



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 **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 view Wigmore Valley Park and the County Wildlife Site (CWS), the extent of proposed tree loss including Ancient or Veteran Tree 343, Winch Hill Wood Ancient Woodland, existing and proposed drainage and potential archaeological assets.

Particulars of the Site Inspection

The inspection was undertaken by: Beth Davies and Andrew Robinson.

The inspection was undertaken 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.

The inspections commenced at approximately 09:00 and finished at approximately 12:00. A list of the locations visited is attached at Annex A, and an overview of the inspection route is attached at Annex B.



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Annex A: List of locations visited on the Unaccompanied Site Inspection on Wednesday 9 August 2023

The site inspection commenced in the car park car park at **Wigmore Valley Park** where the ExA observed the aspects of the Proposed Development that would be visible from this location, including but not limited to enhancements to Wigmore Valley Park (Work No. 5b(01)); earthworks and changes to existing land levels (Work No.5c(02)); car parks P6 and P7 (Work No. 4l(01) and (02) and Work No. 4m(01) and (02)); airport terminal (Work No. 3b(01) and (02)); and Green Horizons Park. The ExA also observed activity around the park, including dog walking and families playing.

The ExA walked in a south westerly direction to the area of grassland situated on a raised level over the former landfill to view the appearance of the space and the areas where car parks P6 and P7 (Work No. 4l(01) and (02) and Work No. 4m(01)) are proposed in phases 1 and 2a and Green Horizons Park in phase 2b. The ExA then walked towards and observed the **Northern Soakaway** (annotated I5 on the scheme layout plans – [AS-072]) located on the northern boundary of the Order Limits.

The ExA walked south along an existing tarmacked road adjacent to the airport fence towards, and then through, the **CWS** to gain an understanding of the trees and habitats located in this area, the scale of the landfilled area, and aspects of the development proposed including Car Park P12 (Work No. 4r), the airport terminal (Work No. 3b(01) and (02)) and terminal 2 east pier (Work No.3c(02)).

The ExA continued to the southern point of the CWS and walked north eastwards to connect onto footpath FP29 and bridleway BW28 to the north of the airport fire training ground. The ExA then proceeded towards the location of **Ancient and Veteran Tree (T343)** to view the condition and appearance of the tree proposed for translocation.

The ExA then walked in an easterly direction along the southern boundary of the field where carparks P11 and P10 are proposed in phase 2b (Work No. 4q(02) and Work No. 4p(02)) following the route of bridleway BW37 towards **Winch Hill Wood Ancient Woodland CWS/Local Wildlife Site**. The ExA walked through the woodland towards Winch Hill Road to gain an understanding of the composition, condition and appearance of the woodland.

The ExA walked in a northerly direction on Winch Hill Road to view the field situated on the eastern side where infiltration basin I1 (Work No.



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4v), landscape restoration (Work 5c(02)) and the fuel pipeline (Work No. 4c(02)) are proposed.

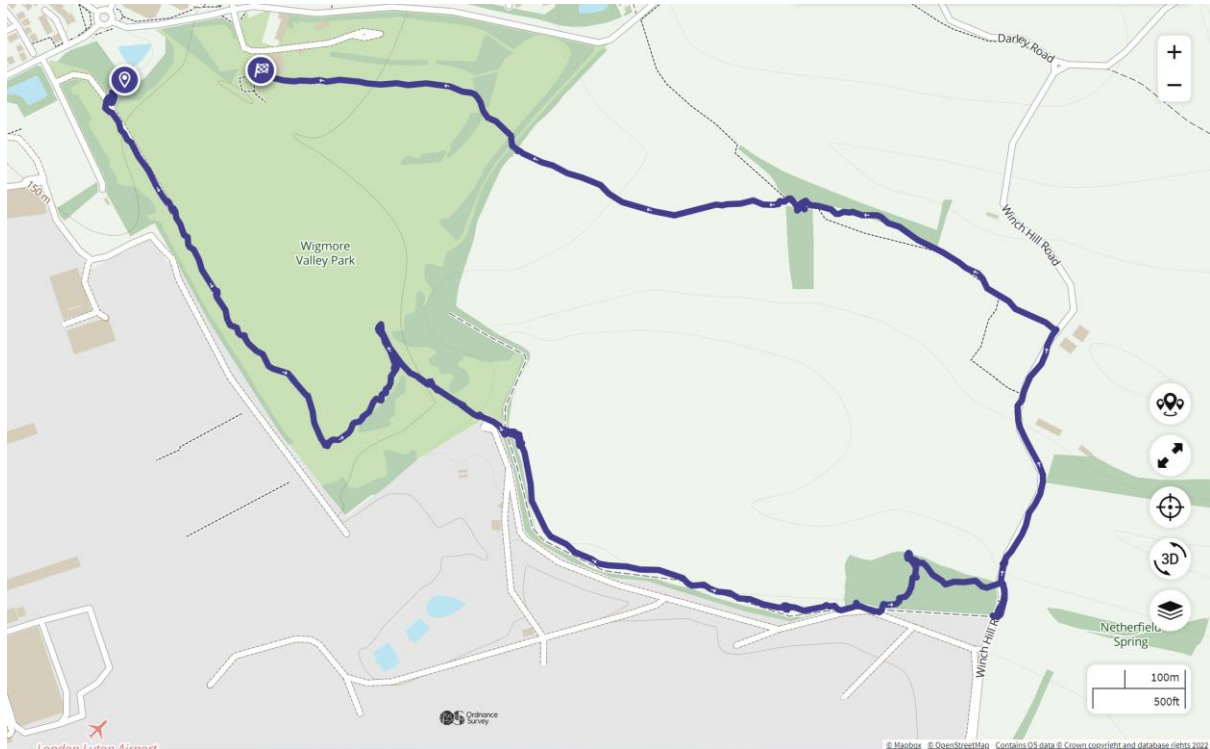
The ExA continued walking north on Winch Hill Road to join **footpath KW 043** and walked westerly through the southern area of proposed Replacement Open Space (Work No. 5b(02)) in the existing fields towards Wigmore Valley Park. The ExA observed the locations of what appeared to be trial trenches associated with archaeological evaluation, as detailed in the Archaeological Trial Trench Evaluation Reports [AS-083 and APP-078].

The ExA continued walking westerly through the area of proposed enhancements to Wigmore Valley Park (Work No. 5b(01)) towards the car park.



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Annex B: Map of route taken on Wednesday 9 August 2023



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