

**Central Bedfordshire Council – Updated Position on Meeting Unmet Housing Needs arising from Luton  
20<sup>th</sup> November 2020**

The submitted Central Bedfordshire Council Local Plan commits to making provision to meet Luton's unmet housing needs, and sufficient sites are allocated as a result. Nothing has changed in this regard.

The following information is extracted from Central Bedfordshire Council's response to the Inspector's Further MIQs for their hearings due to be re-convened in December 2020 (Matter 5, Issue 1, Q3):

The Council submitted EXAM 41, following discussions at the hearing sessions in 2019. It presented a list of sites to be added to Policy SP1, within the Housing Market Area (HMA), that could meet Luton's needs within their plan period (up to 2031).

Following the update of the Housing Trajectory, and as a result of the Modifications being proposed by the Council, these sites are no longer estimated to provide sufficient capacity to meet this need (providing just over 7,300 homes). As such, the list requires amendment to include additional sites.

Therefore, in order to reflect the fact that the OAN for Luton should ideally be met within the HMA, all proposed allocations that fall within the HMA have been added to the list. This reflects the fact that any of these sites could be attributed to meeting this need, as well as the needs of Central Bedfordshire, and also provides maximum flexibility.

In line with this, Policy SP1 is proposed to be modified as follows (the additional sites are highlighted in red for ease):

**In addition, the unmet housing needs of 7,350 homes arising from Luton will be delivered by 2031 through a combination of the following sites within the Luton HMA:**

**(SC1) North Houghton Regis (1&2)**

**(SA1) North of Luton**

**(HAS05) Land East of Barton le Clay**

**(HAS07) Caddington Park, Caddington**

**(HAS14) Land off Eaton Park, Eaton Bray**

**(HAS17) Land South West of Steppingley Road, Flitwick**

**(HAS18) Site adj. to Flitwick Garden Allotments off Steppingley Road**

**(HAS19) Land at Upper Gravenhurst/The Pyghtle**

**(HAS20) Land West of the Midland Mainline Railway, Harlington**

**HAS21) Land West of Sundon Road, Harlington**

**(HAS28) Bidwell Gospel Hall (Dell Mount)**

**(HAS29) Land to the East of Houghton Regis**

**(HAS38) Land fronting Silsoe Road, Maulden**

**(HAS49) Land East of Leighton Road, Toddington**

**(HAS50) Alma Farm, Toddington**

**(HAS51) Land off Flitwick Road, Westoning**  
**(HAS52) West View Farm, Westoning**

The number of homes that are likely to be provided by all of these sites within the Luton plan period is identified in Table 1 below. This is based on the most up-to-date housing trajectory. This demonstrates there are more than sufficient sites allocated within the HMA to meet the unmet needs arising from Luton.

**Table 1: Meeting Luton’s Unmet Need**

Allocation number	Site	No. of homes to be delivered up to 2031*
HRN1	Houghton Regis North Site 1	2,601
HRN2	Houghton Regis North Site 2	1,328
SA1	North Luton	1,980
HAS05	Land to the East of Barton le Clay	498
HAS07	Caddington Park	66
HAS14	Land off Eaton Park	49
HAS17	Land South West of Steppingley Road, Flitwick	216
HAS18	Site adj. to Flitwick Garden Allotments off Steppingley Road	35
HAS19	Land at Upper Gravenhurst/The Pyghtle	39
HAS20	Land to the West of Midland Mainline Railway	429
HAS21	Land West of Sundon Road, Harlington	154
HAS28	Bidwell Gospel Hall (Dell Mount)	25
HAS29	Land to the East of Houghton Regis	350
HAS38	Land fronting Silsoe Road, Maulden	39
HAS49	Land to the East of Leighton Road, Toddington	92
HAS50	Alma Farm, Toddington	159
HAS51	Land off Flitwick Road, Westoning	135
HAS52	West View Farm, Westoning	85
<b>Total</b>		<b>8,280</b>

\* Estimated delivery figures are from the date of adoption

There is sufficient flexibility within the supply to ensure that Luton’s unmet housing need will be met by 2031. Table 1 demonstrates the sites identified in SP1 are more than sufficient to meet the unmet needs arising from Luton – a total of 8,280 against a requirement of 7,350. The supply provides a buffer of 930 homes or 12.7%, which is more than sufficient to provide flexibility in terms of meeting the need.