

# Infrastructure funding statement

1 April 2024 to 31 March 2025

Version: 1.0

Last updated: November 2025

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# 1. Introduction

1.1 Local authorities are required to produce an infrastructure funding statement (IFS) on an annual basis as a result of changes to government legislation as required by the [Community Infrastructure Levy \(Amendment\) \(England\) \(No.2\) 2019](#).

1.2 The purpose of the IFS is to provide an overview of developer contributions that have been agreed, received, allocated or spent over the latest financial period.

1.3 We do not operate a community infrastructure levy (CIL). Therefore, this statement will only set out income and expenditure relating to section 106 (S106) agreements over the 2024-25 financial year, providing a summary of:

- obligations and processes
- agreements made – contributions that have been agreed under a S106 planning agreement
- contributions received – financial and non-financial contributions that we've paid and receive
- funds allocated – financial contributions that have been allocated towards an infrastructure project but have not yet been spent
- funds spent – contributions that have been spent on the agreed infrastructure and monitoring.

1.4 The information included in this report will be updated annually and published on our website. This will ensure the most up to date information is readily available to members of the public and other interested parties. including:

- the amount of developer contributions received from new developments
- where these monies have been spent

1.5 The report does not include information on the infrastructure delivered on site as part of new developments in the borough.

1.6 The data reported within this document is the most robust and accurate available at the time of publication. However, it represents estimates at a given time and can be subject to change. It is possible that not all the planning approvals with S106 agreements attached to them will be implemented, therefore S106 financial contributions will not be collected in that instance.

Additionally, the requirements for S106 obligations can be subject to change and in the case of outline planning permission, these are often dependant on the approval of subsequent reserved matters applications.

## Section 106 planning obligations

1.7 Under section 106 of the Town and Country Planning Act 1990. a local planning authority (LPA) can seek obligations, both physically on-site and contributions for off-site, when it is considered that a development will have negative impacts that cannot be dealt with through conditions in the planning permission.

S106 (also known as 'planning obligations' or 'developer contributions') is a legal charge on land that aims to mitigate the impact of a development proposal.

1.8 Planning applications submitted to us are assessed on a case-by-case basis. The requirements of S106 will vary according to the size, impact and nature of the proposed development to ensure that the proposal delivers a positive contribution to the local area.

1.9 Planning obligations can take the form of financial or in-kind contributions towards a range of infrastructure and supporting services within the borough.

In some cases, it can be a combination of both on-site provision and off-site financial contributions. Within Luton Council, S106 agreements are used to secure benefits relating to:

- affordable housing
- transport facilities
- open space and play facilities
- education
- libraries
- museums
- economic development
- public art
- monitoring of S106 agreements

1.10 Planning regulations outline the tests that should be used to ensure that S106 obligations are applied effectively. The tests are:

- necessary to make the proposed development acceptable in planning terms
- directly relate to the proposed development
- fairly and reasonably related in scale and kind to the developments

## Process for agreeing S106 obligations

1.11 Our requirements for S106 planning obligations are set out in the [planning obligations supplementary planning document](#) (SPD) (2007) which is the most recently adopted guidance.

1.12 Once the S106 agreement has been signed, it is an obligation but will only be released if the planning permission:

- is implemented
- reaches the trigger point for payment such as commencement or prior to occupation

When the planning permission is granted, the S106 obligation is registered as a land charge which stays with the land, obligating any future owners until the terms are met.

1.13 The SPD notes that all development is likely to impact upon the demand for local facilities and infrastructure to some extent, but the majority of smaller proposals may not warrant major infrastructure investment.

However, due to the cumulative impact of smaller developments, we will aim to negotiate a contribution from all developments that are likely to drive demand.

1.14 The level of contributions:

- will be based on standard charges for various facilities, as recommended by the government
- are derived from anticipated overall costs of provision and, where appropriate, maintenance of facilities

For larger scale developments, we may negotiate additional contributions specific to that project.

1.15 Additionally, we may require in-kind obligations, where the developer builds or directly provides infrastructure or services. For example, the provision of affordable homes, highways improvements and open spaces.

## Monitoring fees

1.16 The [Community Infrastructure Levy \(Amendment\)\(England\)\(No.2\) Regulations 2019](#) allows local authorities to charge a monitoring fee through section 106 planning obligations to cover the cost of monitoring and reporting on delivery of obligations.

