



HOUGHTON REGIS TOWN COUNCIL

Peel Street, Houghton Regis, Bedfordshire, LU5 5EY

Town Mayor: **Cllr M Herber**
Town Clerk: **Clare Evans**

Tel: 01582 708540
e-mail: info@houghtonregis-tc.gov.uk

Date: 24th March 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 30th March 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

Pages 6 - 12

To approve the Minutes of the meeting held on the 9th March 2026.

Recommendation: To approve the Minutes of the meeting held on 9th March 2026 and for these to be signed by the Chairman.

5. PLANNING MATTERS

(a) To consider the following applications:

[CB/25/02843/FULL \(click for more details\)](#) Part single storey and part two storey rear extensions
32 Churchfield Road, Houghton Regis, Dunstable, LU5 5HL

[CB/26/00369/FULL \(click for more details\)](#) Siting of a portakabin for community use
Parkside Recreation Ground, Parkside Drive, Houghton Regis,
Dunstable, LU5 5RY

For noting

[CB/26/00636/DOC \(click for more details\)](#) Discharge of Conditions 4, 12 and 20 against planning permission ref. CB/23/03987/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 approval sought for layout, scale, appearance, landscaping and access relating to Local Centre Parcel, Phase 1.)

Local Centre Parcel, Linnere (HRN1), Phase 1, Waterslade Way & Lime Tree Drive, Houghton Regis, LU5 7AS

[CB/26/00784/NMA \(click for more details\)](#)

Non material amendment to planning permission CB/23/03448/FULL (Revised scheme: Demolition of existing outbuildings whilst retaining the existing dwelling. Erection of 26 dwellings with access road and sewers. Amendment sought to the wording of condition 27 to amend this from a prior commencement condition to a prior to occupation condition.

Red Cow Farm House, Bedford Road, Houghton Regis, Beds. LU5 6JP

[CB/26/00787/DOC \(click for more details\)](#)

Discharge of Conditions 25, 26, 29, 32, 33 & 35 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 4 & 5 - Houghton Regis North site 1, land on the northern edge of Houghton Regis

[CB/26/00770/DOC \(click for more details\)](#)

Discharge of Condition 9 against planning permission (CB/12/03613/OUT) (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). CB/20/03903/DOC also refers. Land To The North And East Of Houghton Regis, Sundon Road, Houghton Regis

[CB/26/00641/DOC \(click for more details\)](#)

Discharge of Condition 20 against planning permission ref. CB/24/000801/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

[CB/26/00617/DOC \(click for more details\)](#) Discharge of Conditions 1,3,5,7,8,11,12,13,16,17B,18,21,22,23,24,25 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

(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 application has been received for consultation and falls within delegated authority. In accordance with the Committee’s Terms of Reference, this item does not require discussion unless a member has requested it be referred to committee prior to the meeting. It is therefore recommended for approval.

[CB/26/00542/FULL \(click for more details\)](#) Two storey side extension with integrated garage.
11 Cemetery Road, Houghton Regis, Dunstable, LU5 5BZ

7. PROPOSED TELECOMMUNICATIONS UPGRADE – SITE 10555, PARKSIDE DRIVE

Pages 13 - 25

Members will find attached documents relating to a telecommunications upgrade.

Members are requested to consider a consultation relating to a proposed upgrade of a 20m telecommunications monopole on Parkside Drive.

Members should note that the proposal appears very similar to the application discussed at the previous Planning Committee meeting; however, there are differences in the address and some technical details, so it is believed that it represents a separate application.

M Group Telecom have invited comments from Members

Recommendation: To consider comments to M Group Telecom in relation to this application.

8. CB/25/03320/RM - PHASE 4, PARCEL 1, & CB/25/03319/RM - PHASE 4, PARCEL 6, HOUGHTON REGIS NORTH 1, SUNDON ROAD, HOUGHTON REGIS

Pages 26 - 30

HOUGHTON REGIS TOWN COUNCIL

Planning Committee

Minutes of the meeting held on

9th March 2026 at 7.00pm

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

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

Public: 3 (1 virtual)

Apologies: Councillors: C Slough

Also present: J Carroll
S Goodchild (virtual)

13558 APOLOGIES AND SUBSTITUTIONS

Apologies were received from Councillor Slough.

