



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 Thursday 30 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.

The site inspection was undertaken in order to view the location of the Proposed Development from off-site public footpaths and surrounding villages 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 and to gain an appreciation of the views and extent of tree and hedgerow cover experienced during winter months and usage of footpaths.

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 and sunny with a temperature circa five degrees centigrade. Weather conditions were at all times suitable to appreciate long range views. The airport was operating in easterly mode.

The inspections commenced at approximately 12:00 and finished at approximately 15:30. 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 site inspection commenced in the car park at ASDA on Wigmore Lane and proceeded to the location of **Assessment Viewpoint 10B** [AS-089] and its associated Representative Viewpoint [REP3-010]. The ExA observed the current views of the airport, extent of leaf coverage on trees and hedgerows 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, which would mainly comprise the proposed New Terminal Building (Work No. 3b), Car Park P11 (Work No. 4q), Fire Training Ground (Work No. 2d), earthworks (Work No. 1a) and landscaping within the Replacement Open Space (Work No. 5b(02)).

The ExA then drove to and parked in **Tea Green** to look at Assessment Viewpoint 60 to observe the extent of tree and hedgerow cover in views towards the airport. The ExA then walked from Tea Green along **Brick Kiln Lane** to the point where Footpath Offley 003 meets the road. The ExA then walked easterly along Footpath Offley 003 towards **Stony Lane** observing views towards the airport, Assessment Viewpoint 59 [AS-140] and the area where off-site hedgerow restoration and screening is proposed as part of Work No. 5e.

The ExA walked northly along Stony Lane back in the direction of Tea Green, turning right onto a single-track road and walking to **Footpath Offley 004**. The ExA walked part of the way along this footpath to observe views towards the airport, the character and appearance of the landscape, extent of tree and hedgerow cover and areas where off-site hedgerow restoration and screening is proposed as part of Work No. 5e. The ExA then walked back to Tea Green and returned to the vehicle to drive to **Breachwood Green** via Darley Road. The extent of this route is illustrated in Annex B Map 1.

The vehicle was parked on 'The Heath' in Breachwood Green and the ExA proceeded on foot walking in a southerly direction on Brownings Lane towards **Footpath KW 009**, stopping at Assessment Viewpoint 31 [AS-092] and its associated Representative Viewpoint [REP3-012] to observe views towards the airport, 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



The Planning Inspectorate

Representative Viewpoint including off-site hedgerow restoration and screening (Work No. 5e).

The ExA continued walking westerly along **Footpath KW 009** and along Darley Road towards **Footpath KW 010**. The ExA stopped at Assessment Viewpoint 61 [AS-140] and its associated Representative Viewpoint [REP3-014] to understand the anticipated change to the view as a result of the proposed works, which would mainly comprise the proposed New Terminal Building (Work No. 3b), Hotel (Work No. 4a), New Surface Movement Radar (Work No. 2a(02)) and off-site hedgerow restoration and screening (Work No. 5e).

The ExA then walked along Darley Road back towards Breachwood Green, turning right to walk along **Footpath KW 008**, stopping to sit on a bench located on the footpath orientated with views towards the airport.

The ExA then walked in a southerly direction along Brownings Lane to **Footpath KW 052** and walked along this footpath to the location of Assessment Viewpoint 31 [AS-092] and its associated Representative Viewpoint [REP3-012] to observe views towards the airport, existing tree and hedgerow cover, and anticipated change to the view as a result of the proposed works. The site inspection continued easterly along **Footpath KW 006** towards Breachwood Green, where the ExA stopped along the footpath to sit on a bench that was orientated to face towards the airport. Views towards the airport and noise from aircraft departing from the airport in an easterly direction immediately overhead were observed.

The ExA then proceeded towards **Assessment Viewpoint 34** [AS-093] and its associated Representative Viewpoint [REP3-012] to observe current views of the airport against the anticipated change to the view as a result of the proposed works illustrated in the Representative Viewpoint, which would mainly comprise the proposed New Terminal 2 East Pier (Work No. 3c (02)), Car Park P12 (Work No. 4r) New Surface Movement Radar (Work No. 2a(02)), Fire Training Ground (Work No. 2d) and off-site hedgerow restoration and screening (Work No. 5e).

The ExA then walked through Breachwood Green stopping at the **Breachwood Green Baptist Church** and sitting in the rear grounds to observe the character, appearance and setting of the Grade II listed asset and the noise from aircraft departing from the airport in an easterly direction immediately overhead. The type of windows on the church were also noted. The extent of this route is illustrated in Annex B Map 2.



