



The Planning Inspectorate

The Planning Act 2008

Application for Development Consent for London Luton Airport Expansion project

Case Ref: TR020001

The Examining Authority's Note of an Unaccompanied Site Inspection

Background

The Examining Authority ('the ExA') undertook an unaccompanied site inspection to support the examination of an application for development consent for the proposed London Luton Airport Expansion project ('the application') on the morning of **Wednesday 24 May 2023**.

The ExA carried out its unaccompanied site inspection from publicly accessible land (roads, footpaths and bridleways). Permission to access the terminal building and multi-storey car park on an unaccompanied basis had been granted by the airport.

The site inspection was undertaken in order to view the location of the proposed development, offsite highways works in the context of the existing airport, Wigmore Park, Luton, surrounding villages, the wider area and the existing highway network.

Particulars of the Site Visit

The visit was undertaken by: Beth Davies, Jo Dowling, Sarah Holmes, Richard Hunt and Andrew Robinson. The ExA was accompanied by Martin Almond, Operations Manager at the Planning Inspectorate.

The visit was undertaken by train and on foot. Weather conditions were dry and sunny with a temperature circa 19 degrees centigrade. Weather conditions were suitable to appreciate long range views. During the site inspection the ExA used Flightradar24 to identify which planes were passing overhead at the various locations that they visited, where internet connectivity allowed. The inspections commenced at approximately 09:00 and finished at approximately 11:30. A list of the locations visited is attached at Annex A and a map showing the walking routes undertaken is attached at Annex B.



Annex A: List of locations visited on the morning of Wednesday 24 May 2023

The ExA travelled from **Luton Airport Parkway** via the **DART** to **Luton Airport**. Once at Luton Airport the ExA entered **Airport Terminal Car Park 2** by foot and ascended to the top deck. The ExA viewed the Airport and surrounding areas from the north, south and east sides of the top deck of the car park. The ExA observed a number of aeroplanes take off and land. The ExA noted the location of the **easyJet building, control tower** and the surface **Long Stay Car Park**. The route is shown in **Map A**.

The ExA then walked from the car park, past the **coach station** to the **terminal building**. The ExA entered the terminal building and walked around the landside section.

The ExA left the terminal building, taking a route to the west of the coach station to the **Airport Approach Road**. The ExA walked south along the Airport Approach Road away from the Airport, passing through the underpass to the **Holiday Inn Express** at the roundabout with **Percival Way**. The ExA noted the location of the **Mid Stay Car Park** on the opposite site of the road from the Holiday Inn Express.

The ExA walked to the rear of the **Holiday Inn Express**, through the car park, crossed **Percival Way** to the north of the roundabout and walked down **Spittlesea Road**. The ExA noticed hydrocarbon odours in this area. The ExA noted the taxi rank section to the top of Spittlesea Road.

The ExA walked down **Spittlesea Road**, past the **Ibis hotel** to the **Holiday Inn hotel**. The ExA viewed the location where the proposed new Airport Access Road would cross over **Airport Way** (proposed Work No. 6a(02)). The ExA then walked back towards the Airport, along Airport Way, to the roundabout and along **New Airport Way** to the approximate location of the proposed new junction for the Airport Access Road and the **A1081** (proposed Works Nos. 6a(01 and 02)).