13559 QUESTIONS FROM THE PUBLIC

Members of the public were present to address application CB/26/00085/FULL.
Members agreed to receive questions under the relevant agenda item.

13560 SPECIFIC DECLARATIONS OF INTEREST

None.

13561 MINUTES

To approve the Minutes of the meeting held on the 16th February 2026.

Members had been provided with amended Minutes prior to the meeting.

**Resolved: To approve the Minutes of the meeting held on 16th February 2026
and for these to be signed by the Chairman.**

13562 PLANNING MATTERS

(a) The following planning applications were considered:

[CB/26/00085/FULL](#)
[\(click for more details\)](#)

Change of Use from (C3) Dwelling to (C2) Residential Childrens
Care Home
15 Tennyson Avenue, Houghton Regis, Dunstable, LU5 5UQ

Comments: A member of the public made a statement to the Committee highlighting the following issues:

- The property was situated in a residential cul-de-sac and the driveway opened on to a hammerhead junction. Given the layout of the road, congestion was likely to become an issue.
- There were insufficient parking spaces for the proposed 4-6 staff who would be working on site
- Residential refuse bins were currently on the driveway. Larger refuse bins would reduce parking availability further.
- There was a potential risk of increased noise in a quiet neighbourhood

Members noted this was a retrospective application and a home had been in operation since July 2025. Such a facility was required to be registered with Ofsted who were responsible for assessing suitability.

It was suggested that the residents in Tennyson Avenue should be encouraged to raise their individual objections to Central Bedfordshire Council.

Members expressed their concern regarding

- Parking availability
- Traffic congestion
- Noise levels

Houghton Regis Town Council raised no objection to this application.

[CB/26/00468/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 access, appearance, landscaping, layout and scale for 236 dwelling units

Phase 4, Parcels 2 and 3, Houghton Regis North Site 1, Houghton Regis, Bedfordshire

Comments: Members highlighted that the application stated three nearby badger setts would be retained if possible. It was thought that this was unlikely to be possible given the extent of the development. It was hoped that, as a protected species, this issue would be successfully resolved.

Houghton Regis Town Council raised no objection to this application.

Noted:

[CB/26/00360/NMA](#)
[\(click for more details\)](#)

Non-material amendment to planning permission CB/23/03448/FULL (Revised scheme: Demolition of existing outbuildings whilst retaining the existing dwelling. Erection of 26 dwellings with access road and sewers.) Amendment sought to the wording of condition 3 to remove reference to the works beyond the immediate raised table. This is replaced by a variation of the S106 to add an obligation to pay a sum of £10,000 towards further traffic calming measures on the Bedford Road corridor Red Cow Farm House, Bedford Road, Houghton Regis, Dunstable, LU5 6JP

[CB/26/00325/DOC](#)
[\(click for more details\)](#)

Discharge of Conditions 7,8 & 24, against planning permission ref. CB/24/00059/FULL (Proposed demolition of existing buildings and redevelopment to provide new employment floorspace for a flexible range of uses (within Classes E(g)(iii), B2 and/or B8) with ancillary offices, together with the rationalisation of accesses and provision of yard area, parking, landscaping, and all other associated works.) Unit 1, Humphrys Road, Dunstable, LU5 4TP

[CB/26/00511/NMA](#)
[\(click for more details\)](#)

Non-material amendment to planning permission CB/25/01728/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 sought for appearance only to bandstand) Amendment Sought: Amendment to the bandstand roof.
Land To The North And East Of Houghton Regis, Sundon Road, Houghton Regis

[CB/26/00445/TDM](#)
[\(click for more details\)](#)

Telecommunications Determination Masts: Erection of a 20m monopole c/w 6 antennas, 3 RRUs, 3 cabinets, 10 paving slabs with ancillary development
Land at Houghton Regis Car Park, Parkside Drive, Houghton Regis, Bedfordshire, LU5 5RD

Councillor Carroll was in attendance at the meeting to express concerns regarding the location of the installations. In the application, the land had been described by the developer as a verge; however, it was believed that the plot formed part of the Parkside local open space; as such, it was considered that the development at this site would be in contravention of the Neighbourhood Plan.

It was felt that to allow installation of these items in a local open space would set an unwelcome precedent.

It was also highlighted that this was a commercial enterprise and would fail to provide any pecuniary benefit for the community.

