



UNIVERSAL DESTINATIONS & EXPERIENCES UK PROJECT

Former Kempston Hardwick Brickworks
and adjoining land, Bedford

Environmental Statement Volume 3

Appendix 7.2 - LVIA Engagement

Report reference: 4.7.2.0

Revision number: 00

Date: June 2025



CONTENTS

1	INFORMATION ISSUED TO LOCAL PLANNING AUTHORITIES	1
2	INFORMATION RECEIVED FROM LOCAL PLANNING AUTHORITIES	13

2.1	COMMENTARY RECEIVED FROM CENTRAL BEDFORDSHIRE COUNCIL 30.04.2024	21
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TABLES

Table 1 - List of Viewpoints	1
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FIGURES

Figure 1: Zones of Theoretical Visibility at 75m	5
Figure 2: Zones of Theoretical Visibility at 115m	7
Figure 3: Topography and Viewpoint	9
Figure 4: Landscape and Visual Amenity Constraints Plan	11

1 INFORMATION ISSUED TO LOCAL PLANNING AUTHORITIES

Table 1 - List of Viewpoints

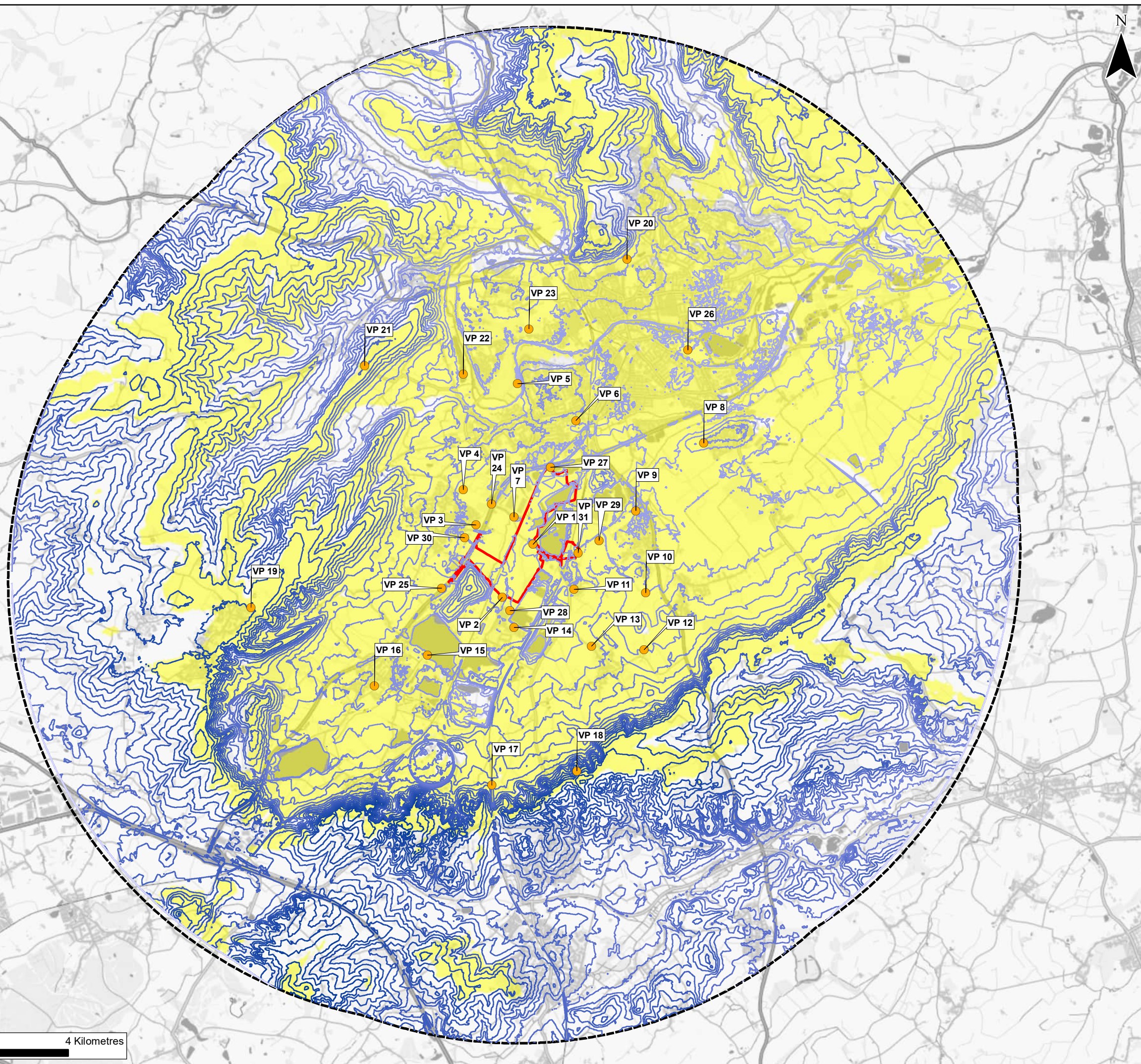
VIEWPOINT NO.	LOCATION	DIRECTION OF VIEW + DISTANCE FROM SITE	REASON FOR INCLUSION
1	Manor Road	Within Red Line boundary	Representative of residential properties along Manor Road.
2	Broadmead Road	Distance from Site: 75m View direction: N	Representative of residential property directly adjacent to Red Line Boundary.
3	Path at Wootton Bike Park	Distance from Site: 150m View direction: E	Representative of recreational receptors at the park, and residential properties along the north-eastern edge of Wootton.
4	Footpath north of Wootton	Distance from Site: 850m View direction: E	Recreational receptor (PRoW) and representative of residential receptors at Potters Cross, Wootton.
5	Great Denham Country Park	Distance from Site: 2km View direction: S	Along North Bedfordshire Heritage Trail, and within Great Denham Country Park.
6	Laurel Walk	Distance from Site: 1.1km View direction: S	Representative of residential receptors along southern edge of Kempston.
7	Informal footpath south of Marsh Leys Industrial Estate/ Western end of Manor Road	Distance from Site: 100m View direction: SE	Close range view of Site from informal footpath. Representative of local recreational receptors.
8	Evans Croft, Shortstown	Distance from Site: 2.8km View direction: SW	Representative of residential receptors at western edge of Shortstown.

