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London Luton Airport Expansion

Planning Inspectorate Scheme Ref: TR020001

Volume 8 Additional Submissions (Examination)

8.35 Applicant's draft itinerary for the Accompanied Site Inspection

Infrastructure Planning (Examination Procedure) Rules 2010

Application Document Ref: TR020001/APP/8.35

The Planning Act 2008

The Infrastructure Planning (Examination Procedure) Rules 2010

**London Luton Airport Expansion Development Consent
Order 202x**

**8.35 APPLICANT'S DRAFT ITINERARY FOR THE ACCOMPANIED
SITE INSPECTION**

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1 INTRODUCTION

1.1 Purpose of the document

1.1.1 The purpose of this document is to set out the locations that the Applicant suggests the Examining Authority (ExA) visits during the Accompanied Site Inspection (ASI). The ExA has requested that the Applicant provide a draft itinerary for the ASI (if held) at Deadline 2 on 12 September 2023.

1.1.2 The proposed ASI is scheduled to take place week commencing Monday 27 November 2023. The date of the ASI visits will be confirmed by the ExA. .

1.2 Structure of this document

1.2.1 This document comprises two chapters and five appendices, as follows:

- Chapter 1: Introduction
- Chapter 2: Itinerary
- Appendix A: Proposed Luton Airport Accompanied Site Inspection Locations
- Appendix B: Existing Airport layout
- Appendix C: Proposed final Airport layout
- Appendix D: Map of the ASI requests made by Interested Parties (IP) outside of Luton.
- Appendix E: Map of the ASI requests made by IP in Luton.

2 PROPOSED ITINERARY

2.1.1 Table 1.1 sets out the Applicant's proposed itinerary for the ASI.

2.1.2 The Applicant notes that the ExA has already undertaken unaccompanied site inspections in May and August 2023 in Luton and neighbouring areas. The suggested itinerary has taken those visits into consideration when putting together the draft ASI itinerary.

2.1.3 Six Interested Parties have requested ASIs via the Planning Inspectorate website and the Applicant has listed those in Table 1.2. The Applicant has considered all of the suggested locations and has explained the rationale for including these into the draft itinerary, or not.

2.1.4 The Applicant has suggested that the ASI includes location(s) of the accessible areas of the airport site. The Applicant believes that this would add value to the ExA, and Interested Parties and members of the public, by better understanding the Proposed Development and providing visual context for how the airport landscape could change. Appendix A tables the stops and points of interest of the proposed ASI of the airport area.

- 2.1.5 The Applicant has attempted to ensure that each visit allows sufficient time to consider the issues.
- 2.1.6 The Applicant notes that some access on foot is required – in those situations, additional time has been allowed for. Appropriate footwear and clothing is therefore suggested given the time of year, possible weather conditions and potentially soft, uneven ground conditions.
- 2.1.7 The ASI timetable reflects that it will be getting dark by 16:00. The visit will be conducted in daylight hours and should conclude by around 16:00 at the latest.
- 2.1.8 The Applicant will undertake a risk assessment for the site visit once the timetable is confirmed by the ExA.
- 2.1.9 The Applicant will confirm transport arrangements including stop points, final timings and attendees from the Applicant team once the itinerary has been confirmed by the ExA. To enable the Applicant to finalise the itinerary for the ASI, all parties are asked to indicate which part of the ASI they would like to join.
- 2.1.10 When considering the proposed itinerary in Table 1.1, please also refer to Appendices A, B and C. The appendices provide a description of the points of interest that will be observed during the proposed ASI and have been plotted on a map showing the existing and proposed airport layout.
- 2.1.11 Appendices D and E show the locations the IP have asked the ExA to visit. The appendices also indicate the unaccompanied site inspections already undertaken by the ExA close to the requested ASIs. Please note that not all unaccompanied site inspections have been shown on the map in Appendices D and E.

