



# 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 **27 November 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 light to heavy rain with a temperature circa 6 degrees centigrade. Weather conditions were not suitable to appreciate long range views.

The inspection commenced at approximately 07:30 and finished at approximately 10:10. A list of the locations visited is attached at Annex A.



## **Annex A: List of locations visited on the morning of 27 September 2023**

The ExA commenced the inspection adjacent to Luton Airport Parkway on Gypsy Lane travelling south. The ExA turned right to join the A1081 westbound. The ExA took the off slip to continue to follow the A1081 towards Harpenden.

The ExA drove through Harpenden following the A1081 towards St Albans. The ExA observed traffic congestion through Harpenden particularly in the location of a section of temporary traffic management. Just to the north of St Albans the ExA turned left off the A1081 onto Sandridgebury Lane. At the end of Sandridgebury Lane the ExA turned right onto Valley Road. The ExA followed Valley Road into St Albans until the junction with Beech Road/ Sandridge Road.

At the Beech Road/ Sandridge Road junction the ExA turned on to Marshalswick Lane. The ExA then continued along Marshalswick Lane until a left turn onto The Ridgeway and then a right turn onto Barnfield Road to meet Sandpit Lane. At the roundabout at the end of Sandpit Lane the ExA took the first exit on to Coopers Green Lane.

The ExA drove through Cooper's Green following Coopers Green Lane until the junction with the A6129 which provides access to the A1(M).

The ExA turned around at this junction to head north along the B653 (Brocket Road) towards Wheathampstead. The ExA took the first exit at the roundabout on the outskirts of Wheathampstead to join Marford Road into the village. At the end of Marford Road the ExA turned right on the High Street travelling north through Wheathampstead.

At the next roundabout the ExA took the third exit to travel eastbound on to Codicote Road which becomes the B653 (Wheathampstead bypass). At the end of the by-pass the ExA made a u-turn at the roundabout to return to Wheathampstead.

The ExA continued to follow the B653 westbound towards Luton, driving through The Folly, Harpenden, East Hyde and New Mill End.

The ExA ended the site inspection at the junction of the B653 with Gypsy Lane adjacent to Luton Airport Parkway.



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## Driving route starting and ending at Luton Airport Parkway Station