9	Footpath at Bedford Road / The Causeway junction, Wixams.	Distance from Site: 1.4km View direction: W	Representative of residential receptors at northern edge of Wixams, including Wixams Retirement Village
10	PRoW A9 (Central Bedfordshire), Wixams.	Distance from Site: 2km View direction: NW	Representative of residential receptors at southern corner of Wixams and recreational receptors along PRoW.
11	Meadow Road, Kempston Hardwick.	Distance from Site: 700m View direction: NW	Representative of residential receptors at southern edge of Kempston Hardwick.
12	PRoW at Chapel End	Distance from Site: 2.7km View direction: NW	Representative of residential receptors at Chapel End and recreational receptors at PRoW 8 (Central Bedfordshire).
13	Sollars Way / Bedford Road	Distance from Site: 1.9km View direction: NW	Representative of residential receptors at northern edge of Houghton Conquest.
14	Sunset Red Meadow / Cotswold Drive	Distance from Site: 560m View direction: N	Representative of residential receptors along north-eastern edge of Stewartby.
15	PRoW 72 (Central Bedfordshire) at Millennium Country Park	Distance from Site: 2.1km View direction: NE	Representative of recreational receptors at the Forest Centre and Millennium Country Park.
16	PRoW 73 (Central Bedfordshire) / Moreteyne Manor	Distance from Site: 3.5km View direction: NE	Representative of residential receptors at Marston Moreteyne and recreational receptors along local PRoW network.

17	PRoW 13 (Central Bedfordshire) Pedestrian bridge over railway line between Ampthill Park and Millbrook	Distance from Site: 4.2km View direction: N	Representative of recreational receptors at Ampthill Park (Grade II registered park and garden), and along local PRoW network and Greensand Ridge Walk / John Bunyan National Trail.
18	PRoW at Houghton House	Distance from Site: 4.2km View direction: NW	Representative of recreational receptors visiting Houghton House (English Heritage attraction / scheduled monument)
19	Moat Farm / Bridleway 24 (Central Bedfordshire)	Distance from Site: 4.7km View direction: NE	Representative of residential receptors at northern edge of Cranfield, and recreational receptors along John Bunyan National Trail. Local high point.
20	Bedford Park Pavillion	Distance from Site: 4.8km View direction: SW	Representative of recreational receptors at Bedford Park; Grade II listed park and gardens.
21	Spring Lane / PRoW intersection	Distance from Site: 4.4km View direction: SE	Representative of recreational receptors along North Bedfordshire Heritage Trail and Bedfordshire Golf Club. Local high point.
22	Footpath at Box End Park	Distance from Site: 2.7km View direction: SE	Representative of recreational receptors at Box End Park.
23	Allen Park	Distance from Site: 3.1km View direction: S	Representative of recreational receptors at Allen Park and neighbouring allotments and golf club.

24	Footbridge over A421.	Distance from Site: 180m View direction: SE	Close range view of the Site. Representative of recreational receptors along bridleway and transport receptors along A421.
25	Bridleway east of Wootton Green and adjacent to A421	Distance from Site: 1km View direction: NE	Close range view of the Site. Representative of recreational receptors along bridleway and transport receptors along A421.
26	Priory Country Park	Distance from Site: 3.8km View direction: SW	Representative of recreational receptors at Priory country Park.
27	PRoW south of A421 and Interchange Retail Park.	Distance from Site: 50m View direction: S	Close range view of the Site from adjacent PRoW. Representative of recreational receptors along PRoW and transport receptors along A421.
28	Brick Crescent, Stewartby	Distance from Site: 0m View direction: N	Close range view of the Site. Representative of residential receptors at the northern edge of Stewartby.
29	Fisherswood Road, Kempston Hardwick	Distance from Site: 700m View direction: W	Representative of residential receptors at the northern edge of Kempston Hardwick.
30	Burgoyne Avenue, Wootton	Distance from Site: 150m View direction: E	Close range view of the Site. Representative of residential receptors along eastern edge of Wootton.
31	Meadow Road, Kempston Hardwick	Distance from Site: 250m View direction: W	Close range view of the Site. Representative of residential receptors at the northern edge of Kempston Hardwick.

