniques such as dynamic compaction that do not generate (or minimise) arisings and do not create pathways for migration of leachates
- A Site Waste Management Plan (SWMP) and Materials Management Plan (MMP) is to be produced and submitted to the Environment Agency (if required) prior to construction
- Suitable topsoil or other capping layer to be placed within the development where elevated levels of contaminants are identified subject to assessment.

A full environmental assessment has been submitted with the application. We have provided here a summary of the conclusions of the reports on noise, air quality, the ground and ecology conditions as we are aware through the pre-application consultation that these are the most important to the community.

Noise
During construction there will be some increased noise from activities on site and traffic movements and these will be mitigated through the adoption of a Construction Environmental Management Plan (CEMP), through the use of noise attenuation equipment and through planning conditions that will control working hours.

Traffic Assessments inform us following completion, the Century Park Access Road will in the short term reduce traffic flows on Eaton Green Road and therefore provide a benefit to residents to the north of it. Assessments have also shown more generally that there will be a negligible increase in traffic and therefore noise associated with the traffic and that Century Park will add a small additional increase to what will take place.

Fixed plant noise can also be controlled by conditions to ensure there will be no impact of significance for the nearest neighbours.

Air quality
Dust during construction will be controlled through the adoption of the CEMP and a dust management plan which will include a suite of dust management measures including dampening down of potentially dusty material and sweeping access roads.

The technical work undertaken and reported within the Environmental Statement shows that at all sites within the assessment air quality is predicted to be better in the future, both with and without Century Park, than it was in 2016 – the latest year available at the time of the work for which baseline data was available.

Measures to reduce pollutant emissions from road traffic are principally being delivered by legislation reducing emissions from vehicles. The travel plan will also encourage the reduction in vehicle movements by the development.

Ecology
The development has been designed to reduce potential ecological impacts and minimise loss of habitat features of greatest ecological importance, as well as retaining and enhancing opportunities for protected and priority species confirmed or with potential to be present on the site.

There is onsite compensation of habitat loss through implementing a number of habitat mitigation measures, for which management and lighting will be controlled through a Landscape and Ecological Management Plan. These include the following:

- Planting of an orchard for local allotment/community users and additional seeding work to improve the biodiversity of the grassland adjoining
- Sensitive scrub clearance and thinning of native shrub species to the south east of the Country Wildlife Site to create areas of open calcareous grassland
- Translocation of orchids that would be affected by the development to predetermined receptor areas within created meadows/calcareous grassland to be agreed with the Council, which would be carefully managed and implemented by an experienced botanist and landscape contractor
- Creation of wildflower meadow/calcareous grassland within the arable fields to compensate for the loss of neutral/calcareous grassland
- A site wide biodiverse planting scheme of native shrubs and tree species, which include species-rich woodland planting and hedgerow planting would be incorporated into the development. Alongside areas of species rich grassland and the creation of wetland scrapes to encourage biodiversity and assist in the management of surface water run-off
- Existing boundary hedgerows will be retained within management buffers to ensure they are not degraded. In addition, damaged/gappy hedgerow within the existing arable landscape will be replanted to improve their value as habitat corridors and that the historic hedgerow, aligning the Thomas Path, will - through management – be reinstated to allow improved access along the right of way.

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Thank you for taking the time to attend this exhibition and for taking a look at our proposals.

The application is currently being considered by Luton Borough Council as local planning authority. You can view all the documents submitted as part of the application at https://planning.luton.gov.uk/online-applications and entering the following planning reference 17/02300/EIA. You can also provide your comments to the Council there.

Anticipated timescales for the project

We anticipate that the application will be determined in the spring/early summer and we will be looking to start work on the project as follows:

<table>
<thead>
<tr>
<th>KEY DATES</th>
<th>MILESTONES</th>
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<tr>
<td>Summer 2018</td>
<td>Start of work on new open space and pavilion refurbishment.</td>
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<tr>
<td>Autumn 2018</td>
<td>Enabling works for Century Park Access Road to begin</td>
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<tr>
<td>Late 2018</td>
<td>New open space available for use</td>
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<tr>
<td>Spring 2019</td>
<td>Start of works on skate park &amp; play equipment</td>
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<tr>
<td>Autumn 2019</td>
<td>Start of main works on Century Park Access Road</td>
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<tr>
<td>Early 2020</td>
<td>Early start for commercial development (subject to market conditions)</td>
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Contact us

It is important you provide your comments on the submitted planning application to the local planning authority, as outlined left, for these to be considered.

If you additionally wish to contact a member of the project team, please feel free to use one of the following options:

- Call us: 0344 225 0003
- Email us: newcenturypark@glhearn.com
- Write to us: Freepost RTHZ-AKZT-SABG, GL Hearn Limited, 280 High Holborn, London WC1V 7EE