

Ref: BS/NPL/Local Plan June 2025
12th June 2025

Planning Policy Team
Luton Borough Council
Town Hall
George Street
Luton
LU1 2BQ

Dear Planning Policy Team,

Luton Rising – Representations to the Luton Local Plan and Call for Sites

As a significant landowner and business in Luton, wholly owned by Luton Council but operating with an independently chaired Board, I am writing to reaffirm Luton Rising's support for the ongoing development of the Luton Local Plan and to provide our formal response to the recent Call for Sites.

At Luton Rising, we view the Local Plan process as a vital opportunity to shape the future of Luton in line with the Luton 2040 vision. We are committed to working collaboratively with the Council to ensure that the plan reflects the evolving needs of the town and its communities, while also enabling sustainable economic growth.

About Luton Rising

Luton Rising is a commercial company whose assets include London Luton Airport, the Luton DART (Direct Air-Rail Transit), and a substantial portfolio of wider properties. Our mission is to deliver community benefit by generating employment, supporting regeneration, and returning value to our shareholder, Luton Council.

London Luton Airport and Strategic Growth

Since the adoption of the current Local Plan in 2017, there have been significant developments, most notably the approval of a Development Consent Order (DCO) for the expansion of London Luton Airport. This expansion is central to our strategy for regional economic uplift and aligns with the airport's strategic location within the Oxford-Cambridge Growth Corridor.

We believe the Local Plan should reflect these changes and provide a flexible policy framework that supports the airport's continued contribution to economic growth. This includes enabling a broader range of uses on land associated with the airport to attract new businesses and services, thereby enhancing job creation and economic diversity.

Call for Sites Submission

In response to the Call for Sites specifically requested at this stage, we would welcome further conversations about our portfolio of non-airport sites, which we believe can play a significant role in supporting the ambitions of the Local Plan. We would like to draw attention to two material landholdings within this wider portfolio: Bartlett Square and Green Horizons Park, which both have significant development potential.

These sites (and our other non-airport landholdings) are strategically located in the broader area extending from the airport and then towards the town centre. We see substantial opportunity in thinking holistically about this overall area and strong strategic value in aligning land uses and development opportunities here, to drive inclusive growth and create higher-value employment. We have red line plans and other key information available for our principal sites to support your evaluation process, and we will follow up with further direct conversations to provide additional details.

Strategic Framework Opportunity

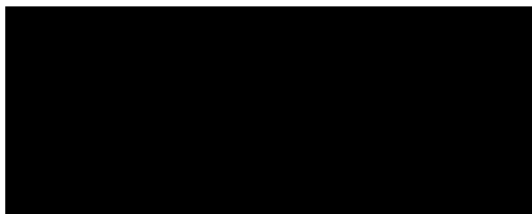
We have more recently been progressing our thinking from a strategic master planning perspective given the potential for place-making and economic development in this important and rapidly evolving area, centred on Luton Airport Parkway railway station and stretching towards both the airport and town centre. We have developed a number of ideas that we would welcome the opportunity to share with you and wider partners, including other landowners in this area. We believe there is real potential to collaborate in order to optimise outcomes across this part of Luton.

A coordinated planning approach that recognises the value of partnership could unlock significant benefits, and we are keen to explore how this could be taken forwards. We would welcome a discussion on how we might work together in a suitable format rapidly; we believe there is a clear opportunity to deliver impact at speed that remains aligned with the overall direction of the Local Plan.

Future Engagement

We look forward to engaging further with the Council as the Local Plan progresses and to discussing opportunities for more rapid strategic alignment. If you have any questions or would like to discuss our representations in more detail, please do not hesitate to get in touch.

Yours faithfully,



Nick Platts
Managing Director
Luton Rising