

Comments

Event: Call for Sites

Agent Name: Mr James Fitzpatrick

Agent Organisation: DLA Town Planning

Agent Position: Senior Planner

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:

Homes Counties Estates Ltd

Declaration - I/my client is:

Is sole owner of the site

Developer owner

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)

The Atrium, Park Street West, Luton LU1 3BE

Site Postcode (Required)

LU1 3BE

Whole site area Hectares (Ha) (Required)

0.5

Developable site Area (Ha) (Required)

0.5

Previously Developed Land? (Optional)

Yes

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

100% PDL, Class E and F

Existing trees or other landscape features (Optional)

Some existing boundary trees and vegetation

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)

1397F-RDT-ZZ-XX-DR-A-0001_P1.pdf

Planning History

Is there any planning history associated with the site ?

24/00845/FUL - Conversion and change of use of the portion of the building marked in the accompanying drawings from Offices (Class E) to Education and Training Centre (Class F1) and interior layout to include provision of lecture rooms.

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

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?

Leaseholds

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

5-10 year lease agreements of commercial/office space. Available for development once they expire.

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

Free for development once leases expire

Housing Trajectory Years 1 to 5

2024 to 2025

0

2025 to 2026

0

2027 to 2028

0

2026 to 2027

0

2028 to 2029

0

Housing Trajectory Years 6 to 10

2029 to 2030

0

2030 to 2031

0

2031 to 2032

0

2032 to 2033

0

2033 to 2034

0

Housing Trajectory Year 11 to 15

2034 to 2035

40

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

Allows for pre-application, securing planning permission, discharge of conditions, sale of site and construction.

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

Housing (C3 Class)

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

Units Gross

40

Area Ha. Gross

0.5

Gross Dwelling per Ha

80

Units net

40

Area Ha. Net

N/A

Net Dwelling per Ha.

N/A

Number of units by tenure/dwelling types/mix

Flats

20

Dwellings

20

Bed spaces

5 x 1-bed flats, 15 x 2-bed flats, 8 x 3-bed townhouses and 12 x 4-bed townhouses

Number of units by tenure/dwelling types/mix

Flats

Unknown at this stage

Dwellings

Unknown at this stage

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Unknown at this stage

Dwellings

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Dwellings

Unknown at this stage

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N/A

Dwellings

N/A

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Unknown at this stage

Dwellings

Unknown at this stage

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

N/A

Gypsy & Travellers and Traveller Showpeople

Number of Pitches

N/A

Gypsy & Travellers and Traveller Showpeople**Number of Plots**

N/A

Tourism, Culture or Leisure**Proposed use(s)**

N/A

Biodiversity Net Gain**Ha/Sqm**

Unknown at this stage

Biodiversity Net Gain**Ha/Sqm**

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

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N/A

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N/A

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

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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

Leisure and other service

Proposed Land Gross Ha (Required)

N/A

Leisure and other service

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N/A

Leisure and other service

Proposed Land Gross Ha (Required)

N/A

Mixed use

Proposed Gross Land Ha and % split

N/A

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

Other sources of flooding

CONSTRAINTS

Heritage assets (listed building, conservation area, archaeological sites)

Flood risk (liability of site to flooding)

Please State Mitigation Required

Listed buildings along Park Street West and Park Street. Development can improve the setting of these listed buildings through a well-designed and sensitive scheme and greater provision of soft landscaping. Development will avoid medium and high surface water flooding areas, which occupy a very small area of the site.

ACHIEVABILITY

Is the total site freehold owned by a developer?

Is the site subject to a lease? If so the duration of the lease?

When could the site be developed?

Within 11 - 15 years?

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

Start

2035

Finish

2036

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

N/A

DELIVERABILITY - Stage or activity dates

Year

2032/33

DELIVERABILITY - Stage or activity dates

Year

2032/33

DELIVERABILITY - Stage or activity dates

Year

2032/33

DELIVERABILITY - Stage or activity dates

Year

2033/34

DELIVERABILITY - Stage or activity dates

Year

2033/34

DELIVERABILITY - Stage or activity dates

Year

2034

DELIVERABILITY - Stage or activity dates

Year

2034

DELIVERABILITY - Stage or activity dates

Year

2034

DELIVERABILITY - Stage or activity dates

Year

2035

DELIVERABILITY - Stage or activity dates

Year

2035/36

DELIVERABILITY - Stage or activity dates

Year

2036

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, following end of lease agreements.

ADDITIONAL COMMENTS

Site can be development after the leases expire

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