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Luton adopts new Local Plan

On 7 November 2017, Luton Borough Council adopted the Luton Local Plan (2011-31). The new Local Plan replaces the 'saved' policies of the old Local Plan and sets out the vision, objectives, sustainable development strategy including strategic allocations and development management policies for Luton for the 20 year period up to 2031.

Although there is an identified need for 17,800 additional dwellings over the plan period, the new Local Plan only provides for 8,500 new homes up to 2031 leaving an unmet need of 9,300 dwellings. The shortfall in housing was found to be acceptable due to Luton's tight urban boundary and limited supply of potential land for housing. However, the figure of 8,500 is not intended to be a ceiling and should not be seen or applied as a constraint to delivery. In addition, Luton Borough Council will need to continue to work with its neighbouring authorities to help ensure delivery of the Borough's unmet needs within the Housing Market Area.

Author: Leila Cramphorn

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EXAM 41:
Note on Amendments to Policy SP1
August 2019

Central Bedfordshire Local Plan 2015-2035

A great place to live and work.



Proposed wording amendments to Policy SP1 to identify which allocations within the local plan are meeting Luton's unmet need.

1. Following on from the Hearing Sessions in relation to the Local Plan, the following wording is proposed to be included within Policy SP1: Growth Strategy.

The unmet housing needs of 7,350 homes arising from Luton will be delivered through a combination of the following sites:

- North Houghton Regis (1&2)
 - North of Luton
 - Land at Luton Road, Barton le Clay
 - Land East of Barton le Clay
 - Caddington Park, Caddington
 - Chapel Farm, Chalton
 - Land West of the Midland Mainline Railway, Harlington
 - Land West of Sundon Road, Harlington
 - Land to the South West of the A5, Hockliffe
 - Land at Leighton Road, Hockliffe
 - A5 Watling Street, Hockliffe
 - Land East of Leighton Road, Toddington
 - Alma Farm, Toddington.
2. The total number of dwellings that each site can deliver is detailed within Policy HA1, but for clarification are outlined below. This table shows that through a combination of these sites, the unmet housing needs of Luton can be met by 2031.

Site Reference	Site Name	Approximate Capacity to 2031
Policy SA5	North Houghton Regis (1&2)	4,818
Policy SA1	North of Luton	2,100
HAS04	Land at Luton Road, Barton le Clay	168
HAS05	Land East of Barton le Clay	498
HAS07	Caddington Park, Caddington	66
HAS09	Chapel Farm, Chalton	54
HAS20	Land West of the Midland Mainline Railway, Harlington	435
HAS21	Land West of Sundon Road, Harlington	154
HAS24	Land to the South West of the A5, Hockliffe	77
HAS25	Land at Leighton Road, Hockliffe	14-23*
HAS26	A5 Watling Street, Hockliffe	27-41*
HAS49	Land East of Leighton Road, Toddington	92

HASSO	Alma Farm, Toddington.	159
	Total	8,662 -8,685

* estimated capacity subject to change based on ongoing discussions with site promoters regarding flood risk.

3. The following amendments are also proposed to the supporting text and Policy HA1 within the local plan.

Local Plan section 6.7 - Small & Medium Sites

6.7.1 In addition to the Strategic Sites identified above, the Plan also allocates 52 small and medium sites for residential development. Ranging in size from 12 up to 650 dwellings, and spread throughout Central Bedfordshire, these can be brought forward for development more quickly than larger sites, and so aid delivery. These smaller sites will also provide better choice in the market, opportunities for SME builders, and enable our settlements to grow in ways that are sustainable, and respect and enhance the character and identity of our settlements and countryside. A number of sites which will be released from the Green Belt and which sit within the Luton Housing Market Area, will also contribute in part towards meeting the unmet housing need from Luton. These include the delivery on sites up to 2031 at Barton le Clay, Hockliffe, Caddington, Chalton, Harlington and Toddington.

Local Plan section 7.8 - Small and Medium Allocations

Policy HA1: Small and Medium Allocations

Sites identified on the proposals maps at Appendix 6 and listed in the table below are allocated for residential development.

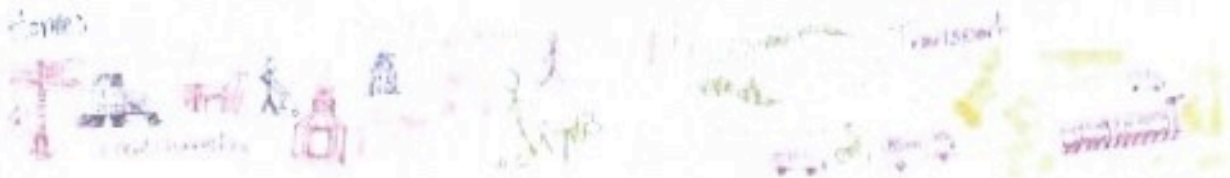
Allocated sites to be released from the Green Belt that will contribute in part towards meeting the unmet housing need from Luton to 2031 are located at Barton le Clay, Hockliffe, Caddington, Chalton, Harlington and Toddington. These are identified within Policy SP1.