1.17 The regulations state that, provided they are proportionate and reflect the actual cost of monitoring fees, can be either a:

- fixed percentage to the total value of the S106 agreement
- a fixed monetary amount per agreement

Guidance was published on our website to outline the process for collecting monitoring fees. [See Development Management Committee report on S106 monitoring fees](#)

1.18 We're required to report on monitoring fees within the IFS each year.

1.19 Since the introduction of the First Homes scheme, we collect additional monitoring fees to oversee and monitor restrictive covenants as part of this process.

## 2. S106 contributions summary

### Summary of S106 funds

2.1 This section provides a summary of funds held, received, and spent in the 2024 to 2025 financial year. At the end this financial period, we held £4,440,864.78 in S106 funds to be spent or allocated.

This includes funds received over 2024 to 2025 and any funds held (yet to be spent) from previous years.

2.2 A total of £1,016,669.12 has been received from planning obligations and £723,947.57 was spent within the 2024 to 2025 financial year.

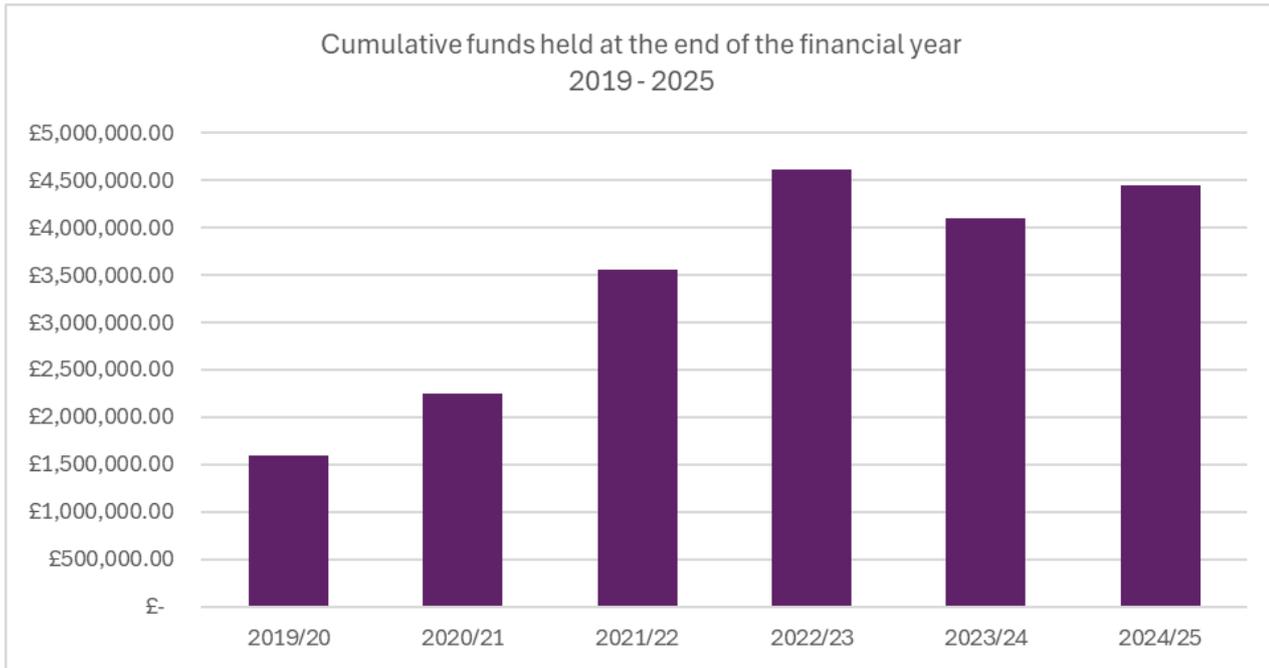
### Funds held by each council department

2.3 Funds that we hold represent the total amount retained under each infrastructure area, not just for the current financial year but also accrued from earlier years.

This includes funds such as those that have not yet been allocated to a project under the specific infrastructure area or if the infrastructure project hasn't come forward yet to create the spend.