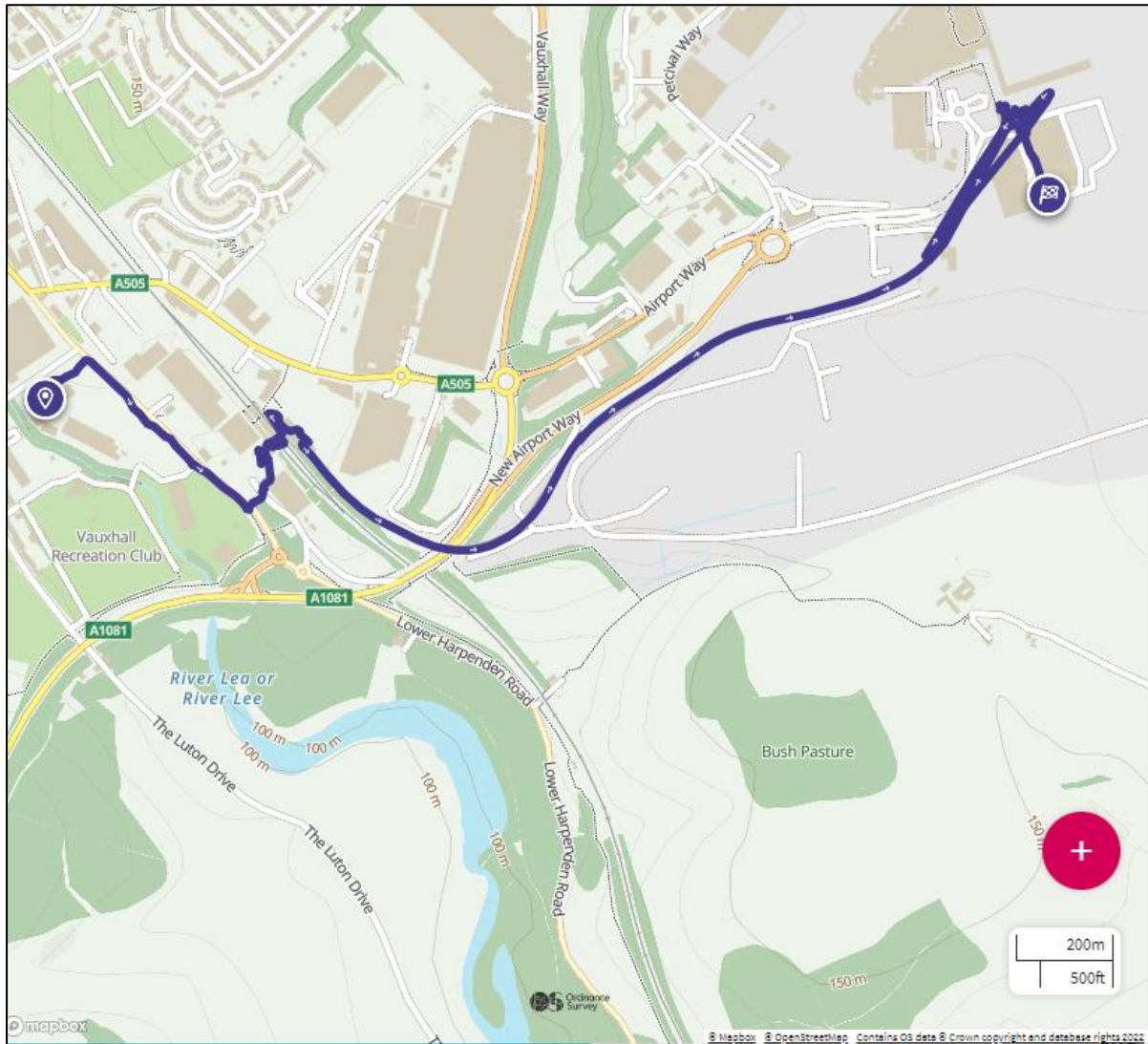
The ExA then returned to the **Airport Terminal**, walking back along **Airport Approach Road** and past the coach station. The ExA then walked to the **DART** station and travelled by the DART back to **Luton Airport Parkway**. The route is shown in **Map B**.



