

NORTH HERTFORDSHIRE DISTRICT COUNCIL

Correspondence address:

PO Box 10613, NG6 6DH
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9 May 2017

Luton Borough Council
Strategic Planning
Town Hall,
George Street
Luton

Our Ref: LP14
Your Ref:

Contact Officer: David Hill
Direct Line: 01462 474453
E-mail: david.hill@north-herts.gov.uk

Dear Sir / Madam,

Luton BC Proposed Main Modification Consultation - North Hertfordshire District Council Response

Thank you for providing North Hertfordshire District Council the opportunity to comment on the Proposed Main Modifications to the Luton Local Plan. The district council has only commented on those main modifications it considers to be relevant.

The district council strongly supports the identification of an increase in capacity within the Luton borough boundary to accommodate additional housing provision. This has the effect of reducing the requirement for provision of unmet need outside the borough boundary within the wider housing market area (HMA).

Whilst there is no desire to increase the delay to delivery and adoption of the plan there is, however, a knock-on issue with regards to transport infrastructure capacity and its potential impact on the site to the east of Luton identified in our emerging local plan. Further transport modelling of this increased capacity scenario is needed to ensure that transport infrastructure can accommodate both the growth requirements within Luton's and North Hertfordshire's local plans. The same is also true with regards to the relocation of the football club into the centre of town and other modifications in relation to the employment strategy in the plan. These potential impacts on the road network have not yet been modelled. NHDC is keen to work jointly on this matter going forward so that both local plans can be advanced in a timely manner to a positive conclusion.

In this regard NHDC supports MM06 identifying the requirement to work collaboratively with neighbouring authorities to ensure that unmet need is provided in "appropriate locations". Work identified through the respective statements of common ground illustrates the positive outcomes and collaborative work that has occurred so far.

The district council also supports the pro-rata split of the housing requirement (MM09) within the HMA and specifically within North Hertfordshire as it reflects our

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understanding of need within that part of the district as stated in our Proposed Submission Local Plan (2016).

NHDC supports the early review policy LP40 in MM56 as by 2021 there will be clarification relating to the locations of growth outside of the borough boundary and the locations for unmet need are likely to be more certain.

Please find attached three response forms in relation to specific issues.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'D Levett', with a horizontal line extending to the right.

Cllr David Levett
Executive Member for Planning and Enterprise

**Luton Local Plan 2011 – 2031:
Proposed Main Modifications to the Pre-
Submission Plan Arising From Public
Examination Hearings Held July 2016 to
January 2017**

Representation Form

Please return to the Strategic Planning Team by 5pm 26th May 2016
By post to: FREEPOST Luton Borough Council, Strategic Planning
By e-mail to: strategicplanningteam@luton.gov.uk

This form has two parts –
Part A – Personal Details (You need only submit one copy of Part A)
Part B – Your representation(s). **Please submit a separate sheet** for each representation you wish to make.

Part A – Submit only one copy of this

**1. Personal
Details***

2. Agent's Details (if applicable)

**If an agent is appointed, please complete only the Title, Name, Organisation and asterisked boxes below but complete the full contact details of the agent in 2.*

Title	<input type="text" value="Cllr"/>	<input type="text"/>
First Name	<input type="text" value="David"/>	<input type="text"/>
Last Name	<input type="text" value="Levett"/>	<input type="text"/>
Job Title (where relevant)	<input type="text" value="Executive Member for Planning and Enterprise"/>	<input type="text"/>
Organisation (where relevant)	<input type="text" value="North Hertfordshire District Council"/>	<input type="text"/>
Address Line 1*	<input type="text" value="Town Lodge"/>	<input type="text"/>
Address Line 2	<input type="text" value="Gernon Road"/>	<input type="text"/>
Post Town*	<input type="text" value="Letchworth Garden City"/>	<input type="text"/>
County	<input type="text" value="Hertfordshire"/>	<input type="text"/>
Post Code*	<input type="text"/>	<input type="text"/>
Telephone Number	<input type="text" value="(01462) 474453"/>	<input type="text"/>
E-mail Address	<input type="text" value="David.hill@north-herts.gov.uk"/>	<input type="text"/>

Luton Local Plan 2011 - 2031: Proposed Main Modifications to the Pre-Submission Plan Arising From Public Examination Hearings Held July 2016 to January 2017

Part B – Please use a separate sheet for each representation

Name or Organisation : North Hertfordshire District Council

3. Please give the number of the proposed main modification your comment relates to.

Main Modification MM02, MM09, MM12, MM27 and MM32

4. Do you believe the modification is :

(1) Legally compliant	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
(2) Sound	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>

If you have entered No to 4.(2), continue with Q5, otherwise please go straight to Q6

5. Choose **one** option. The modification is **unsound** because it is:

(1) NOT Positively Prepared (it is not a strategy which seeks to meet objectively assessed development and infrastructure requirements)	<input type="checkbox"/>
(2) NOT Justified (it is not the most appropriate strategy, when considered against the reasonable alternatives, based on a proportionate evidence base)	<input checked="" type="checkbox"/>
(3) NOT Effective (the plan is not deliverable over its period and based on effective joint working on cross-boundary strategic priorities)	<input checked="" type="checkbox"/>
(4) NOT Consistent with national policy	<input type="checkbox"/>

6. Please give details of why you consider the modification **is** or **is not** legally compliant or sound. Please be as precise as possible.

