

New Century Park Welcome

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London Luton Airport Limited

Welcome to our public exhibition on the proposals for the New Century Park project which will comprise 70 acres of commercial development, facilitated by a new 1.6 mile access road, improved facilities in the northern section of Wigmore Valley Park as well as a new, larger area of replacement public open space. The purpose of this event is to provide the wider local community with an opportunity to view our proposals for the site and input into the development process, before London Luton Airport Ltd (LLAL) submits a planning application to Luton Borough Council to consider.

As a significant local stakeholder in Luton, we (LLAL) are committed to consulting the local community on all our development proposals. On this project to date, we have held an initial round of engagement through stakeholder workshops to gain a closer understanding of issues of importance to the local community. Using feedback received to date, we have evolved the plans you see on display today.

We would encourage you to take your time to read through the boards and provide us with your thoughts using the feedback form available.

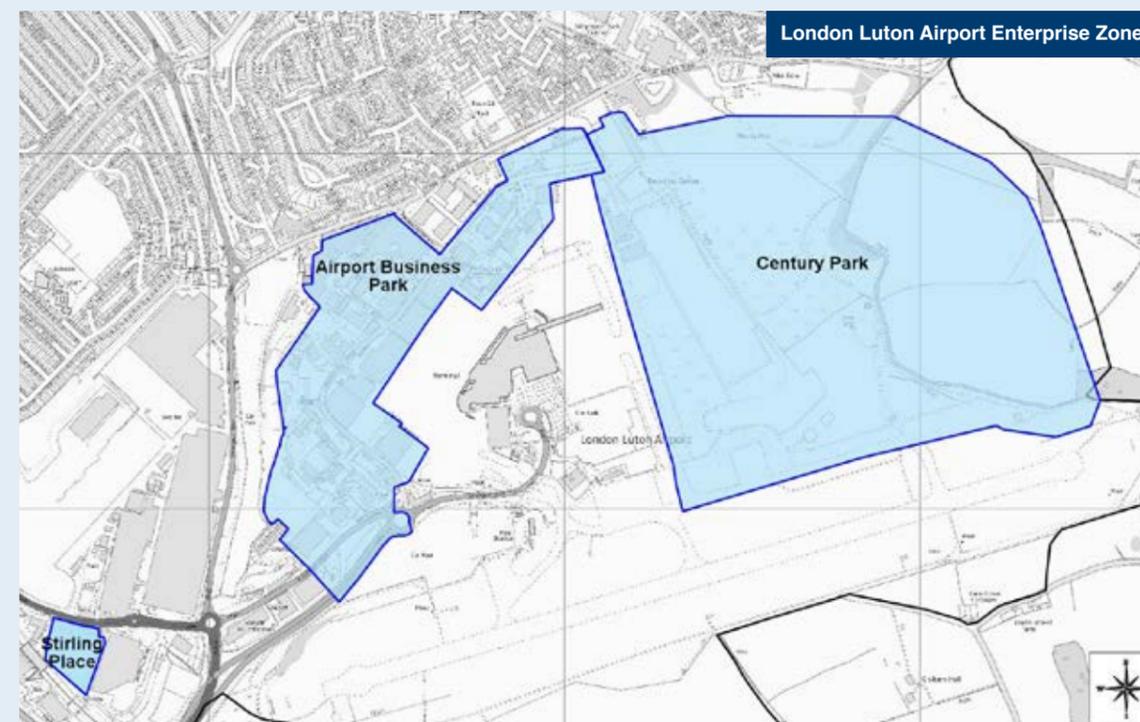
Who we are

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 (2016/2017), we expect to fund the Council approximately £26.9million to spend on such services.

In addition, on an annual basis, we provide charitable donations to local organisations and this year we expect to donate £10.3million.

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.

Enterprise Zones are establishing themselves as the driving force of local economies as they unlock key development sites, consolidate infrastructure, attract business and create jobs.

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

- New Century Park (on display today)
- Mass Passenger Transit (MPT) system to connect Luton Airport Parkway railway station (22 minutes from London St Pancras International) direct to the airport terminal which was submitted in February 2017
- Stirling Place - another commercial development comprising approximately 240,000 sq ft of commercial office development situated next to the new MPT station at Luton Airport Parkway, which will be consulted upon shortly.

