



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 **afternoon and evening of Thursday 25 May 2023**.

The ExA carried out its unaccompanied site inspection from publicly accessible land (roads, footpaths and bridleways). No inspections were undertaken on private land, and advance permission to enter land was not required so these inspections could be undertaken on an unaccompanied basis.

The site inspection was undertaken in order to view the location of the proposed development and areas immediately north of the existing airport, offsite highways works in Hitchin, Wigmore Park, surrounding villages 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 visit was undertaken by car and on foot. Weather conditions were dry and included both cloudy and sunny intervals with temperatures between 8 and 16 degrees centigrade. Weather conditions were suitable to appreciate long range views. The airport was operating in easterly mode. During the site inspection the ExA used Flightradar24 to identify which planes were passing overhead at the various locations that they visited, where connectivity allowed.

The inspections commenced at approximately 14:00 and finished at approximately 17:30, recommencing at 22:00 and ending at 23:00. An overview of the locations visited is attached at Annex A and a route overview comprising three inset maps is provided in Annex B.



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Annex A: List of locations visited on Thursday 25 May 2023

Map A. The ExA commenced the site inspection by car from **London Luton Airport Roundabout**. The ExA proceeded along Percival Way (proposed Work No. 4c(01)) turning left on Prospect Way and left towards **Percival House car park** to observe the proposed route of the Airport Access Road (proposed Works Nos. 6a(02) and 6a(03)). The ExA then drove to **Prospect House Day Nursery** to consider the proposed new car parking areas and continuation of the Airport Access Road (location of proposed Works Nos. 4t(01), 4t(02) and 4u). The ExA reviewed matters such as the extent of vegetation cover and gradient of slope.

The ExA returned to Percival Way to review the extent and location of proposed new built infrastructure (past location of proposed Works Nos. 4t(06) and 4s). The ExA turned left onto **Provost Way**, then returned to Percival Way before turning right onto Airport Approach Road and left onto Prince's Way and viewing the **private jet stands, the rear of the terminal and the easyJet Academy** (past location of proposed Works Nos. 4t(03) and 4t(04)). The ExA then returned to Airport Approach Road and turned left onto President Way (past location of proposed Works Nos. 4t(05), 4l(01), 4m(01), 4k(01), 4b, 4w and 4o(01)), observing airport supporting facilities, hire cars, the **Tidy Tip** and **the Long Stay Car Park** (including height of lighting infrastructure).

The ExA then returned along President Way, turning right onto Frank Lester Way, right onto Eaton Green Road travelling towards Wandon End and parking at the edge of **Wigmore Park** opposite the Thames Water Sewage Pumping Station.

Map B. The ExA walked from this location along footpath KW-043 to the Chalk Ridge, noting observation boreholes, veteran trees and the proposed location of a water treatment plant (Work No. 4d). The ExA also observed Assessment Viewpoint 56 [APP-100] and the proposed works anticipated to be visible from this view which would mainly comprise replacement open space (Work No. 5b(02)), earthworks (Work No. 1a), various airfield works, car parks, new terminal (Works Nos. 3b and 3c), fuel storage facility (Work No. 4c(01)) and the water treatment plant (Work. No. 4d) before returning across an informal footpath connecting with FP29.

The ExA returned along Eaton Green Road, turning right onto Colwell Rise, right on to Hedley Rise and stopping at the **public park adjacent to Hedley Rise** to observe aircraft take-off noise. The ExA continued



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along Hedley Rise, turning right into **Bowbrook Vale** turning at a small area of car parking at the end of the vale.

The ExA then returned to Eaton Green Road, continuing on to Darley Road to stop at the **former location of the Fox public house at Darleyhall** to visit the Assessment Viewpoint 41 and the associated Representative Viewpoint [APP-098 and AS-041]. It was noted on site that the location of the viewpoint is now within the grounds of a residential property and therefore the ExA observed the content of the Viewpoint findings on footpath Kings Walden 010 situated on the opposite side of Darley Road. The ExA noted the character and appearance of the landscape including existing tree cover, the appearance of existing buildings within the airport and the extent of the proposed built form that would be visible as illustrated on the Representative Viewpoint.

