

Luton and South Bedfordshire Joint Committee  
Local Development Framework

# Core Strategy: Preferred Options Summary Document

April 2009



...shape your future...

# Luton and South Bedfordshire Joint Committee Core Strategy Preferred Options Summary Document

## 1. INTRODUCTION

In 2007, the Luton and South Bedfordshire Joint Committee sought views on the delivery of development, to help inform future planning. Options sought to respond to some of the challenges this area faces. The Joint Committee want your views on its preferred options.

## 2. BACKGROUND

The Government's growth agenda requires that significant new development is delivered in Luton and southern Bedfordshire. In total, we need to The Committee is planning for **43,000** new homes between 2001 and 2031, and **35,000** new jobs, together with significant new supporting infrastructure.

The Core Strategy is the first planning document to address this agenda. Earlier public consultation and over twenty technical studies have informed this document.

This leaflet is seeking views on the document to help the Committee plan growth sustainably. The full document: *The Luton and South Bedfordshire Joint Committee Core Strategy: Preferred Options April 2009*, and associated questionnaire are available to view online at [www.shapeyourfuture.org.uk](http://www.shapeyourfuture.org.uk). We encourage you to read this and complete the questionnaire.

## 3. THE SPATIAL STRATEGY: A SUMMARY

A key matter for the document is where should development go. The resulting Spatial Development Principles and associated policy, taken from the full document, is set out below for your consideration.

### A) A Framework of Strategic Transport Infrastructure

To deliver sustainable development, it is important to ensure as much as possible is accessible by public transport and other alternatives to the private car as well as responsibly planning for car use.

Therefore, new public transport infrastructure is required including:

- The Luton-Dunstable Busway; and
- Public transport interchange points in town centres, particularly in the 'main conurbation' of Luton, Dunstable and Houghton Regis.

### B) Concentrating Development within existing urban areas and the Main Conurbation first

In existing urban areas opportunities exist for new development, particularly residential, thereby minimising development of countryside. Therefore an 'urban area first' principle is preferred.

Development should be focused on the 'main conurbation' because most existing services and facilities are located there, it also offers the greatest potential for efficient public transport use and new employment. Leighton Buzzard and Linslade should benefit from new development at a smaller scale as they represent a smaller urban area with fewer services and facilities.

The Strategy states that 60% of all new residential development should be existing urban areas up to 2021, with 40% thereafter up to 2031. Indeed, up to the year 2012/13, most new residential development will be in those areas.

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## C) Strategic Urban Extensions

Evidence shows that not all development needed can be delivered within existing urban areas. Therefore, strategic urban extensions are the preferred means of delivering the rest.

Following earlier consultation and analysis of evidence, three preferred urban extensions and one preferred direction of growth have emerged. The three preferred urban extensions are:

- North of Houghton Regis, delivering around 7,000 homes;
- North of Luton, delivering around 4,000 homes; and
- East of Leighton Buzzard, delivering around 2,500 homes.

The preferred direction of growth lies to the east of Luton, this is mainly within North Hertfordshire District and will therefore be planned for through their Core Strategy. The Joint Committee considers that 5,500 new homes ought to be delivered in this area.

## D) Delivering Locally Appropriate Rural Development

There is also a requirement to provide 1,000 homes in the rural area to meet local needs through the forthcoming Site Allocations planning document.

## 4. THE SPATIAL DEVELOPMENT PRINCIPLES AND SPATIAL STRATEGY

The Spatial Development Principles and Spatial Development Strategy policy are set out below. Please give your views by completing the questionnaire that follows. Don't forget to visit the website to read the full document and access the questionnaire at [www.shapeyourfuture.org.uk](http://www.shapeyourfuture.org.uk).

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## Spatial Development Principles

Development up to 2031 will be directed in accordance with the following Spatial Development Principles:

- Maximise the potential of existing urban areas to accommodate new development with priority given to the main conurbation before Leighton Buzzard and Linslade, especially in the period up to 2012;
- Provide for the provision of two strategic urban extensions to the north of the main conurbation comprising Luton, Dunstable and Houghton Regis;
- Provide one further strategic urban extension to the subsidiary urban area comprising Leighton Buzzard and Linslade;
- Seek a further strategic urban extension to the east of Luton, mainly in North Hertfordshire District, to be planned for through the North Hertfordshire Local Development Framework
- Deliver growth in rural settlements identified on the Key Diagram of a scale appropriate to their existing form and character;
- Limit development outside these locations and protect the countryside ;

## Preferred Option CS1 - Spatial Development Strategy

The Joint Committee's preferred option is to:

Plan for the continued delivery of housing and employment together with associated supporting infrastructure throughout the plan period to 2031 in order to deliver the regeneration of the southern Bedfordshire Growth Area in accordance with the MKSMSRS and the East of England Plan RSS. The following sub - sections of this preferred option outline how it is proposed that this is to be delivered.

