

Welcome to our consultation

We're holding a public consultation on the draft Strategic Masterplan for the East of Luton development, and we want to hear your views

WHY ARE WE CONSULTING?

Bloor Homes and The Crown Estate are leading the preparation of a Strategic Masterplan for the site known as 'East of Luton' as allocated in the adopted North Hertfordshire Local Plan and would like to hear your views on the draft Masterplan.

Sharing your local understanding and knowledge will help us shape and refine this Masterplan and develop the best possible scheme. This is why we are consulting with you now.

Further public consultation will follow this, focused on the plans and applications as they are developed.



WHAT ARE WE CONSULTING ON?

The East of Luton site will deliver a new community around Cockernhoe, Mangrove Green and Tea Green.

The site is allocated for development in the North Hertfordshire Local Plan, which also requires that a Strategic Masterplan be prepared. We are now consulting on the draft Masterplan, which will provide a site-wide framework for planning applications.

Many elements of the scheme are set out in the Local Plan itself, including the need to deliver approximately 2,100 high-quality new homes, of which 40% will be affordable, as well as three new schools, a net gain in biodiversity, new parkland, sports facilities, and a network of public green spaces.

However, we would welcome your feedback on other elements and aspects - in particular: housing mix and design, schools, community facilities, local connections (bus, cycle, pedestrian), open space and recreation provision, biodiversity and infrastructure.

This stage of consultation is open until **29th February 2024**. Please ensure you provide us with your feedback by then.



HAVE YOUR SAY

We want to hear your views and thoughts on our proposals for East of Luton. There are lots of ways to get in touch and give your feedback:

WEB: www.eastofluton.co.uk

EMAIL: eastofluton@camargue.uk

TEL: 0800 9152494
(Between 9am and 5:30pm, Monday to Friday)

FREEPOST: RTBU-HAYY-LCUX,
7 Bayley Street, London WC1B 3HB
(no stamp needed)



Different formats

Please get in touch if you or anyone you know requires consultation materials in different formats, such as alternative languages, or have any other specific requirements.



Aerial view of the site looking west



WHO IS INVOLVED

Bloor Homes is the UK's largest privately owned housebuilder. A family-run company, we have more than 60 years' experience in promoting and developing major housing schemes across the UK. We retain responsibility of our projects from start to finish and are proud to have a House Building Federation 5 Star customer satisfaction rating.

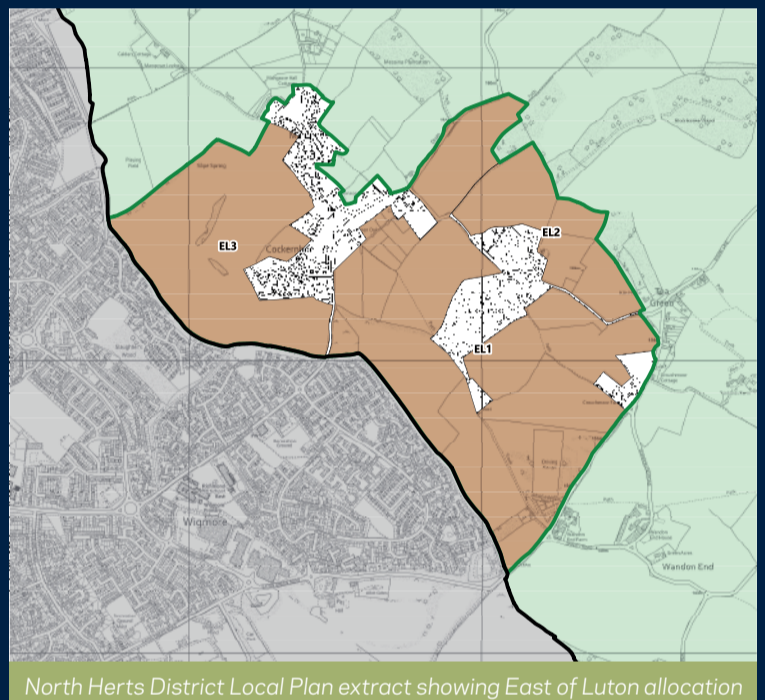
The Crown Estate is one of the oldest and largest landowners in the UK, with an aim to be a model of large scale sustainable, diversified and integrated environmental best practice. Dating back more than 260 years, The Crown Estate is a unique business with a diverse portfolio that stretches across England, Wales and Northern Ireland. Established by The Crown Estate Act of 1961, we are an independent commercial enterprise with accountability to Parliament and a unique purpose of creating lasting and shared prosperity for the nation.