Members requested that the Head of Democratic Services contact CBC, alerting them to the fact that this was potentially amenity land. The Head of Democratic Services confirmed they would compose a communication to CBC outlining concerns and share this with Members.

[CB/26/00411/GPDE](#)
[\(click for more details\)](#)

Prior Notification of Householder Extension: Single storey rear extension, 5m beyond the rear wall of the original dwelling, maximum height of 2.90m & 2.90m to the eaves
21 Hinton Walk, Houghton Regis, Dunstable, LU5 5RB

[CB/26/00349/DOC](#)
[\(click for more details\)](#)

Discharge of Conditions 8 and 29, 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.)

Parcel 3A, Houghton Regis North Site 1, Land on the northern edge of Houghton Regis

[CB/26/00544/NMA](#)
[\(click for more details\)](#)

Non-material amendment to 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.) Amendment sought: Non-material amendment to amend the plots that are M4(2) compliant, to formalise the accessibility and ensure that it aligns with delivery on site.
Parcel 5, Houghton Regis North 1, Sundon Road, Houghton Regis

[CB/26/00616/DOC](#)
[\(click for more details\)](#)

Discharge of Conditions 8 and 29 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.)
Parcel 7 and 8, Linnere, Houghton Regis North Site 1, Land on the northern edge of Houghton Regis

Permissions / Approvals / Consents

[CB/25/01963/FULL](#)
[\(click for more details\)](#)

Erection of single storey timber frame rear extension to create a storage area and a covered sitting area, with new door, and steel corrugated roofing
8 Ashington Way, Houghton Regis, Dunstable, LU5 6RQ

Refusals:

None received.

Withdrawals:

[CB/25/01901/FULL](#) Erection of 5 commercial units (Class E(g)(iii), B2 and B8) with associated access from Bedford Road, car parking, service yards, drainage and landscaping.
[\(click for more details\)](#) Land Rear Of Cresswell Edge and Seaton Crescent, Seaton Crescent, Houghton Regis

13563 **PLANNING APPLICATIONS – DELEGATED AUTHORITY**

The following planning application was received for consultation and fell within delegated authority. In accordance with the Committee's Terms of Reference, this item did not require discussion unless a member had requested it be referred to committee. It was therefore recommended for approval.

[CB/26/00351/FULL](#) Erection of a single storey side extension, with roof lights
[\(click for more details\)](#) 194 Tithe Farm Road, Houghton Regis, Dunstable, LU5 5JE

13564 **CB/25/02246/FULL: WHELANS FARM, THE BUNGALOW, BEDFORD ROAD, HOUGHTON REGIS LU5 6JS**

Members were provided with notification of amendments from Central Bedfordshire Council advising of revisions received in relation to CB/25/02246/FULL.

The main change appeared to be an increase in the number of houses at the end of the road from two to three. The orientation meant that the house fronts faced a public footpath which was not thought ideal.

Members observed that thirteen objections had been received and echoed the concerns raised regarding the lack of infrastructure and the strain likely to be experienced by local services. Concerns regarding the proximity to the boundary of residents' homes and potential privacy issues were also noted.

Councillor Goodchild confirmed they would write to the Planning Officer for guidance on this application.

Houghton Regis Town Council objected to this application on the grounds of overdevelopment and the capacity of the Bedford Road to accommodate increased traffic.

Resolved: **To consider the revisions received from Central Bedfordshire Council in relation application CB/25/02246/FULL and to consider comments for submission to Central Bedfordshire Council.**

13565 **CB/25/03234/RM: LOCATION: PARCELS 7 & 8 IN AREA 4 AT LINMERE, HOUGHTON REGIS NORTH, DUNSTABLE**

Members were provided with notification of amendments from Central Bedfordshire Council advising of revisions that have been received in relation to CB/25/03234/RM.

Houghton Regis Town Council had raised no objections to the previous application and would, therefore, raise no objection to the amended application.

Resolved: **To consider the revisions received from Central Bedfordshire Council in relation to application CB/25/03234/RM and to consider comments for submission to Central Bedfordshire Council.**

13566 500MW BESS AT LUTON ROAD, CHALTON (CB/25/01098/FULL)

Charlton Parish Council had written to update neighbouring councils regarding the 500MW BESS at Luton Road, Chalton (CB/25/01098/FULL), which was approved at the January 2026 Central Bedfordshire Council Development Management Committee.

