

February 2023

London Luton Airport Expansion

Planning Inspectorate Scheme Ref: TR020001

Volume 5 Environmental Statement and Related Documents
5.02 Appendix 21.1 Long List of Other Developments

Application Document Ref: TR020001/APP/5.02
APFP Regulation: 5(2)(a)

The Planning Act 2008

The Infrastructure Planning (Applications: Prescribed Forms and Procedure) Regulations 2009

London Luton Airport Expansion Development Consent Order 202x

5.02 ENVIRONMENTAL STATEMENT APPENDIX 21.1 LONG LIST OF OTHER DEVELOPMENTS

Regulation number:	Regulation 5(2)(a)
Planning Inspectorate Scheme Reference:	TR020001
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Author:	Luton Rising

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Issue 01	February 2023	Application issue

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?
HYBRID BILLS												
1 HS2	n/a	Construct Phase One of the HS2 network, and grant additional powers Requested by Chiltern Conservation Board.	29km south west	Under construction	Tier 1	Yes	Yes - within wider Waste and Econ ZOI (not within Core ZOI or 25km search area)	Yes - Construction of Phase 1 is underway with an opening window of 2029-2033.	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 Requested to be considered by the Planning Inspectorate and Chiltern Conservation Board.	46km south	Proposed - pre-application submitted to the Planning Inspectorate	Tier 2	No - but overlap of ZOIs	Yes - not within Core or Wider ZOI. There is however an overlap in the Wider Waste and Economics ZOI of the Proposed Development and the total ZOI of the Heathrow Expansion. Has been considered independent of cumulative assessment in airspace change process. Assessment in relation to GHGs considered in Chapter 12 Greenhouse gases of this ES [TR020001/APP/5.01].	Yes - Project is currently on hold and likely to restart in the near future. The 2019 PEIR stated 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.	Yes - EIA scoping report available	n/a	Yes	No

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3 Gatwick Airport Northern Runway	n/a	Initial proposals for Gatwick expansion were presented in Gatwick's Draft Master Plan 2018. On 14 June 2022, Gatwick Airport Limited submitted a Section 46 Notification (notice of proposed application) for the following: - Alterations to the existing northern runway at Gatwick Airport; - Development of a range of infrastructure and facilities to increase airport passenger numbers and aircraft movements; and, - Surface access improvements and landscape / ecological planting and environmental mitigation. Requested to be considered by the Planning Inspectorate.	80km south	No formal application submitted. At pre application stage. Formal statutory pre-application consultation held between 9 September and 1 December 2021. A further pre-application consultation between 14 June and 27 July 2022 was also held. The PEIR submitted in 2021 states that construction is expected to take place between 2024 and 2038.	Tier 3	No	No - not within Core or Wider ZOI. Will be considered independent of cumulative assessment in airspace change process. Assessment in relation to GHGs considered in Chapter 12 Greenhouse gases of this ES [TR020001/APP/5.01].	n/a	n/a	n/a	n/a	No
4 Oxford to Cambridge Expressway	n/a	Road scheme connecting Oxford, Milton Keynes and Cambridge. Requested by Chiltern Conservation Board.	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
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 and 25km search area (not within Core ZOI)	Yes - Unclear if construction has commenced (initially proposed to commence in 2020 and to take 2 years). Current aim for commencement of operation in October 2024, therefore, this development is considered part of the future baseline.	Yes - EIA	n/a	No - incorporated into future baseline.	No

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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 improvements : 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 Requested by Aylesbury Vale District Council.	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 and commencement of operation in 2024. Bletchley to Bedford going through detailed planning and consultation (31 March - 9 June 2021) 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
MINERALS AND WASTE EIA PLANNING APPLICATIONS												
None within 5km search area												
TRANSPORT ALLOCATIONS / SCHEMES												
None within 5km search area												
9 M1-A6 Northern Link Road	CB/18/02714/SC O / CB/19/00887/FU LL	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. Requested to be considered by Central Bedfordshire.	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.	Yes
PLANNING APPLICATIONS												
Newham Council												