Figure 1: Zones of Theoretical Visibility at 75m



Key

- 10km Study Area
- Redline Boundary
- Viewpoints for initial site visit
- Zone of theoretical visibility based on 75m height

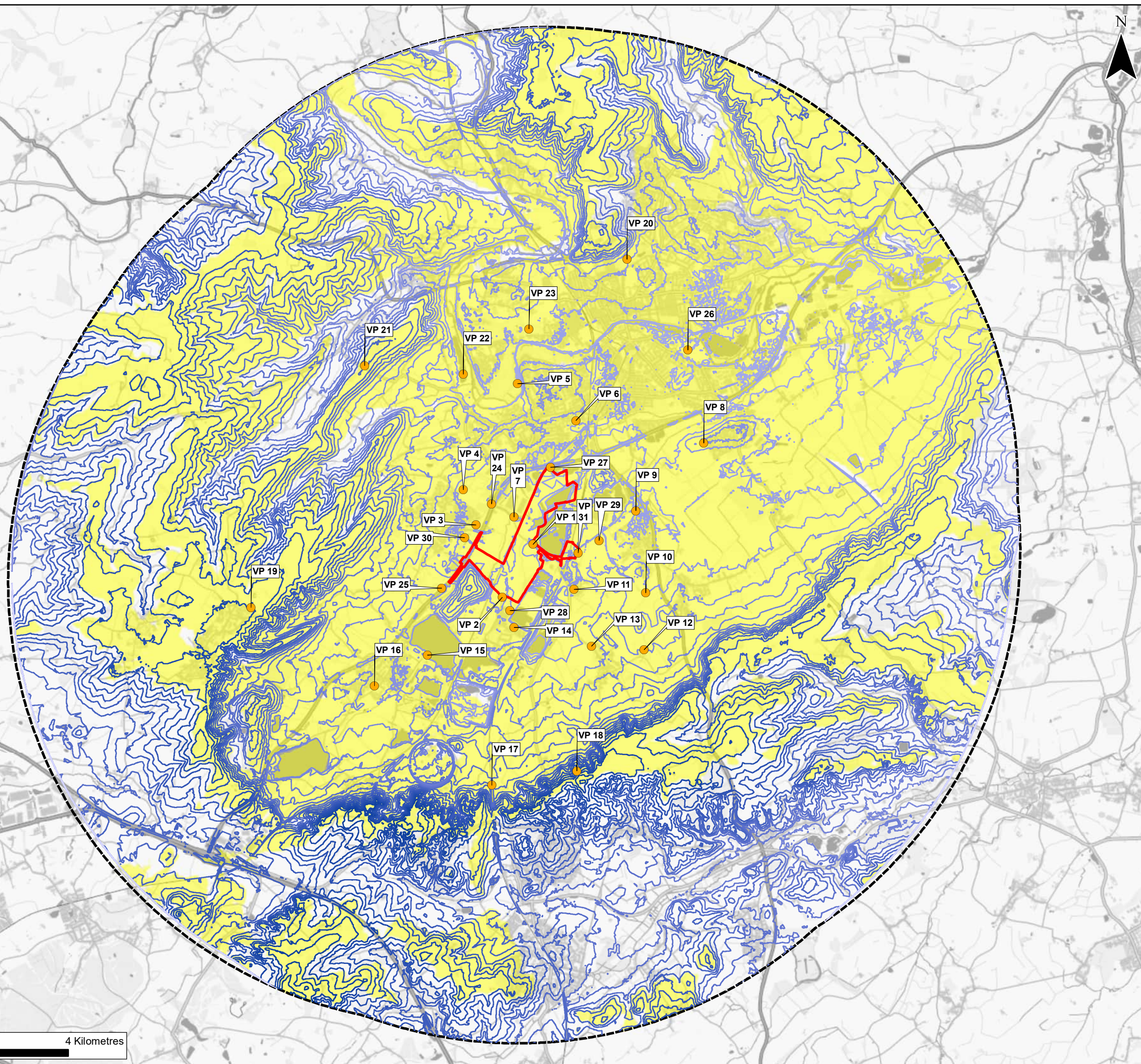
Contours - 5m intervals

70	65
140	60
135	55
130	50
125	45
120	40
115	35
110	30
105	25
100	20
95	15
90	10
85	5
80	0
75	

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P01	PS	NG	BW	3/20/2024
FIRST DRAFT ISSUE				
REVISION	DRAWN	CHECKED	APPROVED	DATE
DESCRIPTION				
Client Name: P320				
PROJECT TITLE: P320				
DRAWING TITLE: ZONES OF THEORETICAL VISIBILITY AT 75m				
STATUS: DRAFT				
DRAWN: JSdS	CHECKED: LB	APPROVED: LB	AUTHORISED: AW	
SCALE @ A3 SIZE: 1:85,000		DATE: 3/20/2024	REVISION: P0X	
DRAWING NUMBER: 70116516-WSP-LV-GIS-001				

Figure 2: Zones of Theoretical Visibility at 115m



Key

- 10km Study Area
- Redline Boundary
- Viewpoints for initial site visit
- Zone of theoretical visibility based on 115m height

Contours - 5m intervals

140	65
135	60
130	55
125	50
120	45
115	40
110	35
105	30
100	25
95	20
90	15
85	10
80	5
75	0

