



HOUGHTON REGIS TOWN COUNCIL

Peel Street, Houghton Regis, Bedfordshire, LU5 5EY

Town Mayor: **Cllr M Herber**

Tel: 01582 708540

Town Clerk: **Clare Evans**

e-mail: info@houghtonregis-tc.gov.uk

Date: 10th February 2026

To: Members of the Planning Committee

Cllrs: M Herber (Chair), E Billington, E Cooper, Y Farrell, D Jones, C Slough, D Taylor

(Copies to other Councillors for information)

Notice of Meeting

You are hereby summoned to a Meeting of the **Planning Committee** to be held at the Council Offices, Peel Street on Monday 16th February 2026 at **7.00pm**.

Members of the public who wish to attend the meeting may do so in person or remotely through the meeting link below.

To attend remotely through Teams please follow this link: [MEETING LINK](#)

Clare Evans
Town Clerk

THIS MEETING MAY BE RECORDED¹

Agenda

1. APOLOGIES AND SUBSTITUTIONS

2. QUESTIONS FROM THE PUBLIC

In accordance with approved Standing Orders 1(e)-1(l) Members of the public may make representations, ask questions and give evidence at a meeting which they are entitled to attend in respect of the business on the agenda.

The total period of time designated for public participation at a meeting shall not exceed 15 minutes and an individual member of the public shall not speak for more than 3 minutes unless directed by the chairman of the meeting.

¹ This meeting may be filmed by the Council for subsequent broadcast online and can be viewed at <http://www.houghtonregis.org.uk/minutes>

Phones and other equipment may be used to film, audio record, tweet or blog from this meeting by an individual Council member or a member of the public. No part of the meeting room is exempt from public filming unless the meeting resolves to go into exempt session.

The use of images or recordings arising from this is not under the Council's control.

3. SPECIFIC DECLARATIONS OF INTEREST & REQUESTS FOR DISPENSATIONS

Under the Localism Act 2011 (sections 26-37 and Schedule 4) and in accordance with the Council's Code of Conduct, Members are required to declare any interests which are not currently entered in the member's register of interests or if he/she has not notified the Monitoring Officer of any such interest.

Members are invited to submit any requests for Dispensations for consideration.

4. MINUTES

To approve the Minutes of the meeting held on the **26th January 2026**.

Recommendation: To approve the Minutes of the meeting held on 26th January 2026 and for these to be signed by the Chairman.

5. PLANNING MATTERS

(a) To consider the following applications:

[CB/26/00042/FULL \(click for more details\)](#)

Erection of two semi-detached dwellings
Midway Cottage, Bedford Road, Houghton Regis, Dunstable, LU5 6JP

[CB/26/00217/FULL \(click for more details\)](#)

Two storey side/rear extension
9 Watervale, Houghton Regis, Dunstable, LU5 6FY

[CB/25/03805/REG3 \(click for more details\)](#)

Demolition of outbuilding and erection of single story rear extension
12 Hillside, Houghton Regis, Dunstable, LU5 5HR

[CB/25/04014/RM \(click for more details\)](#)

Reserved Matters: following Outline Application CB/15/00297/OUT (Outline 'hybrid' planning application with details of main access routes, primary road network and associated drainage in detail only and layout in outline with details of landscaping, appearance and scale reserved for later determination. Development to comprise: Up to 1,850 residential (C3) dwellings (including affordable housing), 2FE Primary School (D1), employment land (Use Classes B1 [a-c], B2 & B8), local centre comprising retail (A1, A2, A3, A4 & A5) and community/leisure uses (D1 & D2), layout of public open spaces including sports pitches and changing rooms, natural wildlife areas and all associated works and operations including engineering operations and earthworks). Approval of all matters for the provision of a community centre hub (Use Class F2(b), on land in Houghton Regis, just off West Highland Drive, comprising of a modular pavilion, associated access arrangements, improved public realm, landscaping, drainage features and ancillary facilities
Land West of Bidwell (Houghton Regis North Site 2), Houghton Regis

For noting

- [CB/25/04022/DOC \(click for more details\)](#) Discharge of Conditions 2, 3, 5, 28 and 32 against planning permission ref. CB/21/03369/FULL Residential development of 57 affordable dwellings with associated works including the re-configuration of the roundabout to create a fourth arm and form the vehicular access
Hand Post Field north of Thorn Road Houghton Regis
- [CB/25/04058/LDCP \(click for more details\)](#) Lawful Development Certificate Proposed: Erection of a front porch
194 Tithe Farm Road, Houghton Regis, Dunstable, LU5 5JE
- [CB/26/00142/DOC \(click for more details\)](#) Discharge of Condition 16 against planning permission ref. CB/24/01505/RM (Reserved Matters: following Outline Application CB/12/03613/OUT(Outline planning permission with the details of access, appearance, landscaping, layout and scale reserved for later determination. Development to comprise: up to 5,150 dwellings (Use Class C3); up to 202,500 sqm gross of additional development in Use Classes: A1, A2, A3 (retail), A4 (public house), A5 (take away); B1, B2, B8 (offices, industrial and storage and distribution); C1 (hotel), C2 (care home), D1 and D2 (community and leisure); car showroom; data centre; petrol filling station; car parking; primary substation; energy centre; and for the laying out of the buildings; routes and open spaces within the development; and all associated works and operations including but not limited to: demolition; earthworks; engineering operations. All development, works and operations to be in accordance with the Development Parameters Schedule and Plans.). Reserved matters for access, appearance, landscaping, layout and scale for 189 dwellings at Parcel 5 pursuant to outline permission CB/12/03613/OUT and details to satisfy conditions; 8 (Surface Water Drainage), 25 (Construction Management Plan), 26 (Landscape Management Plan), 29 (Foul Drainage), 32 (Noise) and 33 (Noise).) Parcel 5, Houghton Regis North 1, Sundon Road, Houghton Regis, LU5 5GX
- [CB/26/00194/DOC \(click for more details\)](#) Discharge of Condition 13 against planning permission ref. CB/25/02936/VOC (Variation of condition numbers 3, 16 and 17 of planning permission CB/23/03775/FULL (Erection of 6 residential dwellings with associated works) Variation reason (1) The road layout has been slightly modified to reduce the distance of parking bay for Plot 1 from the house (2) The site's sustainability strategy has been updated to include Air Source Heat Pumps (ASHP) (3) The internal layouts of the proposed houses have been revised (4) The window cill heights have also been adjusted to ensure compliance with building regulations
The Bungalow, Bedford Road, Houghton Regis, Dunstable, LU5 6JS
- [CB/26/00279/DOC \(click for more details\)](#) Discharge of Condition 26, against planning permission ref. CB/12/03613/OUT (Outline planning permission with the details of access, appearance, landscaping, layout and scale reserved for later determination. Development to comprise: up to 5,150 dwellings (Use

Class C3); up to 202,500 sqm gross of additional development in Use Classes: A1, A2, A3 (retail), A4 (public house), A5 (take away); B1, B2, B8 (offices, industrial and storage and distribution); C1 (hotel), C2 (care home), D1 and D2 (community and leisure); car showroom; data centre; petrol filling station; car parking; primary substation; energy centre; and for the laying out of the buildings; routes and open spaces within the development; and all associated works and operations including but not limited to: demolition; earthworks; engineering operations. All development, works and operations to be in accordance with the Development Parameters Schedule and Plans.) Phase 4, Parcels 7 and 8, Houghton Regis North 1, Sundon Road, Houghton Regis

[CB/26/00175/DOC \(click for more details\)](#)

Discharge of Condition 20, against planning permission CB/12/03613/OUT (Outline planning permission with the details of access, appearance, landscaping, layout and scale reserved for later determination. Development to comprise: up to 5,150 dwellings (Use Class C3); up to 202,500 sqm gross of additional development in Use Classes: A1, A2, A3 (retail), A4 (public house), A5 (take away); B1, B2, B8 (offices, industrial and storage and distribution); C1 (hotel), C2 (care home), D1 and D2 (community and leisure); car showroom; data centre; petrol filling station; car parking; primary substation; energy centre; and for the laying out of the buildings; routes and open spaces within the development; and all associated works and operations including but not limited to: demolition; earthworks; engineering operations. All development, works and operations to be in accordance with the Development Parameters Schedule and Plans.) Parcel 4, AMP1, Houghton Regis North 1, Sundon Road, Houghton Regis

(b) Decision Notices

Permissions/Approvals/Consents:

None at time of going to print.

Refusals:

None at time of going to print.

Withdrawals:

None at time of going to print.

6. PLANNING APPLICATIONS – DELEGATED AUTHORITY

The following planning applications have been received for consultation and fall within delegated authority. They are recommended for approval:

[CB/25/03768/FULL \(click for more details\)](#)

Hip to gable on roof and widening of rear dormer with roof lights on front roof slope
4A Bedford Road, Houghton Regis, Dunstable, LU5 5DJ

CB/26/00024/FULL (click for more details)	Erection of a single storey rear extension 56 Leaf Road, Houghton Regis, Dunstable, LU5 5JH
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7. REFERENCING FRAMEWORK RE: NEIGHBOURHOOD PLAN IMPLEMENTATION SUB-COMMITTEE

Pages 10 - 21

Members will find attached the HRNP Referencing Table and the Neighbourhood Implementation Sub-Committee Policy Guide. These documents are provided to support Members when considering and determining planning applications, ensuring decisions remain consistent with the policies of the Neighbourhood Plan.

Recommendation: To agree the use of the HRNP Referencing Table as a tool to support the formulation of comments for consideration by planning officers, ensuring that such comments are consistent with the policies of the Neighbourhood Plan.

8. CB-2503400-RM - PARCELS 4 AND 5, AREA 4, HOUGHTON REGIS NORTH SITE 1, LAND ON THE NORTHERN EDGE OF HOUGHTON REGIS

Pages 22 - 24

Members will find attached document from Central Bedfordshire Council advising of revisions that have been received in relation to outline application CB/12/03613/OUT.

Recommendation: To consider the revisions received from Central Bedfordshire Council in relation to outline application CB/12/03613/OUT and to consider comments for submission to Central Bedfordshire Council.

9. CB-2502485-RM - PHASE 3B PARCELS 1 & 2, HOUGHTON REGIS NORTH SITE 1, LAND ON THE NORTHERN EDGE OF HOUGHTON REGIS

Pages 25 - 28

Members will find attached document from Central Bedfordshire Council advising of revisions that have been received in relation to outline application CB/12/03613/OUT.

Recommendation: To consider the revisions received from Central Bedfordshire Council in relation to outline application CB/12/03613/OUT and to consider comments for submission to Central Bedfordshire Council.

10. PLANNING APPLICATION SUBMITTED – PHASE ONE OF THE THORN COMMUNITY CENTRE

Pages 29 - 61

The planning application for the new community space in north Houghton Regis is not yet live on the Central Bedfordshire planning portal, as it is still going through validation. However, the project team has shared early information, including the site location, outline plans, and artist impressions.

HOUGHTON REGIS TOWN COUNCIL

Planning Committee

Minutes of the meeting held on

26th January 2026 at 7.00pm

Present: Councillors: M Herber Chairman
E Cooper
Y Farrell
D Jones
D Taylor

Officers: Louise Senior Head of Democratic Services
Amanda Samuels Administration Officer

Public: 0

Apologies: Councillors: E Billington

Absent: C Slough

Also present: T McMahon (virtual)

13506 APOLOGIES AND SUBSTITUTIONS

Apologies were received from Cllr Billington.

13507 QUESTIONS FROM THE PUBLIC

None.

13508 SPECIFIC DECLARATIONS OF INTEREST

None.

13509 MINUTES

To approve the Minutes of the meeting held on the 5th January 2026.

Resolved: To approve the Minutes of the meeting held on 5th January 2026 and for these to be signed by the Chairman.

13510 PLANNING MATTERS

(a) The following planning applications were considered:

[CB/25/03613/FULL](#)
[\(click for more details\)](#)

Erect a detached garage to rear of garden, ancillary to the dwelling.
7 Woodlands Avenue, Houghton Regis, Dunstable, LU5 5LJ

Comments: Members stated that the issues raised by the Tree and Landscape Officer (Memo 2824614) needed to be addressed by the applicant.

Houghton Regis Town Council raised no objection to this application.

[CB/25/04023/RM](#)
[\(click for more details\)](#)

Reserved Matters: following Outline Application CB/12/03613/OUT (Outline planning permission with the details of access, appearance, landscaping, layout and scale reserved for later determination. Development to comprise: up to 5,150 dwellings (Use Class C3); up to 202,500 sqm gross of additional development in Use Classes: A1, A2, A3 (retail), A4 (public house), A5 (take away); B1, B2, B8 (offices, industrial and storage and distribution); C1 (hotel), C2 (care home), D1 and D2 (community and leisure); car showroom; data centre; petrol filling station; car parking; primary substation; energy centre; and for the laying out of the buildings; routes and open spaces within the development; and all associated works and operations including but not limited to: demolition; earthworks; engineering operations. All development, works and operations to be in accordance with the Development Parameters Schedule and Plans.) Approval of appearance and landscaping for Phase 1 LEAP in area masterplan 1
Phase 1, Houghton Regis North Site, Land on the northern edge of Houghton Regis, Houghton Regis

Comments: Members had noted the reports regarding traffic noise, and landscaping and visibility; however, it was agreed that these were technical matters.

Houghton Regis Town Council raised no objection to this application.

Noted:

[CB/25/04031/NMA](#)
[\(click for more details\)](#)

Non-material amendment to planning permission CB/24/01505/RM (Reserved Matters: following Outline Application CB/12/03613/OUT(Outline planning permission with the details of access, appearance, landscaping, layout and scale reserved for later determination. Development to comprise: up to 5,150 dwellings (Use Class C3); up to 202,500 sqm gross of additional development in Use Classes: A1, A2, A3 (retail), A4 (public house), A5 (take away); B1, B2, B8 (offices, industrial and storage and distribution); C1 (hotel), C2 (care home), D1 and D2 (community and leisure); car showroom; data centre; petrol filling station; car parking; primary substation; energy centre; and for the laying out of the buildings; routes and open spaces within the

development; and all associated works and operations including but not limited to: demolition; earthworks; engineering operations. All development, works and operations to be in accordance with the Development Parameters Schedule and Plans.). Reserved matters for access, appearance, landscaping, layout and scale for 189 dwellings at Parcel 5 pursuant to outline permission CB/12/03613/OUT and details to satisfy conditions; 8 (Surface Water Drainage), 25 (Construction Management Plan), 26 (Landscape Management Plan), 29 (Foul Drainage), 32 (Noise) and 33 (Noise)'.) Amendment sought to reduce the number of street trees in pits
Parcel 5, Houghton Regis North 1, Sundon Road, LU5 5GX

[CB/25/03873/DOC](#)
[\(click for more details\)](#)

Discharge of Conditions 2, 4, 6, 9, 15 & 19 against planning permission ref. CB/24/00801/FULL (Erection of a Class B8 (self-storage) building on southern boundary and associated works to car park and landscaping)
Former Site of Morrisons, High Street, Houghton Regis

Permissions / Approvals / Consents

None received.

Refusals:

None received.

Withdrawals:

None received.

13511 PLANNING APPLICATIONS – DELEGATED AUTHORITY

Members were advised that there were no planning applications which had been determined using delegated authority to report at this meeting.

The Chairman declared the meeting closed at 7.07pm

Dated this 16th day of February 2026

Chairman

Planning Application Referencing Framework

Checklist for assessing compliance with the Houghton Regis Neighbourhood Plan (HRNP)

Application Details

Planning Application Reference:	
Site Address:	

Planning Application Referencing Table

Neighbourhood Plan Policy	Policy Summary	Relevant to Application?	Compliant?	Notes / Evidence
TC1	Town Centre – retain/improve town centre uses and public realm	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
TC2	High Street West – support regeneration and employment area improvement	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
TC3	High Street North – redevelopment incl. community/health uses	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
TC4	All Saints' View – improved linkages and public realm	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
TC5	Local Centres – protect/enhance local centres and small shops	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
H1	Affordable Housing – provide affordable units incl. First Homes	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
H2	Sustainable Development & Design – high-quality and energy-efficient design	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
GSR1	Play & Recreation Spaces – accessible, high-quality provision	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
GSR2	Sports Facilities/Open Space – open space contributions	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	

GSR3	Local Green Spaces – protect designated sites	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
GSR4	Chalk Pit Nature Reserve – protect landscape and biodiversity	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
GSR5	Rights of Way – protect and improve active travel routes	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
BNF1	Biodiversity & Natural Features – 10% BNG and protected landscape features	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
BNF2	Chiltern Beechwoods SAC – SAMM & SANG contributions	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
HE1	Heritage – protect listed buildings, conservation area and historic assets	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
BE1	Employment – protect employment areas, support small business growth	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
TCP1	Access & Connectivity – improve active travel and HRN links	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
TCP2	Parking – adequate parking, permeable surfacing, EV charging	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
I1	Infrastructure – timely delivery of essential community and site infrastructure	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	

Houghton Regis Neighbourhood Plan – Guide to assessing planning applications.