- Education: £3,779,136.22
- Highways: £56,107.60
- Waste: £49,595.02
- Open space: £343,587.97
- Museums: £21,771.61
- Libraries: £0
- Car Club: £113,291.85
- Monitoring: £77,341.51
- Affordable Housing: £0
- Other: £0
- **Total: £4,440,864.78**

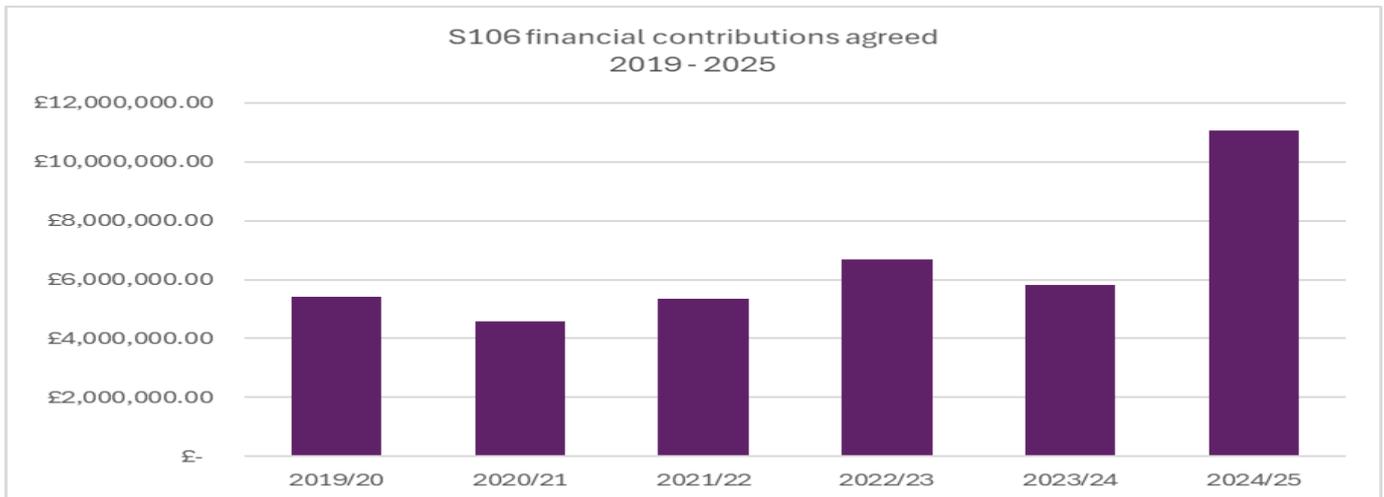
Figure 1: S106 funds that we held from 2019 to 2025



### 3. S106 agreements (2024 to 2025)

3.1 In the 2024 to 2025 reporting period, fifteen S106 agreements were made with a total amount of £11,061,505.08 identified for collection. The contributions that come from these agreements will be paid to us by the developer once development has commenced on site or when a particular development milestone has been met (in accordance with the S106 agreements).

Developments with S106 agreements signed in 2024/25 and that require contributions over £500,000 include:



- 187-189 Waller Avenue, Luton LU4 9RS (planning ref. 22/00990/FUL): total S106 contribution of £1,760,000.00 (affordable housing subject to viability review)
- Bute Street Shoppers Car Park, Church Street, Luton (planning ref. 24/00157/FUL): total S106 contribution of £7,603,149.38 (subject to viability review)

3.2 [Table A1 in appendix 1](#) provides a full breakdown of all S106 agreements signed over the 2024/25 financial period. These agreements and other documents relating to each planning application can be viewed online on [Luton’s planning application search page](#).

3.3 The list below outlines the financial contributions that have been agreed through signed S106 agreements for 2024/25 for each council department. A number of these S106 agreements will be subject to a viability review, therefore it is possible that some of these contributions will differ on development viability grounds when the assessment takes place.

These details are set out in the agreement. The amount detailed below is the amount of S106 funds agreed at the time of writing this report. Similar to the previous year, it is evident that affordable housing and education are likely to be in receipt of the largest S106 contributions.