The story so far

The East of Luton site is allocated in the North Hertfordshire Local Plan to help meet local needs for housing. As required by the Local Plan, this Strategic Masterplan is being prepared, which will inform planning applications, and then delivery of the development.

The draft Strategic Masterplan is informed by the requirements of the adopted Local Plan, which sets out specific requirements including:

- Around 2,100 homes of which 40% will be affordable
- Two new primary schools and one new secondary school
- A mixed-use local centre including shops and community facilities
- Environmental enhancements such as new planting and protection and enhancement for Stubbocks Wood and Brickkiln Wood
- Connectivity with existing public rights of way, including the Chilterns Way
- Respecting the existing settlements of Cockernhoe, Mangrove Green and Tea Green and the historic setting of Putteridge Bury



North Herts District Local Plan extract showing East of Luton allocation

The 129 hectare (320 acre) site is controlled by three parties. Bloor Homes controls approximately two-thirds of the allocation, and The Crown Estate owns just over a quarter. Local landowner AT Oliver controls the remainder.



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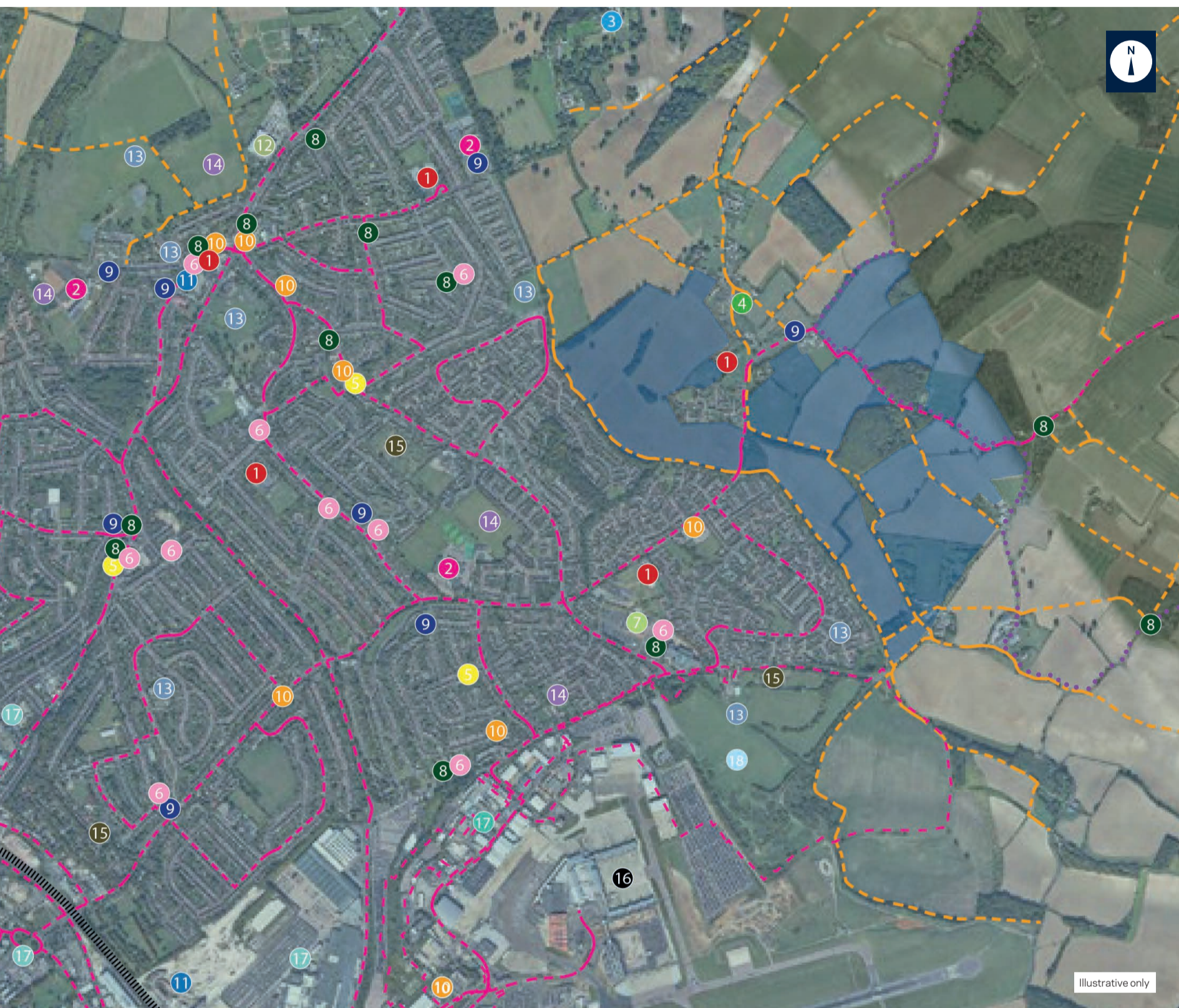