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P01	PS	NG	BW	3/20/2024
FIRST DRAFT ISSUE				
REVISION	DRAWN	CHECKED	APPROVED	DATE
DESCRIPTION				
Client Name: P320				
PROJECT TITLE: P320				
DRAWING TITLE: ZONES OF THEORETICAL VISIBILITY AT 115m				
STATUS: DRAFT				
DRAWN: JSdS	CHECKED: LB	APPROVED: LB	AUTHORISED: AW	
SCALE @ A3 SIZE: 1:85,000		DATE: 3/20/2024	REVISION: P0X	
DRAWING NUMBER: 70116516-WSP-LV-GIS-001				



Figure 3: Topography and Viewpoint

Drawn By:



Legend

- Red Line Boundary
- 10k Buffer
- + <all other values>

Topography

Value (M) AOD

- 7 - 10
- 10 - 20
- 20 - 30
- 30 - 40
- 40 - 50
- 50 - 60
- 60 - 70
- 70 - 80
- 80 - 90
- 90 - 100
- 100 - 110
- 110 - 120
- 120 - 130
- 130 - 140
- 140 - 150
- 150 - 160
- 160 - 170
- 170 - 180
- 180 - 190
- 190 - 200
- 200 - 210
- 210 - 220

DRAWING STATUS: STATUS FOR DISCUSSION



Manchester (8 First Street)
Website: www.wsp.com

CLIENT: **P320**

ARCHITECT: N/A

PROJECT: **P320**

TITLE: **FIGURE 7.2: TOPOGRAPHY AND VIEWPOINT**

SCALE @ A1:	CHECKED: LB	APPROVED: AW
CAD FILE: WSP - A3 Landscape	DESIGN/DRAWN: LB	DATE: 3/25/2024
PROJECT No: P320	DRAWING No: 70116516-WSP-LV-GIS-002	REV:

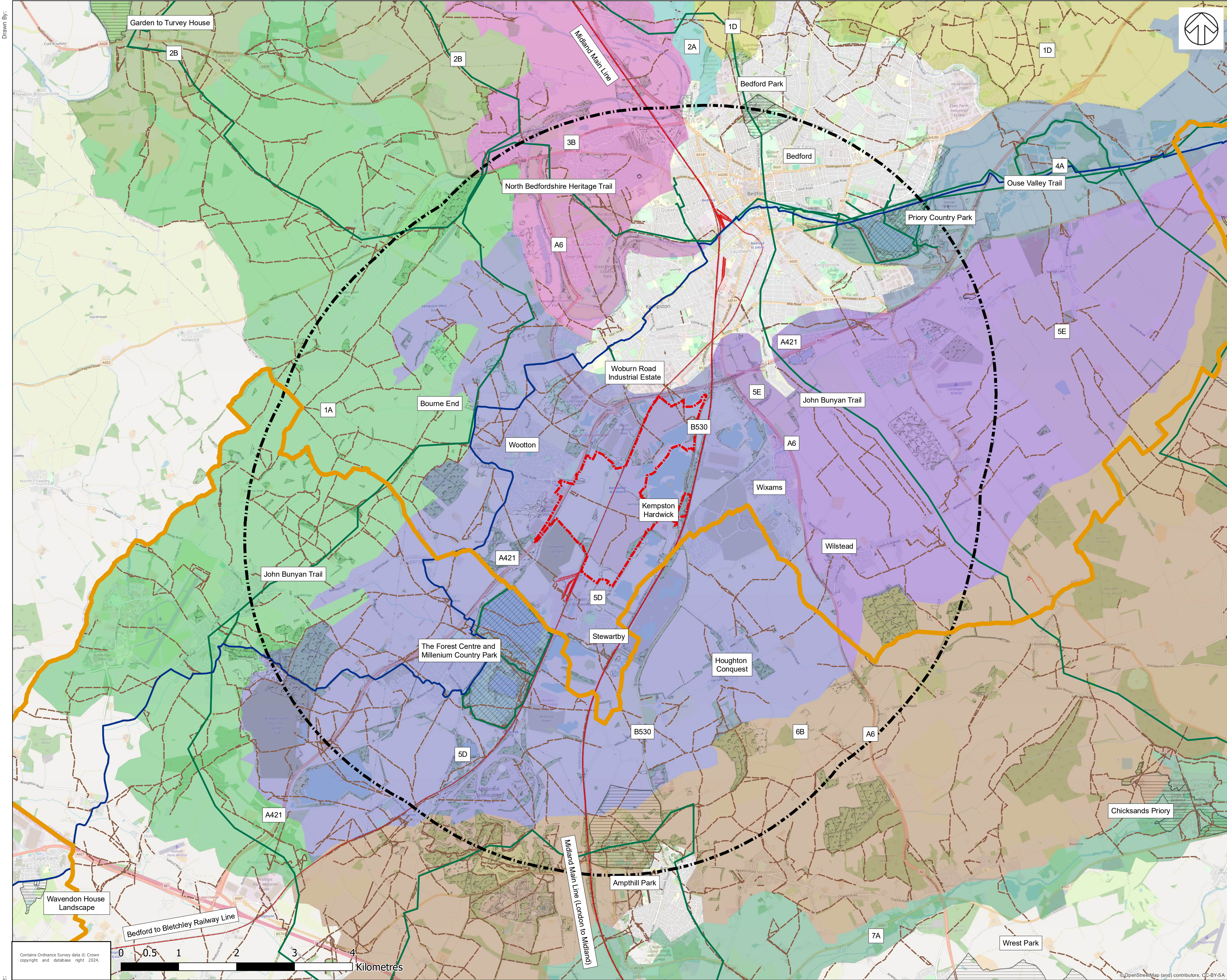
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0 0.75 1.5 3 4.5 6 Kilometres

