

Response Form

Luton Local Plan Community Involvement Paper – Issues & Options (Regulation 18 Document)

What is the purpose of this consultation?

We are producing a new Local Plan for Luton. As part of this process, we are asking for your views in order to shape the new Local Plan. We have produced a Luton Local Plan Community Involvement Paper – Issues & Options (Regulation 18 Document) as well as a shorter Summary Booklet version to help you make your response.

What is the Community Involvement Paper – Issues & Options (Regulation 18 Document)?

The Luton Local Plan Community Involvement Paper - Issues & Options (Regulation 18 Document) explores some of the key issues (and poses questions) facing the future growth of the town over the next 15 years and beyond (e.g. what type of homes and jobs are needed where, how people should travel, what community facilities, open spaces are needed and how to protect our natural and built environment in the face of development and risks of climate change).

How can I comment on the Luton Local Plan Community Involvement Paper – Summary Booklet?

This Response Form is your opportunity to give feedback on the Community Involvement Paper – Issues & Options (Regulation 18 Document) which is being consulted on together with the following documents; Sustainability Appraisal Scoping document; Statement of Community Involvement (SCI); Duty to Cooperate and Consultation Paper 'Call for Sites'; and Local Green Spaces.

To assist you, we have included all of the questions in the main consultation document, numbered and listed under **List of Headings with Questions** after the **Response Box**.

You need to put the heading and question number in the **Response Box** where shown - so we know which topic and question you are answering.

Please use a separate **Response Box** for each numbered question.

We prefer that you use our online Objective portal for making responses directly on the full **Luton Local Plan Community Involvement Paper - Issues & Options (Regulation 18) document** and other consultation documents here:

luton.objective.co.uk/kse.

If you are unable to do so or do not have time, please download this form, complete your **Response Box** for each question and either scan and return it via email or print it and post it in as set out below.

However, before sending your response, it is important that you review and agree to the **Privacy Notice** (shown at the end of this document) by ticking the mandatory question in the **Your Details Form** (otherwise we cannot process your responses or legally hold your name and address on our database). You must ensure that your **Response Box** answers are bundled together with at least one copy of a completed **Your Details Form** so we know who is responding and that you have reviewed and agreed to the **Privacy Notice**.

You can also, optionally, choose (tick) to be kept updated as work on the new Local Plan for Luton progresses by being added to our database.

Once completed, please send your printed response in an envelope to:

Freepost Luton Borough Council
Planning Consultation

Or email a scanned copy to: localplan@luton.gov.uk.

Printed copies and forms are available for inspection at the Town Hall, libraries and other places, see details online at: www.luton.gov.uk/newlocalplan. You can also email us at localplan@luton.gov.uk or call 01582 548528 and we can email or post response forms to you.

You can also drop the form off at the Council Offices at the town hall marked for the attention of the Planning Policy Team, 2nd Floor, Luton Town Hall George Street Luton LU1 2BQ

You may prefer to respond to the shorter summary booklet – please see the ‘Luton Local Plan Community Involvement Paper – Summary Booklet’ here:

www.luton.gov.uk/newlocalplan.

How we will use your information

Your information will be processed and handled in accordance with the council’s [Privacy Notice](#) and Planning Service specific [Privacy Notice](#).

All comments submitted, via the online portal or otherwise, will be publicly available. Information provided, including the names of those making submissions, will also be made publicly available. Submissions cannot be made and will not be accepted

anonymously. Personal information such as addresses, phone numbers and email addresses will not be made publicly available in accordance with the Privacy Notice.

YOUR DETAILS

To make a valid response, please fill in the details below.

Agent Name and title (Required): Mr Jonathan Dixon
Organisation (Optional): Savills (UK) Ltd
Address including post code (Required): [REDACTED] [REDACTED] [REDACTED] [REDACTED]
Email address (Optional): [REDACTED]

Client name and title (Required):
Organisation (Optional): The Crown Estate
Address including post code: C/O Agent
Email address (Optional):

Please tick if you wish to be added to our database to be updated on the progress of the new Local Plan (Optional).	X
Please review the PRIVACY NOTICE and tick that you agree to it in order for us to process and publish your responses and hold your contact details privately which won't be published (Required).	X

Response Box

Topic Heading: Chapter 5

Question Number:

6. How should we establish the number of homes we need to plan for and where should new homes be located?
8. Thinking about type and size, what mix of homes should be provided?

Answer:

The current planned provision for housing is set out within the consultation document at paragraph 5.3.