Map C. The ExA then travelled to Hitchin to view proposed offsite highway works locations during the evening period. The ExA returned along Darley Road turning right to onto Stony Lane through Tea Green, Lodge Farm Road, left onto King's Walden Road, right onto Offley Hill, then onto the A505 before turning right onto Willow Lane, left on to Hawthorn Close, right onto Meadow Way and left onto Wratten Road West, to observe the traffic movements on the **A505-Pirton Road-Upper Tilehouse Street roundabout** (Work No. 6e(l)). From Wratten Road West the ExA used the roundabout to turn right towards the **Upper Tilehouse Street-A602-A505 roundabout** (Work No. 6e(k)), turning right onto the A602 to the **A602-B656-Gosmere Road roundabout** (Work No. 6e(m)).

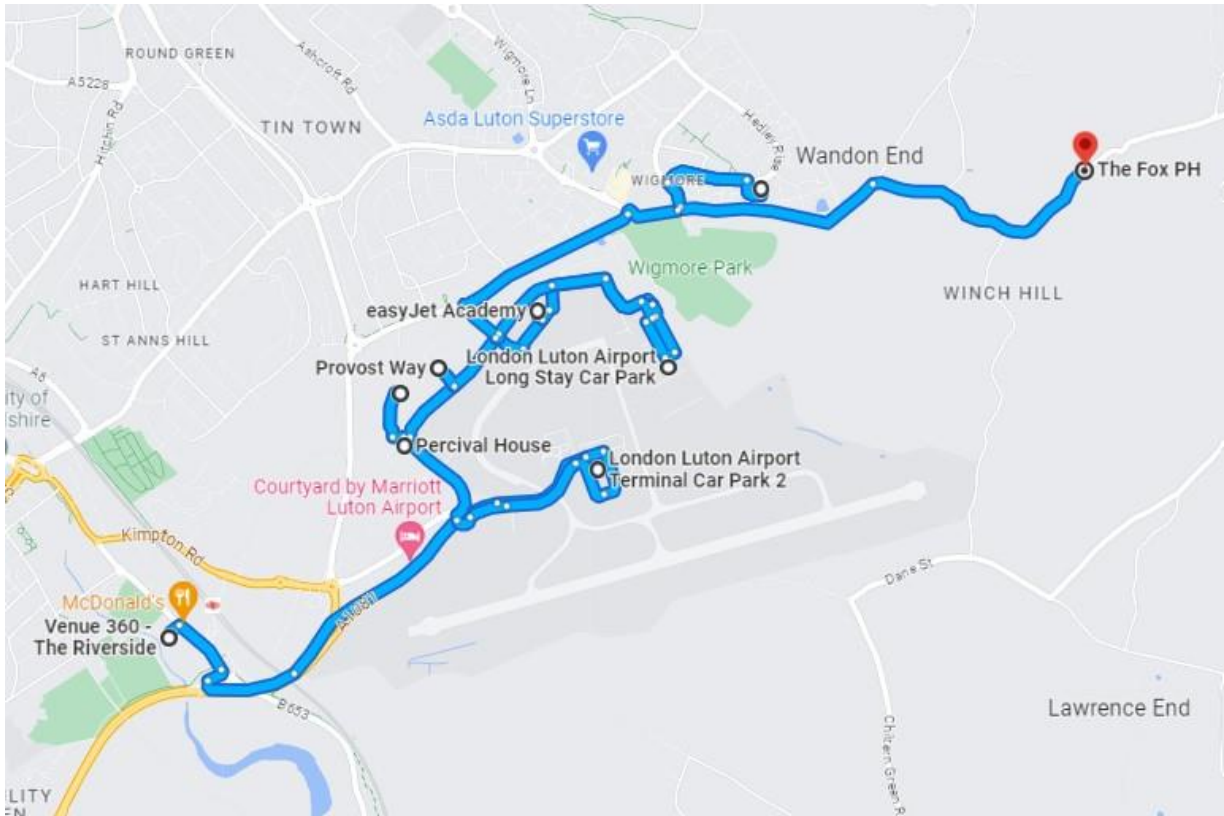
Map D. At 22:00 the ExA drove from Harpenden to the airport to observe the airport at night-time, including lighting spill and noise from aircraft and building infrastructure. The ExA drove up the A1081 to the London Luton Airport Roundabout, continued along Airport Way and Airport Approach Road driving around the perimeter of the **multistorey carpark** before heading back to Percival Way and President Way to the **airport long stay car park**. The ExA then proceeded back along President Way, turning right onto Frank Lester Way and right onto Eaton Green Road, pausing on Darley Road to view the east end of the runway and airport before continuing to **Breachwood Green** to view the airport from the east on the Heath and on Chapel Road adjacent to the location of Assessment Viewpoint 34 [in APP-052 and APP-098].



