

RESPONSE FORM

Community Involvement Paper (Scoping Consultation) May 2026

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1 What is the scope of the consultation?

- 1.1 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 Community Involvement Paper and a shorter Summary Booklet version to help you make your response, an Engagement Strategy seeking your views on how we should engage going forward and a Strategic Environmental Assessment Scoping Report. We are also undertaking a call for sites. Further information is available at www.luton.gov.uk/newlocalplan. The consultations runs from **28 May closing 23 July 2026 at 5pm**.

2 What is the Community Involvement Paper (Scoping Consultation)?

- 2.1 The Luton Local Plan Community Involvement Paper 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).
- 2.2 When added to the database, except for personal information**, comments submitted via the online portal or otherwise, after processing, may be published in preparing planning policy documents and our new Local Plan.

3 How can I comment on the Community Involvement Paper?

- 3.1 This Response Form is your opportunity to give feedback on the Community Involvement Paper.
- 3.2 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**.
- 3.4 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.
- 3.5 Please use a separate Response Box for each numbered question.

- 3.6 We prefer that you use our online Objective portal for making responses directly on the full **Community Involvement Paper - Scoping Consultation Document** and other consultation documents here: <https://consult.luton.gov.uk/kse>.
- 3.7 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.
- 3.8 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** in Section 5 (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**.
- 3.9 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.
- 3.10 Once completed, please send your printed response in an envelope to:

Freepost Luton Borough Council Planning Consultation
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- 3.11 Or email a scanned copy to: localplan@luton.gov.uk.
- 3.12 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 07845034931 and we can email or post response forms to you.
- 3.13 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
- 3.14 You may prefer to respond to the shorter summary booklet – please see the Community Involvement Paper – Summary Booklet here: www.luton.gov.uk/newlocalplan.

4 How we will use your information?

- 4.1 Your information will be processed and handled in accordance with the council's:-
- [Corporate Privacy Notice](#)
 - [Planning Services Privacy Notice](#)

- 4.2 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.

5 Your contact details

Name (Required): Olivia Docker
Company/Organisation (Optional): Boyer Planning
Address (Required): [REDACTED]
Postcode (Required): [REDACTED]
Telephone (Optional):
Email (Required): [REDACTED]

Would you like to be notified of future updates of planning policy and plan making stages including the New Local Plan for Luton? Please tick if you wish to be added to our database (Optional).	
Yes ☒	
Please tick all topics that apply below that you are interested in.	
Consultation on proposed Local Plan content and evidence?	☐
Publication of the Planning Inspectorate observations or advice?	☐
Consultation on the proposed Local Plan?	☐
Submission of the proposed Local Plan to the Secretary of State for independent examination?	☐
Information about the independent examination, documents/evidence submitted and opportunity to appear?	☐
Decisions and recommendations of the examiner?	☐
The adoption/approval of the Local Plan?	☐
All of the above?	☒
None of the above?	☐
Other planning policy making?	☐

Please review the Privacy Notice and tick that you agree to it in order for us to publish your site information and legally hold your contact/personal details privately which won't be published (Required).
Yes ☒

6. Characteristics

We are aiming to receive responses from a wide range of people, and would be grateful if you would provide the following information – all questions are optional (and answers will be held in strict confidence):

	Please tick if prefer not to say?
Age:	☒
Date of birth:	
What is your gender?:	☒
Is the gender you identify with the same as your gender registered at birth?	☒
What is your ethnicity?:	☒
Do you consider you have a disability (please specify)?:	☒
What is your sexual orientation?:	☒
What is your religion or belief?:	☒
Are you currently pregnant or on maternity or parental leave?:	☐
Are you married or in a civil partnership?:	☒

Response Box

Topic Heading: Luton Local Plan Community Involvement Paper – Scoping Consultation (Regulation 20)

Question Number: 5
Answer: Before identifying suitable employment sites or considering appropriate planning policies, the Council must ensure they have an up-to-date evidence base. In doing so the Council must undertake a thorough assessment of demand and the land available for economic development over the plan period, having due regard to the approach advocated in the NPPG (Housing and economic land availability assessment). The Council or their agents should also seek the views of landowners/developers as part of future engagement to ensure the evidence gathering process is reflective of market sentiment and ensure underlying assumptions are robust and make the most efficient use of land. It is important that any future strategy prioritises the intensification and continued support of existing employment sites, such as BBP, which has a proven track record of delivering employment floorspace that meets the needs of businesses and is therefore well placed to accommodate future employment needs. Existing employment sites, such as BBP, should form the starting point for meeting future development requirements, recognising their established infrastructure, market attractiveness, and ability to deliver growth quickly. To date, BBP has delivered over 30,000sq.m of commercial floorspace, representing a significant contribution to Luton's economic growth. This scale of development and its role as an established employment location should be recognised within the Council's future strategy. Please see Representations, dated July 2026, for more detail.

