

Luton Local Plan

Keith Dove Environment & Regeneration Presentation to Local Access Forum

Background to Local Plans

- Set within context of National Planning Policy Framework
- Sets out development framework for strategic employment and housing sites and commercial/community development up to 2031
- Duty to consult with prescribed bodies including Environment Agency, English Heritage, Natural England and Local Nature Partnerships
- Duty to co-operate with neighbouring Councils on strategic employment/housing needs (includes type and mix)
- Supported by Supplementary Planning Documents (secured by design, site specific briefs)
- Neighbourhood Plans can form part of Local Plans
- Transport improvements to “enable” development together with other individual junction improvements

Key issues in Luton

- Luton is built up to its boundary & surrounded by Chilterns AONB/ Green Belt
- Insufficient land within Luton to meet its own housing needs
- Affordable housing on Brownfield sites is unviable
- Greenspace in the town is under pressure, risking health and wellbeing
- Only three significant employment land allocation sites remaining
- Attractive to business investment because of its location, but difficult to find modern affordable accommodation
- Town Centre performs well with good access/public realm but needs to expand to compete with other nearby sub regional centres
- Lack of east west transport connectivity with limited crossing points of M1 motorway and railway

Vision and Objectives

“Luton’s economic, social & environmental resources will be used efficiently & sustainably to deliver economic prosperity & improved quality of life for all residents, strengthening and transforming the places that make it unique & diverse”

Objectives

- Retain and enhance sub-regional role as place for economic growth/opportunity
- Efficient and sustainable use of economic, social and environmental resources
- Ensure new housing provides quantum and types, sizes and tenures to meet requirements
- Establish network of town, district and neighbourhood centres accessible by sustainable transport
- Improve natural and built environment through high quality design reflecting the character and setting of different areas of the town
- Reduce social, economic & environmental deprivation by reducing unemployment and improving skills
- Enable new community and educational facilities to be delivered
- Improve accessibility, connectivity, sustainability and ease of movement in and around the town
- Deliver a new football stadium in an accessible location
- Improve quality and accessibility of green spaces & nature whilst protecting and enhancing biodiversity
- Ensure prudent use of natural resources, increase energy/water efficiency and promote renewable energy in order to adapt to climate change

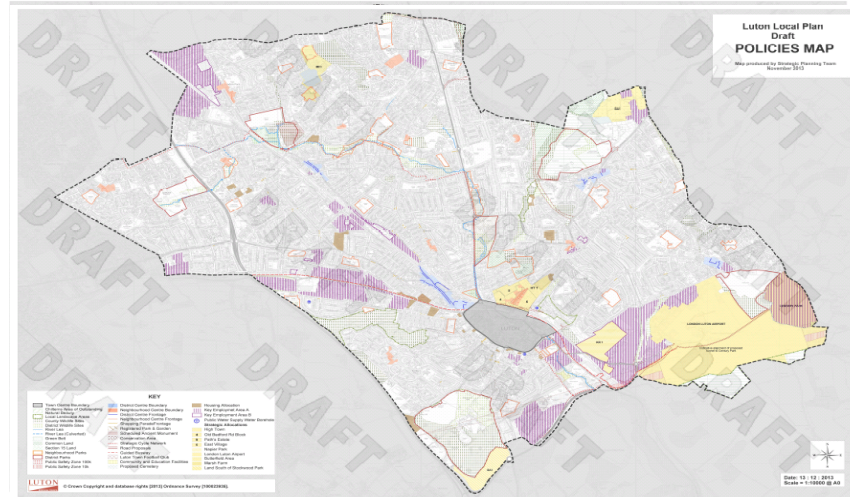
Sustainable development principles

- High quality design
- Improve the quality of life
- Promote healthy, safe and inclusive communities
- Respect, conserve and enhance the natural and built environments
- Address the impacts of climate change through mitigation & adaptation
- Provide or contribute to Luton's infrastructure and housing needs
- Contribute to the retention and growth of the local economy
- Be accessible by walking, cycling or public transport
- Use land and resources in an efficient and effective way

Location of sites for new homes and jobs

	Homes	Jobs
Existing permissions on sites <10 homes	325	n/a
Specific sites with prospect of > 10 homes	3100	n/a
Strategic sites	1783	15,500
Town Centre (inc Power Court) & District Centres		2,500
Total	6000	18,000
Homes needed based on SHMA	19000-32000	
Additional homes in neighbouring areas	13000-26000	