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Annex B: Maps of the routes taken on the afternoon and evening of 25 May 2023

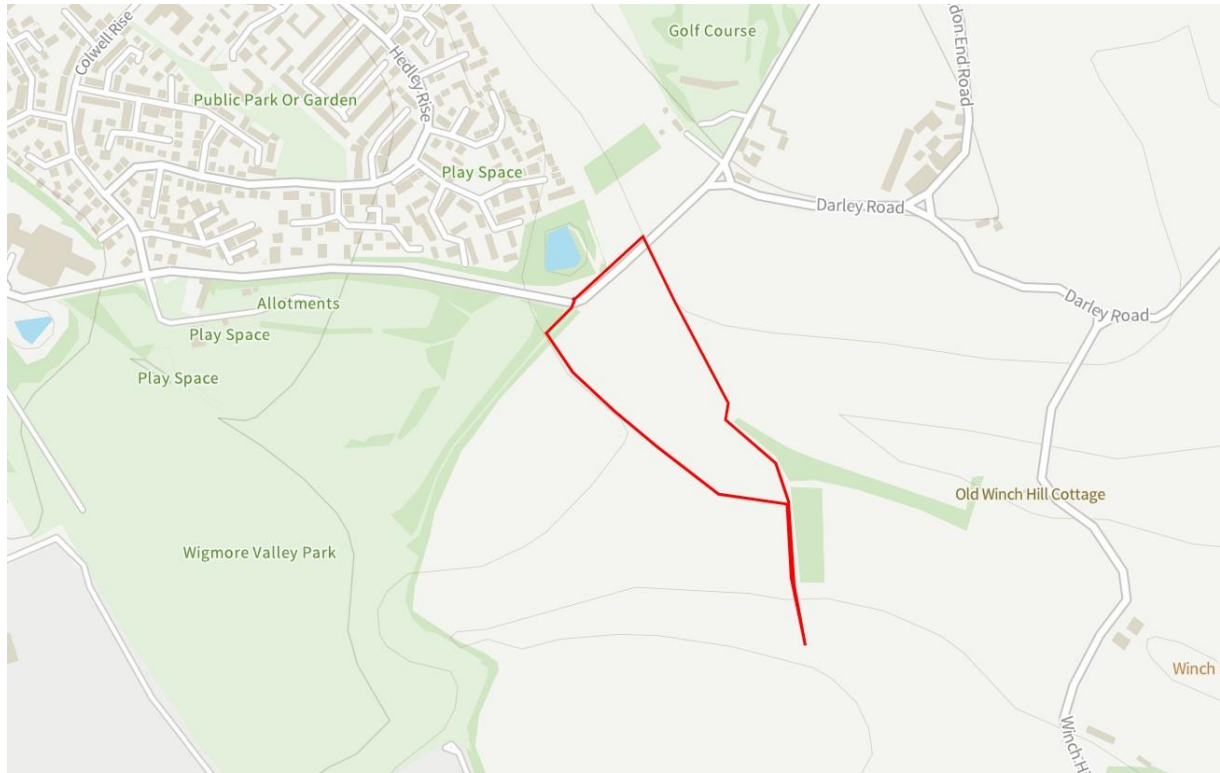