Neighbourhood Plan Policies: When assessing planning applications, the proposals should comply with the Neighbourhood Plan policies which are relevant to the proposals. If the proposal directly conflicts with any policy or part of a policy, an **OBJECTION** should be raised. If it is unclear, a judgement would need to be made whether to object or **COMMENT**. If a proposal clearly complies with a policy/policies, the application may be **SUPPORTED**.

Neighbourhood Plan Aspirations: Do the proposals further any of the aspirations? Is there potential for asking the applicant to support the aspirations?

Policy TC1 Town Centre

Proposals for the development of new town centre uses will be encouraged within Houghton Regis town centre provided that the scale of such proposals is appropriate and that the proposed use would positively support the vitality of the town centre by enhancing the range of facilities offered and/or stimulating activity outside normal shopping hours.

Within the Town Centre area the loss of town centre related uses will be resisted unless the proposed replacement use would positively support the vitality of the town centre by enhancing the range of facilities on offer.

Proposals for new development or changes of use within the defined Town Centre boundary will be supported where they will contribute to the overall vitality of the Town Centre, particularly in respect of providing new retail outlets, employment opportunities and uses that support the evening economy. Residential use will be supported at the upper storeys of premises, subject to no adverse impacts upon residential amenities arising from nearby uses.

Proposals for new and improved pedestrian and cycle links to the Town Centre from surrounding areas will be encouraged and supported in order to promote active travel choices for people visiting the Town Centre.

Policy TC2 High Street West

Within the High Street West area development proposals within this boundary that are for leisure, hospitality, entertainment and associated car parking will be supported.

Development proposals shall have sympathetic regard to the existing built form of the High Street and Houghton Road frontages.

Development proposals will seek to include direct pedestrian/cycle link(s) with the High Street and town centre to bring the commercial strands of the town centre together and support access and permeability of the site.

Policy TC3 High Street North

Within the High Street North area proposals for development within this boundary for facilities and services for the community, health, education, retail and car parking will be supported.

Above floor level, residential use and office space will be supported.

Development proposals will seek to include direct pedestrian/cycle link(s) with the High Street and town centre to bring the commercial strands of the town centre together and support access and permeability of the site.

Policy TC4 All Saints View

Within the All Saints View area proposals for shop uses at ground floor will be encouraged and active frontages will be retained. Within the Conservation Area development should positively contribute to the character and appearance of the Conservation Area.

Policy TC5 Local Centres

Proposals for the change of use or re-development of shops or public houses in the Local Centres, which would result in the loss of such facilities, will be resisted unless:

1. There are other facilities performing the same function within easy walking distance of the community (10 minutes walking time); and/or
2. The facility no longer meets the needs of the community; and
3. The applicant provides sufficient and demonstrable evidence that the facility is no longer viable in its current form.

Where the above tests are met, the site/building must firstly be considered for alternative community infrastructure uses, in consultation with the local community, and only where an alternative community infrastructure use is demonstrated to be unviable or unsuitable, may other uses be considered acceptable

Proposals for new retail development within the Local Centres should include the provision of appropriate facilities for waste collection and recycling.

Policy H1 Affordable Housing

New residential development within Houghton Regis must provide a quantity of affordable housing in line with the requirements contained within the Central Bedfordshire Local Plan.

The provision and mix of affordable units for new development must comply with the National Planning Practice Guidance on First Homes, which requires 25% of all affordable housing to comprise of First Homes.

The remaining tenure of affordable units should be in accordance with Policy H4: Affordable Housing of the Central Bedfordshire Local Plan, or its successor.

Policy H2 Sustainable Development

The design and standard of all new development will be expected to achieve a high level of sustainable design and construction.

All new development will be optimised for energy efficiency, targeting net zero carbon emissions. This involves:

- Siting and orientation to optimise passive solar gain.
- The use of high quality, thermally efficient building materials.
- Installation of energy efficiency measures such as loft and wall insulation and double/triple glazing.
- The incorporation of on-site energy generation from renewable sources such as unobtrusive solar panels appropriately positioned.

With regard to existing buildings:

- The retrofit of existing buildings, including heritage properties, is encouraged to reduce energy demand and to generate renewable energy where appropriate, provided that historic characteristics are safeguarded.
- Alterations to all existing buildings must be designed with energy reduction in mind and comply with sustainable design and construction standards.

All new development will be expected to minimise the use of water, provide water storage and manage surface water, using measures such as permeable paving.

All new development should be designed to facilitate active travel choices, prioritising walking and cycling, with appropriate provision for secure cycle parking and, where necessary, suitable connections to new or existing footpaths and cycleways.

Policy GSR1 Play and Recreation Spaces

The following play and recreation spaces will be retained as such, and proposals which would result in the loss or reduction of these will not be supported unless an alternative facility is provided to a better standard and/or in a better location:

- The Green, (must be retained as is),
- Moore Crescent Bowling Club Ground,
- Other small recreation/playspaces throughout Houghton Regis as identified in the CBC Leisure Strategy Parish Schedule
- Allotments

The provision of new recreation spaces and improvements to existing spaces and equipment will be supported.

(Note: This policy seeks to retain open spaces that are not protected by Local Green Space designation through Policy GSR3)

Policy GSR2 Sports facilities and Open space provision as part of new development

Formal sports facilities and open space should normally be provided within new development to accord with the standards set by Central Bedfordshire Council in the Local Plan and Houghton Regis North 1 & 2 Masterplans. In addition, for new open spaces, the following criteria should be met:

- Efforts should be made to develop green corridors between the built up areas, new open spaces and the countryside;
- Developments should incorporate tree and shrub planting.

Suitable arrangements must be incorporated for the costs of future maintenance of these spaces.

Policy GSR3 Local Green Spaces

The following areas are designated as Local Green Spaces:

1. Sewell Cutting Nature Reserve
2. Blue Waters Woodland
3. The Baulk and Plaiters Way
4. Orchard Close Recreation Ground
5. Dog Kennel Down
6. Moore Crescent Recreation Ground
7. Tithe Farm Recreation Ground
8. Windsor Drive Recreation Ground
9. Parkside Recreation Ground

Inappropriate development within the Local Green Spaces will not be supported except in very special circumstances.

Policy GSR4 Chalk Pit Nature Reserve protection.

All development proposals which could affect the function and special qualities of the Chalk Pit Nature Reserve will be required to ensure that the biodiversity, recreational and landscape values of the Reserve are preserved and enhanced.

Policy GSR5 Rights of way protection and improvement.

The Public Rights of Way network in the Plan area will be retained and new links around the Parish and to the wider countryside will be encouraged.

Policy BNF1 Biodiversity and protecting natural features policies.

New development will be required to protect and enhance existing natural features of sites and provide at least 10% net gain in biodiversity.

Provision of appropriate species-related measures will be required in new buildings, including extensions, for example, swift bricks, bat and owl boxes, hedgehog highways.

Opportunities should also be taken by developers and landowners to link sustainable drainage solutions in new development to complement nature conservation objectives.

Any proposal to develop areas considered important natural features of the chalk landscape, especially those that are a prominent part of the parish's character, must be protected and preserved, notably:

The springs at:

- Kingsland
- The Green
- Bidwell
- Sewell
- Thorn
- the source of the Ouzel Brook

The natural hilltops and viewpoints over the landscape

- of and from Maiden Bower,
- of and from the rim of the Houghton Regis Chalk Pit Nature Reserve,
- Dog Kennel Down.

Policy HE1 Heritage assets protection and design requirements.

All development proposals affecting designated and non-designated heritage assets will be required to take into account the significance of affected assets, as well as the contribution made by the setting. Development should take into account local styles, materials and architectural detailing which contribute to local distinctiveness. The total loss of, or substantial harm to, a designated heritage asset will be resisted unless substantial public benefits can be demonstrated. Archaeological evaluation should be undertaken where development proposals have the potential to affect heritage assets with archaeological interest. In assessing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

Applicants must explain, in a Design and Access Statement and/or Heritage Statement, how the proposals will address these criteria.

Development in the Houghton Regis Conservation Area should take into account the principles and potential enhancements set out in the Conservation Area Statement and Management Plan.

Policy BE1 Employment area protection and support for business development.

In order to ensure the local economic and employment potential of the area is retained, proposals for change of use away from employment uses will not be supported in the following employment areas:

- A. Townsend Farm Road/Portland Close/Westbury Close/Blackburn Rd
- B. those parts of Porz Ave/Woodside Estate/ Houghton Hall within the Houghton Regis parish boundary,
- C. the area of Houghton Regis North 1/Woodside link within the Houghton Regis parish boundary,
- D. Houghton Regis North 2 West

Proposals for the development of new small businesses and for the expansion or diversification of existing businesses will be encouraged, providing that:

- it can be demonstrated that there will be no significant adverse impact from increased traffic, noise, lighting or other emissions or activities arising from the proposed development;
- where relevant, opportunities are taken to secure the re-use of vacant or redundant historic buildings as part of the development.

Applications for extensions or part change of use of dwellings to enable flexible or home working will be supported, subject to there being appropriate parking and that the residential amenity of neighbouring properties is maintained.

Policy TCP1 Access and connectivity policies encouraging sustainable travel.

New development proposals should be well connected to services and facilities and demonstrate how walking, cycling and public transport will be prioritised.

The planned extension of public transport links through HRN1 and connections to the town centres of Houghton Regis, Dunstable and Luton is supported.

Policy TCP2 Parking standards and protection of off-street parking, EV charging requirements.

Proposals for new housing and commercial developments will provide parking in accordance with CBC's parking standards and have adequate on-site parking to meet current and future needs, unless alternative and accessible car parking arrangements can be made which do not add to on-street congestion.

New development should not result in the loss of publicly accessible off-street car parking. Developments which propose to remove off-street parking spaces will only be supported where the need for the spaces is no longer justified, or alternative provision is made which increases or maintains the number of accessible parking spaces available on or within the immediate vicinity of the site.

Where appropriate, new car parking and hardstandings will be constructed using permeable materials or surfacing to allow natural drainage and reduce the risk of surface water flooding.

Where existing car parks are renovated, new car parks proposed, or extensions made to existing car parks, an appropriate number of charging points must be provided to the level set out in Central Bedfordshire Council's Electric vehicle charging: guidance for new developments - Supplementary Planning Document. Further provision of appropriate charging facilities in existing relevant locations will be encouraged.

Policy I1 Infrastructure requirements for new development.

Development proposals must, through Section 106 agreements, Community Infrastructure Levy or other mechanisms, provide for timely delivery of essential infrastructure needs arising from the scheme which may include:

- Community facilities, health and education facilities,

- site access and any additional road capacity, car parking and public transport provision,
- new infrastructure to ensure the development is accessible by foot, cycle and people with mobility impairment and connections to link with existing walking and cycling routes,
- provision of convenient access to the middle of the town by foot,
- any additional capacity in local services in particular health and schools,
- formal sports facilities, recreational open space and amenity open space,
- future maintenance of open spaces, hard and soft landscaping and other public areas and facilities,
- appropriate and adequate lighting; and
- suitable capacity in local infrastructure including power supply, sewerage and drainage.

Aspirations	<i>(These are not requirements and not binding in any way)</i>
Aspiration TC1: Town Centre	<p>The Town Council will encourage Central Bedfordshire Council to work together with them and various stakeholders on a Town Centre Masterplan.</p> <p>The Town Council will explore options, including sourcing and negotiating funding, in conjunction with Bedford Square site owners, retail unit occupants, and the users and owners of Bedford Square Library, Health and Community complex, to regenerate the area:</p> <ul style="list-style-type: none"> • to examine any opportunity to open it up more to the High Street. • to examine the desirability and feasibility of covering the pedestrian area to create an all-weather shopping area and to produce a costed way forward. • to retain and enhance the viability of the community centre, library and health facility. <p>The following are community aspirations to enhance the vibrancy and vitality of the town's retail areas:</p> <ul style="list-style-type: none"> • a site for markets and events on the open space in Bedford Square, and temporary arts/ culture uses in empty shops, • improvements to public realm - pavements, street furniture, lighting, extend main themes to new developments, rationalise signs and improve signage/directions for visitors • improve the road safety, particularly for pedestrians, and parking • if Thomas Whitehead CE Academy were ever to relocate, add a new road with additional car parking behind the Community Centre to Bedford Road to be able to close the High Street from the Tithe Farm Road roundabout to the Bedford Road roundabout during the day and make it a pedestrian-only zone • include new public car parking in western end entertainment area • review town centre and proposals to minimise crime and anti-social behaviour • install secure bike parking and electric car charging points in the car park adjacent to All Saints Churchyard • improve pedestrian links from the High Street to The Green, • improve accessibility to the town centre for the enlarged Houghton Regis
Aspiration H1: Integration of communities	<p>The Town Council will aim to support the integration of existing and new communities by encouraging:</p> <ul style="list-style-type: none"> • Good access to new multi-use community facilities, including public and non-motorised transport options, • Integration of library, recreation and Town Council functions across the parish • Inter-schools and youth activities • Events being held in new communities • Publicity for events, facilities and services being provided across the communities

<p>Aspiration H2: Safety and Security</p>	<p>The Town Council will work towards</p> <ul style="list-style-type: none"> • Ensuring that appropriate safety infrastructure is installed in Town Centre and other locations to reduce the incidence of crime • Reducing enviro crime through direct action to remove incidences of fly tipping and graffiti • Encouraging the use of Secure By Design development and Design Guides for new development
<p>Aspiration GSR1: Play and Recreation</p>	<p>Aspirations to enhance facilities in the Parish include:</p> <ul style="list-style-type: none"> • provision of healthy leisure facilities within the parks and recreation areas including exercise and equipment to charge mobile phones, • Improvement or provision of sustainable transport options to facilities and providing benches and cycle stands where appropriate, • provision of better lighting for parks, MUGAs and playgrounds to extend times of use, • the provision of art installations and fitness equipment on the walking routes connecting the open spaces created as part of Houghton Regis North 1 and 2 - particularly along the eastern, northern and western margins of the new developments - and which create connections into existing open spaces/pathways in the Parish, • include major leisure facilities in town centre e.g., drama, dance studios, fitness centre, available to all schools. <p>Identify body/bodies responsible to manage and maintain a) open space and green areas, b) heritage sites, c) sports facilities – and how they will be maintained sustainably.</p> <p>Houghton Regis Town Council will investigate ways to make more use of the pavilion on The Green.</p> <p>Houghton Regis Town Council will aim to provide, or where appropriate, to make recommendations to Central Bedfordshire Council, to provide additional facilities, play equipment, rubbish and dog excrement bins and spectator seating at appropriate open space locations, for example, additional children’s play equipment at Frogmore Road.</p>
<p>Aspiration GSR2: Major New Recreational Facilities</p>	<p>Any proposals for the development of recreational areas within HRN1 and HRN2 per outline planning consents are recognised and supported.</p> <p>The provision of allotment developments is generally supported throughout the parish. Any proposals for the development of adult football pitches, are generally supported.</p> <p>Any proposals for the development of up to two more cricket grounds within the parish are generally supported.</p> <p>Any proposals for the development of additional rugby union pitches, with parking and facilities, within the parish are generally supported.</p> <p>Any new recreational facility proposals should allow for the continuity of existing recreational facilities.</p> <p>Improve Sewell Greenway for multiple users including walkers, cyclists and horses, safeguarded from off-road motorcycling.</p> <p>The provision of parking at Windsor Drive between the road and the existing shared use path.</p>
<p>Aspiration GSR3: Protecting and Enhancing the Houghton Regis Chalk Pit Nature Reserve</p>	<p>A Masterplan will be prepared by the Wildlife Trust BCN which anticipates resuming management by agreement with CBC and the owners in the near future. The Masterplan will seek to protect and improve the fragile ecology while keeping access on foot open to the public for enjoyment of the flora and fauna in this highly valued outdoor space.</p> <p>To facilitate the management of the site, a visitor centre with office, storage, cycle parking and parking will be built on or near the northern rim of the Chalk Pit, accessed from the HRN2 road network. To enhance the visitor experience, this building will also house an education room, café and toilets for public use.</p> <p>In addition, funding for essential infrastructure, such as protective barriers to keep out motorcycles, and signposts and information boards to guide walkers, will be sourced.</p>

