

East End & West End Power Court Luton

Planning Statement with Statement of Community Involvement

MARCH 2021

P O W E R
C O U R T
RE: ENERGISED



2020
DEVELOPMENTS





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

POWER COURT

Planning Statement

PLANNING STATEMENT (ISSUE 1) PUBLIC

PROJECT NO. 70075872-P02

DATE: MARCH 2021

WSP

Aldermay House
10-15 Queen Street
London

WSP.com



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Prepared by	George Voss
Signature	
Checked by	Norma Jean Worden-Rogers
Signature	
Authorised by	Sean McGrath
Signature	
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1 INTRODUCTION

- 1.1.1. This Planning Statement has been prepared on behalf of 2020 Developments (Luton) Ltd (“the Applicant”) to support a planning application for the mixed-use redevelopment of Power Court, Luton.
- 1.1.2. The application seeks outline planning permission, with all matters reserved except access, for:
- Outline proposals, with all matters reserved except for access, for a mixed-use development comprising: residential floorspace; appropriate town centre uses including a health centre, retail, community uses, food and drinking establishments; car and cycle parking; and associated access, highways, utilities, public realm, landscaping, riverworks and associated ancillary works and structures.*
- 1.1.3. Power Court is an allocated site for mixed-use development within the Council’s adopted Local Plan. Though the site allocation does not include a stadium, Policy LLP40 gives the Council the ability to update the Plan in accordance with the parameters of the extant consent referred to below.
- 1.1.4. Outline planning permission was granted in September 2019 for the redevelopment of the site for a stadium-led mixed-use development (LPA Ref. 16/01400/OUTEIA). As such, the principle of development in the heart of Luton has been established.
- 1.1.5. The development proposals have been critically analysed following the granting of permission and as part of the design process, it has become clear that several changes can be made to enhance the scheme. Whilst the principles included in the extant consent remain unchanged, this application seeks consent to incorporate the following improvements:
- Densification of the residential element of the site which allows for the delivery of 20% affordable homes on the site;
 - Removal of the podium across the west and east ends of the site to improve permeability in and around the site, as well as with the town centre;
 - Introduction of a new, centrally located plaza within the site that will be a similar size to George’s Square;
 - Improved landscaping and design around the de-culverted River Lea which will be opened up through the site; and
 - Introduction of a statement landmark taller building that will assist wayfinding to the football stadium and new mixed-use quarter.
- 1.1.6. The new football stadium for Luton Town is and will remain at the heart of the Power Court development. Whilst the stadium is not included as part of this application, it is being designed in detail to be submitted later in 2021.
- 1.1.7. The development of Power Court is an important catalyst to drive regeneration in Luton town centre. The new public plaza, de-culverting of the River Lea and associated landscaping will create a space for residents and visitors to gather. The focal point of the stadium, together with the other town centre uses will bring further vibrancy to this the new quarter.

- 1.1.8. This Planning Statement provides an assessment of the proposals against the relevant national and local planning policies and other material considerations. The remainder of the document is set out as follows:
- Section 2 of this statement describes the existing site, its planning history and its context;
 - Section 3 sets out the proposals;
 - Section 4 provides an overview of the community and stakeholder engagement undertaken;
 - Section 5 sets out the planning policy context;
 - Section 6 contains an assessment of the proposed development against the policies and relevant material considerations, including identifying the principles established in the previous permission; and
 - The benefits and conclusions of the scheme are set out in Section 7.
- 1.1.9. In addition to this Planning Statement, the application is accompanied by the following plans and documents:
- Covering letter, prepared by WSP;
 - Application form and ownership certificates;
 - Parameter drawings, prepared by Leslie Jones Architecture;
 - Illustrative Phasing Plan, prepared by Leslie Jones Architecture;
 - Design and Access Statement, prepared by Leslie Jones Architecture;
 - Draft Section 106 Heads of Terms, prepared by WSP;
 - Energy and Sustainability Report, prepared by Sweco;
 - Framework Travel Plan for Non-Stadium Uses, prepared by Stantec;
 - Preliminary Ecological Appraisal Report and appendices, prepared by Stantec; and
 - Tree Survey, prepared by Forbes-Laird Arboriculture Consultancy.
 - Environmental Impact Assessment collated by WSP, covering the following issues:
 - Highways, Traffic and Transport;
 - Heritage Assets and Archaeology;
 - Water Resources;
 - Noise;
 - Air Quality;
 - Socio-economics;
 - Geotechnical and Land Contamination;
 - Lighting;
 - Wind and Microclimate; and
 - Townscape.