



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 **Friday 26 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 to view Luton town centre, the existing highway network, proposed offsite highways works and the surrounding environs.

Particulars of the Site Visit

The visit was undertaken by: Beth Davies, Jo Dowling and Sarah Holmes.

The visit was undertaken on foot. Weather conditions were dry and overcast with a temperature circa 13 degrees centigrade. Weather conditions were suitable to appreciate long range views. The airport was operating in an 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 10.00 and finished at approximately 11.30. A list of the locations visited is attached at Annex A, and an overview of the inspection route is attached at Annex B.



Annex A: List of locations visited on Friday 26 May 2023

The ExA observed the River Lea as it crosses below **Osborne Road**.

From here, the ExA proceeded north along **Windmill Road** observing the traffic and air quality through the commercial area in both the direction of the airport and into the centre of Luton, pausing at the **Kimpton Road roundabout** (location of proposed Work No. 6e(a)).

The ExA then walked beside **Manor Road Park** and recreation ground, observing a small children's playground and the River Lea where it runs along the side of the road.

The ExA continued through the subway beneath the **junction of Windmill Road, St Mary's Road and Crawley Green Road (the A505)**, observing the traffic and layout of the road scheme.

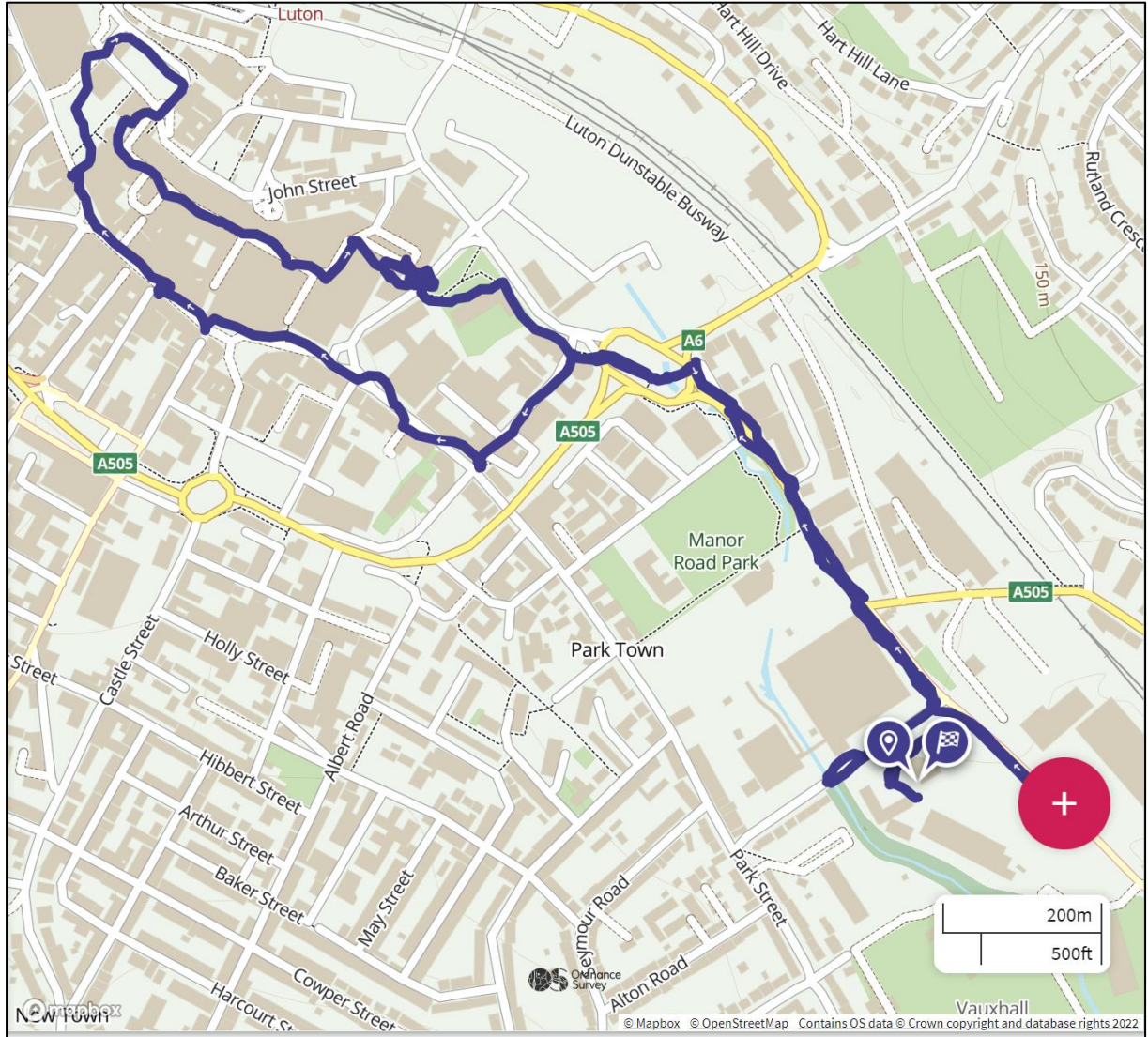
The ExA then walked southwest past the University of Bedfordshire, turning north-west on to **Park Street** and proceeding to the pedestrianised area via **George Street** and St George's Square. They entered **The Mall** from the northern side via Silver Street and exited on the south-east side. The ExA observed the activity in these areas, and the distribution and character of shops and commercial premises. Buildings of historical interest, including the town hall and St Mary's Church, were noted.

The ExA retraced the route along Windmill Road towards Luton Airport Parkway as far as the Chiltern Academy on **Gypsy Lane**, observing both the traffic and the views towards any airport infrastructure.



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Annex B: Map of the route taken on 26 May 2023



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