

Statutory Consultation 2022

Preliminary Environmental Information Report

Volume 3: Appendix 21.1

Long List of Other Developments

Other development' details												
Name/ID	LPA Application Reference Number	Applicant for 'other development' and brief description of development	Approximate distance from Proposed Development	Status	Tier	Within ZOI	Stage 1 Progress to Stage 2?	Overlap in temporal scope - construction phase?	Stage 2 Scale and nature of development likely to have significant effects?	Other factors	Progress to Stage 3/4?	Within Transport Assessment?
HYBRID BILLS												
1 HS2	n/a	Construct Phase One of the HS2 network, and grant additional powers	29km south west	Under construction	Tier 1	Yes	Yes - within wider Waste and Econ ZOI (not within Core ZOI or 15km search area)	Yes - Construction of Phase 1 is underway and due for completion in 2026.	Yes - EIA	n/a	Yes	No
NATIONALLY SIGNIFICANT INFRASTRUCTURE PROJECTS												
2 Heathrow	n/a	Expansion of Heathrow Airport including new and reconfigured hub terminal facilities; supporting airfield and transport infrastructure; works to roads and rivers; temporary construction works; mitigation works and other associated and ancillary development	46km south	Proposed - pre-application submitted to PINs	Tier 2	No - but overlap of ZOIs	No - not within Core or Wider ZOI. There is however an overlap in the Wider Waste and Econ ZOI of the Proposed Development and the total ZOI of the Heathrow Expansion. Also requested to be considered by PINS. Will also be considered independent of cumulative assessment in airspace change process. Assessment in relation to GHGs considered in Chapter 8 Greenhouse gases.	Yes - Project is currently on hold and likely to restart in the near future. The EIA states that the runway was originally scheduled for construction between 2021 and 2026, continuing with construction of other airport infrastructure until 2035. However, these dates are likely to have been delayed. This would therefore temporally overlap with the Proposed Development. This development will remain under review in the ES stage if further information becomes available.	Yes - EIA scoping report available	n/a	Yes	No

Other development' details						Stage 1		Stage 2				
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3 Gatwick	n/a	Gatwick's Draft Master Plan 2018 proposes a number of improvements to Gatwick airport.	80km south	At 'Plan' stage. No clear plans beyond 2022, only provision of 'scenarios'. Airport improvements to 2022 associated with airfield, terminal, operational efficiency and resilience, surface access.	Tier 3	No	No - not within Core or Wider ZOI. However, requested to be considered by PINS. Will be considered independent of cumulative assessment in airspace change process. Assessment in relation to GHGs considered in Chapter 8 Greenhouse gases.	n/a	n/a	n/a	n/a	No
4 Oxford to Cambridge Expressway	n/a	Road scheme connecting Oxford, Milton Keynes and Cambridge.	23km north west	In March 2021 National Highways decided to cancel the project.	Tier 3	Yes (within wider Waste and Econ ZOI)	No - whilst within the wider ZOI this project was cancelled in March 2021.	n/a	n/a	n/a	n/a	n/a

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5 Millbrook Power	n/a	DCO application for Gas fired peaking plant and connection infrastructure with a capacity of 299MW	22km north west	Permitted - 13/03/2019	Tier 1	Yes	Yes - within wider Waste and Econ ZOI (not within Core ZOI or 15km search area)	Yes - Unclear if construction has commenced (initially proposed to commence in 2020 and to take 2 years however no updates that it has commenced), therefore there is a possibility of overlap with the Proposed Development.	Yes - EIA	n/a	Yes	No
6 M1 Junction 10a Grade Separation - Luton	n/a	DCO application for grade separated M1 Junction 10a.	5km	Constructed	n/a	n/a	No - construction completed, part of baseline	n/a	n/a	n/a	n/a	n/a
7 Woodside Link Houghton Regis Bedfordshire	n/a	DCO application for new link road between M1 /A5 and Woodside area.	8km	Constructed	n/a	n/a	No - construction completed, part of baseline	n/a	n/a	n/a	n/a	n/a
TRANSPORT AND WORKS ORDERS												
None within 5km search area												
8 East West Rail Bicester to Bedford improvement s: Transport and Works Act order	n/a	East West Rail Bicester to Bedford improvements: Transport and Works Act order. Applicant: Network Rail via Winckworth Sherwood LLP	24km north west	Permission granted in February 2020. Construction underway (Bicester to Bletchley). Bletchley to Bedford going through detailed planning.	Tier 1	Yes	Yes - within Waste and Econ ZOI (not within the Core ZOI or 5km search area)	Yes - Construction underway (Bicester to Bletchley) due for completion in Spring 2024. Bletchley to Bedford going through detailed planning with possibility to overlap with the Proposed Development.	Yes - EIA (Bicester to Bletchley). No environmental detail available at present for Bletchley to Bedford	n/a	Yes	Yes

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MINERALS AND WASTE EIA PLANNING APPLICATIONS												
None within 5km search area												
TRANSPORT ALLOCATIONS / SCHEMES												
9 M1-A6 Northern Link Road	CB/18/02714/S CO / CB/19/00887/F ULL	Construction of a new single and dual carriageway 2.75 miles (4.4km) road linking the M1 and the A6 between the M1 junction 11a and the A6 Barton Road. Comprising intermediate junctions, overbridges, underbridges, cycle paths, revisions to the Public Rights of Way network, drainage and landscaping.	8.7km north west	Permission granted January 2020. Construction due to commence August 2021, however, unclear if this has commenced.	Tier 1	Yes	Yes - within core ZOI	No - Estimated completion of construction in 2 years (2023), as such forms part of future baseline.	Yes - EIA	n/a	No - Incorporated into future baseline instead.	Yes
PLANNING APPLICATIONS												
Newham Council												
10 London City	13/01228/FUL	Works to demolish existing buildings and structures and provide additional infrastructure and passenger facilities at London City Airport.	50km south east	Permission granted 26/07/16, under construction	Tier 1	No	No - not within the Core or Wider ZOI. However, requested to be considered by PINS. Will be considered independent of cumulative assessment in airspace change process. Assessment in relation to GHGs already considered in Chapter 8 Greenhouse gases.	n/a	n/a	n/a	n/a	No
Uttlesford District Council												

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11 Stanstead Airport	UTT/18/0460/FUL	Airfield works comprising two new taxiway links to the existing runway (a Rapid Access Taxiway and a Rapid Exit Taxiway), six additional remote aircraft stands (adjacent Yankee taxiway); and three additional aircraft stands (extension of the Echo Apron) to enable combined airfield operations of 274,000 aircraft movements (of which not more than 16,000 movements would be Cargo Air Transport Movements (CATM)) and a throughput of 43 million terminal passengers, in a 12-month calendar period	42km east	Proposed. Application refused 29/02/2020, however under appeal decision pending.	Tier 1	No	No - not within the Core or Wider ZOI. However, requested to be considered by PINS. Will be considered independent of cumulative assessment in airspace change process. Assessment in relation to GHGs already considered in Chapter 8 Greenhouse gases.	n/a	n/a	n/a	n/a	No
Luton Borough Council												
12 Napier Park and Stirling Place	13/00280/OUT	Outline application for 'Napier Park', a mixed use development: residential (625 units), office (30,150sqm), storage and distribution (16,500sqm), retail, hotel and casino uses. The residential units as part of this application are being delivered by new applications: 16/01340/REM and 16/00900/FULEIA. The hotel is being delivered by: 18/00271/EIA.	500m north west	Permitted - 16/04/15 and under construction, however partially superseded by applications 16/01340/REM, 16/00900/FULEIA and 18/00271/EIA, outlined below.	Tier 1	Yes	Yes - within core ZOI Partially superseded by 16/01340/REM, 16/00900/FULEIA and 18/00271/EIA, outlined below.	No - under construction. Expected to be completed prior to commencement of the Proposed Development	Yes - EIA	n/a	No - Incorporated into future baseline instead.	Yes

