

Strategic Housing Land Availability Assessment

November 2019

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1. Introduction

What is a Strategic Housing Land Availability Assessment?

The National Planning Policy Framework (NPPF), published February 2019, requires Luton Council to:

'...have a clear understanding of the land available in their area through the preparation of a strategic housing land availability assessment...' (paragraph 67)

and

'...identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies...' (paragraph 73)

For plan-making purposes, this strategic housing land availability assessment (SHLAA) meets the requirements of paragraph 67 of the NPPF to identify a supply of:

- 'a) specific, deliverable sites for years one to five of the plan period; and
- b) specific, developable sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15 of the plan.'

National planning practice guidance (NPPG) on land availability assessments can be accessed on-line¹. This report applies the guidance as it was on 23 October 2019. The guidance advises that the primary role of the SHLAA is to:

- identify sites and broad locations with potential for development;
- assess their development potential;
- assess their suitability for development and the likelihood of development coming forward (the availability and achievability).¹²

It is not the role or purpose of the SHLAA to make judgements as to what strategy should be adopted and it does not allocate land for housing. Any sites without planning permission that have been identified in the SHLAA will need to be subject to the planning process for housing development to be allowed.

Context and Study Area

The NPPG states that the geographical area to be covered should be the plan-making area³. This assessment covers the administrative area of Luton Council.

Further Information

If you would like to discuss this report, please telephone 01582 547090 or send an email to LocalPlan@luton.gov.uk

¹ [National planning guidance on housing and economic land availability assessment](#)

² Housing and economic land availability assessment, Paragraph 001, Reference ID 3-001-20190722

³ Housing and economic land availability assessment, Paragraph 006, Reference ID 3-006-20190722

2. Recent Housing Development Profile

By examining the profile of housing development it is possible to identify some key characteristics and challenges relating to housing delivery in Luton.

Completions by Location

Table 2.1 Net Dwelling Completions by Location, 01 April 2011 to 31 March 2019

Year	Central Area and 300m Buffer	Strategic Sites	Rest of Luton	Total
2011/2012	179	-12	323	490
2012/2013	130	7	214	351
2013/2014	31	-2	118	147
2014/2015	286	15	114	415
2015/2016	204	79	341	624
2016/2017	567	57	174	798
2017/2018	549	121	203	873
2018/2019	188	195	244	627
Total	2,134	460	1,731	4,325

In total, 49% of new dwellings have been delivered in the central area, 11% in strategic sites and 40% throughout the rest of Luton.

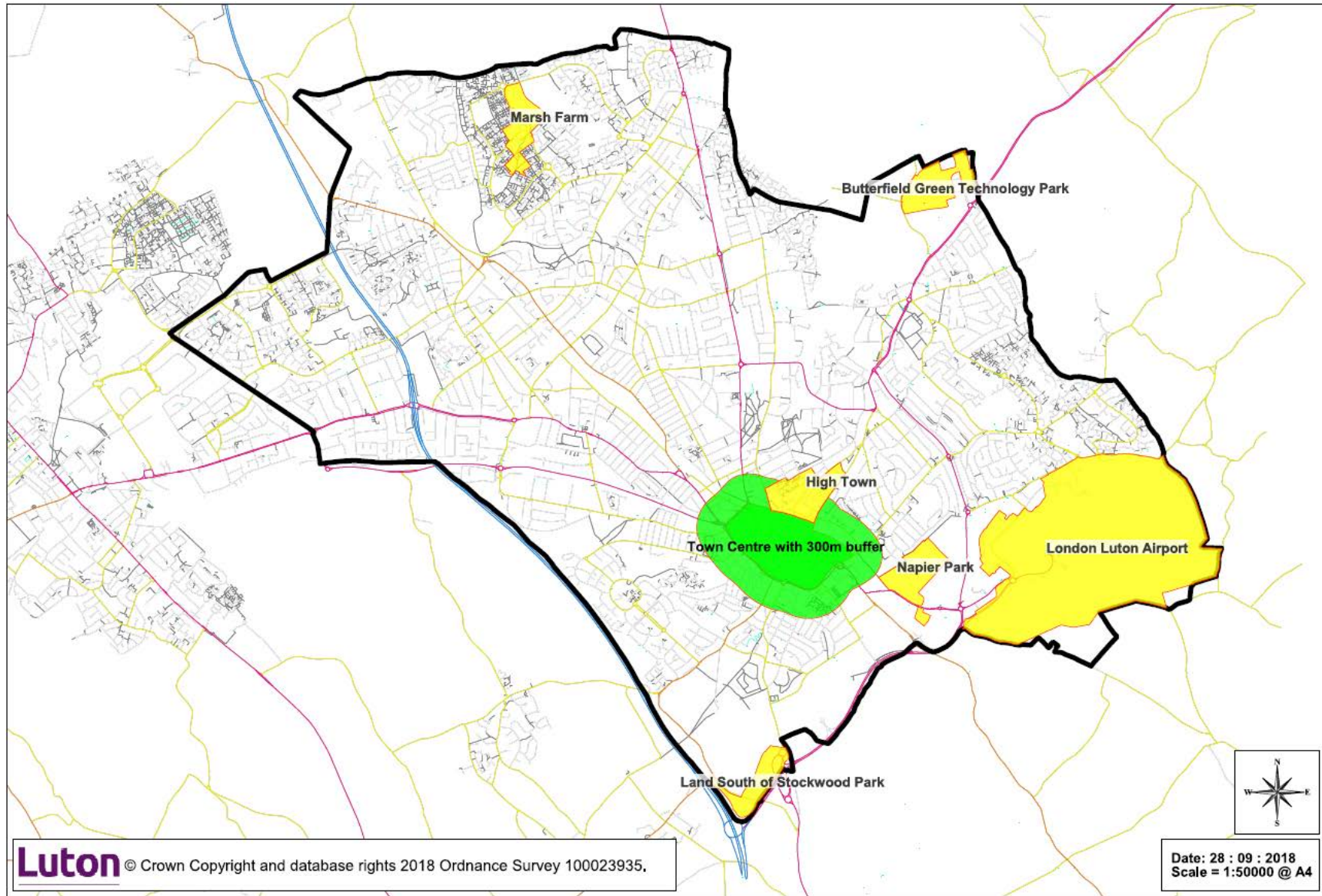
Between 2016 and 2018, a much higher proportion of development took place in the central area, predominantly resulting from the conversion of offices to residential accommodation under permitted development rights and the provision of student accommodation.

In 2018/19, a higher proportion of development took place in strategic sites. This reflects the start of development at Napier Park and the continuing regeneration of Marsh Farm and High Town.

Also of significance is that 2018/19 saw a decline in total delivery, following four years of consecutive increases. This reflects a reduction in numbers of office-to-residential conversions and new student accommodation.

The following page describes the location of strategic sites and the extent of the town centre with 300m buffer. Note that the central area and 300m buffer includes strategic sites within the town centre but excludes the High Town strategic site.

Strategic allocations and town centre with buffer



Development Sites by Size

Table 2.2 Number of Completed Permissions by Gross Number of Homes, 01 April 2011 – 31 March 2019

Total #Dwellings in Scheme	Central Area and 300m Buffer	Strategic Sites	Rest of Luton	Total
1-10 dwellings	113	27	220	360
11-24 dwellings	29	5	22	56
25-49 dwellings	10	3	8	21
50-99 dwellings	6	5	7	18
100+ dwellings	4	0	3	7
Total	162	40	260	462

In total, 78% of development schemes involved the construction of 10 dwellings or fewer. This pattern of development is likely to continue due to the built-up nature of Luton.

Previously Developed Land

Table 2.3 Percentage of New Dwellings on Previously Developed Land, 01 April 2011 – 31 March 2019

Year	Central Area and 300m Buffer (%)	Strategic Sites (%)	Rest of Luton (%)	Total (%)
2011/2012	100	N/A	69.3	79.8
2012/2013	100	100	28.9	56.7
2013/2014	100	N/A	67.8	74.1
2014/2015	100	100	50.0	86.3
2015/2016	100	100	19.0	55.8
2016/2017	100	100	90.8	98.0
2017/2018	99.6	99.2	91.6	97.7
2018/2019	100	100	62	85

The majority of development on greenfield sites between 2011 and 2016 was the result of the 'New Homes for Luton' scheme, which used open spaces to provide affordable housing. 2015/16 saw the completion of the final site. Following this, the percentage of development on previously developed land has now returned to levels seen under the previous local plan.

During 2018/19 there was an increase in development on greenfield sites. This was largely driven by historic permissions from the 1950's being built-out at Felstead Way and Clinton Avenue and also development on a wildlife site at Turnpike Drive.

Other than in exceptional circumstances, the built-up nature of Luton and limited supply of open spaces results in a high proportion of development occurring on previously developed land.

Density

Table 2.4 Gross Dwelling Density (Dwellings per Hectare), 01 April 2011 - 31 March 2019

Year	% completions less than 30dph	% completions between 30dph and 50dph	% completions over 50dph
2011/2012	0.5	26.8	72.7
2012/2013	0.5	15.9	83.5
2013/2014	6.5	41.6	51.9
2014/2015	1.0	11.7	87.4
2015/2016	1.1	32.5	66.3
2016/2017	0.7	7.7	91.6
2017/2018	3.9	5.7	90.5
2018/2019	7.1	8.1	84.9

The data between 2011 and 2016 show a significant percentage of development taking place between 30 and 50 dwellings per hectare (dph). This is largely an effect of the completion of large greenfield sites (particularly the New Homes for Luton programme and development at Birchen Grove allotments). Now that those schemes have completed, the vast majority of development occurs above 50dph.

The recent increase in lower density developments in 2018/19 relates to the development of greenfield sites (previously discussed). The development of the western side of Napier Park is slightly under 50dph, which will influence future statistics as this site is built-out over the coming years.

Due to the built-up nature of Luton and limited supply of open spaces, it is likely that the majority of development will continue to be delivered above 50dph.

Bedroom Size

Table 2.5 Net Dwellings by Number of Bedrooms, 01 April 2011 – 31 March 2019

Year	1 bed	2 bed	3 bed	4+ bed	Unknown	Total
2011/2012	212	138	58	119	-37	490
2012/2013	133	136	35	50	-3	351
2013/2014	77	32	24	10	4	147
2014/2015	202	123	43	17	30	415
2015/2016	278	234	62	51	-1	624
2016/2017	566	169	50	53	-40	798
2017/2018	571	251	22	33	-4	873
2018/2019	268	202	89	69	-1	627
Total	2,307	1,285	383	402	-52	4,325

Development activity continues to be concentrated on the provision of smaller properties, reflecting the delivery of flatted accommodation. Activity to convert offices to residential accommodation under permitted development rights and the provision of apartments and smaller properties when delivering larger schemes on previously developed land has meant this trend has been maintained in-line with the increase in overall completions.

Most of the 4+bed units delivered are clusters of student rooms or houses in multiple occupation. In 2018/19, the majority of 4+bed homes came from the lower density, greenfield development noted earlier in this report.

3. Method

Updating the Previous Assessment

This SHLAA is the latest in a series of housing land availability reports, each of which has built-on and updated information from the preceding report. Sites from the previous SHLAA (December 2018) were re-assessed, based on the latest knowledge from:

- Senior planning officers and project managers at Luton Council
- Contact with applicants, land owners and agents
- Visits to sites with current planning permission
- Review of recent planning applications

New sites were also assessed following identification through:

- Senior planning officers and project managers at Luton Council
- Contact with applicants, land owners and agents
- Review of planning applications approved between April 2018 and March 2019
- Review of council committee agendas regarding public land disposals

This review does not include information on the development status of sites after March 2019. This allows the SHLAA to inform (and be consistent with) housing monitoring and trajectory reports covering the 2018/19 financial year. Development status post-March 2019 will be reported through the next SHLAA update.

Minimum Site Size and Housing Yield

Identifying and appraising every potential, residential development site would require an excessive amount of resources. For an appropriate level of robustness, the SHLAA focuses on sites that are able to deliver at least 5 dwellings. This is in line with national planning practice guidance, which states:

'...It may be appropriate to consider all sites and broad locations capable of delivering five or more dwellings.'⁴

Where there is no other information available, a site size threshold of 0.1 hectares is applied, equating to 5 homes at a density of 50 dwellings per hectare. As shown in table 2.4, it is reasonable to assume that such densities will be achieved.

This basic density assumption is superseded by more considered, technical evidence where available. Such sources of information include the:

- Review of town centre office/ business premises for alternative re-use (Peter Brett, May 2013)
- Employment land review (NLP, March 2013)
- High Town Masterplan (LBC, September 2016)

Higher density assumptions (75 dwellings per hectare) are employed in locations within 300 metres of town centres. This reflects policy LLP15 of the Luton Local Plan 2011-2031, which encourages higher densities near these areas.

⁴ Housing and economic land availability assessment, Paragraph 009, Reference ID 3-009-20190722

Information from planning applications and other statements of development intent (e.g. through 'call for sites' exercises) generally supersedes assumptions on housing yield where this is considered reasonable.

For student and older people's housing, national planning practice guidance states that:

' All student accommodation, whether it consists of communal halls of residence or self-contained dwellings, and whether or not it is on campus, can in principle count towards contributing to an authority's housing land supply based on:

- the amount of accommodation that new student housing releases in the wider housing market (by allowing existing properties to return to general residential use); and / or
- the extent to which it allows general market housing to remain in such use, rather than being converted for use as student accommodation.

This will need to be applied to both communal establishments and to multi bedroom self-contained student flats. Several units of purpose-built student accommodation may be needed to replace a house which may have accommodated several students.

Authorities will need to base their calculations on the average number of students living in student only accommodation, using the published census data, and take steps to avoid double-counting. The exception to this approach is studio flats designed for students, graduates or young professionals, which can be counted on a one for one basis. A studio flat is a one-room apartment with kitchen facilities and a separate bathroom that fully functions as an independent dwelling.⁵

Local planning authorities will need to count housing provided for older people, including residential institutions in Use Class C2, as part of their housing land supply. This contribution is based on the amount of accommodation released in the housing market...⁶

For Luton, the average number of students living in student only households is 2.5. The average number of adults living in households is 2.

It is noted that the above guidance only applies to the calculation of new dwellings for housing forecasts. Alternative methods apply to student and older person dwellings for the purposes of calculating housing completions.

Site Surveys and the use of Building Control Records

For each site with extant planning permission, annual surveys are undertaken to identify the progress of development. For this report, surveys were undertaken during summer 2019.

If a site has been substantially prepared (cleared, site notices up, activity ongoing), this is counted as a start. Sometimes sites are cleared and then stall. These are tracked over time and sites that have stalled for a few years may be excluded from the immediate 5-year land supply until such time as development re-commences or new information is obtained from relevant parties.

Completions are recorded in-line with government advice relating to housing flow reconciliation. Residential units are generally considered complete when a building becomes habitable. During site survey, the degree to which a

⁵ Paragraph: 034 Reference ID: 68-034-20190722

⁶ Paragraph: 035 Reference ID: 68-035-20190722

building is habitable is based on evidence of internal fittings such as kitchens and bathrooms. New houses should look like they can be moved into immediately.

Building control records are a useful source of information, particularly where there is uncertainty as to whether a development has started or completed. They can also indicate any issues during construction that may impact on delivery timings. Relevant information is reflected in the assessment but exact details are not recorded due to the confidential nature of building control data.

Assessment Criteria

Having identified the sites to be considered in the study, a spreadsheet is employed to ensure a consistent assessment across all sites. This accords with guidance and includes specific criteria to assess suitability, availability and achievability.

Suitability

The main factors underlying the assessment of suitability for housing include:

- Policy restrictions (is residential development constrained by local or national policy?);
- Physical restrictions (is there a feature of the land, such as access or pollution, that constrains residential development?);
- Potential adverse impacts (could residential development result in adverse effects, including effects on landscape and conservation?); and
- Environmental/ amenity conditions (could future/ existing residents be faced with an oppressive environment?)

Sites that have received planning permission or are allocated for housing through the local plan are generally considered to be suitable.

Much of the land within Luton is suitable for residential development. The majority of sites assessed as being unsuitable are those within areas of discordant land uses (e.g. within existing employment estates), at locations of poor air quality (e.g. next to the motorway) or on areas of open space (including Green Belt land). Development of residential uses in these locations would generally be in conflict with local planning policies.

Unsuitable sites might become suitable in the future but only when realistic proposals have been identified/ agreed to address the policy concerns. For example, there might be an agreement to provide open space elsewhere in the town that would meet the policy requirements for the residential re-development of existing open space.

Availability

National planning practice guidance advises that:

‘A site can be considered available for development, when, on the best information available (confirmed by the call for sites and information from land owners and legal searches where appropriate), there is confidence that there are no legal or ownership impediments to development. For example, land controlled by a developer or landowner who has expressed an intention to develop may be considered available...⁷¹

Sites that have extant planning permission are generally considered to be available unless there is evidence to suggest otherwise.

⁷¹ Housing and economic land availability assessment, Paragraph 019, Reference ID 3-019-20190722

Where sites are not currently available, the assessment considers whether they are likely to become available in the foreseeable future.

Achievability

National planning practice guidance advises that:

'A site is considered achievable for development where there is a reasonable prospect that the particular type of development will be developed on the site at a particular point in time. This is essentially a judgement about the economic viability of a site, and the capacity of the developer to complete and let or sell the development over a certain period.'⁸

Preparing a detailed valuation of every site is not reasonable given the number of sites within the SHLAA. Where site-specific information is not available, a view is taken that is based on the local knowledge of planning officers.

Sites that have extant planning permission are generally considered to be achievable unless there is evidence to suggest otherwise.

Where the development of a site is not currently viable, the assessment considers whether it is likely to become achievable in the foreseeable future.

Chapter 6 of the SHLAA provides an overview on the current status of the housing market and risks to delivery.

Assessment Conclusion

Taking all the information into account, each site is allocated an overall classification: deliverable, developable, suitable or unsuitable. These classifications are based on the following logic:

- **Deliverable.** The site is suitable, available and achievable. There is a reasonable prospect that housing will start to be delivered within 5 years.
- **Developable.** The site is suitable but availability or achievability hinder development. There is a reasonable prospect that housing will start to be delivered at the point envisaged, after the immediate 5-year period.
- **Suitable.** The site is suitable for residential uses but not available or achievable. There is no certainty when, or whether, housing will be delivered.
- **Unsuitable.** The site is unsuitable for residential development. Note that earlier editions of the SHLAA referred to this as 'not developable'.

The following matrix is employed to estimate when development might start.

Matrix to Estimate Delivery Timings

		Achievability	
		No concerns	Concerns can be resolved
Availability	No concerns	Years 1 to 5	Years 6 to 10
	Concerns can be resolved	Years 6 to 10	Years 11+

⁸ Housing and economic land availability assessment, Paragraph 021, Reference ID 3-020-20190722

Deliverable sites

For assessment purposes, a site is considered deliverable if there is a reasonable prospect that residential units will be provided in the current or next 5 financial years. For this SHLAA, the current year is 2019/20.