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10 London City	13/01228/FUL	Works to demolish existing buildings and structures and provide additional infrastructure and passenger facilities at London City Airport. Requested to be considered by the Planning Inspectorate.	50km south east	Permission granted 26/07/16, under construction	Tier 1	No	No - not within the Core or Wider ZOI. Will be considered independent of cumulative assessment in airspace change process. Assessment in relation to GHGs already considered in Chapter 12 Greenhouse gases of this ES [TR020001/APP/5.01].	n/a	n/a	n/a	n/a	No
Uttlesford District Council												
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. Requested to be considered by the Planning Inspectorate.	42km east	Proposed. Application refused 29/02/2020. Judicial review was dismissed and appeal upheld, however, it remains unclear when construction will commence.	Tier 1	No	No - not within the Core or Wider ZOI. Will be considered independent of cumulative assessment in airspace change process. Assessment in relation to GHGs already considered in Chapter 12 Greenhouse gases of this ES [TR020001/APP/5.01].	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	Permission granted 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.	Yes

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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 - under 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.	Indirectly - embedded in model as part of Napier Park 13/00280/OUT
14 Napier Gateway	16/00900/FULEI A	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	Permission granted 11/08/17, under construction	Tier 1	Yes	Yes - within core ZOI	No - under construction (commenced in May 2019). Estimated 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.	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
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

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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 commenced. Non-material amendment 2018 18/00341/MMAM D supported and change to trigger conditions in 2020 20/00581/AMEN	Tier 1	Yes	Yes - within core ZOI	Insufficient information. Expect construction will commence within five years of consent and therefore potential temporal overlap with Proposed Development.	Non-EIA, selected environmental studies available including environmental assessment and air quality assessment	n/a	Yes	No
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	No. Decision notice states development must commence within 3 years from 17 November 2017. Project has not been implemented, therefore permission lapsed in November 2020.	Non-EIA, selected environmental studies available including FRA, sustainability report, and noise impact assessment	n/a	No - permission lapsed	No - fewer than 250 dwellings
20	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
21	17/00002/GPDO PD	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
22	17/00003/GPDO PD	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
23	17/00004/GPDO PD	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

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24 Luton Direct Air-Rail Transit (Luton 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.	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.	Yes
25	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
26	17/02215/FUL	Erection of two story office building with staff and visitor car parking spaces	200m north west	Permission granted 04/04/18	Tier 1	Yes	Yes - within core ZOI	Permission granted April 2018. Permission lapsed April 2021.	n/a	Associated with application ref: 20/00288/EIASCRCR	No - permission lapsed	n/a
27 London 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.	Non-EIA, selected environmental studies available including preliminary ecological appraisal	n/a	No - incorporated into future baseline.	No - does not meet housing or employment threshold
28 Green Horizons 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 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 Green Horizons 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

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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
31	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
32	18/00062/FUL	Erection of 92 bedroom hotel, undercroft and surface parking, after demolition of existing buildings	Within Proposed Development Boundary	Permission granted 23/07/18	Tier 1	Yes	Yes - within core ZOI	No - Decision notice states development must commence within 3 years from July 2018. Project has not been implemented, therefore permission lapsed in July 2021.	Non-EIA. Selected environmental surveys - noise survey, heritage statement, Flood risk assessment, waste management plan.	n/a	No - permission lapsed	No
33 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	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 in the future baseline of the Proposed Development.	Yes - EIA	Tier 1 - Permitted.	No - incorporated into future baseline.	Indirectly - embedded in model as part of Napier Park 13/00280/OUT
34	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

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35	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
36	18/00515/EIASC R	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.	No
37	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. Expected construction will commence within three years of consent (2022) and therefore potential temporal overlap with Proposed Development.	Non-EIA, selected environmental studies available including heritage statement, noise impact assessment, surface water drainage strategy, and transport statement	Associated application received for additional 21 units (20/00133/FUL) withdrawn	Yes	No
38	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. Expected construction will commence within three years of consent and therefore potential temporal overlap with Proposed Development.	No - small scale building change	n/a	No - unlikely to result in significant effects, minor building works	No
39	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	No. Decision notice states development must commence within 3 years from November 2019. The project has not been implemented therefore permission has lapsed November 2022.	Yes, potential for contamination. Insufficient environmental information.	n/a	No - permission lapsed	No