Other development' details				Stage 1				Stage 2				
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13 Napier Park (smaller quantum)	16/01340/REM	Outline application for a mixed use development - Residential, Retail, Office, storage and distribution, hotel and casino uses, new landscaping, park and public realm, car parking, means of access, new access to Kimpton Road and other associated works. (With EIA) - Approval of Reserved Matters, including access, appearance, landscaping, layout and scale for 520 residential units on Plots 8, 9 and 10 of planning permission 13/00280/OUT dated 16th April 2015.	500m north west	Permission granted 20/12/16, under construction	Tier 1	Yes	Yes - within core ZOI	No, construction expected to be completed prior to commencement of Proposed Development, as such forms part of future baseline.	Yes - EIA	n/a	No - Incorporated into future baseline instead.	Indirectly - embedded in model as part of Napier Park 13/00280/OUT
14 Napier Gateway	16/00900/FULEIA	Erection of 685 flats comprised of 424 one bedroom and 261 two bedroom units, Retail and Leisure (Class A1-A5 / D2), Hotel comprising of 209 bedrooms, conferencing and banqueting facilities (Class C1), Medical Wellbeing Centre (Class D1) together with landscaping, car parking, new access and associated works.	500m north west	Permitted - 11/08/2017	Tier 1	Yes	Yes - within core ZOI	No - under construction (commenced in May 2019). To be delivered as 4 phases, estimating 4 years to completion (ES). Construction therefore expected to be completed prior to commencement of Proposed Development, as such forms part of future baseline.	Yes - EIA	n/a	No - Incorporated into future baseline instead.	Indirectly - embedded in model as part of Napier Park 13/00280/OUT
15 Hangar 62	14/00591/FUL	Demolition of existing structures and construction of an apron area for aircraft, 4m high acoustic fence and associated infrastructure.	Within Proposed Development boundary	Constructed	n/a	n/a	No - construction completed, part of baseline	n/a	n/a	n/a	n/a	n/a
16 Richmond Hill East School	14/01176/REG3	Erection of nine new classrooms, relocation of three mobile units and removal of three mobile units together with external works to improve Key Stage 2 playground facilities (Wigmore Expansion). Erection of a two storey special school block with 14 classrooms and associated works.(Richmond Hill Special School- (Second Site).	300m north	Constructed	n/a	n/a	No - construction completed, part of baseline	n/a	n/a	n/a	n/a	n/a

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17	15/00812/FUL	Erection of a new three bedroom detached house	Adjacent to Proposed Development boundary	Constructed	n/a	n/a	No - construction completed, part of baseline	n/a	n/a	n/a	n/a	n/a
18	16/01102/FUL	Erection of three 4 to 9 storey buildings comprising 137 one bedroom, 99 two bedroom and 2 studios and 1 commercial A3/A4 unit with associated paths, fences, walls, cycle storage and soft landscaping.	1.6km west	Permission granted 16/06/17. Not yet commenced, planning permission extended.	Tier 1	Yes	Yes - within core ZOI	Insufficient information but assume construction will commence within three years of consent and therefore could overlap with Proposed Development	Non-EIA, selected environmental studies available including environmental assessment and air quality assessment	n/a	Yes	No - fewer than 250 dwellings
19	16/01499/FUL	Erection of 214 flats, comprising 195 one bedroom flats, 15 two bedroom flats and 4 three bedroom flats, Part 8 and part 12 storey building with associated access, car parking and landscaping.	2.6km west	Permission granted 17/11/17	Tier 1	Yes	Yes - within core ZOI	Insufficient information but assume construction will commence within three years of consent and therefore could overlap with Proposed Development	Non-EIA, selected environmental studies available including FRA, sustainability report, and noise impact assessment	n/a	Yes	No - fewer than 250 dwellings
20	16/01649/FUL	Erection of three new mixed-use development blocks comprising 318 residential units and 4 commercial units on ground floor	2km west	Permission granted 13/10/17	Tier 1	Yes	Yes - within core ZOI	Insufficient information but assume construction will commence within three years of consent and therefore could overlap with Proposed Development	Non-EIA, selected environmental studies available including environmental report	n/a	Yes	Yes
21	16/02127/FUL	Erection of nine storey hotel comprising 250 bedrooms with bar/restaurant and meeting rooms on ground floor, together with car parking and associated works	Adjacent to Proposed Development boundary	Constructed	Tier 1	n/a	No - construction completed, part of baseline	n/a	n/a	n/a	n/a	n/a
22	17/00002/GPD OPD	Permitted Development consultation for proposed relocation of airport services and mid stay car park facilities and new airside access gate	Within Proposed Development boundary	Constructed	Tier 1	n/a	No - construction completed, part of baseline	n/a	n/a	n/a	n/a	n/a

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23	17/00003/GPD OPD	Permitted Development consultation for proposed works falling outside of the red line boundary: re-aligned airside perimeter road, temporary construction compound and fencing	Within Proposed Development boundary	Constructed	Tier 1	n/a	No - construction completed, part of baseline	n/a	n/a	n/a	n/a	n/a
24	17/00004/GPD OPD	Permitted Development consultation for proposal to construct a multi-storey car park (known as MSCP2) and a new permanent drop off zone in the central terminal area of London Luton Airport	Within Proposed Development boundary	Constructed	Tier 1	n/a	No - construction completed, part of baseline	n/a	n/a	n/a	n/a	n/a
25 Luton Direct Air to Rail Transit (DART)	17/00283/FUL	Hybrid planning application for 2.2km Mass Passenger Transit system between Luton Parkway Station and Luton Airport	Within Proposed Development boundary	Under construction	Tier 1	Yes	Yes - within core ZOI	No - construction due to be completed during 2021 and considered operational prior to the commencement of the Proposed Development. Forms part of future baseline instead.	Non-EIA, selected environmental studies available including preliminary ecological appraisal, cultural heritage assessment, noise and vibration assessment, landscape and visual assessment, flood risk assessment, contaminated land assessment, and CEMP.	n/a	No - Incorporated into future baseline instead.	Yes
26	17/01038/FUL	Erection of 1200 place secondary school	800m west	Constructed	Tier 1	n/a	No - construction completed, part of baseline	n/a	n/a	n/a	n/a	n/a
27 Luton Airport Spoil Reuse and Placement	17/02219/FUL	The movement and reuse of up to 331,400 cubic metres of spoil material and the permanent placement of spoil material on six sites within London Luton Airport, and diversion of the airside perimeter road	Within Proposed Development boundary	Permission granted 02/03/18, part implemented	Tier 1	Yes	Yes - within core ZOI	No - works scheduled April 2021-November 2021. Forms part of future baseline instead.	Non-EIA, selected environmental studies available including preliminary ecological appraisal	n/a	No - Incorporated into future baseline instead.	No - does not meet housing or employment threshold

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28 New Century Park	17/02300/EIA	Outline consent for Century Park business park; and full application for construction of 2km Century Park Access Road and associated highway works, the creation of a new public open space, construction of a new skate park / children's play area, and construction of a replacement airport technical services building.	Within Proposed Development boundary	Permission granted 28/03/19. S106 signed 29/06/21	Tier 1	Yes	Yes - within core ZOI	Yes - Construction of the remaining elements of New Century Park still being delivered through this planning consent will commence during Phase 1 of the Proposed Development and continue through Phase 2a and 2b.	Yes - EIA	n/a	Yes	Yes
29	17/00590/FUL	Erection of 11 buildings to provide a total of 340 dwellings comprising 118 one bedroom and 222 two bedroom flats, together with car parking, landscaping and ancillary works.	3km west	Permission granted 06/09/17, under construction	Tier 1	Yes	Yes - within core ZOI	Insufficient information - construction phasing and length of works unknown.	Non-EIA, selected environmental studies available including air quality, transport, noise, habitat survey, and ground investigation.	n/a	Yes	Yes
30	17/01040/FUL	Re-development of site to provide 224 residential units comprising of 21 Two Bedroom houses, 20 Three Bedroom houses and 75 one bedroom flats and 108 two bedroom flats with associated car parking and landscaping.	4.5km north-west	Permission granted 09/03/18, under construction	Tier 1	Yes	Yes - within core ZOI	Insufficient information - construction phasing and length of works unknown.	Non-EIA, selected environmental studies available including preliminary ecological appraisal, noise assessment and flood risk assessment.	n/a	Yes	No - fewer than 250 dwellings
31 Butterfield Technology Park	17/02069/FUL	Redevelopment of the site to create commercial units within flexible use (B1(c), B2 and B8), parking, landscaping, access, lighting and other associated works	3.3km north	Constructed	Tier 1	Yes	No - construction completed, part of baseline	n/a	n/a	n/a	n/a	n/a