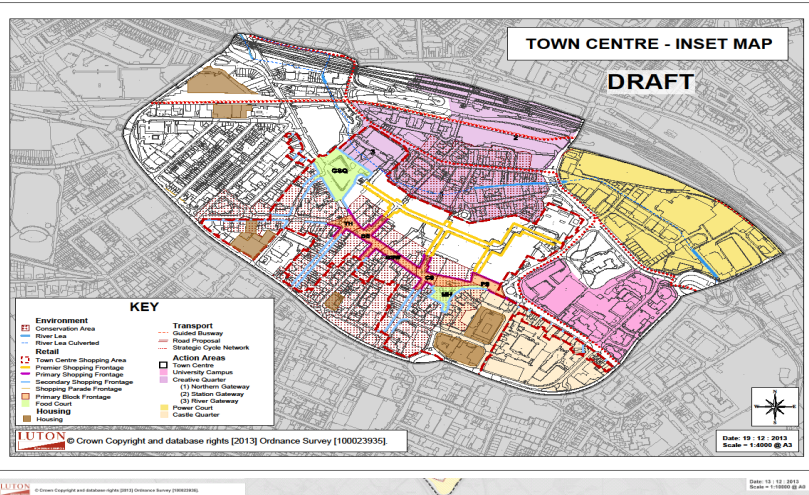
Local Plan



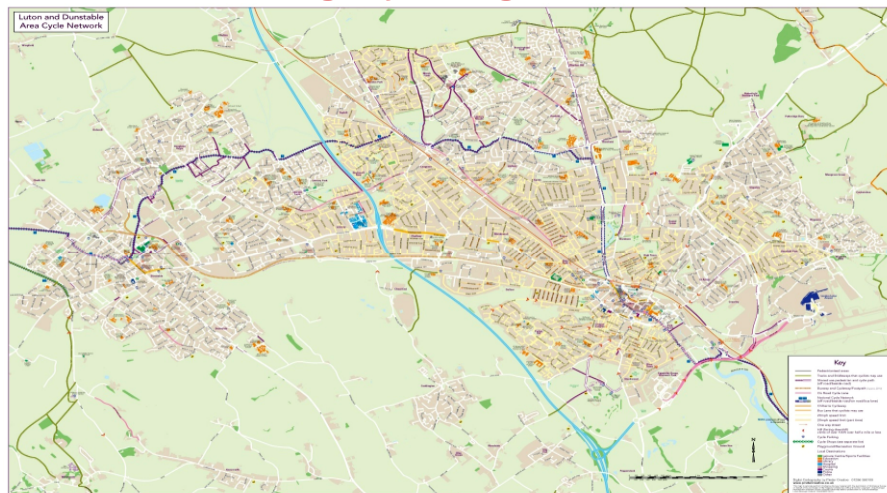
Retail and commerce

- Town centre sites need to contribute to jobs total in office, retail, creative industries, education/training and leisure
- Need 3700m² convenience & 12,200m² comparison retail in town centre
- Opportunity for high quality car-free residential development
- Leisure uses to enhance the night-time economy
- Town Centre developments need to respect the heritage of the area
- River Lea to be a “feature” of town centre developments
- District centres-Bury Park, Marsh Rd, Marsh Farm, Wigmore, Stopsley
- Neighbourhood centres- new centre at Chaul End Lane or Dallow Rd and upgrade facilities at south end of Birdsfoot Lane

Local Plan-Town Centre



Neighbourhood and District centres in walking/cycling distance



Natural environment

- Bradgers Hill, Dallow Downs & Cowslip meadow are of SSSI quality
- 25 County Wildlife sites and 14 Local Nature sites
- Policies that protect areas of nature conservation & landscape value and create/preserve an attractive environment & pleasant living conditions
- No inappropriate development in Green Belt except in exceptional cases
- Deficiency in parks & other greenspaces
- Standards for outdoor play areas

Timescales

- Summer 2012 "What do you think" consultation
- **Feb-March 2014 Consultation on draft Plan**
- Sept-Oct 2014 Pre-submission consultation
- January 2015 Submit Plan to Secretary of State
- Spring 2015 Examination of Plan