

# Luton



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# Luton Borough

- Smallest of the 3 Local Authority Areas in Bedfordshire
- Densely populated Borough surrounded by Green Belt and Area of Natural Beauty
- Local Plan was adopted in 2017. Plan period is 2011-2031
- Plan identifies that 8,500 homes should be built within the Borough and 9,300 outside in CBC, North Herts and Aylesbury Vale. 7350 of these will be within Central Beds.
- LBC at early stages of reviewing their plan, but no further details are available yet.



# London Luton Airport

The Airport Company are proposing:-

- Doubling of pre- Covid passenger numbers to 32 million a year by 2043.
- Possible 60% increase in the number of flights a year and thousands more cars on the local traffic network.
- The proposals include a new terminal, new aprons, holding areas and over 5,000 additional car parking spaces.
- Expansion will involve destroying the most ecological sensitive areas of the neighbouring Wigmore Valley Park and adversely impacting the Green Belt and the Chilterns Area of Outstanding Natural Beauty.



# London Luton Airport

- Recent Public Inquiry just ended into recent planning application made by the Airport Company to increase the Airport Capacity from 18m passengers a year to 19m and to relax some of the current noise restrictions. .



# Central Bedfordshire



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# CENTRAL BEDFORDSHIRE

Central Bedfordshire Council's (CBC) Local Plan:

Housing numbers being driven **44,756**

Includes Luton's unmet need **7350**



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# Plan review

Inspector requested CBC to review the plan after six months to take into account the Ox-Cam Arc and East-West Rail. This review commenced early this year.

- The Arc has stalled & replaced with England's Economic Heartland Organisation
- East West Rail.....a delayed 'Go' decision
- Government has not been helpful for CBC



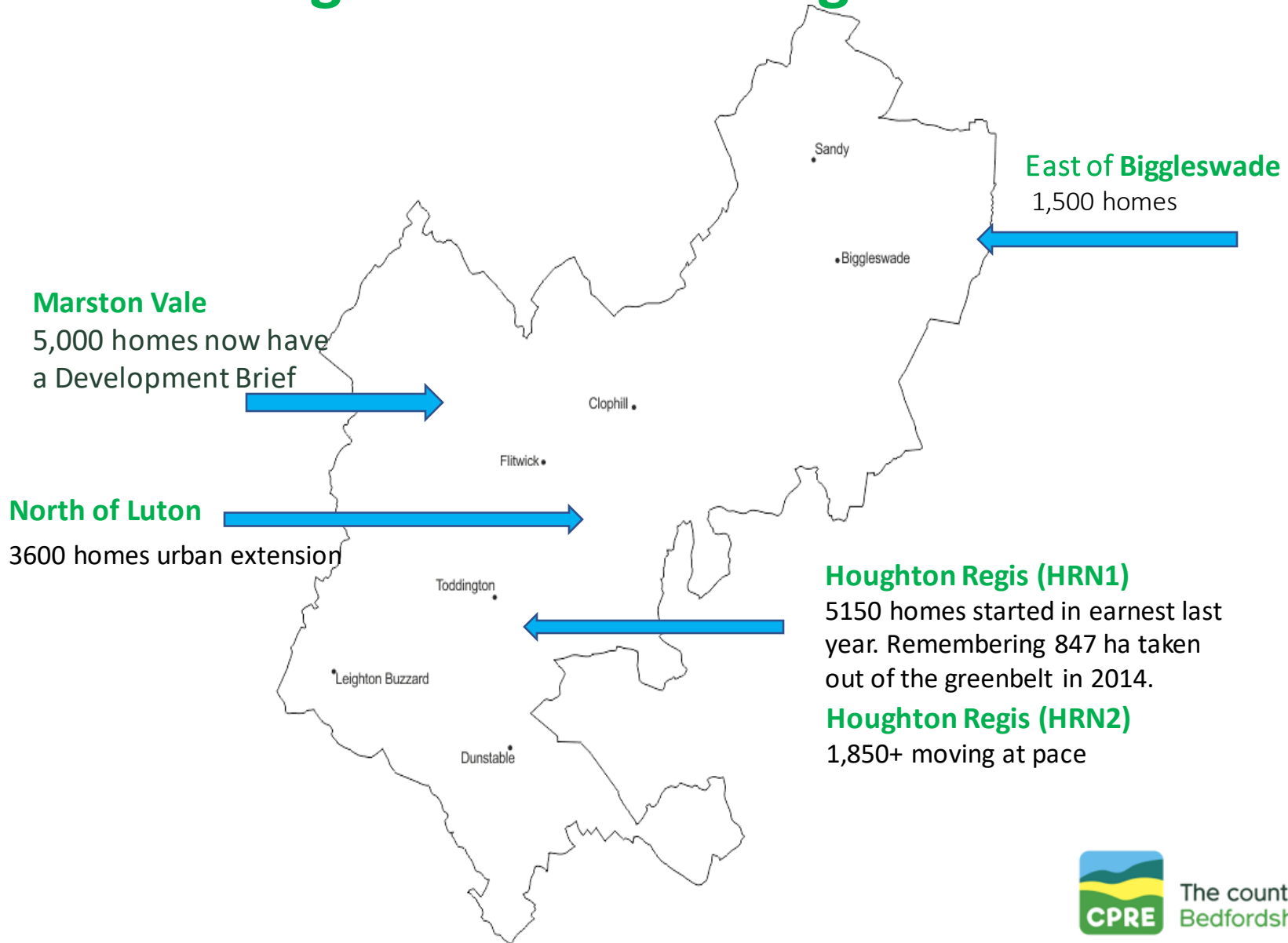
The majority of small and medium allocated sites have come forward.

34 to date of which 9 are currently being built out – circa. 723 homes





# The strategic sites are stalling



# Strategic sites generate 18,950 homes

- Legacy sites from previous plans have been carried forward into the adopted Local Plan.
- 2000 homes have come forward in Arlesey, Potton and Houghton Conquest.
- 2430 homes are being built out in Leighton Buzzard on 3 sites.



# Local Plan adopted July 2021

Since then, CPRE Bedfordshire have been tracking: 52 windfall sites have come forward

- Approved 8 – 223 homes + Care Homes, Solar Park & Crematorium
- Withdrawn 14 – 391 homes
- Refused 14 – 414 homes
- Undecided 16 – 3,993 homes



# Windfall sites

*What is a windfall site? (a development which is not in the Local Plan)*

- Remember windfall sites prior to the adoption of the Local Plan were included in the Plan.
- Circa 4K windfall homes were consented between April 2018 (Plan submission) and adoption of the Plan.



# New Home Bonus final allocations 2022/23

Central Bedfordshire Council is the 5th largest recipient in the country after Tower Hamlets, Manchester, Leeds & Newham.

Authority	Total payment in year inc. previous delivery
Luton	£392,000
Bedford Borough	£3million
Central Bedfordshire	£7.25million

Source: <https://www.gov.uk/government/publications/new-homes-bonus-final-allocations-2022-to-2023>



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