“5.3 The current Local Plan (adopted 2017) set out how housing needs identified in the 2018 Strategic Housing Market Assessment (SHMA) could be accommodated in Luton, however Luton could not meet all of its needs within its boundaries. Local Plans for North Hertfordshire and Central Bedfordshire seek to meet this unmet need through the identification of sites in their authority areas. The site east of Luton, in North Hertfordshire, and sites in Central Bedfordshire have yet to come forward. We continue to work with our neighbours, including to try to ensure development proposals are well connected to Luton and the necessary infrastructure is in place, and the developers of the east of Luton site are developing a masterplan which adds detail to the Local Plan policy.

The East of Luton site, referenced in paragraph 5.3 of the Issues and Options Document, is allocated to deliver 2,100 homes within North Hertfordshire District (Site Reference EL3).

The Crown Estate is the landowner and promoter of part of the East of Luton site.

Together with the other landowners and promoters, The Crown Estate is committed to bringing forward this site, in a sustainable manner, continuing to work with local stakeholders and the Local Planning Authorities.

As noted, a Strategic Masterplan for the site has been prepared with significant engagement with stakeholders and the public through workshops and consultation events. A key milestone in the project has been achieved as the Strategic Masterplan document was endorsed by North Hertfordshire Council in January 2025. This will allow the planning applications at the site allocation to be progressed.

The Crown Estate looks forward to continuing to work collaboratively with both North Hertfordshire District Council, Luton Borough Council, together with stakeholders and local residents through the planning and delivery stages.

Topic Heading: Chapter 5**Question Number:**

19. How can we ensure that existing planned development outside Luton's boundaries to meet Luton's housing needs, is supported by facilities and infrastructure and can be fully integrated sustainably with Luton and become Luton focussed?

Answer:

The Crown Estate supports development proposals that are well connected and served by local facilities.

In respect of the East of Luton site, referenced in paragraph 5.3 of the Issues and Options Document. The Crown Estate has worked together with other landowners and promoters to produce a Strategic Masterplan which sets out the strategic design principles and masterplan for the site. This includes:

- A land use framework, setting out the different land uses across the site and how they will be distributed across the site. This includes: a local centre, community hubs, schools and new homes.
- A landscape and open space framework identifying provision for sports pitches, play space, and allotments across the site.
- A movement and connectivity framework that prioritises active travel (e.g. walking and cycling) but also makes provision for public transport connectivity.

LIST OF HEADINGS WITH QUESTIONS

Chapter 3 - Luton Context

1. Is there anything you consider important we have not mentioned about Luton and its surroundings?

Chapter 4 - Developing our Vision and Objectives

2. What do you think of our draft Vision?
3. What do you think of our draft Objectives?
4. What period do you think our Local Plan should cover?
5. Do you have any views on what our future strategy should look like, where we should identify new sites for development and what factors and information we should consider?

Chapter 5 - Providing suitable and sustainable homes

6. How should we establish the number of homes we need to plan for and where should new homes be located?
7. How can we provide affordable housing for Luton and what information should we consider?
8. Thinking about type and size, what mix of homes should be provided?
9. What approach should we take to HMOs in Luton?
10. Should we further encourage people to build their own home and if so how?
11. How should we provide housing for older people and those with specialist needs?
12. What should we consider in ensuring that new homes and outside spaces are the right size?
13. How should we ensure that new housing is accessible and adaptable for those with specialist needs?
14. How can the needs of the travelling community be provided for and where?
15. Are there any Issues or Options you think we have not considered in this Chapter?

Supporting economic development

16. How should we develop Luton's economy going forward?
17. What do you think the future role of the airport should be in terms of contributing to economic growth?
18. How should we ensure that new business investment benefits Luton and its residents?
19. How can we support economic growth and how and where should land be used to achieve this?
20. Are there any Issues or Options you think we have not considered in this Chapter?

Town centres & retail

21. What trends and information should we consider in planning for retail, leisure and services in Luton?
22. What role should Luton have as a retail centre within the sub-region thinking about nearby settlements?

23. What approach should we take to proposals for retail, leisure and community uses in Luton's District and Neighbourhood Centres and other areas outside the town centre?
24. How can Luton town centre be improved and what retail, leisure and employment opportunities should we encourage?
25. Should we seek to further restrict the type of development in certain areas of central Luton?
26. Are there any Issues or Options you think we have not considered in this Chapter?

Health and Wellbeing

27. What should we do to address deprivation and improve life outcomes in Luton and what health facilities are required?
28. How could a new Local Plan protect against negative impacts from noise, light pollution and hazardous substances?
29. How can we improve air quality and mitigate against poor air quality?
30. Are there any Issues or Options you think we have not considered in this Chapter?