Table 1.2: Proposed Itinerary for the ASI

Stop	Timings	Description of ASI
	09:30	Luton Parkway Railway Station will be used as the meeting point for the ASI. A short briefing from the Applicant, including Health and Safety information, will take place before the ASI commences. Transport will be provided.
	9:45 – 12:15	ASI. Place of interest and stops are listed below and are indicated on the route map in Appendix B. This part of the ASI will take approximately 2.5 hours and will comprise of publicly accessible areas only. 1. Multi-story Car Park 2. Car park / compound (off Airport Way) 3. Prospect House Day Nursery (Building 140) . Provost Way

		<p>5. Staff parking 6. Long Stay Car Park 7. Car parks off Prince way (south of Presidents Way, near Units 1-4 & Kensal House & Dehavilland House) 8. Wigmore Valley Park Car Park</p> <p>At this point the party disembarks to walk through various parts of the park.</p> <p>9. Wigmore Park 10. Wigmore Park 11. Retained area of Wigmore Park 12. Greenspace between Winch Hill and Wigmore Park 13. Woodland off of Winch Hill 14. Greenspace off of Winch Hill 15. Greenspace off of Winch Hill 16. Greenspace off Darley Road 17. Wigmore Valley Park Orchard</p>
	12:15 – 12:45	DART travel from London Luton Airport to Luton Parkway Railway Station, followed by a 5 minute walk from the station to Hart House.
	12:45 – 13:30	Lunch break <i>Lunch and refreshments will be provided near Hart House Business Centre, Kimpton Road, Luton LU2 0LA. Details will be confirmed by the Applicant.</i>
	13:30 – 14:10	Transport pick-up arranged, leaving Kimpton Road at 13:30 going towards Heartwood Forest including a short stop at the location to observe the site.
	14:25	Shaw's Corner, St Albans
	14:45	St Paul's Walden Bury
	14:45 – 15:15	From St Paul's Walden Bury the party will return to Kimpton Road via A505 (Butterfield Park), Wigmore Lane, Keeble Close and Eaton Green Road.

Table 1.2: Requested ASI by Interested Parties

Interested Party	Location	Applicant's suggested response
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The National Trust for Places of Historic Interest or Natural Beauty	Ashridge Estate (including Ivinghoe Beacon), Whipsnade Heath and Dunstable Downs	This has not been included in the draft ASI itinerary. The ExA covered this area, including Ashridge Estate, Bridgewater Monument, Ivinghoe Beacon and Whipsnade Tree Cathedral as an unaccompanied site inspection.
Stephen Peter Gent	West Hill Road, Cutenhoe Road and Seymour Road area in Luton.	This has not been included in the draft ASI itinerary. The ExA covered this area as an unaccompanied site inspection. The Interested Party requested a weekday visit between 6am and 7am which can be arranged as a separate visit at the ExA's discretion.
Buckinghamshire Council	A tour in the area of Ivinghoe stating particular roads and junction.	This has not been included in the draft ASI itinerary. The ExA covered this area as an unaccompanied site inspection. Ivinghoe is approximately 17 miles from the airport.
Buckinghamshire Council	Ivinghoe Beacon	This has not been included in the draft ASI itinerary. The ExA covered this area extensively observing background noise levels, the character and appearance of the surrounding landscape and Assessment Viewpoint 45. This included a 45 minute walk.
Buckinghamshire Council	The villages of Dagnal, Wing, Pitstone and Wendover	This has not been included in the draft ASI itinerary. The ExA visited the suggested area and stopped at the Dagnal Village Hall to observe background noise levels and the character of the village. The ExA also visited Pitstone. The other villages are in close proximity.

Stop Luton Airport Expansion (SLAE)	Luton Town Football Club Training Ground	This has not been included in the draft ASI itinerary. This location is not publicly accessible and is immediately behind Venue 360 which the ExA is familiar with as the venue for the majority of Examination Hearings. Issue Specific Hearings in September would give the ExA further opportunity to observe the site. In addition, the purpose for visiting this site has not been made clear by the Interested Party.
Stop Luton Airport Expansion (SLAE)	Ashcroft Road and Wigmore Lane towards Keeble close.	Wigmore Lane, Keeble Close and Eaton Green Road are included in the draft ASI itinerary. This area is in the vicinity of the airport and can be accommodated into the itinerary. However, the purpose for including Ashcroft Road has not been made clear by the Interested Party.
Stop Luton Airport Expansion (SLAE)	Visit to Butterfield Green Business Park, Leagrave, Wardown & Lewsey Parks.	This has not been included in the draft ASI itinerary. The purpose for visiting these locations has not been made clear by the Interested Party. Furthermore, Leagrave, Wardown and Lewsey Park are not in the vicinity of the airport and have not been identified as impacted areas by the proposal. However, it should be noted that a drive past Butterfield on the A505 is en-route from St Paul's Walden to Wigmore Lane and therefore is included in the proposed itinerary.
Dacorum Borough Council, Hertfordshire County Council and North	Locations/communities/settlements within the wider sub-region within Hertfordshire, e.g. Letchworth, Stevenage, Welwyn Garden City, Hatfield, St Albans, Hemel Hempstead, Berkhamsted and Tring.	This has not been included in the draft ASI. The ExA has already undertaken unaccompanied site inspections to some of the suggested locations.