Supporting the Luton Investment Framework

The New Century Park project is the latest in a series of developments being delivered 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 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.



The Luton Investment Framework document, available at www.luton.gov.uk/Business/Pages/Luton-Investment-Framework.aspx

Computer generated images of the new MPT station at Luton Airport Parkway (left) and the interior of the MPT terminal station (right)



New Century Park

The site today

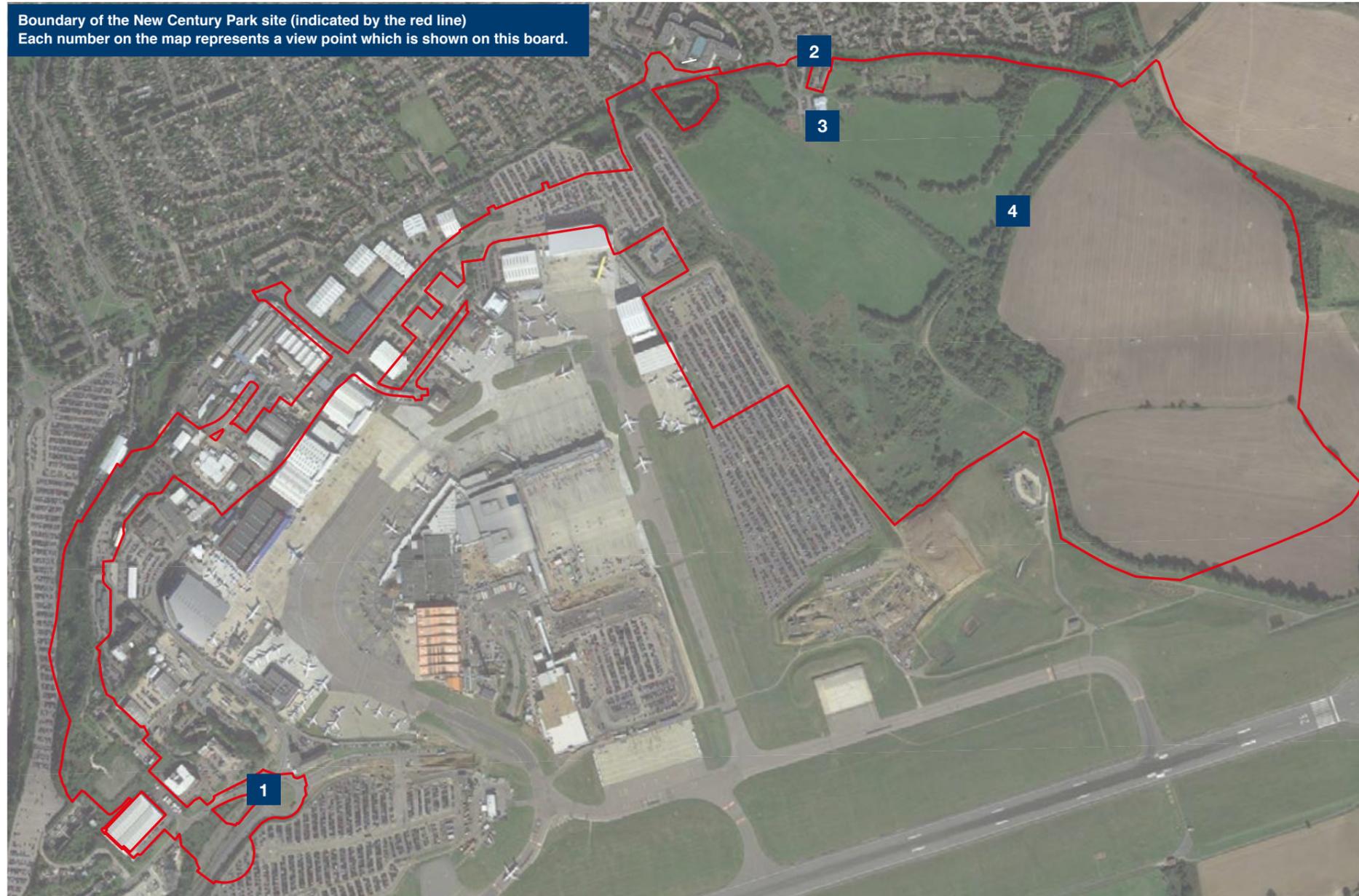
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The site is mainly located north-east of London Luton Airport and incorporates the area shown in the red line on the aerial image. This includes parts of the airport, Wigmore Valley Park and land just further east within the red line.