Annex 2 of the NPPF provides the following explicit definition of deliverable sites:

" To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In particular:

a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).

b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years."

4. Housing Land Availability in Luton

The appendices of this report detail the assessment of each site and provide overview maps as to their location.

Table 4.1 provides an overview of the assessment results for each classification of site. These classifications reflect the types of sites suggested by national planning practice guidance⁹. The table shows how many sites were appraised and the number of dwellings that they could deliver.

The total estimated capacity of the 250 sites identified in Luton is 16,657 dwellings. These numbers refer to all of the sites assessed, including those considered unsuitable for housing. The paragraphs below explain how many of these sites are considered to have a reasonable prospect of delivering new homes.

24% of sites (60) are considered to be deliverable within the next 5 years. These sites have an estimated yield of 3,659 dwellings. The majority (97%) of those either have planning permission for housing or are currently under construction. Deliverable sites include land at Marsh Farm and Napier Park, which are important for the regeneration of Luton. It should be noted that Napier Park is a large scheme that is also expected to deliver dwellings beyond the next 5 years.

A further 23% of sites (58) are considered to be developable and appropriate for inclusion within the longer-term land supply. These sites have an estimated yield of 2,966 dwellings. These include locations that are important to the redevelopment of High Town.

15% of sites (38) are categorised as being suitable only and have a total capacity of 588 dwellings. Some of these sites may become part of the land supply in the future, once issues of availability and achievability are resolved. These sites could be considered as a source of future windfall.

The 94 remaining sites are unsuitable for residential development and have a total capacity of 9,444 dwellings. They are likely to remain unsuitable until an applicant can bring forward a scheme that addresses the specific constraints of the site and/or policy requirements. Many of these sites comprise valuable employment land and open spaces.

It should be noted that sites with full planning permission with a yield of less than 5 dwellings have not been assessed through the SHLAA. Planning permission for 179 dwellings currently exists on these sites, which form part of the 5-year housing land supply.

⁹ Housing and economic land availability assessment, Paragraph 012, Reference ID 3-012-20140306

The following information should be used in relation to table 4.1:

- AllocPerm - land allocated/with permission for employment or other uses that might no longer be required;
- HousAlloc - housing allocations/site development briefs;
- HousComp - comprehensive redevelopment or redesign of existing residential areas;
- HousExpired - sites relating to expired planning permissions;
- HousExtant - unimplemented planning permissions for housing;
- HousIntens - intensification of existing housing areas through release of garage blocks etc;
- HousU/C - permissions for housing under construction;
- NewSett - new standalone settlements (not applicable in Luton);
- NonRes - non-residential land potentially suitable for redevelopment for housing, including mixed-use schemes;
- PubSector - surplus public sector land;
- SiteRural - sites in rural settlements or rural exception sites (not applicable in Luton);
- UrbExt - urban extension sites (not applicable in Luton); and
- VacDerelict - vacant or derelict land.

Table 4.1 Land Availability by Site Type

Source	Suitable Only		Unsuitable		Developable		Deliverable	
	#Sites	#Dwellings	#Sites	#Dwellings	#Sites	#Dwellings	#Sites	#Dwellings
AllocPerm	0	0	35	5,269	0	0	0	0
HousAlloc	13	224	3	57	30	1,567	1	39
HousComp	0	0	0	0	0	0	0	0
HousExpired	12	124	1	38	10	149	0	0
HousExtant	0	0	0	0	6	1,128	33	1,347
HousIntens	8	115	4	37	3	21	0	0
HouseU/C	0	0	0	0	3	18	25	2,248
NewSett	0	0	0	0	0	0	0	0
NonRes	1	75	26	2,943	2	21	1	25
PubSector	1	39	24	1,047	3	41	0	0
SiteRural	0	0	0	0	0	0	0	0
UrbExt	0	0	0	0	0	0	0	0
VacDerelict	1	11	1	53	1	21	0	0
TOTAL	38	588	94	9,444	58	2,966	60	3,659

Land Availability by Location

Table 4.2 Land Availability by Location

	Suitable Only		Unsuitable		Developable		Deliverable	
	#Sites	#Dwellings	#Sites	#Dwellings	#Sites	#Dwellings	#Sites	#Dwellings
Central Area and 300m Buffer	7	105	7	134	13	1,342	27	1,071
Strategic Sites	13	214	6	74	17	470	6	1,474
Rest of Luton	18	269	81	9,236	28	1,154	27	1,114
TOTAL	38	588	94	9,444	58	2,966	60	3,659

54 sites have been identified within the central area. Of these, 40 are deliverable or developable and can contribute 2,413 new homes in the future.

42 sites have been identified within strategic sites. Of these, 23 are deliverable or developable and can contribute 1,944 new homes in the future.

154 sites have been identified within the rest of Luton. Of these, 55 are deliverable or developable and can contribute 2,268 new homes in the future.

Site Starts by Year

Table 4.3 Number of Developments by Site Size and Start Period

Number of Dwellings	Number of Sites by Period		
	Years 0-5	Years 6-10	Years 11+
5-24 dwellings	38	31	3
25-49 dwellings	9	7	4
50-99 dwellings	5	6	2
100+ dwellings	8	5	0
Total	60	49	9

It should be noted that table 4.3 describes when the first units are expected to be delivered. In practice, delivery will be phased across later years for the larger sites.

5. Housing Targets and the Five-Year Supply

Paragraph 73 of the National Planning Policy Framework requires local planning authorities to:

‘...identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years’ worth of housing against their housing requirement set out in adopted strategic policies... The supply of specific deliverable sites should in addition include a buffer (moved forward from later in the plan period) of:

- a) 5% to ensure choice and competition in the market for land; or
- b) 10% where the local planning authority wishes to demonstrate a five year supply of deliverable sites through an annual position statement or recently adopted plan, to account for any fluctuations in the market during that year; or
- c) 20% where there has been significant under delivery of housing over the previous three years, to improve the prospect of achieving the planned supply’.

Housing Targets

The Luton Local Plan 2011-2031 was adopted on 07th November 2017 containing a target for 8,500 new homes in the 20 year period (425 per year).

4,325 dwellings were delivered between April 2011 and March 2019, averaging 540 units per year. This represents an oversupply of 925 dwellings across the first eight years of the plan (annualised rate of 425 x 8 years = 3,400). Accordingly, a 5% buffer should be applied to future housing land supply, rather than the 20% for authorities that have a record of under delivery. Table 2.1 shows that there has been no under delivery of housing over the previous three years.

4,175 more homes are required by 2031 to meet the targets from the local plan. This equates to an average of 348 units per year for the next 12 years.

Consideration of Windfall

Paragraph 70 of the National Planning Policy Framework states that:

‘Where an allowance is to be made for windfall sites as part of anticipated supply, there should be compelling evidence that they will provide a reliable source of supply. Any allowance should be realistic having regard to the strategic housing land availability assessment, historic windfall delivery rates and expected future trends...’

National planning practice guidance further states that windfall can also be considered in years 6-15 where justifiable¹⁰.

For the purposes of this report, windfall is considered to comprise any housing from sites that were not part of the housing land supply when the local plan was developed. In this respect, the plan was developed on the basis of sites identified in the 2016 SHLAA. Calculations of windfall therefore start in the 2016/17 year.

Rates of windfall are as follows:

¹⁰ Housing and economic land availability assessment, Paragraph 23, Reference ID 3-023-20190722

Table 5.1 Historic Windfall

Year	Windfall	Non-windfall
2016/2017	34	764
2017/2018	124	749
2018/2019	194	433

Much of the windfall is due to recent permitted development rights (e.g. office to residential conversions) and it is unclear how this might continue into the future. Since 2016, 197 windfall units have come from office-to-residential conversions (8 units in 2016/17, 50 in 2017/18 and 139 in 2018/19). It should be noted that the council has applied restrictions to the application of permitted development, which will likely result in reduced windfall from this source.

Three years of data is not considered to be compelling evidence and windfall has therefore not been factored into forecasts of land supply.

Housing Trajectory

Table 5.1 lists each site in the identified land supply, the expected delivery timings and an indication of whether the land is considered previously developed (PDL). Although not assessed by this SHLAA, the second row of the table describes the expected development from sites delivering less than 5 dwellings. This has been calculated from the net delivery of all extant planning permissions, split evenly across the current and next five years.

Table 5.2 Identified Housing Sites

ID		19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	Total	PDL?
	Total Projections	800	763	468	423	406	263	713	691	634	717	642	58	62	64	78	35	6,817	
	Permissions for 4 dwellings or less	30	30	30	30	30	29											179	
567	55 George Street and 2B George Street West	5																5	Yes
574	14 Stuart Street	5																5	Yes
575	46 Windsor Walk	5																5	Yes
519	Birdsfoot Lane depot	6																6	Yes
471	Saints community centre	7																7	Yes
530	Land rear Of 81 Dumfries Street	7																7	Yes
345	Milan Day Centre, Solway Road North	8																8	Yes
532	2B Medina Road	8																8	Yes
535	The Compasses, 11 Farley Hill	9																9	Yes
602	Round Green Tavern Hitchin Road	9																9	Yes
573	1 Park Terrace, Manor Road	10																10	Yes
561	2 - 6 Cardigan Street	11																11	Yes
551	214 to 220 Hitchin Road	12																12	No
224	46 London Road	14																14	No
241	43 Ridgway Road	14																14	Yes
609	Cannon Kirk House 64 - 66 Stuart Street	14																14	Yes
478	The Roman Way, Tomlinson Avenue	20																20	Yes
188	142-144 Midland Road	40																40	Yes
352	40-58 Collingdon Street	88																88	Yes
149	Marsh Farm Central Area	94																94	Yes
174	Land at Caleb Close	104	104															208	Yes
565	Chubb House, 400 Dallow Road	130																130	Yes
191	Kimpton Road (Napier Park)	150	150	183				157	157	157	157	157						1268	Yes
589	8 Marsh Road		4															4	No
588	Hatton Place, 114-134 Midland Road		6															6	Yes
593	13 London Road		6															6	Yes
601	46 - 52 Park Street		6															6	Yes
321	Petrol Stn 116-124 Wingate Road		13															13	Yes
494	High Town plot 6D		16						23									39	Yes

ID		19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	Total	PDL?
562	80 - 88 Collingdon Street		18															18	Yes
390	Land around 113 Proctor Way		20															20	Yes
597	Frank Lord House, 72 Chapel Street		20															20	Yes
592	Broadcasting House, 1 Hastings Street		37															37	Yes
585	48 Crawley Green Road		40															40	Yes
160	Moreton Park Estate		41															41	Yes
542	28 Dunstable Road		42															42	Yes
359	Bramingham Centre, Weltmore Road		51															51	Yes
587	Chicagos, 22 - 42 Gordon Street		59															59	Yes
564	1 - 11 Cumberland Street		100	109														209	Yes
254	Gloucester House Manor Road			5														5	Yes
595	25 Wellington Street			5														5	Yes
598	49 Cardiff Road			5														5	Yes
603	34 Clarendon Road			6														6	Yes
604	62 Carlton Crescent			7														7	No
182	69 Felstead Way			10			36											46	No
303	Car park adjacent to 69 Adelaide Street			13														13	Yes
605	106 to 108 Wellington Street			13														13	Yes
199	27-37 Chapel Street			18														18	Yes
300	Chaucer House, 134 Biscot Road			18														18	Yes
351	27A Upper George Street			46							26							72	Yes
606	The English Rose 46 Old Bedford Road				5													5	Yes
608	30 Guildford Street				5													5	Yes
607	46 to 48 Rothesay Road				8													8	Yes
563	Gilmartins House, 102 Collingdon Street				13													13	Yes
446	Maxet House and 26-34 Liverpool Road				66													66	Yes
460	Britannia Estate				87				65	77	65							294	Yes
208	13-31 Dunstable Road				90	93												183	Yes
183	The Windsor Castle, 12 Albert Road				119													119	Yes
611	Garage court rear of 59 Mangrove Road					5												5	Yes
222	Crescent House 1-5 Latimer Road					119												119	Yes
210	Land opposite Whitbread House, Flowers Way					159	159											318	Yes
420	Victoria House, Victoria Street						14											14	Yes
477	The Parrott, Whipperley Ring						25											25	Yes
489	High Town plot 1B							14										14	Yes
402	Land at the Orchard Centre, Strangers Way							27										27	No
218	39-51 John Street							39										39	Yes
161	Oxen Industrial Estate, Oxen Road							48										48	Yes
584	19-21 Burr Street							64										64	Yes
545	39 - 49 Manor Road							94										94	Yes
150	Power Court							100	100	150	100	100						550	Yes
337	Land Adjacent To Caddington Road & Newlands Road							170	170									340	No
472	The Old School House, Trinity Road								7									7	Yes

ID		19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	Total	PDL?
533	15 - 17 Cardiff Road								8									8	Yes
214	35 Guildford Street								14									14	Yes
364	10 to 12 Caleb Close								24									24	Yes
180	Dalroad Industrial Estate								32									32	Yes
543	39 Castle Street								35									35	Yes
339	Land at Stockingstone Road								56									56	Yes/No
431	25 - 31 Chester Avenue									4								4	No
578	Oatfield Close garage courts									5								5	Yes
138	High Town Block C, Midland Road Passage									6								6	Yes
422	Land and buildings at and behind 98-100 Wenlock Street									6								6	Yes
528	Land adjacent to 102 Hitchin Road									6								6	No
213	33 Guildford Street									11								11	Yes
348	27 Crawley Road									11								11	Yes
577	Berry Leys garage courts									11								11	Yes
583	Easingwold Gardens garage courts									11								11	Yes
304	89 - 93 Park Street									13								13	Yes
361	2 to 32 Beechwood Road									15								15	Yes
491	High Town plot 2B									16								16	Yes
559	Cresta House, Alma Street									55								55	Yes
148	Station Quarter									80	150	145						375	Yes
504	High Town plot 9										9							9	Yes
198	Rear of 66-76 Castle Street										11							11	Yes
509	Alsace Cottage, Stockwood Park										11							11	No
599	4 Eaton Green Road										12							12	Yes
320	111 North Street										14							14	Yes
412	38a Wingate Road										15							15	Yes
415	22 to 36 Hastings Street										18							18	Yes
370	Leagrave Service Station, High Street										21							21	Yes
485	High Town plot 5B										21							21	Yes
482	High Town plot 7										27							27	Yes
496	High Town plot 6A										60							60	Yes
245	7 Windmill Road											8						8	No
552	179 - 185 Dunstable Road											12						12	Yes
456	Connaught House, 15-17 Upper George Street											15						15	Yes
497	High Town plot 6B											18						18	Yes
353	Car park adjacent to 95 Maple Road East											49						49	Yes
490	High Town plot 2A											63						63	Yes
486	High Town plot 1A											75						75	Yes
488	High Town plot 1D												27					27	Yes
492	High Town plot 3												31					31	Yes
483	High Town plot 5A													3				3	Yes
202	37-47 Cheapside													59				59	Yes
169	Land between Russell Rise and Corncastle Road														23			23	No

ID		19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	Total	PDL?
175	Car Parks on Dunstable Place														41			41	Yes
487	High Town plot 1C															19		19	Yes
220	Luton Town Football Club, Kenilworth Road															59		59	Yes
190	Extension to Mall																35	35	Yes

Five-Year Housing Supply

The following table considers the immediate and subsequent 5-year land supply positions. It shows that, for both, there is a supply of sites sufficient to meet at least 5 years worth of housing requirements.

Table 5.3 Five-Year Housing Supply

Financial year	Forecast delivery	5-years rolling forecast delivery	Annual requirement	5-years rolling requirement	5-year requirement plus 5% buffer	Amount of land supply (years)
2019/20	800		348			
2020/21	763		348			
2021/22	468		348			
2022/23	423		348			
2023/24	406	2,860	348	1,740	1,827	7.83
2024/25	263	2,323	348	1,740	1,827	6.36

In table 5.3:

- The 5-year rolling forecast is the sum of each year's forecast delivery in that period. For example, the 5-year rolling forecast for 2023/24 is the sum of the forecasts from 2019/20 to 2023/24.
- The annual requirement is equal to the total housing target (8,500) minus completions since April 2011 (4,325), divided by the remaining time period of that target (12 years).
- The buffer is calculated as 5% of the 5-year rolling requirement.
- The amount of land supply (final column) refers to the five-year period ending in that year. For example, there is enough land supply between 2019/20 and 2023/24 to meet 7.83 years-worth of the housing target.

6. Market Appraisal and Risks

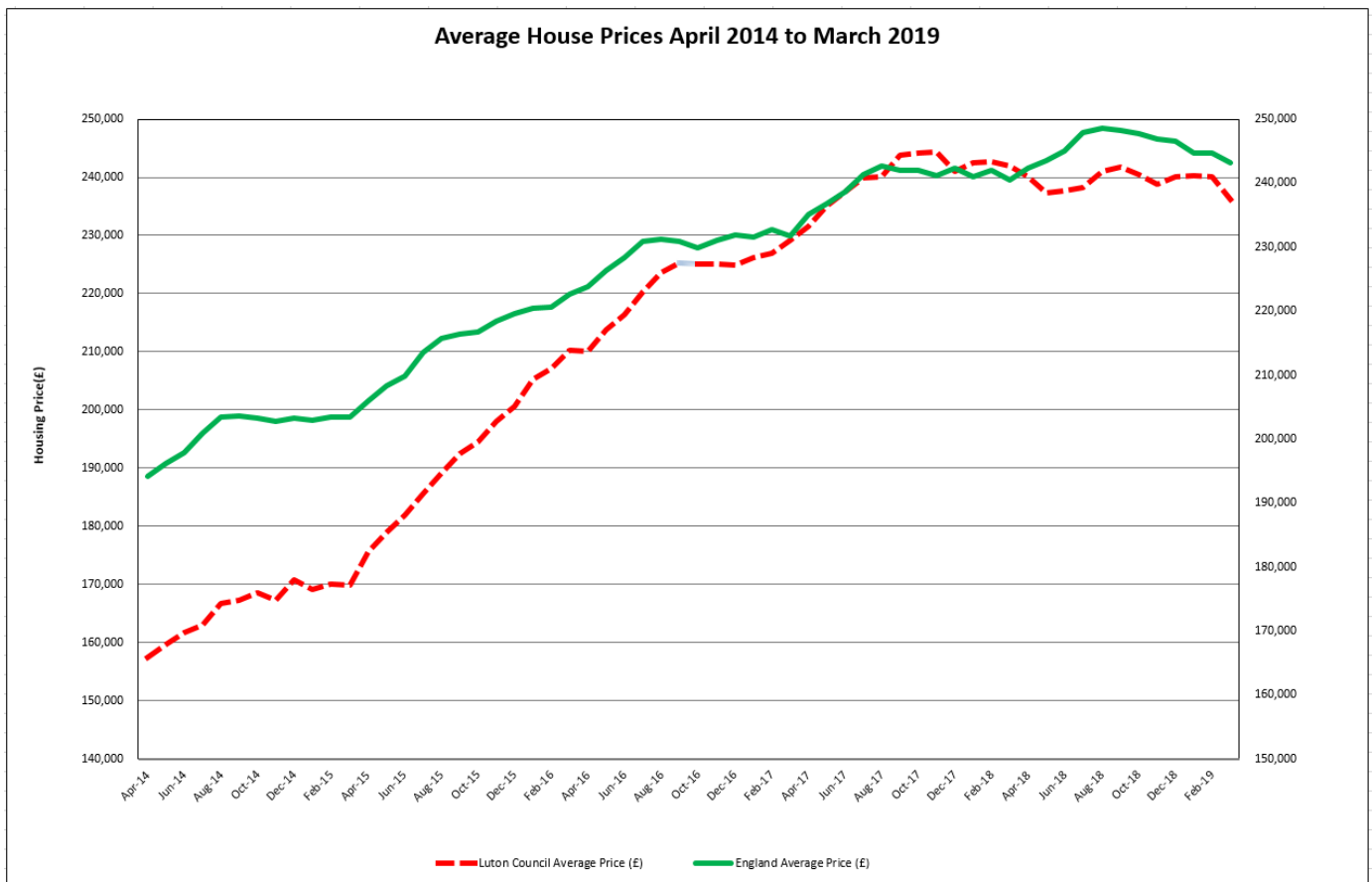
A major factor influencing the achievability of sites is their viability, which is largely dictated by market conditions.