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32 Bartlett Square	18/00271/EIA	Full planning application for the erection of a hotel, office building (7,830sqm) and an MSCP.	500m north west	Permission granted 16/01/20	Tier 1	Yes	Yes - within core ZOI	Yes - The EIA states that construction is expected to take place over four phases, spanning a period of 6 years and 3 months from 2018 to the end of 2024. It is therefore likely to temporally overlap and still be under construction when the Proposed Development commences.	Yes - EIA	Tier 1 - Permitted.	Yes	Indirectly - embedded in model as part of Napier Park 13/00280/0 UT
33	18/01207/OUT	Demolition of existing buildings and erection of five buildings ranging from 3 to 7 storeys to accommodate 227 apartments, 2 ground floor retail units and /or community space, car parking, and cycle parking, together with ancillary facilities.	2.5km west	Application refused	Tier 1	Yes	No - application refused	n/a	n/a	n/a	n/a	n/a
34	18/01303/FUL	Full planning application for the erection of three new mixed use development blocks comprising 369 residential units	2.4km west	Application withdrawn	Tier 1	Yes	No - application withdrawn	n/a	n/a	n/a	n/a	n/a
35	18/00515/EIAS CR	EIA screening request for erection of an industrial building and retaining wall in addition to resurfacing works, reconfiguration of access on Provost Way, car parking and landscaping	Within Proposed Development boundary	Proposed - no further application has come forward since EIA screening in March 2018	Tier 3	Yes	Yes - within core ZOI	Insufficient information, no formal application.	Non-EIA, EIA screening available (determined non-EIA).	Connected to NCP, replacement of building to be lost. In close proximity to construction route/on construction route.	No - insufficient detail available to conduct a cumulative assessment. Assume captured by NCP	No- doesn't meet employment threshold

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36 Redevelopment with rooftop extension. Co-living scheme.	18/01244/FUL	Redevelopment of third floor, erection of fourth floor and plant (fifth floor) extension and change of use from non-residential institution (Class D1) to co-working (Class B1(a)/B1(c)) and café/bakery (Class A3/A1) at ground floor level and 72 single occupancy shared-living units on first, second, third and fourth floors with associated amenities, internal/external living space, waste/cycle stores and gym/multi-purpose space for use by residents (Sui Generis).	2.4km west	Permission granted 23/07/19	Tier 1	Yes	Yes - within core ZOI	Insufficient information but assume construction will commence within three years of consent and therefore could overlap with Proposed Development	Non-EIA, selected environmental studies available including heritage statement, noise impact assessment, surface water drainage strategy, and transport statement	Application received for additional 21 units (20/00133/FUL)	Yes	No - does not meet employment or housing threshold
37	18/01889/FUL	Demolition and removal of existing simulator, evacuation slide and enclosure together with reinstatement of facade and local over cladding.	Within Proposed Development boundary	Permission granted 25/02/19, potentially complete but unconfirmed	Tier 1	Yes	Yes - within core ZOI	Insufficient information but assume construction will commence within three years of consent and therefore could overlap with Proposed Development	No - small scale building change	n/a	No - unlikely to result in significant effects, minor building works	No
38	19/00587/FUL	Redevelopment of new sales building, forecourt, pumps islands and canopy and new underground tanks with associated car parking and other works after demolition of existing structures on site (sales building, car wash, canopy, forecourt pumps and removal of underground fuel tanks).	250m west	Permission granted 04/11/19	Tier 1	Yes	Yes - within core ZOI	Insufficient information but assume construction will commence within three years of consent and therefore could overlap with Proposed Development	No - very small scale building change, already a fuel station, with proposed use to continue as current just with modernisation. Environmental site assessment and Envirocheck information available.	n/a	No - unlikely to result in significant effects, minor building works	No
39	19/00431/FUL	Erection of attached two storey, two-bedroom dwellinghouse and erection of single storey front and single/two storey rear extensions to original dwellinghouse with construction of vehicular access to Lalleford Road following demolition of existing extensions/structures.	350m north	Application refused	Tier 1	Yes	No - application refused	n/a	n/a	n/a	n/a	n/a

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40	19/00428/EIA	Application to vary condition 10 of planning permission 15/00950/VARCON for a temporary period (to the end of 2024) to enable the area enclosed by the 57dB(A) daytime noise contour to increase from 19.4 sq. km to 23.4 sq. km and the area enclosed by the 48dB(A) night time noise contour to increase from 37.2 sq. km to 44.1 sq. km).	Within Proposed Development boundary	Application withdrawn	Tier 1	Yes	No - application withdrawn	n/a	n/a	n/a	n/a	n/a
41	19/01006/EIAS CR	Request for screening pursuant to Regulation 6 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017. - To increase the passenger cap from 18 mppa to 19 mppa at London Luton Airport.	Within Proposed Development boundary	Proposed - EIA screening	Tier 3	Yes	Yes - within core ZOI	Yes	Non-EIA, EIA screening available (determined non-EIA).	Baseline for the Proposed Development is 18mppa consented airport capacity. The Proposed Development will increase capacity of the airport therefore from 18mppa to 32mppa, therefore change to 19 mppa is included in the current assessment and is not required to be considered cumulatively.	No - already accounted for in core assessment	No - doesn't meet employment or housing threshold
42 East Luton Study		The East Luton Study is a series of other highway works that are proposed by LBC. These works will be undertaken by LBC and form part of the future assessment years (Do-Minimum), not part of the Proposed Development.	Various locations across Luton	Proposed	Tier 3	Yes	Yes - within core and wider ZOI	These works will be delivered as the Proposed Development is being constructed (Phases 1 and 2)	Mostly small scale works unlikely to warrant an EIA.	n/a	Yes	Yes
43	20/00926/FUL	Erection of a commercial unit and associated outbuildings comprising 12,977 sq.m (GIA) of Use Class B2 (General Industrial) floorspace and the extraction of water, together with car parking, landscaping, access, lighting and associated works	5km	Application refused	Tier 1	Yes	No - application refused	n/a	n/a	n/a	n/a	n/a

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44	20/00135/FUL	Demolition of existing buildings and construction of 50 apartments with 21 one-beds, 23 two-beds and 6 three-beds with associated car parking, cycle parking, bin storage and amenity garden space. - Resubmission	1km	Permission granted 04/03/21	Tier 1	Yes	Yes - within core ZOI	Insufficient information but assume construction will commence within three years of consent and therefore could overlap with Proposed Development	Non-EIA, selected environmental studies available including noise assessment and transport statement	n/a	Yes	Yes
45 Trade City, Luton	19/00882/FUL	Erection of industrial/distribution units (Classes B1(c), B2 & B8) and a trade park (Classes B1(c), B2, B8 with trade counters and ancillary showrooms) including access and servicing arrangements, car parking, landscaping and associated works	5km	Permission granted 20/02/20	Tier 1	Yes	Yes - within core ZOI	Insufficient information but assume construction will commence within three years of consent and therefore could overlap with Proposed Development	Non-EIA, selected environmental studies available including ecology, ground investigation, landscape, pre-BREEAM, noise, and air quality	n/a	Yes	No
46	19/01104/OUT	Development of land for mixed use development - Erection of four storey building comprising of 19 flats (seven one-bedroom and 12 two-bedroom) and office space (Class B1(a)) together with parking, creation of an access road and new priority junction after demolition of existing building.	500m	Permission granted 15/01/21	Tier 1	Yes	Yes - within core ZOI	Insufficient information but assume construction will commence within three years of consent and therefore could overlap with Proposed Development	Non-EIA, selected environmental studies available including noise assessment, flood risk assessment and drainage report	n/a	Yes	No
47	20/00785/FUL	Erection of 27 dwellings, including 10 one-bedroom and 12 two-bedrooms flats and three two-bedroom, two three-bedroom dwellinghouses, together with construction of a new access, associated car parking and landscaping after demolition of No. 2 Seymour Avenue.	1km	Proposed, awaiting decision	Tier 1	Yes	Yes - within core ZOI	Insufficient information - awaiting decision.	Non-EIA, selected environmental studies available including transport statement, drainage strategy, and GI phase 2 report	n/a	Yes	No
48	19/00925/FUL	Erection of 32 dwellings comprising of 4 bedroom town houses and 8 garages on existing car park.	1km	Permission granted 11/06/20	Tier 1	Yes	Yes - within core ZOI	Insufficient information but assume construction will commence within three years of consent and therefore could overlap with Proposed Development	Non-EIA, selected environmental studies available including ecological appraisal	n/a	Yes	Yes