Chalton Parish Council had written to the Secretary of State requesting intervention. This request was based on the scale of the proposal, its Green Belt location, and the cumulative concentration of grid-connected energy infrastructure around the Sundon substation.

The Head of Democratic Services read an email from the Secretary of State to Chalton Parish Council confirming that the application would not be called in. Members felt this indicated the 500MW BESS was likely to proceed but proposed that Houghton Regis Town Council wrote to Chalton to express support and to commiserate on the decision. The Head of Democratic Services confirmed that an appropriate communication would be drafted and shared with the Chair and Vice-Chair prior to sending.

Resolved: **To consider comments to Central Bedfordshire Council in support of the concerns raised by Charlton Parish Council.**

The Chairman declared the meeting closed at 8.04pm

Dated this 30th day of March 2026

Chairman



M Group Telecom Ltd
West Lodge
Station Approach
West Byfleet, Surrey
KT14 6NG

Houghton Regis Parish Clerk
clerk@houghtonregis-tc.gov.uk

16 March 2026

Our ref: 10555

VIA TRACKED E-MAIL

Dear Clerk,

**CONSULTATION - EE LTD
PROPOSED UPGRADE OF EXISTING ELECTRONIC COMMUNICATIONS APPARATUS AT 10555, LAND AT LP PARKSIDE DRIVE, SOUTH OF DOG & DUCK PH BETWEEN HOUGHTON PARK ROAD & CONQUEST ROAD, DUNSTABLE, BEDFORDSHIRE, LU5 5RY (NGR: E503304, N224455)**

The operator EE currently provides coverage to the area from an existing installation located at 10555, Land at LP Parkside Drive, South of Dog & Duch PH between Houghton Park Road & Conquest Road, Dunstable, Bedfordshire, LU5 5RY (NGR E503304, N224455). However, the existing installation is not able to support modern telecoms installation required to enable EE to provide the latest 4G and 5G coverage and capacity to the area. As such, a new replacement for EE is required. As the replacement EE site will need to cover the same target coverage area, it needs to be located as close as possible to the existing site.

The purpose of this letter is to inform you of the proposed installation and provide you with an opportunity to comment or seek additional information prior to the submission of an application to the local authority.

Proposed location: 10555, Land at LP Parkside Drive, South of Dog & Duch PH between Houghton Park Road & Conquest Road, Dunstable, Bedfordshire, LU5 5RY (NGR E503304, N224455).

Proposed development: The upgrade of the existing telecommunications site, comprising the removal of the existing 8m lamppost pole to be replaced by 20m pole, with a slight relocation to the left, supporting 6no proposed antennas with a wraparound cabinet, together with the removal of 2 ground-based cabinets and the installation of 2 no proposed cabinets and ancillary development thereto.

Please refer to drawings numbered 002 Site Location Plan, 100 Existing Site Plan, 150 Proposed Site Plan, 200 Existing Site Elevation, 250 Proposed Site Elevation – Issue A2.

We confirm that the installation has been designed to be fully compliant with the public health and safety guidelines established by the ICNIRP, the independent commission set up to provide scientific advice and guidance on the health and environmental effects of non-ionizing radiation to protect people and the environment. These guidelines have the support

M Group Telecom Limited, a company registered in England and Wales with company number 10201726
Registered Office: Abel Smith House, Gunnels Wood Road, Stevenage SG1 2ST

+44 (0)1438 743744 enquiries@mgrouppltd.com

mgrouppltd.com

of UK Government and the formal backing of the World Health Organisation. They are in place to protect all members of the public, wherever they are in relation to a base station, 24 hours a day.

We respectfully request that any comments are submitted in writing within 14 days and include site reference 10555.

Yours faithfully,

Phoebe Birney
Assistant Planner
M Group Telecom Ltd
For and on behalf of EE UK Ltd

Email:

Enc.