<p>Aspiration GSR4: Aiming for a Green Wheel around the parish</p>	<p>The Town Council supports the use and development of existing footpaths and bridleways to create a network of walking/running/jogging/family cycling routes that also highlights the history of the parish.</p> <p>It is recognised that not all routes would ever be suitable for all these different active user groups. The route will be varied in places, for example, a route more favourable to walkers than to cyclists.</p> <p>The ideal aim would be to complete a Wheel of Paths consisting of 'spokes' leading out from neighbourhood 'hubs', all connected by an outer 'rim' around the parish perimeter.</p> <p>A complete feasible 'spoke' and 'rim' adult walking and jogging route can already be made that:</p> <ul style="list-style-type: none"> • closely follows the entire parish boundary; • utilises existing rights of way; • links to or includes the majority of the parish's major open spaces. <p>In addition, a network of safe cycle paths throughout the parish is envisaged, extending through HRN1 and HRN2, especially accessing schools and those that help to integrate older and newer parts of the parish.</p> <p>Houghton Regis Town Council will organise support from residents and identify other interested parties, including CBC, to traverse the suggested rim and spoke routes.</p> <p>Houghton Regis Town Council will consult with local residents, landowners, and other stakeholders before implementing sections of the route.</p> <p>Houghton Regis Town Council will aim to identify places along the route where improvements may be required. Improvements would aim to make the route more suitable to wider sections of the community including mobility scooters and pushchairs. Funding may be sought to implement schemes.</p>
<p>Aspiration HE1: Heritage</p>	<p>The Town Council will:</p> <ul style="list-style-type: none"> • Liaise with CBC to update the Houghton Regis Conservation Area Statement and Management Plan: Re-survey buildings and update archaeological information • Ensure that archaeological evidence and other heritage materials from Houghton Regis North 1 and 2 and the M1-A5 link are recorded as part of the town's history and provide information boards at the locations • Explore potential of providing a museum to house items e.g. old Houghton Regis Gaol House door held by Luton Culture and the Houghton Regis Heritage Society's collection of oral history. • Improve local knowledge about Houghton's heritage, including the heritage sites/finds on Houghton Regis North – and erect markers, information boards on those sites • Use the website to describe Houghton Heritage with all the sites and their information • Prepare exercise maps – walks to heritage places, combine with green/exercise paths • Develop a history of local chalk quarrying and cement production – pictures, records, oral history/Living Archive - display in Chalk Pit Nature Reserve Visitor Centre • Develop a history of Houghton Regis people – people who moved to Houghton Regis in the 20th century, or whose families have lived locally for generations - pictures, records, oral history/Living Archive, then build into stories of people who are moving to Houghton Regis now • Create and provide information panels and signs (linked to a heritage website) which describe and explain the historical importance of key sites around the parish • Deliver improvements to the public realm to enhance the setting of key heritage sites.
<p>Aspiration BE1: A new Employment Strategy for Houghton Regis</p>	<p>The Town Council may produce a new Employment Strategy which should link locations for business and skills/vocational training and build on existing strengths with linked training/apprenticeships - planned logistics, local building firms – to create a skilled labour pool and greater job diversity using range of skills and leading to higher income jobs and high value IT work for all age groups.</p> <p>In developing the strategy, the Town Council should work with Education and other professional bodies in the Parish to build aspirations among local schools towards good quality jobs and remuneration reflecting local opportunities.</p>

<p>Aspiration TCP1: Improving foot and cycle connections</p>	<p>The Town Council will work in partnership with landowners, Central Bedfordshire Council, and others fund and implement the improvements in Houghton Regis identified in the Local Cycling and Walking Infrastructure Plan (LCWIP) once it has been developed. This will include, but not be limited to:</p> <ul style="list-style-type: none"> • extending an existing cycle/footpath parallel to Park Road North. • making up a casual footpath to a cycle/footpath between Balmoral Road and Kingsland Close.
<p>Aspiration TCP2: Improving connections</p>	<p>To improve connectivity within and between the existing and proposed new parts of the Houghton Regis community, the Town Council will work with Central Bedfordshire Council and operators to look for ways to:</p> <ul style="list-style-type: none"> • connect the busway to link Houghton Regis North 1 and 2 with Houghton Regis Town Centre as principal routes, • link the new open spaces within Houghton Regis North 1 and 2 link with an integrated network of paths and leisure routes, • expand the network of paths and cycleways where possible and ensure that routes will be clearly marked with good directional and information signage e.g. about the location and walk/cycle time to specific locations, • see that improved bicycle facilities will be created including safe routes and secure parking/storage in the town centre to encourage greater use of cycling, • improve road safety on Tithe Farm Road, Parkside Drive and Bedford Road with more speed restrictions and pedestrian and cycle crossings, and greater use of CCTV, • conduct a review of parking layouts (e.g. High Street), bay marking in residential parking 'hotspots' and parking for facilities to help meet the needs of residents, visitors and business users, • Consider further improvements to public transport in general e.g. to Leagrave Station.

Development Management

Central Bedfordshire Council

Priory House, Monks Walk
Chicksands, Shefford
Bedfordshire SG17 5TQ
www.centralbedfordshire.gov.uk



Mrs Senior
Houghton Regis Town Council
Peel Street
Houghton Regis
Beds
LU5 5EY

Date 30 January 2026

Dear Mrs Senior,

Application No: CB/25/03400/RM
Location: Parcels 4 and 5, Area 4, Houghton Regis North Site 1, Land on the northern edge of Houghton Regis
Proposal: Reserved Matters: following Outline application CB/12/03613/OUT (Outline planning permission with the details of access, appearance, landscaping, layout and scale reserved for later determination. Development to comprise: up to 5,150 dwellings (Use Class C3); up to 202,500 sqm gross of additional development in Use Classes: A1, A2, A3 (retail), A4 (public house), A5 (take away); B1, B2, B8 (offices, industrial and storage and distribution); C1 (hotel), C2 (care home), D1 and D2 (community and leisure); car showroom; data centre; petrol filling station; car parking; primary substation; energy centre; and for the laying out of the buildings; routes and open spaces within the development; and all associated works and operations including but not limited to: demolition; earthworks; engineering operations. All development, works and operations to be in accordance with the Development Parameters Schedule and Plans.). Approval of Access, Appearance, Landscaping, Layout and Scale for 259 dwellings and associated works.

I have received amendments to this application in respect of the above property.
Full revises suite of drawings schedule

Internal consultees should follow the consultee procedure available on the [intranet](#). Comments should be submitted by no later than 13 February 2026.

Ward Councillors and other external consultees can view this application by visiting <http://www.centralbedfordshire.gov.uk/planning-register> and entering the application reference 25/03400. Please provide any comments by no later than 13 February 2026.

For consultees unable to access documents via the website, please contact us to arrange access another way.

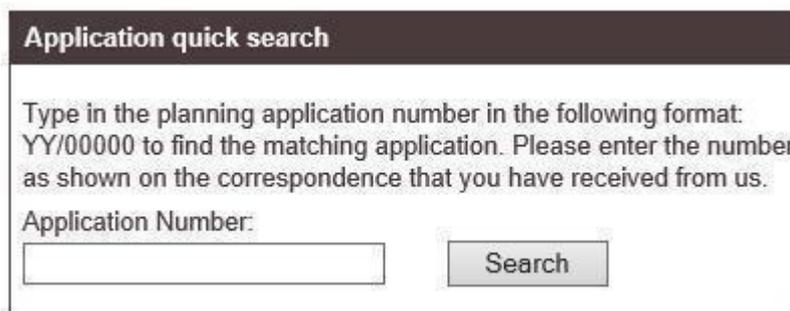
Consultee comments will be published to our website as they are received.

Yours sincerely,

Ben Borthwick
Principal Planning Officer

Submitting Consultee Comments Online Guidance

1. Open webpage: <http://www.centralbedfordshire.gov.uk/planning-register>
2. Enter the case reference in the search field: 25/03400

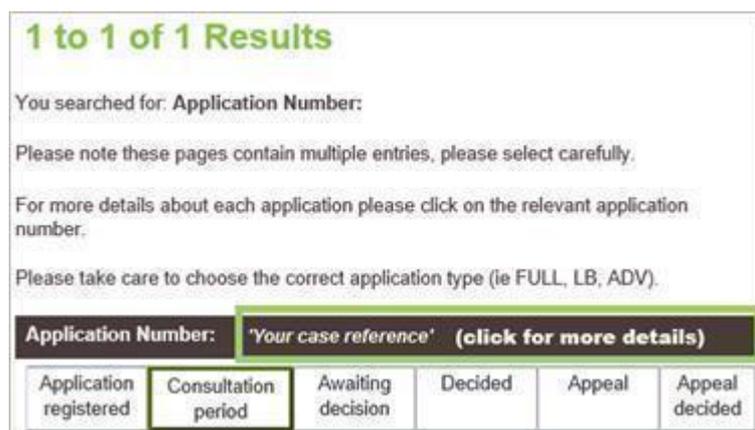


Application quick search

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Please take care to choose the correct application type (ie FULL, LB, ADV).

Application Number: ***'Your case reference'* (click for more details)**

Application registered	Consultation period	Awaiting decision	Decided	Appeal	Appeal decided
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5. Select "Consultation" from the right hand side.
6. Scroll down to Public Representations - Submit a Public Comment Online.

Development Management

Central Bedfordshire Council

Priory House, Monks Walk
Chicksands, Shefford
Bedfordshire SG17 5TQ
www.centralbedfordshire.gov.uk



Mrs Senior
Houghton Regis Town Council
Peel Street
Houghton Regis
LU5 5EY

Date 23 January 2026

Dear Mrs Senior,

Application No: CB/25/02485/RM
Location: Phase 3B Parcels 1 & 2 ,Houghton Regis North Site 1, Land on the northern edge of Houghton Regis
Proposal: **Reserved Matters: following Outline application CB/12/03613/OUT (Outline planning permission with the details of access, appearance, landscaping, layout and scale reserved for later determination. Development to comprise: up to 5,150 dwellings (Use Class C3); up to 202,500 sqm gross of additional development in Use Classes: A1, A2, A3 (retail), A4 (public house), A5 (take away); B1, B2, B8 (offices, industrial and storage and distribution); C1 (hotel), C2 (care home), D1 and D2 (community and leisure); car showroom; data centre; petrol filling station; car parking; primary substation; energy centre; and for the laying out of the buildings; routes and open spaces within the development; and all associated works and operations including but not limited to: demolition; earthworks; engineering operations. All development, works and operations to be in accordance with the Development Parameters Schedule and Plans) Approval of Access, Appearance, Landscaping, Layout and Scale for 161 dwellings and associated works**

I have received amendments to this application in respect of the above property. Revised submission comprising of the following additional/amended documents:

Revised Plans/Technical Documents:

LIN100071-MCB-ZZ-ZZ-DR-A-0201-D5-P02 Site Location Plan
LIN100071-MCB-ZZ-ZZ-DR-A-0230-D5-P04 Site Layout Plan
LIN100071-MCB-ZZ-ZZ-DR-A-0231-D5-P03 Surfacing Materials Plan
LIN100071-MCB-ZZ-ZZ-DR-A-0232-D5-P03 External Materials and Boundary Treatments Plan
LIN100071-MCB-ZZ-ZZ-DR-A-0233-D5-P04 Affordable Tenure Plan
LIN100071-MCB-ZZ-ZZ-DR-A-0234-D5-P03 Refuse Management Plan
LIN100071-MCB-ZZ-ZZ-DR-A-0235-D5-P03 Parking Strategy Plan
LIN100071-MCB-ZZ-ZZ-DR-A-0236-D5-P03 Adoptable Highways Plan
LIN100071-MCB-ZZ-ZZ-DR-A-0237-D5-P03 Garden Areas Plan
LIN100071-ZZ-ZZ-DR-A-0270-D5-P3 Illustrative Street Scenes AA-BB-CC
LIN100071-ZZ-ZZ-DR-A-0270-D5-P3 Illustrative Street Scenes DD-EE-FF
LIN100071-ZZ-ZZ-DR-A-0270-D5-P3 Illustrative Street Scenes GG-HH-II
LIN100071-ZZ-ZZ-DR-A-0270-D5-P3 Illustrative Street Scenes JJ-KK-LL
LIN100071-MCB-ZZ-ZZ-DR-A-0105-D5-P3 Housetype Plans Block 89-94
LIN100071-MCB-ZZ-ZZ-DR-A-0106-D5-P3 Housetype Plans & Elevations Block 89-94

LIN100071-MCB-ZZ-ZZ-DR-A-0107-D5-P3 Housetype Elevations Block 89-94
LIN100071-MCB-ZZ-ZZ-DR-A-0115-D5-P3 Housetype Plans Block 154-161
LIN100071-MCB-ZZ-ZZ-DR-A-0116-D5-P3 Housetype Elevations Block 154-161
LIN100071-MCB-ZZ-ZZ-DR-A-0117-D5-P3 Housetype Elevations Block 154-161
LIN100071-MCB-ZZ-ZZ-DR-A-0118-D5-P3 Housetype Plans Block 34-48
LIN100071-MCB-ZZ-ZZ-DR-A-0119-D5-P3 Housetype Plans & Elevations Block 34-48
LIN100071-MCB-ZZ-ZZ-DR-A-0133-D5-P2 Blemmere
LIN100071-MCB-ZZ-ZZ-DR-A-0108-D5-P3 Housetype Plans Block 18-23
LIN100071-MCB-ZZ-ZZ-DR-A-0109-D5-P3 Housetype Plans & Elevations Block 18-23
LIN100071-MCB-ZZ-ZZ-DR-A-0110-D5-P3 Housetype Elevations Block 18-23
LIN100071-MCB-ZZ-ZZ-DR-A-0150-D5-P02 AF2 Maisonettes A
LIN100071-MCB-ZZ-ZZ-DR-A-0151-D5-P02 AF2 Maisonettes B
LIN100071-MCB-ZZ-ZZ-DR-A-0152-D5-P03 Manciple
LIN100071-MCB-ZZ-ZZ-DR-A-0154-D5-P03 Cartographer
LIN100071-MCB-ZZ-ZZ-DR-A-0160-D5-P01 Single Garage, Bins and Bike Storage
BELL24720-10B Landscape Masterplan
BELL24720manD Soft Landscape Management and Maintenance Plan
BELL24720-30A Ecological Enhancement Plan
BELL24720specB Soft Landscape Specification
BELL24720-13C Hard Landscape Proposals Sheet 1
BELL24720-13C Hard Landscape Proposals Sheet 2
BELL24720-13C Hard Landscape Proposals Sheet 3
BELL24720-13C Hard Landscape Proposals Sheet 4
BELL24720-13C Hard Landscape Proposals Sheet 5
BELL24720-14D Soft Landscape Proposals Sheet 1
BELL24720-14D Soft Landscape Proposals Sheet 2
BELL24720-14D Soft Landscape Proposals Sheet 3
BELL24720-14D Soft Landscape Proposals Sheet 4
BELL24720-14D Soft Landscape Proposals Sheet 5
422.065417.00001_PD05.1 Geometric Features - Northern Parcels
422.065417.00001_PD05 Geometric Features - Southern Parcels
422.065417.00001_PD05.2 Visibility Assessment - Southern Parcels
422.065417.00001_PD05.3 Visibility Assessment - Northern Parcels
422.065417.00001_PD05-AT01 SPA Refuse Vehicle - Site Servicing - South - CW
422.065417.00001_PD05-AT02 SPA Refuse Vehicle - Site Servicing - South - ACW
422.065417.00001_PD05-AT03 SPA Fire Tender - Site Servicing - South - CW
422.065417.00001_PD05-AT04 SPA Fire Tender - Site Servicing - South - ACW
422.065417.00001_PD05-AT05 SPA Refuse Vehicle - Site Servicing - North
422.065417.00001_PD05-AT06 SPA Fire Tender - Site Servicing - North
422.065417.00001_PD05-AT07 SPA 6.5m Delivery Van and SDV - Site Servicing -
South
422.065417.00001_PD05-AT08 SPA 6.5m Delivery Van - Site Servicing - North
RP02-21185-R3 Noise Report

Additional Plans/Technical Documents:

LIN100071-MCB-ZZ-ZZ-DR-A-0171-D5-P1 Hatfield
LIN100071-MCB-ZZ-ZZ-DR-A-0172-D5-P1 Hatfield B
LIN100071-MCB-ZZ-ZZ-DR-A-0173-D5-P1 Sheringham Floorplans
LIN100071-MCB-ZZ-ZZ-DR-A-0174-D5-P1 Sheringham Elevations
LIN100071-MCB-ZZ-ZZ-DR-A-0175-D5-P1 Sutton
LIN100071-MCB-ZZ-ZZ-DR-A-0176-D5-P1 Leavesden
LIN100071-MCB-ZZ-ZZ-DR-A-0177-D5-P1 Salcey
LIN100071-MCB-ZZ-ZZ-DR-A-0178-D5-P1 Oakwell
LIN100071-MCB-ZZ-ZZ-DR-A-0179-D5-P1 Pembrey
LIN100071-MCB-ZZ-ZZ-DR-A-0180-D5-P1 Marbury
LIN100071-MCB-ZZ-ZZ-DR-A-0181-D5-P1 Barnwell A
LIN100071-MCB-ZZ-ZZ-DR-A-0182-D5-P1 Barnwell B
LIN100071-MCB-ZZ-ZZ-DR-A-0183-D5-P1 Barnwell C
LIN100071-MCB-ZZ-ZZ-DR-A-0184-D5-P2 Barnwell SP
LIN100071-MCB-ZZ-ZZ-DR-A-0185-D5-P1 Campbell
LIN100071-MCB-ZZ-ZZ-DR-A-0186-D5-P1 Sundon

LIN100071-MCB-ZZ-ZZ-DR-A-0170-D5-P1 Delamere
BELL24720-15 Tree Species Location Plan
Based off LIN100071-MCB-ZZ-ZZ-DR-A 0230-D5-P03 Accommodation Schedule
422.065417.00001_PD05-AT09 SPA SDV - Parking Adjacent to Visitor Bays
Dated 21st August 2025 Fibre Telecommunications Statement
Dated 12th January 2026 Re-submission Cover Letter
167-BW-300-A Services Overlay Plan

Internal consultees should follow the consultee procedure available on the [intranet](#). Comments should be submitted by no later than 06 February 2026.