Other development' details						Stage 1		Stage 2				
Name/ID	LPA Application Reference Number	Applicant for 'other development' and brief description of development	Approximate distance from Proposed Development	Status	Tier	Within ZOI	Progress to Stage 2?	Overlap in temporal scope - construction phase?	Scale and nature of development likely to have significant effects?	Other factors	Progress to Stage 3/4?	Within Transport Assessment?
49	19/00889/FUL	Erection of 4 and 6 storey building to create 43 two-bedroom flats	1km	Awaiting decision	Tier 1	Yes	Yes - within core ZOI	Insufficient information, awaiting decision.	Non-EIA, selected environmental studies available including drainage assessment, ground investigation, noise assessment, contamination risk assessment, waste management, and transport statement	n/a	Yes	No - Does not meet housing threshold of 200+
50	20/00685/FUL	Erection of 5 storey building comprising of 22 (18 x 2 bedroom and 4 x 1 bedroom) flats after demolition of existing MOT Centre	1km	Application refused	Tier 1	Yes	No - application refused	n/a	n/a	n/a	n/a	n/a
51	20/00281/FUL	Erection of a 9 storey building comprising 154 (73 one-bed, 71 two-bed and 10 three-bed) residential apartments (Use Class C3) with access, parking, and associated development.	500m	Permission granted 13/11/20	Tier 1	Yes	Yes	Insufficient information but assume construction will commence within three years of consent and therefore could overlap with Proposed Development	Non-EIA, environmental studies available including air quality, odour, noise, daylight, ground conditions, transport, and archaeology	This application superceeds 17/01745/FUL	Yes	No - Does not meet housing threshold of 200+
52	19/00566/FUL	Erection of a detached three-bedroom dwellinghouse.	500m	Constructed	Tier 1	Yes	No - construction completed, part of baseline	n/a	n/a	n/a	n/a	n/a

Other development' details						Stage 1		Stage 2				
Name/ID	LPA Application Reference Number	Applicant for 'other development' and brief description of development	Approximate distance from Proposed Development	Status	Tier	Within ZOI	Progress to Stage 2?	Overlap in temporal scope - construction phase?	Scale and nature of development likely to have significant effects?	Other factors	Progress to Stage 3/4?	Within Transport Assessment?
53	19/01363/FUL	Erection of a four/five storey block of 19 flats comprising of 14 x two bed & 5 x one bed. Resubmission.	1km	Proposed, awaiting decision	Tier 1	Yes	Yes - within core ZOI	Insufficient information, awaiting decision.	Non-EIA, environmental studies available including transport statement and drainage assessment	n/a	Yes	No - Does not meet housing threshold of 200+
54	20/00752/FUL	Erection of a mixed use development block ranging from 7 to 11 storeys and comprising 6 self-contained office suites at ground floor and 115 residential units of accommodation comprising 83 two bedroom flats and 32 one bedroom flats with associated car parking, landscaping and amenity spaces, following the demolition of the existing office buildings to the site.	1km	Application refused	Tier 1	Yes	No - application refused	n/a	n/a	n/a	n/a	n/a
55	20/00573/FUL	Erection of a nine storey building comprising of 72 (10 one-bedroom,) (54 - two-bedrooms) and (8 three-bedrooms) flats with Pedestrian and Vehicular Access, Car Parking, Landscaping after demolition of existing unoccupied accommodation.	1km	Application refused	Tier 1	Yes	No - application refused	n/a	n/a	n/a	n/a	n/a
56	19/01358/FUL	Erection of a seven storey building comprising of 16 flats, 5 x one bed and 11 x two bed flats.	1km	Proposed, awaiting decision	Tier 1	Yes	Yes - within core ZOI	Insufficient information, awaiting decision.	Non-EIA, environmental studies available including air quality, transport, geotechnical, flood risk assessment and daylight	n/a	Yes	No - Does not meet housing threshold of 200+
57	19/01357/REG 3	Erection of a single storey detached building to provide a School Inclusion Unit consisting of work shop area, storage, WCs and an external canopy.	500m	Assumed constructed	Tier 1	Yes	No - construction completed, part of baseline	n/a	n/a	n/a	n/a	n/a

Other development' details						Stage 1		Stage 2				
Name/ID	LPA Application Reference Number	Applicant for 'other development' and brief description of development	Approximate distance from Proposed Development	Status	Tier	Within ZOI	Progress to Stage 2?	Overlap in temporal scope - construction phase?	Scale and nature of development likely to have significant effects?	Other factors	Progress to Stage 3/4?	Within Transport Assessment?
58	20/00514/FUL	Erection of a three storey roof extension to provide 28 flats (nine one-bedroom, 17 two-bedroom and two three-bedroom) and alterations to the existing building, together with associated amenity areas, cycle parking, refuse/recycling provisions and associated works.	1km	Permission granted 02/07/21	Tier 1	Yes	Yes - within core ZOI	Insufficient information but assume construction will commence within three years of consent and therefore could overlap with Proposed Development	Non-EIA, environmental studies available including flood risk assessment, transport statement, heritage statement, and daylight assessment	n/a	Yes	No - Does not meet housing threshold of 200+
59	20/00185/FUL	Erection of a three-and-a-half storey building to comprise two office units and five flats.	500m	Application refused	Tier 1	Yes	No, application refused	n/a	n/a	n/a	n/a	n/a
60	20/01184/FUL	Erection of a two bed detached dwellinghouse.	500m	Application refused	Tier 1	Yes	No, application refused	n/a	n/a	n/a	n/a	n/a
61	19/01499/FUL	Erection of a two storey building to provide Welfare and Administrative Centre following demolition of existing building.	500m	Permission granted 17/01/20	Tier 1	Yes	Yes - within core ZOI	Insufficient information but assume construction will commence within three years of consent and therefore could overlap with Proposed Development	Non-EIA, arboricultural assessment available but no other environmental studies	n/a	No - no environmental information to inform a cumulative assessment. Works are to replace an existing building, therefore minor.	No - Does not meet housing threshold of 200+
62	20/00646/FUL	Erection of an eight-storey hotel (with additional roof plant level) comprising 171 bedrooms with associated guest amenities, including fitness centre and rooftop bar.	500m	Proposed, awaiting decision	Tier 1	Yes	Yes - within core ZOI	Insufficient information, awaiting decision.	Non-EIA, environmental studies available including drainage, noise, air quality, transport, townscape and visual	n/a	Yes	No

Other development' details						Stage 1		Stage 2				
Name/ID	LPA Application Reference Number	Applicant for 'other development' and brief description of development	Approximate distance from Proposed Development	Status	Tier	Within ZOI	Progress to Stage 2?	Overlap in temporal scope - construction phase?	Scale and nature of development likely to have significant effects?	Other factors	Progress to Stage 3/4?	Within Transport Assessment?
63	20/00567/FUL	Erection of five four- to six-storey buildings to provide 169 dwellings (68 one-bedroom, 76 two-bedroom, 24 three-bedroom and one four-bedroom), together with undercroft car parking, cycle parking, refuse/recycling storage, plant and associated landscaping following demolition of existing of existing buildings (Resubmission).	1km	Permission granted 04/11/20	Tier 1	Yes	Yes - within core ZOI	Insufficient information but assume construction will commence within three years of consent and therefore could overlap with Proposed Development	Non-EIA, environmental studies available including air quality, noise, daylight, heritage, and flood risk assessment	n/a	Yes	No - Does not meet housing threshold of 200+
64	20/00696/FUL	Erection of six storey mixed use development comprising of 2 office suites on ground floor and 10 two bedroom flats on upper 5 floors with associated landscaping, parking and amenity areas, after demolition of existing building.	500m	Application refused	Tier 1	Yes	No, application refused	n/a	n/a	n/a	n/a	n/a
65	19/01427/FUL	Erection of three storey building comprising of 11 two-bed flats and undercroft parking at ground floor level.	500m	Under construction	Tier 1	Yes	Yes - within core ZOI	No, construction expected to be completed prior to commencement of Proposed Development, as such forms part of future baseline.	Non-EIA, environmental studies available including light assessment, arboricultural, and drainage assessment	n/a	No - Incorporated into future baseline instead.	No - Does not meet housing threshold of 200+
66	20/00709/OUT	Outline application including appearance, landscaping, layout and scale with access to be determined later as a reserved matter for 'Indoor' Academy Training Facility for Luton Town Football Club.	500m	Permission granted 02/10/20	Tier 1	Yes	Yes - within core ZOI	Insufficient information but assume construction will commence within three years of consent and therefore could overlap with Proposed Development	Non-EIA, no environmental studies available	n/a	No - no environmental information to inform a cumulative assessment.	No

