

Welcome: update on the East of Luton planning applications

Welcome and thank you for attending this event. These boards provide an update on the planning applications for the East of Luton development.

The Strategic Masterplan for East of Luton was approved and adopted by North Hertfordshire District Council earlier this year. As such, The Crown Estate and Bloor Homes have now submitted amendments to their two respective existing outline planning applications, to reflect the Strategic Masterplan (references 16/02014/1 and 17/00830/1). There are also two related full planning applications for the two access junctions to the south of the site (references 22/02904/FP and 22/02905/FP).

North Hertfordshire District Council will carry out their own consultation on the latest plans shortly, and before making any decisions on the applications.

At that stage, feedback about the applications must be provided to North Hertfordshire District Council directly.

For any other queries about the project, please write to our team at the email address **eastofluton@camargue.uk**, or call **0800 915 2494**



OUR VISION FOR THE SITE

Illustrations are for illustrative purposes only



Community space



Woodland neighbourhood



Active travel priority

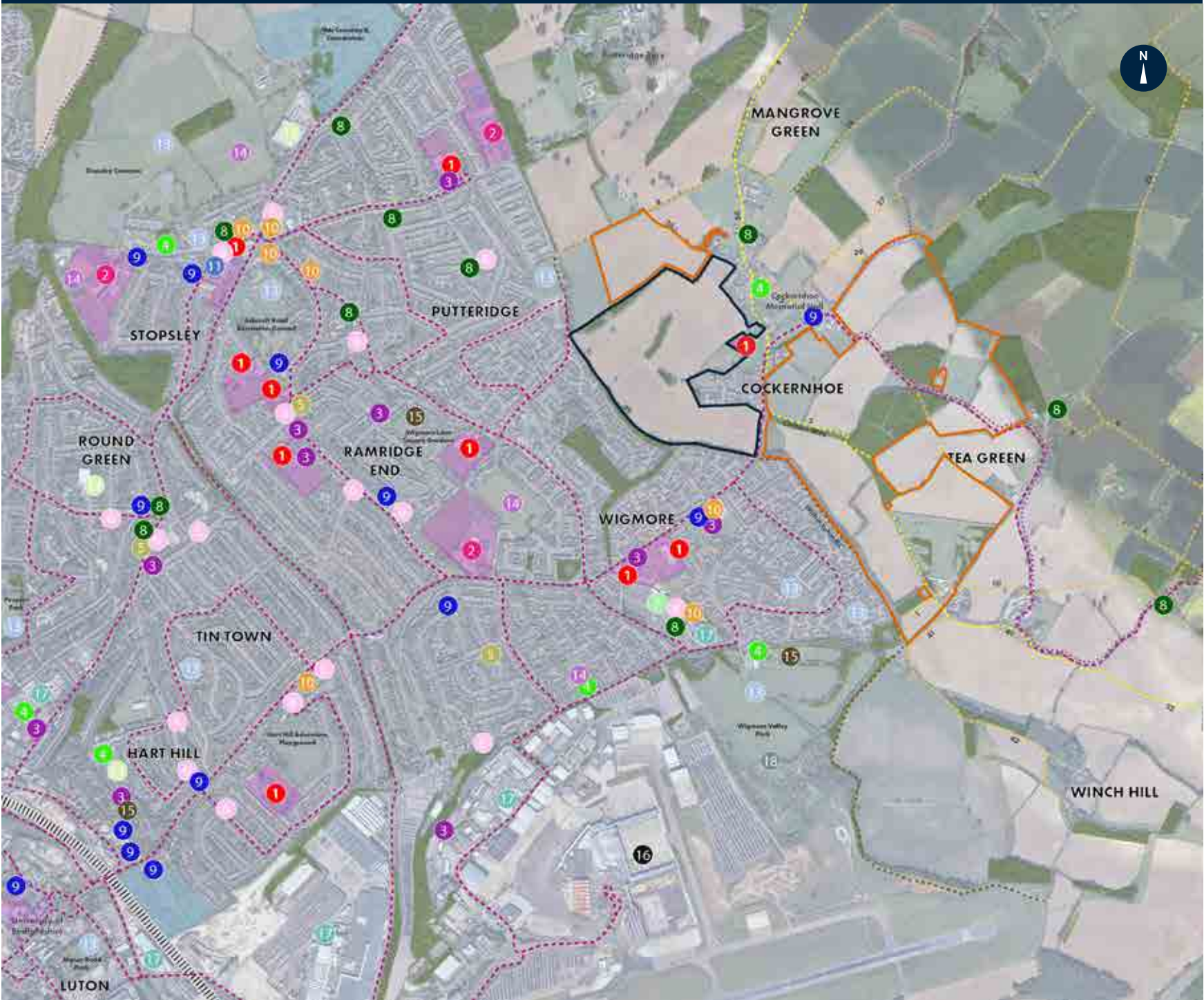


Site context

The East of Luton site is allocated as a new neighbourhood in the North Hertfordshire Local Plan.

Many elements of the scheme are set out in the Local Plan itself, including the need to deliver approximately 2,100 new homes, of which 40% will be affordable, as well as education facilities, measurable net gain in biodiversity, open space and recreational facilities and a network of public green spaces.

Our ambitions for the scheme go beyond this, informed by public feedback, for example our desire to make provision for health services on the site, and a new multi-functional green corridor to the west of Cockernhoe and Mangrove Green to act as a buffer between new and existing properties.