## S106 financial contributions agreed in 2024 to 2025

- Waste: £62,011.08
- Highways: £23,000
- Open Space/Parks: £39,878
- Education: £4,449,221.38
- Libraries: £4,837
- Museums: £77,485
- Monitoring: £125,000
- Affordable housing (monetary contribution): £5,933,072.62
- Sustainable Transport: £402,000
- Other: £5,000 (Ecology)
- **Total: £11,061,505.08**

## Figure 2: S106 funds contributions agreed 2019 to 2025

### Non-monetary obligations secured

3.4 During the 2024 to 25 financial year, the following non-monetary contributions were agreed under S106 agreements:

- requirement for 6 affordable dwellings on site, agreed under planning application 20/00706/FUL Land at Former Leagrave Service Station, High Street, Leagrave, Luton
- requirement for 20% affordable housing on site, agreed under planning application 23/00092/FUL 43-45 Guildford Street, Luton, LU1 2NQ
- requirement for 20% affordable housing on site, agreed under planning application 23/00205/FUL 25-27 Brunswick Street, Luton, LU2 0HF
- requirement for 20% affordable housing on site, agreed under planning application 23/00564/FUL 80-88 Collingdon Street, Luton, LU1 1RX
- requirement for 6 affordable dwellings on site, agreed under planning application 23/00598/FUL 70 New Bedford Road, Luton, LU3 1BS
- requirement for 9 affordable dwellings on site, agreed under planning application 24/00071/FUL 4 Union Street, Luton, LU1 3AN
- requirement for 20% affordable housing on site, agreed under planning application 24/00460/SECMOD Barnfield College, Bramingham Business Park, Enterprise Way, Luton, LU3 4BU

3.5 Employment, skills, procurement, and training strategy seeks to advertise, recruit and train local people in construction and operation jobs, as well as procure local goods and services

saved under various Luton planning references as listed below by planning application reference and address.

### Employment, skills, procurement, and training strategy required under S106 agreements

- **20/00646/FUL:** Courtyard By Marriott, London Luton Airport, Airport Way, Luton, LU2 9LF
- **20/00706/FUL:** Land At Former Leagrave Service Station, High Street, Leagrave, Luton
- **22/00026/FUL:** I B C Vehicles Ltd, Kimpton Road, Luton, LU2 0JX
- **22/00990/FUL:** 87-189 Waller Avenue, Luton, LU4 9RS
- **24/00071/FUL:** 4 Union Street, Luton, LU1 3AN
- **24/00157/FUL:** Bute Street Shoppers Car Park, Church Street, Luton
- **22/00400/FUL:** 1-9 York Street, Luton, LU2 0EZ
- **23/00092/FUL:** 43-45 Guildford Street & 61-65 Cheapside, Luton, LU1 2NQ
- **23/00598/FUL:** 70 New Bedford Road, Luton, LU3 1BS
- **23/00564/FUL:** 80-88 Collingdon Street, Luton, LU1 1RX
- **23/01376/FUL:** Land East Of Aldi And B&Q At Laporte Retail Park, Dallow Road, Luton

## 4. S106 contributions received

4.1 Six applications attributed to a total of £855,669.12 received in S106 financial contributions in the 2024 to 2025 monitoring period, as shown in the table below.

### Summary of S106 receipts 2024 to 2025

1. **20/00386/FUL:** 106 Bedford Road, LU2 7PD  
£39,572.00 received for affordable housing
2. **18/01833/FUL (24/00786/MMAMD):** Former Travis Perkins Site, Dallow Road, LU1 1SR
  - a. £155,850 received for affordable housing
  - b. £150,655 received for education
  - c. £10,416 received for waste
3. **21/00878/FUL:** Limbury Mead Service Station, 333 Icknield Way, LU3 2JR  
£147,095.00 received for education
4. **21/00702/FUL:** 144 - 148 Marsh Road, Luton LU3 2NL
  - a. £12,288.96 received for education
  - b. £3,427.20 received for Car Club
5. **22/00058/FUL:** 7 North Street, Luton LU2 7QD  
£2,505.04 received for highways
6. **19/00651/MMAMD:** Land Adjacent to Caddington Road and Newlands Road, Luton LU1 4LB
  - a. £169,433.90 received for affordable housing
  - b. £152,173.34 received for education
  - c. £8,713.76 received for open space
  - d. £3,538.92 received for museums

## S106 monitoring fees

4.2 In addition to the receipts above, £161,000 was received in S106 monitoring fees in the 2024 to 2025 financial year, as outlined below.