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The East of Luton site's local context



Illustrative only

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|--|------------------|---|
| Allocation Boundary | Village Hall | Parks/Gardens |
| Railway Line | Post Office | Sports Pitches |
| Bus Route | Local Shop | Allotments |
| Public Right of Way | Supermarket | Luton Airport |
| Existing Cycle Route | Pubs/Restaurants | Employment/ Industry |
| Primary School | Place of Worship | New Century Park (Proposed employment area) |
| Secondary School | Medical Centre | |
| Putteridge Bury (University of Bedfordshire) | Library | |
| | Leisure Centre | |

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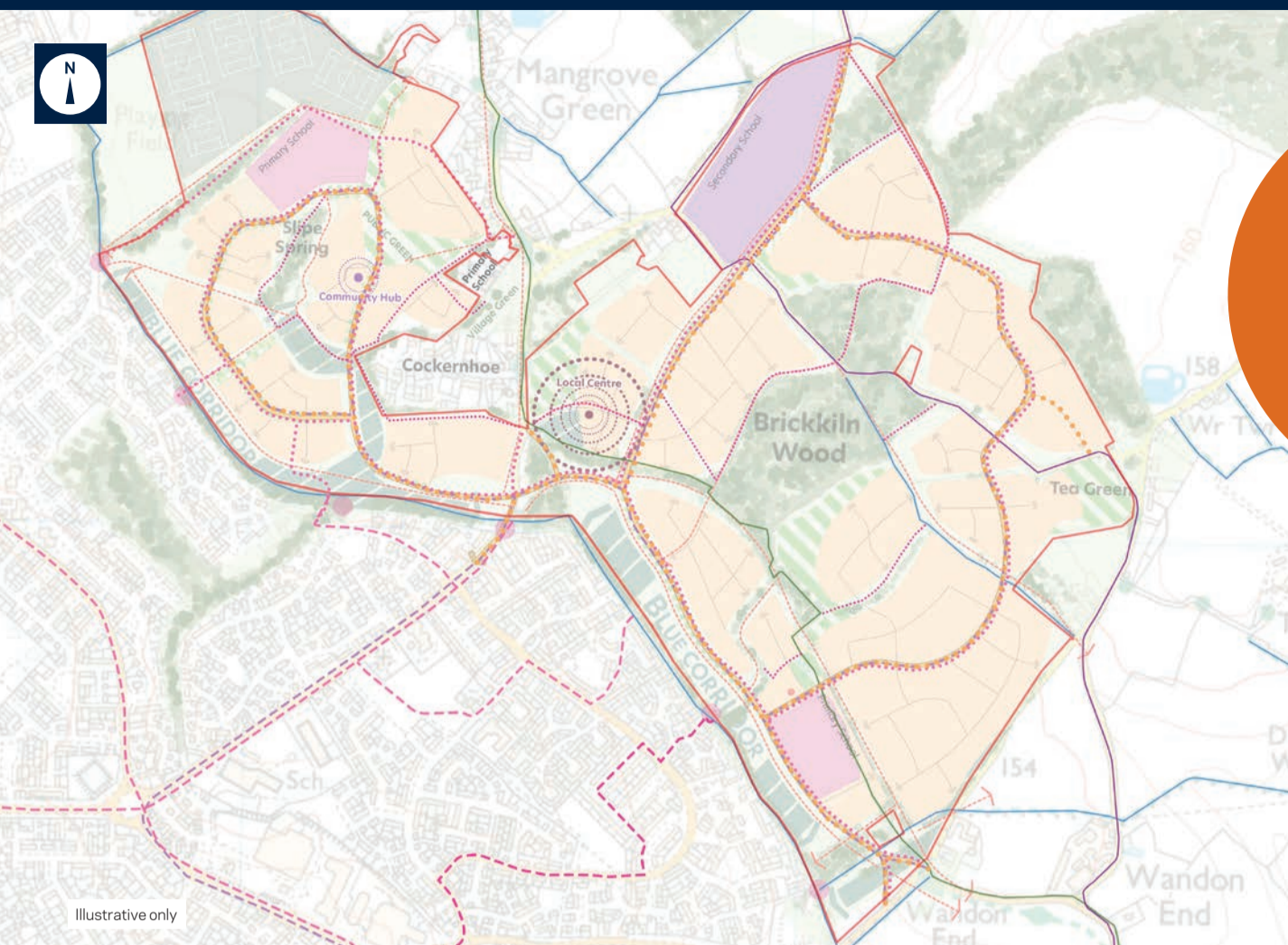
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Do you have any comments on the proposed approach to pedestrian and cycle connectivity, new bus service, or how the development will be integrated into the surrounding communities?