In addition to the general policy requirements of this Local Plan, development of these sites must take full account of the site-specific issues which are identified and set out on a site by site basis where relevant.

7.10 Development of a Strategic Commitment

Houghton Regis North Strategic Allocation

- 7.10.1 Houghton Regis North Strategic Allocation is a major urban extension on the northern side of Houghton Regis between the A5 and the M1 junction 11a. The Houghton Regis North Strategic Allocation (SA), which sits between the M1 and the A5, will be delivered across two sites although forming a whole. Site 1 comprises the eastern side of the strategic allocation extending from the M1 to the A5120, whilst Site 2 is located to the east of the A5 to the A5120. The A5-M1 strategic link road provides the northern boundary for both sites.
- 7.10.2 A figure of around 7,000 new homes could be accommodated; approximately 4,600-5,600 on site 1 and approximately 1,500-1,850 on site 2. Similarly around 40 hectares of employment is planned for, 32ha of which is on site 1 and 8ha is on site 2.
- 7.10.3 On the 2nd June 2014 Central Bedfordshire Council Granted Outline Planning Permission for Site 1. This was comprised of: up to 5,150 dwellings (Use Class C3); up to 202,500 sqm gross of additional development in Use Classes: A1, A2, A3 (retail), A4 (public house), A5 (take away); B1, B2, B8 (offices, industrial and storage and distribution); C1 (hotel), C2 (care home), D1 and D2 (community and leisure); car showroom; data centre; petrol filling station; car parking; primary substation; energy centre; and for the laying out of the buildings; routes and open spaces within the development; and all associated works and operations including but not limited to: demolition; earthworks; engineering operations.
- 7.10.4 On the 18th November 2015 Central Bedfordshire Council Granted a Hybrid Planning Permission for Site 2 with details relating to the main access routes, primary road network and associated drainage and also comprises outline permission for: up to 1,850 dwellings (Use Class C3); 2FE Primary School (D1); employment land (Use Classes B1 [a-c], B2 and B8); local centre comprising retail (A1, A2, A3, A4 and A5); and community/leisure uses (D1 and D2); layout of public open spaces including sports pitches and changing rooms; natural wildlife areas and all associated works and operations including engineering operations and earthworks.
- 7.10.5 The above developments are supported by the recently completed new A5-M1 strategic link road and the Woodside link road. Sufficient land has been identified for removal from the Green Belt in order to accommodate the full development potential of the SA; the new Green Belt boundary is aligned with the new A5-M1 link road.
- 7.10.6 The delivery of the SA over two sites will allow a more detailed approach to phasing to be undertaken. The two sites will be fully integrated with each other as well as with the urban area of Houghton Regis so as to provide truly sustainable development. The timely delivery of supporting infrastructure within the strategic



APPENDIX "C"
Page 2 of 2

allocation will complement and enhance existing services and facilities as well as assisting in the regeneration of the existing urban area.

- 7.10.7 A Framework Plan has been prepared for the SA encompassing both Sites 1 and 2. The purpose of the Framework Plan is to provide a broad structure of the essential supporting elements of the proposed Houghton Regis North Strategic Allocation. This includes an identification of areas for residential development, employment land and associated infrastructure. The specific location of infrastructure and land uses will be developed through the production of site and area masterplans, alongside planning applications.



Roy Parker

From: Local Plan <LocalPlan@centralbedfordshire.gov.uk>
Sent: 18 February 2020 14:05
To: Roy Parker
Subject: RE: Policy SAS:Houghton Regis North Strategic Allocation

Hi Roy,

Not a problem.

As far as the Local Plans Team are aware, given no Reserved Matters have been approved yet, there should be no construction as yet.

Many thanks,
Local Plans Team

From: Roy Parker
Sent: 18 February 2020 13:53
To: Local Plan <LocalPlan@centralbedfordshire.gov.uk>
Subject: RE: Policy SAS:Houghton Regis North Strategic Allocation

Thank you for your speedy reply, very grateful.

Could you please advise me whether there is any construction at the moment on the HRN1 site.

Kind regards

Roy

From: Local Plan [mailto:LocalPlan@centralbedfordshire.gov.uk]
Sent: 18 February 2020 12:20
To: Roy Parker
Subject: RE: Policy SAS:Houghton Regis North Strategic Allocation

Dear Roy,

Thank you for your enquiry.

