

Comments

Event: Call for Sites

Submission: CFS202510

Agent Name: James Fitzpatrick

Agent Organisation: DLA Town Planning

Agent Email: [REDACTED]

Agent Address: [REDACTED]

Consultee Organisation: Chamberlain Holdings PLC

Consultee Address: [REDACTED]
[REDACTED]

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)

Planning Consultant

If other above - please specify

N/A

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

EM Chamberlain Ltd

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?

N/A

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

Yes

Site Details

Site address/location (Required)

LAND NEXT TO 13 INKERMAN STREET, LUTON LU1 1JB

Site Postcode (Required)

LU1 1JB

Previously Developed Land? (Optional)

Yes

Whole site area Hectares (Ha) (Required)

0.103

Developable site Area (Ha) (Required)

0.103

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

100% PDL, Car Park

Greenfield land? (Optional)

N/A

Mix PDL/Greenfield? (Optional)

N/A

Existing trees or other landscape features (Optional)

N/A

UPRN (Optional)

N/A

OS Grid Reference (Optional)

N/A

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)

1507F-RDT-ZZ-XX-DR-A-0001-SiteLocationPlan-P01.pdf

Planning History

Is there any planning history associated with the site ?

18/00637/OUT Development of land for Residential Purposes - Erection of a four storey detached Block comprising 12 two 2 Bedroom flats and 3 three Bedroom Flats.

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

N/A

Pre application scheduled (please state when)?

N/A

In either case - please provide details

N/A

Confidentiality

No

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

None

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

For any of the reasons selected above, please provide further details where available (particularly if other is selected):

N/A

Please provide details of how the above constraints can be overcome (continue on a separate sheet if necessary).

N/A

Housing Trajectory Years 1 to 5

2024 to 2025

0

2025 to 2026

0

2026 to 2027

0

2027 to 2028

0

2028 to 2029

0

Housing Trajectory Years 6 to 10

2029 to 2030

2030 to 2031
0

2031 to 2032
0

2033 to 2034
0

2032 to 2033
0

Housing Trajectory Year 11 to 15
2034 to 2035
0

2035 to 2036
0

2036 to 2037
0

2037 to 2038
0

2038 to 2039
0

Housing Trajectory - Longer Term
2039 to 2040
0

2040 to 2041
0

2041 to 2042
0

2042 to 2043

0

2043 to 2044

0

Reasons for Housing Trajectory Timescales

Five years is a reasonable time to expect housing to be delivered on a site of this size.

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

Housing (C3 Class)

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

Units Gross

Option 1: 52 units for flatted scheme. Option 2: 8 townhouses for

Units net

Option 1: 52 or Option 2: 8

Area Ha. Gross

0.103

Gross Dwelling per Ha

505 (max)

Area Ha. Net

N/A

Net Dwelling per Ha.

N/A

Number of units by tenure/dwelling types/mix

Flats

52 (Option 1)

Dwellings

8 (Option 2)

Bed spaces

Option 1: 10 x 1-bed, 34 x 2-bed, 7 x 3-bed and 1 x 4-bed. Option 2: 8 x 4-bed townhouses

Number of units by tenure/dwelling types/mix

Flats

N/A

Dwellings

N/A

Bed spaces

N/A

Number of units by tenure/dwelling types/mix

Flats

Unknown at this stage

Dwellings

Unknown at this stage

Beds spaces

Unknown at this stage

Number of units by tenure/dwelling types/mix

Flats

Unknown at this stage

Dwellings

Unknown at this stage

Beds spaces

Unknown at this stage

Number of units by tenure/dwelling types/mix

Flats

Unknown at this stage

Dwellings

Unknown at this stage

Bed spaces

Unknown at this stage

Number of units by tenure/dwelling types/mix**Flats**

Unknown at this stage

Dwellings

Unknown at this stage

Bed spaces

Unknown at this stage

Number of units by tenure/dwelling types/mix**Flats**

N/A

Dwellings

N/A

Bed spaces

N/A

Number of units by tenure/dwelling types/mix**Flats**

Unknown at this stage

Dwellings

Unknown at this stage

Bed spaces

Unknown at this stage

Number of units by tenure/dwelling types/mix**Establishments**

N/A

Bed spaces

N/A

Gypsy & Travellers and Traveller Showpeople

Number of Pitches

N/A

Number of sites

N/A

Gypsy & Travellers and Traveller Showpeople

Number of Plots

N/A

Number of Yards

N/A

Tourism, Culture or Leisure

Proposed use(s)

N/A

Greenfield Ha/Sqm

N/A

PDL Ha/Sqm

N/A

Biodiversity Net Gain

Ha/Sqm

Unknown at this stage

% Existing Grassland

Unknown at this stage

% Existing Hedgerow or treeline

Unknown at this stage

% Existing Watercourse (rivers and streams)

Unknown at this stage

% Created Grassland

Unknown at this stage

% Created Hedgerow or treeline

Unknown at this stage

% Created Watercourse (rivers and streams)

Unknown at this stage

Biodiversity Net Gain

Ha/Sqm

Unknown at this stage

% Existing Grassland

Unknown at this stage

% Created Grassland

Unknown at this stage

null

Unknown at this stage

% Created Hedgerow or treeline

Unknown at this stage

% Existing Watercourse (rivers and streams)

Unknown at this stage

% Created Watercourse (rivers and streams)

Unknown at this stage

If yes to either of the above - please provide sites area

Proposed site area Ha.