- Existing Public Rights of Way
- Existing National Trail
- Existing On Road Cycle Route
- Proposed Indicative Primary Road
- Proposed Indicative Pedestrian Route
- Proposed Indicative Cycle Route
- Indicative High Frequency Direct Bus Service Route
- Indicative Cycle route to Wigmore Centre
- Indicative Pedestrian route to Wigmore Centre

Connectivity and creating a walkable neighbourhood

The site is sustainably located close to existing services and facilities, and there is an opportunity to significantly expand and enhance connectivity for pedestrians and cyclists

The draft Masterplan aims to prioritise and improve opportunities for safe, direct, easy active travel and public transport options. This is achieved by:

- Main access points for all users – vehicles, cyclists and pedestrians, into the site from Luton Road and Darley Green Road.
- An expanded network of off-street footpaths and cycle paths, supplementing the existing Public Rights of Way.

- Pedestrian and cycle routes throughout and across the site, connecting all key facilities.
- Links wherever possible between the new network of on-site paths to the wider pedestrian and cycle network extending into Luton and the wider countryside.
- A multi-modal transport hub at the Luton Road gateway
- Prioritisation of pedestrian and cycle routes over those for vehicles, wherever possible.
- A new, high-frequency, bus service serving the local area which puts all homes on site within comfortable walking distance of public transport.
- 20mph speed limits throughout the site.



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Putting landscape and sustainability at the heart of our designs

A core focus of the draft Masterplan is to create a sustainable landscape for people and nature, retaining, protecting and enhancing the local environment.

We will retain existing vegetation wherever practicable, and planned green corridors have been designed to encompass existing hedgerows and trees as well as to integrate Rights of Way and new active travel routes.

The proposed green and blue* infrastructure features:

- At least 10% biodiversity net gain across the site
- Connected green corridors and spaces radiating from Brickkiln Wood and Slipe Spring – both woodland and generous open spaces
- Biodiversity enhancement at Wandon Park and the creation of a sustainable drainage network of ponds and wetlands
- New structural planting at Mangrove Fields and a focus there on active sporting facilities
- New parks of rich grassland, new shrub planting and trees to enhance the natural setting of the existing villages
- Allotments
- Avenues of trees and other planting along the road network

All this infrastructure will be carefully managed and maintained for the community.

* Blue infrastructure is a reference to surface water drainage infrastructure

The draft Masterplan takes into account the need for climate resilience, and sets out a vision for a low carbon, sustainable development, suited to a future net zero carbon world.