Boundary of the New Century Park site (indicated by the red line)
Each number on the map represents a view point which is shown on this board.



Wigmore Valley Park is a well-used local amenity which is home to the Wigmore Valley Park Pavilion and large green open space for recreational use. In the area just next to the park, there has been planning permission for a new business park named Century Park for more than 20 years; however, due to difficulty in providing access to it, the plans have not been delivered by the previous landowners.

Having acquired the whole site in 2015, LLAL has identified an opportunity to unlock this important source of employment by creating a road entry point into Century Park through Wigmore Valley Park.

LLAL is uniquely placed to bring forward these ambitious and credible plans to facilitate the creation of up to 4,000 jobs at Century Park Business Park as a combined development site for commercial and public open space as allocated in Luton Borough Council's Local Plan. The new Local Plan is not yet adopted but it has been through the Examination Process and the Policy relating to this area (LP6) is not subject to any proposed changes.



New Century Park Stakeholder feedback

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To kick-start the public engagement and consultation process, we held a series of workshops with local stakeholders and immediate neighbours of the site in February 2017 which has helped us gain a better understanding of issues in the immediate vicinity of the site.

Through that process the project team has been able to gain a better understanding of the day to day local issues surrounding the site, how the different parts of the site are used and what is important to residents and stakeholders in terms of what people would like to see incorporated or delivered as part of the proposals for this project.

The feedback received during this initial stage of engagement has informed the evolving proposals displayed here today and we still have a number of points and issues to consider as the proposals are developed further.

Included on this board are some of the issues raised by local stakeholders and immediate neighbours in relation to the project and the surrounding area. As already mentioned, the team is considering all of the feedback received and has provided some initial responses to the key themes.

Existing parking pressures on local roads from businesses and airport users

Luton Borough Council is aware of this ongoing concern and has proposals to address this. We understand that the Council will be conducting its own, separate consultation process on its proposals in April

Appearance of the business park and the visual impact

The business park is located some 260m away from the nearest residential property and will be screened by trees and landscaping (please see board 6)

Maintenance and management of the park and public open space

LLAL will contract with Luton Borough Council to provide maintenance services for the park and public open space in perpetuity. We have initially budgeted up to £250k per year for this, substantially more than is currently spent on maintenance of the existing open space

Air quality

As part of the application, we will be submitting an Environmental Impact Assessment, which will consider air quality

Ensuring that the economic benefits of the project are felt in the community

Retaining the recreational uses in the existing Wigmore Valley Park including the play spaces, skate park, allotments



We intend to improve and upgrade existing play facilities at the park and are proposing additional facilities and types of play space

Ensuring the new park is delivered before delivering the road through Wigmore

Our intention is to deliver the new larger replacement park and open space before beginning on the road and business park

Traffic on existing road networks

Transport studies will be submitted as part of the planning application



Noise from road

The Environmental Impact Assessment will consider noise issues and appropriate mitigation measures

Parking provision for Wigmore Valley Park and New Century Business Park

Appropriate parking provision for Wigmore Valley Park and Century Park Business Park will be part of the planning application. This will include a new area of parking at the east of the site identified after the initial stakeholder workshops

Ensuring the park can continue to facilitate community events like cross country running

A range of paths will be included to encourage cross country running

Providing infrastructure to support the development

More consultation with the local community

We will continue to keep the community updated on the progress of the project throughout the pre-application and planning process. In addition, the Council will be conducting a statutory consultation once the application has been submitted

Protecting existing trees and wildlife in Wigmore Valley Park

Our intention is to retain as many existing trees as possible and mitigate disruption to wildlife

Providing additional facilities in the park including improving Wigmore Pavilion

We are proposing new uses at the Wigmore Pavilion including a café and community rooms