- **18/01833/FUL (24/00786/MMAMD):** Land at former Travis Perkins Site, Dallow Road, LU1 1SR - £11,000
- **20/00646/FUL:** Courtyard By Marriott London Luton Airport, Airport Way Luton LU2 9LF - £5,000

- **21/00031/VARCON:** London Luton Airport, Airport Way Luton - £70,000
- **21/01798/FUL:** 18 Stuart Street, Luton LU1 2SL - £5,000
- **22/00026/FUL:** IBC Vehicles Ltd. Kimpton Road, Luton LU2 0JX - £5,000
- **22/00400/FUL:** 1 - 9 York Street, Luton LU2 0EZ - £10,000
- **22/00990/FUL:** 187-189 Waller Avenue, Luton LU4 9RS - £10,000
- **23/00092/FUL:** 43-45 Guilford Street & 61-65 Cheapside, Luton LU1 2NQ - £10,000
- **23/00654/FUL:** 80-88 Collingdon Street, Luton LU1 1RX - £10,000
- **24/00071/FUL:** 4 Union Street, Luton LU1 3AN - £10,000
- **24/00782/FUL:** Waulud Primary School, Wauluds Bank Drive, Luton LU3 3LZ - £5,000
- **24/00157/FUL:** Bute Street Shoppers Car Park, Church Street Luton - £10,000

## S106 funds received in 2024/25 broken down by council department

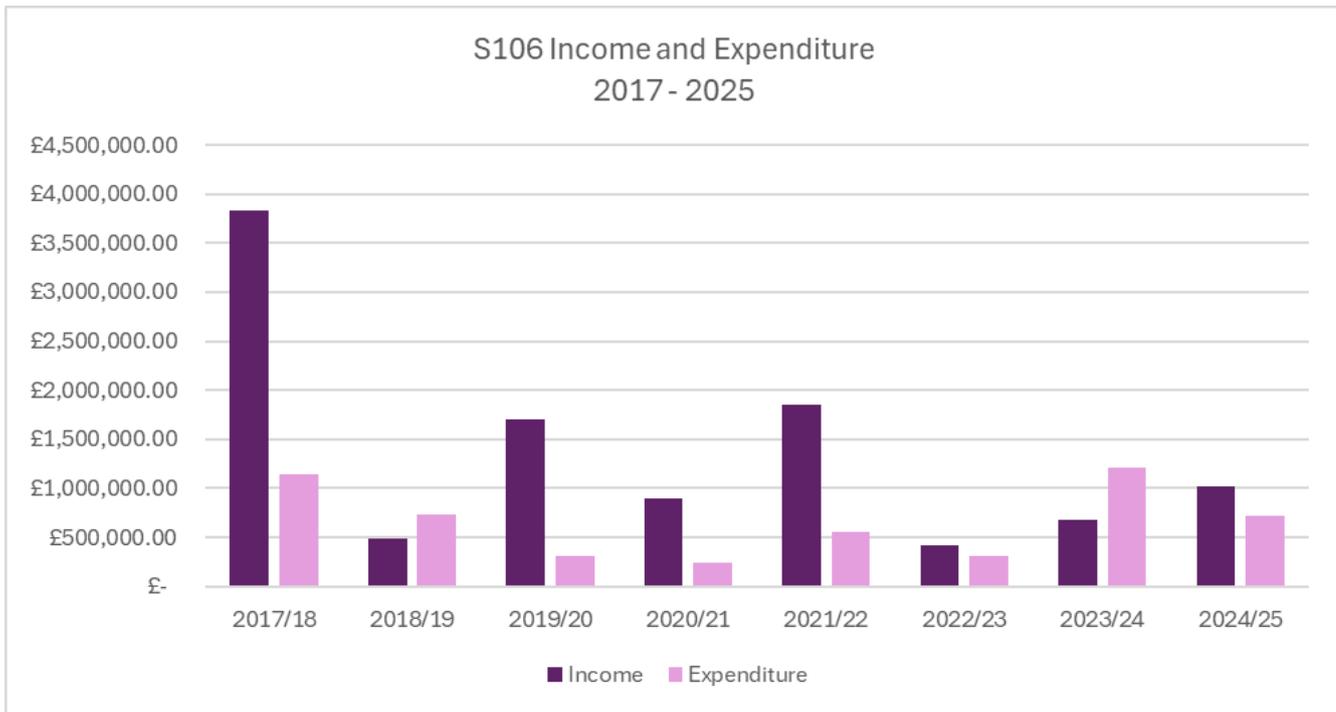
- Highways: £ 2,505.04
- Education: £ 462,212.30
- Affordable Housing: £ 364,855.90
- Open Space: £8,713.76
- Museums: £ 3,538.92
- Waste: £ 10,416.00
- Car Club: £ 3,427.20
- Monitoring: £ 161,000
- **Total: £ 1,016,669.12**

4.3 The breakdown by category below shows that education and affordable housing were in receipt of the largest contributions.