File:

Figure 4: Landscape and Visual Amenity Constraints Plan




Legend

- Red Line Boundary
- Central_Bedfordshire
- 5 Km Study Area
- National Route
- Trails
- PROW
- Railway
- Registered Parks and Gardens
- Country Parks
- Woodlands

LCA

Classification

- 1A Cranfeld to Stagsden Clay Farmland
- 1D Thurleigh Clay Farmland
- 2A Hinwick Wooded Wolds
- 2B Pavenham Wooded Wolds
- 3B Oakley Great Ouse Limestone Valley
- 4A Great Ouse Clay Valley
- 4B Lower Ivel Clay Valley
- 5D North Marston Clay Vale
- 5E East Marston Clay Vale
- 6B Mid Greensand Ridge
- 7A Flit Greensand Valley

DRAWING STATUS:	STATUS FOR DISCUSSION		
<div><p>Manchester (8 First Street) Website: www.wsp.com</p></div>			
CLIENT:	P320		
ARCHITECT:	N/A		
PROJECT:	P320		
TITLE:	LANDSCAPE AND VISUAL AMENITY CONSTRAINTS PLAN		
SCALE @ A1:	1:30,000	CHECKED:	AW
CAD FILE:	WSP - A3 Landscape	DESIGN/DRAWN:	NB
PROJECT No:	P320	DRAWING No:	FIGURE 1
		APPROVED:	AW
		DATE:	2/15/2024
		REV:	
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2 INFORMATION RECEIVED FROM LOCAL PLANNING AUTHORITIES

CONFIDENTIAL

Author: LDA Design on behalf of Bedford Borough Council
 Date: 4 April 2024
 Status: Draft – Preliminary analysis and comments subject to additional comments from CBC Landscape and Heritage Officers and BBC Heritage Officers

Based on information provided by WSP:
 Draft Viewpoints - Reasoning.pdf (received 24 March 2024)
 Figure 7.2m Drawing Number – 70116516-WSP-LV-GIS_002 (dated 3/25/2024). Figure 7.2 (3/5/25) has been used to undertake the review of VP locations as these are shown on an OS base map aiding interpretation/analysis. It is noted that viewpoint locations as described correspond to VP locations illustrated on ZTV plans dated 3/20/2024.

Information Provided				Preliminary Analysis and Comments			
VIEWPOINT NO.	LOCATION	DIRECTION OF VIEW + DISTANCE FROM SITE	REASON FOR INCLUSION	Analysis of Viewpoint Proposed	Comments (Location)	Preliminary Comments (Visualisations)	Preliminary Comments (Night-Time VP Photography)
						See notes	See notes
1	Manor Road	Within Red Line boundary	Representative of residential properties along Manor Road.	No comment.	Manor Road is bounded by hedgerows/trees and built development. Viewpoint location to be micro-sited to obtain views towards site and proposed development. Due to location, consideration to be given to VP being used to illustrate views towards proposed development in several orientations (i.e. VP1a north/VP1b west/VP1c south).		
2	Broadmead Road	Distance from Site: 75m View direction: N	Representative of residential property directly adjacent to Red Line Boundary.	Viewpoint reference to be updated subject to selected VP location.	Viewpoint location to be micro-sited to avoid views where intervening vegetation screens views to site and proposed development. Consideration to be given to VP location on PRoW north of Broadmead Farm.		
3	Path at Wootton Bike Park	Distance from Site: 150m View direction: E	Representative of recreational receptors at the park, and residential properties along the north-eastern edge of Wootton.	Viewpoint reference to be updated subject to selected VP location.	Bike Park is bounded by vegetation. VP location to be micro-sited to obtain views towards site and proposed development. For example potential suitable locations for consideration are within play area, sports pitches /surfaced access route located to east of Harris Way and	YES	

					Stevenson Walk where more open views towards site/proposed development are available.		
4	Footpath north of Wootton	Distance from Site: 850m View direction: E	Recreational receptor (PRoW) and representative of residential receptors at Potters Cross, Wootton.	Viewpoint reference to be updated subject to selected VP location.	PRoW along/extending from Potters Cross is bounded to south by built development and vegetation in places. VP location to be micrositied to where there is a break in vegetation along PRoW, or on Potters Cross.		
5	Great Denham Country Park	Distance from Site: 2km View direction: S	Along North Bedfordshire Heritage Trail, and within Great Denham Country Park.	No comment.	Ouse Valley Way is bounded by dense vegetation in places. VP location to be micrositied within Country Park where open views south towards site and proposed development are possible. Consideration to be given to location in more open, northern park area – south of Queen Eleanor Drive/Garyn Lane.		
6	Laurel Walk	Distance from Site: 1.1km View direction: S	Representative of residential receptors along southern edge of Kempston.	Location incorrectly shown on plan. Laurel Walk, adjacent to Daubeney Field, appears to be an more appropriate location to that illustrated as VP6 (which is further north and in denser urban area) Viewpoint reference to be updated subject to selected VP location.	Intervening vegetation screens views to site and proposed development from some locations on Laurel Walk. VP location to be micrositied on Laurel Walk where there are more open views south across open area/ Daubeney Field.		
7	Informal footpath south of Marsh Leys Industrial Estate/ Western end of Manor Road	Distance from Site: 100m View direction: SE	Close range view of Site from informal footpath. Representative of local recreational receptors.	Location of VP7 as illustrated on Figure 7.2 appears to be in Jubilee Park, and is representative of local residents and recreational users of the park. Viewpoint reference to be updated subject to selected VP location (Refer to comments on VP24 for VP location on western end of Manor Road).	VP location to be micro-sited in northern area of Jubilee Park with open views south. Consideration to be given to a location to the south /west of Moulton Avenue.		