Ward Councillors and other external consultees can view this application by visiting <http://www.centralbedfordshire.gov.uk/planning-register> and entering the application reference 25/02485. Please provide any comments by no later than 06 February 2026.

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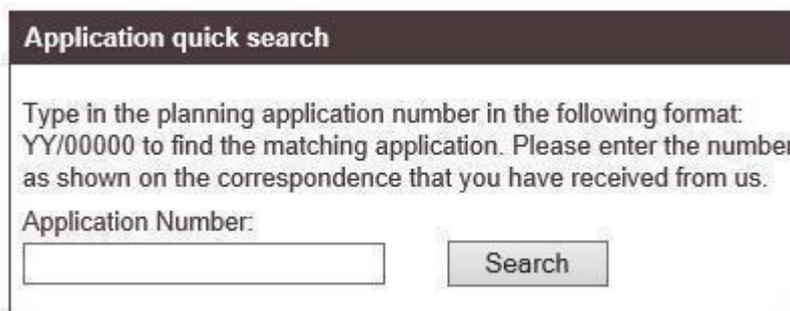
Consultee comments will be published to our website as they are received.

Yours sincerely,

Fenella Hackney
Senior Planning Officer

Submitting Consultee Comments Online Guidance

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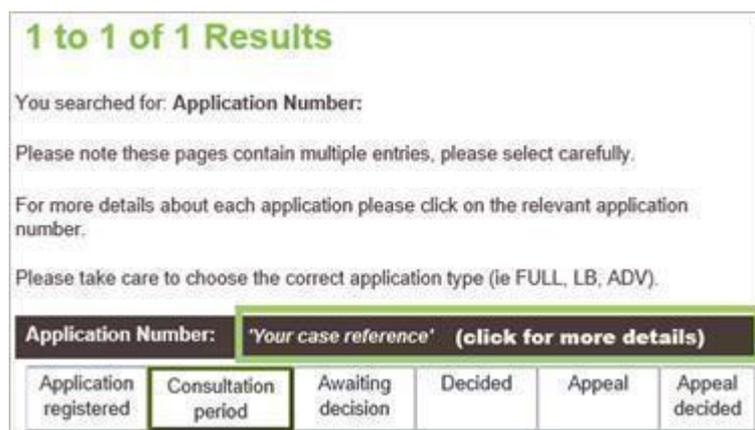


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5. Select "Consultation" from the right hand side.
6. Scroll down to Public Representations - Submit a Public Comment Online.

Stage 3: Design & Access Statement

Thorn Community Hub - Phase 1

On Behalf of the Houghton Regis Development Charity

Rock Townsend



Thorn Community Hub

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Authorship and Acknowledgement

This Design and Access Statement (DAS) has been prepared by Rock Townsend Architects in support of the Reserved Matters Application for the Thorn Community Centre Hub Phase 1. It outlines the design principles, architectural approach, site layout, landscape strategy, and access arrangements for the proposed development, ensuring compliance with local planning policy and national guidance.

Rev	Status	Description	Date	Issued	Checked
A	Planning	Issued for Planning	18/12/25	OR	PR/SS

Rock Townsend

Architecture & Design

The Old School
 Exton Street
 London SE1 8UE
 020 7261 9577
 studio@rocktownsend.co.uk

rocktownsend.co.uk

01 | Introduction

1.0 Introduction

1.1 The Applicant

Client

Houghton Regis Community Development Charity is the applicant for the proposed Thorn Community Centre Hub. As a community-led organisation, the Charity is committed to supporting social cohesion and delivering inclusive spaces that respond directly to the needs of residents.

The site forms part of the Charity's wider programme of community investment in Houghton Regis, aimed at strengthening neighbourhood infrastructure, encouraging active lifestyles, and enhancing environmental quality. The proposed development seeks to provide and expand community facilities through the creation of a flexible, low-carbon hub set within an improved landscaped public realm, supporting both everyday use and community-led initiatives.

1.2 Design Team

Rock Townsend Architects are appointed to lead the design team and to develop a two-phased delivery of new community facilities with a broader design team including:

- Architects - Rock Townsend
- Transport - Paul Basham Associates
- Energy, Sustainability & MEP Engineering - CES
- Landscape Architects - Rock Townsend

The current design team is working through phase 1 and it is expected the team will be expanded to address all aspects of the planning process through the design process of phase 2.

1.3 The Application & Design Statement

1.3.1 The Application

The proposal for the Thorn Community Hub is being brought forward as a Reserved Matter application pursuant to Outline planning consent **CB/15/00297/OUT**. The application seeks a five-year temporary approval of the following reserved matters in relation to Phase 1 of a 2-phase development strategy for the provision of a new community facility at West Highlands Drive, Bidwell West, Houghton Regis:

- Appearance of the proposed community hub buildings, including the shipping container pavilion and associated structures;
- Layout, illustrating the arrangement of built form, access routes, landscape areas, and relationship to the brook and attenuation lake;
- Scale, confirming the low-rise, pavilion-style development appropriate to the residential context;
- Landscaping, including public realm improvements, SuDS features, ecological enhancements, and boundary treatments;
- Access, covering pedestrian, cycle, vehicular, and inclusive access arrangements.

The site description for the planning application is described as follows:

Reserved Matters Application for the construction of a community centre hub on land in Houghton Regis, just off West Highland Drive, comprising a modular pavilion formed from re-purposed shipping containers, ancillary community facilities, improved public realm, landscape enhancements, sustainable drainage features, and associated access and servicing.

1.3.2 Design Statement

The purpose of the Design and Access Statement is to clearly articulate the design principles, evolution, and rationale underpinning the proposed design of phase 1 of the Thorn Community Hub. It explains how the proposal responds to the site context, community needs, environmental conditions, and relevant planning policy.

1.0 Introduction

1.4 Site Location & Masterplan Strategy

The site for the Thorn Community Centre Hub is located in Houghton Regis, just off West Highland Drive, within a new residential neighbourhood. The site sits within a wider network of open space and is defined by the presence of a brook and attenuation lake, which form key landscape and environmental features.

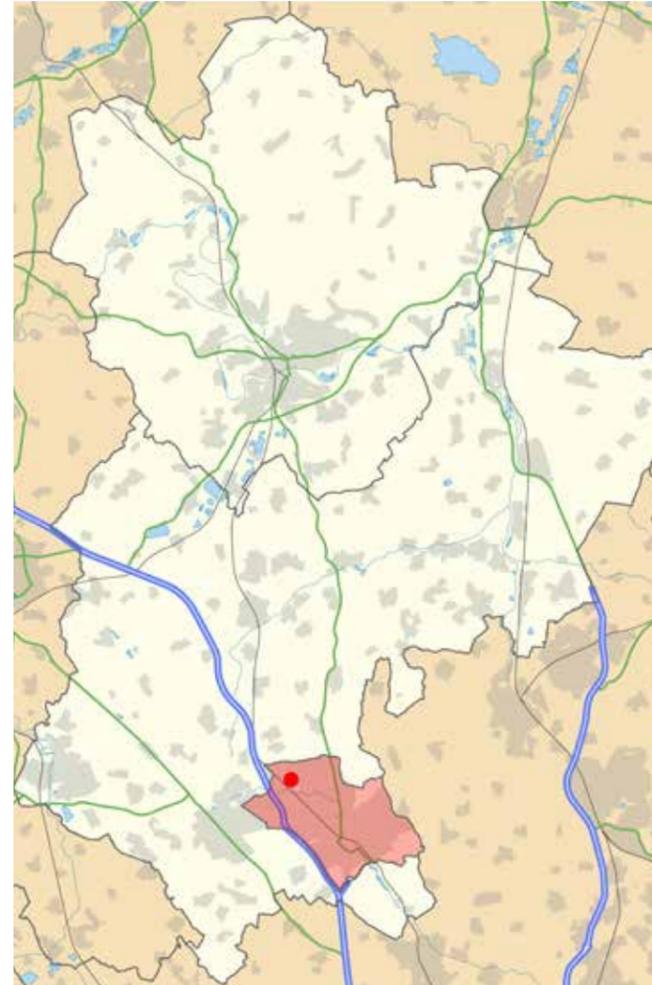
Refer to the submitted Location Plan for the precise site extent and context in relation to surrounding residential streets, public footpaths, and green infrastructure.

The strategy is driven by a clear ambition to deliver a community-focused facility that is sensitive to its environmental setting while remaining practical and deliverable.

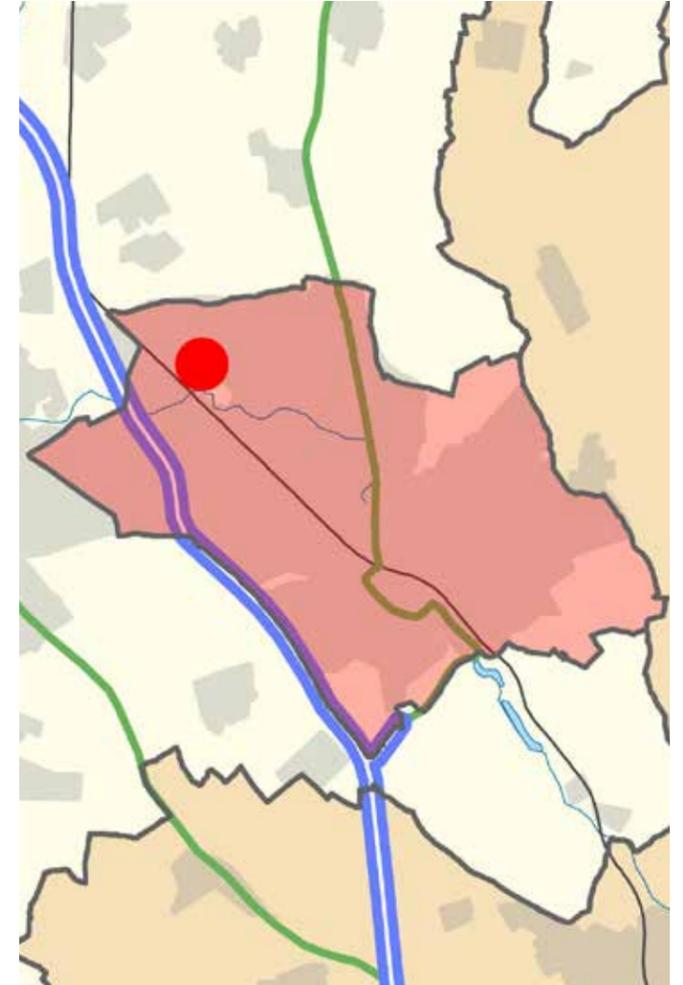
The development has been conceived as Phase 1, avoiding the need for disruptive interim arrangements, while allowing flexibility for future adaptation or expansion. The modular nature of the shipping container architecture supports efficient construction, reduced on-site disruption, and potential reconfiguration over time, aligning with the long-term vision for sustainable community infrastructure in Houghton Regis.



United Kingdom



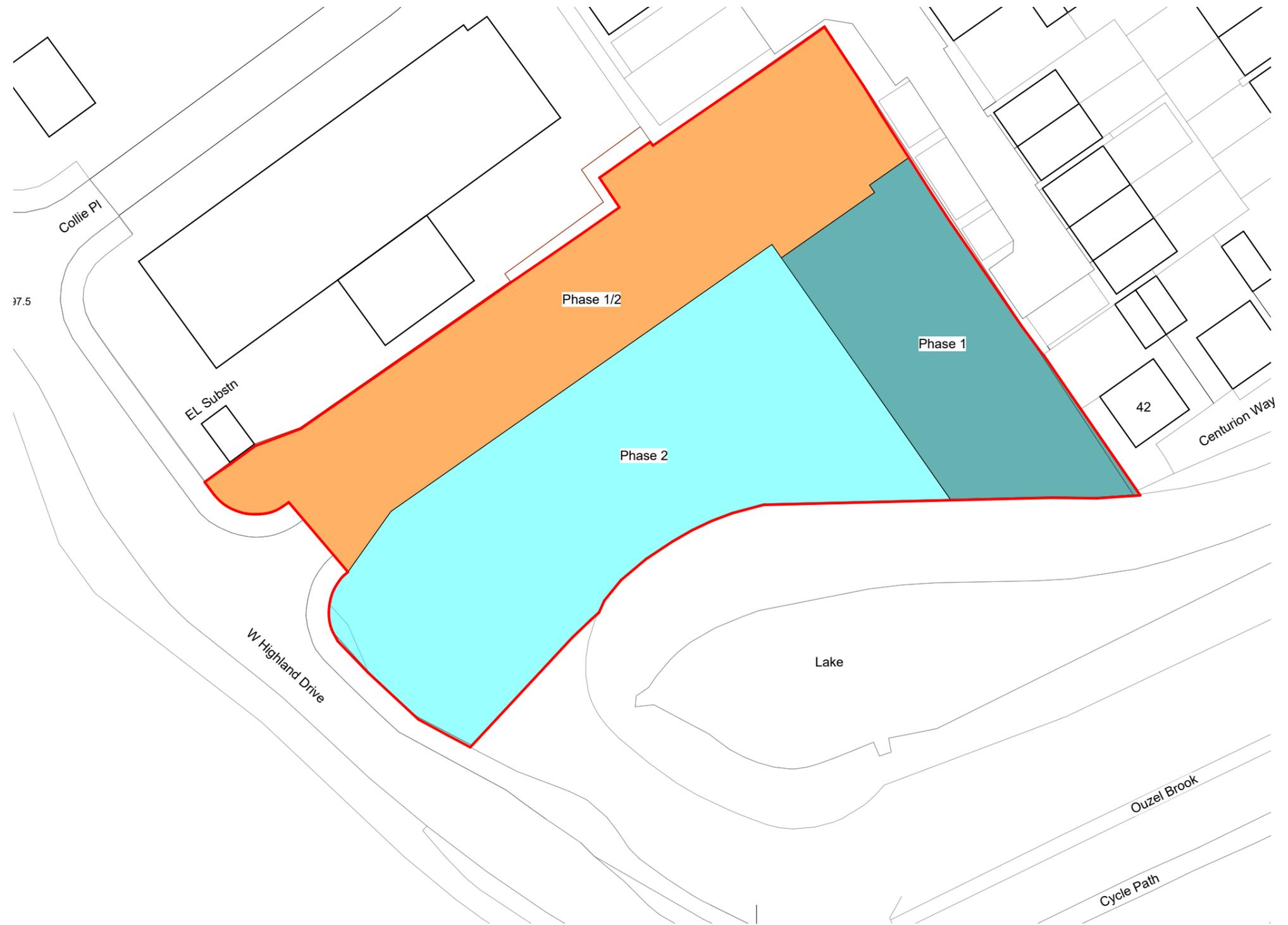
Central Bedfordshire



Houghton Regis

1.0 Introduction

1.5 Phasing & Programme



-  Phase 1
Thorn Community Hub
-  Phase 1/2
-  Phase 2

02 | Site Assessment

2.0 Site Assessment

2.1 Site Extent, Ownership & Context

Site Extents

The site is approximately: **0.51Ha (5145.25m²)**

Located east of West Highland Drive, the site extends east to Aventine Grove and south from the rear of Collie Place retail units and neighbourhood centre to the banks of the attenuation ponds running parallel with the Ouzel Brook.

Its location offers:

- Proximity to shops, and bus route.
- Walkable access from surrounding streets and neighbourhood clusters.
- Positioning within a wider network of open spaces and community facilities.

Ownership

The application site is currently held by a landowning consortium. While Houghton Regis Community Development Charity is not the freehold owner of the land at the time of submission, the proposal is brought forward with the knowledge of the landowners and in accordance with established planning procedures.

The Local Authority has an identified interest in the land through existing Section 106 obligations, which support the delivery of community infrastructure and public benefit. In recognition of this interest, formal notice has been served on all relevant parties in line with statutory planning requirements.

The Reserved Matters Application is therefore submitted in compliance with ownership notification regulations, and the delivery of the proposed community hub will be progressed in collaboration with the landowners and the Local Authority to ensure appropriate governance, delivery, and long-term stewardship of the site.

