



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 9 August 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 generally view the location of the offsite highways works in Luton and the areas where complaints have been made that people park when visiting the airport.

Particulars of the Site Inspection

The Inspection was undertaken by: Jo Dowling, Sarah Holmes and Richard Hunt.

The Inspection was undertaken by car and on foot. Weather conditions were dry and sunny with a temperature circa 23 degrees centigrade. Weather conditions were at all times suitable to appreciate long range views. During the site inspection the Flightradar24 app and the Luton Airport TraVIS website were used to identify which planes were passing overhead at the various locations visited (where internet connectivity allowed). The ExA observed traffic and aviation noise and the potential for aviation related odour in all locations visited. The airport was noted to be operating in westerly mode.

The inspections commenced at approximately 08:45 and finished at approximately 12:00. A list of the locations visited is attached at Annex A.



Annex A: List of locations visited on the morning of Wednesday 9 August 2023

The ExA started at the ASDA supermarket off **Wigmore Lane**. They walked to the **junction of Wigmore Lane/Raynham Way** to view the proposed location of Work No. 6e(e).

The ExA then walked north along Wigmore Lane to the junction with **Crawley Green Road** to view the proposed location of Work No. 6e(e).

The ExA then proceeded along Crawley Green Road to the junction with **Lalleford Road** to view the proposed location of Work No. 6e(j). The ExA observed the location of Queen Elizabeth School and the pedestrian crossing points in the vicinity of the school.

The ExA then walked back along Crawley Green Road to Wigmore Lane. From the roundabout on Wigmore Lane the ExA walked along a path to **Felton Close** and then another path off Felton Close walking northwards to **Twyford Drive**. The ExA observed the entrance to Wigmore Primary School.

The ExA then walked back to ASDA and through the car park to the **vehicle entrance to ASDA on Wigmore Lane** to view the proposed location of Work No. 6e(f).

The ExA then proceeded down Wigmore Lane to the junction with **Eaton Green Road** to view the proposed location of Work No. 6e(f).

The ExA crossed **Eaton Green Road** and walked up an unmarked footpath to the location of a private staff carpark for TUI before returning back to Eaton Green Road and walking along **Wigmore lane** returning to ASDA carpark.



Walking route starting and finishing at ASDA on Wigmore Lane.



Map data from [OpenStreetMap](#)

The ExA then drove from ASDA in **Wigmore Lane** (passing the proposed location of Works No 6e(f)) to the **recycling site off Eaton Green Road**. It was noted that the site is set lower in the topography and surrounded by low retaining walls.

The ExA then returned to **Eaton Green Road**, driving east to **Lalleford Road** (passing through the location of proposed Works No. 6e(d)). The ExA drove the entire length of Lalleford Road to **Crawley Green Road**. The ExA observed the extent of the residents parking permit scheme on Lalleford Road.



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The ExA then turned right onto Crawley Green Road, right again onto Wigmore Lane and right onto **Raynham Way**. The ExA drove along Raynham Way, turning off onto **Lindsey Road** and then left onto **Layham Drive**. The ExA turned off Layham Drive onto **Nayland Close** and then returned to Layham Drive turning around at the end.

The ExA then turned left down **Ardleigh Green**, driving past **Baylam Dell** to Lindsey Road. The ExA continued to the end of Lindsey Road where we observed the path from the end of Lindsey Road to **Eaton Green Road**.

The ExA then returned to **Raynham Way** via **Lindsey Road**. Throughout the drive around the Lindsey Road estate the ExA observed there was no parking permit scheme in operation.

The ExA turned right on to **Raynham Way** returning to **Wigmore Lane**. The ExA then drove along Wigmore Lane to **Eaton Green Road**. The ExA headed west along Eaton Green Road through the junction with **Lalleford Road** (proposed location of Work No. 6e(d)) and then turned left onto **Frank Lester Way** (past the location of proposed Works No 6e(q)).

The ExA then returned to **Eaton Green Road** driving east past the entrance to Wigmore park. The ExA turned right onto **Darley Road**, passing through **Wandon End** to **Breachwood Green**, including driving a loop around **The Heath** (Windmill Road and Mill Way) before continuing south on **Heath Road**. In **Breachwood Green** the ExA stopped at the Grade II listed **Breachwood Green Baptist Church** and spent time in the graveyard observing the noise of planes passing overhead (overflight) to land at Luton. This included both commercial and private jets. The background noise was noted to be relatively low and comprised bird song and distant plane noise, due to overflights at altitude to UK airports or other destinations. Aircraft noise was considered to be both noticeable and intrusive (interrupting conversation).

The ExA then drove north from **Breachwood Green** to **Wandon End** turning right onto **Stony Lane** to **Tea Green**. The ExA stopped briefly in Tea Green at the junction with **Brick Kiln Lane** to experience traffic noise in this location.

The ExA then continued along **Stony Lane**, through **Tea Green** to the cross roads with **Lilley Bottom** and **Lodge Farm Road**. The ExA turned left at the cross roads and proceeded along Lilley Bottom to **Lilley** where they turned around returning along Lilley Bottom to access the **A505 westbound**.