Whilst the district Council supports the increase in capacity of the borough there has been no transport modelling undertaken and so there is no understanding of the increase's potential impact on the site to the east of Luton identified in our emerging local plan.

Further transport modelling of this increased capacity scenario is needed to ensure that transport infrastructure can accommodate both the growth requirements within Luton's and North Hertfordshire's local plans.

(Continue on a separate sheet if necessary)

7. Please set out what change(s) you consider necessary to make the modification legally compliant or sound. Please have regard to any answer you have given at 5 and 6 above. You will need to say why this change will make the modification legally compliant or sound. It will help if you are able to suggest revised wording of any policy or text.

Further transport modelling of housing numbers and sites.

Please note your representation should cover all the information, evidence and supporting information necessary to support and justify both your comment and any suggested change. There will not normally be any further opportunity to expand on your comment at this stage.

8. Do you wish to be notified of any of the following? Please mark all that apply.

(a) when the Inspector's Report is published

X

(b) when the Local Plan is adopted

X

Please note that all comments will be held by the Council and will be available for public inspection under the Freedom of Information Act 2000. Only names, post towns and comments will be made available as part of reports made in electronic formats.

9. Signature:



Date:

9 May 2017

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First Name	David	
Last Name	Levett	
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E-mail Address	David.hill@north-herts.gov.uk	

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Part B – Please use a separate sheet for each representation

Name or Organisation : North Hertfordshire District Council

3. Please give the number of the proposed main modification your comment relates to.

Main Modification

MM19, MM15 and
MM18

4. Do you believe the modification is :

(1) Legally compliant

Yes

No

(2) Sound

Yes

No

If you have entered No to 4.(2), continue with Q5, otherwise please go straight to Q6

5. Choose one option. The modification is **unsound because it is:**

(1) **NOT** Positively Prepared (it is not a strategy which seeks to meet objectively assessed development and infrastructure requirements)

(2) **NOT** Justified (it is not the most appropriate strategy, when considered against the reasonable alternatives, based on a proportionate evidence base)

(3) **NOT** Effective (the plan is not deliverable over its period and based on effective joint working on cross-boundary strategic priorities)

(4) **NOT** Consistent with national policy

6. Please give details of why you consider the modification is or is not legally compliant or sound. Please be as precise as possible.

Changes to the employment strategy in the plan have not been assessed by updated transport modelling, Therefore the transport implications of the new changes are not known, especially in combination with additional housing capacity within the borough boundary and the site to the East of Luton as identified in the NHDC Local Plan.

(Continue on a separate sheet if necessary)

7. Please set out what change(s) you consider necessary to make the modification legally compliant or sound. Please have regard to any answer you have given at 5 and 6 above. You will need to say why this change will make the modification legally compliant or sound. It will help if you are able to suggest revised wording of any policy or text.

Further transport modelling of new employment strategy in combination with increased housing capacity.

Please note your representation should cover all the information, evidence and supporting information necessary to support and justify both your comment and any suggested change. There will not normally be any further opportunity to expand on your comment at this stage.

8. Do you wish to be notified of any of the following? Please mark all that apply.

(a) when the Inspector's Report is published

X

(b) when the Local Plan is adopted

X

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Part B – Please use a separate sheet for each representation

Name or Organisation : North Hertfordshire District Council

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Main Modification

4. Do you believe the modification is :

(1) Legally compliant	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
(2) Sound	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>

If you have entered No to 4.(2), continue with Q5, otherwise please go straight to Q6

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6. Please give details of why you consider the modification **is** or **is not** legally compliant or sound. Please be as precise as possible.

Whilst the intention behind the additional wording in this modification is understood, the district council is not keen on the phraseology used. Suggesting that alternative parts of North Hertfordshire are more appropriate than other locations much closer to Luton is not considered appropriate.

The caveat at the end of the sentence suggests that other areas outside of the HMA are also appropriate, however simply because part of the district is within the HMA, does not mean that the remainder of the district is appropriate should the “net need to be cast wider”. A more simple way of phrasing this sentence may be “*Only in the event of joint work failing to meet the scale of objectively set housing needs within the functional Luton HMA would areas beyond the HMA need to be considered.*” This negates the need to identify specific areas and locations.

7. Please set out what change(s) you consider necessary to make the modification legally compliant or sound. Please have regard to any answer you have given at 5 and 6 above. You will need to say why this change will make the modification legally compliant or sound. It will help if you are able to suggest revised wording of any policy or text.

Amend text at the end of MM10 to *“Only in the event of joint work failing to meet the scale of objectively set housing needs within the functional Luton HMA would areas beyond the HMA need to be considered.”*

Please note your representation should cover all the information, evidence and supporting information necessary to support and justify both your comment and any suggested change. There will not normally be any further opportunity to expand on your comment at this stage.

8. Do you wish to be notified of any of the following? Please mark all that apply.

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