### *Background - The Building Blocks of the Spatial Strategy*

This will be achieved through the allocation of a balanced portfolio of suitably located land comprising an appropriate mix of:

- Land in existing urban areas;
- Strategic urban extensions; and
- Sites in rural settlements excluded from the Green Belt of a scale appropriate to the settlement concerned.

This portfolio will meet the needs of both existing and new communities and contribute to the sustainability of the area. It will include large scale mixed use developments and will be served by major new transport schemes.

New development will be distributed so as to strengthen the established network of settlements. New development in open countryside outside of proposed urban extensions will be strictly controlled in accordance with nationally defined principles controlling development in the green belt.

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## *Distribution of New Development*

Initially new development will be primarily focused within existing urban areas, with priority given to the main conurbation in the east of the Growth Area. Development opportunities for high density, high - trip generating uses, including office, retail and leisure developments will be encouraged, primarily in Luton Town Centre.

Smaller development of this type will be supported in Dunstable, Houghton Regis and Leighton Buzzard town centres. They will also be supported around key transport routes and nodal points.

This package will be supported by the allocation of three large scale mixed-use strategic urban extensions, two to the north of the main conurbation and one smaller one to the east of Leighton Buzzard as shown on the key diagram.

Development of the urban extensions will be phased to ensure their incremental release in-parallel with the delivery of supporting infrastructure between 2012/13 and the end of the plan period in 2031.

A fourth strategic urban extension is preferred to the east of Luton which will be allocated through the North Hertfordshire District Core Strategy. This is also shown on the key diagram.

## *Implementing the Urban Extensions*

In planning for the implementation of these urban extensions the emphasis will be on:

- Providing a range of residential development opportunities to serve all sectors of the existing and new communities up to 2031;
- Increasing and diversifying employment opportunities, particularly associated with the new strategic employment sites proposed around M1 Junction 11a and LondonLutonAirport;
- Maximising opportunities to extend the Guided Busway to connect the town centres of the main conurbation and other key destinations such as LondonLutonAirport with the urban extensions;
- Contributing to the regeneration of Houghton Regis, Marsh Farm and other parts of the existing urban areas identified as being in regenerative need; and
- Ensuring the delivery of the appropriate levels of supporting social, community, leisure, cultural and green infrastructure, both to serve the urban extensions and the wider growth area.

The preferred strategic urban extension to the east of the main conurbation will also be planned for in a similar way by North Hertfordshire District Council.

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In planning for the implementation of the urban extension to the East of Leighton Buzzard, the emphasis will be on:

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- Providing a range of residential development opportunities to meet the majority of the new housing needs of Leighton Buzzard and Linslade to 2031;
- Increasing the employment opportunities and providing additional new community facilities which cannot be provided in the existing urban area of the towns;
- Complementing and safeguarding the character and viability of Leighton Buzzard town centre;
- Providing appropriate public and private transport options to reduce congestion without harming the townscape and landscape, and;
- Providing further high quality open space and green linkages to the countryside.

