

Comments

Event: Call for Sites

Agent Name: Mr Alexander Jenden

Agent Organisation: Kirkby Diamond

Agent Email: [REDACTED]

Agent Address: [REDACTED]

Consultee Organisation: Luton Rugby Club

Consultee Address: Newlands Road Luton LU1 4BQ

Consultation point: Call for Sites Form

Would you like to be notified of future updates on planning policy matters, including a new Local plan for Luton?

Yes

Status (please tick all that apply)

Land Agent

If other above - please specify

N/A

If acting on behalf of Landowner / developer, please provide client name and address details:

Luton Rugby Club - Newlands Road, Luton, LU1 4BQ

Declaration - I/my client is:

Is sole owner of the site

Other - please specify

N/A

If you are not the owner or own only part of the site, do you know who owns the site or the remainder of it – please provide details?

Described above.

Does the owner (or other owners) support your proposals for the site?

Yes

Site Details

Site address/location (Required)

Land to the west of Newlands Road, Luton

Site Postcode (Required)

LU1 4BQ

Whole site area Hectares (Ha) (Required)

8.28

Previously Developed Land? (Optional)

Approximately 1 acre is previously developed land

PDL vacant/occupied - describe uses % on site and % occupancy? (Optional)

5%

Developable site Area (Ha) (Required)

6.39

Mix PDL/Greenfield? (Optional)

Yes

Please attach a location plan ideally using an Ordnance Survey base, or sketch sufficient to clearly identify the land, showing site boundaries and any existing or proposed access to the site (if known)

17087 (SK) 001 Location plan.pdf

Planning History

Is there any planning history associated with the site ?

Refer to the Call for Sites Statement

Has pre-application meeting been undertaken or scheduled, if so when?

Refer to the Call for Sites Statement

Pre application scheduled (please state when)?

Refer to the Call for Sites Statement

Confidentiality

Yes

Availability - please tick all ownership or legal constraints that may affect the development of the site

Are there current uses that would need to be relocated?

None

Is the site owned by a developer or is the owner willing to sell?

Housing Trajectory Years 1 to 5

2026 to 2027

50

2027 to 2028

80

2028 to 2029

80

Housing Trajectory Years 6 to 10

2029 to 2030

80

Housing Trajectory Year 11 to 15

2034 to 2035

0

Housing Trajectory - Longer Term

2039 to 2040

0

Reasons for Housing Trajectory Timescales

Site is in single ownership and immediately deliverable

Housing development proposed uses (please tick/select all that apply) (Optional).

Housing (C3 Class)

Potential capacity (number of units/density) where known:

Units Gross

250-300

Area Ha. Gross

8.28

Gross Dwelling per Ha

30-36

Number of units by tenure/dwelling types/mix

Flats

Unknown

Dwellings

Unknown

Bed spaces

Unknown

Number of units by tenure/dwelling types/mix

Flats

Unknown

Dwellings

Unknown

Beds spaces

Unknown

Employment & Commercial Services

Class E (c) (i) Financial Services

SUITABILITY - Please identify if any part of the site is a:

Flood Zone 1

Local Green Space

CONSTRAINTS

Physical constraints (topography, ground conditions, trees, other)

Utilities infrastructure (electric, gas, water, telecommunications)

Please State Mitigation Required

A small part of the topography of the site has a significant change in level but is not included as part of the developable area.

There is a gas main and overhead power lines crossing the site. Both would fall outside of the developable area and the overhead power cable could be diverted underground.

ACHIEVABILITY

Are there any current uses which need to be relocated?

When could the site be developed?

Within 5 years?

Once work has commenced, how long will it take to complete the site?**Start**

2026-2027

Finish

2029-2030

Are there any viability issues which could affect the development?

Don't know

If any constraints / factors have been identified, are they likely to affect the achievability / timing of the development?

None?

If other above - please specify

Relocation of the Luton Rugby Club however, a site has been identified and has a recommendation for approval has been given. Please refer to the Call for Sites Statement.

DELIVERABILITY - Stage or activity dates**Year**

2023

Month

July

DELIVERABILITY - Stage or activity dates

Don't Know

Evidence of progress of development

Pre-application meeting?

Please provide details in support of any of above evidence

Pre-app meeting for residential development. Please refer to the Call for Sites Statement.

ADDITIONAL COMMENTS

Please note you question referring to 'Employment & Commercial Services * Class E Commercial Business & Services (a) – (g).' Provides no option for 'none'. The development does not propose to include employment & commercial services at this stage.

In identifying a site, are you also giving permission for an officer of the council to access the site in order to carry out a site visit (please tick/select below)?

Yes