



Planning Policy Team, Luton

By email:

localplan@luton.gov.uk

Our Ref: NH/Luton

Contact: Strategic Planning Team

E-mail: YourLocalPlan@North-Herts.gov.uk

Date 23 July 2026

Dear Planning Policy Team,

Luton Local Plan Consultations (May 2026)

Thank you for the opportunity to respond to your recent Consultations for your new Local Plan.

We have set our responses each of the consultations below.

Engagement Strategy Scoping Consultation

We have no comments to make regarding your Engagement Strategy Scoping document. As a neighbouring authority, we would like to be involved in all stages of your plan making.

SEA Scoping Consultation

We have no comments to make regarding your SEA Scoping document.

Community Involvement Paper – Scoping Consultation

1. Providing Suitable and Sustainable homes

It should also be recognised that North Herts faces a significant housing challenge, with the government's revised standard method identifying a need for 1,036 homes per year.

2. Supporting Economic Development

North Herts has sub-regional economic links, including proximity to Luton Airport and access to major routes such as the A1(M). Its economic activity extends beyond administrative boundaries, sitting within a wider Functional Economic Market Area that includes the eastern half of Central Bedfordshire and forms an interconnected economic zone along the A1 corridor. Stevenage and Luton's proximity means many highly skilled residents commute out of the district for work. However, the lack of rail links to the west makes places such as Luton less accessible by public transport.

3. Town Centre and Retail

We have no comment to make relating to Luton's Town Centre and Retail provision.

4. Health and Wellbeing

Maintaining improved air pollution in North Herts will be particularly challenging due to increased traffic from planned strategic housing and infrastructure growth in Luton, as well as traffic generated by the consented expansion of Luton Airport during construction and operation.

5. Addressing and adapting to climate change

In May 2019, North Herts Council declared a climate emergency, confirming its commitment to climate action beyond current government targets and international agreements. Our key issues align with Luton's and include (but not limited to): managing emissions alongside growth; tackling transport emissions; decarbonising the built environment; increasing renewable energy; adapting to water stress; managing flood risk naturally; and future-proofing wastewater infrastructure.

6. Protecting and enhancing the natural environment

We acknowledge that environmental issues are not constrained by administrative boundaries and welcome the opportunity to work with you on these matters.

We support an approach to increased BNG on allocated sites above the 10% requirement, subject to viability and the provision of off-site BNG provision as close to the development site as possible in the first instance. We also support the naturalisation, including de-culverting, of rivers in Luton. This would contribute to the overall improvement of the chemical and biological quality of water in the wider local area. The Chilterns National Landscape extends into North Herts, and we would welcome the opportunity to work with you on issues that effect this wider area.

7. Community Facilities, Indoor Sport and Recreation

We support the identification and designation of Local Green Spaces in Luton, and the adoption of open space standards to ensure communities have access to inclusive open space within development in Luton. Luton should look at innovative ways to ensure appropriate provision for communities, e.g. schools etc, can be made.

8. Historic Environment

We have no comment to make relating to Luton's Historic Environment.

9. Placemaking and Design

We support the development of a Luton Design Code for key aspects of development in Luton; this should include an approach to efficient use of land within Luton and how higher densities can help deliver your housing need whilst also providing an inclusive and safe community for residents. Higher densities can be delivered without the need to deliver tall buildings. Luton is well-placed in a sustainable location and promoting sustainable forms of transport can free up space that would have previously been car dominated.

10. Connectivity and Transport

As above – Luton offers excellent opportunities for car free development, and these opportunities should be fully exploited. We support the encouragement of walking and cycling opportunities in Luton and support making connections with neighbouring authorities.

11. Sustainable Infrastructure and Infrastructure Funding

We recognise the impacts that Luton Airport, and adjacent industrial parks and housing will have on the A505 and its relatively poor connection with the A602 and A1(M), and minor roads to the east of Luton.

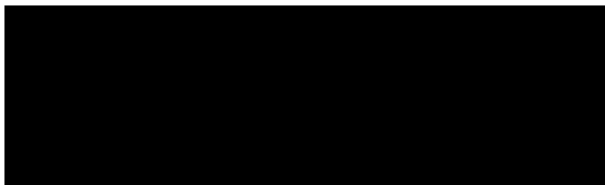
We welcome discussions with Luton, HCC, Central Beds and St Albans City and District Council about potential mitigation and well-integrated plans for Infrastructure Delivery (IDP), Bus Service Improvement (BSIP) and Local Cycling and Walking Infrastructure (LCWIP).

12. Policies

We have no comment to make on existing policies.

If there is anything that you would like to discuss further, please do contact us.

Yours sincerely



Toneisha Williams

Strategic Planning Officer

North Herts District Council