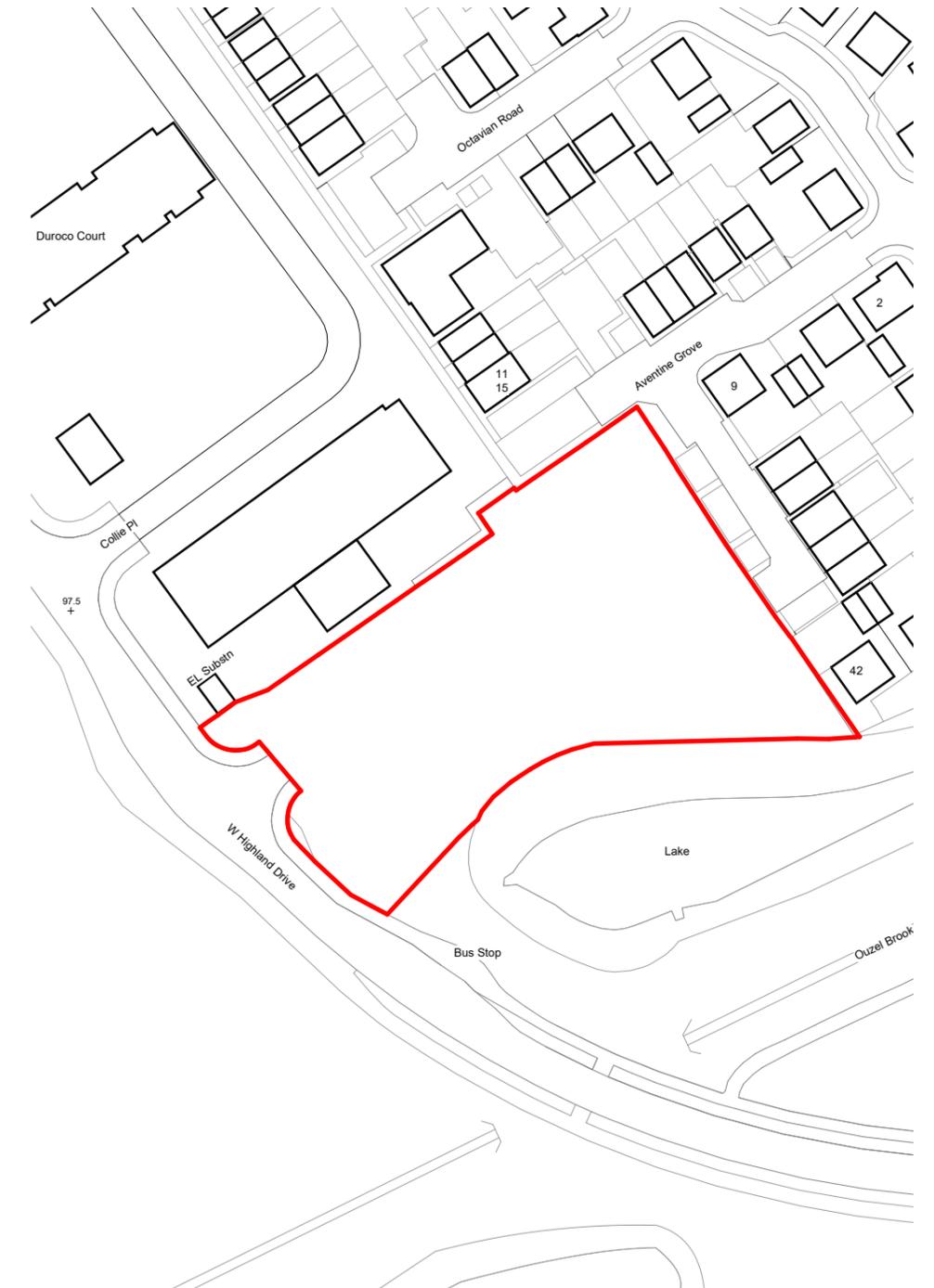
Wider Urban Context

The surrounding urban fabric is characterised by suburban residential development arranged around a network of local streets and cul-de-sacs. The site is within easy reach of key community destinations, and the development aligns with local aspirations for improved social infrastructure and public amenity.



Site Area Map
Site outlined in red. Area: 5145.25m²

Easting: 500515
Northing: 224595



2.0 Site Assessment

2.2 Site Constraints

A comprehensive analysis of the site and its surrounding context reveals several opportunities to enhance community infrastructure, alongside constraints that shape the approach to layout, design, and environmental integration.

Access

The site abuts West Highland Drive to the South boundary with existing pedestrian and vehicular access. The site's accessible location, provides an ideal opportunity to establish a focal point for social, educational, and recreational activities.

Opportunities:

Enhancement of Existing Green Infrastructure: Although the site currently contains limited vegetation, the presence of a brook and attenuation lake offers a unique opportunity to introduce a nature-led landscape strategy, improve biodiversity, and create attractive public realm spaces.

Pedestrian Connectivity: The development can formalise and enhance connections, improving walk-ability and safe routes to nearby housing and local amenities.

Maximising Natural Features: The attenuation lake and brook provide opportunities for sustainable drainage (SuDS), ecological corridors, outdoor learning spaces, and improved visual amenity.

Supporting Community Aspirations: Local engagement highlights a desire for inclusive facilities and accessible social spaces. The proposal can meet this need and reinforce neighbourhood identity.

Environmental and Social Sustainability: The largely open, flat nature of the site enables efficient construction and offers potential for integrating PVs with minimal visual impact.

Constraints

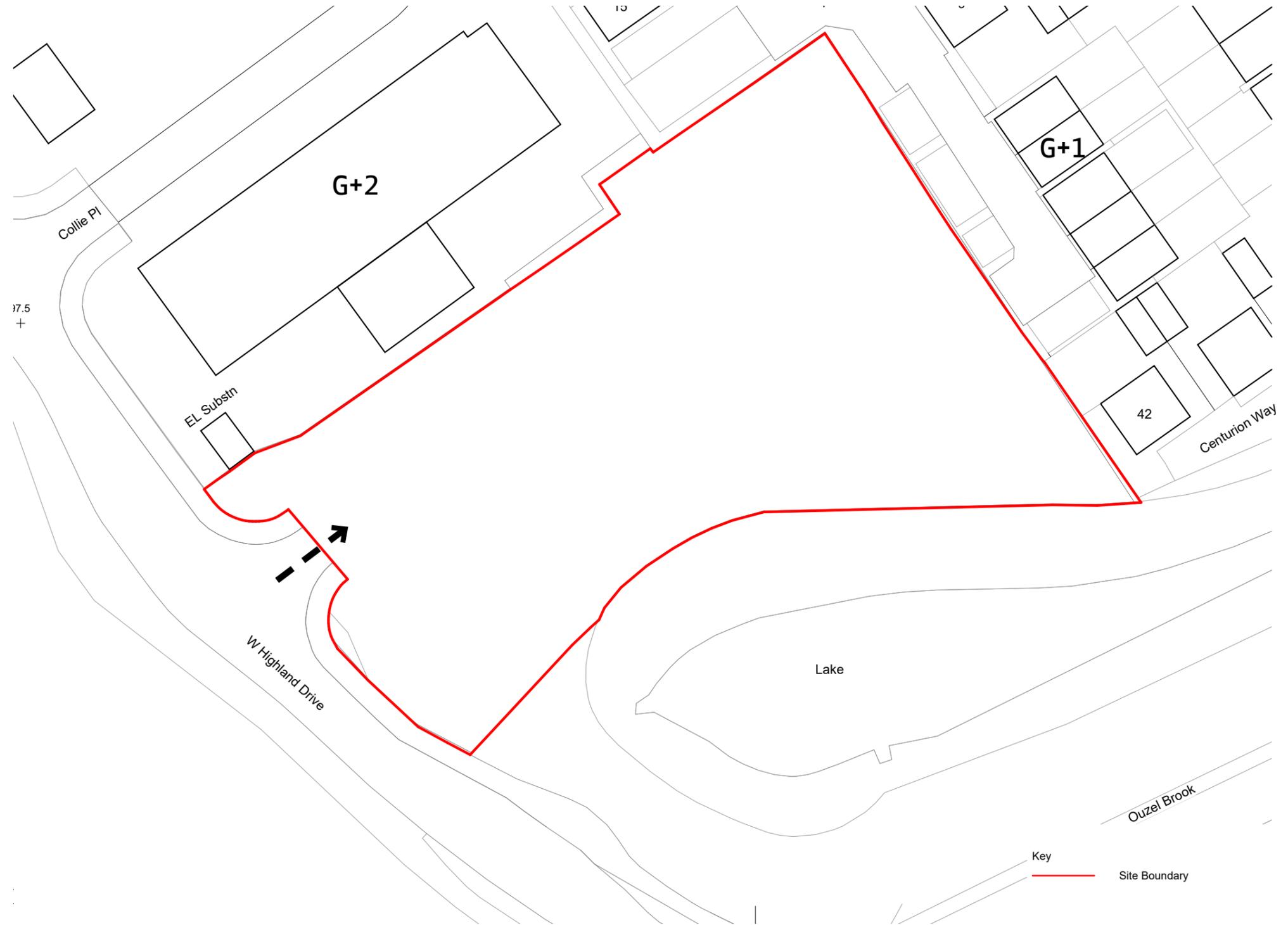
Watercourse and Attenuation Lake: The brook and attenuation feature require careful consideration in terms of layout, proximity, safety, ecological preservation, and flood risk management.

Residential Proximity: Housing surrounding the site necessitates appropriate boundary treatments to avoid overlooking /disturbance.

Existing Drainage and Utilities Infrastructure: Subsurface drainage associated with the attenuation system, as well as existing service routes, may restrict development zones and require coordinated engineering solutions.

Limited Existing Vegetation: While presenting an opportunity for enhancement, the absence of mature trees also offers little existing natural screening, requiring new planting and landscaping to establish character and privacy.

Topographical and Hydrological Sensitivity: Although the site is generally flat, the presence of the watercourse requires robust SuDS design and long-term management strategies.



2.0 Site Assessment

2.3 Existing Site Condition

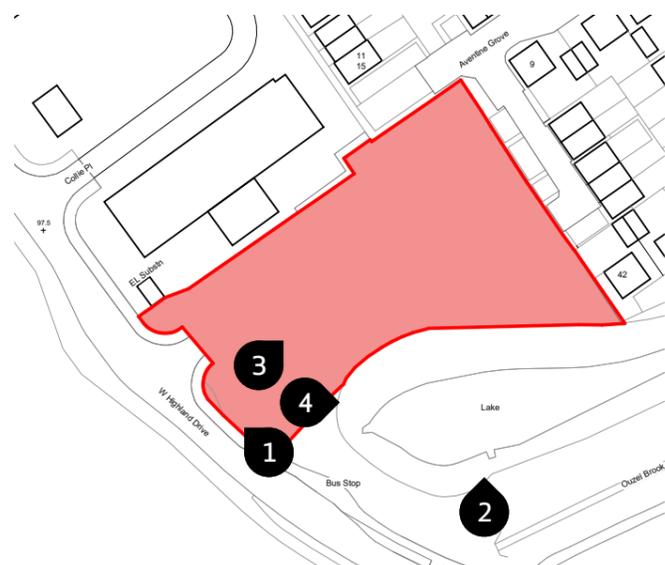
Existing Site Characteristics

Topography
The site is largely flat but incorporates a natural brook and an attenuation lake, which form key landscape features and influence drainage, biodiversity opportunities.

Vegetation
There are no trees present on the site; existing planting consists primarily of low shrubs and ground cover vegetation, offering limited ecological value but opportunities for enhancement through new structured landscaping.

Built Form
There are no existing buildings on the site; adjacent residential properties are set back at a respectful distance, limiting potential overlooking.

Daylighting
The site receives consistent daylight due to its open nature, with prevailing south-westerly winds influencing building orientation and design.



2.0 Site Assessment

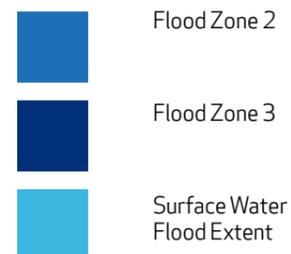
2.4 Flooding & Site Drainage

The site is located within Flood Zone 1, as identified by the Environment Agency, indicating a low probability of flooding from fluvial or tidal sources. This classification reflects the inland location of Houghton Regis. While the site itself is generally at very low risk of surface water flooding, the presence of the brook and attenuation lake requires careful consideration of surface water movement, particularly during extreme rainfall events.

The proposed surface water drainage strategy is designed to manage runoff sustainably and ensure that flood risk is not increased on or off site.

A detailed SuDS assessment will inform the layout strategy, identifying opportunities to integrate permeable surfaces, rain gardens, and controlled discharge points. Overland flow paths and exceedance routes are incorporated into the site levels strategy, ensuring that any exceedance flows are safely directed away from buildings and key access routes.

A subsequent drainage and flood risk approach will read in conjunction with the Surface and Foul Water Drainage Strategy and Flood Risk Assessment prepared by a drainage consultant.



2.0 Site Assessment

2.5 Topographic Land Survey

A detailed topographic survey has been undertaken for the site to inform the design development and ensure an accurate understanding of existing ground levels, natural features, and drainage conditions. The largely flat terrain, the position and extents of the brook and attenuation lake, existing boundaries, utilities, manholes, and surface features such as paths and vegetation. The survey assists in identifying constraints and opportunities related to grading, accessibility, water management, and construction feasibility.



Document
Tree Survey Plan



03 | The Design

3.0 The Design

3.1 The Brief

3.1 The Brief

The proposal is to create a community centre hub that is welcoming, inclusive, and acts as a focal point for local life in Houghton Regis. The brief seeks to deliver a place that people want to inhabit on a daily basis, supporting social interaction, wellbeing, and community-led activity.

The design aims to provide new and flexible opportunities that have not previously been available to residents, including shared workspaces, informal social areas, active travel facilities, and spaces for learning, repair, and growing.

Central to the brief is the use of modular, low-carbon construction to deliver a building that is adaptable, affordable, and environmentally responsible. The hub is intended to support a wide range of users and activities over time, ensuring long-term value for the community while responding sensitively to its residential and ecological context.

3.1.1 Planning Policy & Constraints

Key considerations include:

Protection and enhancement of community facilities:

Local planning policy supports the provision and enhancement of community infrastructure.

Appropriate scale and massing:

The site is surrounded by predominantly two-storey residential development. Policy therefore requires a low-rise form that respects neighbouring amenity, avoids overlooking, and minimises visual impact.

Flood risk and drainage constraints:

Although the site lies within Flood Zone 1, the presence of a brook and attenuation lake necessitates a robust flood risk and surface water management strategy in line with national policy and local guidance.

Landscape and biodiversity requirements:

Policy encourages biodiversity net gain and enhancement of green infrastructure. The limited existing vegetation on site places emphasis on high-quality new planting and ecological improvement.

Access and inclusive design:

The development must comply with inclusive access standards, ensuring safe and convenient movement for pedestrians, cyclists, and those with reduced mobility.

Sustainable development:

Local and national policy requires development to minimise carbon emissions, promote sustainable construction methods, and encourage active travel—directly influencing the choice of modular shipping container architecture and cycle-focused facilities.

Residential amenity:

Noise, lighting, servicing

3.1.2 Initial Brief

- Provision of community facilities
- Well insulated, energy efficient & future proofed
- Attractive public spaces to create a destination
- Long term economic sustainability
- A reinvigorated local identity
- A flexible public space able to host community events

3.1.3 Achieving Social Inclusivity

Achieving social inclusivity is a fundamental objective of the Thorn Community Centre Hub.

The design seeks to create an environment that is:

- accessible
- welcoming
- usable by people of all ages, abilities, and backgrounds
- ensure the building functions as a genuinely shared community asset

Inclusivity is embedded through the provision of step-free access throughout, generous circulation spaces, and clear wayfinding, enabling independent use by wheelchair users, parents with buggies, and those with limited mobility. The inclusion of a centrally located AWC ensures convenience for all users.

The internal layout prioritises flexible, non-prescriptive spaces that can be adapted to a wide range of activities, from informal working and learning to social gatherings and workshops. This flexibility allows different community groups to occupy the building at different times, encouraging shared ownership and intergenerational use.

Externally, the hub is integrated into the surrounding landscape, with open, permeable public realm and visual connections to the lake and green spaces. Seating, paths, and outdoor working and social areas are designed to encourage informal interaction, reduce social isolation, and support wellbeing. The inclusion of facilities such as the bike maintenance workshop, potting area, and communal kitchen further broadens the appeal of the hub, enabling participation in practical, skills-based, and social activities.

Through these measures, the Thorn Community Centre Hub is designed to foster equality of access, encourage community interaction, and support a diverse and resilient local population.

3.0 The Design

3.2 Use

The proposal is for the delivery of a community centre hub providing flexible spaces for a range of local community, social, educational and wellbeing activities. The development falls within **Use Class F2(b)**, defined as a local community hall or meeting place for the principal use of the local community, together with ancillary facilities including kitchens, sanitary accommodation and storage.

At the time of the original **Outline Planning Permission (ref: CB/15/00297/OUT)** granted in 2015, community uses were categorised under **Use Classes D1 and D2**. These use classes were revoked following the introduction of the amended Use Class Order on 1 September 2020, and equivalent community uses are now appropriately classified under **Use Class F2**.

The proposed development is therefore consistent with the use established under the extant outline consent and represents a continuation of the approved community use in an updated policy context.

