

Briefing Note



Examination of Luton Local Plan 2011-2031: Stage 2 Hearing Statements

2020 Developments (Luton) Ltd (on behalf of Luton Town Football Club)

Matter 6: meeting objectively assessed need for housing – the housing capacity of Luton and the housing requirement

**Question 72: Has the updated 2016 SHLAA considered
'omission/alternative sites' advocated by representors and, if so,
what conclusions were reached? Should any of the sites be
regarded as contributing to Luton's supply of housing?**

- 1.1. This Hearing Statements have been prepared on behalf of 2020 Developments (Luton) Ltd (on behalf of Luton Town Football Club) in respect of the Stage 2 Examination hearings into the Luton Local Plan 2011-2031.
- 1.2. We write in response to Central Bedfordshire's suggestion that part of Land South of Stockwood Park strategic allocation should be promoted for housing.
- 1.3. At this stage, 2020 Developments (Luton) Ltd (on behalf of Luton Town Football Club), the owner of this site, does not have any intentions to promote this site for housing. As is well documented, the Club is currently promoting this site, through this Local Plan and a live planning application being considered by Luton Borough Council, for a high-quality, mixed use

gateway redevelopment scheme comprising office, hotel, leisure and retail uses.

- 1.4. There is no evidence currently available that confirms the suitability of this site to provide housing. Indeed, the Sustainability Appraisal of the Luton Local Plan (prepared by Urban Edge Environmental Consulting in March 2016) (Submission Document SUB 004A) notes that residents would be exposed to air and noise pollution and this is identified as a negative compared to alternatives.
- 1.5. Significant justification and supporting evidence has been provided in the form of the planning application submitted to Luton Borough Council, confirming its suitability for a mix of uses including offices, a hotel, leisure and retail. The Club is of the view that this mixed-use scheme is, at this time, the only scheme that can be credibly considered to be deliverable and viable. This scheme will also facilitate development of a new stadium for the Club at Power Court.
- 1.6. Given the Club's ownership of the site, and lack of evidence of the suitability of the site for housing there is no justification to support Central Bedfordshire's suggestion that it should be promoted for housing.

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