

# **Central Bedfordshire Council Local Plan (2015-2035)**

Luton & Central Bedfordshire  
Strategic Housing Market Assessment  
(December 2017)

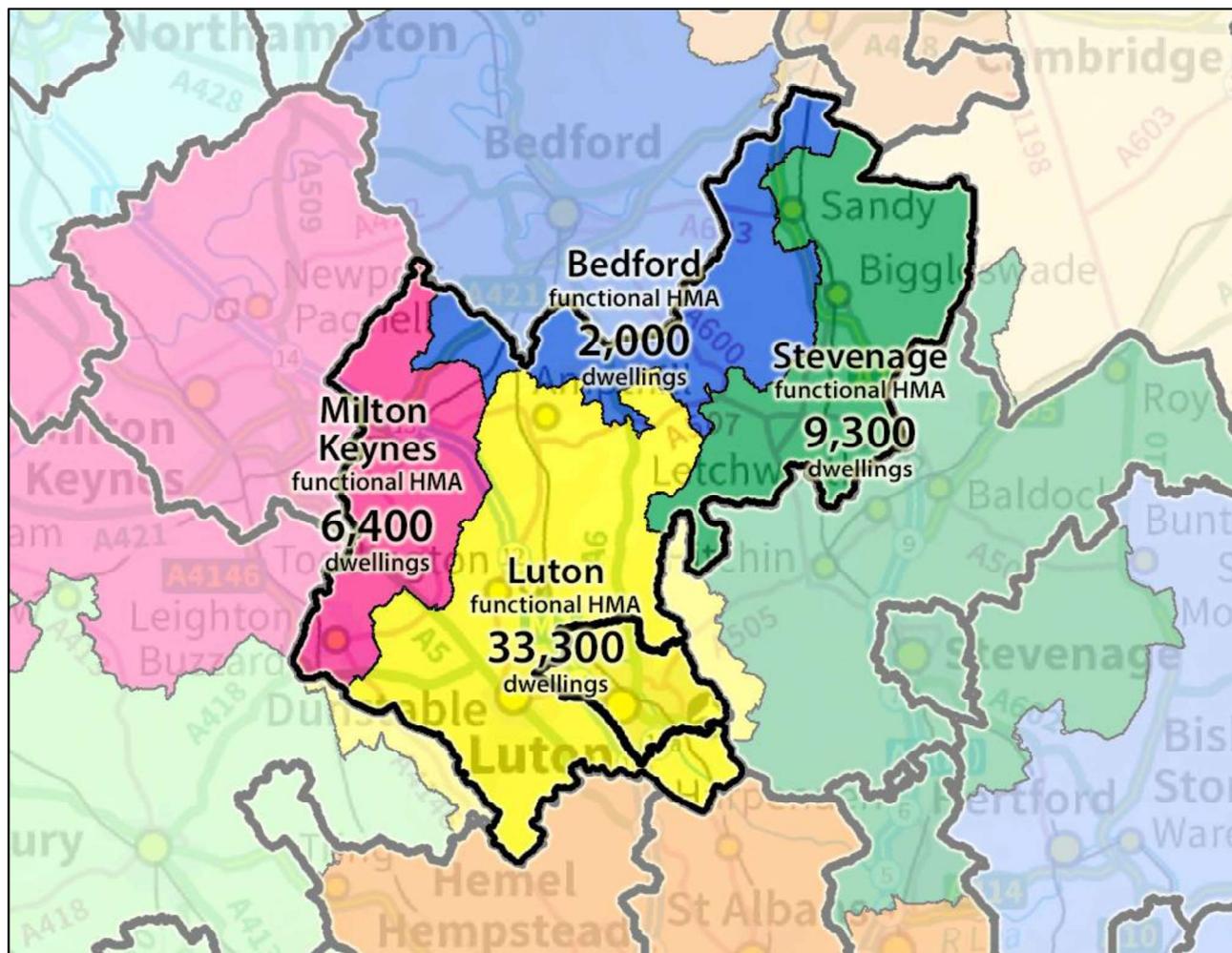
## Need by Functional Housing Market Area

5.94 The SHMA has considered the OAN for Luton and Central Bedfordshire administrative areas as a “best fit” to the Luton functional housing market area. Nevertheless, Central Bedfordshire’s administrative area is in practice divided between four functional housing areas:

- » Bedford functional HMA;
- » Luton functional HMA;
- » Milton Keynes functional HMA; and
- » Stevenage functional HMA.

5.95 Given the Full OAN of 51,000 dwellings identified for the combined area of Luton and Central Bedfordshire (comprised of 19,000 dwellings in Luton borough and 32,000 dwellings in Central Bedfordshire), Figure 93 shows the distribution of Housing Need across the four functional HMAs (within Luton and Central Bedfordshire LPAs). This is based on a simple pro rata distribution based on the existing population at the time of the last Census in 2011, an approach that was endorsed by the Luton Local Plan Inspector.<sup>40</sup>

**Figure 93: Objectively Assessed Need for Housing across the functional Housing Market Areas within Luton and Central Bedfordshire 2015-35 (Note: Figures only identify need within Luton and Central Bedfordshire administrative areas)**



<sup>40</sup> Luton Local Plan, Inspector’s Report August 2017, para 96: “The approach taken in the SHMA to arrive at these figures appears reasonable”