Response Box

Topic Heading: Luton Local Plan Community Involvement Paper – Scoping Consultation (Regulation 20)
Question Number: 16
Answer: By ensuring the Plan is supported by up-to-date evidence, informed by market intelligence and capable of responding to changes in economic circumstances.

Policies should be flexible and not overly prescriptive; there should not be a continued emphasis on prioritising office, light industrial and general industrial uses as this constrains the ability of sites to respond to changing market signals. Policies should be flexible and recognise that there is a growing demand for B8 uses, as outlined above.

Please see Representations, dated July 2026, for more detail.

Response Box

Topic Heading: Luton Local Plan Community Involvement Paper – Scoping Consultation (Regulation 20)

Question Number: 18

Answer:

Question 1 in the Options section considers whether there is scope for a Social Value Strategy, with measurable criteria, to be submitted at the planning application stage for all major developments. Whilst the importance of securing social value is recognised, we do not consider that this upfront approach represents the most appropriate mechanism for achieving this objective. Social value can be secured through other more proportionate mechanisms that avoid burdening applicants with upfront requirements. Furthermore, this approach may present practical challenges for speculative developments, where the end user, occupier requirements and detailed arrangements may not yet be known.

Please see Representations, dated July 2026, for more detail.

Response Box

Topic Heading: Luton Local Plan Community Involvement Paper – Scoping Consultation (Regulation 20)

Question Number: 19

Answer:

Please see answer to Q16 above.

In terms of where land should be used to support economic growth, as set out above, priority should be given to existing employment sites, such as BBP, which are deliverable in the short term. This will be best achieved through ensuring that policies provide sufficient flexibility to enable these sites to adapt and respond to changing economic needs.

In relation to Question 9 in the Options section, we agree that policies should protect existing employment land. However, care should be taken to avoid introducing a policy approach similar to that within the current Local Plan, which restricts the range of employment uses that can come forward at BBP. As set out above, a significant proportion of economic growth is being driven by B8 uses, and this should be recognised. Policies should therefore provide sufficient flexibility to enable a range of employment uses to come forward in response to changing market demands.

Similarly, in relation to Question 12 in the Options section, there is a risk that this approach creates an overly simplistic distinction between ‘higher value’ employment and other forms of employment activity, such as B8 uses. While high-technology sectors have an important role to play in economic growth, policies should avoid prioritising these uses to the exclusion of other employment sectors that also make a significant contribution to the economy. Restricting the range of acceptable employment uses could limit the ability of sites to respond to changing market conditions.

As set out in the BPF’s ‘The Infrastructure of Everything’ Report, for every ten new industrial jobs created, approximately ten further jobs are generated throughout the supply chain, while every ten new logistics jobs create approximately nine additional jobs across associated sectors. This compares favourably with the retail and office sectors, where approximately five to six additional supply chain jobs are created for every ten new jobs. This demonstrates that the contribution of B8 uses should not be assessed solely through headline job numbers but should also recognise their wider contribution to economic activity, productivity, and employment generation across the supply chain. This approach is consistent

with emerging national policy, which supports flexible and responsive approaches to meeting changing economic needs.

Please see Representations, dated July 2026, for more detail.

Response Box

Topic Heading: Luton Local Plan Community Involvement Paper – Scoping Consultation (Regulation 20)

Question Number: 35

Answer:

Question 1 of the Options section queries if there should be a Local Plan requirement for higher than 10% biodiversity net gain to be achieved on certain developments (e.g. 20%). There is no indication of which sites this higher requirement would apply to; we consider that a consistent approach to BNG should be applied across all development proposals, ensuring clarity for applicants.

Please see Representations, dated July 2026, for more detail.

