

From: [REDACTED]
To: [LBC Local Plan](#)
Cc: [Owen, Kevin](#)
Subject: Subject: Urgent Local Green Space nomination — Raynham Way Recreation Ground
Date: 23 July 2026 16:16:12
Attachments: [IMG_5260.jpeg](#)

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Dear Planning Policy Team,

LOCAL GREEN SPACE NOMINATION

Raynham Way Recreation Ground, Luton

Please treat this email as my formal nomination, submitted before the consultation deadline, for Raynham Way Recreation Ground to be considered for designation as Local Green Space within the new Luton Local Plan.

My name: David Pettit

My address: [REDACTED]

Postcode: [REDACTED]
[REDACTED]

I confirm that I have reviewed and agree to the Planning Service privacy notice and consent to the council holding my personal details for the purpose of considering this nomination.

Location and description

The nominated land is the public green in front of Raynham Way Community Centre, 66 Eaton Green Road, Luton, LU2 9JE, commonly identified as Raynham Way Recreation Ground.

It is a clearly defined neighbourhood recreation ground containing open grass, mature trees and outdoor exercise equipment. It provides informal recreation, exercise, children's activity, walking, community meeting space, visual openness and relief from the surrounding residential development.

Existing council information has previously identified Raynham Way Recreation Ground as approximately 1.30 hectares of public open space of recreational value. The community centre itself describes the land in front of the building as a "large public green."

Planning permission and allocation

To the best of my knowledge, the land does not have planning permission for development and is not presently allocated for development. I ask the council to verify this from its own planning records.

Local character and defined boundaries

The recreation ground has readily identifiable boundaries formed by surrounding roads, housing, fencing, trees and the community-centre area. At approximately 1.30 hectares, it is local in scale and is not an extensive tract of land.

Proximity to the community

The green lies immediately within the residential community it serves. Homes overlook and surround it, and it can be reached on foot by residents without travelling outside the neighbourhood.

Particular local significance

The green has substantial recreational, environmental, visual and community value.

Its installed exercise equipment demonstrates an established recreational purpose. The open grassed area can support informal exercise, children's play, family activities, walking and community events. Mature trees and open ground provide environmental benefit and an important open outlook in a heavily developed urban area.

Any apparent reduction in use should not be interpreted as meaning that the green is unwanted or unnecessary.

Residents are experiencing persistent parking by vehicles believed, through repeated observation and local knowledge, to be left for extended airport-related stays. This parking obstructs convenient access, discourages families and residents from using the green and changes the character of the surrounding streets.

That is a parking-management problem capable of being addressed through appropriate highway restrictions. It must not be allowed to produce a self-fulfilling conclusion that the green is "unused" and therefore suitable for development.

The land remains a valuable and irreplaceable community asset.

Supporting evidence

I attach recent photographs showing:

1. the identification sign for Raynham Way Community Centre;
2. the open grassed recreation ground;
3. the exercise equipment;
4. the surrounding residential community; and
5. the scale of parking around its boundary.

A marked boundary plan is also attached. If the council requires a differently scaled Ordnance Survey plan or further technical information, please allow that supplementary information to be provided after this nomination has been registered.

Consultation awareness

Local residents appear to have had very limited awareness that the broader Regulation 20 Local Plan consultation included a time-limited opportunity to nominate neighbourhood land as Local Green Space.

Please confirm:

1. that this nomination was received before the deadline;
2. that it will be formally assessed;
3. its consultation reference number;
4. whether further mapping or evidence is required; and
5. what direct publicity was provided to households surrounding Raynham Way Recreation Ground.

Yours faithfully,

David Pettit

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