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Annex B: Maps of route taken on the morning of Wednesday 24 May 2023

Map A: Route to the Dart and around the Airport Terminal

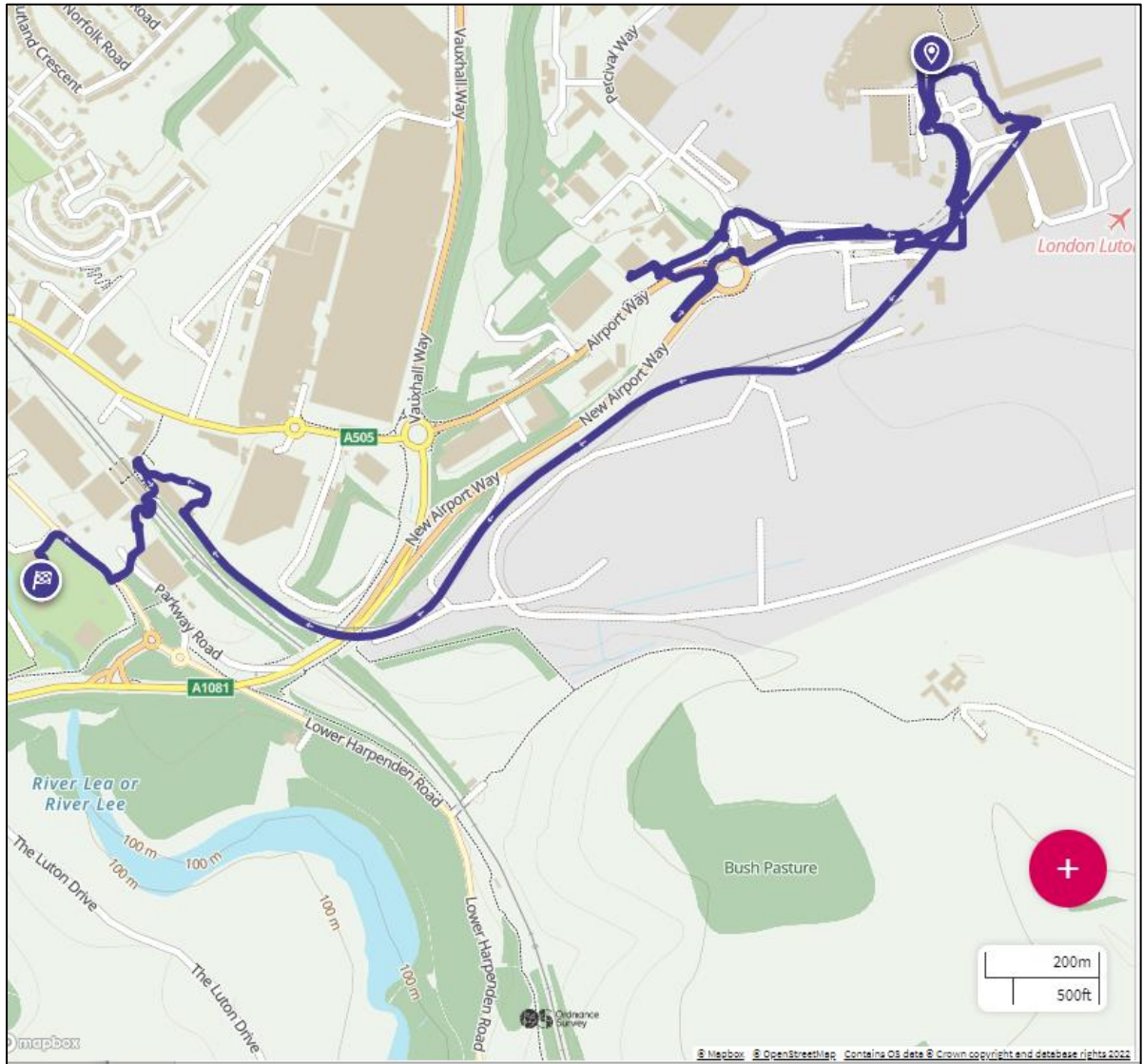


Map data from [OpenStreetMap](https://www.openstreetmap.org/)



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Map B: Route to the west of the Airport Terminal and Dart



Map data from [OpenStreetMap](https://openstreetmap.org/)