Other development' details						Stage 1		Stage 2				
Name/ID	LPA Application Reference Number	Applicant for 'other development' and brief description of development	Approximate distance from Proposed Development	Status	Tier	Within ZOI	Progress to Stage 2?	Overlap in temporal scope - construction phase?	Scale and nature of development likely to have significant effects?	Other factors	Progress to Stage 3/4?	Within Transport Assessment?
67	20/00147/OUT	Outline application, with all matters reserved, comprising the demolition of existing buildings and construction of up to 1,000 residential units including affordable (Class C3) and flexible commercial and community use floorspace with associated landscaping, infrastructure, and other associated works.	500m	Awaiting decision	Tier 1	Yes	Yes - within core ZOI	Insufficient information, awaiting decision.	Non-EIA, environmental studies available including air quality, biodiversity, light, employment statement, flood risk assessment, heritage and townscape report, land contamination assessment, energy statement, sustainability statement, transport assessment, arboricultural survey, archaeological DBA, bat survey, reptile survey, botanical survey, statement of community involvement, and invertebrate survey	n/a	Yes	Yes
68	17/01764/FUL	Erection of a mixed use building comprising of 33 one bedroom, 85 two bedroom, 13 three Bedroom, 21 one bedroom Duplex, 2 two bedroom Duplex, with 22 Studio Apartments with commercial units at ground floor level with associated car parking, cycle store and amenity space.	1.6km north west	Permission granted 30/05/19	Tier 1	Yes	Yes - within core ZOI	Insufficient information but assume construction will commence within three years of consent and therefore could overlap with Proposed Development	Non-EIA, environmental studies available including waste management, noise assessment, drainage strategy, air quality assessment, historic environment desk top study, renewable energy report, and transport statement	This application supercedes 15/00936/FUL.	Yes	No - Does not meet housing threshold of 200+

Other development' details						Stage 1		Stage 2				
Name/ID	LPA Application Reference Number	Applicant for 'other development' and brief description of development	Approximate distance from Proposed Development	Status	Tier	Within ZOI	Progress to Stage 2?	Overlap in temporal scope - construction phase?	Scale and nature of development likely to have significant effects?	Other factors	Progress to Stage 3/4?	Within Transport Assessment?
69 Power Court	20/01587/OUT EIA	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.	2km west	Proposed, awaiting decision	Tier 1	Yes	Yes - within core ZOI	Yes, EIA for Power Court assumed that construction would start in 2021 and would take between 5 to 10 years to complete.	EIA	Planning permission was initially approved in January 2019, however the project was then paused due to Covid. This revised outline application submitted in March 2021 supercedes 16/01400/OUTEIA.	Yes	Yes
70 Newlands Park	20/01588/OUT EIA	Outline proposals, with all matters reserved except for access (Plots A, B, C and D), for a mixed-use development comprising: commercial, business and service uses (including retail and leisure floorspace); flexible commercial and business floorspace; car and cycle parking; and associated access, highways, utilities, drainage, landscaping, and associated ancillary works and structures.	2.5km south	Proposed, awaiting decision	Tier 1	Yes	Yes - within core ZOI	Yes, Newlands Park EIA assumes that construction would start in 2021 and would take between 5 to 7 years to complete, i.e. 2021 – 2026/2029	EIA	Related to 20/01589/OUTEIA - site split into two applications (north and south sites). Application supercedes 16/01401/OUTEIA	Yes	Yes
71	20/00288/EIAS CR	Request for screening pursuant to Regulation 6 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017. Proposed development at Land off Vauxhall Way and Airport Way.	200m north west	Proposed - EIA screening	Tier 3	Yes	Yes - within core ZOI	Insufficient information, awaiting decision.	Non-EIA, EIA screening available (determined non-EIA).	This screening application supercedes the unimplemented permission for 17/02215/FUL	No - insufficient detail available to conduct a cumulative assessment.	No
72	20/00020/COM	Request for determination as to whether prior approval is required under Class O of Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) - Change of use from office(s) (B1(a)) to (C3) residential - 11 x one bed flats.	Within Proposed Development boundary	Permission granted - 19/02/20	Tier 1	Yes	Yes - within core ZOI	Insufficient information but assume construction will commence within three years of consent and therefore could overlap with Proposed Development	Non-EIA, environmental studies available including environmental review (historic, geology/hydrogeology, hydrology, ecology, environmental sensitivity and vulnerability) and noise report	This application supercedes the unimplemented permission for 18/00062/FUL	Yes	No

Other development' details						Stage 1		Stage 2				
Name/ID	LPA Application Reference Number	Applicant for 'other development' and brief description of development	Approximate distance from Proposed Development	Status	Tier	Within ZOI	Progress to Stage 2?	Overlap in temporal scope - construction phase?	Scale and nature of development likely to have significant effects?	Other factors	Progress to Stage 3/4?	Within Transport Assessment?
73	20/00133/FUL	Erection of a five storey rear extension (ground floor undercroft) to provide 21 single occupancy shared living units (Sui Generis), additional to planning permission ref: 18/01244/FUL.	2.4km west	Proposed, awaiting decision	Tier 1	Yes	Yes - within core ZOI	Insufficient information, awaiting decision.	Non-EIA, environmental studies available including heritage, flood risk assessment/drain age, transport, travel plan, energy statement, daylight/sunlight, and noise impact	Additional to planning permission 18/01244/FUL	Yes	No - Does not meet housing threshold of 200+
74	21/00306/FUL	Erection of four five- to 11-storey buildings to provide 272 flats (107 one-bedroom, 140 two bedroom and 25 three bedroom) , together with undercroft car parking, cycle parking, refuse/recycling storage, plant and associated landscaping (grade and roof level) following demolition of existing buildings.	1.76km west	Permission granted 18/08/21	Tier 1	Yes	Yes - within core ZOI	Insufficient information. Assumed to commence within three year expiration date on Permission Notice which would temporally overlap. Expire: August 2024	Non-EIA, environmental studies available including transport statement, travel plan, waste management plan, statement of community involvement, Townscape and Visual Impact Assessment, landscape plan, Phase 1 Geo-Environmental Desk Study, noise assessment, heritage statement, flood risk and SuDS strategy, air quality assessment, and sunlight overshadowing neighbours	n/a	Yes	Yes

Other development' details						Stage 1		Stage 2				
Name/ID	LPA Application Reference Number	Applicant for 'other development' and brief description of development	Approximate distance from Proposed Development	Status	Tier	Within ZOI	Progress to Stage 2?	Overlap in temporal scope - construction phase?	Scale and nature of development likely to have significant effects?	Other factors	Progress to Stage 3/4?	Within Transport Assessment?
75 Newlands Park	20/01589/OUT EIA	Outline proposals, with all matters reserved except for access (Plots E, F and G), for a mixed-use development comprising: flexible commercial and business floorspace (including office floorspace); public art and/or a gateway feature; car and cycle parking; and associated access, highways, utilities, drainage, landscaping, and associated ancillary works and structures.	2.5km west	Proposed, awaiting decision	Tier 1	Yes	Yes - within core ZOI	Yes, Newlands Park EIA assumes that construction would start in 2021 and would take between 5 to 7 years to complete, i.e. 2021 – 2026/2029	EIA	Related to 20/01588/OUTEIA - site split into two applications (north and south sites). Application supercedes 16/01401/OUTEIA	Yes	Yes
76	21/01115/EIAS CR	Request for screening pursuant to Regulation 15 of the Town and Country Planning (Environmental Impact Assessment) (England) Regulations 2017 (as amended) in connection with the proposed development at Bute Street Car Park - 400 residential units, commercial and leisure	1.7km north west	Proposed - EIA screening	Tier 3	Yes	Yes - within core ZOI	Insufficient information, at EIA screening stage	EIA screening decision pending	n/a	Yes - scale of development likely to give rise to significant environmental effects, and could temporally overlap. However limited information available which constrains assessment.	No
North Hertfordshire District Council												
77	16/02014/1	Erection of 660 dwellings (Class C3), together with associated public open space, landscaping, highways and drainage infrastructure works. Outline planning.	1km north	Proposed, awaiting decision	Tier 1	Yes	Yes - within core ZOI	Yes - EIA anticipates project delivery and construction will take approximately 5 years. As permission is pending, a temporal overlap with the Proposed Development is expected	Yes - EIA	n/a	Yes	No
78	16/00378/1	Outline application for residential development of up to 279 dwellings and ancillary uses	28km north east	Permission granted 06/02/19, under construction	Tier 1	No	No - outside core and wider ZOI	n/a	n/a	n/a	n/a	Yes
79	17/00110/1	Outline application for up to 325 dwellings	30km north east	Permission granted 28/02/20	Tier 1	No	No - outside core and wider ZOI	n/a	n/a	n/a	n/a	Yes