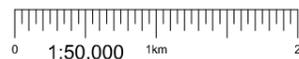
Drawings Referenced: 002 Site Location Plan, 100 Existing Site Plan, 150 Proposed Site Plan, 200 Existing Site Elevation, 250 Proposed Site Elevation – Issue A2

SITE LOCATION

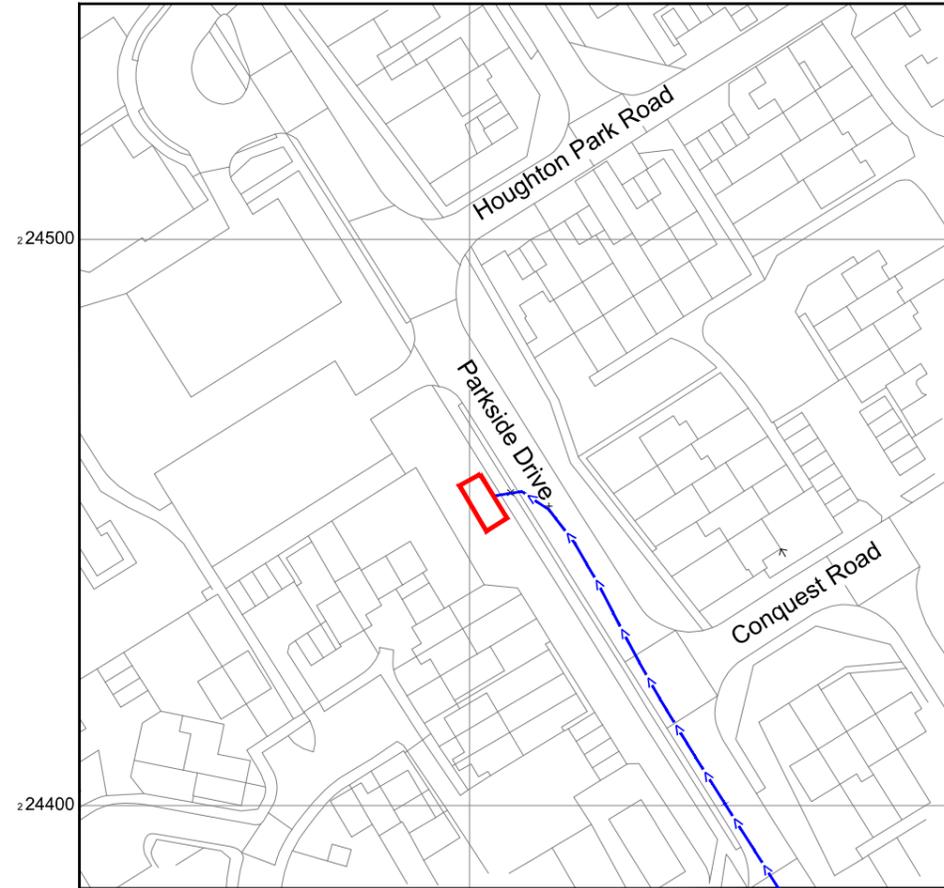


Reproduced by permission of Ordnance Survey on behalf of the Controller of His Majesty's Stationery Office
All rights reserved. © Crown Copyright licence no. 100035120

SITE AREA PLAN



SITE PHOTOGRAPH

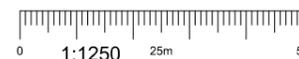


Reproduced by permission of Ordnance Survey on behalf of the Controller of His Majesty's Stationery Office
All rights reserved. © Crown Copyright licence no. 100035120

NGR E: 503304 N: 224455

W3W: become.stir.inspector

SITE LOCATION PLAN



NOTES:

- ALL DIMENSIONS IN MM UNLESS OTHERWISE NOTED.

Site Location:



Access Route To Site:



Access Route:



Master:	MBNL / EE / H3G:	Project:	Purpose of Issue:	Issue:
M003	EE	VENDOR SWAP	Detailed Design	A2
Date:	04/02/2026	Revision / Upgrade Description:		
Drawn:	B. Jamieson	Tower type updated		
Checked:	S. Coyle			
Approved:	C. Yates			
Master:	MBNL / EE / H3G:	Project:	Purpose of Issue:	Issue:
M002	EE	VENDOR SWAP	Detailed Design	A1
Date:	09/05/2024	Revision / Upgrade Description:		
Drawn:	A. Smith	Detailed Design		
Checked:	S. Coyle			
Approved:	L. Smallfield			
Master:	MBNL / EE / H3G:	Project:	Purpose of Issue:	Issue:
M001	EE	VENDOR SWAP	General Arrangement	A
Date:	27/02/2024	Revision / Upgrade Description:		
Drawn:	E. Wilson	First Issue		
Checked:	S. Coyle			
Approved:	L. Smallfield			

