

Comments

Event: Call for Sites

Agent Name: Mr Joe Read

Agent Organisation: Optimis Consulting

Agent Position: Planning Consultant

Agent Email: [REDACTED]

Agent Address: [REDACTED]
[REDACTED]

Consultee Name: undefined Ishwinder Binning

Consultee Address: Land at Auction House Luton LU2 0AH

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

NA

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

Ishwinder Binning

Declaration - I/my client is:

Is sole owner of the site

Other - please specify

NA

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

Yes

Site Details

Site address/location (Required)

Land at Auction House, Crescent Road

Site Postcode (Required)

LU2 0AH

Whole site area Hectares (Ha) (Required)

1.3

Developable site Area (Ha) (Required)

1

Previously Developed Land? (Optional)

Yes

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

Currently in use as a car park for c. 170 parking spaces. A temporary permission currently exists on the site for parking associated with the airport. Other uses comprise various commercial and small-scale industrial

Greenfield land? (Optional)

No

Mix PDL/Greenfield? (Optional)

No

Existing trees or other landscape features (Optional)

Small amount of trees on site

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)

Site Location Plan - Land at Auction House, Luton.pdf

Planning History

Is there any planning history associated with the site ?

Yes

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

No

Pre application scheduled (please state when)?

No

In either case - please provide details

A recent permission for temporary use of the site as a meet and greet parking area associated with the airport. LPA Ref. 24/01428/TEMP

Confidentiality

Yes

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

Leaseholds

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

There are short term leases on the land

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

Temporary leases on site

Housing Trajectory Years 1 to 5

2024 to 2025

0

2025 to 2026

0

2028 to 2029

75

Housing Trajectory Years 6 to 10

2029 to 2030

75

2030 to 2031

75

2031 to 2032

75

2032 to 2033

0

2033 to 2034

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

The site has a short term temporary use and there are minimal technical constraints that require overcoming ahead of development beginning on site.

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

Housing (C3 Class)

Older people

Student Accommodation

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

Units Gross

150-300

Area Ha. Gross

1.3

Gross Dwelling per Ha

150-300

Units net

150-300

Area Ha. Net

1.0

Net Dwelling per Ha.

150-300

Number of units by tenure/dwelling types/mix

Flats

150-290

Dwellings

10

Site intended as a Habitat Land Bank?

No

Employment & Commercial Services

Class E (b) [Previously A2 Food & Drink; A3 Restaurants & Cafes]

Class E (c) (i) Financial Services

Class E (a) [Previously A1 Retail]

Class E (g) (i) Office

Please State Mitigation Required

None

ACHIEVABILITY

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

When could the site be developed?

Within 5 years?

Within 6 - 11 years?

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

Start

2027

Finish

2031

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?

DELIVERABILITY - Stage or activity dates

Year

2025

Month

October

DELIVERABILITY - Stage or activity dates

Year

2026

Month

October

DELIVERABILITY - Stage or activity dates

Year

2027

Month

March

DELIVERABILITY - Stage or activity dates

Year

2026-2027

Month

October

DELIVERABILITY - Stage or activity dates

Year

2027

Month

March

DELIVERABILITY - Stage or activity dates

Year

2028

DELIVERABILITY - Stage or activity dates

Year

2027

Month

December

DELIVERABILITY - Stage or activity dates

Year

2029

DELIVERABILITY - Stage or activity dates

Year

2030

DELIVERABILITY - Stage or activity dates

Estimated

Evidence of progress of development

No

Please provide details in support of any of above evidence

The site extends to approximately 1.3ha, which represents a sizeable brownfield opportunity within a central area of Luton. Luton Borough Council actively seeks higher density housing proposals within central and highly sustainable locations which suggests this site could achieve between 150-300 dwellings.

This is a housing-led opportunity that has the capacity to deliver a strong proportion of affordable homes, family-sized housing and other specialist housing types. There is similarly good opportunity to incorporate mixed-use elements including commercial uses, connected amenity spaces, and biodiversity enhancements.

The site has the ability to come forward quickly, following the conclusion of a short-term lease. There are limited barriers to prevent the site from being delivered within 3-5 years.

Luton's latest 5 Year Housing Land Supply Statement (October 2024) states that there is currently 3.36 years worth of supply, which is substantially below the 5-year target. There is therefore a recognised need for additional housing sites to come forward. The new Local Plan will seek to allocate sustainably located sites that can aid in addressing the continued shortfall. The current site represents a strong opportunity for housing and inclusion within the Plan.

The NPPF places significant importance on making effective use of land in meeting the need for homes. It states that strategic policies should set out clear aims for accommodating objectively assessed needs in a way that makes as much use as possible of previously developed or 'brownfield land'. Furthermore, substantial weight in the context of policies and decisions should be applied to sites and developments that utilise brownfield land unless substantial harm would be caused.

This site presents the opportunity for positive urban regeneration which supports continued town centre vitality and well-connected and integrated communities. As with the approved site on Crescent Road, this site is similarly able to promote walkable and low-carbon methods of transport and align with Luton's sustainability goals and the wider national strategies identified in the NPPF.

In summary this site represents a highly accessible location within a recognised sustainable location in Luton's town centre. It has excellent access to services and facilities and has the capacity to deliver strong contributions towards recognised housing need. It is a brownfield site that, with an absence of any significant technical constrain and other barrier to development, has the ability to be delivered quickly with the new Plan period.

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