



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 **28 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 and Andrew Robinson.

The Inspection was undertaken by car. Weather conditions were dry and clear with a temperature circa 6 degrees centigrade. Weather conditions were suitable to appreciate long range views.

The inspection commenced at approximately 07:50 and finished at approximately 09:15. 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 28 November 2023

The ExA commenced the inspection on the A505 (Hitchin Road) just north of Stopsley travelling southbound. At the roundabout the ExA turned left onto Ashcroft Road and then left again at the mini roundabout onto Wigmore Lane.

The ExA continued along Wigmore Lane until the junction with Crawley Green Road (location of proposed Works No. 6e(f)). The ExA turned right at the junction to continue along Crawley Green Lane westbound, passing the location of proposed Works No. 6e(d) at the Lalleford Road junction and Queen Elizabeth School. The ExA observed a number of people (adults and children) walking in the vicinity of the school and a number of cars entering the school grounds from Crawley Green Road.

The ExA then turned right onto Ashcroft Road travelling north to return to the roundabout with the A505 in Stopsley.

At the roundabout the ExA turned left on to the A505 (Stopsley Way) southbound and then left again to remain on the A505 (Vauxhall Way) to the junction with Eaton Green Road.

The ExA turned left onto Eaton Green Road. The ExA travelled along Eaton Green Road to the junction with Wigmore Lane (proposed Works No. 6e(f)), passing the proposed locations of Works No. 6e(q) and the proposed location on Eaton Green Road where the proposed Eaton Green Link Road would connect.

At the roundabout the ExA turned left onto Wigmore Lane travelling north and passing through the junctions of Wigmore Lane with the Asda retail park (proposed Works No. 6e(f)) and Raynham Way (proposed Works No. 6e(e)) to the junction with Crawley Green Road (proposed Works No. 6e(e)). The ExA observed a number of people (adults and children) using the shared pedestrian/ cycle route along Wigmore Lane. At the Wigmore Lane/ Raynham Way roundabout (which provides access to Wigmore Primary School off Twyford Drive) the ExA observed two school crossing patrol people assisting those crossing the northern exit of the junction.

At the Wigmore Lane/ Crawley Green Road junction the ExA took the first exit to travel along Crawley Green Road westbound. The ExA travelled along Crawley Green Road westbound, passing the location of proposed Works No. 6e(d) at the Lalleford Road junction and Queen Elizabeth School for a second time to observe both the pedestrian and vehicle



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movements in that area. On reaching the junction with Vauxhall Way (A505) the ExA used the roundabout to make a U-turn to return back along Crawley Green Road to Wigmore Lane.

At the Crawley Green Road/ Wigmore Lane junction the ExA continued straight on to remain on Crawley Green Road and passed the location of Richmond Hill School East.

The ExA turned left at the next junction onto Hedley Rise and then left again onto Colwell Rise.

The ExA travelled the length of Colwell Rise to reach Eaton Green Road, turning right to travel to Wigmore Lane. At the junction of Wigmore Lane/ Eaton Green Road the ExA turned right to travel northbound on Wigmore Lane.

The ExA then continued along Wigmore Lane passing again through the junctions of Wigmore Lane with the Asda retail park (proposed Works No. 6e(f)) and Raynham Way (proposed Works No. 6e(e)) to the junction with Crawley Green Road (proposed Works No. 6e(e)). The ExA continued along Wigmore Lane northbound until it reached Ashcroft Road where it finished its inspection.



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Driving route starting on the A505 (Hitch Road) and ending on Ashcroft Road