Photo from one of the stakeholder workshops

New Century Park Masterplan

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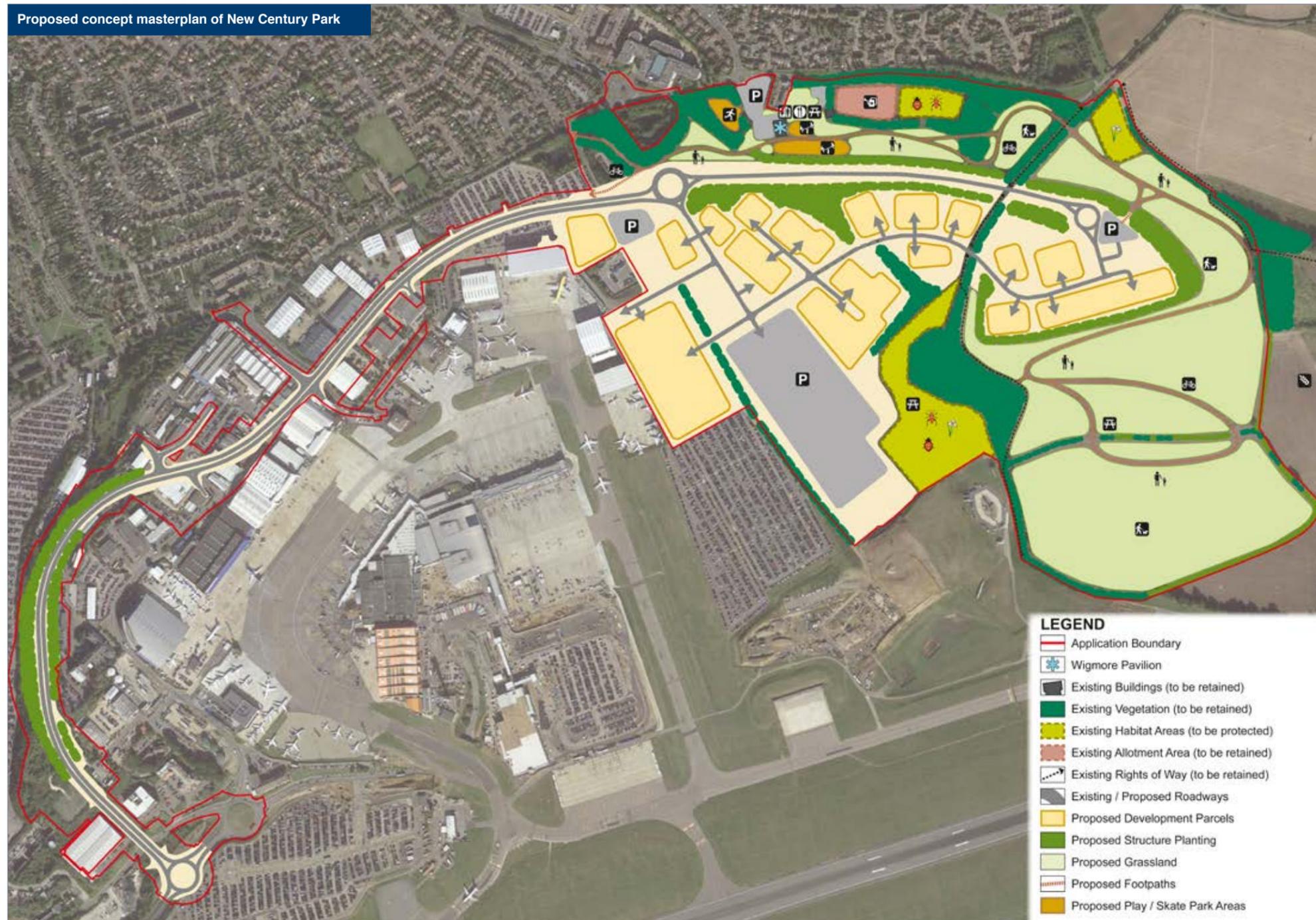
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Our proposed masterplan for the site is to provide a high-quality business park which can be accessed by a new road linking the site from a second roundabout on the A1081 New Airport Way (more information on the access road is provided on the 'New access road' board), in order to create up to 4,000 new jobs on the south-eastern edge of Luton. This site has designated Enterprise Zone status and will benefit the community in Luton as well as the sub-region.

As part of the masterplan, our proposals will deliver significant improvements to park facilities in the northern section of Wigmore Valley Park including new uses for Wigmore Pavilion as well as providing a new, larger replacement park and public open space for the local community to enjoy (more details on this are provided on board 8).