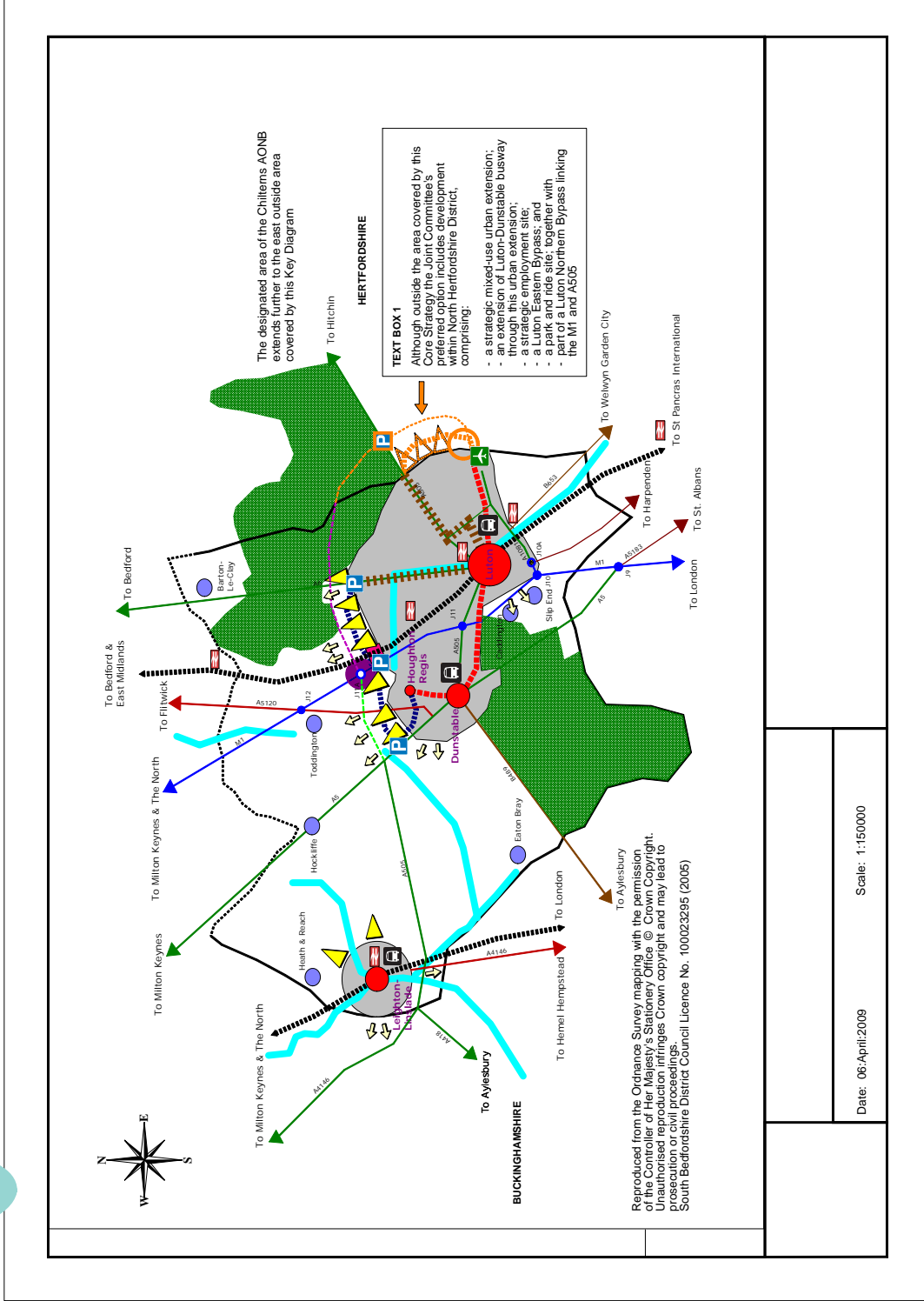
### *Other Strategic Spatial Matters relating to the Urban Areas*

Preference will be given to locations that are accessible by a choice of means of travel, particularly town centres. Area Action Plans will be prepared to enable the town centres of Luton, Dunstable, Houghton Regis and Leighton Buzzard, shown on the accompanying key diagram, to accommodate significant new development.

### *Development in Rural Settlements*

A limited scale of development will be allocated or supported in rural areas. This will be in and/or on the edge of the rural settlements that are currently excluded from the Green Belt. Such development will be sympathetic to the scale and character of the settlement concerned. Small scale reviews of the Green Belt boundary on the edge of these rural settlements may be required to enable such development to proceed. Subsequent development plan documents (DPDs) will specifically identify opportunities for such development on the edge of such rural settlements across the Growth Area.