8	Evans Croft, Shortstown	Distance from Site: 2.8km View direction: SW	Representative of residential receptors at western edge of Shortstown.	No comment	Some locations (for example along Flintham Road (off Evans Croft) have views limited /screened by intervening vegetation. VP to be micrositied where there are more open views towards the site/ proposed development. Consideration to be given to location south/west of Brabazon Close/within linear park.	YES	
9	Footpath at Bedford Road / The Causeway junction, Wixams.	Distance from Site: 1.4km View direction: W	Representative of residential receptors at northern edge of Wixams, including Wixams Retirement Village	Viewpoint reference to be updated subject to selected VP location.	The illustrated VP location on Bedford Road on Figure 7.2 is adjacent to large scale built development, which screens views towards site/proposed development. Consideration to be given to micrositied VP to footpath or public realm towards western edge of Wixams (for example Wixams Playing Area) where more open views towards the site/proposed development are available.	YES	
10	PRoW A9 (Central Bedfordshire), Wixams.	Distance from Site: 2km View direction: NW	Representative of residential receptors at southern corner of Wixams and recreational receptors along PRoW.	Viewpoint reference to be updated subject to selected VP location.	Location of VP to be micrositied to avoid areas where views towards site/proposed development are screened by intervening vegetation/buildings. Alternative locations to be considered include footpath south of Wixams, west of A6 (Vicarage Farm) and footpath west of A6 south of Wilstead where more open views towards site/proposed development are available.		
11	Meadow Road, Kempston Hardwick.	Distance from Site: 700m View direction: NW	Representative of residential receptors at southern edge of Kempston Hardwick.	Viewpoint reference to be updated subject to selected VP location	Meadow Road is within the built up area and is closely bordered by residential properties which screen views towards site/proposed development. Alternative VP locations to be considered include towards or along western edge of built development to north (e.g. junction of Rainbow Close and Meadow Road) and/or to south (for example at western end of Waterway Place). Consideration to be given to VP being used to illustrate views		

					towards proposed development in several orientations (i.e. VP11a north west/ VP1b south west).		
12	PRoW at Chapel End	Distance from Site: 2.7km View direction: NW	Representative of residential receptors at Chapel End and recreational receptors at PRoW 8 (Central Bedfordshire).	No comment	Trees/boundary vegetation at western end of PRoW around property boundary may obscure views towards site/proposed development. Viewpoint to be micrositied to provide more open views towards site/ proposed development.		
13	Sollars Way / Bedford Road	Distance from Site: 1.9km View direction: NW	Representative of residential receptors at northern edge of Houghton Conquest.	No comment	Tree belt/woodland to south of Bedford Road may obscure views towards site/proposed development. Consideration to be given to micrositing VP to obtain more open views towards site/proposed development (for example close to local substation on Sollars Way).	YES	
14	Sunset Red Meadow / Cotswold Drive	Distance from Site: 560m View direction: N	Representative of residential receptors along north-eastern edge of Stewartby.	No comment	Trees along Sunset Red Meadow/Cotswold Drive screen views towards site/proposed development. Consideration to be given to micrositing VP to obtain more open views towards site/proposed development (for example close to footbridge/small play area between Oxford Blue Way and Sunset Red Meadow).		
15*	PRoW 72 (Central Bedfordshire) at Millennium Country Park	Distance from Site: 2.1km View direction: NE	Representative of recreational receptors at the Forest Centre and Millennium Country Park.	Viewpoint reference to be updated subject to selected VP location	Dense vegetation surrounding the Forest Centre and along the lake edge obscure views towards site/proposed development. Consideration to be given micrositing VP on PRoW / trail at location with clear views across Stewartby Lake towards site/proposed development. Subject to location, this would be representative of views of visitors to the Marston Vale Millenium Country Park/Stewartby Lake and users of local ROW/NCN Route 51 and Marston Vale Trail.	YES	