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40	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
41	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
42	19/01006/EIASC R	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
43 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)	Range of work scales from minor, non-EIA to possible EIA schemes.	n/a	Yes	Yes

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44	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
45	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. Expect construction will commence within three years of consent and therefore potential temporal overlap with Proposed Development.	Non-EIA, selected environmental studies available including noise assessment and transport statement	n/a	Yes	Yes
46 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	No - construction completed, part of baseline	n/a	n/a	n/a	n/a	n/a
47	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. Expect construction will commence within three years of consent and therefore potential temporal overlap with Proposed Development.	Non-EIA, selected environmental studies available including noise assessment, flood risk assessment and drainage report	n/a	Yes	No
48	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	Permission granted 07/06/22	Tier 1	Yes	Yes - within core ZOI	Insufficient information. Expect construction will commence within three years of consent and therefore potential temporal overlap with Proposed Development.	Non-EIA, selected environmental studies available including transport statement, drainage strategy, and GI phase 2 report	n/a	Yes	No
49	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	Under construction. Phasing and timing unknown, therefore a temporal overlap with the Proposed Development is possible.	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?
50	19/00889/FUL	Erection of 4 and 6 storey building to create 43 two-bedroom flats	1km	Permission granted 01/08/22	Tier 1	Yes	Yes - within core ZOI	Insufficient information. Expect construction will commence within three years of consent and therefore potential temporal overlap with Proposed Development.	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
51	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
52	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. Expect construction will commence within three years of consent and therefore potential temporal overlap with Proposed Development.	Non-EIA, environmental studies available including air quality, odour, noise, daylight, ground conditions, transport, and archaeology	This application supersedes 17/01745/FUL	Yes	No
53	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
54	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
55	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

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?
56	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
57	19/01358/FUL	Erection of a seven storey building comprising of 16 flats, 5 x one bed and 11 x two bed flats.	1km	Permission granted 07/08/2022	Tier 1	Yes	Yes - within core ZOI	Insufficient information. Expect construction will commence within three years of consent and therefore potential temporal overlap with Proposed Development.	Non-EIA, environmental studies available including air quality, transport, geotechnical, flood risk assessment and daylight	n/a	Yes	No
58	19/01357/REG3	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
59	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. Expect construction will commence within three years of consent and therefore potential temporal overlap with Proposed Development.	Non-EIA, environmental studies available including flood risk assessment, transport statement, heritage statement, and daylight assessment	n/a	Yes	No
60	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
61	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
62	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. Expect construction will commence within three years of consent and therefore potential temporal overlap with Proposed Development.	Non-EIA, arboricultural assessment available but no other environmental studies	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?
63	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
64	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 buildings (Resubmission).	1km	Permission granted 04/11/20	Tier 1	Yes	Yes - within core ZOI	Insufficient information. Expect construction will commence within three years of consent and therefore potential temporal overlap with Proposed Development.	Non-EIA, environmental studies available including air quality, noise, daylight, heritage, and flood risk assessment	n/a	Yes	No
65	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
66	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 underway. 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.	No
67	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. Expect construction will commence within three years of consent and therefore potential temporal overlap with Proposed Development.	Non-EIA, no environmental studies available	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?
68 Hayward Tyler	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
69	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. Expect construction will commence within three years of consent and therefore potential temporal 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
70 Power Court	20/01587/OUTEIA	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	Permission granted 01/09/22	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. Estimated 2026 - 2031.	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