4.1 Figure 3 shows income and expenditure since 2017. Money collected as income is not necessarily spent in year, as there is often a time-lag in terms of the infrastructure project commencing.

There may also be occasions where we need to forward-pay for infrastructure to be delivered as income is received on S106 agreements based on triggers, such as the development commencement or completion but timing of infrastructure may not necessarily align. Money that isn't spent in year will therefore be held in council funds until it is required ([as outlined in section 2](#)).

Year	Funds received in year	Funds spent in year
2017-18	£3,824,745.00	£1,136,642.15
2018-19	£485,673.00	£734,888.36
2019-20	£1,702,876.21	£307,615.79
2020-21	£903,002.44	£242,510.00
2021-22	£1,853,025.20	£550,163.80
2022-23	£423,748.77	£306,311.58
2023-24	£685,419.71	£1,210,695.44
<b>2024-25</b>	<b>£ 1,016,669.12</b>	<b>£723,947.57</b>



## 5. S106 spend in 2024 to 2025

5.1 Over the 2024-25 monitoring period, a total of £723,947.57 was spent on committed projects. The table below provides a breakdown of S106 expenditure over the 2024-25 financial year across each service area. Education and affordable housing accounted for the largest proportion of expenditure.

Infrastructure provision	Planning application reference	S106 amount	Details
Education	18/01793/FUL Land at 40-58 Collingdon Street	£55,758	School's contribution (Hillborough Junior School)
	18/01793/FUL Land at 40-58 Collingdon Street	£30,024	School's contribution (Woodland's Secondary School)
Affordable Housing	21/01296/FUL Land 48-56 John Street	£402,906.17	Refunded to developer
Highways	07/01825/FUL	£6,410	TBC
Highways	14/01225/FUL	£13,682.80	TBC
Waste	13/00280/OUT Former Vauxhall Motors Site (Napier Park)	£17,232.63	Provision of waste disposal equipment or facilities in connection with the development
Museum	10/00448/FUL Land Adj 4 Hill Close	£77.44	Provision/ improvement of public museum facilities
	15/01600/FUL Former Sherd Lodge, Sherd Close	£1,941.09	Provision/ improvement of public museum facilities (Wardown Park)
	10/01304/FUL Land adj. to 33 Anstee Road	£127.49	Provision/ improvement of public museum facilities

	07/01423/FUL 8 Sarum Road, Luton	£1,368.96	Provision/ improvement of public museum facilities
Open Space	11/00211/FUL 45-52 Park Street, Luton	£450.00	Provision or improvement of public open space
	13/01641/FUL Land rear of Birchen Grove	£4,558.72	Wardown Lake Trash Screen.
	22/00141/FUL Land East of Aldi & BBQ at Laporte Retail Park, Dallow Road	£5,181.53	Compensate and off-set the loss of ecology

## Total S106 expenditure over 2024/25

- Education: £83,148.56
- Affordable Housing: £402,906.17
- Highways: £20,092.80
- Waste: £17,233.63
- Museums: £3,514.98
- Open Space: £10,190.25
- Monitoring: £186,861.18
- **Total: £723,947.57**

## 6. S106 balances

6.1. S106 funds are deemed to be 'allocated' where:

- there is a specific project they will be used for
- it has been assigned to a specific council department or purpose to fulfil this

For example, open space contributions are often required to be used towards enhancing or improving a defined area of space. Where funds are deemed to be 'unallocated', the S106 agreement they relate to often require the money to be spent in a certain way or contribute towards a specific project.

This could be that funds have to be used on infrastructure within the vicinity of the development or within the Luton Council area.