To the left is our proposed concept masterplan, which has been developed in consultation with local stakeholders and immediate neighbours as part of our stakeholder workshops. The concept plan identifies the planned road alignment connecting the business park from the A1081 via a second roundabout and running around the western, northern and eastern perimeter of London Luton Airport. It also shows the northern section of Wigmore Valley Park combined with the new replacement park and public open space and how the space could potentially be used by the local community.

Proposed concept masterplan of New Century Park



Community benefits

Our proposals will unlock this key employment site and deliver significant benefits to the community including to:

- Create up to 4,000 local employment opportunities on the site of varying skills, levels and positions
- Create additional employment linked to the business park through local contracts such as cleaning, gardening etc.
- Create additional temporary employment during the construction of the site
- Deliver modern and flexible business space and attract inward investment which will support economic growth in Luton and across the sub-region
- Improve park facilities in the northern section of Wigmore Valley Park including delivering new children's play equipment
- Provide a new café and community use in Wigmore Pavilion
- Provide a new dual carriage way connecting to the A1081, which should alleviate pressure on the existing road network
- Investment in Luton's public services and infrastructure

New Century Park Business Park

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Central to the design approach for New Century Park is ensuring maximum employment space is created and that the development is high quality, attractive and sustainable for its users.

Potential design of some of the new buildings



Proposed masterplan of Century Park Business Park

The masterplan for the business park is zoned with groups of buildings providing similar uses clustered around common landscaped squares, including commercial office space and light industrial buildings. The western part of the site has been designed largely to accommodate office space for aviation led businesses, while the eastern part is designed to accommodate light industrial type uses.

Using the contours in the site allows for all building types to be set within their own landscaped setting. We believe this will ensure the business park is visually attractive and will deliver interest and quality for site users.

New Century Park Business Park

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Potential designs for some of the new buildings with an associated landscaped area

Potential designs for some of the new buildings



In response to points raised by a number of residents in Eaton Green Road, we have produced this visual of what the view from the entrance of the current Wigmore Valley Park would be in order to demonstrate that the visual impact of the development will be minimal. In addition to the distance (260m) from Eaton Green Road to the nearest building in the business park, the development will be screened by the existing trees and other proposed landscaping as shown in the image below.



Computer generated image of the proposed business park development as viewed from Eaton Green Road

New Century Park

New access road



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In order to deliver any development at New Century Park, a new access road is required. Over the years, numerous options have been considered, none of which provided a viable solution, including building a tunnel under the airport amongst others.