Further details of our approach to sustainability will be included in the planning applications, but key principles will include:

- A 'fabric first' approach to reduce the energy required to heat / cool the new homes and other buildings
- All water and heating in the new homes will be designed to be fuelled by electricity (rather than gas)
- Exploring renewable and low carbon energy sources including solar panels and heat pumps
- Prioritising active travel (cycle / pedestrian) and public transport use
- Consideration of a range of measures to reduce water consumption and waste

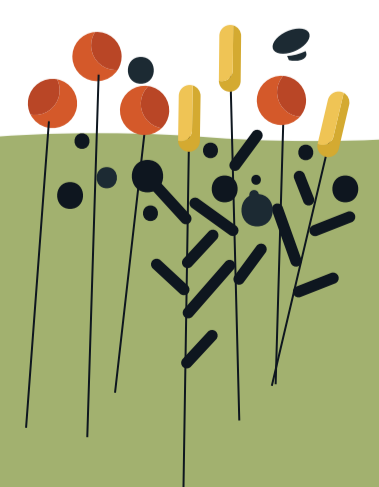
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Distinctive and sensitive design

We will create a strong sense of place for the new community. We propose the creation of six identifiable and distinct Character Areas.

These Character Areas derive from the natural variations in the characteristics of the site, including the landscape, topographical features, and neighbouring uses, together with the overall approach to the layout and structure of the development. Each Character Area has then been defined by different mixes of distinct building forms, materials, architectural styles and landscape design.



Illustrative only

VILLAGE GREENS

These will provide localised focal points and to help integrate the new community into the existing settlements of Cockernhoe, Tea Green and Mangrove Green. Each will have open green space and feature trees. Informal paths, streets and different types and sizes of housing will frame the spaces with active yet predominantly car-free frontages.



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LUTON INTERFACE

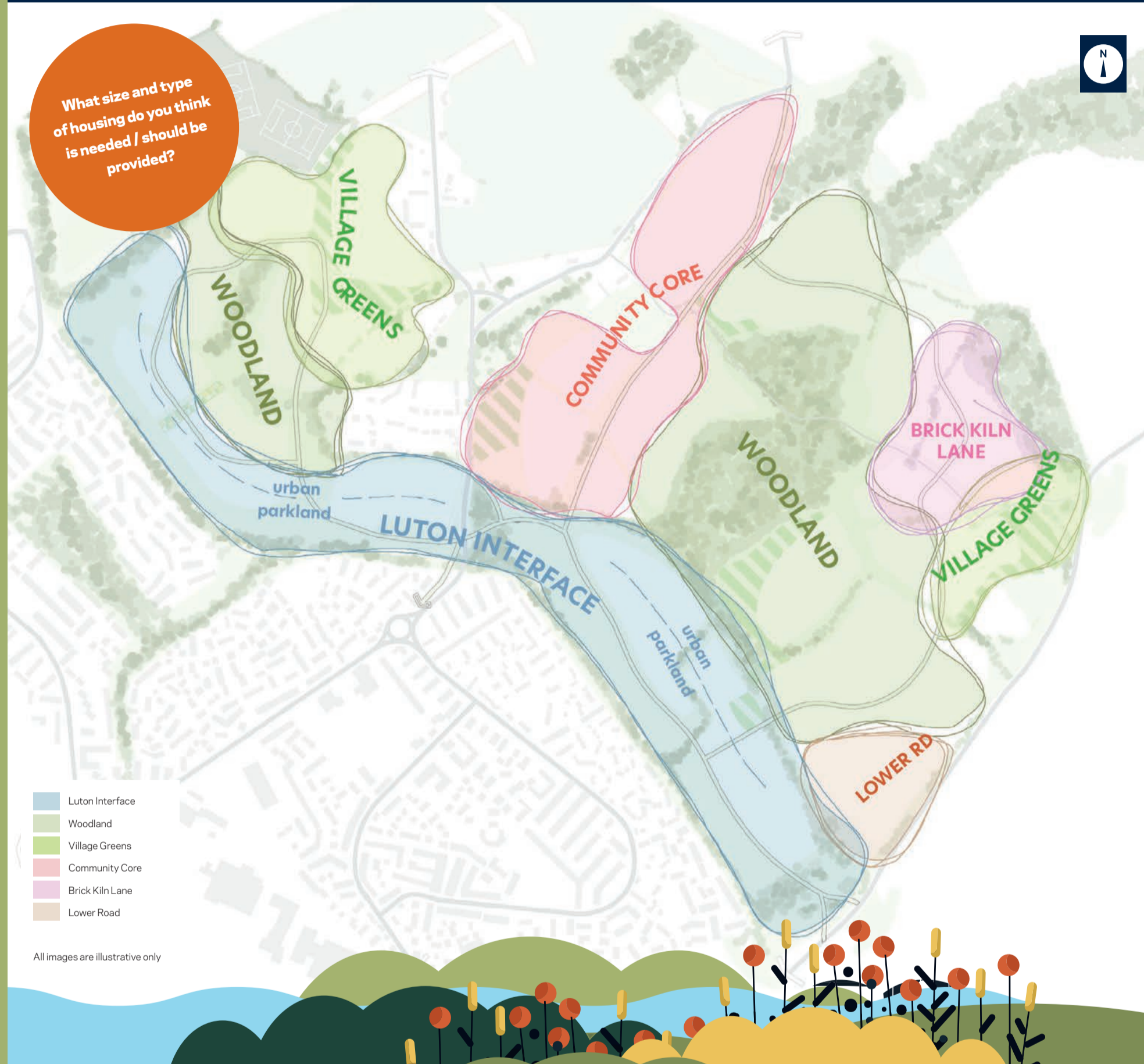
Overlooking a new 2 km linear park linking the communities, this area will feature sweeping, spacious streets, and strong, attractive frontages of more formally-designed, semi-detached and terraced housing.