6.2 As a result of the income and expenditure set out in sections 4 and 5, the S106 balance at the end of the 2024-25 financial period was **£4,440,864.78**. Specific plans are in place to spend these funds as agreed in each S106 agreement, in line with the specified purpose for each contribution.

## 7. Conclusion

7.1 The IFS has provided an overview of the current financial and non-financial contributions secured through recent S106 agreements, as well as funding that we currently hold and spend in the coming financial period.

7.2 The data has highlighted that there has been an increase in the amount of S106 contributions received and the spend has also increased significantly compared to the last financial year.

7.3 The funds generated from S106 agreements make a valuable contribution to securing infrastructure and services for local communities within Luton.

7.4 We will work with internal service areas and other stakeholders to ensure that S106 funds which have not yet been spent are used effectively to maximise benefits for local communities.

7.5 We will also work to continually improve the systems under which planning obligations operate, including the collection, monitoring and spend of funds. Steps are being undertaken to further develop this process. Each reporting year the summary list below will provide an overview of key figures.

## Key figures 2024-25

- Total amount agreed: £ 11,061,505.08
- Total amount received: £ 1,016,669.12
- Total amount spent: £723,947.57
- Total balance: £ 4,440,864.78

# Appendix 1: S106 Agreements 2024 to 2025

Application number	Site address	Development proposal	S106 funds expected
20/00646/FUL	Courtyard By Marriott, London Luton Airport, Airport Way, Luton, LU2 9LF	Erection of an eight-storey hotel comprising 171 bedrooms with associated guest amenities, including fitness centre and rooftop bar.	£5,000 Monitoring Fees
20/00706/FUL	Land At Former Leagrave Service Station, High Street, Leagrave, Luton	Erection of a four storey building comprising 40 flats and three commercial units (Class E) together with associated car parking and amenity space.	£127,111 Education  £2,438 Museums  6 Affordable Dwellings on site (2x3 bed & 4x2 bed)  £10,000 Monitoring Fees
21/01798/FUL	18 Stuart Street, LU1 2SL	Conversion and change of use of office to a 4 bed HMO. (Retrospective application).	£5,000 Monitoring Fees
22/00026/FUL	I B C Vehicles Ltd, Kimpton Road, Luton, LU2 0JX	Demolition of existing building, installation of new surfacing for car parking and installation of a pre-delivery inspection facility with enclosure fencing.	£5,000 Monitoring Fees
22/00400/FUL	1 - 9 York Street, Luton LU2 0EZ	Erection of two 4 to 5 storey residential block comprising 57 flats with associated paths, fences, landscaping, walls, refuse and cycle storage after demolition and change of use of existing commercial buildings.	£10,000 Monitoring Fees  <i>The following are subject to viability review:</i>  £50,000 Affordable Housing  £19,000 Sustainable Transport
22/00990/FUL	187-189 Waller Avenue, Luton, LU4 9RS	Erection of 342 dwellings and 1,655 sq.m of employment/commercial space (Use Class E), together with associated car parking and ancillary spaces on the former Cawleys Waste and Resource Management Site.	£1,499,180 Education  £18,022.88 Waste  £63,100 Sustainable Transport £10,000 Monitoring Fees  £169,697.12 Affordable Housing (subject to viability)

23/00092/FUL	43-45 Guildford Street & 61-65 Cheapside, Luton LU1 2NQ	Erection of a 4 storey building to provide 16 residential units (Use Class C3) with associated landscaping and accessible car parking.	<p>£10,000 Monitoring Fees</p> <p><i>The following are subject to viability review:</i></p> <p>£23,000 Transport/Highway</p> <p>£79,846.20 Education</p> <p>20% Affordable Housing on site</p>
23/00205/FUL	25 – 27 Brunswick Street, Luton, LU2 0HF	Demolition of existing buildings and redevelopment to provide a mixed use residential development with flexible commercial unit, cycle parking, refuse, plant and associated landscaping	<p>£10,000 Monitoring Fees</p> <p>£47,600 Sustainable Transport</p> <p>£9,853 Museums</p> <p><i>The following are subject to viability review:</i></p> <p>£363,997.62 Education (Primary £264,398 / Secondary £99,599.62)</p> <p>20% Affordable Housing on site</p>
23/00564/FUL	80 - 88 Collingdon Street, Luton LU1 1RX	Conversion & change of use from office to residential with erection of two additional storeys and external alterations including balconies/terraces and fenestration to create 16 flats.	<p>£10,000 Monitoring Fees</p> <p><i>The following are subject to viability review:</i></p> <p>20% Affordable Housing on site</p> <p>£57,777 Education (Primary £41,968 / Secondary £15,809)</p> <p>Waste £611.52</p> <p>Museums £1,347</p>