Other development' details						Stage 1		Stage 2				
Name/ID	LPA Application Reference Number	Applicant for 'other development' and brief description of development	Approximate distance from Proposed Development	Status	Tier	Within ZOI	Progress to Stage 2?	Overlap in temporal scope - construction phase?	Scale and nature of development likely to have significant effects?	Other factors	Progress to Stage 3/4?	Within Transport Assessment?
80	17/00830/1	Outline planning application with all matters reserved for a mixed use application for demolition of existing buildings and construction of up to 1,400 new dwellings (C3 use) together with retail, educational and community facilities (A1-A5, D1 and D2 uses) and associated roads, open space, green infrastructure and ancillary infrastructure	200m north	Proposed, awaiting decision	Tier 1	Yes	Yes - within core ZOI	Yes - EIA anticipates commencement 18 months following grant of outline planning permission and a construction duration of 8 years. A temporal overlap with the Proposed Development is therefore expected.	Yes - EIA	n/a	Yes	Indirectly, includes application 13/02000/1 which is the same application site and same approximate quantum.
81	17/02423/1	Erection of 1 x 3 bed dwelling following demolition of existing dwelling and outbuildings (as amended by drawings received 5th March 2018).	150m of Off-site Highways interventions Hitchin	Under construction	Tier 1	Yes	Yes - within core ZOI	No, construction expected to be completed prior to commencement of Proposed Development, as such forms part of future baseline.	No - project too minor to lead to significant environmental effects	n/a	No - unlikely to be any temporal overlap, and project works would be minor	No - Does not meet housing threshold of 200+
82	17/02604/1	Detached 4 bed dwelling together with associated parking following demolition of existing garage serving no. 2 London Road (as amended by drawing 15711-P01E received 28/11/2017 and drawing 15711-P02D received 01/12/2017).	150m of Off-site Highways interventions Hitchin	Constructed	Tier 1	Yes	No - construction completed, part of baseline	n/a	n/a	n/a	n/a	n/a
83	20/02453/FP	Erection of one detached 4-bed dwelling including creation of vehicular access onto Blackhorse Lane following demolition of single storey side extension and car port of the existing dwelling.	500m	Permission granted 04/02/21	Tier 1	Yes	Yes - within core ZOI	Insufficient information but assume construction will commence within three years of consent and therefore could overlap with Proposed Development	No - project too minor to lead to significant environmental effects	n/a	No - unlikely to result in significant effects, minor building works	No - Does not meet housing threshold of 200+

Other development' details						Stage 1		Stage 2				
Name/ID	LPA Application Reference Number	Applicant for 'other development' and brief description of development	Approximate distance from Proposed Development	Status	Tier	Within ZOI	Progress to Stage 2?	Overlap in temporal scope - construction phase?	Scale and nature of development likely to have significant effects?	Other factors	Progress to Stage 3/4?	Within Transport Assessment?
84	19/02333/FP	Erection of one x 3-bed end of terraced house	500m	Permission granted 26/11/19	Tier 1	Yes	Yes - within core ZOI	Construction would need to commence by November 2022, likely to be completed before Proposed Development due to nature of works	No - project too minor to lead to significant environmental effects	n/a	No - unlikely to be any temporal overlap, and project works would be minor	No - Does not meet housing threshold of 200+
85	20/00175/OP	Outline Planning Application (all matters reserved except for access and layout) two storey side extension to facilitate the creation of one additional 4-bed dwelling.	500m	Permission granted 30/06/20	Tier 1	Yes	Yes - within core ZOI	Construction would need to commence by June 2023, likely to be completed before Proposed Development due to nature of works	No - project too minor to lead to significant environmental effects	n/a	No - unlikely to be any temporal overlap, and project works would be minor	No - Does not meet housing threshold of 200+
86	20/00193/FP	Residential development comprising of 3 x 1-bed and 7 x 2-bed apartments within two buildings together with associated parking and amenity space following demolition of existing buildings.	1km	Permission granted 08/06/20	Tier 1	Yes	Yes - within core ZOI	Insufficient information but assume construction will commence within three years of consent and therefore could overlap with Proposed Development	Non-EIA, environmental information available including drainage and noise assessment.	n/a	Yes	No - Does not meet housing threshold of 200+
87	21/00019/PIP	Permission in Principle: Conversion of existing redundant barn located approximately 40 metres to the east of Winch Hill House into two dwellings.	Directly adjacent to Proposed Development	Permission granted 24/03/21	Tier 1	Yes	Yes - within core ZOI	No, development unlikely to go ahead.	Non-EIA	n/a	No - project unlikely to proceed	No - Does not meet housing threshold of 200+

Other development' details				Stage 1				Stage 2				
Name/ID	LPA Application Reference Number	Applicant for 'other development' and brief description of development	Approximate distance from Proposed Development	Status	Tier	Within ZOI	Progress to Stage 2?	Overlap in temporal scope - construction phase?	Scale and nature of development likely to have significant effects?	Other factors	Progress to Stage 3/4?	Within Transport Assessment?
Central Bedfordshire Council												
88	12/03613/OUT	Outline planning permission for up to 5,150 dwellings and up to 202,500sqm additional development	10km north west	Under construction	Tier 1	Yes	Yes - within core ZOI	Yes - EIA states that construction works are programmed to take place between 2013 and 2031 and are therefore expected to temporally overlap with the Proposed Development.	Yes - EIA	Included in the long list as this development is within the Transport Assessment.	Yes	Yes
89	CB/15/00297/OUT	Outline application for development to comprise up to 1,850 dwellings, primary school, employment land, local centre and community / leisure uses	10km north west	Under construction	Tier 1	Yes	Yes - within core ZOI	Yes - EIA states that construction is expected over a period of 13 years, from 2016 to 2029. Therefore, a temporal overlap with the Proposed Development is expected.	Yes - EIA	Included in the long list as this development is within the Transport Assessment.	Yes	Yes
90	17/01158/OUT	Outline application for up to 950 dwellings, 7,000sqm employment floor space and associated uses	16km north east	Permission granted 25/05/18	Tier 1	No	No - outside core ZOI. Included in the long list as this development is within the Transport Assessment.	n/a	n/a	n/a	n/a	Yes
91	17/05971/OUT	Outline application for residential development of up to 253 dwellings	19km north west	Proposed, awaiting decision	Tier 1	No	No - outside core ZOI. Included in the long list as this development is within the Transport Assessment.	n/a	n/a	n/a	n/a	Yes
92	18/01275/RM	Reserved matters application for the erection of 298 dwellings (Part of wider application for 950 dwellings)	19km north west	Permission granted 18/10/18, under construction	Tier 1	No	No - outside core ZOI. Included in the long list as this development is within the Transport Assessment.	n/a	n/a	n/a	n/a	Yes
93	18/01758/RM	Reserved matters submission for details on 214 dwellings	17km north west	Permission granted, under construction	Tier 1	No	No - outside core ZOI. Included in the long list as this development is within the Transport Assessment.	n/a	n/a	n/a	n/a	Yes

Other development' details						Stage 1		Stage 2				
Name/ID	LPA Application Reference Number	Applicant for 'other development' and brief description of development	Approximate distance from Proposed Development	Status	Tier	Within ZOI	Progress to Stage 2?	Overlap in temporal scope - construction phase?	Scale and nature of development likely to have significant effects?	Other factors	Progress to Stage 3/4?	Within Transport Assessment?
94	18/02649/OUT	Hybrid planning application for employment floorspace of up to 48,313sqm and associated uses	17km north west	Permission granted, under construction	Tier 1	No	No - outside core ZOI. Included in the long list as this development is within the Transport Assessment.	n/a	n/a	n/a	n/a	Yes
95 Chiltern Green Energy Park (a.k.a. Lea Bank Energy Park)	CB/18/02363/S CO	Request for Scoping Opinion in respect of the construction and operation of a Combined Heat and Power (CHP) facility that would import up to 500,000 tonnes per annum of Refuse Derived Fuel (RDF) or similar residual waste including new access off Lower Harpenden Road, ancillary development and installation of underground pipeline and cable for transfer of heat and energy to new connection points/substation near London Luton Airport.	2km south	Proposed, EIA scoping opinion requested in 2018 however no application has followed. Name of project changed to Lea Bank Energy Park. Planning application was expected late 2018 including EIA. Not submitted.	Tier 1	Yes	No - assume project not coming forward due to time elapsed	n/a	n/a	n/a	n/a	n/a
96 Caddington Care Village	CB/18/04602/O UT	Outline: Construction of an integrated Care Village of up to 200 residential units (Class C2), including affordable housing units, with ancillary community and service space, garden and leisure areas, car parking areas and circulation space, principal and internal access ways and ancillary landscaping.	3km south west	Permission granted 22/01/20	Tier 1	Yes	Yes - within core ZOI	Insufficient information but assume construction will commence within three years of consent and therefore could overlap with Proposed Development	Non-EIA, environmental information available including PEA, LVIA, tree survey, economic impact assessment, land contamination assessment, transport assessment, flood risk assessment and heritage statement.	n/a	Yes	No
97 Hyde Sewage Treatment Works	CB/20/04546/S CN	EIA Screening Opinion: Proposed growth upgrade to East Hyde Sewage Treatment Works	2km south	Proposed - EIA screening	Tier 3	Yes	Yes - within core ZOI	Insufficient information, awaiting decision.	Non-EIA, EIA screening available (not yet determined).	n/a	No - insufficient detail available to conduct a cumulative assessment.	No

