

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

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?

NA

Has the site been promoted previously? Provide details please

Yes, previously submitted through a call for sites consultation in June 2025. Reference CFS202512

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 Auction House, Crescent Road

Site Postcode (Required)

LU2 0AH

OS based map or sketch (hard copy or .pdf) and site edged red (blue for ownership)? (Required if no shapefile layer)

Attached

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 number 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

Table 5: Planning History

Is there any planning history associated with the site ?

Yes

Specifically, an existing permission?

Yes

An application refused or lost on appeal?

No

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

No

Or pre application scheduled if so, 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

Table 6: Confidentiality

No

Table 7: 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).

See attached supporting document

Table 8: Housing Trajectory Years 1 to 5

2025 to 2026

0

2026 to 2027
0

2027 to 2028
0

2028 to 2029
0

Table 9: Housing Trajectory Years 6 to 10
2030 to 2031
75

2031 to 2032
75

2032 to 2033
150

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

The site is available and under the control of a single landowner, subject to an existing temporary permission and short term lease arrangements ending. These factors would not prejudice the site's redevelopment potential.

The site is largely unconstrained from a technical perspective and represents a sustainable brownfield redevelopment opportunity within the urban area. Notwithstanding this, delivery will require progression through the local plan process, preparation and determination of a planning application, discharge of planning conditions and the construction phase.

On this basis, the site is considered to be capable of delivering between 175-200 dwellings during years 6-10 of the plan period, with initial completions potentially in the early part of that period. This site represents a realistic and significant source of medium-term housing supply and would make an important contribution towards meeting Luton's identified housing needs.

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

Housing (C3 Class)

Older people

Student Accommodation

Residential Institutions (C2 Class)

Plots for Custom/Self-build

Housing C3 Extra Care/Sheltered

Site intended as a Habitat Land Bank?

No

19 (a-f): Employment & Commercial Services

Class E (a) [Previously A1 Retail/Shops]

Table 33: Achievability

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

Are there any current uses which need to be relocated?

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

Within 6 - 11 years?

Table 35: From start to finish?

Start

2031

Finish

2033

Are there any viability issues which could affect the development?

Don't know

Table 36: Constraints affect on achievability/timing of development?

None?

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

Year

2028

Month

January

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

Year

2028

Month

September

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

Year

2029

Month
January

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

Year
2029

Month
September

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

Year
2030

Month
January

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

Year
2030

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

Year
2031

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

Year
2032

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

Year
2033

Table 38: Deliverability – known or estimated?

Estimated

Table 39: Evidence of progress?

No

Please provide details in support of any of above evidence

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ADDITIONAL COMMENTS

See attached.

Table 40: Site access permission?

Not known at this time