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?
71 Newlands Park	20/01588/OUTEIA	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	Permission granted 13/09/2022	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 20/01589OUTEIA - site split into two applications (north and south sites). Application supercedes 16/01401/OUTEIA	Yes	Yes
72	20/00288/EIASC R	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 associated with the unimplemented permission for 17/02215/FUL	No - insufficient detail available to conduct a cumulative assessment.	No
73	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. Expected 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
74	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	Application withdrawn	Tier 1	Yes	No - application withdrawn.	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?
75	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. Expect construction will commence within three years of consent and therefore potential temporal overlap with Proposed Development.	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
76 Newlands Park	20/01589/OUTEIA	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
77	21/01115/EIASC R	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	Large Scale development	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?
78	22/01048/FUL	Erection of a three storey three bed attached dwellinghouse after demolition of existing side extension	400m north	Proposed	Tier 1	Yes	Yes - within core ZOI	Insufficient information. Awaiting decision.	Non-EIA. Too minor to lead to significant environmental effects.	No environmental information available.	No - unlikely to result in significant effects, minor building works	No
79	22/00837/FUL	Redevelopment of new sales building and forecourt with new underground tanks, provision of EVC hub and associated infrastructure, car parking, and associated works, after demolition of all existing structures on site (sales building, canopy, forecourt, carwash and removal of underground tanks)	150m north	Proposed	Tier 1	Yes	Yes - within core ZOI	Insufficient information. Awaiting decision.	Non-EIA. Phase 1 Environmental Site Assessment (Contaminated Land).	Risk of hazardous substances due to nature of development.	Yes	No
80	22/00559/EIASC P	Request for scoping opinion pursuant to Regulation 13 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 for up to 31,000sqm GEA of flexible logistic/industrial floorspace, ancillary office space (3,250sqm) and a training/education hub (300sqm)	600m west	Proposed	Tier 1	Yes	Yes - within core ZOI	Proposed construction in 2 phases. Commencement of construction is estimated for Q4 of 2022, over a 2 year period with the intention to be fully operational in 2025. Therefore there is a temporal overlap with the Proposed Development.	EIA. Environmental studies include: EIA scoping report, lighting, surface water flood risk, flood map, archaeology assets, archaeology Desk Based Assessment, geo-environmental desk study and ZTV.	n/a	Yes	No
81	22/00598/OUT	Erection of a 12 storey building comprising 207 (94 one-bed, 95 two-bed and 18 three-bed) residential apartments (Use Class C3) with access and associated development	1.3km west	Proposed	Tier 1	Yes	Yes - within core ZOI	Insufficient information. Awaiting decision.	Currently non-EIA	No environmental information available.	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?
82	22/00195/FUL	Development of the vacant site to provide 380 residential units (Class C3) and flexible commercial floorspace (Class E/F) provision at ground floor level, with associated landscaping and amenity space, car and cycle parking, refuse storage, access and works.	1.6km west	Proposed	Tier 1	Yes	Yes - within core ZOI	Insufficient information. Awaiting decision.	Non-EIA. Environmental studies available include: DAS, Transport statement, travel plan, noise assessment, FRA, heritage, townscape and visual impact assessment, arboricultural impact assessment, air quality assessment, archaeological DBA, energy strategy, health impact assessment, contaminated land assessment, landscape statement.	n/a	Yes	Yes
83	22/00211/FUL	Development of the vacant site to provide 246 residential units (Class C3) and flexible commercial floorspace (Class E/F) provision at ground floor level, with associated landscaping and amenity space, car and cycle parking, refuse storage, access and works.	1.3km west	Proposed	Tier 1	Yes	Yes - within core ZOI	The start on site date is to be confirmed, subject to planning consent. It is currently anticipated that this will be by January 2024, and that the project will last approximately 4 years. Therefore there is a temporal overlap with the Proposed Development.	Non-EIA. Environmental studies available include: DAS, Transport statement, travel plan, noise report, FRA, heritage, townscape and visual impact assessment, air quality assessment, energy strategy, contaminated land assessment, landscape statement, construction report and health impact assessment.	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?