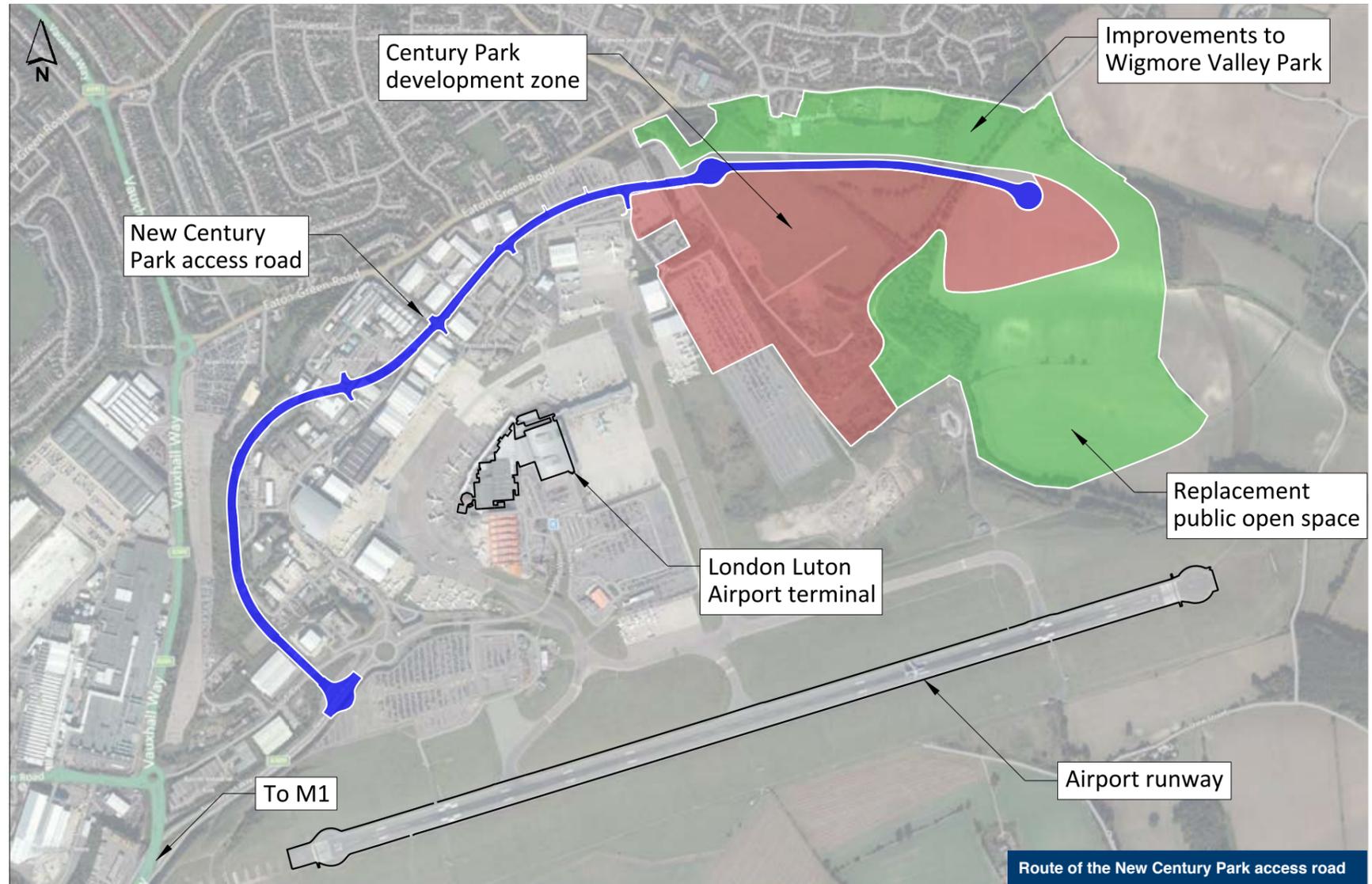
After many years, we now have an opportunity to unlock this important source of employment, by providing a new access road to connect to New Century Park from a new roundabout on the A1081, and running the road around the western, northern and eastern perimeter of London Luton Airport. The road will be mostly funded by LLAL with some support from the Department of Transport.

We have appointed an expert consultant team to focus solely on the delivery of the new road. Before reaching a decision on the planned road alignment as presented in the plans, several factors were considered including:

- Impact on existing buildings and business operations
- Environmental impact
- Buildability
- Budget
- Impact on utilities
- Space for potential future development of the Airport Business Park, also within the Enterprise Zone

After thorough consideration of all those factors, it was agreed the proposed alignment for the road struck the best balance. It is inevitable that the proposed alignment will lead to disruption and in some cases relocation for some businesses.

We are committed to working with those whose properties are affected to minimise disturbance and are already in discussions with all those directly affected on an individual basis to agree appropriate mitigation.



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Design rationale

There were several aspects considered as part of the design process for the new road including:

- Looking at existing road networks and how well they are able to cope with traffic
- Monitoring pressure points throughout the day on the local road networks
- Future demands

Following thorough consideration, our proposals for the road include:

- Dual carriageway from A1081 to the edge of New Century Park and single carriageways within the development to each commercial plot
- Speed limit of 30 or 40mph from A1081 to the junction with Frank Lester Way; 30mph to the east of Frank Lester Way

Further consideration

Whilst we have a planned road alignment, we are still continuing to evolve the proposals. There are several other elements which we still need to consider and work up as the plans are developed to ensure they meet the requirements and needs of the existing and future community in Luton.

We would like to hear views regarding the traffic experience in the area, and any comments on two possible further suggestions, firstly that Frank Lester Way might become a bus and cycle only link, and secondly, that a second link between the new access road and Eaton Green Road might be created, to the east of Frank Lester Way and west of New Century Park.

Sustainable travel

In delivering this new road, we have also given considerable thought to sustainable modes of travel. As part of the proposals, we are considering quality cyclist and pedestrian facilities where appropriate, as well as bus stops to reduce reliance on car usage. We hope this will encourage people to adopt a more environmentally friendly means of travel.