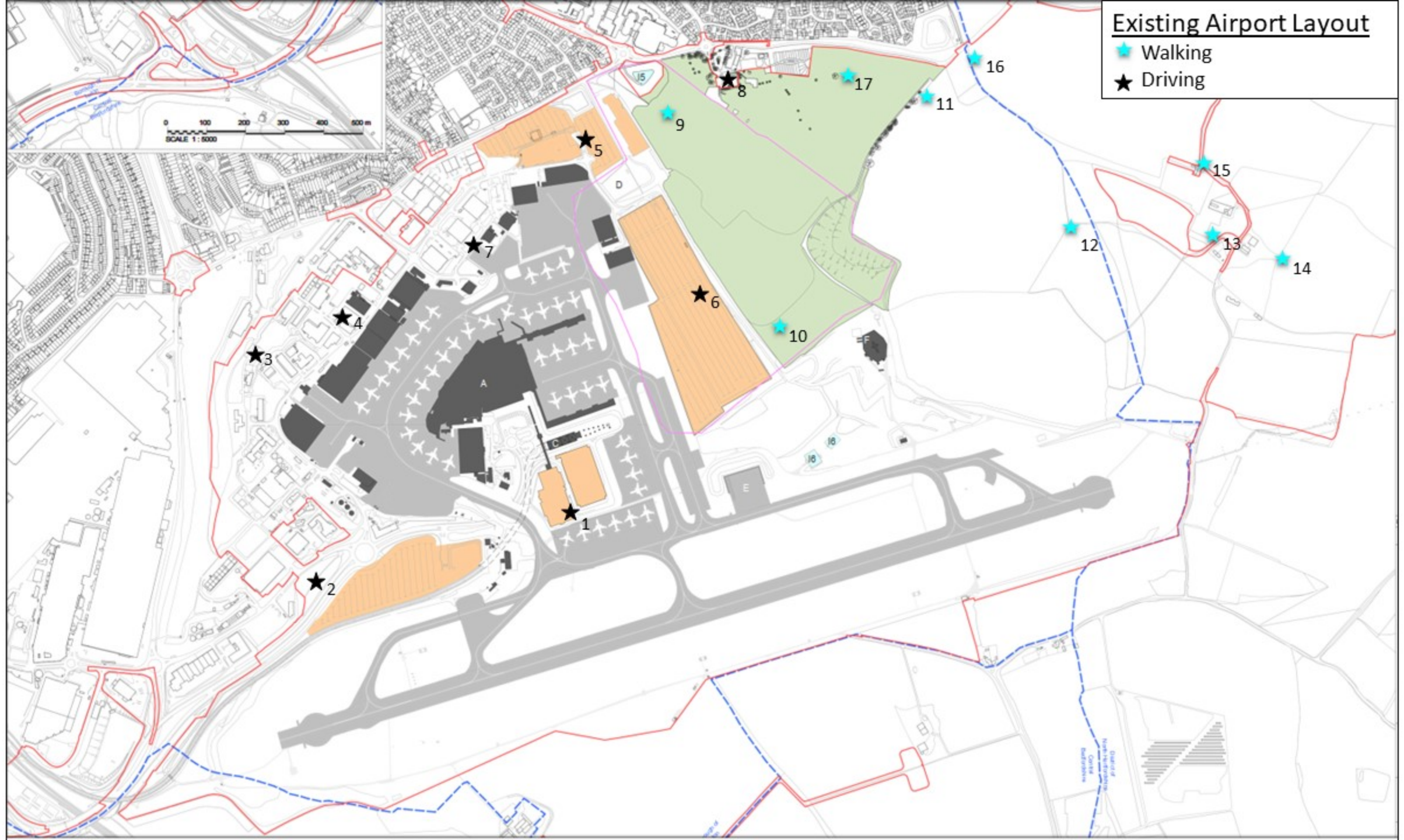
Hertfordshire District Council		As the suggestions lie in an extensive area, these could not be incorporated in the current timetable. Alternatively, an additional day of ASI can be suggested.
Dacorum Borough Council, Hertfordshire County Council and North Hertfordshire District Council	Substantive cultural/heritage/visitor/community assets in addition to those already visited/mentioned (e.g. Heartwood Forest, Shaw's Corner, St Paul's Walden Bury) at Open Floor Hearings – for example, Hatfield House and Knebworth House	This has been included in the draft ASI itinerary. The ExA has visited areas in the vicinity of Hatfield and Knebworth and it should be noted that the requested locations are a considerable distance from the airport, however, the Applicant has included most of the cultural and heritage sites as the ExA may wish to include them in their accompanied visits.
John Philip Davies	A request for a home visit was made	This is not included in the draft ASI. The location of the property has not been made public upon request.