N/A

Site intended as a Habitat Land Bank?

No

Employment & Commercial Services

E (c) (iii) Services appropriate to provide in a commercial, business or service locality

Employment & Commercial Services - please provide gross figures and if available, net figures (i.e. gross gains minus losses)

Proposed Land Gross Ha (Required)

N/A

Proposed Floorspace Gross Sqm (Required)

N/A

Proposed Land Net Ha (Optional)

N/A

Proposed Floorspace Net Sqm (Optional)

N/A

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N/A

Proposed Floorspace Gross Sqm (Required)

N/A

Proposed Land Net Ha (Optional)

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Proposed Floorspace Gross Sqm (Required)

N/A

Proposed Land Net Ha (Optional)

N/A

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N/A

Proposed Floorspace Gross Sqm (Required)

N/A

Proposed Land Net Ha (Optional)

N/A

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N/A

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N/A

Proposed Floorspace Gross Sqm (Required)

N/A

Proposed Land Net Ha (Optional)

N/A

Proposed Floorspace Net Sqm (Optional)

N/A

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N/A

Proposed Floorspace Gross Sqm (Required)

N/A

Proposed Land Net Ha (Optional)

N/A

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Proposed Land Net Ha (Optional)

N/A

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N/A

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Proposed Floorspace Gross Sqm (Required)

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Proposed Land Net Ha (Optional)

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Proposed Floorspace Gross Sqm (Required)

N/A

Proposed Land Net Ha (Optional)

N/A

Proposed Floorspace Net Sqm (Optional)

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Proposed Land Gross Ha (Required)

N/A

Proposed Floorspace Gross Sqm (Required)

N/A

Proposed Land Net Ha (Optional)

N/A

Proposed Floorspace Net Sqm (Optional)

N/A

Employment Industrial and Warehousing - please provide gross figures and if available, net figures (i.e. gross gains minus losses)

Proposed Land Gross Ha (Required)

N/A

Proposed Floorspace Gross Sqm (Required)

N/A

Proposed Land Net Ha (Optional)

N/A

Proposed Floorspace Net Sqm (Optional)

N/A

Employment Industrial and Warehousing - please provide gross figures and if available, net figures (i.e. gross gains minus losses)

Proposed Land Gross Ha (Required)

N/A

Proposed Floorspace Gross Sqm (Required)

N/A

Proposed Land Net Ha (Optional)

N/A

Proposed Floorspace Net Sqm (Optional)

N/A

Leisure and other service

Proposed Land Gross Ha (Required)

N/A

Proposed Land Net Ha (Optional)

N/A

Number of Bedrooms (Optional)

N/A

Leisure and other service

Proposed Land Gross Ha (Required)

N/A

Proposed Land Net Ha (Optional)

N/A

Proposed floorspace Gross Sqm (Required)

N/A

Proposed floorspace Net Sqm (Optional)

N/A

Leisure and other service

Proposed Land Gross Ha (Required)

N/A

Proposed Land Net Ha (Optional)

N/A

Proposed floorspace Gross Sqm

N/A

Proposed floorspace Net Sqm

N/A

Mixed use

Proposed Gross Land Ha and % split

N/A

Proposed Gross floorspace Sqm and % split

N/A

Proposed Net Land Ha and % split

N/A

Proposed Net floorspace Sqm and % split

N/A

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

Flood Zone 2

CONSTRAINTS

Flood risk (liability of site to flooding)

Please State Mitigation Required

A very small area to the north-east of the site is in Flood Zone 2 and which can be omitted from the developable area.

ACHIEVABILITY

Is the total site freehold owned by a developer?

When could the site be developed?

Within 5 years?

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

Start

June 2029

Finish

June 2030

Are there any viability issues which could affect the development?

Don't know

If answered yes above, please give reasons

N/A

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

None?

If other above - please specify

N/A

DELIVERABILITY - Stage or activity dates

Year

2025

DELIVERABILITY - Stage or activity dates

Year

2026

DELIVERABILITY - Stage or activity dates

Year

2026

DELIVERABILITY - Stage or activity dates
Year
2026

DELIVERABILITY - Stage or activity dates
Year
2026

DELIVERABILITY - Stage or activity dates
Year
2026/2027

DELIVERABILITY - Stage or activity dates
Year
2027

DELIVERABILITY - Stage or activity dates
Year
2027

DELIVERABILITY - Stage or activity dates
Year
2027

DELIVERABILITY - Stage or activity dates
Year
2028

DELIVERABILITY - Stage or activity dates
Year
2029

DELIVERABILITY - Stage or activity dates

Year
2029

DELIVERABILITY - Stage or activity dates

Estimated

Estimated rate of development

N/A

Evidence of progress of development

No

Please provide details in support of any of above evidence

Intention is to develop the site. The above provides estimates of how long a site could take to deliver from start to finish.

ADDITIONAL COMMENTS

Employment & Commercial Services *
Class E Commercial Business & Services (a) – (g).

None of these apply but the forms required a box to be ticked in order to submit.

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