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LOWER ROAD

A rural route between Darley Road and Tea Green will form a sensitive transition to the wider countryside. It will include a variety of traditional house styles and designs set back from the road, with mature hedgerows, new trees and planting.



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COMMUNITY CORE

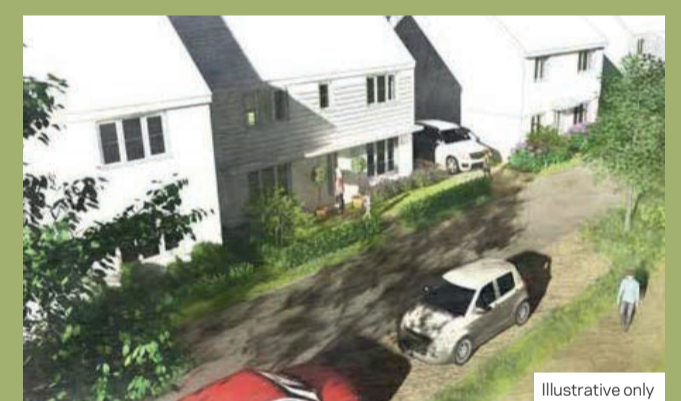
Mixed-use buildings with contemporary architecture, referenced to local styles, will form the focus and heart for the new community. Active commercial frontages and higher-density development and public spaces will create a vibrant place for both residents and visitors.



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WOODLAND

These areas will include a mix of predominantly family housing in informal streets looking out over woodland edges incorporating new recreational green spaces and footpath / cycle links to prioritise and encourage active forms of travel.



Illustrative only

BRICK KILN LANE

This rural lane will be carefully integrated into the development, retaining its mature trees and hedgerows to create a route for cyclists and pedestrians. New development will be at a lower density, set back behind front gardens.

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A new woodland neighbourhood in North Hertfordshire

Our vision for the site is a new neighbourhood set within the existing landscape framework with a distinctive identity, sensitively designed and providing much-needed housing for families. The quality of the spaces created will make it a great place to live.

GREEN INFRASTRUCTURE

- Public open spaces
- Playing fields and play areas – natural and equipped
- Food growing areas and orchards
- Village greens
- Woodland edge planting
- Ecological links



EDUCATION FACILITIES

- 2 new primary schools
- 1 new secondary school
- Highly accessible with safe public transport, pedestrian and cycle routes and crossing points
- Landmarks

Do you have any comments on the proposed education provision, the type of schools, or any other educational needs?