Response Box

Topic Heading: Luton Local Plan Community Involvement Paper – Scoping Consultation (Regulation 20)
Question Number: 57
Answer: Adopted Policy LLP7 ‘Butterfield Green Technology Park’ is overly prescriptive and incapable of responding to the needs of a modern economy and is inflexible to accommodate needs anticipated in the plan. Policy LLP7 currently restricts the delivery of Class B8 uses to a specific area of the Site, a restriction which is not justified and would constrain BBP’s ability to respond effectively to changing economic conditions, as outlined above. The requirement to conform with the ‘technology park concept’ also set out in Policy LLP7 is dated, overly prescriptive and difficult to define, resulting in uncertainty with occupiers seeking to take space and deliver much needed employment opportunity to the Borough. While this was first set out in planning policy terms in the 1997 Borough of Luton Local Plan, was then carried forward to the 2006 Luton Local Plan and then included within the current adopted Local Plan (2017), much has changed during this time, not least the sustained demand for Class B8 uses across Luton. Furthermore, the 2024 Outline Planning Permission allows for flexible Class B8 or Class B2 uses across the whole of BBP. The new Local Plan must therefore ensure that sufficient flexibility is provided to enable future development at BBP to respond effectively to changing market conditions and the evolving needs of the modern economy. Please see Representations, dated July 2026, for more detail.

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?

Developing our Vision and Objectives

2. What do you think of our draft Vision?
3. What do you think of our draft Objectives?

Our Strategy

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?

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. a) Are there any Issues, Priorities or Options you think we have not considered in this Chapter?
b) Should our current Local Plan policies be retained or change and how?

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. a) Are there any Issues Priorities or Options you think we have not considered in this Chapter?
b) Should our current Local Plan policies be retained or change and how?

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. a) Are there any Issues Priorities or Options you think we have not considered in this Chapter?
b) Should our current Local Plan policies be retained or change and how?

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. a) Are there any Issues Priorities or Options you think we have not considered in this Chapter?
b) Should our current Local Plan policies be retained or change and how?

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. a) Are there any Issues Priorities or Options you think we have not considered in this Chapter?
b) Should our current Local Plan policies be retained or change and how?

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. a) Are there any Issues, Priorities or Options you think we have not considered in this Chapter?
b) Should our current Local Plan policies be retained or change and how?

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. a) Are there any Issues Priorities or Options you think we have not considered in this Chapter?
b) Should our current Local Plan policies be retained or change and how?

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. a) Are there any Issues, Priorities or Options you think we have not considered in this Chapter?
b) Should our current Local Plan policies be retained or changed and how?

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. a) Are there any Issues, Priorities or Options you think we have not considered in this Chapter?
b) Should our current Local Plan policies be retained or change and how?

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. a) Are there any Issues, Priorities or Options you think we have not considered in this Chapter?

- b) Should our current Local Plan policies be retained or change and how?

Sustainable infrastructure and funding

55. What infrastructure is required in Luton and how should this be provided for?
56. a) Are there any Issues, Priorities or Options you think we have not considered in this Chapter?
- b) Should our current Local Plan policies be retained or change and how?

Existing and new Policies

57. Do you have any views about our existing policies how well they are working and what local development management policies we need?

Appendix 2 Evidence for the Local Plan

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

7. Privacy Notice

- 7.1 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.
- 7.2 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.
- 7.3 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

8. Planning service Privacy Notice

- 8.1 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.
- 8.2 If you have any concerns or questions about how we look after your personal information, please contact us at dataprotection@luton.gov.uk.
- 8.3 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

- 8.4 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.)

- 8.5 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

8.6 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.

8.7 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

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

Special category data

8.9 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.

Supporting information

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

- 8.11 [The Town and Country Planning \(Local Planning\) \(England\) Regulations 2026](#) set out the procedure for the adoption of a local plan, which too requires various stages of consultation.
- 8.12 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.
- 8.13 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”.
- 8.14 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.
- 8.15 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.
- 8.16 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.
- 8.17 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

- 8.18 We are obliged to consult within the council, with external agencies and with residents depending on the nature of your application.
- 8.19 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.
- 8.20 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:** agent's details are not normally classed as personal data.
- 8.21 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.
- 8.22 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.
- 8.23 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

- 8.24 We will keep completely confidential any details received about a planning enforcement complaint, including the details of the person making the complaint.
- 8.25 Further details regarding this is provided in the Council's adopted [Planning Enforcement Charter](#).
- 8.26 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

- 8.27 No information within planning is transferred to another country. None of the systems we use are hosted abroad.
- 8.28 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.
- 8.29 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.
- 4.30 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')

- 8.31 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

- 8.32 You have the right to ask us to amend or delete your data as well transfer or limit its use.
- 8.33 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.
- 8.33 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