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The ExA proceeded along the **A505** towards Luton, observing the location of the **fire station in Stopsley** and its access arrangements before turning left onto **Vauxhall Way**.

The ExA continued along **Vauxhall Way** (passing through the location of proposed Work No. 6e(r)) to the junction with **Kimpton Road/Airport Way/New Airport Way** (proposed Works No. 6e(c)).

The ExA turned right onto **Kimpton Road** and then left on to the **B653** (Gypsy Lane) and right onto **Osborne Road** (passing through the location of proposed Work No. 6e(a)). At the end of Osborne Road the ExA turned left onto **Park Street** and right onto **Cutenhoe Road**.

The ExA proceeded along **Cutenhoe Road** to the junction with **West Hill Road**. The ExA observed the on-street parking situation along Cutenhoe Road. The ExA then turned right onto West Hill Road and right again onto **Strathmore Avenue**. An odour of burning was noted on Strathmore Avenue but this was attributed by the ExA to a local source, rather than an aviation source.

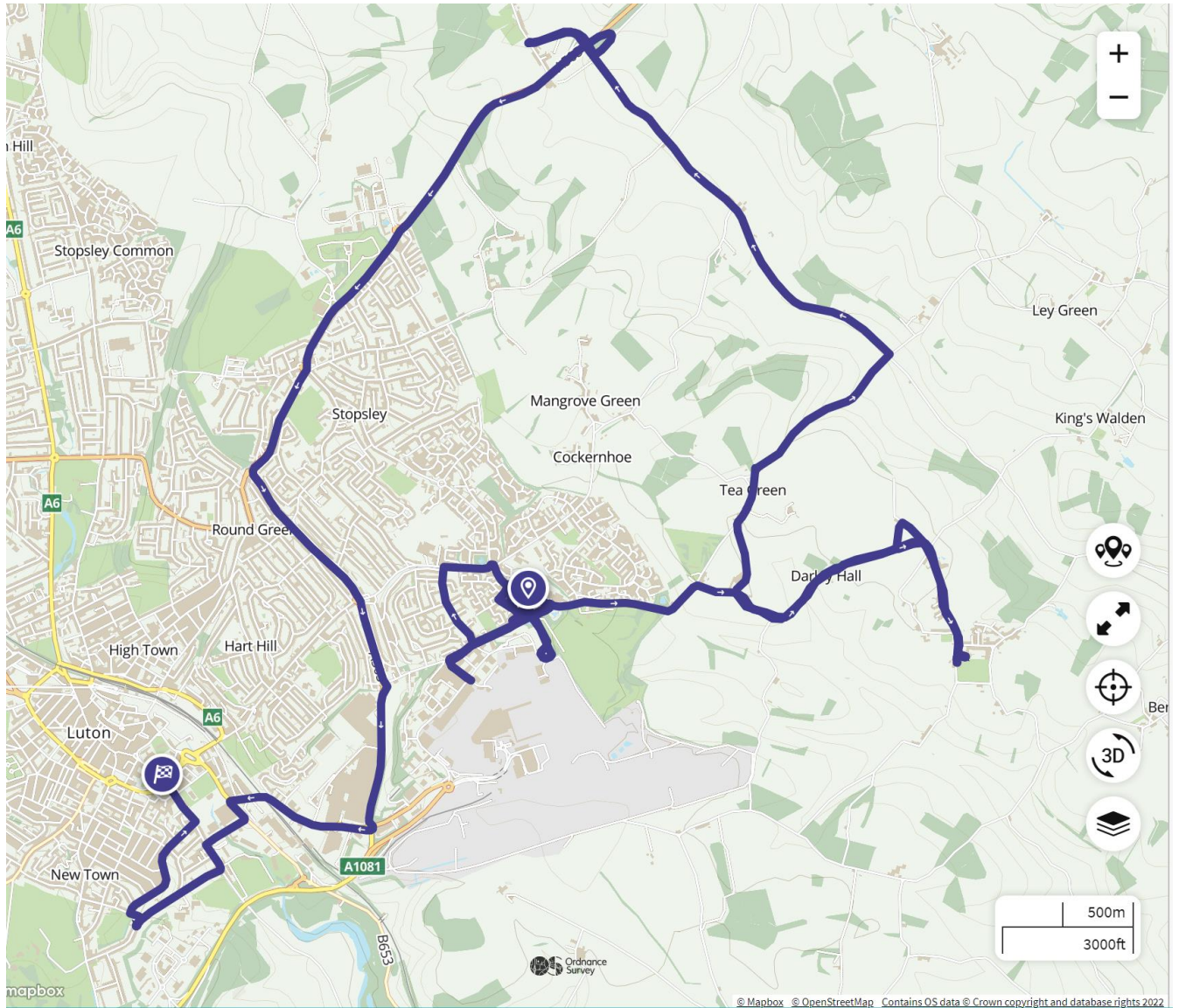
The ExA drove to the end of **Strathmore Avenue**, again observing the on-street parking situation, and then turned left onto **Park Street**.

The ExA proceeded along **Park Street** to the **A505 viaduct** where they ended their inspection.



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Driving route starting at ASDA on Wigmore Lane.



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