Map A



Map data ©2023 Google



Map B

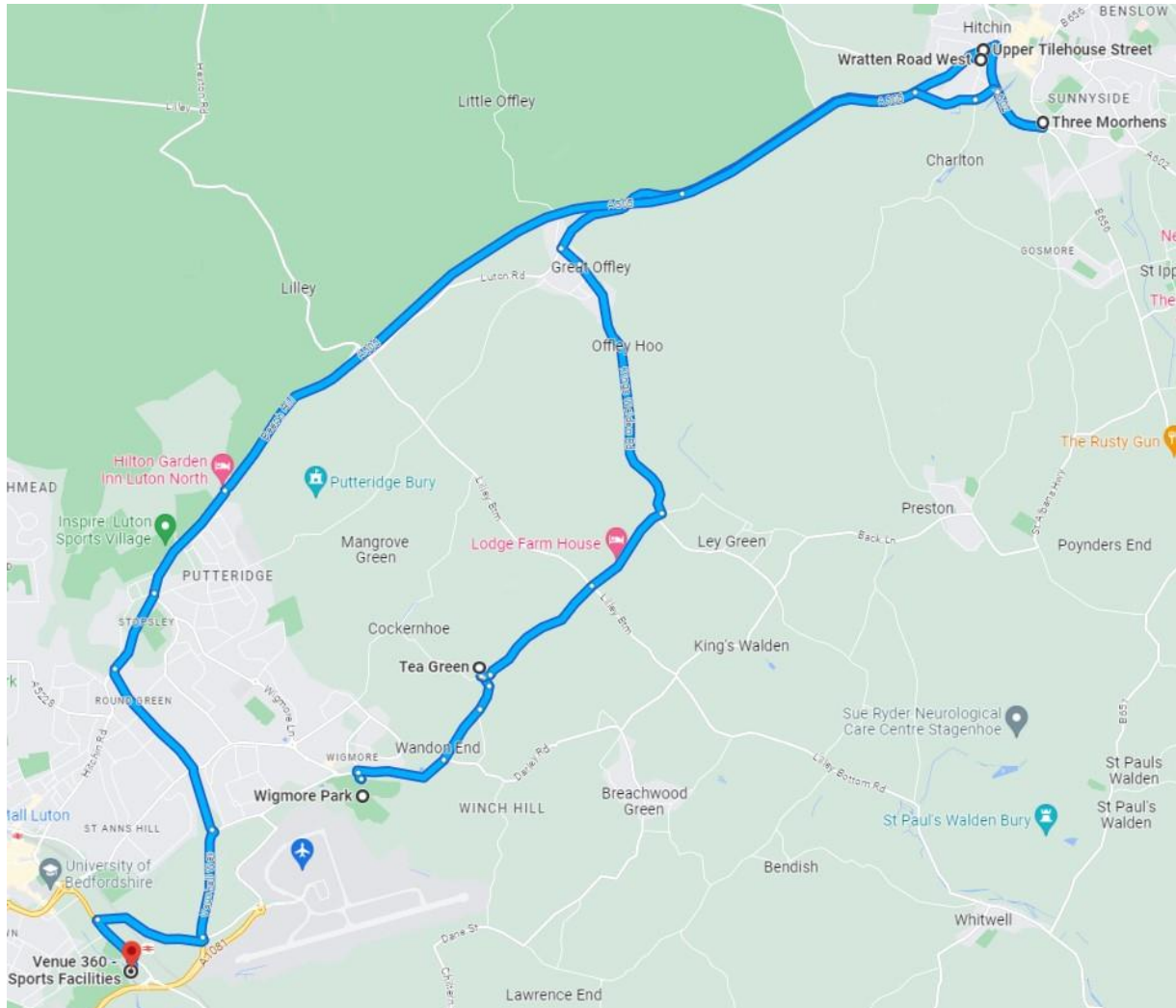


Map data from [OpenStreetMap](https://www.openstreetmap.org/)