Addressing and adapting to Climate change

31. How can we adapt to and mitigate against the impacts of climate change?
This includes flooding from rivers and rainfall and temperature extremes.
32. How can the Local Plan help Luton be more resilient and adaptive to flood risk?
33. How can we improve water quality in Luton's rivers and improve water efficiency in new developments?
34. Are there any Issues or Options you think we have not considered in this Chapter?

Protecting and enhancing our natural environment

35. How should a new Local Plan approach biodiversity net gain?
36. How can green and blue infrastructure in Luton be improved and enhanced?
37. Are there any local Green Belt or Chilterns National Landscape matters that we need to consider?
38. How can the Local Plan help to conserve and enhance Luton's natural environment?
39. Are there any Issues or Options you think we have not considered in this Chapter?

Community Facilities and Indoor Sport and Recreation

40. What community facilities do you feel need to be enhanced, protected, or new provision provided for within your area?
41. Are there any sites that you consider to meet the criteria for Local Green Space designation?
42. How can the Local Plan help to ensure access to a network of high-quality open spaces?
43. How should the Local Plan approach the potential need for additional burial spaces?
44. Are there any Issues or Options you think we have not considered in this Chapter?

The Historic Environment

45. How can we best conserve and enhance the historic environment in Luton and are there any areas and buildings we should focus on?
46. Are there any Issues or Options you think we have not considered in this Chapter?

Placemaking and design

47. How can we improve the public realm and the design of buildings in Luton and where should this be focussed?
48. Do you think that we should encourage tall buildings in Luton and where should these be located?
49. Are there any Issues or Options you think we have not considered in this Chapter?

Connectivity and transport

50. How do you think we can improve bus services and provide for sustainable modes of transport?
51. How do you think we can encourage more walking and cycling in Luton?
52. Do you have any views about parking in Luton?
53. What transport infrastructure should be provided or improved and where?
54. Are there any Issues or Options you think we have not considered in this Chapter?

Sustainable infrastructure and funding

55. What infrastructure is required in Luton and how should this be provided for?
56. Are there any Issues or Options you think we have not considered in this Chapter?

Development Management Policies

57. Do you have any views about our existing policies and what local development management policies we need?

Evidence for the Local Plan

58. Is there any other evidence or information we should be collecting to inform the Local Plan? Do you have any suggestions on the scope of the evidence outlined and what it should include?

PRIVACY NOTICE

We are committed to protecting your privacy when you use our services. This privacy notice explains how we use your information you and how we protect your privacy.

A planning service specific privacy notice is also included below and explains what we do with your data within the planning service, where it is different to the main policy below. We'll also provide information about who we may share your information with and why.

If you have any concerns or questions about how we look after your personal information, please contact us at dataprotection@luton.gov.uk.

***Please note:** the above email address is for data protection queries and subject access requests only.

Data controller

Luton Council
Luton Council, Town Hall, George Street, Luton, LU1 2BQ

Data protection officer

Donna McLeod
Luton Council, Town Hall, George Street, Luton, LU1 2BQ

Planning Service Privacy Notice

We're committed to protecting your privacy when you use our services. We have a data protection officer who makes sure we respect your rights and follow the law.

If you have any concerns or questions about how we look after your personal information, please contact us at dataprotection@luton.gov.uk.

As the planning department for Luton Council, we deal with:

- planning policy
- planning applications (including minerals and waste, listed buildings, trees and high hedges)
- planning enforcement and appeals

Personal data

Personal data we will hold, include:

- name
- address
- email address
- telephone number
- land ownership/ interest details
- signatures

- special category data (such as health conditions, disabilities, bank statements, tenancy agreements etc.)

We receive application information either directly from the application or via a planning agent on their behalf. Information is provided to us via:

- the Planning Portal
- email
- paper copy
- online form
- direct secure access to our document management system
- consultation portal

We also receive comments, representations, allegations, requests and questions via our online planning register planning consultation portal, email, letter and online forms and payments via the planning portal online payment portal, our own online payment portal, via BACS and cheques. The planning service will also be using a drone to improve our information gathering in the Borough to aid our Planning Enforcement investigations, our assessment of planning applications, our monitoring of developments, existing uses and the survey of sites for the potential for site designation for planning policy purposes.

