



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 Access Required Site Inspection

Background

The Examining Authority ('the ExA') undertook an Access Required Site Inspection (ARSI) to Luton Hoo Hotel to support the examination of an application for development consent for the proposed London Luton Airport Expansion project ('the application') on Monday 27 November 2023.

The ExA carried out its site inspection primarily from inside the hotel to observe views towards the airport from the rear of the hotel. Advance permission was obtained to enter the hotel and the ExA were accompanied during the inspection by Ansar Yunnaw, Operations Manager at the hotel who is not involved in the Proposed Development.

The site inspection was undertaken to observe the character and appearance of the landscape to the rear of the hotel and the visibility of the airport and proposed buildings forming part of the Proposed Development as represented in the Accurate Visual Representations - Representative Viewpoints 17 and 17A [REP3-010] in the Landscape and Visual Impact Assessment (LVIA).

Particulars of the Site Inspection

The visit was undertaken by: Richard Hunt and Andrew Robinson.

The visit was undertaken on foot. Weather conditions were dry and overcast with a temperature circa 5 degrees centigrade. Weather conditions were suitable to appreciate long range views of the landscape and airport at all times. The airport was operating in easterly mode.

The inspection commenced at approximately 15:25 and finished at approximately 16:00. A list of the locations visited is attached at Annex A.



Annex A: List of locations visited on the Access Required Site Inspection on Monday 27 November 2023

The ExA approached the hotel from Park Street in Luton, driving under New Airport Way and then 'The Luton Drive' towards the hotel. Upon arriving at the hotel, the ExA made their presence known to reception and waited for a representative from the hotel to accompany them to the locations required as part of the inspection.

Inside the hotel, the ExA were taken to room 37 situated on the third floor and stood on an outdoor balcony, which is accessed from and associated with the room. The location was sufficient and deemed to be representative of Viewpoint 17A where all features that are represented in the viewpoint were apparent. The ExA took in views towards the airport noting the presence and extent of leaf coverage on trees within the hotel grounds, the River Lea, the character and appearance of the landscape beyond the park and the airport. The ExA observed locations of proposed buildings and structures illustrated in the Accurate Visual Representation Viewpoints (Car Park P1 – Work No. 4g; Hanger A and B – Work No. 4b; Fire Training Ground – Work No. 2d; and New Surface Movement Radar – Work No. 2a(02)) to gain an understanding of how these would likely be experienced at the viewpoint location. The ExA also observed the sound from aircraft arriving and taking off at the airport. Aircraft noise was noticeable and intrusive externally, although it did not interrupt conversation and it was not audible within the building.

The ExA then left the inside of the hotel and walked on an unaccompanied basis to the rear to observe the views represented by Viewpoint 17 (located at ground level adjacent to the rear of the building) in the Accurate Visual Representation and the likely visibility of the proposed buildings and structures illustrated (Car Park P1 – Work No. 4g; Hanger A and B – Work No. 4b; Fire Training Ground – Work No. 2d; and New Surface Movement Radar – Work No. 2a(02)). The time at this point was 15:45. The ExA then departed the hotel at approximately 16:00 and completed the site inspection.