Everything Everywhere
One Braham Street
London
E1 8EE
Tel: 020 7356 5000

Design Consultant:



M-GROUP TELECOM
WEST LODGE
STATION APPROACH
WEST BYFLEET
SURREY
KT14 6NG
TEL : 01932 411011
FAX : 01932 411012

Site Name:

LP PARKSIDE DRIVE

Site ID:

1203170

Address:

SOUTH OF DOG & DUCK PH BETWEEN
HOUGHTON PARK RD & CONQUEST ROAD
HOUGHTON PK
DUNSTABLE
BEDFORDSHIRE
LU5 5RY

Title:

002 SITE LOCATION PLAN

Project:

VENDOR SWAP

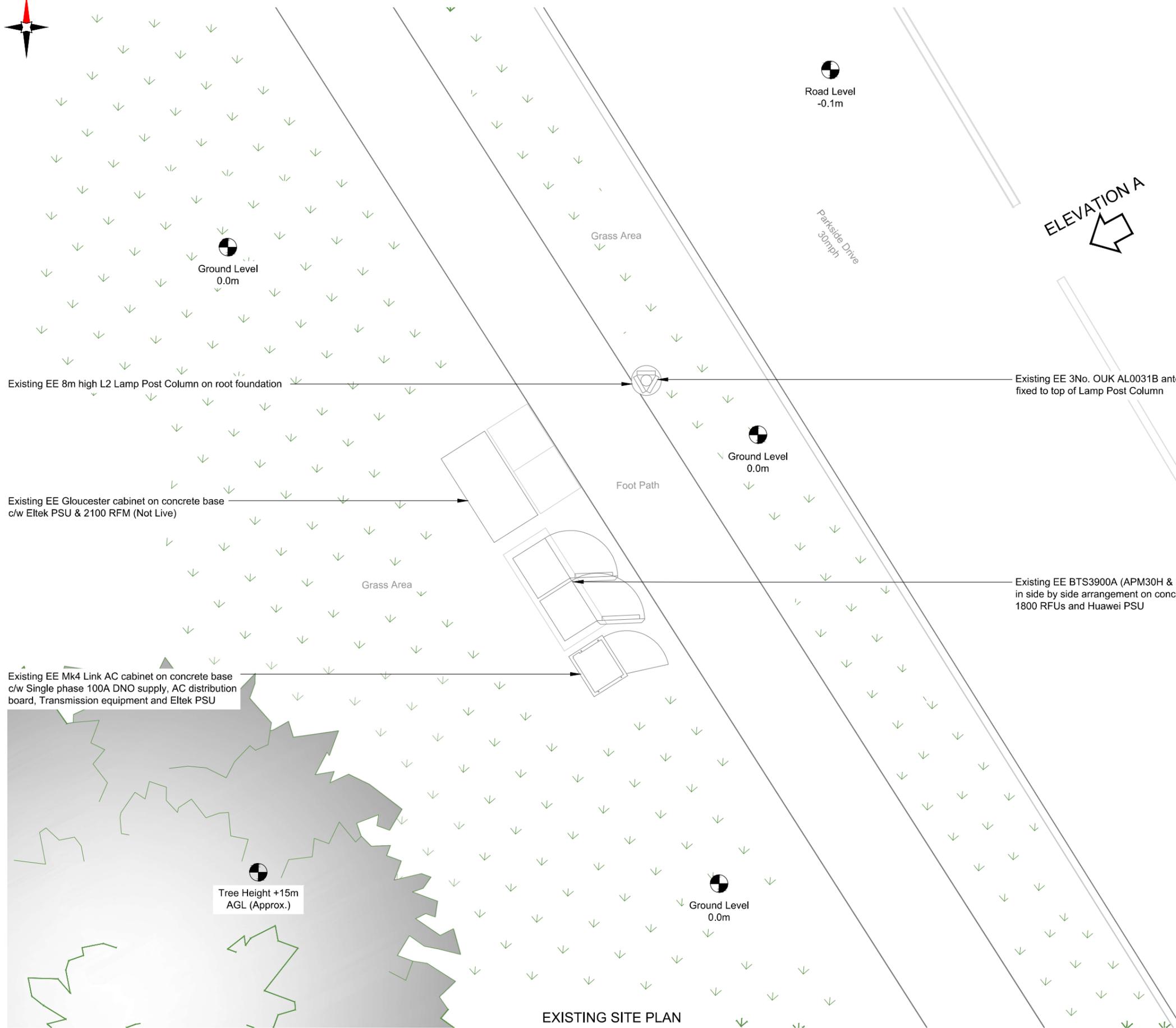
Purpose of Issue:

DETAILED DESIGN

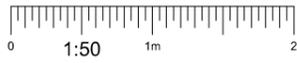
EE Cell ID:	MBNL Cell ID:	H3G Cell ID:
10555	SBE086	H3GNA

File name:

SBE086_10555_H3GNA_EE_VS_DDD_A2



EXISTING SITE PLAN



NOTES:
1. ALL DIMENSIONS IN MM UNLESS OTHERWISE NOTED.

Master: M003	MBNL / EE / H3G: EE	Project: VENDOR SWAP	Purpose of Issue: Detailed Design	Issue: A2
Date: 04/02/2026	Revision / Upgrade Description: Tower type updated			
Drawn: B.Jamieson				
Checked: S.Coyle				
Approved: C.Yates				
Master: M002	MBNL / EE / H3G: EE	Project: VENDOR SWAP	Purpose of Issue: Detailed Design	Issue: A1
Date: 09/05/2024	Revision / Upgrade Description: Detailed Design			
Drawn: A.Smith				
Checked: S.Coyle				
Approved: L.Smallfield				
Master: M001	MBNL / EE / H3G: EE	Project: VENDOR SWAP	Purpose of Issue: General Arrangement	Issue: A
Date: 27/02/2024	Revision / Upgrade Description: First Issue			
Drawn: E.Wilson				
Checked: S.Coyle				
Approved: L.Smallfield				

Everything Everywhere
One Braham Street
London
E1 8EE
Tel: 020 7356 5000

Design Consultant:

M-GROUP Telecom
M-GROUP TELECOM
WEST LODGE
STATION APPROACH
WEST BYFLEET
SURREY
KT14 6NG
TEL : 01932 411011
FAX : 01932 411012