Vision and Objectives

The Thorn Community Centre Hub is designed as a welcoming and accessible building that serves a wide demographic. Core objectives include:

- Providing flexible spaces for community activities.
- Ensuring environmental responsibility through sustainable materials.

Amount

The amount of development proposed comprises a series of low-rise, modular pavilion structures arranged within the landscaped site to form the Thorn Community Centre Hub. The development provides a clearly defined quantum of built accommodation alongside associated external spaces and access arrangements.

The total Gross Internal Area (GIA) of the development is **87m²**.

Community Pavilion (Shipping Container Pavilion):

Formed from seven shipping containers arranged as a single pavilion structure, providing flexible community workspaces and tea points with views across the attenuation lake. **GIA: 64m²**

Bike Maintenance Workshop and Tool Store:

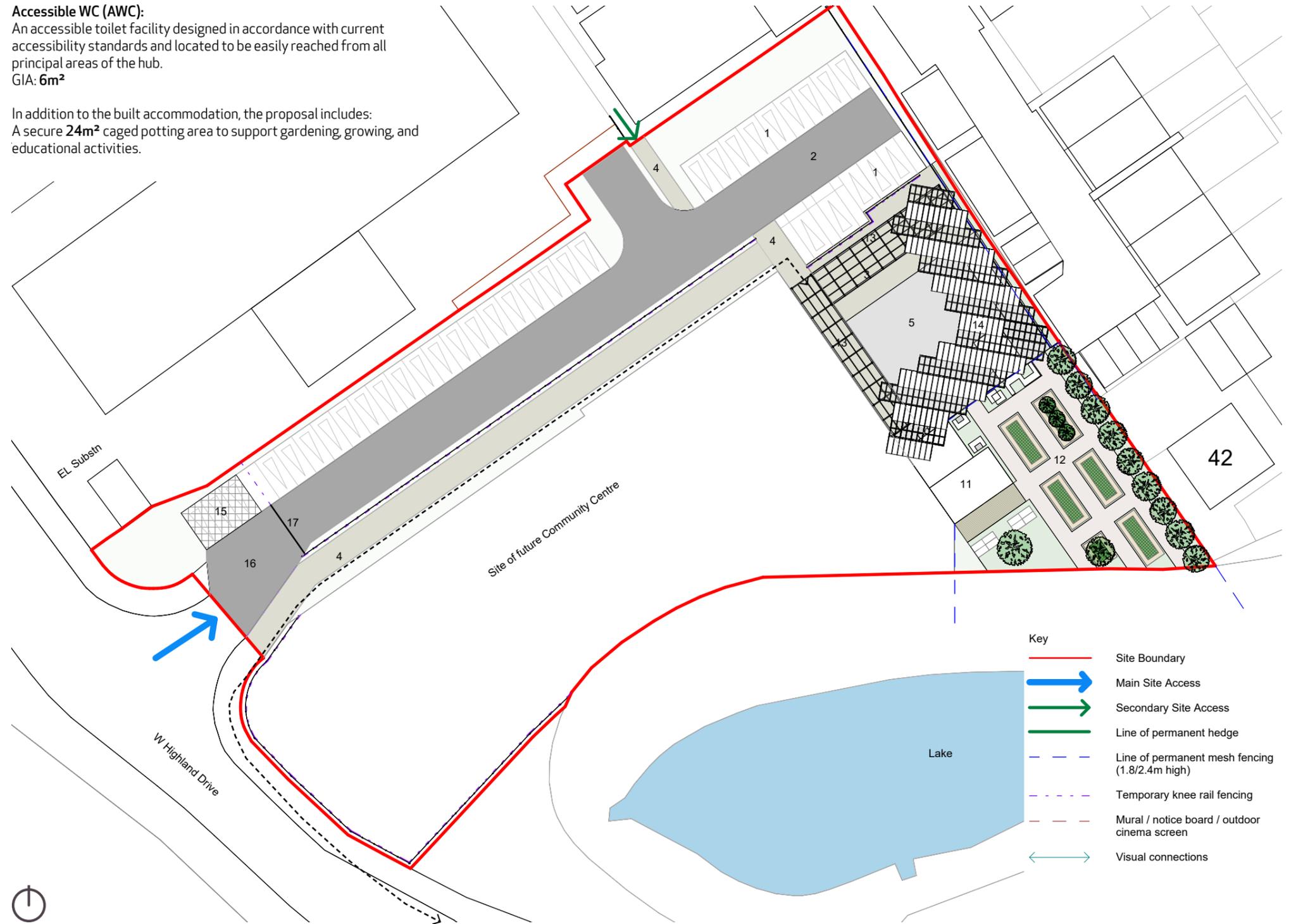
One shipping container split into two functional spaces comprising a bike maintenance workshop and a secure tool store, supporting active travel and community-led repair activities. **GIA: 8m²**

Kitchen with Servery:

A dedicated kitchen facility providing catering and support functions for community events and activities. **GIA: 9m²**

Accessible WC (AWC):
An accessible toilet facility designed in accordance with current accessibility standards and located to be easily reached from all principal areas of the hub. **GIA: 6m²**

In addition to the built accommodation, the proposal includes:
A secure **24m²** caged potting area to support gardening, growing, and educational activities.



3.0 The Design

3.3 Layout

The proposed Community Centre Hub incorporates a modular, flexible design approach centred around the reuse of shipping containers, creating a distinctive pavilion-style arrangement that responds to the site's natural features, including the adjacent attenuation lake.

The building layout consists of:

Pavilion
Seven shipping containers configured to form a pavilion structure accommodating flexible workspaces for community use and local enterprise. It has been strategically positioned to offer views across the lake, enhancing wellbeing and connection to nature.

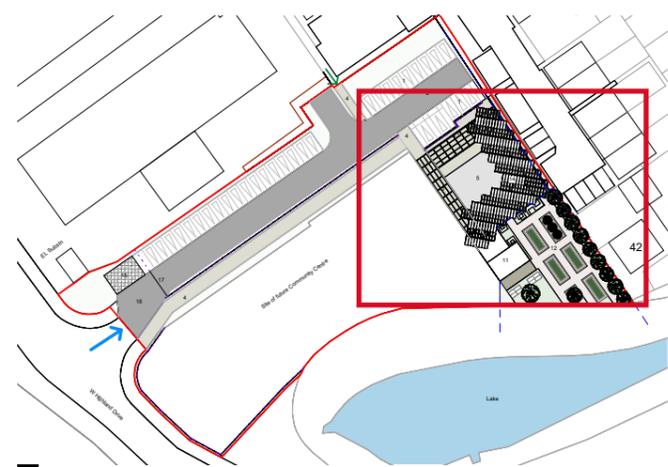
Bike Maintenance Workshop / Tool Store
One additional shipping container, divided into two functional spaces: A bike maintenance workshop, supporting active travel and community-led repair initiatives. A secure tool store for outdoor equipment and community projects

Caged Potting Area
A caged potting area providing a safe, secure space for gardening activities and horticultural education.

Kitchen
A fully equipped kitchen with servery to support events, community meals, and outdoor gatherings.

AWC
AWC located centrally and designed to meet all relevant inclusive access standards.

This configuration allows the development to maintain a low-rise profile that complements surrounding residential properties while ensuring the building opens outward toward the landscape and water features.



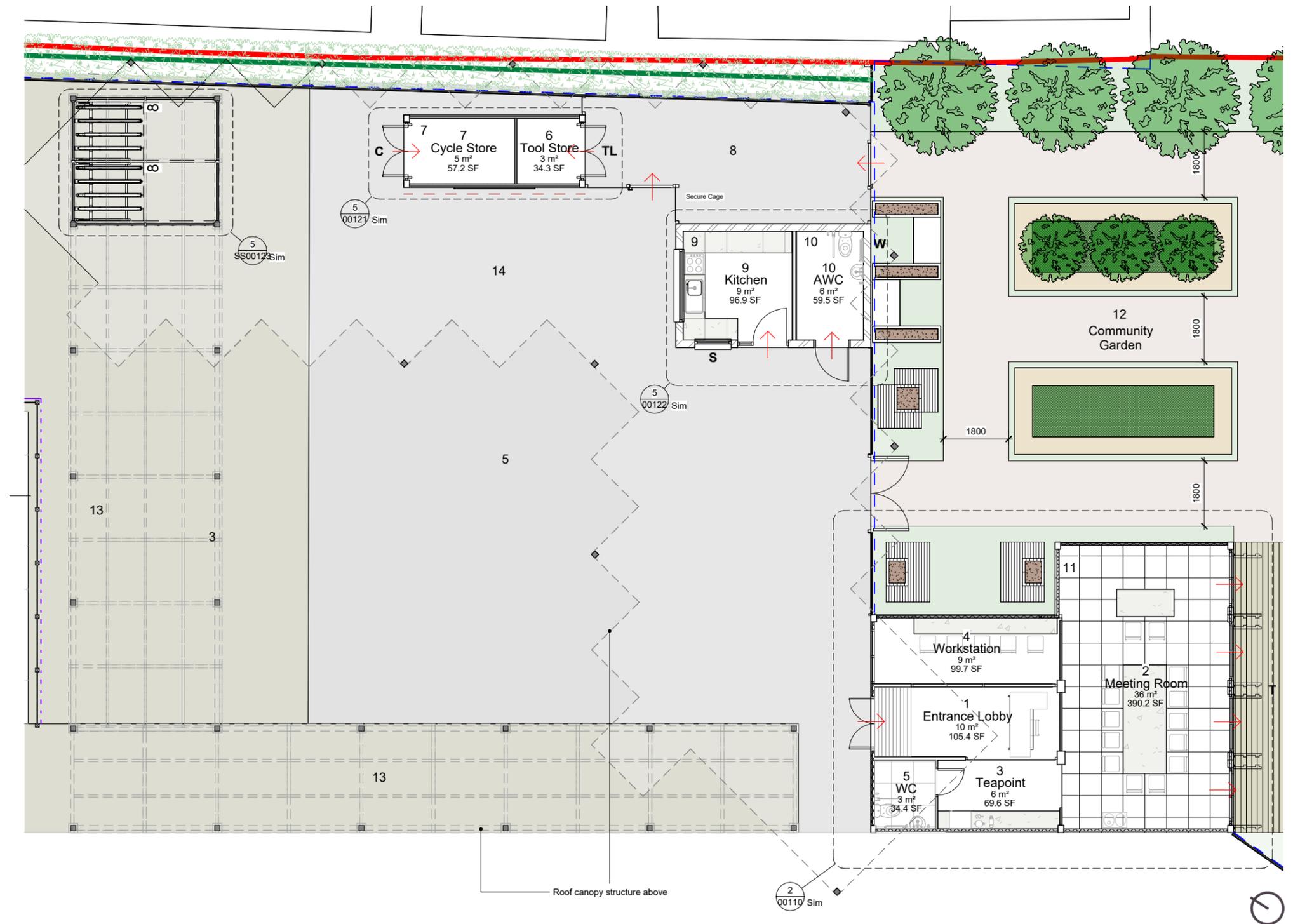
3.0 The Design

GA Ground Floor Plan

The courtyard will connect the Hub and will form its centre. Along the four sides of the courtyard a pergola connects the various parts of the external spaces to each other. Views across the courtyard help people easily understand the various services the Community Hub provides and where these are located.

Loose furniture – tables and chairs of different sizes – can be arranged by visitors and staff to suit different group sizes and activities. We imagine the courtyard as a lush and useful space. It can be used in various ways: by staff to relax or have work related conversations, by older children to play or do their homework, by families to be or eat together in a pleasant garden space that they might be lacking at home, for workshops offered by service providers.

1. Parking - compacted fillings as temporary
2. Permanent road access to base tarmac level
3. Outdoor recreation area - possible car parking later - compacted fillings & gravel
4. Temporary paths of compacted fillings
5. Concrete hard standing for outdoor activities. Usable area: c.259m²
6. Planters
7. Shipping container - 20 foot long store
8. Secure 'cage' with lightweight roof for 'potting' c.20m². Direct access to garden and tool store
9. Kitchen with servery
10. Accessible WC
11. Pavilion
12. Community garden - c.443m²
13. Pergola without roof - climbers growing up/over
14. Abstract pergola



Development Site Boundary

3.0 The Design

Roof Plan

1. Parking - compacted fillings as temporary
2. Permanent road access to base tarmac level
3. Outdoor recreation area - possible car parking later - compacted fillings & gravel
4. Temporary paths of compacted fillings
5. Concrete hardstanding for outdoor activities. Usable area: c.259m²
6. Planters
7. Shipping container - 20 foot long store
8. Secure 'cage' with lightweight roof for 'potting' c.20m². Direct access to garden and tool store
9. Kitchen with servery
10. Accessible WC
11. Pavilion
12. Community garden - c.443m²
13. Pergola without roof - climbers growing up/over
14. Abstract pergola



Development Site Boundary

3.0 The Design

3.4 Scale

The scale of the Thorn Community Centre Hub has been carefully considered to ensure the development has a clear civic presence while remaining appropriate to its residential and landscape context. Rather than relying on vertical prominence, the scheme establishes its identity through a pavilion-style arrangement of low-rise 'pavilion' buildings set within the open landscape.

All proposed structures are single-storey in height, with overall building heights kept deliberately low to minimise visual impact, avoid overshadowing, and maintain long views across the site toward the attenuation lake.

The pavilion is positioned to address key pedestrian routes and landscape features, giving the community hub a strong sense of presence and arrival without dominating its surroundings. The scale responds directly to the proximity of neighbouring residential properties by maintaining generous separation distances and ensuring that building heights sit comfortably below surrounding rooflines. The distributed arrangement of multiple smaller structures, rather than a single large building, creates a clear hierarchy between built form and open space. This approach supports flexibility of use, and allows the landscape to remain the primary visual focus. The resulting scale accommodates the local context while establishing a clear and identifiable community landmark.



3.0 The Design

3.5 Appearance | Materials

Vision and Objectives

The external appearance is defined by a combination of brick and timber cladding to reflect local materiality. The pitched roofscape canopy complements residential surroundings.

Landscape Strategy

- Allotments offering informal recreation space.
- Permeable surfaces and rain gardens for sustainable drainage.
- Water butts installed for rainwater harvesting for irrigation.

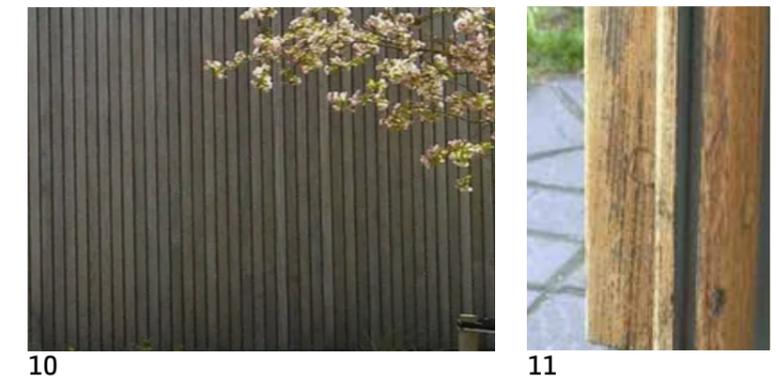
Boundary Treatments

- Boundary conditions use a mix of hedgerows, low fencing, and planting to provide privacy without compromising visual openness.



Material Samples

- 1 - Roofing - Corrugated PVC roof
- 2 - Polyester powder coated metal cladding
- 3 - Timber column on steel base plate
- 4 - Engineered timber pergola structure
- 5 - Precast concrete
- 6 - Decking - Thermo-pine timber with non-slip
- 7 - Community gardens
- 8 - Resin - Daltex Alpine resin bound gravel
- 9 - Corten steel grow box
- 10 - Corten steel shipping container
- 11 - Thermo-pine timber cladding (for walls and soffit)



3.0 The Design

3.6 Appearance | Elevations

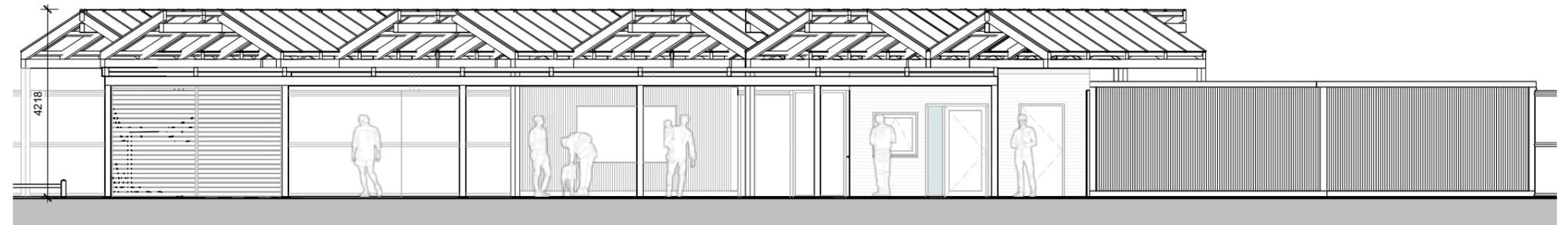
The building materials for the project form a limited palette of natural materials that have been selected for their:

- appropriateness for the context
- high sustainability credentials
- low maintenance requirements
- long life span
- aesthetic appearance
- cost

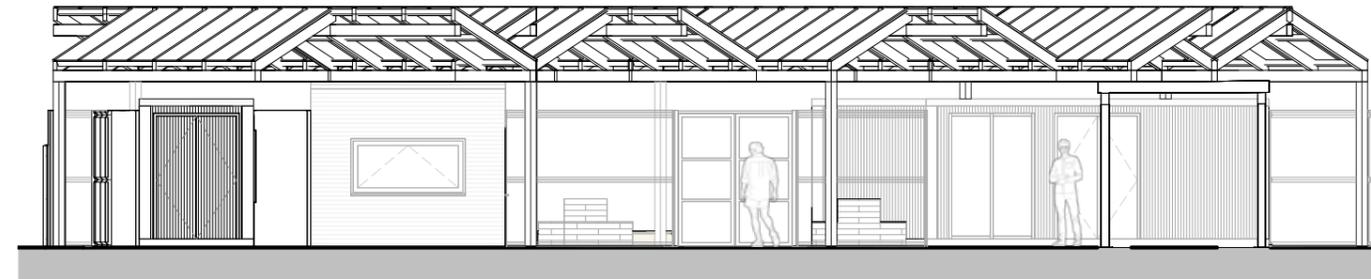
The elevations illustrate the simple, robust, and functional character of the pavilion formed from re-purposed shipping containers. The elevations demonstrate how the arrangement of the containers creates a varied yet cohesive façade, with openings positioned to maximise natural light and frame views toward the attenuation lake.