The Planning Inspectorate

Following the visit to the church, the ExA returned to the vehicle and drove south through the village along Heath Road, Chapel Road and Lye Hill parking at the point where Lye Hill meets **Footpath KW 005** at its southerly point. The ExA walked in a northerly direction along the footpath stopping at the location of Assessment Viewpoint 35a [AS-093] to observe views towards the airport and the appearance of the surrounding landform and then continued walking further into the field to observe the character and appearance of the landscape and its landform, views towards the airport and the area of proposed off-site hedgerow screening (Work No. 5e) which is the subject of proposed Compulsory Acquisition in this location. The extent of this route is illustrated in Annex B Map 3.

The ExA then drove to and stopped at **Assessment Viewpoint 28** [AS-092] and its associated Representative Viewpoint [REP3-012] to observe current views of the airport and the areas of proposed hedgerow screening. The ExA then drove in a northerly direction along Winch Hill Road stopping at **Assessment Viewpoint 29** [AS-092] and its associated Representative Viewpoint [REP3-012] to observe views towards the airport, extent of leaf over on trees and hedgerows in the landscape and the anticipated change to the view as a result of the proposed works as illustrated on the viewpoint. The extent of this route is illustrated in Annex B Map 4.

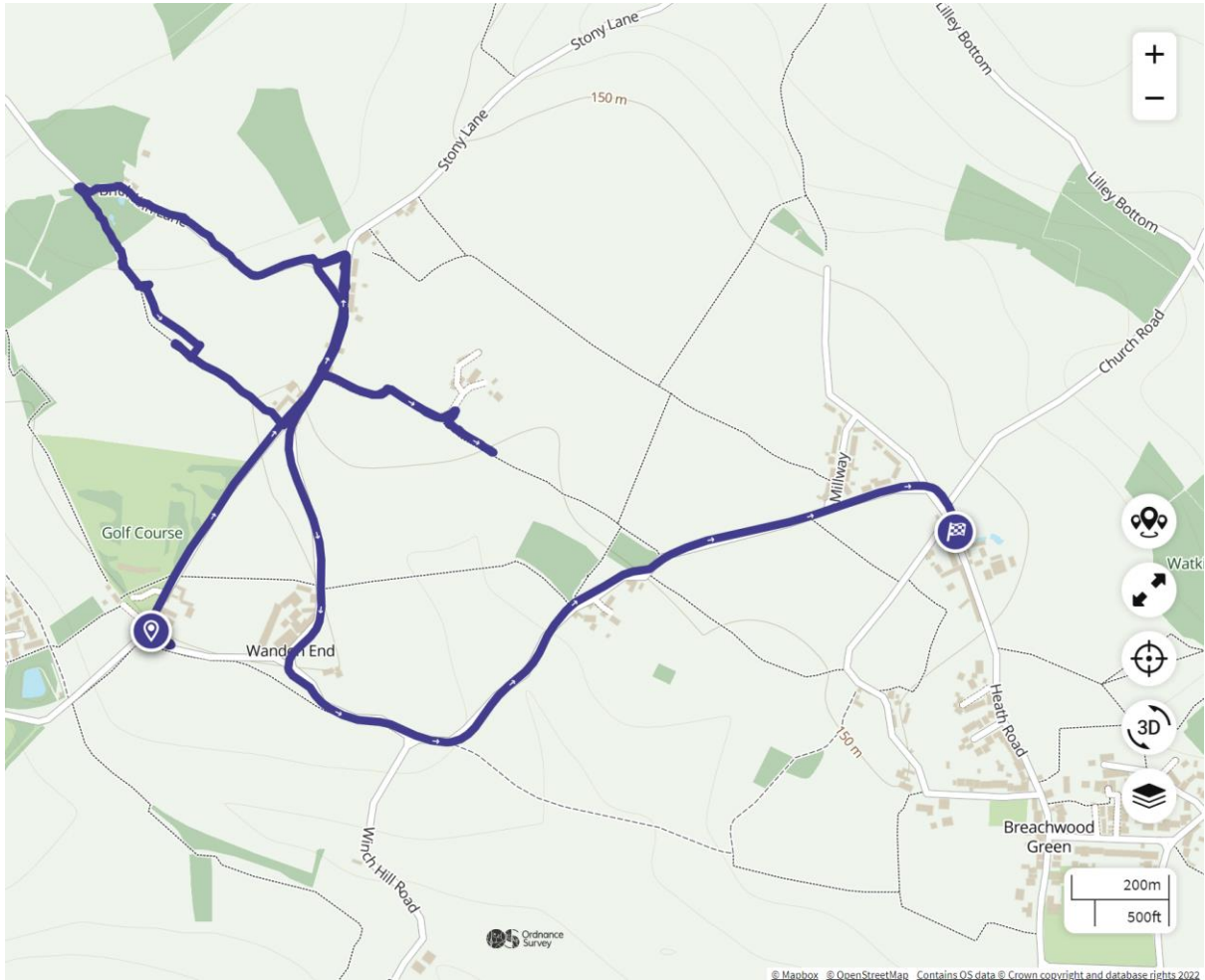
The ExA then completed this part of the site inspection and drove to Luton Hoo.