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Map C

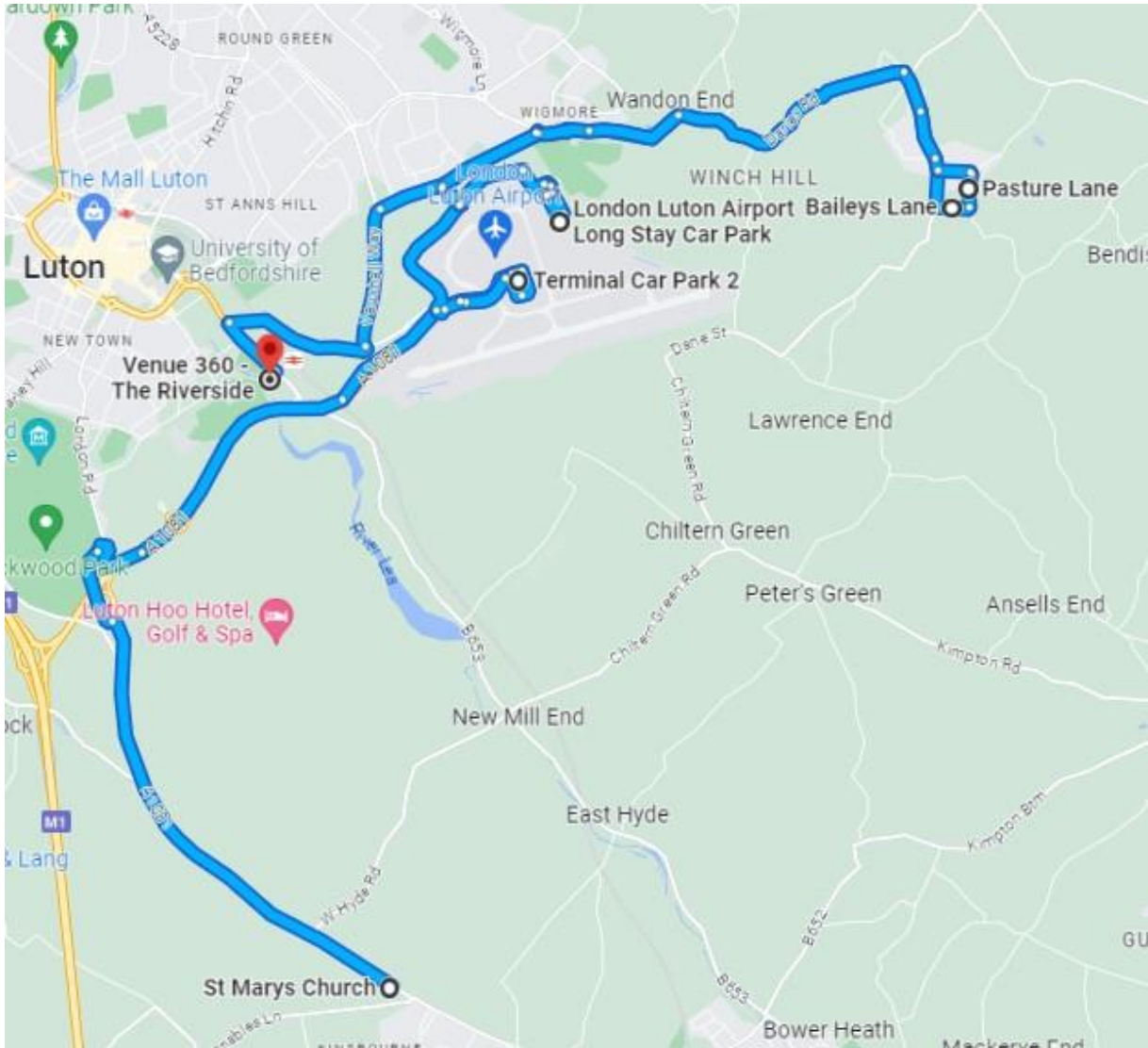


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Map D



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