Appendix A : Proposed Luton Airport Accompanied Site Inspection Locations

No.	Site Visit Location – Existing	Site Visit Location – Assessment Phase 1	Site Visit Location – Assessment Phase 2	Applicant's Comment
1.	Multi-story car park (P4)	Multi-story car park (P4)	Multi-story car park (P4)	Good view of airfield and wider landscape context
2.	Car park / compound (off airport way)	Car park / compound (off airport way)	Connection point for new Airport Access Road (AAR)	Will provide a good understanding of the new AAR Connection point.
3.	Prospect House Day Nursery (Building 140)	Prospect House Day Nursery (Building 140)	AAR	
4.	Provost Way	Provost Way	AAR	
5.	TUI and staff parking	P9 Car park	P9 Car park / AAR	
6.	Long Stay Car Park	P5 Car park Interface with Green Horizons Park (Warehouse)	New 33kv Substation	How use of areas changes as development progresses.
7.	Car parks off Prince way (south of Presidents Way, near Units 1-4 & Kensal House & Dehavilland House)	Car parks off Prince way (south of Presidents Way, near Units 1-4 & Kensal House & Dehavilland House)	Apron space near Hangars	View of airfield
8	Wigmore Valley Park (Car Park)			Start of walk through various parts of the park to view proposed line of development /edge of Wigmore Valley Park
9.	Wigmore Park	Area north of new P6 Car park	AAR Interface with Green Horizons Park (Offices)	How use of areas change as development progresses. View south to Green Horizons Park and beyond to new terminal building.
10.	Wigmore Park	Surcharge Zone above landfill	Terminal 2 (T2) and adjacent apron	Walk through county wildlife site to location of T2
11.	Retained area of Wigmore Park	New replacement park	New replacement park	Good location to see the level difference across the development
12.	Greenspace between Winch Hill and Wigmore Park	Greenspace between Winch Hill and Wigmore Park	New Airport boundary near water treatment plant and fuel storage facility	Eastern extent of airport development close to boundary between Borough of Luton and District of North Hertfordshire
13.	Woodland off of Winch Hill	Woodland off of Winch Hill	Woodland off of Winch Hill	Not affected by development
14.	Greenspace off of Winch Hill	Greenspace off of Winch Hill	Access track to Above Ground Installation (AGI) for Fuel Pipeline Connection and south to infiltration basin	View of new AGI pipeline connection point and good view of landscape restoration area
15.	Greenspace off of Winch Hill	Furthest extent of replacement open space	New replacement open space	
16.	Greenspace off Darley Road	New replacement open space	New replacement open space	Area shows the connection between retained open space and open land. This is on the boundary between Borough of Luton and District of North Hertfordshire
17.	Wigmore Valley Park Orchard	Wigmore Valley Park Orchard	Wigmore Valley Park Orchard	Wigmore Valley Park Orchard, play equipment, pavilion (Relating to Green Horizons Park, outside of DCO limits)