To understand the current market and its implications, the following sources have been referred to:

- UK Housing Market Update, April 2019, Savills;
- House Price Index Report, Land Registry;
- Luton Borough Council Affordable Housing Viability Study, April 2013, Three Dragons;
- Luton Borough Council Local Plan Viability Assessment, October 2015, Nationwide CIL Service

House Prices

Until April 2015, average house prices in Luton have generally followed national trends and were approximately £30,000 below the average for England. Since then, average values increased more sharply in Luton until 2017, when they reached the national average. In the last two years, prices appear to have stabilised in Luton.



Local Viability Studies

The housing viability study conducted by Three Dragons in 2013 identified the following concerns:

- Lower densities are more viable than higher densities
- Flatted development in the town centre faces significant viability constraints
- Small sites are no less viable than large sites
- The use of Gleeds build costs generate greater viability than BCIS data

The local plan viability assessment conducted by NCS in 2015 considered the majority of sites in the housing land supply and concluded that all greenfield sites are viable. The delivery of some brownfield sites may require landowners to be realistic about value reductions to take account of abnormal development costs while the council may need to reduce affordable housing aspirations on a small number of high rise apartment sites to encourage development in the short term.

The National Picture

Savills produces regular bulletins on the national housing market. Its report from April 2019 provides the following key messages:

- House prices rose by 0.2% in March according to Nationwide
- Annual price growth accelerated across the North of England and Midlands but has slowed in London which showed the greatest fall, down 3.9% in the same year
- RICS survey has maintained its downward trend in both new instructions and enquiries

Implications

There are many other factors that affect viability, such as build costs, land values and availability of finance, which have not been considered in this market appraisal.

Considering the information available, the deliverability of flatted developments in the urban centre of Luton must be considered with an element of caution. Relevant concerns might, however, have been offset by the rapid increase in sales values since the local viability studies were undertaken.

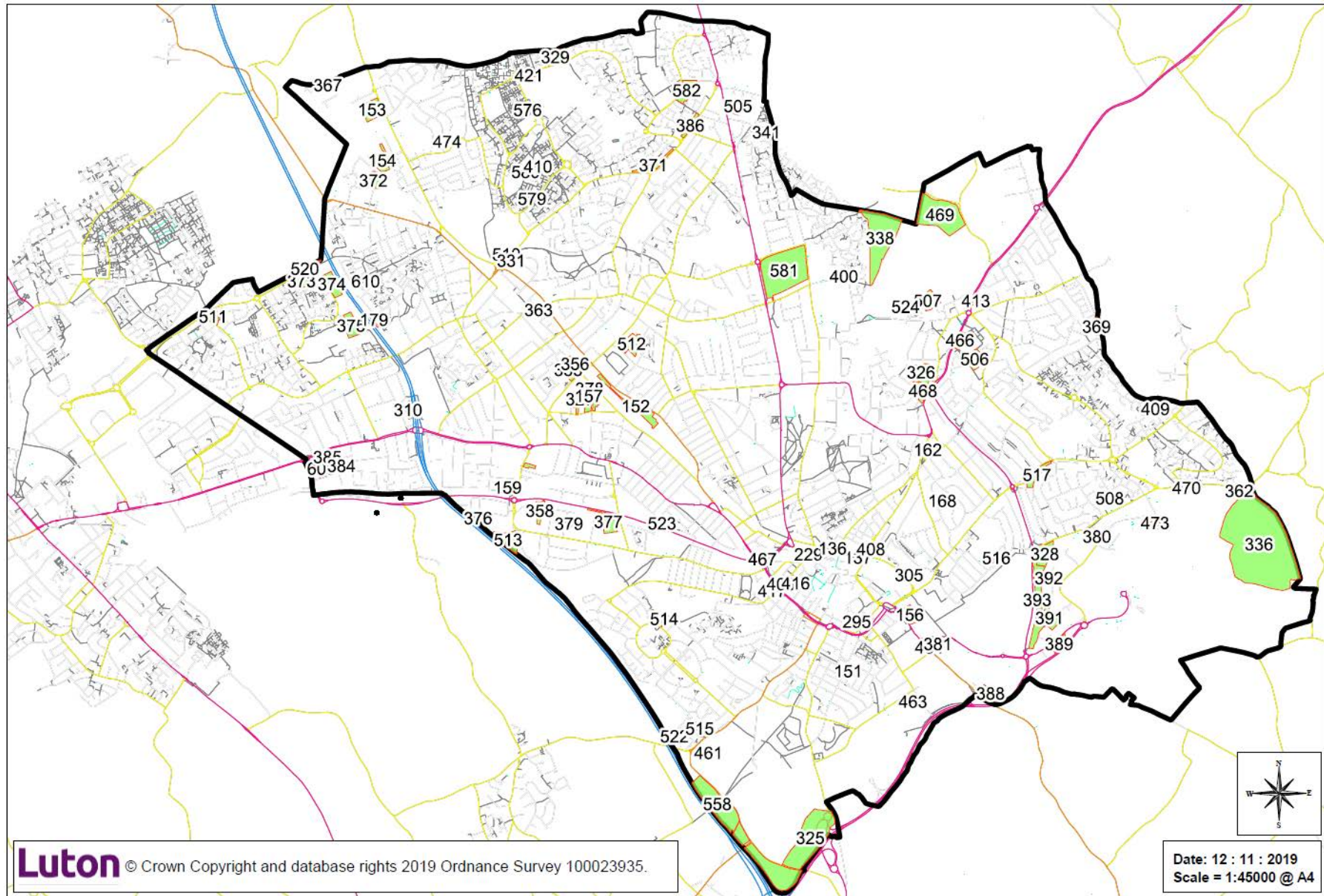
The national signs that the market may slow seem to be reflected at the local level, with peak house prices having been seen in 2017 and now appear to have stabilised.

The viability of development impacts on the delivery of sustainable development. Where viability is tightly constrained, there is less likelihood of affordable housing and supporting infrastructure being provided. This has further impacts on the wider delivery of, and support for, sustainable communities.

Luton has significant requirements for the provision of affordable housing. When private-sector developments are unable to deliver against those requirements, the Council has previously sought to pursue innovative strategies to provide affordable homes through its own estate. Such options are limited, with historic approaches involving the loss of other important uses (e.g. valuable open space) that are important to retain to ensure a sustainable quality of life within the town.

Appendix 1: Overview Maps

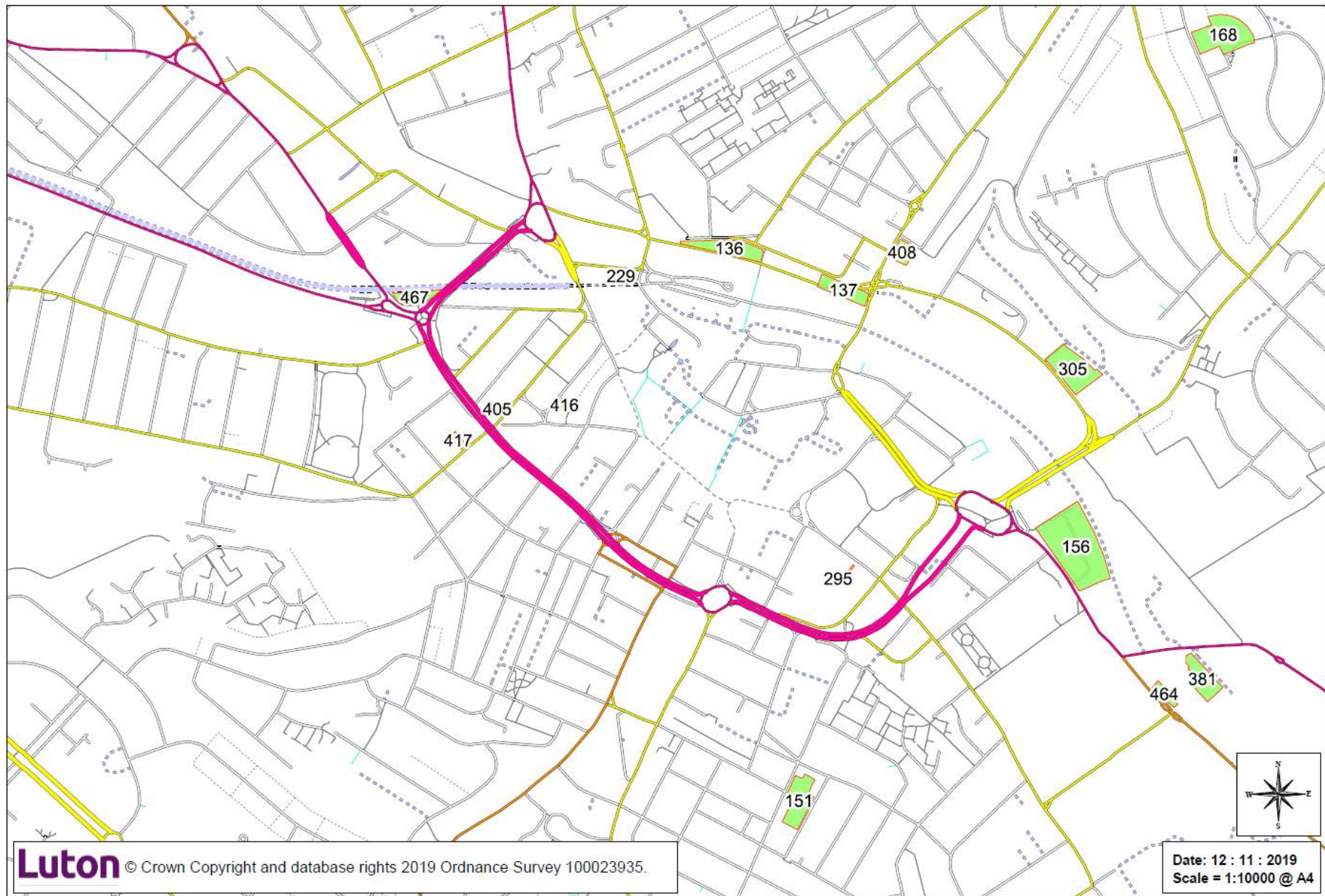
Unsuitable Sites: Borough Wide



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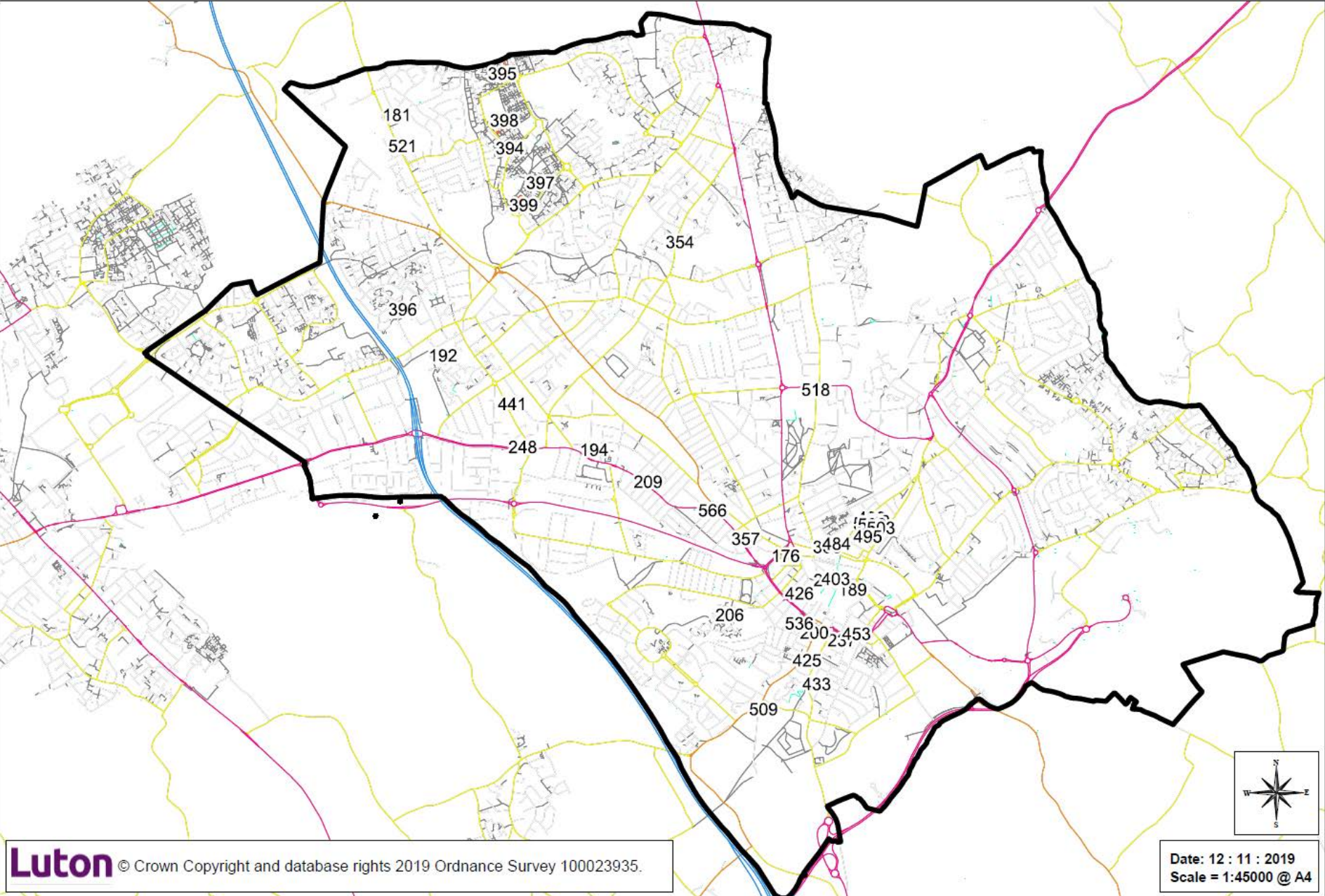
Unsuitable Sites: Town Centre



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Date: 12 : 11 : 2019
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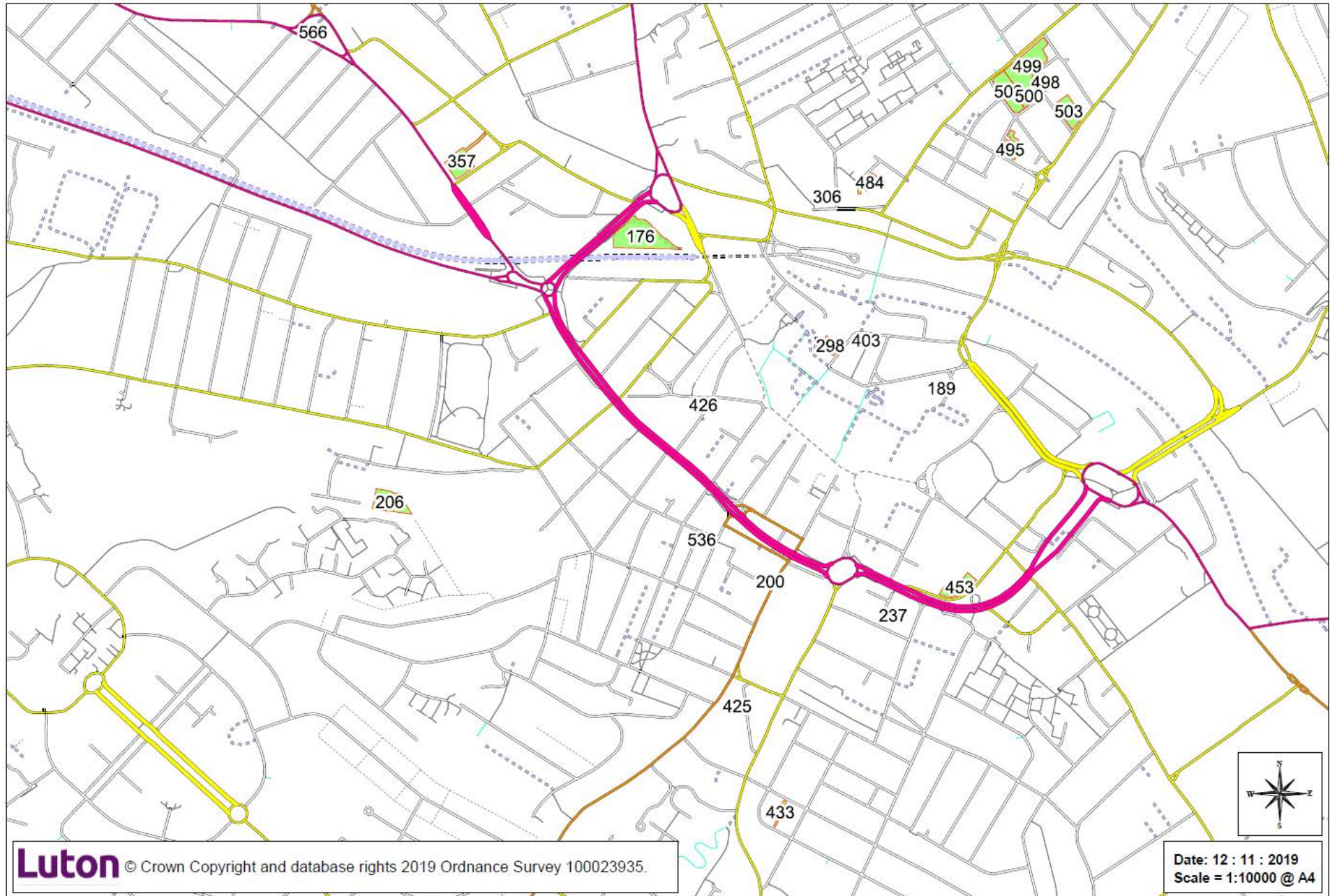
Suitable Sites: Borough Wide