84	22/00278/FUL	Erection of 2 two storey buildings to create 5 Class B2 & B8 units including roof mounted photovoltaic array with access and servicing arrangements, car parking, landscaping, and associated works, after partial demolition of existing retail unit	500m west	Proposed	Tier 1	Yes	Yes - within core ZOI	Insufficient information. Awaiting decision.	Non-EIA. Environmental studies available include: FRA, drainage strategy, noise assessment, travel plan, transport assessment, DAS, energy and sustainability statement, BREEAM, Phase 1 desk study and risk assessment, air quality assessment, ecological assessment, tree survey and impact assessment and landscape plan.	n/a	Yes	No
85 Newlands Park	22/00929/HYB EIA	Hybrid planning application comprising of part full, covering the portion north of Newlands Road, and part outline (with all matters reserved), covering the portion south of Newlands Road, for new employment development with parking, landscaping, earthworks, access and utilities.	2km south west	Proposed	Tier 1	Yes	Yes - within core ZOI	It is expected that construction will commence in late 2022/early 2023 and be completed by the end of approximately 2024. Therefore, this development is part of the future baseline.	EIA. Full Environmental Statement.	Associated with Newlands Park North (20/01588/OUTEIA) and South (20/01589/OUTEIA) applications	No - incorporated into future baseline.	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?
86	22/00990/FUL	Erection of 342 dwellings (136 one-bedroom, 150 two-bedroom and 56 three-bedroom) comprising a mix of apartments, town houses, and mews houses (Use Class C3), and 1,655 sq.m of employment/commercial space (Use Class E), together with associated car parking and ancillary spaces on the former Cawley's Waste and Resource Management Site.	5km north west	Proposed	Tier 1	Yes	Yes - within core ZOI	Insufficient information. Awaiting decision.	Non-EIA. Environmental studies include: DAS, lighting, tree survey, noise and vibration impact assessment, archaeological report, air quality statement, energy statement, drainage details, townscape and visual appraisal, transport assessment, landscape masterplan, flood risk assessment, travel plan and preliminary ecological appraisal.	n/a	Yes	No
87	22/00574/FUL	Erection of two storey above existing property to create a 4 storey building comprising of 3 residential units on 2nd floor and 6 residential unit on third floor and new stair and lift core to rear and minor amendments to ancillary, refuge, plant and cycle areas.	400m west of Highways intervention	Permission granted 22/09/22	Tier 1	Yes	Yes - within core ZOI	Insufficient information. Expected to commence within three year expiration date on Permission Notice which would temporally overlap with the Proposed Development. Expiry: September 2025.	Non-EIA, too minor to lead to significant environmental effects. Environmental studies include: Noise impact assessment, desktop odour assessment, heritage statement and DAS.	Minor development	No - unlikely to result in significant effects, minor building works	No
88	20/01516/FUL	Erection of a two bed attached dwellinghouse and alterations to existing dwelling. Resubmission.	350m west of Highways intervention)	Permission granted 20/01/21	Tier 1	Yes	Yes - within core ZOI	Insufficient information. Expected to commence within three year expiration date on Permission Notice. Expiry: January 2024. Likely complete prior to Proposed Development, therefore it is part of the future baseline.	Non-EIA, too minor to lead to significant environmental effects	No environmental information available.	No - incorporated into future baseline.	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?
89 Morton House	21/0190/AMEND	Erection of second floor infill extension including associated works and change of use of Lower Ground Floor from General Industrial (Class B2) to Non-Residential Institutions (Class D1) with ancillary use for Cafe - Non Material Amendment of Planning Permission No. 19/00969/FUL dated 16th September 2019 - (to add twenty small windows to southern elevation of upper floor)	500m West	Permitted 02/11/2021	Tier 1	Yes	Yes	Insufficient information. Expected to commence within three year expiration date on Permission Notice. Expiry: November 2024. Likely complete prior to Proposed Development, therefore it is part of the future baseline.	Non-EIA, minor	No environmental information available.	No - incorporated into future baseline.	No
North Hertfordshire District Council												
90	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
91	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	Yes
92	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 - incorporated into future baseline.	No
93	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