23/00598/FUL	70 New Bedford Road, Luton LU3 1BS	Erection of three residential blocks providing 50 residential units with associated amenity space, parking, and landscaping after demolition of existing buildings.	<p>£239,950 Education (Primary £159,966 / Secondary £79,984)</p> <p>6 Affordable Dwellings on site (2x2 bed &amp; 4x3 bed)</p> <p>£4,837 Libraries</p> <p>£3,909 Museums</p> <p>£1,914 Waste</p> <p>£9,878 Open Space</p> <p>£17,500 Sustainable Transport</p> <p>£10,000 Monitoring Fees</p>
23/01376/FUL	Land East Of Aldi And B&Q At Laporte Retail Park Dallow Road Luton	Development of land for open storage use (Class B8) together with associated access, car parking, landscaping and boundary treatment	<p>£5,000 Ecology</p> <p>£5,000 Monitoring Fees</p>
24/00071/FUL	4 Union Street, Luton, LU1 3AN	Redevelopment to provide 45 apartments in two blocks comprising 36 two-bedroom and 9 one-bedroom apartments with new access onto Holly Street, car parking, amenity areas and associated works after demolition of existing offices and cash and carry warehouse.	<p>£207,999 Education</p> <p>£2,844 Museums</p> <p>£1,662 Waste</p> <p>£7,700 Sustainable Transport</p> <p>9 Affordable Dwellings on site (7x2 bed &amp; 2x1 bed)</p> <p>£10,000 Monitoring Fees</p>

24/00157/FUL	Bute Street Shoppers Car Park, Church Street, Luton	Proposed mixed use development, comprising of residential units, multi-purpose music and community space, food court, commercial space, retail space, cycle hub, associated soft and hard landscaping, public realm improvements, access, sub stations and other associated infrastructure.	<p>£10,000 Monitoring Fees</p> <p>£1,738,979.56 Education (Primary £1,231,891.00 / Secondary £507,088.56)</p> <p>£22,094 Museums</p> <p>£16,500.32 Waste</p> <p>£5,713,375.50 Affordable Housing</p> <p>£102,200 Sustainable Transport (Subject to Viability Review - any Viability Contributions 'shall be put towards the Contributions in accordance with the Council's priorities at that time')</p>
24/00460/SECMOD <i>*Variation of S106 on 23/00985/MMAMD</i>	Barnfield College, Bramingham Business Park, Enterprise Way, Luton, LU3 4BU	Outline application for the erection of up to 119 residential dwellings following the demolition of the existing college campus with all matters reserved except for access. No. 23/00985/MMAMD dated 9th January 2024.	20% Affordable Housing on site
24/00558/MMAMD (variation agreement to 22/00195/FUL & 23/01249/MMAMD)	Land Opposite Whitbread House, Flowers Way, Luton	Development of the vacant site to provide residential units (Class C3) and flexible commercial floorspace (Class E/F) provision at ground floor level, with associated landscaping and amenity space, car and cycle parking, refuse storage, access and works.	<p>£76,838 Education</p> <p>£20,843.36 Waste</p> <p>£144,900 Sustainable Transport</p> <p>The following are subject to Viability Review:</p> <p>Any further surplus to Education and £35,000 Museums (maximum)</p>

24/00782/FUL	Waulud Primary School, Wauluds Bank Drive, Luton LU3 3LZ	Erection of 5 four bedroom terraced dwellinghouses with amenity space, car parking and associated works	£30,000 Open Space - Parks £5,000 Monitoring Fees
24/00786/MMAMD (variation agreement to 23/01025/SECMOD)	Former Travis Perkins Site, Dallow Road, Luton, LU1 1SR	Construction of 186 residential units with 126 car parking spaces and 276 secure cycle spaces including a new road connection at Dallow. Minor material amendment of planning permission 18/01833/FUL dated 14th July 2020. (various amendments)	£10,000 Monitoring Fees