The Planning Inspectorate

Annex B: Overview of the Inspection Route

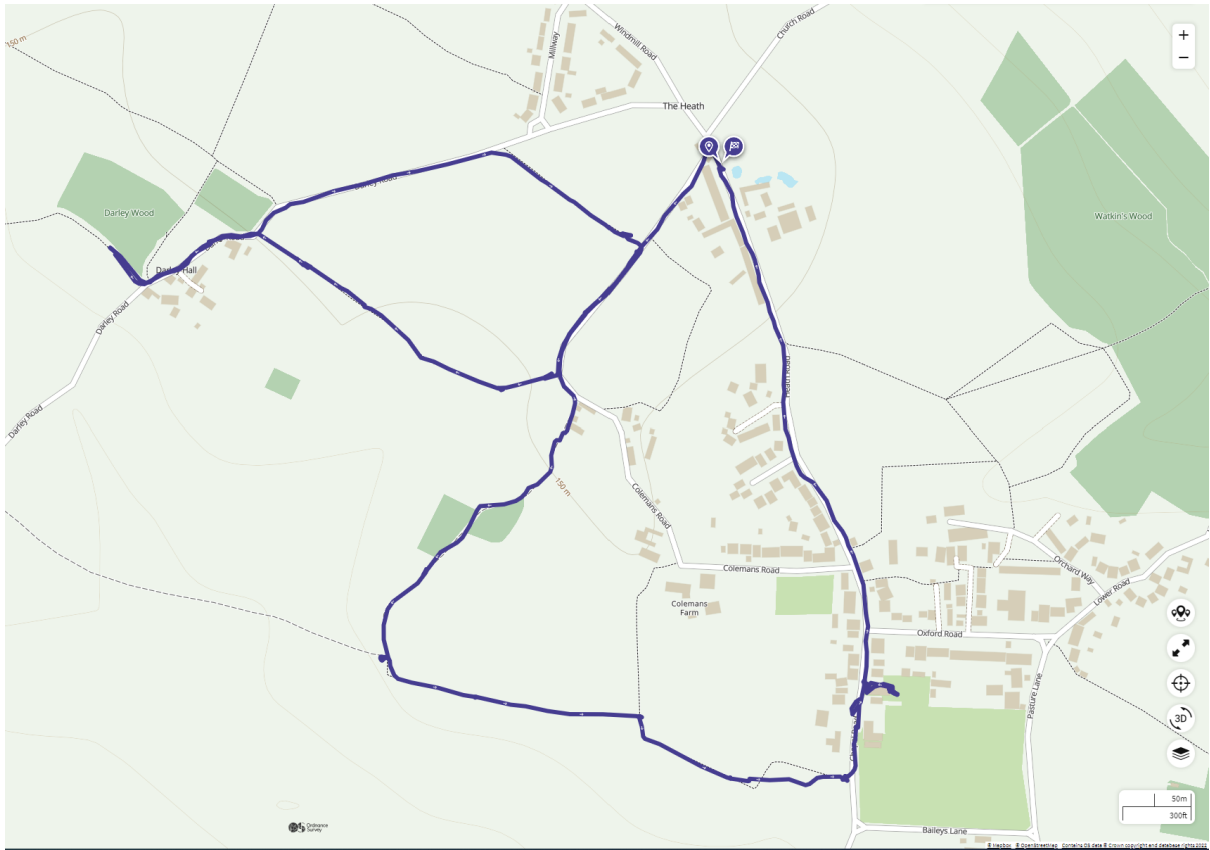
Map 1:





The Planning Inspectorate

Map 2:



Map 3:





The Planning Inspectorate

Map 4:

