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London Luton Airport Expansion

Planning Inspectorate Scheme Ref: TR020001

Volume 8 Additional Submissions (Examination)

8.23 Green Horizons Park Additional Information

Infrastructure Planning (Examination Procedure) Rules 2010

Application Document Ref: TR020001/APP/8.23

The Planning Act 2008

The Infrastructure Planning (Examination Procedure) Rules 2010

**London Luton Airport Expansion Development Consent
Order 202x**

8.23 Green Horizons Park Additional Information

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1 PURPOSE OF THIS PAPER

- 1.1.1 As requested by the Rule 6 letter from the Examining Authority (page F6) dated 13 July 2023, this paper responds to queries and clarifications requested on the relationship of the Proposed Development with the development consented as New Century Park (LBC ref: 17/02300/EIA) but now referred to as Green Horizons Park (GHP).
- 1.1.2 The Examining Authority requested the following (or signposting to where they could be found in the Application):
- Request 1. A copy of the GHP consent including a copy of the decision notice, committee report(s), relevant plans (including any indicative layouts) and any legal agreements.
 - Request 2. Details of which elements of the GHP consent the Applicant is proposing to proceed with separately to the Proposed Development.
 - Request 3. A plan showing the GHP scheme overlaid with the relevant elements of the Proposed Development that would supersede/ replace those elements of the GHP consent.
 - Request 4. An update as to whether any submissions for Reserved Matters have been made. If submissions have been made, then the Applicant is requested to provide the details of those submissions including the indicative time frames for determination.

2 REQUEST 1: GREEN HORIZONS PARK CONSENT

- 2.1.1 The list of documents to be provided to the Examining Authority in response to the first request is provided in Table 1 below and the referenced documents are included as appendices to this paper. The full suite of application documents and drawings has not been provided at this stage, but can be if these would be helpful to the Examining Authority.
- 2.1.2 The phasing plan submitted with the planning application (drawing reference 089916_050_40 Rev PL02) shows the development being built out in four phases. Full planning permission was granted for Phase 1 and outline planning permission was granted for Phases 2, 3 and 4. The full and outline elements of GHP are shaded yellow and blue respectively on the Application Types drawing (reference CS_089916_050_50 RevPL02) submitted with the application. The phases include the following elements:
- Phase 1: - Wigmore Valley Park, including the refurbishment of the Pavilion Building, the new children's play areas, the new skate park, as well as the landscaping, planting, paths, furniture, etc. - New Century Park access road up to the roundabout within Wigmore Valley Park.
 - Phase 2: - Relocation of the car hire parking into the Central Terminal Area - Replacement of parking lost by the New Century Park Access Road - Replacement of the long stay parking that will be lost to the Technical Services Building and Light Industrial Quarter - Construction of

the Light Industrial Quarter - Construction of the Technical Services Building.

- Phase 3: - Construction of the Office Quarter (in the centre of the business park) - Construction of the energy and recycling centres - Provision of the surface car parks.
- Phase 4: - Construction of the hybrid quarter (on the eastern side of the business park) - Construction of the hotel (to the west of the Office Quarter and east of the Technical Services Building).

Table 1 – Documents and Relevant Plans

Document Type	Document Name
Appendix A - Committee Reports	Committee Report 2019
	Committee Report 2019 – Appendix 1
	Committee Report 2019 – Appendix 2
	Committee Report 2019 – Appendix 3
	Committee Report 2019 – Appendix 4
	Committee Report 2019 – Map
	Committee Report 2019 – Minutes
	Committee Report 2021
	Committee Report 2021 – Appendix 1
	Committee Report 2021 – Appendix 2
	Committee Report 2021 – Appendix 3
	Committee Report 2021 – Appendix 4
	Committee Report 2021 – Appendix 5
	Committee Report 2021 – Minutes
Appendix B - Decision Notice	Decision notice
Appendix C1 - Legal agreements	S106 Agreement
Appendix C2 - Legal agreements	S106 Agreement – Plans Part 1
Appendix C3 - Legal agreements	S106 Agreement – Plans Part 2
Appendix D - Plans	Site Location Plan CS_089916_050_50 RevPL02
	Proposed Masterplan Site Wide CS_089916_050_01 RevPL02
	Proposed Illustrative Masterplan New Century Park CS_089916_050_02 RevPL02
	Proposed Building Types CS_089916_050_10 RevPL02
	Indicative Phasing Plan CS_089916_050_40 RevPL02

	Application Types CS_089916_050_50 RevPL02
	Building Use Parameters Plan CS_089916_050_60 RevPL02
	Building Heights Parameters Plan CS_089916_050_70 RevPL02

3 REQUEST 2: ELEMENTS OF THE SCHEME TO BE IMPLEMENTED

- 3.1.1 The Applicant intends to implement the permission by 28 June 2024 in accordance with Condition 1 through the delivery of the children's play area and skate park within Wigmore Valley Park which are outside of (but adjacent to) the DCO boundary as shown in Figure 2.4 Other Airport Related Developments **[APP-144]**. The Applicant is currently in discussion with LBC (as local planning authority) about the discharge of pre-commencement conditions, and submissions pursuant to these conditions which will be made in due course as required as well as the associated s106 obligations which will be triggered by implementation of the permission.
- 3.1.2 Other elements of the approved GHP scheme to be implemented will depend upon the development of the illustrative masterplan submitted as part of the DCO. **Figure 2.4 [APP-144]** in the application shows other airport related developments in the context of the Order Limits for the Proposed Development. The indicative scheme layout plans for Assessment Phases 1, 2a and 2b in 4.02 Scheme Layout Plans **[AS-072]** indicate how various elements of GHP could be implemented in that particular arrangement, including the warehouse, hotel, offices and car parking for the purpose of the EIA.
- 3.1.3 This relationship is described in paragraphs 5.9.8 - 5.9.12 of the **Planning Statement [AS-122]** and the Applicant acknowledges that it may be necessary for some elements of GHP to be amended having regard to the Proposed Development, and these would be subject to separate applications under Section 73 or Section 96a of the Town and Country Planning Act 1990 as appropriate. This may also need to include amending the phasing of the GHP scheme.

4 REQUEST 3: RELATIONSHIP BETWEEN THE GHP CONSENT AND THE PROPOSED DEVELOPMENT

- 4.1.1 As noted above, the potential future relationship between the GHP scheme and the Proposed Development is shown on the indicative scheme layout plans. Whilst the exact layout of GHP will be confirmed at reserved matters stage, both have been designed to come forward together as the draft Development Consent Order makes provision for the interface between the two schemes.

- 4.1.2 The Applicant does however note that the GHP scheme and the Proposed Development are both capable of being delivered independently of one another as standalone projects and neither is reliant on the other for any particular aspect of its implementation. The two schemes are also equally capable of being delivered together, albeit with some modification to the GHP scheme.
- 4.1.3 Current elements of the GHP permission that will be brought forward include improvements to play/skate equipment and the hotel. However, as the masterplans for both the Proposed Development and the outline elements of GHP are only illustrative at this stage, it is not possible to confirm definitively all elements of the Proposed Development that would supersede/ replace those elements of the GHP consent.

5 REQUEST 4: RESERVED MATTERS SUBMISSIONS

- 5.1.1 The Applicant is intending to submit a Reserved Matters application to LBC for the first phase of the outline development by 28 June 2024 in accordance with Condition 2 of the GHP planning permission.
- 5.1.2 The Applicant is currently considering the nature and scope of that Reserved Matters application and further discussions will be undertaken with LBC as LPA in due course.