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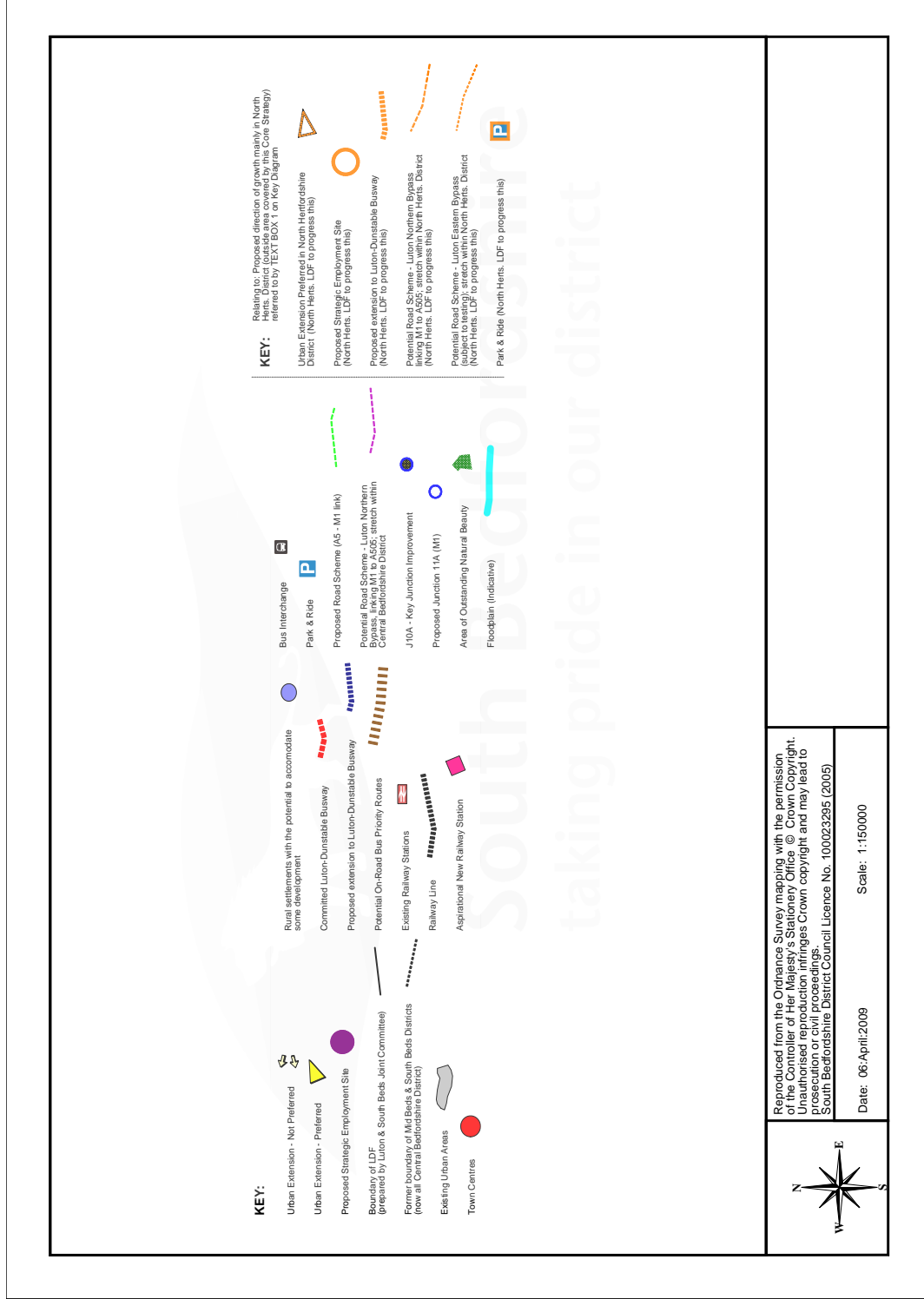


Core Strategy Preferred Options Key Diagram

Date: 06/April/2009

Scale: 1:150000

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<b>Question 1: Do you support the Spatial Development Principles?</b>	
<b>Yes</b>	<b>No</b>
If Yes, why? If No, what changes to the Spatial Development Principles would you like to see?	
<ul style="list-style-type: none"> <li>•</li> <li>•</li> <li>•</li> <li>•</li> <li>•</li> </ul>	
<b>Question 2: Do you support the approach of Preferred Option CS 1 - Spatial Development Strategy?</b>	
<b>Yes</b>	<b>No</b>
If Yes, why? If No, what changes to Preferred Option CS 1 would you like to see?	
<ul style="list-style-type: none"> <li>•</li> <li>•</li> <li>•</li> <li>•</li> <li>•</li> </ul>	

Please refer to Section 4 when answering these questions. If you require more space for your answers please attach additional sheets

Remember, this is just the Core Strategy Preferred Options Summary Document. To comment on the Core Strategy Preferred Options Full Document, please go to [www.shapeyourfuture.org.uk](http://www.shapeyourfuture.org.uk)

## **About You**

To help us monitor engagement with the consultation process, we would be grateful if you would complete the following questions about your group, organisation or company.

*Please tick as appropriate*

### **Gender**

Male  Female

### **Sexuality**

Lesbian  Gay man  Bisexual  Heterosexual  Prefer not to say

### **Age**

Under 25  25-29  30-34  35-39  40-44  45-49

50-54  55-59  60-64  65-69  70 +  Prefer not to say

### **Race and Ethnicity**

Choose one section from A to E and then tick the appropriate box to indicate your ethnic background.

#### **A. White**

British  Irish  Gypsy/Traveller  Eastern European  Other

#### **B. Mixed**

White and Black Caribbean  White and Black African  White and Asian  Other

#### **C. Asian or Asian British**

Indian  Pakistani  Bangladeshi  Kashmiri  Other

#### **D. Black or Black British**

Caribbean  African  Other

#### **E. Chinese or other ethnic group**

Chinese  Any other (please specify) \_\_\_\_\_

### **Disability**

Do you consider yourself to have a disability?  Yes  No

If yes please tick which of the following best describes your disability.

Hearing impaired  Physical  Learning  Visually impaired

Mental Health  Other (please specify) \_\_\_\_\_

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જો તમને આ દસ્તાવેજનું ભાષાંતર ગુજરાતીમાં જોઈતું હોય તો, કૃપા કરી  
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