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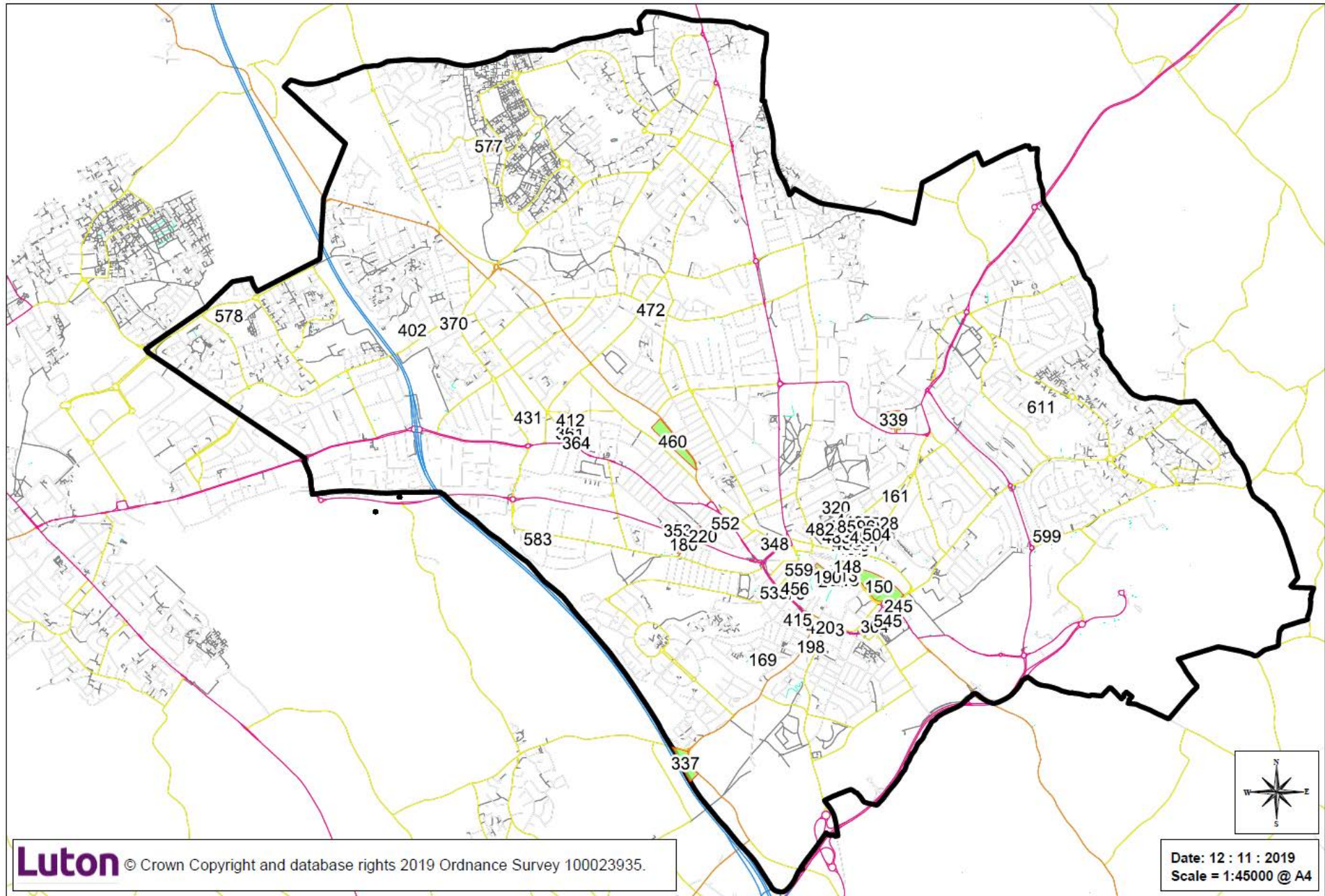
Suitable Sites: Town Centre



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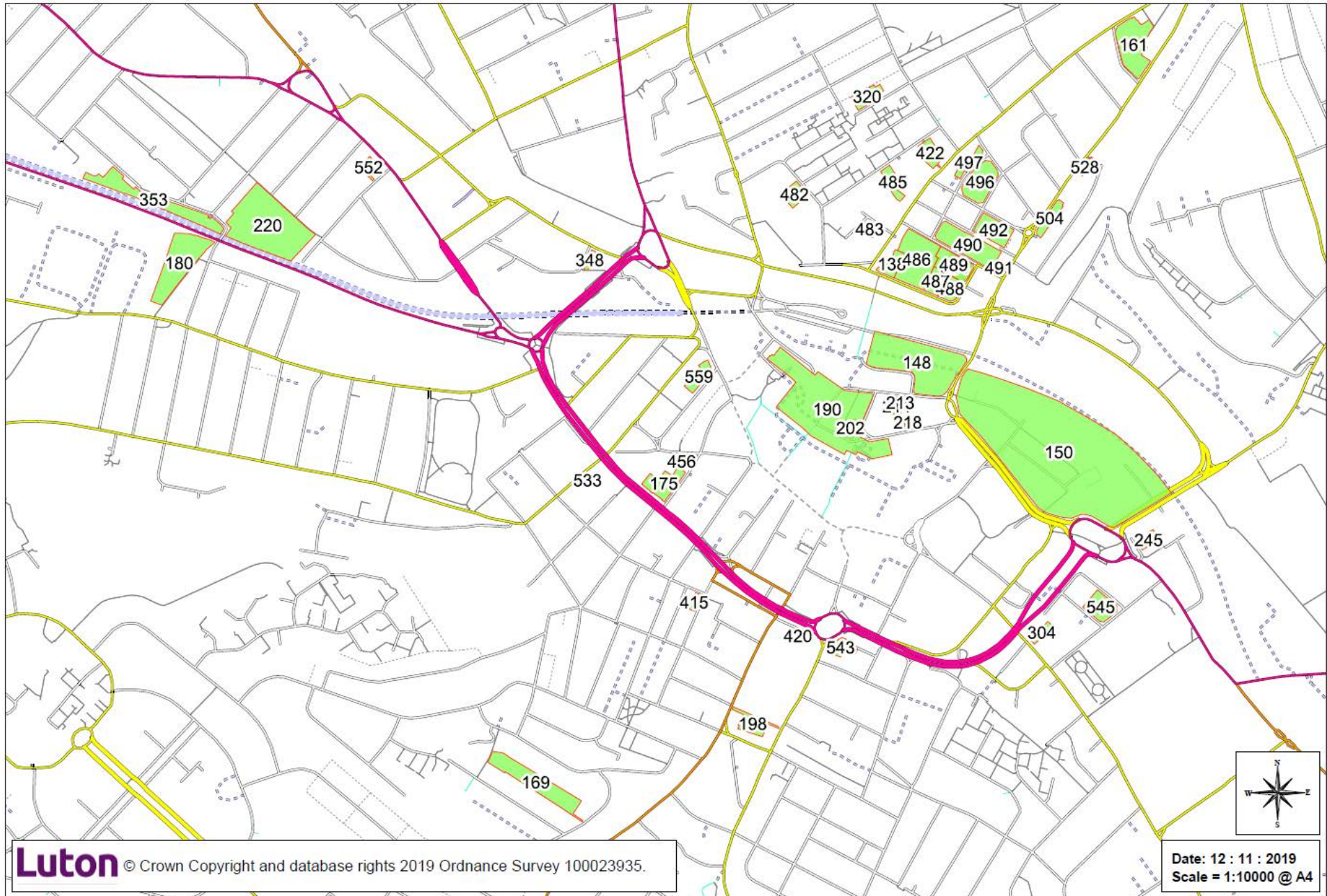
Developable Sites: Borough Wide



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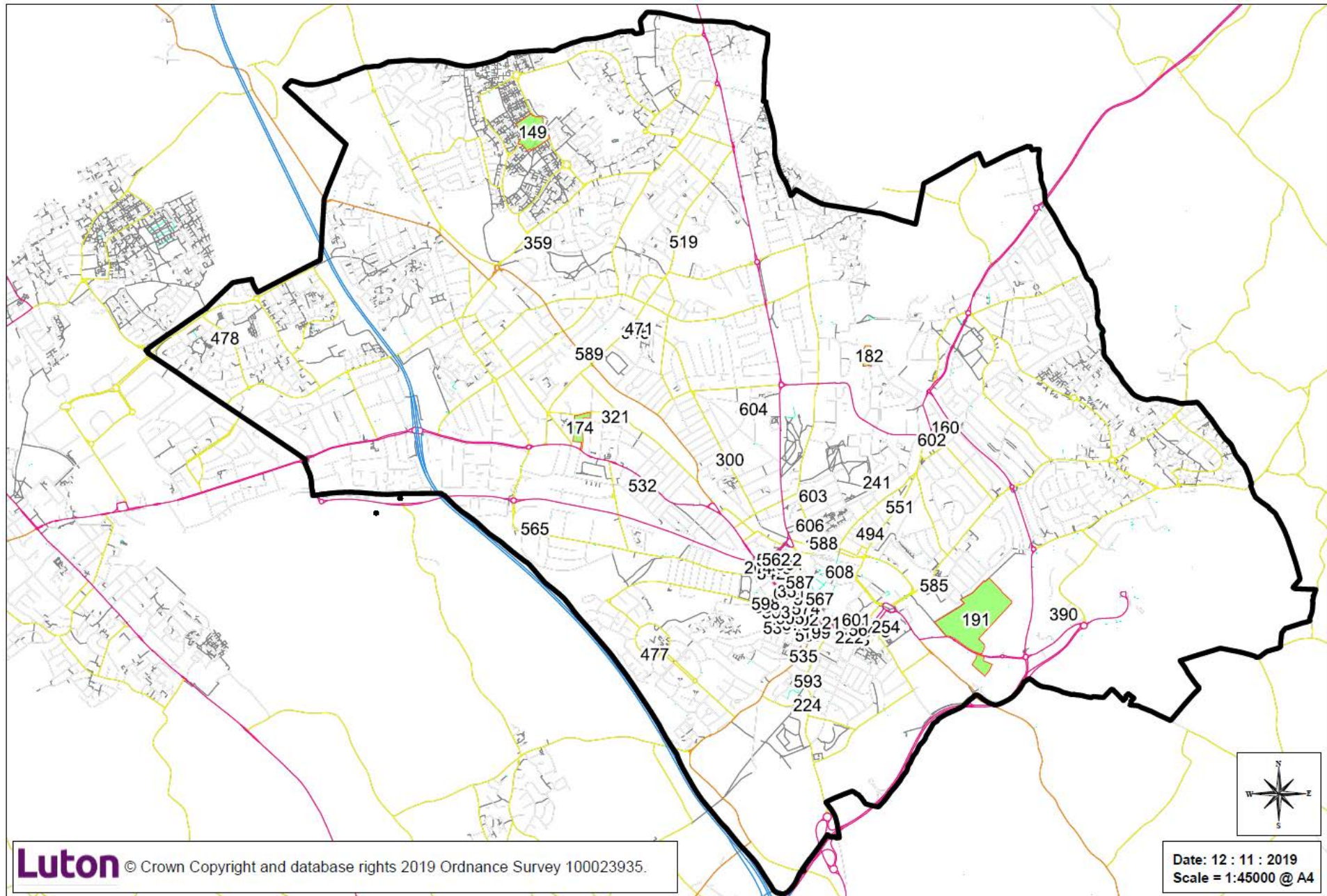
Developable Sites: Town Centre



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Date: 12 : 11 : 2019
Scale = 1:10000 @ A4

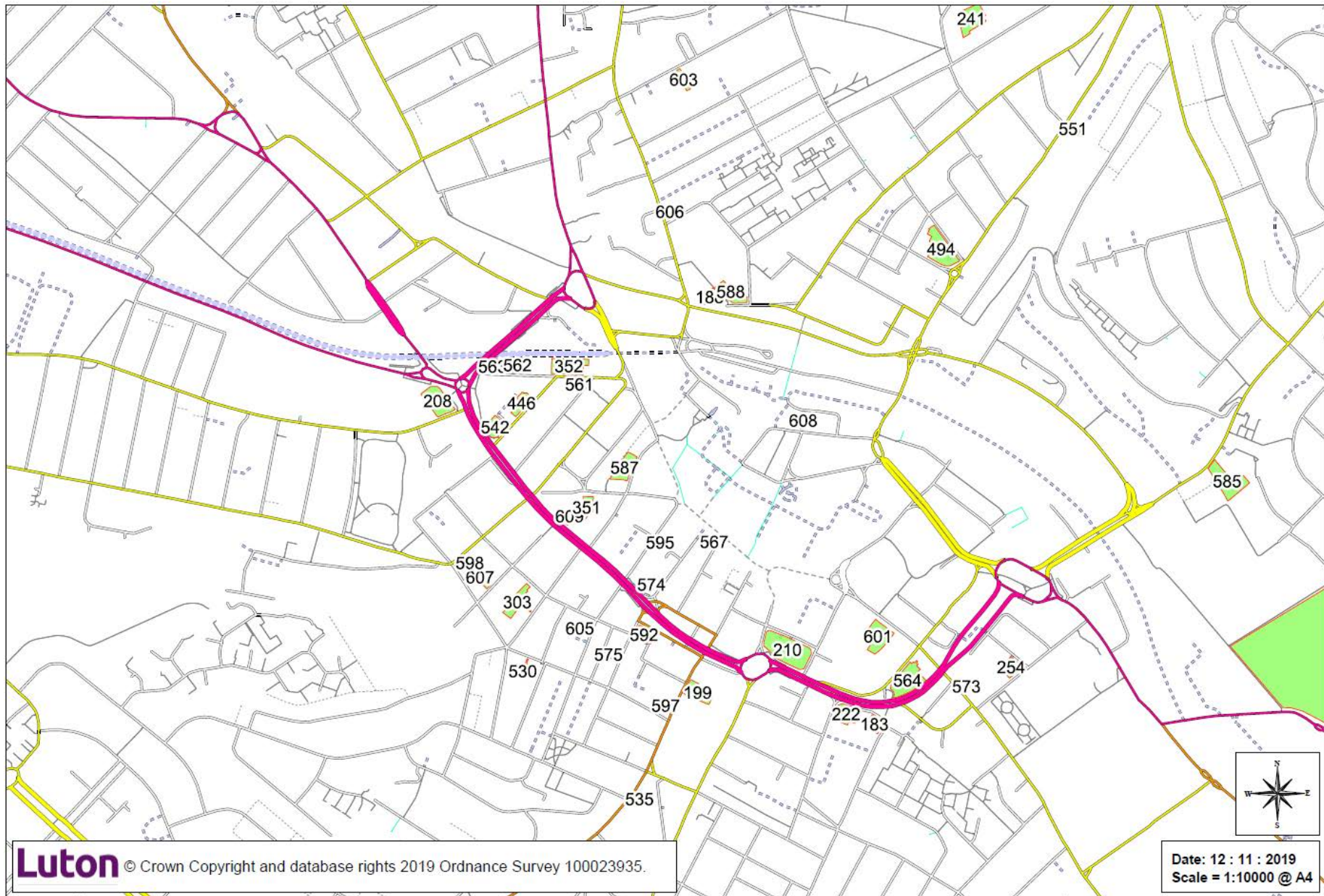
Deliverable Sites: Borough Wide



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Date: 12 : 11 : 2019
Scale = 1:45000 @ A4

Deliverable Sites: Town Centre



Appendix 2: Site Assessments

Table 8.1

ID	Site name and address	Site type	Capacity (# homes)	Capacity source	Suitability restriction (policy)?	Policy restriction description	Suitability restriction (physical)?	Physical restriction description	Suitability restriction (potential impact)?	Potential impact description	Suitability restriction (environmental condition)?	Environmental condition description	Suitability (overall)	Suitability description	Availability?	Availability description	Availability resolution?	Availability resolution description	Achievability?	Achievability description	Achievability resolution	Achievability resolution description	SHLAA conclusion	Start period	
136	High Town Block A, Midland Road West	Land allocated for housing/ development brief published	29	75dph	Yes	High Town Masterplan promotes linear park (LLP10)	No		No		Yes	Noise/ air pollution from ring road and rail station	No	Policy direction for linear park	No	Land in multiple ownership	Yes	Planning application submitted March 2019 indicates intention to develop part of site	Yes	No achievability concerns	N/A		Unsuitable		
137	High Town Block B, Midland Road East	Land allocated for housing/ development brief published	11	75dph	Yes	High Town Masterplan promotes linear park (LLP10)	Yes	Difficult to provide vehicle access	No		Yes	Noise/ air pollution from ring road and rail station	No	Policy direction for linear park	No	No known intention to develop	No		Yes	No achievability concerns	N/A		Unsuitable		
138	High Town Block C, Midland Road Passage	Land allocated for housing/ development brief published	6	75dph on half of site allowing for employment/ other uses	No		No		No		No		Yes	No suitability concerns	No	Land in multiple ownership, no known intention to develop for residential uses.	Yes	Redevelopment of land is supported by area action policies.	Yes	2015 local plan viability study indicates good viability	N/A		Developable	6 to 10	
148	Station Gateway	Land allocated for housing/ development brief published	375	Luton Gateway development brief (internal)	No		No		No		No		Yes	No suitability concerns	No	Surface-level parking required until full review of town centre parking conducted	Yes	Majority of land held by LBC and Network Rail, with former petrol station site being in private ownership. This is a key regeneration area for the town	Yes	2015 local plan viability study indicates good viability	N/A		Developable	6 to 10	
149	Marsh Farm Central Area	Under construction	94	17/01849/FUL 18/01434/FUL	No		No		No		No		Yes	No suitability concerns	Yes	No availability concerns	N/A		Yes	2015 local plan viability study indicates good viability	N/A		Deliverable	1 to 5	
150	Power Court	Extant planning permission	550	16/01400/OUTEIA	No		Yes	River Lea runs through the site in a culvert	No		Yes	Potential for significant ground contamination	Yes	The river can become an attractive feature, while contamination should be able to be addressed	Yes	Land controlled by developers. Site has mostly been cleared. Interest to bring forward leisure part of scheme by 2020.	N/A		No	Dependent on significant cross-funding from another scheme. Significant remediation costs	Yes	2015 local plan viability study indicates good viability in later years		Developable	6 to 10
151	Telmer Industrial Estate	Land allocated for non- residential uses	15	2013 employment land review	Yes	Employment land (LLP13)	No		No		No		No	Policy direction to protect existing employment land'	No	Active employment land	No		No	2013 ELR indicates poor viability for mixed-use (residential/ industrial) redevelopment	Yes	Viability can improve over time	Unsuitable		
152	Leagrave Road Industrial Estate	Land allocated for non- residential uses	154	50dph	Yes	Employment land (LLP13)	No		No		Yes	Noise from rail line	No	Policy direction to protect existing employment land	No	Active employment land	No		Yes	No achievability concerns	N/A		Unsuitable		
153	Sundon Industrial Estate	Land allocated for non- residential uses	141	50dph	Yes	Employment land (LLP13)	No		No		Yes	Surrounded by industrial land on three sides	No	Policy direction to protect existing employment land	No	Active employment land	No		Yes	No achievability concerns	N/A		Unsuitable		
154	Park Avenue Trading Estate	Land allocated for non- residential uses	180	75dph	Yes	Employment land (LLP13)	No		No		Yes	Surrounded by industrial land and railway	No	Policy direction to protect existing employment land	No	Active employment land	No		Yes	No achievability concerns	N/A		Unsuitable		
156	Windmill Trading Estate, Thistle Road	Land allocated for non- residential uses	110	75dph	Yes	Employment land (LLP13)	No		No		No		No	Policy direction to protect existing employment land	No	Active employment land	No		Yes	No achievability concerns	N/A		Unsuitable		
157	Arundel Road Industrial Estate	Land allocated for non- residential uses	47	50dph	Yes	Employment land (LLP13)	No		No		Yes	Surrounded by industrial land	No	Policy direction to protect existing employment land	No	Active employment land	No		Yes	No achievability concerns	N/A		Unsuitable		
159	Chaul End Lane Industrial Land	Land allocated for non- residential uses	39	2013 employment land review identifies potential for 21 units on southern site. Northern site might support 18 units @ 50dph	Yes	Employment land (LLP13)	No		No		No		No	Policy direction to protect existing employment land	No	Active employment land. Southern site became a trampoline park in 2017	No		No	2013 ELR indicates poor viability for redevelopment	Yes	Viability can improve over time	Unsuitable		
160	Moreton Park Estate	Under construction	41	18/00159/FUL	Yes	Employment land (LLP13)	No		No		No		Yes	Planning permission granted	Yes	Recent demolition of existing uses	N/A		Yes	2015 local plan viability study indicates good viability	N/A		Deliverable	1 to 5	
161	Oxen Industrial Estate, Oxen Road	Land allocated for housing/ development brief published	48	2013 employment land review	No		No		No		No		Yes	No suitability concerns	No	Multiple tenancies	Yes	Availability should be stimulated by housing policy allocation in the Luton Local Plan 2011-2031	Yes	2015 local plan viability study indicates good viability	N/A		Developable	6 to 10	