The planning department your personal data to:

- make decisions and provide advice on planning applications
- make planning policies
- work with neighbouring authorities on strategic policies
- respond to allegations of unlawful development
- monitor development
- enter legal agreements, serve notices and promote the best use of land

Lawful basis

Personal data

Article 6 (c) - processing is necessary for the compliance with a legal obligation to which the controller is subject

Article 6(e) - processing is necessary for the performance of a task carried out in the public interest or in the exercise of official authority vested in the controller

Special category data

Article 9(g) – reasons of substantial public interest (with a basis in law). Condition met under paragraph 6 of Schedule 1 of Data Protection Act 2018 – “statutory etc. and government purposes”.

Supporting information

The Town and Country Planning (Development Management Procedure) (England) Order 2015 requires that public consultation be carried out as part of the decision-making process for planning applications.

The Town and Country Planning (Local Planning) (England) Regulations 2012 set out the procedure for the adoption of a local plan, which too requires various stages of consultation.

To allow us to make decisions, we must be provided with relevant personal data. In a small number of circumstances individuals will provide us with “special category data” in support of their application (e.g. evidence of medical history). Processing of personal data is necessary to allow us to evaluate the impact of any development or policies in the Local Plan when undertaking its planning functions. For example, the address of a representor’s property may be relevant in this context. We are unable to consider the harm or otherwise from a scheme to the representor's property or amenities where the representation is anonymised and the location of the property is not disclosed.

We are obliged under the regulations to make some information available on our planning register. This is a permanent record of our planning decisions that form part of the planning history of a site, along with other facts that form part of the “land search”.

Your contact details and comment are recorded on our secure planning system. If you have requested to be entirely anonymised, only your comment will be recorded. If you have submitted an anonymous comment, we will not be able to inform you of any committee and/or appeal details.

Information on Planning Enforcement cases will be reviewed case by case to see what can be disclosed to the public. Any data or information that may be used in future formal litigation will be retained and not disclosed under legal privilege.

Any personal and private information obtained by drone use will only be used internally and not shared publicly or externally unless consented by the individual.

Please see the [Planning Advisory Service’s Planning and GDPR guide](#) for more information.

Who we share your information with:

- other teams and services within Luton Council where law permits, or it is necessary to do so
- the Planning Inspectorate
- planning committees
- external consultees (e.g. fire service, water companies, the police, the environment agency, natural England, historic England, active travel England etc.)

Why we share your information

We are obliged to consult within the council, with external agencies and with residents depending on the nature of your application.

We will make details of planning applications available online so that people can contribute their comments, this will include the applicant/agent's name and address.

We apply redactions to personal contact details e.g. telephone numbers, email addresses and signatures from public view. However, we will continue to hold the unredacted version on our planning system and this can be viewed by planning staff when necessary.

Please note: agents' details are not normally classed as personal data.

We also redact special category data e.g. supporting statements that include information concerning your health and any information deemed confidential e.g. bank statements, tenancy agreements etc.

We will sometimes need to share the information we have with other teams within the council, to receive comments related to the decision-making process.

If you are submitting supporting information which you would like to be treated confidentially or wish to be specifically withheld from the public register, please label this appropriately. You can do this by contacting developmentcontrol@luton.gov.uk.

Planning Enforcement

We will keep completely confidential any details received about a planning enforcement complaint, including the details of the person making the complaint.

Further details regarding this is provided in the Council's adopted  [Planning Enforcement Charter](#).

We will update the complainant on process with an enforcement complaint (as per the Planning Enforcement Charter).

Any automated decision making or profiling

None

Transfer of data to another country

No information within planning is transferred to another country. None of the systems we use are hosted abroad.

The majority of personal information is stored on systems in the UK. But there are some occasions where your information may leave the UK either in order to get to another organisation or if it's stored in a system outside of the EU.

We have additional protections on your information if it leaves the UK ranging from secure ways of transferring data to ensuring we have a robust contract in place with any third party who may transfer it out of the EU.

If we need to send your information to an 'unsafe' location we'll always seek advice from the Information Commissioner first.

Retention ('how long we keep your information for')

The data will be kept in accordance with our retention schedule. We only keep information for as long as it is needed. This will be based on either a legal requirement (where a law says we have to keep information for a specific period of time) or accepted business practice.

Exercising your rights

You have the right to ask us to amend or delete your data as well transfer or limit its use.

Each request will be considered individually. Where we are required to keep your data by law we may be unable to action your request. In all circumstances we will explain our decision making in writing to you.

Please see our main privacy statement using the green button below if you want more information on how:

- we keep your data safe
- to request a change to the records we hold
- to make a complaint