The external treatment combines durable finishes, such as painted or container panels, with areas of full-height glazing to soften the industrial aesthetic and improve transparency.

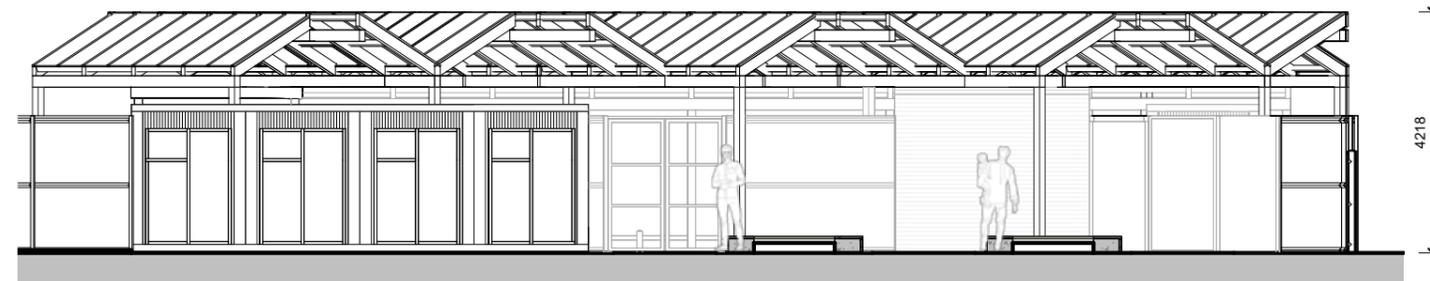
The elevations also show the integration of the roof canopies, shading elements. Subtle articulation is achieved through the stepping and modulation of pitched roofs, creating depth, visual interest, and a clear sense of entrance while ensuring the pavilion sits comfortably within the surrounding landscape and residential context.



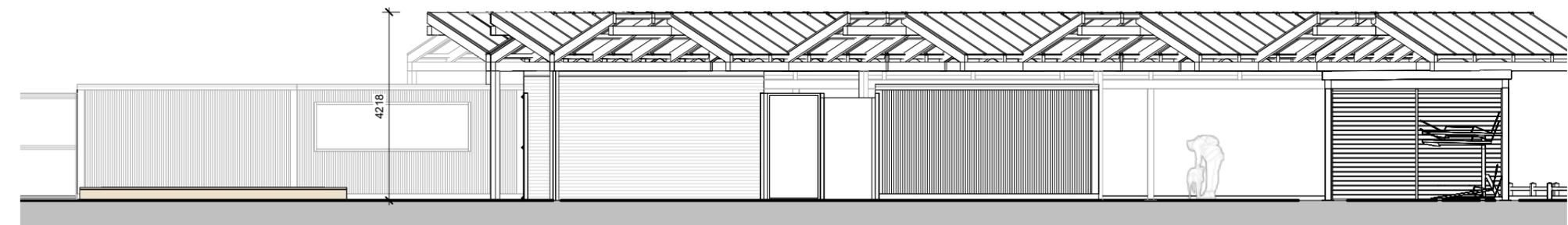
1 West Section
1 : 100



2 North Section
1 : 100



3 South Section
1 : 100



3.0 The Design

3.7 Energy & Sustainability

The sustainability strategy for the Thorn Community Centre Hub is built around environmental responsibility and the enhancement of local ecosystems. The scheme adopts a holistic approach that integrates low-carbon construction, climate-responsive design, circular economy principles, and nature-based solutions.

Low-Carbon and Circular Construction

A core sustainable feature of the project is the use of recycled shipping containers as primary building modules. This approach:

- Reduces embodied carbon by reusing existing structural components rather than relying on carbon-intensive new materials.
- Supports circular economy principles
Allows modular, flexible spaces that can be relocated, expanded, or adapted with minimal environmental impact.
- Efficient container retrofitting to improve insulation, airtightness, and thermal performance.

Energy Efficiency

The layout and orientation of the pavilion maximise the passive potential of the site:

- Optimised solar gain through south-facing glazing where appropriate

Renewable Energy Integration

Where feasible, the building will incorporate renewable technologies such as:

- Photovoltaic (PV) panels on the roofs of container units.

Water Management and SuDS

Rainwater harvesting opportunities for use in the caged potting area and landscape irrigation.

Ecology and Biodiversity Enhancement

The development enhances existing ecological value through:

- Introduction of native planting, wildflower meadows, and structured planting.
- Habitat creation including pollinator-friendly landscapes.
- Design of outdoor areas that support community gardening and environmental education.

Sustainable Transport

The scheme promotes low-carbon travel behaviours through:

- Secure cycle parking and a dedicated bike maintenance workshop.
- Provision for EV charging points.
- Reduced car dominance across the site.

Community Stewardship

- Spaces that accommodate community-led projects such as gardening, repair workshops.
- Materials and components selected for long service life and ease of maintenance.
- Encouraging public participation in care of landscaped areas, supporting social sustainability.

The Thorn Community Centre Hub delivers a high-quality, sustainable, and inclusive facility for the community. The Reserved Matters Application presents a well-considered design that responds to local character, meets community needs, and creates a long-term civic asset for Houghton Regis.



3.0 The Design

Visual 01 | Community Hub



Plan

Visual
Aerial view of Community Hub

3.0 The Design

Visual 02 | Entrance

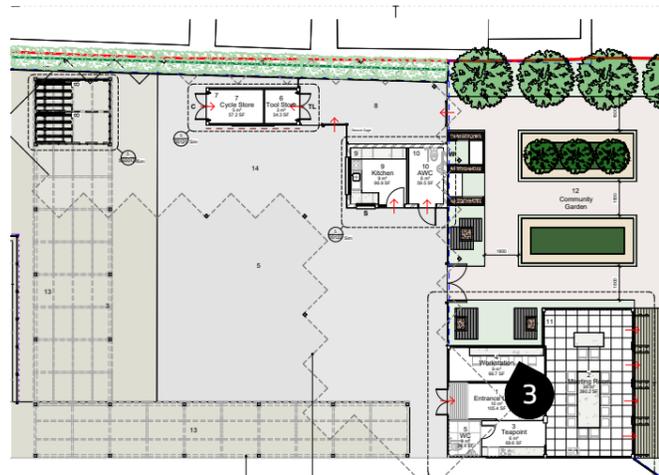


Plan

Visual
Entrance to Community Hub

3.0 The Design

Visual 03 | Pavilion



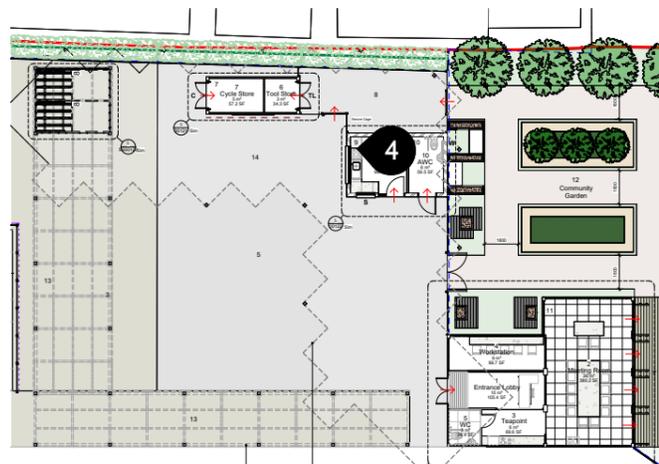
Plan



Visual
Pavilion

3.0 The Design

Visual 04 | Kitchen Servery



Plan



Visual
Kitchen Servery

3.0 The Design

Visual 05 | Community Gardens



Plan



Visual
Community Gardens

3.0 The Design

Visual 06 | Community Gardens



Plan



Visual
Community Gardens

3.0 The Design

Visual 07 | Community Gardens



Plan

Visual
Community Gardens



04 | Access

4.0 Access

4.1 Site Access

Access

Inclusive Access

The proposal follows best practice guidance, including the Equality Act 2010 and BS8300, to ensure all members of the community can use the site independently. Key features include:

- Step-free access throughout.
- Level thresholds at all entrances.
- 2x accessible parking bays adjacent to main entrances.

Pedestrian Movement

Pedestrian movement forms the primary mode of access to the site, which integrates into the existing neighbourhood footpath network. Enhancements include:

- Formalised footpaths that follow existing desire lines, reducing conflict and improving legibility.
- Direct walking links to West Highland Drive, nearby residential streets, and wider community facilities.
- Night-time safety improvements, incorporating lighting with low spill to protect the local ecology while providing a safe environment.

Vehicular Access and Parking

- Vehicular access from the existing West Highland Drive road.
- Dedicated drop-off point for community transport.
- Accessible parking spaces located immediately adjacent to the building.
- Electric vehicle charging points.

Cycle Access

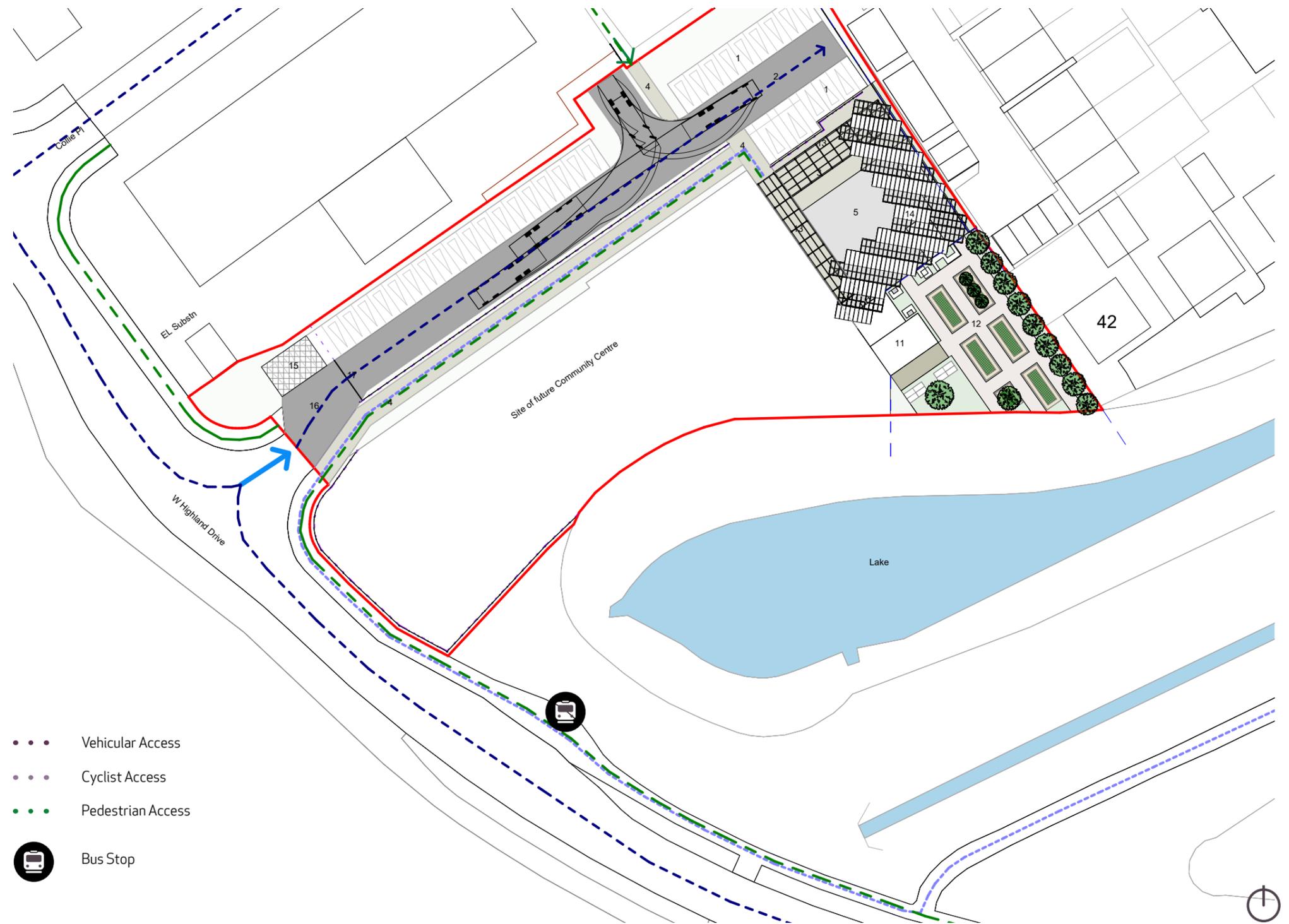
Supporting active travel is a key component of the design, especially with the inclusion of a bike maintenance workshop. The development includes:

- Secure cycle parking, including cycle stands located close to main entrances.
- Additional cycle storage and maintenance facilities, supported by the split shipping container housing the bike repair shop.
- Opportunities for community cycling programmes, aligning with sustainability and health objectives.

Service and Emergency Access

Service vehicles and emergency crews have unobstructed access to the site:

- A designated service route allows maintenance, waste collection, and operational vehicles to reach key points safely.
- Emergency vehicle access arrangements comply with Building Regulations Part B and relevant fire service guidance.



- • • Vehicular Access
- • • Cyclist Access
- • • Pedestrian Access
- Bus Stop

4.0 Access

4.2 Site Access

Access

Service and Emergency Access

Service vehicles and emergency crews have unobstructed access to the site:

- A designated service route allows maintenance, waste collection, and operational vehicles to reach key points safely.
- Emergency vehicle access arrangements comply with Building Regulations Part B and relevant fire service guidance.