Other development' details				Stage 1				Stage 2				
Name/ID	LPA Application Reference Number	Applicant for 'other development' and brief description of development	Approximate distance from Proposed Development	Status	Tier	Within ZOI	Progress to Stage 2?	Overlap in temporal scope - construction phase?	Scale and nature of development likely to have significant effects?	Other factors	Progress to Stage 3/4?	Within Transport Assessment?
98 Caddington Golf Club	CB/20/01833/MW	The remodelling of the golf course, through the importation of inert clean subsoil to enhance/realign and modify levels of 6 no. existing golf holes in full and 2 no. in part, as well as the redevelopment of the existing footgolf area to provide a new 20 bay driving range as well as associated works, including improvements to water features, landscaping and Public Rights of Way	4km west	Proposed, awaiting decision	Tier 1	Yes	Yes - within core ZOI	Insufficient information, awaiting decision.	Yes - EIA	n/a	Yes	No
LOCAL PLAN ALLOCATIONS												
Luton Borough Council												
99 Land south of Stockwood Park	LBC: LLP5	Land identified on the Policies Map south of Stockwood Park adjacent to Junction 10a of the M1 is allocated for a 14 ha prestige gateway development	2.5km south west	Allocation - adopted	Tier 3	Yes	Yes - within core ZOI	Insufficient detail, but possibility of overlap.	No environmental detail available.	Allocated for non-residential use (e.g large scale office/stadium developments) due to overhead pylons and noise/air quality impacts from the airport. Therefore, deemed unsuitable for housing and therefore made available to developers.	No - insufficient detail available to conduct a cumulative assessment.	No - excluded as only 'near certain' or 'more than likely' proposals are to be included. This allocation is only 'reasonably foreseeable'.
100 London Luton Airport Strategic Allocation	LBC: LLP6	The London Luton Airport Strategic Allocation (approximately 325 hectares) includes land within the airport boundary, Century Park and Wigmore Park. The allocation serves the strategic role of London Luton Airport and associated growth of business and industry, including aviation engineering, distribution and service sectors.	Within Proposed Development boundary	Allocation - adopted	Tier 3	Yes	No - already captured within New Century park planning application (17/02300/EIA).	n/a	n/a	n/a	n/a	No - already captured within New Century park planning application (17/02300/EIA).
101 Butterfield Green Technology Park	LBC: LLP7	The undeveloped land (23 hectares) at Butterfield Green	3.3km north	Allocation - adopted	Tier 3	Yes	No - already captured within Butterfield Technology Park planning application (17/02069/FUL)	n/a	n/a	n/a	n/a	No - already captured within Butterfield Technology Park planning application (17/02069/FUL)

Other development' details						Stage 1		Stage 2				
Name/ID	LPA Application Reference Number	Applicant for 'other development' and brief description of development	Approximate distance from Proposed Development	Status	Tier	Within ZOI	Progress to Stage 2?	Overlap in temporal scope - construction phase?	Scale and nature of development likely to have significant effects?	Other factors	Progress to Stage 3/4?	Within Transport Assessment?
102 Napier Park	LBC: LLP8	Napier Park is a brownfield site of around 25 hectares, located on the former Vauxhall car plant. The site is allocated for a mixed use neighbourhood development, with employment uses, residential provision and a retail led neighbourhood centre	500m north west	Allocation - adopted	Tier 3	Yes	No - already captured within Bartlett Square (18/00271/EIA), Napier Park (13/00280/OUT / 16/01340/REM) and Napier Gateway (16/00900/FULEIA) planning applications	n/a	n/a	n/a	n/a	No - already captured within Bartlett Square (18/00271/EIA), Napier Park (13/00280/OUT / 16/01340/REM) and Napier Gateway (16/00900/FULEIA) planning application
103 Power Court	LBC: LLP9	Power Court is a brownfield site of around 7 hectares located in Luton Town Centre's northeast gateway bounded to the north by the route of the Luton-Dunstable Guided Busway and the railway line and to the south by St Mary's Road.	2km west	Allocation - adopted	Tier 3	Yes	No - already captured within Power Court (20/01587/OUTEIA) planning application	n/a	n/a	n/a	n/a	No - already captured within Power Court (20/01587/OUTEIA) planning application
104 High Town	LBC: LLP10	The High Town Strategic Allocation is for a sustainable, vibrant, historic neighbourhood destination delivered through residential-led mixed use development	2km north west	Allocation - adopted	Tier 3	Yes	Yes - within core ZOI	Block A - Planning application submitted (intention to develop). Insufficient detail, but possibility of overlap. Block B - no known intention to develop.	No environmental detail available.	Allocated for housing / development. Capacity: Block A - 29 residential units and Block B - 11 residential units. Deemed unsuitable for council development due to noise and air quality from ring road and rail station.	No - insufficient detail available to conduct a cumulative assessment.	No - excluded as only 'near certain' or 'more than likely' proposals are to be included. This allocation is only 'reasonably foreseeable'.

Other development' details						Stage 1		Stage 2				
Name/ID	LPA Application Reference Number	Applicant for 'other development' and brief description of development	Approximate distance from Proposed Development	Status	Tier	Within ZOI	Progress to Stage 2?	Overlap in temporal scope - construction phase?	Scale and nature of development likely to have significant effects?	Other factors	Progress to Stage 3/4?	Within Transport Assessment?
105 Creative Quarter	LBC: LLP11	The Council will work with developers, landowners and stakeholders to transform the Creative Quarter into a thriving mixed use area with 600 residential units, a café culture and night-time economy, appropriate mix of restaurants, galleries, retail, leisure, education facilities and creative businesses and an excellent quality public realm.	2km north west	Allocation - adopted	Tier 3	Yes	Yes - within core ZOI	Insufficient detail, but possibility of overlap.	No environmental detail available.	n/a	No - insufficient detail available to conduct a cumulative assessment.	No - excluded as only 'near certain' or 'more than likely' proposals are to be included. This allocation is only 'reasonably foreseeable'.
North Hertfordshire District Council												
106	NHDC: EL1 / EL2 / EL3	Strategic housing sites East of Luton for 2,100 homes	200m	Proposed allocation	Tier 3	Yes	No - already captured within applications 17/00830/1 and 16/02014/1	n/a	n/a	n/a	n/a	No - already captured within applications 17/00830/1 and 16/02014/1
107	NHDC: KW1	Land west of The Heath, Breachwood Green - allocation for 16 dwellings 1 home has been built since the allocation was proposed, increasing the number of allocated/completed/permitted to 17.	1km	Proposed allocation	Tier 3	Yes	Yes - within core ZOI	Proposed / projected for construction in 2030/2031.	No environmental detail available.	Large number of objections.	No - insufficient detail available to conduct a cumulative assessment.	No - excluded as only 'near certain' or 'more than likely' proposals are to be included. This allocation is only 'reasonably foreseeable'.