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	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. Expected construction will commence within three years of consent and therefore potential temporal 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
95	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	Insufficient information. Expected construction will commence within three years of consent and therefore likely to be completed and no temporal overlap with Proposed Development	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
96	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	Insufficient information. Expected construction will commence within three years of consent and therefore likely to be completed and no temporal overlap with Proposed Development	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
97	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	No - construction completed, part of baseline	n/a	n/a	n/a	n/a	n/a
98	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.	Adjacent to Proposed Development boundary	Permission granted 24/03/21	Tier 1	Yes	Yes - within core ZOI	Insufficient information. Expected construction will commence within three years of consent and therefore likely to be completed and no temporal overlap with Proposed Development	Non-EIA	n/a	No - unlikely to result in significant effects, minor building works	No
99	21/03541/FP	Residential development comprising of 10 flats (1 x 1-bed and 9 x 2-bed) together with vehicular and pedestrian access following demolition of existing dwelling and outbuildings.	0km - Directly adjacent to highways intervention	Proposed	Tier 1	Yes	Yes - within core ZOI	Insufficient information. Awaiting decision.	Non-EIA. Environmental studies available: Acoustic report and Ecology report.	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?
100	18/02722/FP	Residential development of 167 dwellings (Use Class C3) and associated works including formal open space, internal road network, landscape enhancement and creation of accesses from Heath Lane and St Albans Road; and the demolition of 66 St Albans Road (as amended by drawings received 1st and 6th November 2018, 17th and 18th December 2018 and 3rd April 2019). Requested by NHDC	8km south east	Permission granted 28 September 2021 (after appeal AP/21/00010/REF)	Tier 1	Yes	Yes - within ZOI for air noise, waste and economics.	Insufficient information.	Non-EIA. Supporting environmental documents - Transport assessment, Air quality assessment, agricultural land assessment, arboricultural report, archaeological report, Flood risk assessment, noise report	n/a	Yes	No
101	16/03155/1	Residential development for 41 dwellings comprising 25 open market houses (5 two bed dwellings, 6 three bed dwellings, 6 three bed bungalows, 5 four bed dwellings, 2 four bed bungalows and 1 five bed dwelling) and 16 affordable dwellings (6 one bed dwellings, 7 two bed dwellings and 3 three bed dwellings), associated parking, cycle storage, refuse storage, pumping stations and open space. Requested by NHDC	4km east	Permission granted 13 December 2016 Withdrawn 2018 Constructed	Tier 1	Yes	No - withdrawn/constructed. Within baseline.	n/a	n/a	41 dwellings at Whitwell were built. Considered as part of baseline	n/a	n/a
102	13/02000/1	A mixed use of up to 1050 residential dwellings, retail, educational and community facilities (A1-A5, C3, D1, D2) and associated development; associated roads; open space; green infrastructure and ancillary facilities - Outline application - All Matters Reserved. Requested by NHDC	Adjacent to Proposed Development boundary	Proposed	Tier 1	Yes	No - outside temporal search criteria.	n/a	n/a	Superseded by 17/00830/1	n/a	n/a

