

From: [Paul Manning](#)
To: [Ashton, Charlotte](#)
Cc: [LBC Local Plan](#)
Subject: RE: Call for Sites - Luton Napier Gateway (Kimpton Road) for Strawberry Star Real Estate
Date: 25 February 2025 13:32:42
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
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[image006.png](#)
[image007.png](#)
[image008.png](#)
[image009.png](#)
[image010.png](#)
[Call-for-Sites-Pro-Forma.pdf](#)
[FL-A-PL-000 Site Location Plan.pdf](#)

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Afternoon Charlotte

Thanks for your email.

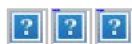
As requested, please find attached the form and a site location plan.

Any queries please do let me know

Best regards

Paul

 Paul Manning
Director



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From: Ashton, Charlotte

Sent: 25 February 2025 09:18

To: Paul Manning

Cc: LBC Local Plan

Subject: FW: Call for Sites - Luton Napier Gateway (Kimpton Road) for Strawberry Star Real Estate

You don't often get email from charlotte.ashton@luton.gov.uk. [Learn why this is important](#)

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Dear Paul,

Thank you for your email below, which Clive has forwarded onto the policy team.

We would be grateful if you would be able to complete the following pro forma -

<https://www.luton.gov.uk/Environment/Lists/LutonDocuments/PDF/Local%20Plan/Call-for-Sites-Pro-Forma.pdf> - and return it to the following address: LBCLocalPlan@luton.gov.uk (also copied into this email).

Kind Regards,

Charlotte Ashton MRTPI

Principal Planning Officer (Policy)

Sustainable Development

LUTON CARES: Collaborative, Ambitious, Respectful, Empowering and Supportive

From: Paul Manning <paul.manning@newsteer.co.uk>

Sent: 18 February 2025 14:28

To: Inwards, Clive <Clive.Inwards@luton.gov.uk>

Subject: Call for Sites - Luton Napier Gateway (Kimpton Road) for Strawberry Star Real Estate

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Hi Clive further to our emails please find below comments on behalf of Strawberry Star Real Estate for the Napier Gateway site at Kimpton Road, in relation to the Council's 'Call for Sites'.

Strawberry Star want to put forward to the Council's Call for Sites that the entire site at Kimpton Road (known as Luton Napier Gateway) is considered for the delivery of in the region of 2,000+ new homes along with other ancillary and accompanying uses.

Phase 1 of the Development at Luton Napier Gateway has been completed and provides 401 new homes, and Phase 2 has consent for 592 homes in three blocks of 19, 21 and 23 storeys along with ancillary uses and parking.

Phase 2a will sit behind Phase 2 and Phases 3 and 4 are located to the right of Phase 1 and 2 and would be in place of the consented hotel, banqueting facility and medical space of the implemented development.

Strawberry Star propose that phases 2a, 3 and 4 be considered for a range of residential tenures to help deliver a diverse and mixed residential neighbourhood, including

- C3 residential,
- Build to Sell,
- Build to Rent,
- Affordable,
- Co-Living,
- Later Living,
- PBSA

In addition to the residential uses it is proposed that ancillary uses including a nursery, restaurants and retail uses, and a medical centre, along with amenity spaces with the central public space / amenity area be considered.

Please do let me know if you require any further detail at this time and we look forward to discussing this further with you and your policy colleagues in due course.

Kind regards

Paul



Paul Manning

Director



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LutonLogo



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