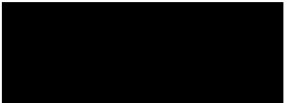




Inclusive Economy
Luton Council
Town Hall
George Street
Luton
Beds LU1 2BQ



Jo Dowling
Lead Member of Examining Panel
National Infrastructure Planning
Temple Quay House
2 The Square
Bristol, BS1 6PN

T: 
E: 
W: www.luton.gov.uk

5 October 2023

Your Reference: TR020001
Our Reference: 20040643

Dear Ms Dowling,

**Re: Planning Act 2008 (as amended)
Application by London Luton Airport Limited for an Order Granting
Development Consent for the London Luton Airport Expansion project**

This letter is the response of Luton Council, as the local planning authority (LPA), to the Examining Authority's (ExA) request for comments on any further information/submissions received by Deadline 2, in particular the Applicant's response to the LPA's Local Impact Report (LIR).

The LPA has reviewed the comments made by the Applicant and would note that there are still on-going discussions to agree areas of common ground and to resolve points of difference between the two parties in order to assist the ExA.

This response addresses key points in relation to each topic that was set out within the LIR and the Applicant's response.

Principle of development

There are no comments to make concerning the Applicant's response to the principle of development set out in the LIR.

Socio-economic impacts

The applicant's response in relation to the Employment and Training Strategy is noted, and was referenced by the LPA in oral submissions at the Issue Specific Hearing (ISH2).

The LPA welcomes the opportunity to work with the Applicant to discuss the detail to be contained within the Section 106 agreement.



Noise and vibration

The differences between the LPA and the Applicant in relation to noise were evident in ISH3 and are also recorded in the post hearing submissions provided by Pinsent Masons on behalf of the five Host Authorities.

This is the issue upon which there is greatest disagreement between the LPA and the Applicant. There are on-going discussions and the LPA acknowledges that additional submissions involving worked examples and concessions have been made by the Applicant.

The LPA awaits the Applicant's response to submissions that were made in ISH3 and will continue to meet with the Applicant in advance of these submissions.

Air quality

The LPA does not seek to offer any further comments in respect of air quality over and above those that are included in our post hearing submissions in relation to ISH5.

Land quality, contamination and groundwater

The responses provided by the Applicant in respect of the points raised within the Council's LIR are noted, and the LPA is generally satisfied with the comments made.

The LPA is satisfied that the ongoing discussions in respect of land quality, contamination and groundwater are productive and will result in an appropriate resolution being found.

The Applicant has, however, made repeated reference to the Code of Construction Practice (CoCP), about which the LPA has expressed concern with regard to the wording 'substantially complied with'. It is, however, accepted that this forms a part of the ongoing discussions and is reported here for completeness.

No further comments are provided in response to the comments made by the Applicant.

Green Belt

The LPA does not have any comments to make in respect of the impact upon the Green Belt.

Landscape and visual impact

There are no comments to make concerning landscaping and visual impact.

Historic environment and archaeology

The Applicant's response in respect of the points raised within the LIR – namely, concerning the setting of Wigmore Hall, Hart House (Office Block, Vauxhall Motors), and the Rothesay Road Conservation Area – is accepted by the LPA (as confirmed in our post hearing submissions).

There are no comments to make relating to archaeological matters.

No further comments are provided in response to the comments made by the Applicant.



Surface access, traffic and transportation

There have been a number of meetings with the Applicant in order to address matters raised in our LIR and further meetings are set up to discuss issues that require greater clarity or resolution.

In ISH4 the local highway authority (LHA) raised a number of matters with the Applicant which are set out in our post hearing submission. The LHA awaits further information in relation to the TRIMMA, and also the update to the Applicant's model.

Discussions have been fruitful and the LPA will keep things under review, with the aim of addressing the matters that are on-going in our Statement of Common Ground.

Biodiversity and ecology

Oral submissions were made at ISH6 in relation to the loss of the Wigmore County Wildlife Site (CWS) and the compensatory nature of the new habitats that were to be created. The LPA also drew attention to the scale of compensation sought through the New Century Park development (LPA ref: 17/02300/EIA), which resulted in the loss of 5ha of the CWS (one third of that associated with the Proposed Development). It is recognised that this will be a matter for discussion in relation to the Section 106 agreement.

The LPA does not accept that a 'voluntary ambition of achieving at least 10% BNG' is sufficient to mitigate against the harm that would result from the Proposed Development and to appropriately enhance the natural environment relative to the benefits that would be afforded to the Applicant as a result of the Proposed Development. The LPA is seeking 20% BNG, in line with the aspirations of the Ox-Cam Arc, and made oral submissions to this effect in ISH6.

Public health and well-being

The comments of the Applicant are noted though there are still matters that need to be addressed (as is evident from the Statement of Common Ground).

Climate change and greenhouse gases


There are a number of issues raised in the LIR that are the subject of on-going discussions as to how they will be addressed, whether through GCG, the TRIMMA or the Section 106 agreement.

Water resources and flood risk

The Applicant's response to the discussions that the LPA is having with the airport operator and the Environment Agency with regard to surface water drainage issues is noted. However, there are on-going planning conditions associated with the 18mppa planning permission (LPA ref: 15/00950/VARCON) and should the Proposed Development be allowed, the Lead Local Flood Authority and the LPA would expect these to be captured in the DCO. Reference is made to this issue in the LPA's post hearing submission in relation to ISH6.

Major accidents and disasters

There are no comments to make in respect of major accidents and disasters.



The LPA will continue to engage with the Applicant to address matters that were raised in the LIR and provide submissions to future deadlines in order to assist the ExA in its task.

Yours sincerely

[Redacted signature]

Sue Frost
Service Director
Sustainable Development

[Redacted signature]