New Century Park Wigmore Valley Park

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We are proposing to make significant improvements to the facilities in the northern section of Wigmore Valley Park, some of which have been developed in consultation with local stakeholders and immediate neighbours including:

- Upgrading the existing Wigmore Pavilion with a new café and community uses
- Upgrading the play equipment including the skate park and children's play area
- New landscaping to give Wigmore Valley Park a new lease of life



As part of the masterplan, an area of the existing Wigmore Valley Park is required for the job-creating business park and the access road. We are, therefore, proposing to replace this section of the park by providing a larger parcel of land to the east of the existing Wigmore Valley Park. The new larger replacement park and public open space will be seamlessly connected to the northern section of the existing park and will, as a combined piece, create a larger area for the local community to enjoy.

As part of our commitment to park users and the wider community, should we get planning permission for the project we will not begin construction work on the road in the existing Wigmore Valley Park until the new park and public open space is delivered. In addition, in response to local opinions voiced at the stakeholder workshops, LLAL is committed to funding the maintenance of the park and public open space with funding currently budgeted at £250k per year in perpetuity. This is a substantially larger budget than is currently spent on maintenance of the existing park.

Our landscape architects have evolved the design for the whole park and public open space, incorporating the feedback received at the workshops from local stakeholders and immediate neighbours. The plan on this board shows our proposal for the park and public open space, which has been designed to provide a variety of different types of recreational spaces. If you have any suggestions on what you think we should consider in developing our proposals for the new Wigmore Valley Park, please leave us your thoughts using the feedback form available.



Precedent images of what the designs for Wigmore Valley Park could include



New Century Park Wigmore Valley Park



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Computer generated images of the improved Wigmore Pavilion

As part of the development, we are proposing to upgrade the existing Wigmore Pavilion with a new café and community rooms. The images on this board show what the improved pavilion could look like.



New Century Park

Next steps



London Luton Airport Limited

Thank you for taking the time to attend this public exhibition and for taking a look at our proposals. If you have any questions about the project, do speak to a member of the project team before you leave today or feel free to contact us using the details to the right.

If you would like to provide any feedback on the proposals, you can complete a feedback form and return it before you leave. Alternatively you can complete the form at home and return it after the event using one of our complimentary Freepost envelopes or by contacting us via the details to the right.

All of the feedback received will be considered as part of the development process in preparation for submission of the planning application.



Please make sure that you submit any feedback by **Wednesday 10 May 2017**, so that we can review all responses prior to preparing the final plans for submission to the Council.

Anticipated timescales for the project

KEY DATES	MILESTONES
Spring 2017	<p>Feedback from the public exhibition will be collated and summarised and sent to the team for consideration.</p> <p>Further planning and design work will be undertaken.</p>
Summer 2017	<p>After finalising the proposals, the New Century Park team will look to submit a planning application to Luton Borough Council as the Local Planning Authority.</p> <p>We are proposing to submit a 'hybrid' planning application which will include: detailed plans for the new access road and the new Wigmore Valley Park; and, outline plans for the business park.</p>
Late 2017	<p>Following submission, the Council will consider the application and then a planning decision will be made by the Development Control Committee.</p>
Early 2018	<p>Subject to planning approval being received, work on improvements to Wigmore Valley Park, and to deliver the new, larger replacement public open space, could start by early 2018 and complete later that year.</p>
Summer 2018 onwards	<p>Work on the road could begin in summer 2018 and conclude in early 2020.</p> <p>Commercial development would be brought forward in two phases, with the first businesses scheduled to be in place during 2021, or earlier.</p>

Contact us

Please feel free to contact a member of the project team via one of the following options:



Call us: 0344 225 0003



Email us: newcenturypark@glhearn.com



Complete a feedback form and hand it in to a member of the team



Post it using the Freepost envelopes



Write to us:
 Freepost RTHZ-AKZT-SABG,
 GL Hearn Limited,
 280 High Holborn,
 London WC1V 7EE



For anyone unable to attend any of the public exhibitions or if you would like to take another look at the proposals, these exhibition boards will also be on display at **Hart House Business Centre, Kimpton Road, Luton LU2 0LA** on weekdays from 9am-4.30pm between **Thursday 30 March and Wednesday 10 May**.

Please note that the display is for viewing only and staff at the Business Centre will not be able to answer questions about the proposals.

All of the materials shown, and an opportunity to provide feedback will also be available on the website from 23 March until 10 May. Please visit:

www.llal.org.uk/LLAL-NCP.html