ID	Site name and address	Site type	Capacity (# homes)	Capacity source	Suitability restriction (policy)?	Policy restriction description	Suitability restriction (physical)?	Physical restriction description	Suitability restriction (potential impact)?	Potential impact description	Suitability restriction (environmental condition)?	Environmental condition description	Suitability (overall)	Suitability description	Availability?	Availability description	Availability resolution?	Availability resolution description	Achievability?	Achievability description	Achievability resolution	Achievability resolution description	SHLAA conclusion	Start period
162	Sunrise Trading Estate	Land allocated for non- residential uses	13	2013 employment land review	Yes	Employment land (LLP13)	No		No		No		No	Policy direction to protect existing employment land	No	Multiple tenancies and no known intention to develop	No		Yes	ELR 2013 indicates good viability for mixed-use (residential/commercial) redevelopment	N/A		Unsuitable	
168	Abbotswood Road shops and open space	Public sector land	28	50dph minus loss of 6 existing homes	Yes	Open space (LLP27)	No		No		No		No	Open space	No	Involves redevelopment of neighbouring Tower Court and shopping parade: multiple tenancies. No current intention to develop	No		No	Not considered economical as a scheme would be replacing like for like	Yes	Viability can improve with potential future funding sources	Unsuitable	
169	Land between Russell Rise and Corncastle Road	Public sector land	23	50dph minus 6 delivered through 16/02156/FUL and 18/00599/FUL	No		Yes	Narrow access to land and poor road surface is not conducive to safety	No		No		Yes	Access issues can be resolved	No	Land in multiple ownership	Yes	Small parcels of land could come forward bit by bit	No	Access concerns could constrain viability	Yes	Viability can improve over time	Developable	10 to 15
174	Land at Caleb Close	Under construction	208	17/01040/FUL (224 in total minus 16 already delivered)	No		No		No		No		Yes	No suitability concerns	Yes	Vacant site	N/A		Yes	No achievability concerns	N/A		Deliverable	1 to 5
175	Car Parks on Dunstable Place	Expired planning permission	41	10/00898/FUL	No		No		No		Yes	Noise/ air pollution from ring road	Yes	Impact of ring road should be addressed by design	No	Active car park	Yes	History of intent to develop. Availability should be stimulated by policy allocation in the Luton Local Plan 2011-2031	No	Permission expired with no start	Yes	2015 local plan viability study indicates good viability in later years	Developable	10 to 15
176	Crawley Road Car Park	Land allocated for housing/ development brief published	39	150 dph on half the site, allowing other uses such as employment	No		No		No		Yes	Noise/ air pollution from ring road	Yes	Impact of ring road should be addressed by design	No	Active car park. EDF have an option on part of the site for a potential sub-station	No	Land owned by LBC and permitted for new multi-storey car park in 2018	Yes	2015 local plan viability study indicates good viability	N/A		Suitable	
179	Land to rear of Bank Close	Non- residential land	8	50dph on half the site, assuming buffer from motorway	No		No		No		Yes	Noise/ air pollution from motorway	No	Small site unlikely to address noise/ air pollution from motorway	No	No known, recent intent to develop for residential	No		Yes	No achievability concerns	N/A		Unsuitable	
180	Dalroad Industrial Estate	Land allocated for housing/ development brief published	32	2011-2031 local plan	No		No		No		No		Yes	No suitability concerns	Yes	Part-cleared indicates likelihood for redevelopment to residential. Application for residential development submitted in 2018	N/A		No	Allocation with no current certainty of delivery	Yes	2015 local plan viability study indicates good viability	Developable	6 to 10
181	1-9 Ashwell Parade	Land allocated for housing/ development brief published	13	50dph	No		No		No		No		Yes	No suitability concerns	No	No known, recent intent to develop for residential	No		Yes	No achievability concerns	N/A		Suitable	
182	59 Felstead Way	Under construction	46	06/00744/REM 06/01465/REM 07/00279/REM (59 in total minus 13 delivered to date)	No		No		No		No		Yes	No suitability concerns	Yes	No availability concerns	N/A		Yes	No achievability concerns	N/A		Deliverable	1 to 5
183	The Windsor Castle, 12 Albert Road	Extant planning permission	119	16/01102/FUL (split with site ID 222)	No		No		No		No		Yes	No suitability concerns	Yes	No availability concerns	N/A		Yes	Conditions are being discharged	N/A		Deliverable	1 to 5
188	142-144 Midland Road	Under construction	47	07/01873/RENEW 18/00061/FUL 17/02167/FUL	No		No		No		No		Yes	No suitability concerns	Yes	No availability concerns	N/A		Yes	2015 local plan viability study indicates good viability	N/A		Deliverable	1 to 5
189	4-6 Melson Street	Land allocated for housing/ development brief published	16	07/01019/OUT	No		No		No		No		Yes	No suitability concerns	No	Active community use	No		Yes	No achievability concerns	N/A		Suitable	
190	Extension to Mall	Land allocated for housing/ development brief published	35	07/01897/OUT (124 homes), minus 89 proposed by sites 202, 298, 403 and 548	No		Yes	River Lea runs through the site in a culvert	Yes	Significant amount of land within Plaiters' Lea conservation area	No		Yes	The river and conservation concerns can be addressed through careful design	No	Land in multiple ownership	Yes	The Mall has agreed with LBC (2013) to bring forward viable proposals for the old library car park and gap site within 5 years. LBC car park on Bute Street under consideration for disposal.	No	Uncertain costs relating to river culvert and conservation area may prevent comprehensive redevelopment of the area	Yes	2015 local plan viability study indicates good viability in later years	Developable	10 to 15
191	Napier Park, Kimpton Road	Under construction	1268	16/00900/FULEIA 16/01340/REM 18/01280/MMAMD (1305 in total minus 37 delivered to date)	No		No		No		No		Yes	No suitability concerns	Yes	No availability concerns	N/A		Yes	2015 local plan viability study indicates good viability	N/A		Deliverable	1 to 5
192	Capwell Grange Nursing Home, Addington Way	Non- residential land	75	06/00952/FUL	No		No		No		No		Yes	No suitability concerns	No	Active nursing home	No		Yes	No achievability concerns	N/A		Suitable	
194	4-8 Arundel Road	Expired planning permission	11	07/01781/REM	No		No		No		No		Yes	No suitability concerns	No	Land in active use	No		No	Permission expired with no start	Yes	2015 local plan viability study indicates good viability	Suitable	
198	Rear of 66-76 Castle Street	Expired planning permission	11	03/00562/FUL	No		No		No		No		Yes	No suitability concerns	Yes	Vacant site	N/A		No	No progress made on developing the site	Yes	2015 local plan viability study indicates good viability	Developable	6 to 10
199	27-37 Chapel Street	Extant planning permission	18	17/00449/FUL	No		No		No		No		Yes	No suitability concerns	Yes	No availability concerns	N/A		Yes	No achievability concerns	N/A		Deliverable	1 to 5

ID	Site name and address	Site type	Capacity (# homes)	Capacity source	Suitability restriction (policy)?	Policy restriction description	Suitability restriction (physical)?	Physical restriction description	Suitability restriction (potential impact)?	Potential impact description	Suitability restriction (environmental condition)?	Environmental condition description	Suitability (overall)	Suitability description	Availability?	Availability description	Availability resolution?	Availability resolution description	Achievability?	Achievability description	Achievability resolution	Achievability resolution description	SHLAA conclusion	Start period
200	62 - 64 Chapel Street	Expired planning permission	12	06/00475/FUL	No		No		No		No		Yes	No suitability concerns	No	Land in multiple ownership	No		Yes	No achievability concerns	N/A		Suitable	
202	37-47 Cheapside	Land allocated for housing/ development brief published	59	04/01068/FUL	No		No		No		No		Yes	No suitability concerns	No	Active car park	Yes	History of intent to develop, though not recent. Availability should be stimulated by policy allocation in the Luton Local Plan 2011-2031	No	Uncertain costs relating to river culvert and potential need to be delivered as part of a wider development scheme may impact on viability	Yes	2015 local plan viability study indicates good viability in later years	Developable	10 to 15
206	Land to rear of 31-37 Downs Road	Expired planning permission	14	05/01784/FUL	No		No		No		No		Yes	No suitability concerns	No	No known, recent intent to develop for residential	No		No	Difficult topography and access may constrain viability	Yes	Careful scheme design might overcome issues related to topography and access	Suitable	
208	13-31 Dunstable Road	Extant planning permission	183	17/02130/FUL	No		No		No		No		Yes	No suitability concerns	Yes	No availability concerns	N/A		Yes	2015 local plan viability study indicates good viability	N/A		Deliverable	1 to 5
209	326 - 340 Dunstable Road	Expired planning permission	24	07/00698/OUT	No		No		No		No		Yes	No suitability concerns	No	Active supermarket	No		Yes	No achievability concerns	N/A		Suitable	
210	Land opposite Whitbread House, Flowers Way	Extant planning permission	318	16/01649/FUL	No		No		No		No		Yes	No suitability concerns	Yes	No availability concerns	N/A		Yes	2015 local plan viability study indicates good viability	N/A		Deliverable	1 to 5
213	33 Guildford Street	Land allocated for housing/ development brief published	11	06/01189/FUL	No		No		No		No		Yes	No suitability concerns	No	Permission for employment uses sought in 2018	Yes	Cleared/ vacant site awaiting redevelopment	Yes	No achievability concerns	N/A		Developable	6 to 10
214	35 Guildford Street	Land allocated for housing/ development brief published	14	05/01492/FUL	No		No		No		No		Yes	No suitability concerns	No	Permission for employment uses sought in 2018	Yes	Cleared/ vacant site awaiting redevelopment	Yes	2015 local plan viability study indicates good viability	N/A		Developable	6 to 10
218	39-51 John Street	Land allocated for housing/ development brief published	39	14/01036/FUL	No		No		No		No		Yes	No suitability concerns	No	Owners are seeking use as airport parking	Yes	Airport parking is contrary to policy. New proposals for the site might be required.	Yes	2015 local plan viability study indicates good viability	N/A		Developable	6 to 10
220	Luton Town Football Club, Kenilworth Road	Land allocated for housing/ development brief published	59	75dph on half the site, allowing other half for other uses (e.g. open space and play)	No		No		No		No		Yes	No suitability concerns	No	Active use	Yes	Football club are seeking to re-locate to Power Court	No	Uncertain financing for new stadium	Yes	2015 local plan viability study indicates good viability in later years	Developable	10 to 15
222	Crescent House, 1-5 Latimer Road	Extant planning permission	119	16/01102/FUL (split with site ID 183)	No		No		No		No		Yes	No suitability concerns	Yes	No availability concerns	N/A		Yes	Conditions are being discharged	N/A		Deliverable	1 to 5
224	46 London Road	Under construction	14	05/01744/FUL	No		No		No		No		Yes	No suitability concerns	Yes	No availability concerns	N/A		Yes	2015 local plan viability study indicates good viability. Start made in 2008 but soon stalled. Applicant discharging conditions in 2017.	N/A		Deliverable	1 to 5
229	Phoenix House, 2 - 4 Mill Street	Expired planning permission	38	05/00892/FUL	Yes	Employment land (LLP13)	No		No		No		No	Policy direction to protect existing employment land	No	Redeveloping to hotel use in 2018	No		Yes	No achievability concerns	N/A		Unsuitable	
237	9 - 15 Oxford Road	Expired planning permission	12	07/00711/FUL	No		No		No		No		Yes	No suitability concerns	No	No known, recent intent to develop for residential	No		Yes	No achievability concerns	N/A		Suitable	
241	43 Ridgway Road	Under construction	14	14/00116/FUL	No		No		No		No		Yes	No suitability concerns	Yes	Cleared/ vacant site awaiting redevelopment	N/A		Yes	2015 local plan viability study indicates good viability	N/A		Deliverable	1 to 5
245	7 Windmill Road	Under construction	8	07/00501/FUL	No		No		No		No		Yes	No suitability concerns	Yes	No availability concerns	N/A		No	Part of application (conversion to 3 flats) completed. Remaining development appears to have stalled	Yes	2015 local plan viability study indicates good viability	Developable	6 to 10
248	566-568 Dunstable Road	Expired planning permission	10	04/01751/FUL	No		No		No		No		Yes	No suitability concerns	No	Active use	No		Yes	No achievability concerns	N/A		Suitable	
254	Gloucester House Manor Road	Extant planning permission	5	18/01200/FUL	No		No		No		No		Yes	No suitability concerns	Yes	No availability concerns	N/A		Yes	No achievability concerns	N/A		Deliverable	1 to 5

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295	Rear of 46-52 Park Street	Non- residential land	15	08/00682/FUL	No		No		No		Yes	No green space, small site surrounded by car parks, tall office buildings and large community-use buildings	No	Small site unlikely to provide good quality environment	No	No known, recent intent to develop for residential	No		Yes	No achievability concerns	N/A		Unsuitable	
298	47 - 53 Bute Street	Land allocated for housing/ development brief published	12	07/00897/COU	No		No		No		No		Yes	No suitability concerns	No	No known, recent intent to develop for residential	No		Yes	No achievability concerns	N/A		Suitable	
300	Chaucer House, 134 Biscot Road	Extant planning permission	18	18/00787/COM	No		No		No		No		Yes	No suitability concerns	Yes	No availability concerns	N/A		Yes	No achievability concerns	N/A		Deliverable	1 to 5
303	Car park adjacent to 69 Adelaide Street	Extant planning permission	13	17/00924/FUL	No		No		No		No		Yes	No suitability concerns	Yes	No availability concerns	N/A		Yes	No achievability concerns	N/A		Deliverable	1 to 5
304	89 - 93 Park Street	Expired planning permission	13	08/01039/RENEW	No		No		No		No		Yes	No suitability concerns	No	Permission for hotel use being sought	Yes	Vacant premises, recently available for sale	Yes	No achievability concerns	N/A		Developable	6 to 10
305	34-38 Crescent Road	Land allocated for Non- residential uses	74	08/01090/FUL	Yes	Employment land (LLP13)	No		No		No		No	Policy direction to protect existing employment land	No	No known, recent intent to develop for residential	No	#34 in active use for car hire	Yes	No achievability concerns	N/A		Unsuitable	
306	1 Dudley Street	Land allocated for housing/ development brief published	10	08/01303/FUL	No		No		No		No		Yes	No suitability concerns	No	No known, recent intent to develop for residential	No		Yes	No achievability concerns	N/A		Suitable	
310	Potential site east of Faringdon Road	Public sector land	30	50dph	Yes	Open space (LLP27)	No		No		Yes	Noise/ air pollution from motorway	No	Open space. Site likely to be too small to address pollution from motorway	No	No known, recent intent to develop for residential	No		No	Noise/ air quality mitigation required. Demolition of dwellings may be required for access	Yes	Careful scheme design might overcome issues	Unsuitable	
320	111 North Street	Expired planning permission	14	09/00852/RENEW	No		No		No		No		Yes	No suitability concerns	No	Planning permission expired with no known recent intent to develop for residential uses	Yes	Buildings appear to be in a poor state, with an application submitted in 2016 for non-residential uses (since withdrawn)	Yes	2015 local plan viability study indicates good viability	N/A		Developable	6 to 10
321	Petrol Station, 116-124 Wingate Road	Extant planning permission	13	16/00313/OUT	No		No		No		No		Yes	No suitability concerns	Yes	No availability concerns	N/A		Yes	Applicant seeking to address reserved matters. 2015 local plan viability study indicates good viability	N/A		Deliverable	1 to 5
325	Stockwood Park, land north west of M1 J10a	Land allocated for non- residential uses	1102	50dph	Yes	Land south of Stockwood Park (LLP5)	Yes	Electricity pylons	Yes	Open landscape at main entrance to Luton	Yes	Noise/ air pollution from roads and aircraft	No	Policy direction for non-residential uses	No	Owner's preference for leisure and employment	No		No	Viability likely to be impacted by noise/ air pollution mitigation and need to bury/ re-route overhead power lines	Yes	Large site capable of accommodating a variety of possible mitigation measures. Viability can improve over time	Unsuitable	
326	Land at Lynwood Avenue	Non- residential land	175	2010 Call for Sites	Yes	County wildlife site (LLP28), open space (LLP27), road proposals (LLP31)	No		Yes	Significant amount of land with nature conservation importance, many trees with group TPO	No		No	Potentially significant impact on open space, nature conservation and landscape	Yes	Claydon Land has a history of intent to develop as described through 2015 local plan response	N/A		Yes	No achievability concerns	N/A		Unsuitable	
327	Cawleys, 1 Covent Garden Close	Land allocated for non- residential uses	86	50dph	Yes	Employment land (LLP13)	No		No		Yes	Surrounded by industrial land	No	Policy direction to protect existing employment land	No	Active waste management facility	Yes	Call for Sites 2010 indicates owner's preference for residential development	Yes	No achievability concerns	N/A		Unsuitable	
328	Vauxhall Trailer Park, Eaton Green Road	Land allocated for non- residential uses	120	50dph	Yes	Employment land (LLP13)	No		No		No		No	Policy direction to protect existing employment land	No	Active parking lot	No	2010 Call for Sites identifies owner's preference for hotel, retail, parking and leisure uses	Yes	No achievability concerns	N/A		Unsuitable	
329	Land at Whitehorse Vale	Non- residential land	106	50dph	Yes	Open space (LLP27), district wildlife site (LLP28)	No		Yes	Natural link to Great Bramingham Wood of local wildlife importance	No		No	Open space and nature conservation	No	Currently being used by a community enterprise	No	Agent query in 2010 explored opportunities for residential development, though S52 agreement to retain natural aspect of land hinders availability	Yes	No achievability concerns	N/A		Unsuitable	
331	Land at Willow Way	Public sector land	24	50dph	Yes	Open space (LLP27), district and county wildlife sites (LLP28)	No		Yes	Significant amount of nature conservation importance	No		No	Nature conservation importance	No	No known, recent intent to develop for residential	No		No	Likely to require bridge for access	Yes	Potential for car-free self-build, negating need for bridge	Unsuitable	