LOCAL CENTRE

- Formal heart and focus for the development
- Higher density
- Formal streets and public spaces
- Local shops
- Community hub



Do you have any comments on the proposed location or type of community facilities and amenities?

NEW COMMUNITY

- Informal landscaped layout
- Woodland neighbourhood
- Active frontages to create a vibrant atmosphere
- Mix of housing types



BLUE INFRASTRUCTURE

- Wetland edge
- Cascade pond
- Permanently wet ponds
- Bioswale



What else should we consider? Do you have any comments on our draft Masterplan? Or relating to design, landscaping, biodiversity, local connectivity, infrastructure, and community facilities?

Please use the feedback form and other contact methods to give us your views. All comments will be considered before the draft Masterplan is finalised.

NEW CONNECTIONS

- Pedestrian and cycle links and routes into Luton
- Express bus service and loop
- Extended landscape and ecology links into Luton



- Areas for residential development
- Primary School
- Secondary School



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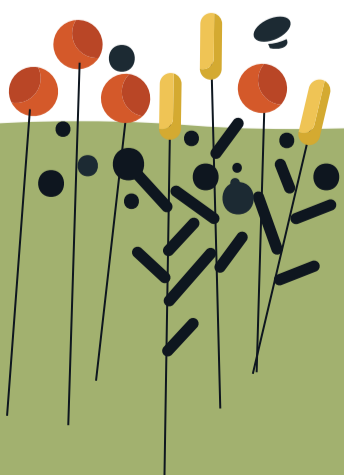
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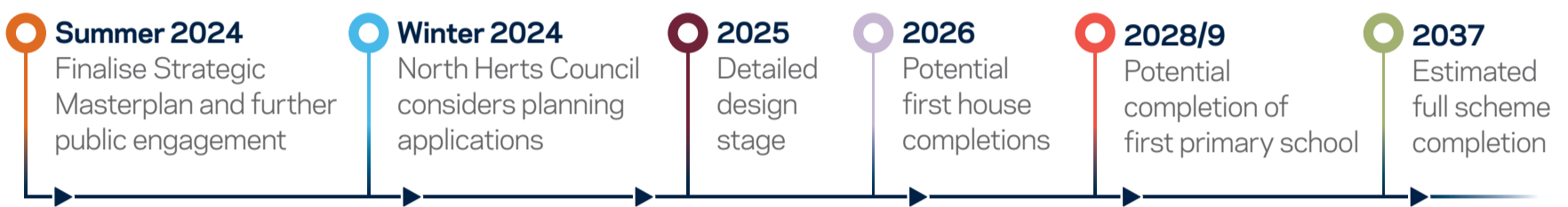
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Next steps and feedback

Thank you for attending our consultation event. We'd like to hear your thoughts on our proposed Strategic Masterplan for the East of Luton site.

Following this consultation period, we will consider the feedback received and will take this into account before finalising the Strategic Masterplan.

If approved, the construction of the new community will be phased over the years to come. This is a long-term plan for the future of the area.

How can you give feedback?

Thank you for coming to our exhibition today. Please talk to the team, ask questions, and share your views via a range of available feedback methods, details of which are below.

THE DEADLINE FOR COMMENTS ON OUR PROPOSALS IS 29 FEBRUARY 2024

TO SUBMIT COMMENTS IN WRITING:

- Collect a feedback form from this event.
- Provide your comments.
- Hand your feedback form in at the event, or mail back to us.
- Alternatively, write us a letter and mail it to us using our FREEPOST address:
RTBU-HAYY-LCUX, 7 Bayley Street, London WC1B 3HB (no stamp needed)
- Any letters we receive during the consultation will be considered as feedback.

TO SUBMIT COMMENTS DIGITALLY:

- Visit: www.eastofluton.co.uk
- Submit your comments online via the digital feedback form, or through our interactive engagement tool.
- Or send us an email at eastofluton@camargue.uk
- Any emails we receive during the consultation will be considered as feedback.

CONTACT US

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