East Hertfordshire District Council

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?
103	3/19/0118/OUT	Hybrid planning application: (i) Planning permission for construction of the spine road, site accesses, drainage infrastructure and ancillary works and (ii) Outline planning for the erection of up to 618 homes, primary and pre-school, up to 1 no. 80 bed care home and up to 50 assisted living homes (C2 use), neighbourhood hub comprising shops (up to 658 sqm of A1-A5 uses), community facilities (up to 400 sqm of D1 use), Travelling Showpeople site, public open space, landscaping, drainage infrastructure, all associated and ancillary development. Requested by East Hertfordshire Council.	12km east	Outline Permission granted with conditions 18/12/2020	Tier 1	Yes	Yes - not within the 5km search area. However, this application lies within the Noise ZOI and the Wider ZOI for Waste and Econ.	Insufficient information. Expected to commence within three year expiration date on Permission Notice with further parcel applications to come forwards. Expiry: December 2023.	Non-EIA. Environmental studies include: Transport Assessment, landscape design statement, Ecological Impact Assessment, Arboricultural Assessment, Framework Travel Plan, Flood Risk Assessment and Drainage Strategy, Design and Access Statement, Heritage Statement, Air Quality Assessment and Land Contamination and Stability.	Only in Noise ZOI and Wider ZOI.	Yes	No
Central Bedfordshire Council												
104	CB/12/03613/OUT	Outline planning permission for up to 5,150 dwellings and up to 202,500sqm additional development	8km north west	Under construction	Tier 1	Yes	Yes - within core ZOI - surface noise, air quality, affected road network	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	Identified by Transport Assessment. Included due to temporal overlap.	Yes	Yes
105	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 wider ZOI. Not 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	Identified by Transport Assessment. Included due to temporal overlap.	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?
106 Chiltern Green Energy Park (a.k.a. Lea Bank Energy Park)	CB/18/02363/SC O	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 - assumed project not coming forward due to time elapsed	n/a	n/a	n/a	n/a	n/a
107 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 Reserved Matters granted on 22/09/20 for Phase 1 (Ref. CB/20/01475/RM)	Tier 1	Yes	Yes - within core ZOI	Under construction. Phasing and timing unknown, therefore a potential temporal overlap with the Proposed Development is possible.	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
108 Hyde Sewage Treatment Works	CB/20/04546/SC N	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?
109 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
110 Luton Hoo Hotel, Golf and Spa	CB/22/03667/SCN	Luton Hoo Golf Course Redevelopment EIA Screening Request	2km south west	Proposed	Tier 3	Yes	Yes - within core ZOI	Insufficient information. No formal application.	Screening stage - identified Non-EIA	Tier 3 - screening, no environmental information	No - insufficient detail available to conduct a cumulative assessment.	No
111	CB/21/05254/OUT	Application on sites that cross local planning authority Boundaries: Outline Application: Hybrid planning application comprising: for the demolition of the existing buildings and the redevelopment of the site to provide up to 116,000 sqm of flexible industrial, storage and distribution uses (Use Classes E(g)(iii)/B2/B8) and associated access, servicing, parking and landscaping (all matters reserved except access). Full planning application for the proposed site accesses and landscaping along the site's frontage with Luton Road. Requested by Central Bedfordshire Council.	7km north west	Proposed, awaiting decision	Tier 1	Yes	Yes - not within the 5km search area. However, this application lies within the Air quality, Noise and MA&D ZOIs and the Wider ZOI for Waste and Econ.	Insufficient information.	Non-EIA. Supporting studies: FRA, Transport assessment, Air quality assessment, Archaeological assessment, ecological assessment, landscape and visual appraisal, lighting and noise assessment.	Awaiting decision. Associated with CBC allocation SA1.	Yes	Yes
112	CB/19/00469/OUT	Outline planning application with all matters reserved except access for a rural exception housing scheme comprising the erection of up to 19 dwellings. Requested by Central Bedfordshire Council.	5km west	Permission granted - 12/11/2019 Associated Reserved Matters submission (22/03949/RM) awaiting decision	Tier 1	Yes	Yes - not within the 1km search area. However, this application lies within the Noise, Air quality and MA&D ZOIs and the Wider ZOI for Waste and Econ.	Insufficient information.	Non EIA. Supporting studies: Landscape and visual appraisal, arboricultural assessment, archaeology report, ecological appraisal, Flood risk and drainage strategy.	Associated reserved matters submission 22/03949/RM.	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?
113	CB/17/05679/O UT	Outline Application: Residential development and associated infrastructure. Requested by Central Bedfordshire Council.	5km west	Permission granted - 29/05/2020 Associated Reserved Matters (21/05095/RM) for 47 dwellings awaiting decision.	Tier 1	Yes	Yes - not within the 1km search area. However, this application lies within the Noise, Water resources, Landscape and Air quality ZOIs and the Wider ZOI for Waste and Econ.	Insufficient information.	Non-EIA. Environmental studies: Archaeology Evaluation, Arboricultural Implications report, Ecological Appraisal, FRA, Landscape and Visual assessment, GeoEnvironmental Study.	Associated reserved matters awaiting decision 21/05095/RM.	Yes	No
St Albans City and District Council												
114	5/2022/1862	Scoping Opinion - Up to 550 dwellings including circa. 150 C2 integrated retirement homes, 40% affordable housing, early years setting, public open space, rights of way enhancement, allotments and publicly accessible recreation space	4.5km south	Proposed	Tier 1	Yes	Yes - within core ZOI	Insufficient information. Scoping stage.	EIA. Environmental information available via EIA Scoping Report.	n/a	Yes	No - excluded as only 'near certain' or 'more than likely' proposals are to be included. This is only 'reasonably foreseeable'.
LOCAL PLAN ALLOCATIONS												
Luton Borough Council												
115	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'.
116	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 Green Horizons Park planning application (17/02300/EIA).	n/a	n/a	n/a	n/a	No - already captured within Green Horizons Park planning application (17/02300/EIA).

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?
117 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)
118 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/FUL EIA) planning application
119 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/OUT EIA) planning application	n/a	n/a	n/a	n/a	No - already captured within Power Court (20/01587/OUT EIA) planning application

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?
120 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'.
121 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												
122	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

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?
123	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/permited to 17.	1km	Proposed allocation	Tier 3	Yes	Yes - within core ZOI	Proposed / projected for construction in 2030/2031.	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'.
124	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.	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'.
125	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.	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'.

