

Response to the ExA's Rule 17 Letter of 15.01.24

Application by Luton Rising to extend London
Luton Airport

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1 Introduction

- 1.1 This report provides the response of Luton Borough Council (LBC) as local planning authority (LPA) to the Examining Authority's (ExA) Rule 17 letter of 25 January 2024.
- 1.2 The ExA's letter requested further information and clarification in relation to documents submitted at Deadline 8 (23 January 2024). The majority of the requests were directed to the Applicant, with two questions being directed to the 'relevant planning authorities'. Those two questions related to the Chilterns Area of Outstanding Natural Beauty (AONB) and are set out below:
- 7. Please provide your comments on the suitability of the SQA assessment findings, taking into account the Applicant's response to D7 submissions.*
 - 8. The ExA requests comments at D10 regarding the compliance of the Proposed Development with both national and development plan AONB policies and any comments on the legislative provisions in Section 85 of the Countryside and Rights of Way Act 2000.*
- 1.3 The ExA sought a response to question 7, covering the Applicant's Special Qualities Assessment (SQA) of the Chiltern's AONB, by Deadline 9 (30 January), whilst the response to question 10 is due for Deadline 10 (5 February).

2 Comments on the Applicant's SQA

- 2.1 LBC did not comment on the Applicant's Deadline 7 submission on the SQA for the Chilterns AONB [REP7-047] since we were content with the submission and had participated in the Applicant's engagement with the various stakeholders.
- 2.2 The Applicant's assessment of the special qualities of the Chilterns AONB, had a clear methodology, identified the special qualities of the AONB (as set out in the Chilterns Conservation Board's Management Plan 2019-2024), and considered the impact of the proposed development upon those special qualities (having undertaken a screening exercise to identify which special qualities required further assessment).
- 2.3 The assessment evaluated the impact upon the landscape (including panoramic views), relative tranquillity (giving consideration to overflights) and



also considered the impact for those using the rights of way where panoramic views that might be affected by the proposed development existed.

- 2.4 LBC considers that the Applicant's SQA is satisfactory and addressed issues raised at the consultation workshops and the subsequent representations from stakeholders at the various deadlines.

3 Comments on compliance with policy

- 3.1 LBC made initial comments at Issue Specific Hearing 8 and subsequently in our response to Action Point 48 arising from ISH8 [REP6-107]. LBC will consider a further response for Deadline 10.