Existing Airport Layout

- ★ Walking
- ★ Driving



Proposed Final Layout

- ★ Walking
- ★ Driving

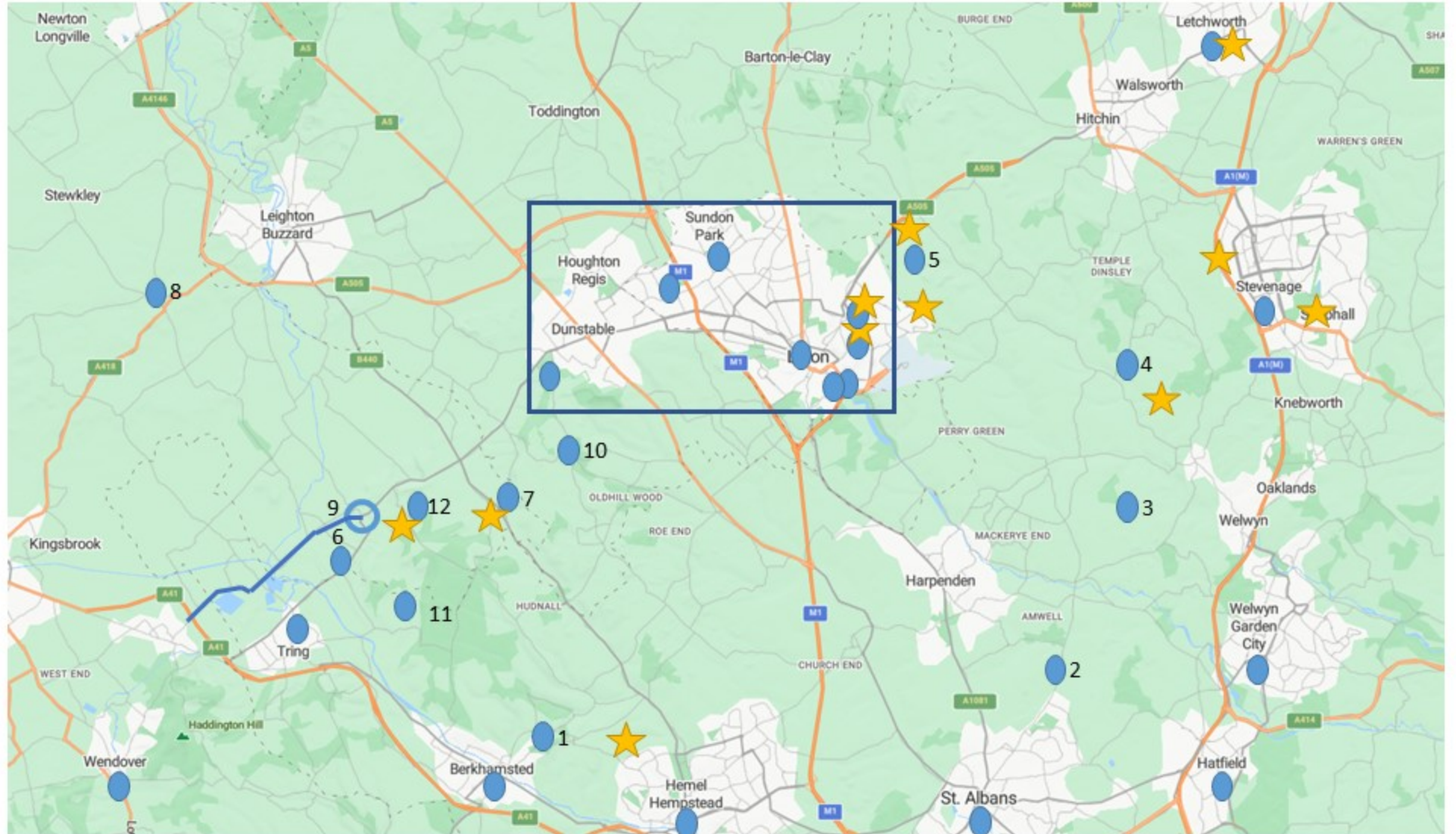


Key

- 1 – Dacorum, Hertfordshire
- 2 – Heartwood Forest
- 3 – Shaw's Corner
- 4 – St Paul's Walden Bury
- 5 – Butterfield Business Park
- 6 – Pitstone
- 7 – Dagnall
- 8 – Wing
- 9 – B489 between A41 and Ivinghoe Junction. Particular concern to junction (circled)
- 10 – Whipsnade Heath
- 11 – Ashbridge Estate
- 12 – Ivinghoe Beacon



● Requested ASI by interested parties

★ Unaccompanied site inspections already undertaken



Key

- 13 – Legrave Park
- 14 – Wardown park
- 15 – Lewsey park
- 16 – Ashcrot road
- 17 – Wigmore lane
- 18 – Keeble close
- 19 – Football club
- 20 – West hill road
- 21 – Cutenhoe road
- 22 – Seymour road
- 23 – Dunstable downs

-  Requested ASI by interested parties
-  Unaccompanied site inspections already undertaken

