



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 **25 September 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.

Particulars of the Site Inspection

The Inspection was undertaken by: Sarah Holmes.

The Inspection was undertaken by car. Weather conditions were dry and sunny with a temperature circa 17 degrees centigrade. Weather conditions were at all times suitable to appreciate long range views.

The inspection commenced at approximately 10:15 and finished at approximately 10:50. A list of the locations visited is attached at Annex A.



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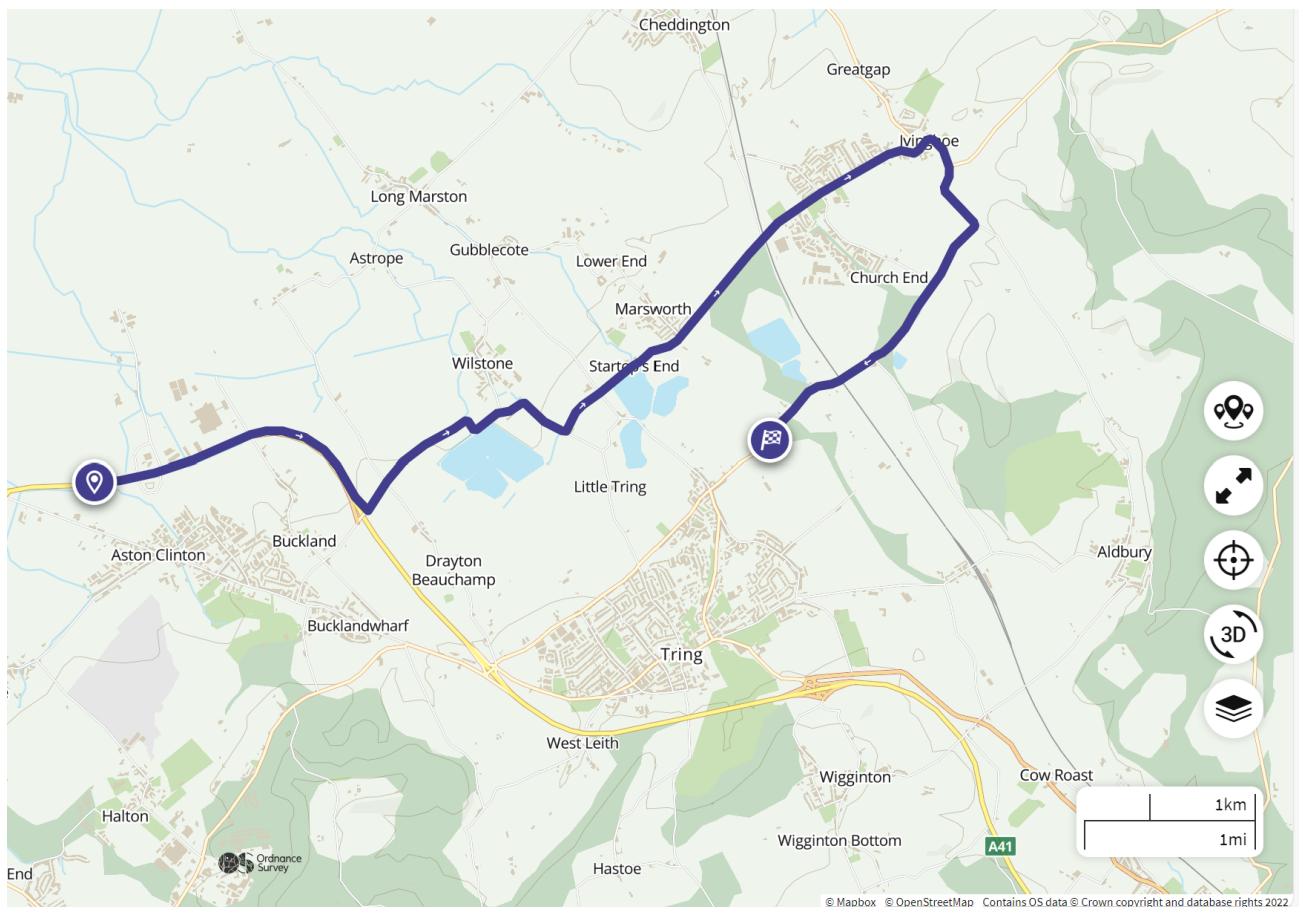
Annex A: List of locations visited on the morning of 25 September 2023

The ExA commenced the inspection on the A41 Aston Clinton bypass travelling east. The ExA then left the A41 to join the B489 northwards towards Ivinghoe.

The ExA drove along the B489 to Ivinghoe, passing through the villages of Marsworth and Pitstone. The ExA observed traffic calming measures (speed humps) on the B489 in the villages of Marsworth, Pitstone and Ivinghoe. The ExA also observed that the B489 narrowed to a single lane as it passed over the Grand Union Canal in Marsworth. The traffic flow over the bridge was controlled by traffic lights.

The ExA drove through Ivinghoe on the B489 turning right on to the B488 southbound towards Bulbourne stopping just north of New Mill.

Driving route starting on the A41 Aston Clinton bypass





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The ExA drove south along the B488 towards the A41. The ExA turned right at the roundabout in New Mill onto Tringford Road.

The ExA turning right at the end of Tringford Road to join the B489 northwards to Ivinghoe.

In Ivinghoe the ExA observed the junction of the B489 with the B488 and in particular observed the priority of the junction. Traffic travelling north on the B488 must give way to traffic on the B489 in order to turn right and continue north on the B489 towards Dunstable.

At this junction the ExA turned right on to the B489 towards Dunstable. The ExA drove along the B489 to the junction with the B4506 just south of Dunstable.

The ExA drove along the B4506, stopping at the junction with the B4540.

Driving route starting on the B488 just north of New Mill

