

Comments

Event: Call for Sites (May 2026)

Agent Name: Mr Joe Read

Agent Organisation: Optimis Consulting

Agent Position: Planning Associate

Agent Email: [REDACTED]

Agent Address: [REDACTED]
[REDACTED]

Consultee Organisation: Optimis Consulting

Consultee Address: [REDACTED]
[REDACTED]

Consultation point: Call for Sites May_2026

Please review the Privacy Notice and tick that you agree to it in order for us to publish your site information and legally hold your contact/personal details privately which won't be published (Required).

Yes

Would you like to be notified of future updates on planning policy matters, including a new Local plan for Luton?

Yes

Table 1: 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

Table 2: Declaration - I/my client is:

Is sole owner of the site

Other - please specify

NA

Table 3: Does the owner (or other owners) support your proposals for the site?

Yes

Table 4: Site Details

Site address/location (Required)

Land at 36-38 Crescent Road, Luton

Site Postcode (Required)

LU2 0AH

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)

S19-016-SLP001 Site Location Plan.pdf

Table 5: Planning History

Is there any planning history associated with the site ?

Yes

Specifically, an existing permission?

Yes for 90 dwellings (21/00731/FUL)

Table 6: Confidentiality

No

Table 7: Availability - please tick all ownership or legal constraints that may affect the development of the site

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):

There are some short-term informal leaseholds currently on the site. These are not barriers to delivery.

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

See attached supporting information.

Table 8: Housing Trajectory Years 1 to 5

2025 to 2026

0

2026 to 2027

0

2027 to 2028
0

2028 to 2029
0

2029 to 2030
50

Table 9: Housing Trajectory Years 6 to 10
2030 to 2031
50

2031 to 2032
0

2032 to 2033
0

2033 to 2034
0

2034 to 2035
0

Table 10: Housing Trajectory Year 11 to 15
2035 to 2036
0

2036 to 2037
0

2037 to 2038
0

2038 to 2039
0

2039 to 2040
0

Table 11: Housing Trajectory - Longer Term
2040 to 2041
0

2041 to 2042
0

2042 to 2043
0

2043 to 2044
0

2044 to 2045
0

Reasons for Housing Trajectory Timescales

See attached supporting document. The principle of residential development for a large quantum of housing is established on this site through recent planning permission. Significant work has already been undertaken to understand the constraints, technical requirements and through a detailed residential planning strategy.

Table 12: Market, affordable and special needs (please tick/select all that apply) (Optional).
Housing (C3 Class)

Table 13: Potential capacity/density (number of dwelling units/density = density) where known:
Units net
90-100

Site intended as a Habitat Land Bank?
No

Table 18a: Renewable Energy
Heat pump (air/ground etc.)

19 (a-f): Employment & Commercial Services
Class E (a) [Previously A1 Retail/Shops]

Please State Mitigation Required

No significant technical constraint. See attached supporting document.

Table 33: Achievability

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

Is the site currently being marketed?

Table 34: Achievability - when could the site be developed?

Within 5 years?

Within 6 - 11 years?

Table 35: From start to finish?

Start

2029

Finish

2031

Are there any viability issues which could affect the development?

Don't know

If answered yes above, please give reasons

Work has been undertaken through the previous planning application - see attached.

If other above - please specify

NA

Table 37 (a): Deliverability - Key planning stages/development activity?

Year

2026

Table 37 (c): Deliverability - Key planning stages/development activity?

Year

2027

Table 37 (f): Deliverability - Key planning stages/development activity?

Year

2028

Table 37 (g): Deliverability - Key planning stages/development activity?

Year
2028

Table 37 (i): Deliverability - Key planning stages/development activity?

Year
2028

Table 37 (j): Deliverability - Key planning stages/development activity?

Year
2029

Table 37 (k): Deliverability - Key planning stages/development activity?

Year
2030

Table 37 (l): Deliverability - Key planning stages/development activity?

Year
2031

Table 38: Deliverability – known or estimated?

Estimated

Table 39: Evidence of progress?

Yes
Signed S.106 Agreement?

Please provide details in support of any of above evidence

See attached document and refer to planning application 21/00731/FUL

ADDITIONAL COMMENTS

Attached.

Table 40: Site access permission?

Yes