16	PRoW 73 (Central Bedfordshire) / Moreteyne Manor	Distance from Site: 3.5km View direction: NE	Representative of residential receptors at Marston Moretaine and recreational receptors along local PRoW network.	No comment	Viewpoint is within the built up area where buildings screen views towards site/proposed development. If this is to be retained (for example as a CHIA viewpoint) an additional viewpoint is requested at northern edge of settlement (refer to ADD VP 3).	
17	PRoW 13 (Central Bedfordshire) Pedestrian bridge over railway line between Ampthill Park and Millbrook	Distance from Site: 4.2km View direction: N	Representative of recreational receptors at Ampthill Park (Grade II registered park and garden), residential receptors at Millbrook, and recreational receptors along local PRoW network and Greensand Ridge Walk / John Bunyan National Trail.	Viewpoint reference to be updated subject to selected VP location. Unlikely to be representative of views from within the Ampthill Park. Subject to location VP may be within the Conservation Area.	Location of VP to be micrositd to avoid locations where buildings/vegetation screen views to site/proposed development. For example, subject to location, some expansive views are possible from area of Station Lane /Sandhill Close junction/ northerly orientated footpath a short distance east of this junction. Additional viewpoint is suggested from within Ampthill Park (refer to ADD VP 7).	YES
18	PRoW at Houghton House	Distance from Site: 4.2km View direction: NW	Representative of recreational receptors visiting Houghton House (English Heritage attraction / Scheduled Monument)	Viewpoint reference to be updated subject to selected VP location.	Location to be micrositd. Consideration to be given to access road to Houghton House adjacent to properties. Recommend liaison with heritage consultants. A separate CHIA viewpoint may be required from Houghton House (for example from/adjacent to the north facing Loggia See ADD VP11).	YES
19	Moat Farm / Bridleway 24 (Central Bedfordshire)	Distance from Site: 4.7km View direction: NE	Representative of residential receptors at northern edge of Cranfield, and recreational receptors along John Bunyan National Trail. Local high point.	No comment	Trees/vegetation close to residences may obscure some views towards site/proposed development. Location to be micrositd. For example, locations on bridleway or adjacent John Bunyan Trail provide more open views towards site/proposed development.	YES
20	Bedford Park Pavillion	Distance from Site: 4.8km View direction: SW	Representative of recreational receptors at Bedford Park; Grade II listed park and gardens.	This is assumed to be at location of VP 25 which is located within Bedford Park. Subject to location may also represent local residential receptors, walkers on John Bunyan Trail and visitors to Grade	Walkways within park characteristically bounded by trees/vegetation which screen views towards site/proposed development. Location of VP to be micrositd to where a more open aspect is available (for example at northern edge of larger open spaces within	

				Il Bedford Cemetery RPG.	park).		
21	Spring Lane / PRoW intersection	Distance from Site: 4.4km View direction: SE	Representative of recreational receptors along North Bedfordshire Heritage Trail and Bedfordshire Golf Club. Local high point.	No comment	Location of VP to be micrositied to avoid locations where vegetation screens views to site/proposed development. For example, open, elevated views towards site/proposed development are available at junction of footpath and Spring Lane at local high point [76, AOD] (adjacent to Astey Wood).	YES	
22	Footpath at Box End Park	Distance from Site: 2.7km View direction: SE	Representative of recreational receptors at Box End Park.	No comment	Location of VP to be micrositied to avoid locations where buildings/vegetation screen views to site/proposed development.		
23	Allen Park	Distance from Site: 3.1km View direction: S	Representative of recreational receptors at Allen Park and neighbouring allotments and golf club.	Subject to location may also represent local residential receptors,	Location of VP to be micrositied to avoid locations where buildings/vegetation screen views to site/proposed development.		
24	Footbridge over A421.	Distance from Site: 180m View direction: SE	Close range view of the Site. Representative of recreational receptors along brideway and transport receptors along A421.	Assumed location for purpose of review to be footbridge west of Woburn Road/Manor Road, east of Homeless Wood.	Location of VP to ensure bridge structure and vegetation do not obscure views towards site/proposed development.		
25	Bridleway east of Wootton Green and adjacent to A421	Distance from Site: 1km View direction: NE	Close range view of the Site. Representative of recreational receptors along brideway and transport receptors along A421.	Location of VP based on description unclear. Bridleway to east of Wootton Green adjacent to A421 is not representative of local residential receptors and views towards site may be screened by vegetation/woodland. Viewpoint reference to be updated subject to selected VP location.	VP location to be reviewed and new location to be considered/micrositied. Consider a VP location on Upper Shelton road, between Upper Shelton and Wootton Green where relatively open, elevated views towards site are possible/ PRoW south of Wootton Green/north of Shelton Farm.		
26	Priory Country Park	Distance from Site: 3.8km View direction: SW	Representative of recreational receptors at Priory Country Park.	No comment	Location of VP to be micrositied to avoid locations where vegetation screens views to site/proposed development.		