Other development' details				Stage 1				Stage 2				
Name/ID	LPA Application Reference Number	Applicant for 'other development' and brief description of development	Approximate distance from Proposed Development	Status	Tier	Within ZOI	Progress to Stage 2?	Overlap in temporal scope - construction phase?	Scale and nature of development likely to have significant effects?	Other factors	Progress to Stage 3/4?	Within Transport Assessment?
108	NHDC: PR1	Land off Templars Lane - allocation for 21 homes (Preston) 17 homes have been built or granted planning permission since the allocation was proposed, increasing the number of allocated/completed/permited to 38.	5km	Proposed allocation	Tier 3	Yes	Yes - within core ZOI	Proposed / projected for construction in 2027/2028.	No environmental detail available.	Large number of objections.	No - insufficient detail available to conduct a cumulative assessment.	No - excluded as only 'near certain' or 'more than likely' proposals are to be included. This allocation is only 'reasonably foreseeable'.
109	NHDC: KM3	Land north of High Street - allocation for 13 homes (Kimpton) 32 homes have been built or granted planning permission since the allocation was proposed, increasing the number of allocated/completed/permited to 45.	5km	Proposed allocation	Tier 3	Yes	Yes - within core ZOI	Proposed / projected for construction in 2029/2030.	No environmental detail available.	Small number of objections.	No - insufficient detail available to conduct a cumulative assessment.	No - excluded as only 'near certain' or 'more than likely' proposals are to be included. This allocation is only 'reasonably foreseeable'.
110	NHDC: SP2	Land between Horn Hill and Bendish Lane, Whitwell - allocation 41 homes (st Paul's Walden) 9 homes have been built or granted planning permission since the allocation was proposed, increasing the number of allocated/completed/permited to 50.	5km	Allocation adopted	Tier 3	Yes	Yes - within core ZOI	Insufficient detail, but possibility of overlap.	No environmental detail available.	Large number of objections.	No - insufficient detail available to conduct a cumulative assessment.	No - excluded as only 'near certain' or 'more than likely' proposals are to be included. This allocation is only 'reasonably foreseeable'.

Other development' details						Stage 1		Stage 2				
Name/ID	LPA Application Reference Number	Applicant for 'other development' and brief description of development	Approximate distance from Proposed Development	Status	Tier	Within ZOI	Progress to Stage 2?	Overlap in temporal scope - construction phase?	Scale and nature of development likely to have significant effects?	Other factors	Progress to Stage 3/4?	Within Transport Assessment?
111	NHDC: BA1	North of Baldock - Strategic housing allocation for 2,800 homes	16km north east	Proposed allocation	Tier 3	No	No - outside core ZOI. Included in the long list as this development is within the Transport Assessment.	n/a	n/a	n/a	n/a	Yes
112	NHDC: NS1	North of Stevenage - Strategic housing allocation for 900 homes	12km north east	Proposed allocation	Tier 3	Yes	Yes - within core ZOI	Proposed / projected for construction in 2024 - 2031.	No environmental detail available.	Included in the long list as this development is within the Transport Assessment.	No - insufficient detail available to conduct a cumulative assessment.	Yes
113	NHDC: HT1	Highover Farm, Hitchin - Strategic housing allocation for 700 homes	11km north east	Proposed allocation	Tier 3	Yes	Yes - within core ZOI	Proposed / projected for construction in 2023 - 2030.	No environmental detail available.	Included in the long list as this development is within the Transport Assessment.	No - insufficient detail available to conduct a cumulative assessment.	Yes

Other development' details						Stage 1		Stage 2				
Name/ID	LPA Application Reference Number	Applicant for 'other development' and brief description of development	Approximate distance from Proposed Development	Status	Tier	Within ZOI	Progress to Stage 2?	Overlap in temporal scope - construction phase?	Scale and nature of development likely to have significant effects?	Other factors	Progress to Stage 3/4?	Within Transport Assessment?
Central Bedfordshire Council												
Central Bedfordshire Council – South Bedfordshire Local Plan (adopted January 2004)												
Central Bedfordshire Council – Central Bedfordshire Local Plan 2015-2035												
No adopted or emerging allocations in 5km radius												
Proposed Submission Aylesbury Vale Local Plan 2013-2033 (November 2017)												
114 Aylesbury Garden Town	S2a - D1 The Policies Map allocates the following major sites for development: <input type="checkbox"/> South Aylesbury (D-AGT1) <input type="checkbox"/> South west Aylesbury (D-AGT2) <input type="checkbox"/> Aylesbury north of A41 (D-AGT3) <input type="checkbox"/> Aylesbury south of A41 (D-AGT4) <input type="checkbox"/> Berryfields, Aylesbury (D-AGT5) <input type="checkbox"/> Kingsbrook, Aylesbury (D-AGT6) The following smaller sites are also allocated: <input type="checkbox"/> Ardenham Lane Aylesbury (D-AYL032) <input type="checkbox"/> Land at Thame Road / Leach Road, Aylesbury (D-AYL073) <input type="checkbox"/> Post Office Sorting Office Cambridge Street (D-AYL052) <input type="checkbox"/> Land at the Junction of Buckingham Street & New Street (D-AYL059) <input type="checkbox"/> Oaklands Hostel Aylesbury (D-AYL077) <input type="checkbox"/> Hampden House (D-AYL063) <input type="checkbox"/> Land North of Manor Hospital (D-AYL068) <input type="checkbox"/> Rabans Lane (D-AYL115)	Aylesbury Garden Town (comprising Aylesbury town and adjacent parts of surrounding parishes), will grow by 16,398 new homes. It will be planned and developed drawing on Garden City principles which are set out in the Aylesbury Garden Town section, with high quality place-making and urban design principles at the core. This development will seek to support the revitalisation of the town centre. New housing will be delivered through existing commitments, including Berryfields and Kingsbrook, and complemented by other sustainable extensions and smaller scale development within the existing urban area. New homes to support economic growth will be accommodated through the effective use of previously developed land or sustainable greenfield urban fringe sites. These sites will provide or support delivery of identified strategic infrastructure requirements, and sustainable transport enhancements and make connections to strategic green infrastructure and the Vale's enterprise zones	29km west	Varied proposed / allocated allocations	Tier 3	No	Yes - requested by Chilterns Conservation Board	Estimated projections for: AGT1 - 2020-2022 AGT2 - 2019-2022 AGT3 - 2025-2033 AGT4 - 2024-2033 AGT5 - 2014-2025 AGT6 - 2017-2030 AYL032 - 2031-2033 AYL073 - 2025-2026 AYL052 - 2025-2026 AYL059 - 2030-2031 AYL077 - No information AYL063 - No information AYL068 - 2029-2031 AYL115 - No information	Yes - environmental detail unavailable at this stage however.	Masterplan approved in July 2020	No - insufficient detail available to conduct a cumulative assessment	No

Other development' details				Stage 1				Stage 2				
Name/ID	LPA Application Reference Number	Applicant for 'other development' and brief description of development	Approximate distance from Proposed Development	Status	Tier	Within ZOI	Progress to Stage 2?	Overlap in temporal scope - construction phase?	Scale and nature of development likely to have significant effects?	Other factors	Progress to Stage 3/4?	Within Transport Assessment?
Dacorum Borough Council												
Dacorum Local Plan (2004) and Core Strategy (2013)												
Dacorum Local Plan Emerging Growth Strategy 2020-2038												
No adopted or emerging allocations in 5km radius												
115 Hemel Hempstead Housing Developments		Hemel Hempstead is located approximately 12km south of London Luton Airport. Hemel Hempstead has six local allocations (Green Belt sites identified for housing development and other associated uses) identified in the Council's strategic plan, called the Core Strategy. The Core Strategy was adopted in September 2013. Further detail on these sites was provided in the Site Allocations document, adopted in July 2017.	12km south east	Allocation - adopted	Tier 3	No	Yes - Requested by Chilterns Conservation Board	Insufficient detail, but possibility of overlap.	No environmental detail available.	n/a	No - insufficient detail available to conduct a cumulative assessment	Applications have been considered in the Transport modelling: West Hemel (Phase One) Kier Park, Maylands Avenue, Hemel Hempstead Land between Three Cherry Tree Lane and Cherry Tree Lane, Hemel Hempstead
St Albans City & District Council												
St Albans District Local Plan Review 1994												
No adopted or emerging allocations in 5km radius												
MINERALS AND WASTE LOCAL PLAN ALLOCATIONS												
Hertfordshire County Council												
116	West of Stevenage - Preston	Land identified as a 'Mineral Resource Block', and designated as an 'adopted mineral consultation area'	4km north east	Allocation - adopted	Tier 3	Yes	No - not directly affected by the Proposed Development	n/a	n/a	n/a	n/a	No
117	Between Whitwell and Stevenage	Land identified as a 'Mineral Resource Block', and designated as an 'adopted mineral consultation area'	4km east	Allocation - adopted	Tier 3	Yes	No - not directly affected by the Proposed Development	n/a	n/a	n/a	n/a	No