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336	Wigmore employment area, Eaton Green Road	Land allocated for non- residential uses	2155	50dph	Yes	London Luton Airport (LLP6), Employment land (LLP13)	No		Yes	Large area of open space with significant landscape role	Yes	Noise/ air pollution from airport	No	Policy direction for non- residential uses	No	Land is currently earmarked for a new park	No		No	Viability likely to be impacted by noise/ air pollution mitigation and significant improvement to access	Yes	Large site capable of accommodating a variety of possible mitigation measures. Viability can improve over time	Unsuitable	
337	Land Adjacent To Caddington Road & Newlands Road	Extant planning permission	340	17/00590/FUL	No		No		Yes	Potential to impact on setting of Stockwood Park	Yes	Noise/ air pollution from motorway and airport flight path	Yes	Planning permission granted	Yes	No availability concerns	N/A		No	Gas main is present and local sewerage likely to require upgrade. 2015 viability study indicates viability is poor	Yes	Land might be sold at a reasonable price to enable development	Developable	6 to 10
338	Land east of Bushmead	Non- residential land	280	2012 Call for Sites	Yes	Green Belt (LLP4), open space (LLP27), county wildlife site (LLP28), road proposals (LLP31)	No		Yes	Large area of open space within AONB and Green Belt at the foot of a scheduled ancient monument	No		No	Potential for significant impact on AONB, Green Belt, historic features and future transport route	Yes	Promoted through 2015 local plan consultation	N/A		Yes	No achievability concerns	N/A		Unsuitable	
339	Land at Stockingstone Road	Land allocated for housing/ development brief published	56	50dph on half the site to allow for leisure/ other uses	Yes	Open space (LLP27), Protecting community facilities (LLP24)	No		No		No		Yes	Allocated for mixed-use scheme	No	Active leisure use	Yes	Owners have promoted residential development (2015 local plan response). Availability should be stimulated by policy allocation in the Luton Local Plan 2011-2031	Yes	2015 local plan viability study indicates good viability	N/A		Developable	6 to 10
341	Land at Weybourne Drive	Non- residential land	10	2015 local plan response	Yes	Open space (LLP27), road proposals (LLP31)	No		No		No		No	Open space	Yes	Promoted through 2015 local plan consultation	N/A		Yes	No achievability concerns	N/A		Unsuitable	
345	Milan Day Centre, Solway Road North	Under construction	8	16/01916/OUT (15 in total with ID 471)	Yes	Community facilities (LLP24)	No		No		No		Yes	Planning permission granted	Yes	No availability concerns.	N/A		Yes	2015 local plan viability study indicates good viability.	N/A		Deliverable	1 to 5
348	27 Crawley Road	Expired planning permission	11	10/00789/FUL	No		No		No		No		Yes	No suitability concerns	Yes	No availability concerns	N/A		No	Permission has lapsed	Yes	Permission for residential development is being sought. 2015 local plan viability study indicates good viability	Developable	6 to 10
351	27A Upper George Street	Extant planning permission	46	17/01004/FUL	No		No		No		No		Yes	No suitability concerns	Yes	No availability concerns	N/A		Yes	2015 local plan viability study indicates good viability	N/A		Deliverable	1 to 5
352	40-58 Collingdon Street	Under construction	88	14/01369/FUL	No		No		No		No		Yes	No suitability concerns	Yes	No availability concerns	N/A		Yes	2015 local plan viability study indicates good viability	N/A		Deliverable	1 to 5
353	Car park adjacent to 95 Maple Road East	Land allocated for housing/ development brief published	49	75dph	No		No		No		No		Yes	No suitability concerns	No	Active use	Yes	Availability should be stimulated by policy allocation in the Luton Local Plan 2011-2031	Yes	2015 local plan viability study indicates good viability	N/A		Developable	6 to 10
354	Shops at 247 to 259 Birdsfoot Lane	Intensification of existing housing areas	11	75dph on half of site to allow for other uses	No		No		No		No		Yes	No suitability concerns	No	No known, recent intent to develop for residential	No		Yes	No achievability concerns	N/A		Suitable	
355	Telephone exchange, 177 Waller Avenue	Land allocated for Non- residential uses	120	75dph	Yes	Employment land (LLP13)	No		No		No		No	Policy direction to protect existing employment land	No	No known, recent intent to develop for residential	No		Yes	No achievability concerns	N/A		Unsuitable	
356	187 to 189 Waller Avenue	Land allocated for Non- residential uses	71	75dph	Yes	Employment land (LLP13)	No		No		No		No	Policy direction to protect existing employment land	No	No known, recent intent to develop for residential	No		Yes	No achievability concerns	N/A		Unsuitable	
357	68 to 80 Dunstable Road	Intensification of existing housing areas	18	75dph	No		No		No		No		Yes	No suitability concerns	No	No known, recent intent to develop for residential	No		Yes	No achievability concerns	N/A		Suitable	
358	Land east of Aldi and B&Q, Dallow Road	Vacant/ derelict land	53	50dph	No		No		No		Yes	Surrounded by industrial land/ retail superstores	No	Poor residential environment	No	Recent proposals have been for commercial uses	No		Yes	No achievability concerns	N/A		Unsuitable	
359	Bramingham Centre, Weltmore Road	Under construction	51	17/00768/OUT	Yes	Protecting community facilities (LLP24), district wildlife site (LLP28)	No		Yes	Large site with open space influencing the setting of the River Lea and associated wildlife site	No		Yes	Allocated for residential uses	Yes	Planning permission is being sought. Development expected on site in 2019.	N/A		Yes	2015 local plan viability study indicates good viability	N/A		Deliverable	1 to 5
361	2 to 32 Beechwood Road	Land allocated for housing/ development brief published	15	50dph on half of site allowing for employment/ other uses	No		No		No		No		Yes	No suitability concerns	No	Active community use	Yes	Availability should be stimulated by policy allocation in the Luton Local Plan 2011-2031	Yes	2015 local plan viability study indicates good viability	N/A		Developable	6 to 10

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362	Land south of Eaton Green Road	Land allocated for non-residential uses	13	50dph	Yes	District park (LLP27), London Luton Airport (LLP6)	No		No		No		No	Open space	No	Favoured use for commercial/leisure uses associated with Century Park development	No		Yes	No achievability concerns	N/A		Unsuitable	
363	Royal Mail, Sarum Road	Land allocated for non-residential uses	11	75dph	Yes	Employment land (LLP13)	No		No		No		No	Policy direction to protect existing employment land	No	Active community use	No		Yes	2015 local plan viability study indicates good viability	N/A		Unsuitable	
364	10 to 12 Caleb Close	Land allocated for housing/development brief published	24	75dph	No		No		No		Yes	Surrounded by industrial land on three sides	Yes	Allocated for residential uses	No	No known, recent intent to develop for residential	Yes	Availability should be stimulated by policy allocation in the Luton Local Plan 2011-2031	Yes	2015 local plan viability study indicates good viability	N/A		Developable	6 to 10
367	166 Camford Way	Land allocated for non-residential uses	17	50dph	Yes	Employment land (LLP13)	No		No		Yes	Surrounded by industrial land	No	Policy direction to protect existing employment land	No	No known, recent intent to develop for residential	No		Yes	No achievability concerns	N/A		Unsuitable	
369	Open space, Wandon Close	Non-residential land	46	2016 pre-application discussions	Yes	Neighbourhood park (LLP27), county wildlife site (LLP28)	No		No		No		No	Open space	No	Active use	Yes	LBC land being considered for disposal	Yes	No achievability concerns	N/A		Unsuitable	
370	Leagrave Service Station, High Street.	Vacant/derelict land	21	75dph	No		No		No		Yes		Yes	No suitability concerns	No	No known, recent intent to develop for residential	Yes	Vacant site	Yes	No achievability concerns	N/A		Developable	6 to 10
371	Open Space (2), (Barton Hills), Icknield Way	Non-residential land	81	50dph	Yes	Open space (LLP27), district wildlife site (LLP28)	No		No		No		No	Wildlife site	No	No known, recent intent to develop for residential	No		Yes	No achievability concerns	N/A		Unsuitable	
372	Units 5 to 8, North Luton Industrial Estate, Sedgwick Road	Land allocated for non-residential uses	80	50dph	Yes	Employment land (LLP13)	No		No		No		No	Policy direction to protect existing employment land	No	No known, recent intent to develop for residential	No		Yes	No achievability concerns	N/A		Unsuitable	
373	Aerial Site, Kestrel Way	Non-residential land	62	50dph	Yes	Open space (LLP27)	Yes	Communications mast	No		No		No	Open space with communications mast	No	No known, recent intent to develop for residential	No		No	Removal/relocation of communications equipment likely to impact on viability	Yes	Greenfield site should provide good basis for economic viability	Unsuitable	
374	Amenity land (1), adjoining M1, Ravenhill Way	Non-residential land	106	50dph	Yes	QEII playing field (LLP27)	Yes	Electricity pylons	No		Yes	Noise/air pollution from motorway	No	Open space, electricity pylons and pollution from motorway	No	No known, recent intent to develop for residential	No		Yes	No achievability concerns	N/A		Unsuitable	
375	Amenity land (2), adjoining M1, Ravenhill Way	Non-residential land	114	50dph	Yes	QEII playing field and district park (LLP27)	No		No		No		No	Open space	No	No known, recent intent to develop for residential	No		Yes	No achievability concerns	N/A		Unsuitable	
376	Land west of 23 Cosgrove Way	Land allocated for non-residential uses	10	50dph	Yes	Employment land (LLP13)	No		No		Yes	Surrounded by industrial land	No	Policy direction to protect existing employment land	No	No known, recent intent to develop for residential	No		Yes	No achievability concerns	N/A		Unsuitable	
377	96 A Kingsway	Land allocated for non-residential uses	118	50dph	Yes	Employment land (LLP13)	No		No		No		No	Policy direction to protect existing employment land	No	No known, recent intent to develop for residential	Yes	Vacant site	Yes	No achievability concerns	N/A		Unsuitable	
378	81 Arundel Road	Land allocated for non-residential uses	15	50dph	Yes	Employment land (LLP13)	No		No		No		No	Policy direction to protect existing employment land	No	No known, recent intent to develop for residential	No		Yes	No achievability concerns	N/A		Unsuitable	
379	10 to 12 Bilton Way	Land allocated for non-residential uses	14	50dph	Yes	Employment land (LLP13)	No		No		Yes	Surrounded by industrial land	No	Policy direction to protect existing employment land	No	No known, recent intent to develop for residential	No		Yes	No achievability concerns	N/A		Unsuitable	
380	De Havilland House, President Way	Land allocated for non-residential uses	26	50dph	Yes	Employment land (LLP13)	No		No		Yes	Surrounded by industrial land	No	Policy direction to protect existing employment land	No	No known, recent intent to develop for residential	No		Yes	No achievability concerns	N/A		Unsuitable	
381	Car storage area adjacent to 2 to 20 Kimpton Road	Land allocated for non-residential uses	17	50dph	Yes	Employment land (LLP13)	Yes	Electricity pylons	No		Yes	Surrounded by car storage	No	Policy direction to protect existing employment land	No	No known, recent intent to develop for residential	No		Yes	No achievability concerns	N/A		Unsuitable	
384	Cradock Road Play Area, Cradock Road	Land allocated for non-residential uses	11	50dph	Yes	Employment land (LLP13), open space (LLP27)	Yes	Narrow site with extensive utilities (manhole covers)	No		Yes	Neighbouring industrial land	No	Policy direction to protect existing employment land	No	No known, recent intent to develop for residential	No		No	Existing utilities infrastructure is a likely constraint	No	No known resolution to existing utilities infrastructure	Unsuitable	

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385	Land behind the Stadium Estate, Cradock Road	Land allocated for non- residential uses	20	50dph	Yes	Employment land (LLP13)	Yes	Narrow site	No		Yes	Neighbouring industrial land	No	Policy direction to protect existing employment land	No	No known, recent intent to develop for residential	No		Yes	No achievability concerns	N/A		Unsuitable	
386	Open Space (1), (Barton Hills), Icknield Way	Non- residential land	39	50dph	Yes	Open space (LLP27), district wildlife site (LLP28)	Yes	Narrow site	No		No		No	Wildlife site and narrow	No	Land required for SUDS to address local flooding concerns	No		Yes	No achievability concerns	N/A		Unsuitable	
388	Vauxhall storage land, Parkway Road	Non- residential land	59	50dph	Yes	District wildlife site (LLP28), public safety zone (LLP34)	No		No		Yes	Noise/ air pollution from airport flight path, rail and Airport Way	No	Airport public safety zone and poor environment	No	No known, recent intent to develop for residential	No		Yes	No achievability concerns	N/A		Unsuitable	
389	Mondi Packaging, Airport Way	Land allocated for non- residential uses	58	50dph	Yes	Employment land (LLP13)	No		No		Yes	Noise/ air pollution from airport flight path and Airport Way	No	Policy direction to protect existing employment land	No	Active hotel use	No		Yes	No achievability concerns	N/A		Unsuitable	
390	Land around 113 Proctor Way	Extant planning permission	20	17/00855/COM 17/00857/COM	Yes	London Luton Airport (LLP6), employment land (LLP13)	No		No		Yes	Surrounded by industrial land	Yes	Permitted development	Yes	No availability concerns	N/A		Yes	No achievability concerns	N/A		Deliverable	1 to 5
391	Land at south-west end of Proctor Way	Land allocated for non- residential uses	100	50dph	Yes	Employment land (LLP13)	No		No		Yes	Surrounded by industrial land	No	Policy direction to protect existing employment land	No	No known, recent intent to develop for residential	No		Yes	No achievability concerns	N/A		Unsuitable	
392	Vacant land at 140 Prospect Way	Land allocated for non- residential uses	15	50dph	Yes	London Luton Airport (LLP6)	No		No		Yes	Surrounded by industrial land	No	Allocated for non-residential uses	No	No known, recent intent to develop for residential	No		Yes	No achievability concerns	N/A		Unsuitable	
393	Land adjacent to Vauxhall Way	Land allocated for Non- residential uses	258	50dph	Yes	Employment land (LLP13)	No		No		No		No	Policy direction to protect existing employment land	No	Remains in use as car park to support Vauxhall works	Yes	2015 response to local plan promotes mixed use development	Yes	No achievability concerns	N/A		Unsuitable	
394	Garage blocks at Sylam Close	Intensification of existing housing areas	10	50dph	No		No		No		No		Yes	No suitability concerns	No	No known, recent intent to develop for residential	No		Yes	No achievability concerns	N/A		Suitable	
395	Garage blocks at Winchester Gardens	Intensification of existing housing areas	11	50dph	No		No		No		No		Yes	No suitability concerns	No	No known, recent intent to develop for residential	No		Yes	No achievability concerns	N/A		Suitable	
396	Garage blocks rear of 1 to 47 Strangers Way	Intensification of existing housing areas	6	50dph on half the site	Yes	District wildlife site (LLP28)	No		No		Yes		Yes	DWS occupies half the area. Capacity calculation assumes the DWS will not be developed	No	No known, recent intent to develop for residential	No		Yes	No achievability concerns	N/A		Suitable	
397	Garage blocks at Flint Close	Intensification of existing housing areas	14	50dph	No		No		No		No		Yes	No suitability concerns	No	No known, recent intent to develop for residential	No		Yes	No achievability concerns	N/A		Suitable	
398	Garage blocks at Waleys Close	Intensification of existing housing areas	14	50dph	No		No		No		No		Yes	No suitability concerns	No	No known, recent intent to develop for residential. Northern half of bigger block could potentially be surplus and accommodate about 4 homes	No		Yes	No achievability concerns	N/A		Suitable	
399	Garage blocks at Arrow Close	Intensification of existing housing areas	31	50dph	No		No		No		No		Yes	No suitability concerns	No	No known, recent intent to develop for residential	No		Yes	No achievability concerns	N/A		Suitable	
400	Open space, Bushmead Road	Non- residential land	35	50dph	Yes	Open space (LLP27)	No		No		No		No	Open space	No	No known, recent intent to develop for residential	No		Yes	No achievability concerns	N/A		Unsuitable	
402	Land at the Orchard Centre, Strangers Way	Land allocated for housing/ development brief published	27	2016 pre-application discussions	Yes	Open Space (LLP27), community facilities (LLP24)	No		No		No		Yes	Site allocated for residential uses	Yes	Executive decision 19/10/15 to sell for residential development. Planning application submitted in 2017	N/A		No	Former playing fields need re-providing elsewhere	Yes	Reasonable certainty that replacement facilities can be delivered	Developable	6 to 10
403	47 Guildford Street	Land allocated for housing/ development brief published	10	2013 review of town centre office premises	No		No		No		No		Yes	No suitability concerns	No	Currently being promoted for office/ light industrial uses	No		No	Viability influenced by listed building status	Yes	Careful scheme design should address issues relating to listed building status	Suitable	
405	2 Dunstable Road	Non- residential land	15	2013 review of town centre office premises	Yes	Employment land (LLP13)	No		No		No		No	Policy direction to protect existing employment land	No	No known, recent intent to develop for residential	No		No	2013 town centre study indicates marginal levels of development viability	Yes	Viability can improve over time and with current permitted development rights for changes from offices to residential	Unsuitable	
408	Abbeigate Business Centre, Hitchin Road	Land allocated for non- residential uses	12	2013 employment land review	Yes	Employment land (LLP13)	No		No		No		No	Policy direction to protect existing employment land	No	No known, recent intent to develop for residential	No		No	2013 ELR indicates poor viability for redevelopment	Yes	Viability can improve over time	Unsuitable	
409	Open space at Rochford Drive	Public sector land	12	50dph	Yes	Open space (LLP27)	No		No		No		No	Open space	No	No known, recent intent to develop for residential	No		Yes	No achievability concerns	N/A		Unsuitable	