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?
126	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.	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'.
127	NHDC: LG1, GA1&2, CD1, CD2, CD3, HT2, LG19 and LG21	LG1: Land north of Letchworth 900 homes GA1: Land at Roundwood (Graveley parish) 330 homes GA2: Land North-East of Great Ashby (Weston parish) 600 homes CD1: Land south of Cowards Lane 73 homes CD2: Codicote Garden Centre, High Street 54 homes CD3: Land north of The Close 48 homes HT2: Land north of Pound Farm (St Ippolyts parish) 84 homes LG19: The Wynd, Openshaw Way mixed use LG21: Arena Parade mixed use	>5km	Allocations - adopted	Tier 3	Yes	No - these allocations do not meet the criteria for inclusion as they are in excess of 5km from the Main Application Site.	n/a	n/a	n/a	n/a	n/a
Central Bedfordshire Council												
Central Bedfordshire Council – South Bedfordshire Local Plan (adopted January 2004)												
Central Bedfordshire Council – Central Bedfordshire Local Plan 2015-2035												
128	CBC: SE1	Sundon Rail Freight Interchange - strategic employment site allocation for intermodal rail freight facility, 40 hectares of new employment land. Requested by Central Bedfordshire Council.	9km north west	Proposed allocation	Tier 3	Yes	No - this allocation does not meet the criteria for inclusion as it is in excess of 5km from the Main Application Site.	n/a	n/a	n/a	n/a	n/a
129	CBC: SA1	North of Luton - strategic housing allocation for 3,600 homes and 7 hectares of employment land. Requested by Central Bedfordshire Council.	6km north	Proposed allocation	Tier 3	Yes	No - this allocation does not meet the criteria for inclusion as it is in excess of 5km from the Main Application Site. Allocation captured in application CB/21/05254/OUT.	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?
130	CBC: HAS07	Caddington Park South - small and medium allocation for 66 dwellings. Requested by Central Bedfordshire Council.	6km north west	Proposed allocation	Tier 3	Yes	No - this allocation does not meet the criteria for inclusion as it is in excess of 5km from the Main Application Site.	n/a	n/a	n/a	n/a	n/a
131	CBC: H1 (19)	Land at Dunstable Road, Caddington - saved residential allocation (South Bedfordshire Local Plan Review) for 80 dwellings. Associated with application 17/05679/OUT. Requested by Central Bedfordshire Council.	5km west	Allocation - adopted	Tier 3	Yes	No - this allocation is captured in 17/05679/OUT.	n/a	n/a	n/a	n/a	n/a
Vale of Aylesbury Local Plan 2013-2033 (September 2021)												
No adopted or emerging allocations in 5km radius												
132 Aylesbury Garden Town	S2a - D1 The Policies Map allocates the following major sites for development: - South Aylesbury (D-AGT1) - South west Aylesbury (D-AGT2) - Aylesbury north of A41 (D-AGT3) - Aylesbury south of A41 (D-AGT4) - Berryfields, Aylesbury (D-AGT5) - Kingsbrook, Aylesbury (D-AGT6)	Requested by Chilterns Conservation Board 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	29km west	Adopted	Tier 3	No	No - this allocation does not meet the criteria for inclusion as it is in excess of 5km from the Main Application Site.	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	Environmental detail unavailable at this stage however.	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?
	The following smaller sites are also allocated: - Ardenham Lane Aylesbury (D-AYL032) - Land at Thame Road / Leach Road, Aylesbury (D-AYL073) - Post Office Sorting Office Cambridge Street (D-AYL052) - Land at the Junction of Buckingham Street & New Street (D-AYL059) - Oaklands Hostel Aylesbury (D-AYL077) - Hampden House (D-AYL063) - Land North of Manor Hospital (D-AYL068) - Rabans Lane (D-AYL115)	Vale's enterprise zones										
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												

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?
133 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. Requested by Chilterns Conservation Board	12km south east	Allocation - adopted	Tier 3	No	No - this allocation does not meet the criteria for inclusion as it is in excess of 5km from the Main Application Site.	n/a	n/a	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												
134	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
135	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