



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 Access Required and Unaccompanied Site Inspections

Background

The Examining Authority ('the ExA') undertook an Access Required Site Inspection (ARSI) to the grounds of Luton Hoo hotel to support the examination of an application for development consent for the proposed London Luton Airport Expansion project ('the application') on Thursday 30 November 2023. An Unaccompanied Site Inspection (USI) to observe Luton Town Football Club's training ground from the Lea Valley Cycle Route was also undertaken.

The ExA carried out its site inspection within the grounds of Luton Hoo, which is private land associated with the hotel. Advance permission was obtained from the hotel for the ExA to enter the grounds. The site inspection was carried out on an entirely unaccompanied basis using the roads that are accessible to the public using the hotel.

The site inspection at Luton Hoo 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 from the viewpoint locations in Appendices 14.6 [AS-088 to and including AS-094 and AS-140] and 14.7 [REP3-009 to and including REP3-014]) of the Landscape and Visual Impact Assessment.

The site inspection of Luton Town Football Club's training ground was undertaken following a request from Stop Luton Airport Expansion (SLAE) [REP1-158] and [REP3-140].

Particulars of the Site Inspection

The visit was undertaken by: Andrew Robinson.

The visit was undertaken by car and on foot. Weather conditions were dry but undertaken in a dusk setting with a temperature circa three degrees centigrade. Weather conditions were at all times suitable to appreciate long range views. The airport was operating in easterly mode.



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The inspections commenced at approximately 16:00 and finished at approximately 17:00. A list of the locations visited is attached at Annex A, and an overview of the inspection route is attached at Annex B.

Annex A: List of locations visited on the Unaccompanied Site Inspection on Thursday 30 November 2023

The ExA undertook a site inspection at the following locations.

The ExA approached the hotel from Park Street in Luton, driving under New Airport Way and then 'The Luton Drive' towards the hotel. The ExA proceeded to **Assessment Viewpoint 5** [AS-088] and its associated Representative Viewpoint [REP3-009] to observe views towards the airport including extent of lighting emitted, the character and appearance of the landscape and the anticipated change to the view as a result of the proposed works described within the Assessment Viewpoint and illustrated in the Representative Viewpoint.

The ExA then drove back past the front of the hotel and headed in a northerly direction along 'The Luton Drive' and stopped beside the road in an approximate position to **Assessment Viewpoint 44** [AS-094]. The current appearance of the airport on the ridge of the landform and character and appearance of the park and surrounding landscape at this location was observed.

The ExA then proceeded to **Assessment Viewpoint 18** [AS-091] and its associated Representative Viewpoint [REP3-011] to observe views towards the airport including level of lighting emitted, the character and appearance of the surrounding landscape and the anticipated change to the view as a result of the proposed works described within the Assessment Viewpoint and illustrated in the Representative Viewpoint; particularly in respect of the proposed Car Park P1 (Work No. 4g) with associated solar panels. The ExA also noted the location of the additional viewpoint locations from Central Bedfordshire Council in [REP3-087]. The ExA then continued along 'The Luton Drive' and exited the grounds of Luton Hoo.

The ExA then drove back towards Luton and stopped to observe Luton Town Football Club's training ground from the Lea Valley Cycle Route, as represented in **Assessment Viewpoint 46** [AS-094]. From this location, the noise and proximity of aircraft overhead on approach to land at the airport and traffic noise from the adjoining New Airport Way, which is elevated above the combined cycleway and footway, was observed. Following this location, the ExA completed the site inspection.



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Annex B: Overview of the Inspection Route