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410	Open space to the south-west of Sherd Lodge, Sherd Close	Public sector land	10	50dph	Yes	Neighbourhood park (LLP27)	No		No		No		No	Open space	No	No known, recent intent to develop for residential	No		Yes	No achievability concerns	N/A		Unsuitable	
412	38a Wingate Road	Land allocated for housing/development brief published	15	50dph on half of site allowing for other uses such as employment	No		No		No		No		Yes	Allocated for residential uses	No	No known, recent intent to develop for residential. Active retail use.	Yes	Availability should be stimulated by policy allocation in the Luton Local Plan 2011-2031	Yes	2015 local plan viability study indicates good viability	N/A		Developable	6 to 10
413	Plaza 668, Hitchin Road	Land allocated for non-residential uses	13	75dph on half of site allowing for other uses such as employment	Yes	Employment land (LLP13)	No		No		No		No	Policy direction to protect existing employment land	No	No known, recent intent to develop for residential	No		No	2013 ELR indicates poor viability for redevelopment	Yes	Viability can improve over time and with current permitted development rights for changes from offices to residential	Unsuitable	
415	22 to 36 Hastings Street	Expired planning permission	18	14/01182/FUL	No		No		No		No		Yes	No suitability concerns	Yes	Site has been cleared of previous structures. Conditions have been discharged.	N/A		No	Permission has lapsed	Yes	2015 local plan viability study indicates good viability	Developable	6 to 10
416	Link House, 49 Alma Street	Non-residential land	12	2013 review of town centre office premises	Yes	Employment land (LLP13)	No		No		No		No	Policy direction to protect existing employment land	No	No known, recent intent to develop for residential	No		No	2013 town centre study identifies poor levels of redevelopment viability	Yes	Viability can improve over time and with current permitted development rights for changes from offices to residential	Unsuitable	
417	The Albany, 4 Cardiff Road	Non-residential land	12	2013 review of town centre office premises	Yes	Employment land (LLP13)	No		No		No		No	Policy direction to protect existing employment land	No	No known, recent intent to develop for residential	No		No	2013 town centre study identifies poor levels of redevelopment viability	Yes	Viability can improve over time and with current permitted development rights for changes from offices to residential	Unsuitable	
420	Victoria House, Victoria Street	Extant planning permission	14	18/01396/COM	Yes	Employment land (LLP13)	No		No		Yes	Noise/air pollution from ring road	Yes	Permitted development	Yes	No availability concerns	No		No	2013 town centre study identifies poor levels of redevelopment viability	Yes	Viability can improve over time and with current permitted development rights for changes from offices to residential	Developable	6 to 10
421	Lea Manor playing fields	Public sector land	29	50dph	Yes	Neighbourhood park (LLP27)	No		No		No		No	Open space	No	No current commitment to release land for development	No		Yes	No achievability concerns	N/A		Unsuitable	
422	Land and buildings at and behind 98-100 Wenlock Street	Under construction	6	05/00077/OUT	No		No		No		No		Yes	No suitability concerns	Yes	No availability concerns	N/A		No	Block 3 constructed, though blocks 1 and 2 have stalled	Yes	2015 local plan viability study indicates good viability	Developable	6 to 10
425	14 South Road	Expired planning permission	8	11/00317/FUL	No		No		No		No		Yes	No suitability concerns	No	In use for car sales	No		Yes	2015 local plan viability study indicates good viability	N/A		Suitable	
426	4 Dunstable Place & 9 Upper George Street	Expired planning permission	8	11/01071/REMCON	No		No		No		No		Yes	No suitability concerns	No	No known, recent intent to develop for residential	No		No	Permission has lapsed	Yes	2015 local plan viability study indicates good viability	Suitable	
431	25 - 31 Chester Avenue	Under construction	4	10/00831/REM	No		No		No		No		Yes	No suitability concerns	Yes	No availability concerns	N/A		No	Development appears to have stalled	Yes	2015 local plan viability study indicates good viability	Developable	6 to 10
433	Land adj. to 18, 18a Cowper Street and 17 Tavistock Crescent	Expired planning permission	6	11/01059/REMCON	No		No		No		No		Yes	No suitability concerns	No	No known, recent intent to develop for residential	No		Yes	2015 local plan viability study indicates good viability	N/A		Suitable	
441	Land rear of 92 Oakley Road	Expired planning permission	5	08/00343/RENEW	No		No		No		No		Yes	No suitability concerns	No	No known, recent intent to develop for residential	No		No	Unimplemented permission	Yes	Greenfield site should provide good basis for economic viability	Suitable	
446	Maxet House and 26-34 Liverpool Road	Extant planning permission	66	18/00311/FUL 18/01146/COM	Yes	Employment land (LLP13)	No		No		No		Yes	Permitted development	No	No availability concerns	No		Yes	2013 ELR indicates poor viability for redevelopment, though prior approval is for a far greater number of units than expected	N/A		Deliverable	1 to 5
453	Land adjacent to the Baptist Church, Cumberland Street	Vacant/derelict land	11	75dph	No		Yes	Potential air quality concerns from roads	No		No		Yes	Careful design should address air quality	No	Consistent history of promotion for hotel use	No		No	Intent in 2015 to use as car park until viability improves	Yes	Viability should improve with time	Suitable	
456	Connaught House, 15-17 Upper George Street	Expired planning permission	15	14/00374/COM	No		No		No		No		Yes	No suitability concerns (permitted development)	Yes	No availability concerns	N/A		No	Permission expired with no start	Yes	2015 local plan viability study indicates good viability	Developable	6 to 10

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460	Britannia Estate	Land allocated for housing/development brief published	294	2014 pre-application discussion 19/00027/COM	No		No		No		Yes	Noise/ air pollution from rail line	Yes	Site allocated for mixed re-development. Careful design could address air quality concerns	Yes	2015 local plan response indicates no concerns with tenancies.	N/A		No	Local sewerage likely to require upgrade, though phased development can allow a rapid start. There is a lack of evidence that development will start within 5 years	Yes	2015 local plan viability study indicates good viability	Developable	6 to 10
461	Land at western edge of Stockwood Park	Non- residential land	20	50dph	Yes	District park and QEII playing field (LLP27)	No		Yes	Potential to impact on natural quality of Stockwood Park	Yes	Potential air quality concerns from roads and aircraft	No	Well respected park land	No	Not currently proposed for development	No		Yes	No achievability concerns	N/A		Unsuitable	
463	Playing fields at Cutenhoe Community Learning Park	Non- residential land	32	50dph	Yes	Open space (LLP27)	No		No		Yes	Potential air quality concerns from aircraft	No	Open space needed to support community uses	No	Not currently proposed for development	No		Yes	No achievability concerns	N/A		Unsuitable	
464	Gypsy Lane leisure gardens	Non- residential land	5	50dph	Yes	Open space (LLP27)	No		No		No		No	Allotment land	No	Not currently proposed for development	Yes	Potential for land swap (creating new allotments elsewhere)	Yes	No achievability concerns	N/A		Unsuitable	
466	Land to the west of Ashcroft Road Recreation Ground	Non- residential land	35	50dph	Yes	Neighbourhood park (LLP27)	No		No		No		No	Open space	Yes	No availability concerns	N/A		Yes	No achievability concerns	N/A		Unsuitable	
467	Land at the junction of Dunstable Road and Telford Way	Public sector land	14	75dph	No		Yes	Poor access other than by foot	No		Yes	Poor air quality next to main inner ring road junction	No	Poor access and air quality	No	Not currently proposed for development	Yes	LBC-owned land	No	Site unlikely to be attractive to developers	No		Unsuitable	
468	Land at the junction of Vauxhall Way and Hitchin Road	Public sector land	50	50dph	Yes	County wildlife site (LLP27) and road proposals (LLP31)	No		Yes	Impact on landscape and nature conservation	No		No	Open space important to natural environment	No	Not currently proposed for development	Yes	LBC-owned land	Yes	No achievability concerns	N/A		Unsuitable	
469	Land at Manor Farm	Non- residential land	257	25dph (considerate of landscape impact)	Yes	Green Belt (LLP4)	No		Yes	Impact on landscape (AONB) and nature conservation	No		No	Important landscape within the Green Belt	No	Not currently proposed for development	Yes	No significant barriers to availability in the future	Yes	No achievability concerns	N/A		Unsuitable	
470	Wigmore Hall	Land allocated for non- residential uses	9	50dph	Yes	London Luton Airport (LLP6)	No		No		Yes	Potential noise concerns from airport	No	Allocated for non-residential uses	No	Current use by Active Luton	Yes	May become available if Active Luton are able to relocate. LBC-owned land	Yes	2015 local plan viability study indicates good viability	N/A		Unsuitable	
471	Saints Community Centre	Under construction	7	16/01916/OUT (15 in total with ID 345)	Yes	Community facilities (LLP24)	No		No		No		Yes	Planning permission granted	Yes	No availability concerns.	N/A		Yes	2015 local plan viability study indicates good viability.	N/A		Deliverable	1 to 5
472	The Old School House, Trinity Road	Public sector land	7	50dph	Yes	Community facilities (LLP24)	No		No		No		Yes	Community centre may be surplus to requirements	No	In active use	Yes	Afro-Caribbean day care service could be re-provided elsewhere	Yes	2015 local plan viability study indicates good viability	N/A		Developable	6 to 10
473	Eaton Green Recycling Centre	Land allocated for non- residential uses	25	50dph	Yes	London Luton Airport (LLP6)	Yes	Potential contamination	No		Yes	Potential noise concerns from airport and surrounded by airport uses	No	Isolated location in vicinity of airport	No	In active use	No	Proposed development of Wigmore Valley Park retains this site in its current use	Yes	No achievability concerns	N/A		Unsuitable	
474	Playground rear of 4 - 22 Grampian Way	Public sector land	8	50dph	Yes	Open space (LLP27), community facilities (LLP24)	No		No		No		No	Open space	No	Not currently proposed for development	No		Yes	No achievability concerns	N/A		Unsuitable	
477	The Parrott, Whipperley Ring	Non- residential land	25	2016 pre-application discussion	Yes	Community facilities (LLP24)	No		No		No		Yes	Community uses could be re-provided on-site or in vicinity	Yes	Site acquired by developer. Planning application expected soon.	N/A		Yes	2015 local plan viability study indicates good viability	N/A		Deliverable	1 to 5
478	The Roman Way, Tomlinson Avenue	Under construction	20	16/01039/FUL	Yes	Community facilities (LLP24)	No		No		No		Yes	Planning permission granted	Yes	Public sector land and council-led scheme	N/A		Yes	2015 local plan viability study indicates good viability	N/A		Deliverable	1 to 5
482	High Town plot 7	Land allocated for housing/development brief published	27	High Town Masterplan	No		No		No		No		Yes	No suitability concerns	No	Active use	Yes	Neighbouring re-development should spur development on this site	Yes	2013 ELR indicates good viability for development	N/A		Developable	6 to 10
483	High Town plot 5A	Land allocated for housing/development brief published	3	High Town Masterplan	No		No		No		No		Yes	No suitability concerns	No	No known intention to develop.	Yes	Development should be stimulated by policy allocation and masterplan	No	2013 ELR indicates poor viability	Yes	Viability can improve over time	Developable	10 to 15
484	Albion Road employment block	Land allocated for housing/development brief published	9	2013 employment land review (12 in total with ID 483)	No		No		No		No		Yes	No suitability concerns	No	Active uses	No	No known intent to develop. Not a key development site in the High Town Masterplan	No	2013 ELR indicates poor viability	Yes	Viability can improve with time	Suitable	
485	High Town plot 5B	Land allocated for housing/development brief published	21	High Town Masterplan	No		No		No		No		Yes	No suitability concerns	No	Active health centre	Yes	Development should be stimulated by policy allocation and masterplan	Yes	No achievability concerns	N/A		Developable	6 to 10
486	High Town plot 1A	Land allocated for housing/development brief published	75	High Town Masterplan	No		No		No		No		Yes	No suitability concerns	Yes	Permission for residential uses being sought in 2018	N/A		No	2013 ELR indicates poor viability	Yes	Viability should improve over time	Developable	6 to 10

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487	High Town plot 1C	Land allocated for housing/development brief published	19	High Town Masterplan	No		No		No		No		Yes	No suitability concerns	No	In active use	Yes	Land owners in area are keen to develop and invest, though no formal progress as yet.	No	2013 ELR indicates poor viability	Yes	Viability should improve over time	Developable	10 to 15
488	High Town plot 1D	Land allocated for housing/development brief published	27	High Town Masterplan	No		No		No		No		Yes	No suitability concerns	No	In active use	Yes	Land owners in area are keen to develop and invest, though no formal progress as yet.	No	2013 ELR indicates poor viability	Yes	Viability should improve over time	Developable	10 to 15
489	High Town plot 1B	Land allocated for housing/development brief published	14	Density (242 dph) from ID584 applied to remainder of site. 78 in total with ID 584	No		No		No		No		Yes	No suitability concerns	Yes	Part of site with planning permission is vacant	N/A		No	Conditions have yet to be discharged. Part of site is without extant permission	Yes	2013 ELR indicates good viability	Developable	6 to 10
490	High Town plot 2A	Land allocated for housing/development brief published	63	High Town Masterplan	No		No		No		No		Yes	No suitability concerns	Yes	Application for residential development submitted in 2018. Land in single ownership	N/A		No	Land was bought at a market peak	Yes	2013 ELR indicates good viability	Developable	6 to 10
491	High Town plot 2B	Land allocated for housing/development brief published	16	High Town Masterplan	No		No		No		No		Yes	No suitability concerns	Yes	No availability concerns	N/A		No	There is a lack of evidence that development will start within 5 years	Yes	2013 ELR indicates good viability. Permission being sought for residential uses	Developable	6 to 10
492	High Town plot 3	Land allocated for housing/development brief published	31	High Town Masterplan	No		No		No		No		Yes	No suitability concerns	No	Land in active use	Yes	Development should be stimulated by policy allocation and masterplan	No	2013 ELR indicates poor viability	Yes	Viability should improve over time	Developable	10 to 15
494	High Town plot 6D	Land allocated for housing/development brief published	39	High Town Masterplan 18/00457/FUL	No		No		No		No		Yes	No suitability concerns	Yes	No availability concerns	N/A		Yes	2013 ELR indicates good viability for development	N/A		Deliverable	1 to 5
495	2-14 Taylor Street	Land allocated for housing/development brief published	17	2013 employment land review	No		No		No		No		Yes	No suitability concerns	No	Active uses	No	No known intent to develop. Not a key development site in the High Town Masterplan	Yes	2013 ELR indicates good viability	N/A		Suitable	
496	High Town plot 6A	Land allocated for housing/development brief published	60	High Town Masterplan	No		No		No		No		Yes	No suitability concerns	No	Active car park	Yes	LBC control majority of land and are able to bring it forward for development. Planning application expected in 2019.	Yes	No achievability concerns	N/A		Developable	6 to 10
497	High Town plot 6B	Land allocated for housing/development brief published	18	High Town Masterplan	Yes	East Village design codes state remaining land to be used for parking and play	No		No		No		Yes	Parking and play facilities can be integrated within development	No	Active uses	Yes	LBC control majority of land and are able to bring it forward for development. Planning application expected in 2018.	Yes	No achievability concerns	N/A		Developable	6 to 10
498	Concorde House, Concorde Street	Land allocated for housing/development brief published	10	Development of Albany House used as example	No		No		No		No		Yes	No suitability concerns	No	Active uses	No	No known intent to develop. Not a key development site in the High Town Masterplan	No	2013 ELR indicates poor viability	Yes	Viability can improve with time	Suitable	
499	High Town Road employment block	Land allocated for housing/development brief published	38	2013 employment land review	No		No		No		No		Yes	No suitability concerns	No	Active uses	No	No known intent to develop. Not a key development site in the High Town Masterplan	Yes	2013 ELR indicates good viability	N/A		Suitable	
500	7-21 Taylor Street	Land allocated for housing/development brief published	10	2013 employment land review	No		No		No		No		Yes	No suitability concerns	No	Active uses	No	No known intent to develop. Not a key development site in the High Town Masterplan	No	2013 ELR indicates poor viability	Yes	Viability can improve with time	Suitable	
502	High Town Enterprise Centre, York Street	Land allocated for housing/development brief published	17	2013 employment land review	No		No		No		No		Yes	No suitability concerns	No	Active uses	No	No known intent to develop. Not a key development site in the High Town Masterplan	No	2013 ELR indicates poor viability	Yes	Viability can improve with time	Suitable	
503	High Town plot 8	Land allocated for housing/development brief published	23	High Town Masterplan	No		No		No		No		Yes	No suitability concerns	No	Active car park	No	Planning application submitted for community uses	Yes	No achievability concerns	N/A		Suitable	
504	High Town plot 9	Non- residential land	9	High Town Masterplan	No		No		No		No		Yes	No suitability concerns	No	Active car park	Yes	LBC control land and are able to bring it forward for development	Yes	No achievability concerns	N/A		Developable	6 to 10
505	Lancaster Avenue bowling greens	Public sector land	40	50dph	Yes	Neighbourhood park (LLP27)	No		No		No		No	Open space and active bowling greens	No	Active use as open space and bowling greens	No		Yes	No achievability concerns	N/A		Unsuitable	
506	Land to the south of Ashcroft Road Recreation Ground	Public sector land	101	50dph	Yes	Neighbourhood park (LLP27)	No		No		No		No	Open space	No	Active use as open space	No		Yes	No achievability concerns	N/A		Unsuitable	
507	Stopsley Common, land adj. to caravan Site	Public sector land	125	50dph	Yes	Green Belt (LLP4), District park and QEII playing field (LLP27)	No		No		No		No	Open space within the Green Belt	No	Active use as open space	No		Yes	No achievability concerns	N/A		Unsuitable	
508	Open space adj. to Raynham Way community centre	Public sector land	40	50dph	Yes	Open space (LLP27)	No		No		No		No	Open space	No	Active use as open space	No		Yes	No achievability concerns	N/A		Unsuitable	
509	Alsace Cottage, Stockwood Park	Public sector land	11	50dph	No		No		Yes	Adjacent to an area of great landscape importance	No		Yes	Landscape concerns can be addressed by design	No	Active use as dwelling	No		Yes	No achievability concerns	N/A		Suitable	