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<div><div></div>Bloor Homes</div> <div><div></div>Crown Estates</div> <div><div></div>Chiltern Way</div> <div><div></div>Public Right of Way - Footpath</div> <div><div></div>Public Right of Way - Bridleway</div> <div><div></div>Existing Cycle Route</div> <div><div></div>Bus Routes</div> <div><div></div>Area of Woodland</div>	<div><div></div>Education Facilities</div> <div><div></div>Cemetery</div> <div><div></div>Public Park or Garden</div> <div><div>1</div>Primary School</div> <div><div>2</div>Secondary School</div> <div><div>3</div>Nursery School</div> <div><div>4</div>Community Centre</div> <div><div>5</div>Post Office</div>	<div><div>6</div>Local Shop</div> <div><div>7</div>Supermarket</div> <div><div>8</div>Pubs/Restaurants</div> <div><div>9</div>Place of Worship</div> <div><div>10</div>Medical Facilities</div> <div><div>11</div>Library</div> <div><div>12</div>Leisure Centre</div> <div><div>13</div>Parks/Gardens</div>	<div><div>14</div>Sports Pitches</div> <div><div>15</div>Allotments</div> <div><div>16</div>Luton Airport</div> <div><div>17</div>Employment/Industry</div> <div><div>18</div>New Century Park (Proposed employment area)</div>
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Refining the plans through consultation:

Feedback from the public was vital in revising the Strategic Masterplan.

This includes the ongoing contributions of Offley (with Cockernhoe) Parish Council, and its East of Luton sub-committee.

The consultation feedback was considered prior to the adoption of the Strategic Masterplan,

and has been factored into the amendments to these outline planning applications. Full details are available in the Statement of the Community Involvement (SCI) on our website.



COMMUNITY FEEDBACK AND OUR RESPONSE

Key themes (You said)	Consideration and latest updates (We did)
Housing <ul style="list-style-type: none">You had an opposition to the principle of new housingPreference for a mix of housing types	<ul style="list-style-type: none">The site is allocated in the Local Plan, which requires the delivery of approximately 2,100 new homes.We will deliver a mix of housing types, sizes and styles to meet the needs of different residents.
Local amenities <ul style="list-style-type: none">You asked for a new GP serviceDesire for other new healthcare facilities such as a dentist surgery	<ul style="list-style-type: none">The local centre will be designed to enable uses such as a GP surgery.Bloor Homes and The Crown Estate are in active conversations with MP Alistair Strathern and the local Integrated Care Board to explore options for GP services.
Education <ul style="list-style-type: none">You asked for new schools to be built early in the processYou were concerned about the impact on existing schools and oversubscription	<ul style="list-style-type: none">We will provide two primary school sites and one secondary school site (four forms of entry each), plus a potential pre-school provision.A primary school site is expected to be made available early in the development to accommodate new residents as they arrive.
Transport <ul style="list-style-type: none">You were concerned about the number of new cars and impact on the road network	<ul style="list-style-type: none">We're incorporating active travel and public transport plans, including a high-frequency bus service and new pedestrian/cycle routes on the site and in the wider area.Localised road improvements for safety reasons will also be made at Luton Road and Chalk Hill.Assessments show that the impact of the new development on the local road network will be accommodated.
Landscape and Biodiversity <ul style="list-style-type: none">You wanted to see biodiversity net gain deliveredPreference for a green buffer between new and existing development	<ul style="list-style-type: none">The scheme is expected to deliver a measurable biodiversity net gain across the allocation.We have introduced a new multifunctional green corridor/ buffer between the proposed new development and the existing edges of Cockernhoe and Mangrove Green.We're introducing advanced planting on the scheme, which is due to begin in late Autumn 2025. This will bring early biodiversity benefits that will grow with the development.
Flooding and drainage <ul style="list-style-type: none">You had concerns about potential increased risk of flooding and strain on local drainage	<ul style="list-style-type: none">Our plans will manage local drainage and minimise the chance of flooding.Our drainage strategy is based on sustainable urban drainage methods, such as new ponds across the site.



The Strategic Masterplan and outline applications

The Strategic Masterplan, approved by North Hertfordshire District Council on 15 January this year, provides a framework for the latest updates to the submitted outline planning applications and associated access applications.

The applications have all now been submitted for approval by North Hertfordshire District Council.

- A

Up to **660 new homes** on The Crown Estate site and up to **1,400 new homes** on the Bloor Homes site, 40% of which will be classed as affordable, with a mix of housing types and tenures.

B

A **strategic, multifunctional green corridor**, acting as a buffer between existing and new development, as well as high-quality, accessible, public space.

C

A new **accessible green space** framed with high quality building frontage and the existing Slipe Spring wood, and featuring a community landmark building.

D

Blue infrastructure – a detailed drainage strategy and plans to address existing surface water flood risk issues, with attenuation ponds. and swales.

E

A **two-form entry primary school** near Mangrove Green with provision for a pre-school, and playing fields forming an additional buffer for existing residents.

F

A second **two-form entry primary school** to the south of the site.

G

A **secondary school** with four forms of entry, along with associated infrastructure and sports facilities.

H

New sports pitches to the north-west of the site, with parking and changing facilities.

I

A **local centre** with shops and amenities, as well as provision for healthcare services such as a GP surgery.

J

Managing local woodland – as well as biodiversity enhancement in Brickkiln and Stubbocks woods.
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- Illustrations are for illustrative purposes only
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- East of Luton Strategic Masterplan**
as endorsed by North Hertfordshire District Council in January 2025
Full plan available on page 11 of the Strategic Masterplan document downloadable from our website
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