27	PRoW south of A421 and Interchange Retail Park.	Distance from Site: 50m View direction: S	Close range view of the Site from adjacent PRoW. Representative of recreational receptors along PRoW and transport receptors along A421.	Viewpoint reference to be updated subject to selected VP location.	Stretches of footpath are adjacent to established vegetation. Location of VP to be micrositied to avoid locations where vegetation screens views towards site/proposed development (for example south of lakes for consideration).		
28	Brick Crescent, Stewartby	Distance from Site: 0m View direction: N	Close range view of the Site. Representative of residential receptors at the northern edge of Stewartby.	Viewpoint location at Cople/Cardington to be retained to represent views from local residential receptors and local PRoW. Viewpoint reference to be updated subject to selected VP location.	Consideration to be given to VP location to be micrositied on edge of Cople/Cardington with open views towards site (for example footpath that extends south from Chapel Lane, south of Cople Road at western end of Cardington). (Refer to Add VP 1 which is proposed for Brick Crescent, Stewartby).		
29	Fisherswood Road, Kempston Hardwick	Distance from Site: 700m View direction: W	Representative of residential receptors at the northern edge of Kempston Hardwick.	Viewpoint reference to be updated subject to selected VP location. A VP on Fisherswood Road appears unhelpful to LVIA due to screening by large logistics buildings to south.	Comment based on VP location as illustrated as VP 29 on Figure 7.2 close to Haynes. Location of VP to be micrositied. Consideration to be given to locations with open elevated views across the vale from top of ridge towards site/proposed development – for example on John Bunyan Trail west of Hammerhill Farm.	YES	
30	Burgoyne Avenue, Wootton	Distance from Site: 150m View direction: E	Close range view of the Site. Representative of residential receptors along eastern edge of Wootton.	Viewpoint reference to be updated subject to selected VP location.	Burgoyne Avenue is bounded by residential development obscuring views towards site/proposed development. Viewpoint location to be micrositied to secure more open views towards site/proposed development. For example some more open views from edge of development such as Hephher Close/ footpath south of Cranfield Road at southern edge of residential development.		
31	Meadow Road, Kempston Hardwick	Distance from Site: 250m View direction: W	Close range view of the Site. Representative of residential receptors at the northern edge of Kempston Hardwick.	Repeats VP 11 (see above)	Refer to comments on VP 11.		

PROPOSED ADDITIONAL REPRESENTATIVE VIEWPOINTS						
Add VP 1	Brick Crescent, Stewartby		Representative of residential receptors at the northern edge of Stewartby		Proposed VP located towards eastern end of Brick Crescent where it bends south to meet Halley View where relatively open views towards site/proposed development are possible.	
Add VP 2*	Forest Centre, Marston Vale Millenium Country Park		Representative of visitors to the Forest Centre		Proposed VP located on lawn/seating area to south/east of restaurant/dining area.	
Add VP 3	Great Linns/ Little Field, Marston Moretaine		Representative of residents of Marston Moretaine /visitors to Community Centre	To supplement /replace VP16 which is within the built up area of the settlement.	Proposed VP located south of Community Centre at/near junction of Great Linns and Little Field.	
Add VP 4	B530/West End (A5134)		Representative of residents in south Bedford	To supplement views from within southern parts of Bedford	Proposed VP located on footway east of junction with A5141 Amphil Road with open views towards site/proposed development.	
Add VP 5	Elstow		Representative of residents in south Bedford/Elstow	To supplement views from within southern parts of Bedford and Elstow village Consideration to be given to additional CHIA viewpoint(s) within Elstow in proximity to Scheduled Monument/Listed Buildings/Conservation Area.	Proposed VP to be micrositd. Potential locations include on footway adjacent to High Street east of church. Recommend liaison with heritage consultants.	YES
Add VP 6	Cotton End		Representative of residents in Cotton End	To represent views from vale within east of study area/residents of Cotton End	Proposed VP to be located on western edge of Cotton End settlement – for example footway adjacent to A600/High Road towards southern edge of village / east-west PRoW west of A600 north of Herrings Green.	
Add VP 7	Amphil Park		Representative of visitors to Amphil Park RPG and parkland/users of PRoW/Greensand Ridge Walk /John Bunyan Trail		Proposed VP to be located where there are open elevated views across the vale from top of ridge towards site/proposed development – for example close to Lake View interpretation board, north of Katherine's Cross.	YES

2.1 COMMENTARY RECEIVED FROM CENTRAL BEDFORDSHIRE COUNCIL 30.04.2024

2.1.1. The following extracts were received from Central Bedfordshire Council on the 30th April 2024, in relation to the Project Description, Baseline Studies and Visualisations:

“No information has been provided and ideally, I would have expected the following details:

Description of the siting, layout and other characteristics and components of the development on which the landscape and visual assessment would be based.”

“Landscape Baseline – The character areas identified upon Landscape and Visual Amenity Constraints Plan are acceptable. However, UDX to be mindful that the Bedford Borough Landscape Character Assessment is not the same as Central Bedfordshire Landscape Character Assessment. Both LCAs are to be considered within a LVIA.”

Visual Baseline –

Viewpoint no. within CBC	Location	Suitability	Night-time Photography	Visualisation
11	Meadow Road, Kempston Hardwick	Acceptable		
12	PRoW at Chapel End	Acceptable		
13	Sollars Way/Bedford Road	Acceptable	Night-time view	Required
15	PRoW 72 (Central Bedfordshire) at Millennium Country Park	Acceptable		
16	PRoW 73 (Central Bedfordshire)/Moreteyne Manor	Acceptable		
17	PRoW 13 (Central Bedfordshire) Pedestrian bridge over railway line between Ampthill Park and Millbrook	Acceptable		
18	PRoW at Houghton House	Acceptable	Night-time view	
19	Moat Farm/Bridleway 24 (Central Bedfordshire)	Acceptable	Night-time view	

Viewpoint no. within CBC	Location	Suitability	Night-time Photography	Visualisation
New viewpoint to the southeast of Site	PRoW A10, 12			Required

“UDX to also identify viewpoints and views that have been identified as unlikely to experience significant visual effects with reasons for their exclusion.”

“I’m surprised that UDX wishes to submit a Type 2 Wireline visualisation which uses basic graphic information to assist in describing a proposed development and its context.”

“UDX to consider the production of Type 3 photomontages/photowires which offers an appropriate level of detail and accuracy for a range of EIA and non-EIA projects.”



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