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510	Land west of 35 Bramingham Road	Public sector land	13	50dph	Yes	District park and QEII playing field (LLP27), county wildlife site (LLP28)	No		Yes	Adjoining Wauluds Bank scheduled ancient monument	No		No	County wildlife site and public open space adjoining ancient monument	No	Active use as open space	No		Yes	No achievability concerns	N/A		Unsuitable	
511	Open space at Tomlinson Avenue	Public sector land	79	75dph	Yes	Open space (LLP27)	No		No		No		No	Open space	No	Active use as open space	No		Yes	No achievability concerns	N/A		Unsuitable	
512	Alder Crescent open space	Public sector land	97	50dph	Yes	Open space (LLP27)	No		No		No		No	Open space	No	Active use as open space	No		Yes	No achievability concerns	N/A		Unsuitable	
513	Foxdell recreation ground	Public sector land	129	50dph	Yes	Community facilities (LLP24), neighbourhood park (LLP27), district wildlife site (LLP28)	No		No		No		No	Open space and formal sports provision	No	Active use as open space	No		Yes	No achievability concerns	N/A		Unsuitable	
514	Land at Winsdon Hill rear of 54 to 59 Whipperley Ring	Public sector land	47	75dph	Yes	County wildlife site (LLP28)	No		No		No		No	Open space and nature conservation	No	Active use as open space	No	As of 2016, being pursued for use as a cycle park	Yes	No achievability concerns	N/A		Unsuitable	
515	Homestead Way play area and recreation ground	Public sector land	30	50dph	Yes	Community facilities (LLP24), open space (LLP27)	No		No		No		No	Open space with formal play provision	No	Active use as open space	No		Yes	No achievability concerns	N/A		Unsuitable	
516	Open space at Gayland Avenue	Public sector land	10	50dph	Yes	Open space (LLP27)	Yes	Access to the site is constrained	No		No		No	Open space with access concerns	No	Active use as open space	No		No	Resolution of access issues likely to incur substantial cost	No	No known resolution to access concerns	Unsuitable	
517	Open space between Fermor Crescent and Crawley Green Road	Public sector land	59	50dph	Yes	Open space (LLP27)	Yes	Site is on a steep narrow slope	No		No		No	Open space on a slope	No	Active use as open space	No		Yes	No achievability concerns	N/A		Unsuitable	
518	Wardown Park north lodge	Public sector land	7	50dph	Yes	District park (LLP27), registered park and garden (LLP30)	No		No		No		Yes	Impact on registered park and garden could be addressed through design	No	Active residential use	No		Yes	No achievability concerns	N/A		Suitable	
519	Birdsfoot Lane depot	Under construction	6	17/02132/FUL	Yes	Neighbourhood park (LLP27), county wildlife site (LLP28)	No		No		No		Yes	Planning permission granted	Yes	Site has now been cleared	N/A		Yes	No achievability concerns	N/A		Deliverable	1 to 5
520	Land to the north of Kestrel Way	Public sector land	30	50dph	Yes	Open space (LLP27)	Yes	Site is very narrow	No		No		No	Narrow strip of publicly accessible open space	No	Active use as open space	No	No known intent to develop.	Yes	No achievability concerns	N/A		Unsuitable	
521	Land at 210 Sundon Park Road	Public sector land	21	75dph	No		No		No		No		Yes	No suitability concerns	No	Active use as car park supporting playing fields	No	No known intent to develop.	Yes	No achievability concerns	N/A		Suitable	
522	Open space at Tinsley Close	Public sector land	24	50dph	Yes	Open space (LLP27)	No		No		No		No	Open space	No	Active use as open space	No	No known intent to develop.	Yes	No achievability concerns	N/A		Unsuitable	
523	Cohens Yard play area	Land allocated for housing/development brief published	17	50dph	Yes	Community facilities (LLP24), open space (LLP27)	No		No		No		Yes	Allocated for residential uses	No	Active use as open space	Yes	Potential to become available if facilities replaced elsewhere (e.g. redevelopment of football club grounds)	Yes	No achievability concerns	N/A		Unsuitable	
524	Stopsley Common tennis courts	Public sector land	18	50dph	Yes	District park and QEII playing field (LLP27), Green Belt (LLP4)	No		No		No		No	Park and green belt	Yes	No availability concerns	No		Yes	No achievability concerns	N/A		Unsuitable	
528	Land adjacent to 102 Hitchin Road	Expired planning permission	6	15/00180/FUL	No		No		No		No		Yes	Planning permission granted	Yes	No availability concerns	N/A		No	Permission has lapsed	Yes	No achievability concerns	Developable	6 to 10
530	Land rear Of 81 Dumfries Street	Under construction	7	14/01362/FUL	No		No		No		No		Yes	Planning permission granted	Yes	No availability concerns	N/A		Yes	No achievability concerns	N/A		Deliverable	1 to 5
532	2B Medina Road	Under construction	8	15/00620/FUL	No		No		No		No		Yes	Planning permission granted	Yes	No availability concerns	N/A		Yes	No achievability concerns	N/A		Deliverable	1 to 5
533	15 - 17 Cardiff Road	Expired planning permission	8	15/00168/COM	No		No		No		No		Yes	No suitability concerns (permitted development)	Yes	No availability concerns	N/A		No	Permission has lapsed	Yes	No achievability concerns	Developable	6 to 10
535	The Compasses, 11 Farley Hill	Under construction	9	14/01546/FUL	No		No		No		No		Yes	Planning permission granted	Yes	No availability concerns	N/A		Yes	No achievability concerns	N/A		Deliverable	1 to 5
536	9 - 15 Adelaide Street	Expired planning permission	9	14/00907/OUT	No		No		No		No		Yes	No suitability concerns	No	Not currently proposed for development	No		Yes	No achievability concerns	N/A		Suitable	
542	28 Dunstable Road	Extant planning permission	42	17/00761/COM 17/00763/COM 17/00764/COM 17/00765/COM	Yes	Employment land (LLP13)	No		No		No		Yes	Permitted development	Yes	No availability concerns	N/A		Yes	No achievability concerns	N/A		Deliverable	1 to 5
543	39 Castle Street	Land allocated for housing/development brief published	35	14/00710/OUT	No		No		No		No		Yes	No suitability concerns	Yes	Application for residential development submitted in 2018.	N/A		No	Major development with outline permission and no certainty of delivery	Yes	No known barriers to delivery	Developable	6 to 10

ID	Site name and address	Site type	Capacity (# homes)	Capacity source	Suitability restriction (policy)?	Policy restriction description	Suitability restriction (physical)?	Physical restriction description	Suitability restriction (potential impact)?	Potential impact description	Suitability restriction (environmental condition)?	Environmental condition description	Suitability (overall)	Suitability description	Availability?	Availability description	Availability resolution?	Availability resolution description	Achievability?	Achievability description	Achievability resolution	Achievability resolution description	SHLAA conclusion	Start period
545	39 - 49 Manor Road	Extant planning permission	105	17/00817/OUT	Yes	Employment land (LLP13)	Yes	Partly within flood risk zone	Yes	Potential impact on existing uses in employment area	Yes	Disturbance from neighbouring employment uses	Yes	Planning permission granted	Yes	No availability concerns	N/A		No	Major development with outline permission and no certainty of delivery	Yes	No known barriers to delivery	Developable	6 to 10
551	214 to 220 Hitchin Road	Under construction	12	14/01349/FUL	No		No		No		No		Yes	Planning permission granted	Yes	No availability concerns	N/A		Yes	No achievability concerns	N/A		Deliverable	1 to 5
552	179 - 185 Dunstable Road	Expired planning permission	12	15/00182/FUL	No		No		No		No		Yes	Planning permission granted	Yes	No availability concerns	N/A		No	Permission expired with no start	Yes	No achievability concerns	Developable	6 to 10
558	Luton Rugby Club, Newlands Road	Non- residential land	1000	2015 local plan response (considering density of ID 337)	Yes	Community facilities (LLP24), open space (LLP27), public safety zone (LLP34)	No		Yes	Potential to impact on setting of Stockwood Park	Yes	Air quality concerns from flight path and motorway	No	Loss of rugby club and presence of public safety zone are significant	No	Active rugby club	Yes	Club has been discussing relocation	No	Affected by abnormal costs such as re- location of rugby club and underground gas main	Yes	Dependent on scheme design, land price and housing market	Unsuitable	
559	Cresta House, Alma Street	Extant planning permission	55	18/01022/COM	Yes	Employment land (LLP13)	No		No		No		Yes	Permitted development	No	Multiple tenancies	Yes	Tenancies can be resolved	Yes	No achievability concerns	N/A		Developable	6 to 10
561	2 - 6 Cardigan Street	Under construction	11	16/01627/COM	Yes	Employment land (LLP13)	No		No		No		Yes	Permitted development	Yes	No availability concerns	N/A		Yes	No achievability concerns	N/A		Deliverable	1 to 5
562	80 - 88 Collingdon Street	Extant planning permission	18	16/01030/COM	Yes	Employment land (LLP13)	No		No		No		Yes	Permitted development	Yes	No availability concerns	N/A		Yes	No achievability concerns	N/A		Deliverable	1 to 5
563	Gilmartins House, 102 Collingdon Street	Extant planning permission	18	17/00095/COM 18/00616/FUL	Yes	Employment land (LLP13)	No		No		No		Yes	Permitted development	Yes	No availability concerns	N/A		Yes	No achievability concerns	N/A		Deliverable	1 to 5
564	1 - 11 Cumberland Street	Extant planning permission	209	15/00936/FUL ((78 student rooms in multi-room flats/ 2.5)+26 flats+152 studios)	No		No		No		Yes	Air quality concerns from Park Viaduct	Yes	Planning permission granted	Yes	No availability concerns	N/A		Yes	No achievability concerns	N/A		Deliverable	1 to 5
565	Chubb House, 400 Dallow Road	Under construction	130	16/00677/COM	Yes	Employment land (LLP13)	No		No		Yes	Surrounded by industrial and commercial uses	Yes	Permitted development	Yes	No availability concerns	N/A		Yes	No achievability concerns	N/A		Deliverable	1 to 5
566	176-180A Dunstable Road	Expired planning permission	5	13/00482/FUL	No		No		No		No		Yes	No suitability concerns	No	Not currently proposed for development	No		Yes	No achievability concerns	N/A		Suitable	
567	55 George Street And 2B George Street West	Extant planning permission	5	16/00678/FUL	No		No		No		No		Yes	No suitability concerns	Yes	No availability concerns	N/A		Yes	No achievability concerns	N/A		Deliverable	1 to 5
573	1 Park Terrace, Manor Road	Extant planning permission	10	16/00325/COM	Yes	Employment land (LLP13)	No		No		No		Yes	Permitted development	Yes	No availability concerns	N/A		Yes	No achievability concerns	N/A		Deliverable	1 to 5
574	14 Stuart Street	Extant planning permission	6	15/01658/FUL 17/00666/FUL	No		No		No		Yes	Air quality concerns from Stuart Street	Yes	Planning permission granted	Yes	No availability concerns	N/A		Yes	No achievability concerns	N/A		Deliverable	1 to 5
575	46 Windsor Walk	Extant planning permission	5	15/01683/COM	No		No		No		No		Yes	Permitted development	Yes	No availability concerns	N/A		Yes	No achievability concerns	N/A		Deliverable	1 to 5
576	Land adjacent to 1 Morris Close	Intensification of existing housing areas	8	2017 pre- application discussion	Yes	Open space (LLP27)	No		No		No		No	Open space	Yes	Pre-application discussions in 2017	N/A		No	Open space would need to be replaced	Yes	Small area of open space should be able to be reprovided	Unsuitable	
577	Berry Leys garage courts	Intensification of existing housing areas	11	2017 pre- application discussion	No		No		No		No		Yes	No suitability concerns	No	Garages in active use	Yes	Ownerships can be resolved. Pre- application discussions in 2017.	Yes	No achievability concerns	N/A		Developable	6 to 10
578	Oatfield Close garage courts	Intensification of existing housing areas	5	2017 pre- application discussion	No		No		No		No		Yes	No suitability concerns	No	Garages in active use	Yes	Ownerships can be resolved. Pre- application discussions in 2017.	Yes	No achievability concerns	N/A		Developable	6 to 10
579	Axe Close games court	Intensification of existing housing areas	6	2017 pre- application discussion	Yes	Open space (LLP27), community facilities (LLP24)	No		No		No		No	Open space	No	Community facilities in active use	Yes	Community facilities should be able to be re-provided	No	Open space would need to be replaced	No		Unsuitable	
580	Open space at Littlewood Croft	Intensification of existing housing areas	6	2017 pre- application discussion	Yes	Neighbourhood park (LLP27)	No		No		No		No	Open space	Yes	Pre-application discussions in 2017	N/A		No	Open space would need to be replaced	No		Unsuitable	
581	Barnfield College, Barnfield Avenue	Non- residential land	238	50dph on a third of the site allowing for retained leisure uses	Yes	Open space (LLP27), community facilities (LLP24)	No		No		No		No	Open space and major college	No	Existing college would need to re- provided elsewhere	Yes	Education facilities could be intensified on part of the site, freeing-up space	Yes	No achievability concerns	N/A		Unsuitable	
582	Barnfield College, Enterprise Way	Non- residential land	99	75dph	Yes	Community facilities (LLP24)	No		No		No		No	Presence of major college	No	Existing college would need to re- provided elsewhere	Yes	College is looking to re-locate	Yes	No achievability concerns	N/A		Unsuitable	
583	Easingwold Gardens garage courts	Public sector land	11	50dph	No		No		No		No		Yes	No suitability concerns	No	Garages in multiple ownership	Yes	Multiple ownerships can be resolved	Yes	No achievability concerns	N/A		Developable	6 to 10
584	19-21 Burr Street	Extant planning permission	64	17/00821/OUT	Yes	Employment land (LLP13)	No		No		No		Yes	Planning permission granted	Yes	No availability concerns	N/A		No	Major development with outline permission and no certainty of delivery	Yes	No known barriers to delivery	Developable	6 to 10
585	48 Crawley Green Road	Under construction	40	16/01856/FUL	No		No		No		No		Yes	No suitability concerns	Yes	No availability concerns	N/A		Yes	No achievability concerns	N/A		Deliverable	1 to 5
587	Chicagos, 22 - 42 Gordon Street	Under construction	59	16/02195/FUL	No		No		No		No		Yes	No suitability concerns	Yes	No availability concerns	N/A		Yes	No achievability concerns	N/A		Deliverable	1 to 5
588	Hatton Place, 114-134 Midland Road	Extant planning permission	6	17/00115/FUL	No		No		No		No		Yes	No suitability concerns	Yes	No availability concerns	N/A		Yes	No achievability concerns	N/A		Deliverable	1 to 5
589	8 Marsh Road	Extant planning permission	4	17/00237/FUL	No		No		No		No		Yes	No suitability concerns	Yes	No availability concerns	N/A		Yes	No achievability concerns	N/A		Deliverable	1 to 5

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592	Broadcasting House, 1 Hastings Street	Under construction	37	18/00833/COM	Yes	Employment land (LLP13)	No		No		No		Yes	Permitted development	Yes	No availability concerns	N/A		Yes	No achievability concerns	N/A		Deliverable	1 to 5
593	13 London Road	Extant planning permission	6	17/00665/FUL	No		No		No		No		Yes	No suitability concerns	Yes	No availability concerns	N/A		Yes	No achievability concerns	N/A		Deliverable	1 to 5
595	25 Wellington Street	Extant planning permission	5	17/01639/FUL	No		No		No		No		Yes	No suitability concerns	Yes	No availability concerns	N/A		Yes	No achievability concerns	N/A		Deliverable	1 to 5
597	Frank Lord House, 72 Chapel Street	Extant planning permission	20	17/02017/COM	Yes	Employment land (LLP13)	No		No		No		Yes	Permitted development	Yes	No availability concerns	N/A		Yes	No achievability concerns	N/A		Deliverable	1 to 5
598	49 Cardiff Road	Extant planning permission	5	18/00103/COM	Yes	Employment land (LLP13)	No		No		No		Yes	Permitted development	Yes	No availability concerns	N/A		Yes	No achievability concerns	N/A		Deliverable	1 to 5
599	4 Eaton Green Road	Non- residential land	12	2018 letter from agent	No		No		No		No		Yes	No suitability concerns	No	Site in active use	Yes	Owner is promoting re-development	Yes	No achievability concerns	N/A		Developable	6 to 10
600	Mecca Bingo, Skimpot Road	Non- residential land	82	50dph	Yes	Community facilities (LLP24)	No		No		No		No	Active community facilities	No	Site in active use	Yes	Owner is promoting re-development	Yes	No achievability concerns	N/A		Unsuitable	
601	46 - 52 Park Street	Extant planning permission	6	18/00230/FUL	No		No		No		No		Yes	No suitability concerns	Yes	No availability concerns	N/A		Yes	No achievability concerns	N/A		Deliverable	1 to 5
602	Round Green Tavern Hitchin Road	Under construction	9	18/00584/FUL	No		No		No		No		Yes	No suitability concerns	Yes	No availability concerns	N/A		Yes	No achievability concerns	N/A		Deliverable	1 to 5
603	34 Clarendon Road	Extant planning permission	6	18/00743/COU	No		No		No		No		Yes	No suitability concerns	Yes	No availability concerns	N/A		Yes	No achievability concerns	N/A		Deliverable	1 to 5
604	62 Carlton Crescent	Extant planning permission	7	18/00845/OUT	No		No		No		No		Yes	No suitability concerns	Yes	No availability concerns	N/A		Yes	No achievability concerns	N/A		Deliverable	1 to 5
605	106 to 108 Wellington Street	Extant planning permission	13	18/01024/COM	Yes	Employment land (LLP13)	No		No		No		Yes	Permitted development	Yes	No availability concerns	N/A		Yes	No achievability concerns	N/A		Deliverable	1 to 5
606	The English Rose 46 Old Bedford Road	Extant planning permission	5	18/01413/FUL	No		No		No		No		Yes	No suitability concerns	Yes	No availability concerns	N/A		Yes	No achievability concerns	N/A		Deliverable	1 to 5
607	46 to 48 Rothesay Road	Extant planning permission	8	18/01789/COM	Yes	Employment land (LLP13)	No		No		No		Yes	Permitted development	Yes	No availability concerns	N/A		Yes	No achievability concerns	N/A		Deliverable	1 to 5
608	30 Guildford Street	Extant planning permission	5	19/00052/COU	No		No		No		No		Yes	No suitability concerns	Yes	No availability concerns	N/A		Yes	No achievability concerns	N/A		Deliverable	1 to 5
609	Cannon Kirk House 64 - 66 Stuart Street	Under construction	14	19/00118/COM	Yes	Employment land (LLP13)	No		No		No		Yes	Permitted development	Yes	No availability concerns	N/A		Yes	No achievability concerns	N/A		Deliverable	1 to 5
610	Garage court at Pond Close	Intensification of existing housing areas	17	75dph	Yes	Open space (LLP27)	No		No		No		No	Site includes open space	No	Some garage spaces in private ownership	Yes	Private garages can be purchased	No	Open space would need to be replaced	Yes	Small area of open space should be able to be reprovided	Unsuitable	
611	Garage court rear of 59 Mangrove Road	Intensification of existing housing areas	5	50dph	No		No		No		No		Yes	No suitability concerns	Yes	No availability concerns	N/A		No	Some neighbouring allotment land might be required	Yes	Small area of allotment space should be able to be reprovided	Developable	6 to 10