Car Parking

29x standard parking spaces
3x EV/car club spaces

2x disabled car parking spaces will be available within the site boundary for use by visitors or staff. Its oversized dimension of:

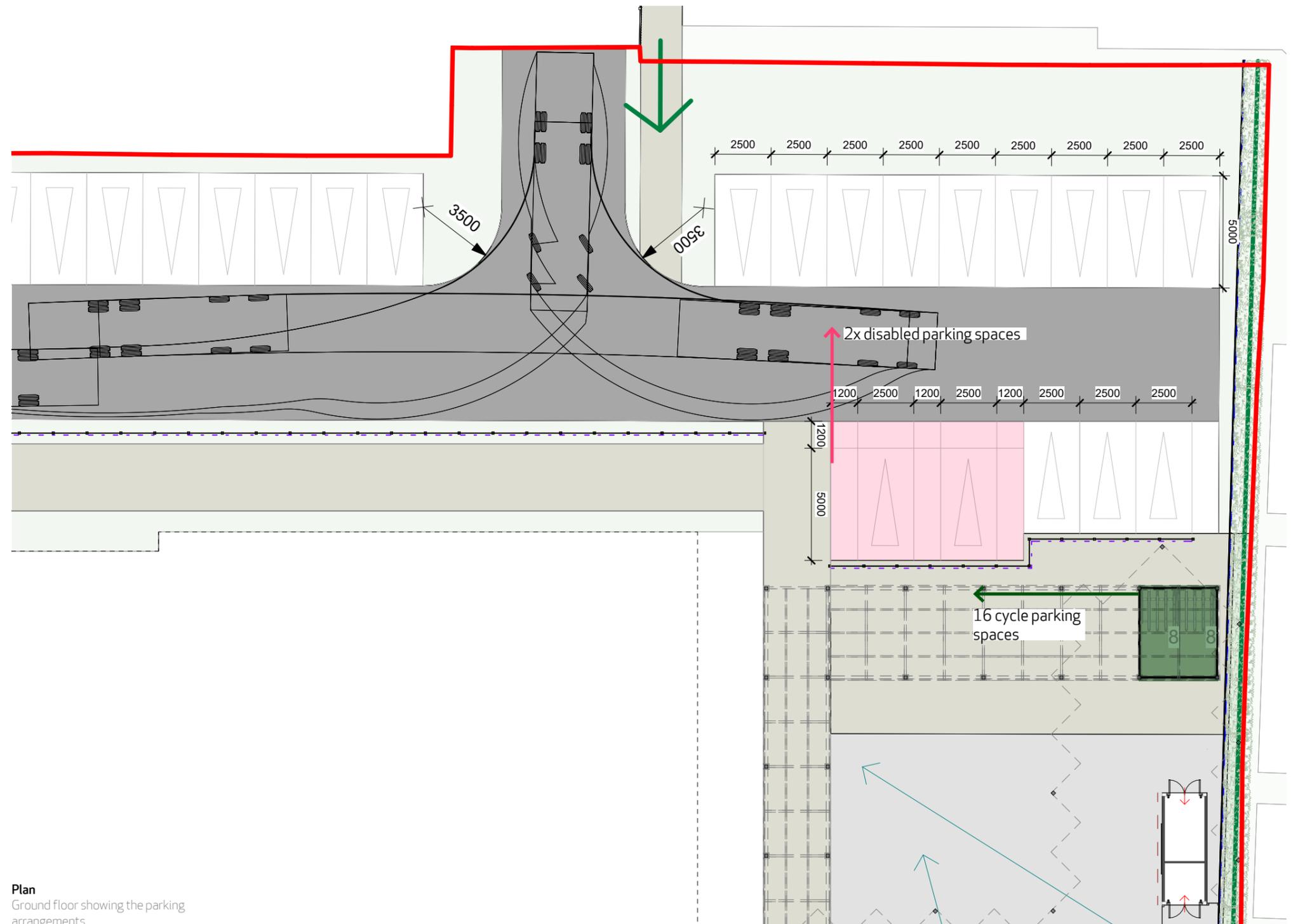
- 6.2m x 4.9m (allows for flexibility)

Cycle Storage Strategy

Secure and covered cycle parking for staff will be incorporated within the site boundary:

- 2x vertical stands will provide space for 16 bicycles.

These are located directly outside the cycle maintenance area and can be overseen from there.



Plan
Ground floor showing the parking arrangements

Thorn Community Centre

Design & Access Statement



PUBLIC NOTICE

CENTRAL BEDFORDSHIRE COUNCIL PROPOSES TO INTRODUCE A NO ENTRY RESTRICTION ON HUCKETT STREET, HOUGHTON REGIS

Reason for proposal: The proposed Order is considered necessary for avoiding danger to persons or other traffic using the road or any other road and for preventing the likelihood of any such danger arising. More details can be found on the attached Statement of Reasons.

Effect of the Order

To prohibit entry on the following road in Houghton Regis:-

1. Hockett Street – to prohibit the entry of vehicles into Hockett Street from Elmers Gate at the junction.

Details may be viewed online at www.centralbedfordshire.gov.uk/publicstatutorynotices.

Comments or objections should be sent by e-mail to highways.consultation@centralbedfordshire.gov.uk by 18 February 2026. Any objections must state the grounds on which they are made **and must quote unique reference number TRO-080-NE**. If you wish to submit comments in writing please send them to the address below, FAO Emily Hirst.

Please note that any comments received will be redacted of personal information and published on the Central Bedfordshire Council website as part of the report for the relevant Traffic Management Meeting, where they will remain in the public domain. If you do not wish your comments to be published, please state this clearly in your response.

Order Title: If made will be “Central Bedfordshire Council (Hockett Street, Houghton Regis) No Entry Order 202*”

Central Bedfordshire Council
Priory House
Chicksands
Shefford SG17 5TQ

Gary Powell
Service Director
Highways

28 January 2026

Statement of Reasons



The purpose of the proposed Traffic Regulation Order (TRO) is to introduce a No Entry restriction on Hockett Street at its junction with Elmers Gate, in order to control vehicle movements and ensure the safe and effective operation of the traffic management arrangements serving the Linmere development.

The attached plan demonstrates that vehicles approaching the junction from Elmers Gate can attempt to enter Hockett Street, despite this movement being unsuitable for general traffic. This is particularly important given the presence of the bus-only route and the associated enforcement equipment installed as part of the wider transport strategy for the Linmere site. Introducing a formal No Entry restriction at this location is therefore necessary to prevent such manoeuvres and to ensure compliance with the permitted movement pattern.

The restriction will also support the safe operation of the automated camera enforcement system, ensuring that the traffic environment is consistent with approved engineering design and the intended hierarchy of movement established for the development. By prohibiting entry into Hockett Street from Elmers Gate, the TRO will improve safety for all users, reduce conflicts at the junction, and maintain the priority and reliability required for public transport routing through the site.

In exercising its duties under Section 122 of the Road Traffic Regulation Act 1984, the Council must secure the expeditious, convenient and safe movement of traffic. The proposed TRO meets these objectives by regulating turning movements at a location where unrestricted access would create avoidable safety risks and inconsistent driver behaviour. The measure also supports the operational effectiveness of public transport infrastructure, in line with the transport objectives established for Linmere.

All associated signage will conform to the Traffic Signs Regulations and General Directions 2016 and the Traffic Signs Manual, Chapter 3.

The Council has also considered its obligations under Section 149 of the Equality Act 2010 to ensure compliance with the public sector equality duty.

In accordance with the Local Authorities' Traffic Orders (Procedure) (England and Wales) Regulations 1996, a public consultation will now be undertaken with statutory consultees, including the Police, Emergency Services, Logistics UK, the Road Haulage Association, the Local Parish Council, Ward Councillor, and residents directly affected by the proposal.

Further details are provided in the attached Public Notice and accompanying drawing.

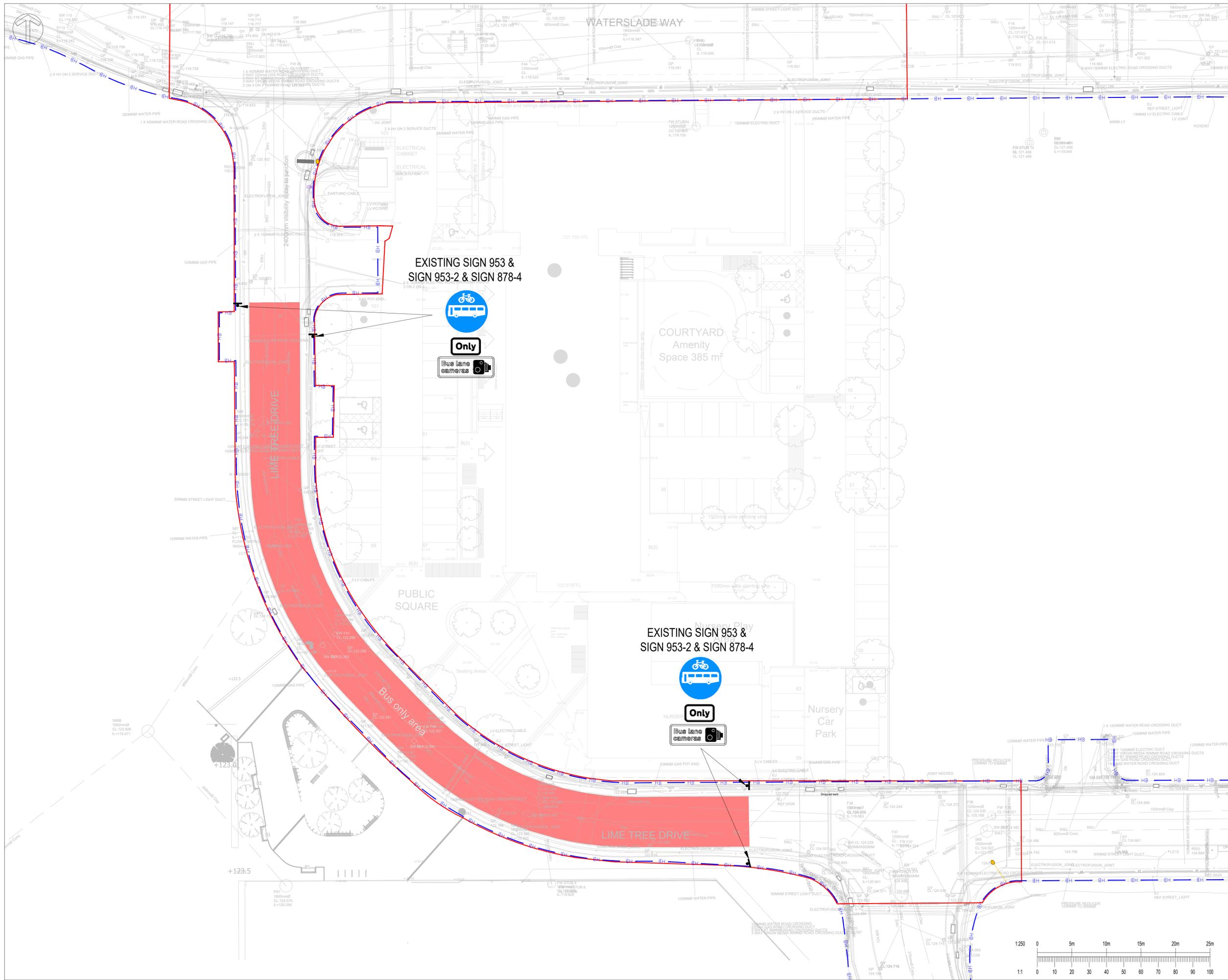
This drawing should not be scaled. Dimensions to be verified on site. Any discrepancies should be referred to the Engineer prior to work being put in hand. This drawing is the property of Waterman Infrastructure & Environment Limited, and the drawing is issued on the condition that it is not copied, reproduced, related or disclosed to any unauthorised person, either wholly or in part without the consent in writing of Waterman Infrastructure & Environment Limited. Pickfords Wharf, Clerk Street, London SE1 9QJ. 1 020 7928 7888 | 03333 444 501

GENERAL NOTES

1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL ENGINEER'S, ARCHITECT'S OR OTHER RELEVANT DRAWINGS AND SPECIFICATIONS.
2. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE BY THE CONTRACTOR PRIOR TO PREPARING ANY WORKING DRAWINGS OR COMMENCING ON SITE.
3. THE CONTRACTOR MUST ENSURE AND WILL BE HELD RESPONSIBLE FOR THE OVERALL STABILITY OF THE BUILDING STRUCTURE/EXCAVATION AT ALL STAGES OF THE WORK.
4. ALL WORK BY THE CONTRACTOR MUST BE CARRIED OUT IN SUCH A WAY THAT ALL REQUIREMENTS UNDER THE HEALTH AND SAFETY AT WORK ACT ARE SATISFIED.
5. ALL WORK IS TO BE CARRIED OUT IN COMPLIANCE WITH THE REQUIREMENTS OF THE RELEVANT STATUTORY AUTHORITIES AND REGULATIONS.
6. ANPR SPECIFICATION AGREED WITH CBC & CLIENT. INDICATIVE LOCATIONS OF ANPR CAMERAS AND CONNECTIONS SHOWN ON STREET LIGHTING COLUMNS.
7. REFER TO YUNEX TRAFFIC DOCUMENT ENH-288726 FOR FURTHER INFORMATION ON THE SPECIFICATION AND BUS GATE INFORMATION.

KEY:

- ANPR CAMERA MOUNTED ON STREET LIGHTING COLUMN
- BUS GATE ONLY



PO2	13.11.25	BUS GATE ONLY HATCHING INCLUDED	NYP	NYP
PO1	08.10.25	FIRST ISSUE	NYP	DP
Rev	Date	Description	By	Chk
Amendments				

Project
LINMERE

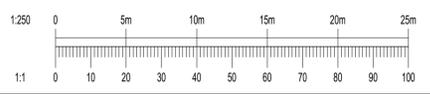
Title
NEIGHBOURHOOD CENTRE
TRAFFIC ENFORCEMENT
CAMERAS
LOCATIONS & DISTANCE TO SIGNS

Client
HOUGHTON REGIS MANAGEMENT COMPANY



5th Floor One Cornwall Street Birmingham B3 2DX
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Work Stage	STAGE 2 Concept design	RIBA
Subsidiary	INFORMATION	S2
Designed By	NYP Director	Waterman Ref 14720
Drawn By	NYP Date OCT 2025	Scales @ A1 1:250
Project	Originator Functional Spatial Form Discipline Number	Revision
14720-WIE-HMK-ZZ-DR-C-951202		PO2





PUBLIC NOTICE

CENTRAL BEDFORDSHIRE COUNCIL PROPOSES TO INTRODUCE A BUS GATE ON LIME TREE DRIVE, HOUGHTON REGIS

Notice is hereby given that Central Bedfordshire Council, in exercise of its powers under Sections 1, 2 and 4 of the Highways Act 1980 and all other enabling powers, propose to introduce a Bus Gate on Lime Tree Drive, Houghton Regis.

Effect of the Order:

To introduce a Bus Gate (to be actively enforced by a ANPR camera) on the following length of road in Houghton Regis:-

1. Lime Tree Drive, from a point approximately 34 metres south of the centre of the junction with Waterslade Way and extending in a south-easterly direction, following the curvature of the road for approximately 133 metres ending approximately 10 metres west of the centre of the junction with Silver Birch Avenue.

Details may also be viewed online at www.centralbedfordshire.gov.uk/publicstatutorynotices.

Comments should be sent by e-mail to highways.consultation@centralbedfordshire.gov.uk by 18 February 2026. Any objections must state the grounds on which they are made **and must quote unique reference number TRO-080**. If you want to send in your comments in writing please send them to the address shown below FAO Emily Hirst.

Please note that any comments received will be redacted of personal information and uploaded onto the Central Bedfordshire Council website as part of a report on the scheme a few days before the proposal is discussed at the relevant Traffic Management Meeting, where it will remain in the public domain. If you do not wish for your comments to be part of the report please state this explicitly within your response.

Order Title: If made will be "Central Bedfordshire Council (Lime Tree Drive, Houghton Regis) Bus Gate Order 202*"

Central Bedfordshire Council
Priory House
Chicksands
Shefford SG17 5TQ

Gary Powell
Service Director
Highways

28 January 2026

Statement of Reasons

The purpose of the proposed Traffic Regulation Order (TRO) is to enable the lawful operation and enforcement of a bus-only gate on Lime Tree Drive, forming a key element of the sustainable transport network required under the approved planning permissions for the Linmere development.

The traffic enforcement cameras are necessary to ensure effective management of the bus-only section of highway, which is fundamental to delivering the transport strategy and movement corridors established in collaboration with Central Bedfordshire Council (CBC) for Linmere Phase 1.

These requirements originate from the Outline Planning Permission CB/12/03613/OUT (2014), which sets out the strategic framework for public transport connectivity across the wider site.

As part of the approved Advanced Infrastructure Application AIA1a for Phase 1 (approved by CBC in 2018), HRMC provided detailed proposals for bus routing and management, demonstrating how the conditions of the Outline Permission would be met. These provisions established the need for controlled bus-only movement through Lime Tree Drive to support reliable public transport operation.

The physical design of the bus gate and associated infrastructure is secured within CBC's technically approved engineering drawings for the Phase 1 Section 38 works (Agreement H3308, approved 2019 and updated 2020). These approved designs legally oblige HRMC to install traffic enforcement measures as part of the adoption process for the new highway network.

The detailed enforcement system specification was subsequently prepared by CBC's appointed traffic management consultant, Yunex Traffic, under scheme reference ENH-288726 HRMC Linmere Phase 1 – Lime Tree Drive Bus Gate, and agreed with the CBC Highways Team. The precise extents of CBC highway to be regulated by the TRO are clearly illustrated on the attached plan which also shows Traffic Enforcement Camera Locations, as submitted to CBC for TRO approval.

Implementation of the TRO is therefore essential to:

- enforce the approved bus-only restriction,
- ensure compliance with the adopted transport strategy,
- meet the conditions of the Outline Planning Permission and subsequent approvals, and
- satisfy the Section 38 technical requirements for adoption of the highway.

For these reasons, the TRO is both necessary and fully justified to support the operation, safety, and long-term integrity of the sustainable transport network within Linmere Phase 1.

Section 122 requires authorities to secure the expeditious, convenient, and safe movement of traffic. This proposal fully complies with those statutory duties.

All associated signage will conform to the Traffic Signs Regulations and General Directions 2016 and the Traffic Signs Manual, Chapter 3.

The Council has also considered its obligations under Section 149 of the Equality Act 2010 to ensure compliance with the public sector equality duty.

A public consultation will now be undertaken with all statutory consultees, including the Police, Emergency Services, Logistics UK, Road Haulage Association, the Local Parish Council, Ward Councillor, and residents directly affected by the proposal.

Further details are available in the attached Public Notice and accompanying drawing.