Position for NHR as at end of 2019 as follows:

HRN1 – 12/03613/OUT – 5,150 dwellings
No reserved matters permissions approved

HRN2 – 15/00297/OUT – 1,850 dwellings
Of which 1,547 now have reserved matters permissions under the following:
18/00811/RM – 97 dwellings (of which 34 complete, 32 under construction, 31 not started)
18/03530/RM – 264 dwellings (of which 3 complete, 64 under construction, 197 not started)
19/01218/RM – 625 dwellings (construction not started)
19/00883/RM – 225 dwellings (construction not started)
19/03232/RM – 336 dwellings (construction not started)

I hope this helps.

Kind regards,
Local Plans Team

From: Roy Parker [REDACTED]
Sent: 18 February 2020 11:21
To: Local Plan <LocalPlan@centralbedfordshire.gov.uk>
Subject: Policy SA5:Houghton Regis North Strategic Allocation

Local Plan team,

I am a resident of North Hertfordshire and planning to reply to the Inspector on an aspect of NHDC's Local Plan 2011-2031.

I am looking at the proposal to assist Luton with their unmet needs.

I see under EXAM41 that a significant element of Central Beds contribution will come from North Houghton Regis.

I note that for Site 1 outline planning was granted for up to 5,150 on 2nd June 2014 and on Site 2 a Hybrid Planning permission for up to 1,850 was granted on 18th November 2015.

I would like to know if any further planning permission has been granted on Site 1 or Site 2 and if any construction is underway.

I note that in your latest update of EXAM 41 you felt that through a combination of the sites identified, including North Houghton Regis, the contribution of 7,350 dwellings can be met by 2031.

Kind Regards

Roy Parker
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

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Table 1: Assessment findings for all locations

ID	Location name	Site area (ha)	Assumed density (dph)	Assumed total net capacity	Estimated net capacity to 2035	Estimated net capacity to 2031 within Luton HMA boundary	Overall deliverability (high / medium / low)	Overall viability (high / medium / low)	No. of secondary constraints present (0-17)	Public transport hub within 1.2 km? (rail stn, guided busway stop, park & ride)	% of location with 'relatively strong' or higher overall contribution to Green Belt
L1	Clophill	199.0	44	5,275	2,000	804	Low	High	9	No	0%
L2	Maulden East	31.5	30	566	566	521	Medium	High	6	No	0%
L3	Maulden South	12.0	30	216	216	216	Medium	High	4	No	29%
L4	Amphill East	37.3	30	671	671	671	Medium	High	5	No	96%
L5	Filtwick West	89.7	44	2,368	2,368	1,500	High	Medium	8	Yes	99%
L6	North of Filtwick	51.3	55	1,693	1,500	900	High	Low	6	Yes	96%
L7	Filtwick East	19.6	55	648	648	648	High	Medium	6	Yes	99%
L8	Filton	22.8	30	410	410	410	Medium	High	7	No	0%
L9	Gravenhurst	16.8	30	302	302	240	Low	High	4	No	0%
L10	Barton	444.5	44	11,736	2,000	924	Low	High	6	No	66%
L11	North of Harlington	33.0	30	593	593	593	High	High	4	Yes	99%
L12	Harlington West	143.0	55	2,961	2,500	1,500	High	High	7	Yes	98%
L13	Toddington	151.0	44	3,987	2,500	1,500	Low	High	8	No	79%
L14	Tebsworth	14.6	30	263	263	263	Medium	High	4	No	99%
L15	Hockiffe	108.5	44	2,865	2,500	1,500	Low	High	6	No	72%
L16	North of Leighton	405.7	44	10,710	2,500	120	Low	High	9	No	98%
L17	Leighton East	23.8	30	428	428	420	Medium	High	5	No	99%
L18	SE Leighton	50.3	30	905	905	720	Medium	Medium	6	No	99%
L19	Tilsworth	10.9	30	195	195	195	Medium	High	4	No	100%
L20	North Luton	308.5	44	8,150	3,000	2,000	High	High	5	No	90%
L21	Butterfield North	36.5	55	1,205	1,205	900	High	Medium	5	Yes	98%
L22	East Luton	116.5	30	2,100	2,100	2,100	High	Medium	5	No	99%
L23	Butterfield South	10.1	55	330	330	330	High	High	4	Yes	99%
L24	West Luton	299.4	55	9,884	2,500	1,500	High	High	7	Yes	88%
L25	Caddington NW	20.4	30	368	368	368	Medium	High	3	No	13%
L26	M1 J10	33.6	55	1,107	1,107	900	High	High	4	Yes	0%
L27	Harpenden	37.5	30	675	675	669	High	High	3	No	99%
L28	West Dunstable	117.1	44	3,093	2,000	1,200	Medium	Low	6	Yes	99%
L29	Eaton Bray East	22.8	30	411	411	411	Medium	High	5	No	99%
L30	Eaton Bray West	55.6	30	1,000	1,000	720	Medium	High	5	No	85%
L31	Eddlesborough	165.1	44	4,359	2,000	1,200	Low	High	3	No	0%
Total net dwelling capacity				79,474	39,761	25,943					