

7 February 2025

savills

By Email Only (localplan@luton.gov.uk)

Planning Policy
Luton Council
2nd Floor
Town Hall
George Street
Luton
LU1 2BQ

Catherine Mason

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Dear Sir or Madam,

LUTON COUNCIL CALL FOR SITES

13-31 DUNSTABLE ROAD, LUTON, LU1 2BG (APPLICATION REFERENCE 24/00847/FUL)

On behalf of our client Opecprime Development Ltd (part of the Comer Homes Group), please find enclosed completed proforma in respect of the above site and the Council's Call for Sites Consultation. This letter should be read in conjunction with the submitted form.

As set out on the Call for Sites Proforma Form, an application (Ref: 24/00847/FUL) has been submitted to the Council for 291 homes and is due to be considered at Planning Committee in February 2025. The site is allocated for development under the current Local Plan. The current allocation does not include the former Trend House office building (now demolished).

It is important that this site is captured within the Council's SHLAA and the allocation carried through to the new Local Plan. This should reflect the unit numbers in the current application, which now includes the Trend House site.

The principle of residential development on this site has already been established through the site's planning history, namely the granting of planning permissions 17/02130/FUL, 16/01499/FUL and 07/00831/FUL, for residential development of between 124 and 214 units at heights of up to 12 storeys

The Luton Local Plan identifies that there is an apparent need for 17,800 net additional dwellings over the plan period of 2011-2031. Redevelopment of this site would make a meaningful contribution to meet these needs. Furthermore, it would make much more efficient use of the land and therefore accords with NPPF 2024 Section 11 which promotes effective use of land in meeting the need for homes.

The site is previously developed (and currently vacant), is located in an existing built-up area in close proximity to an existing residential neighbourhood and Luton town centre. The Site benefits from a well-connected bus network and is within walking distance of local amenities, and Luton train station.

We would be very happy to meet with you to discuss the above. In the meantime, please do not hesitate to contact me should you have any queries.

Yours faithfully,

Offices and associates throughout the Americas, Europe, Asia Pacific, Africa and the Middle East.

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Catherine Mason
Associate Director