Site Name: **LP PARKSIDE DRIVE**

Site ID: **1203170**

Address:
**SOUTH OF DOG & DUCK PH BETWEEN
HOUGHTON PARK RD & CONQUEST ROAD
HOUGHTON PK
DUNSTABLE
BEDFORDSHIRE
LU5 5RY**

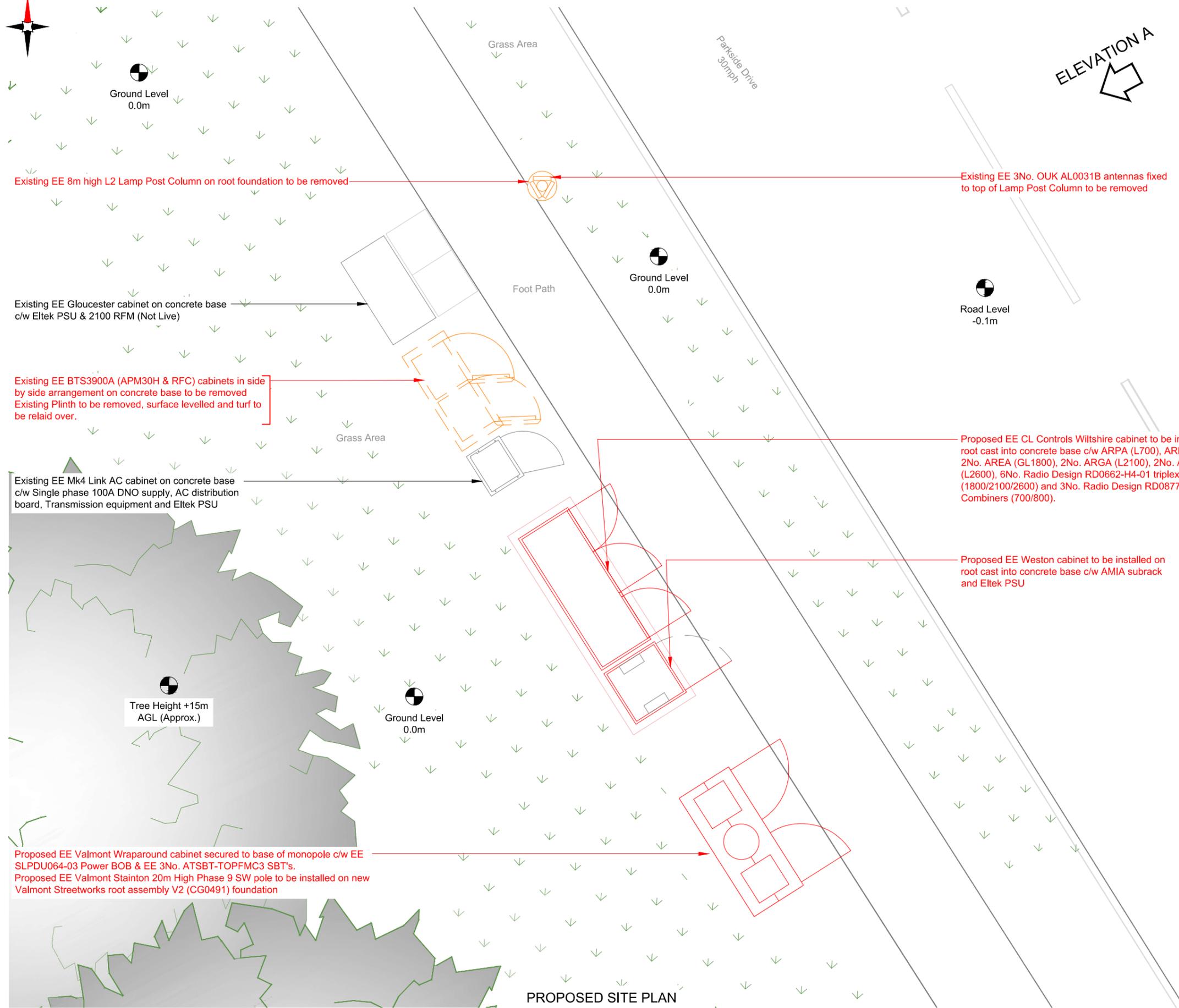
Title: **100 EXISTING SITE PLAN**

Project: **VENDOR SWAP**

Purpose of Issue: **DETAILED DESIGN**

EE Cell ID: 10555	MBNL Cell ID: SBE086	H3G Cell ID: H3GNA
-----------------------------	--------------------------------	------------------------------

File name: **SBE086_10555_H3GNA_EE_VS_DDD_A2**



ELEVATION A

NOTES:
1. ALL DIMENSIONS IN MM UNLESS OTHERWISE NOTED.

Master:	MBNL / EE / H3G:	Project:	Purpose of Issue:	Issue:
M003	EE	VENDOR SWAP	Detailed Design	A2
Date:	Revision / Upgrade Description:			
04/02/2026	Tower type updated			
Drawn:	Checked:			
B. Jamieson	S. Coyle			
Checked:	Approved:			
S. Coyle	C. Yates			
Master:	MBNL / EE / H3G:	Project:	Purpose of Issue:	Issue:
M002	EE	VENDOR SWAP	Detailed Design	A1
Date:	Revision / Upgrade Description:			
09/05/2024	Detailed Design			
Drawn:	Checked:			
A. Smith	S. Coyle			
Checked:	Approved:			
S. Coyle	L. Smallfield			
Master:	MBNL / EE / H3G:	Project:	Purpose of Issue:	Issue:
M001	EE	VENDOR SWAP	General Arrangement	A
Date:	Revision / Upgrade Description:			
27/02/2024	First Issue			
Drawn:	Checked:			
E. Wilson	S. Coyle			
Checked:	Approved:			
S. Coyle	L. Smallfield			

Everything Everywhere
One Braham Street
London
E1 8EE
Tel: 020 7356 5000

Design Consultant:

M-GROUP TELECOM
WEST LODGE
STATION APPROACH
WEST BYFLEET
SURREY
KT14 6NG
TEL : 01932 411011
FAX : 01932 411012

Site Name: LP PARKSIDE DRIVE

Site ID: 1203170

Address:
SOUTH OF DOG & DUCK PH BETWEEN
HOUGHTON PARK RD & CONQUEST ROAD
HOUGHTON PK
DUNSTABLE
BEDFORDSHIRE
LU5 5RY

Title: 150 PROPOSED SITE PLAN

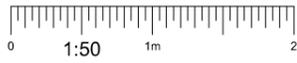
Project: VENDOR SWAP

Purpose of Issue: DETAILED DESIGN

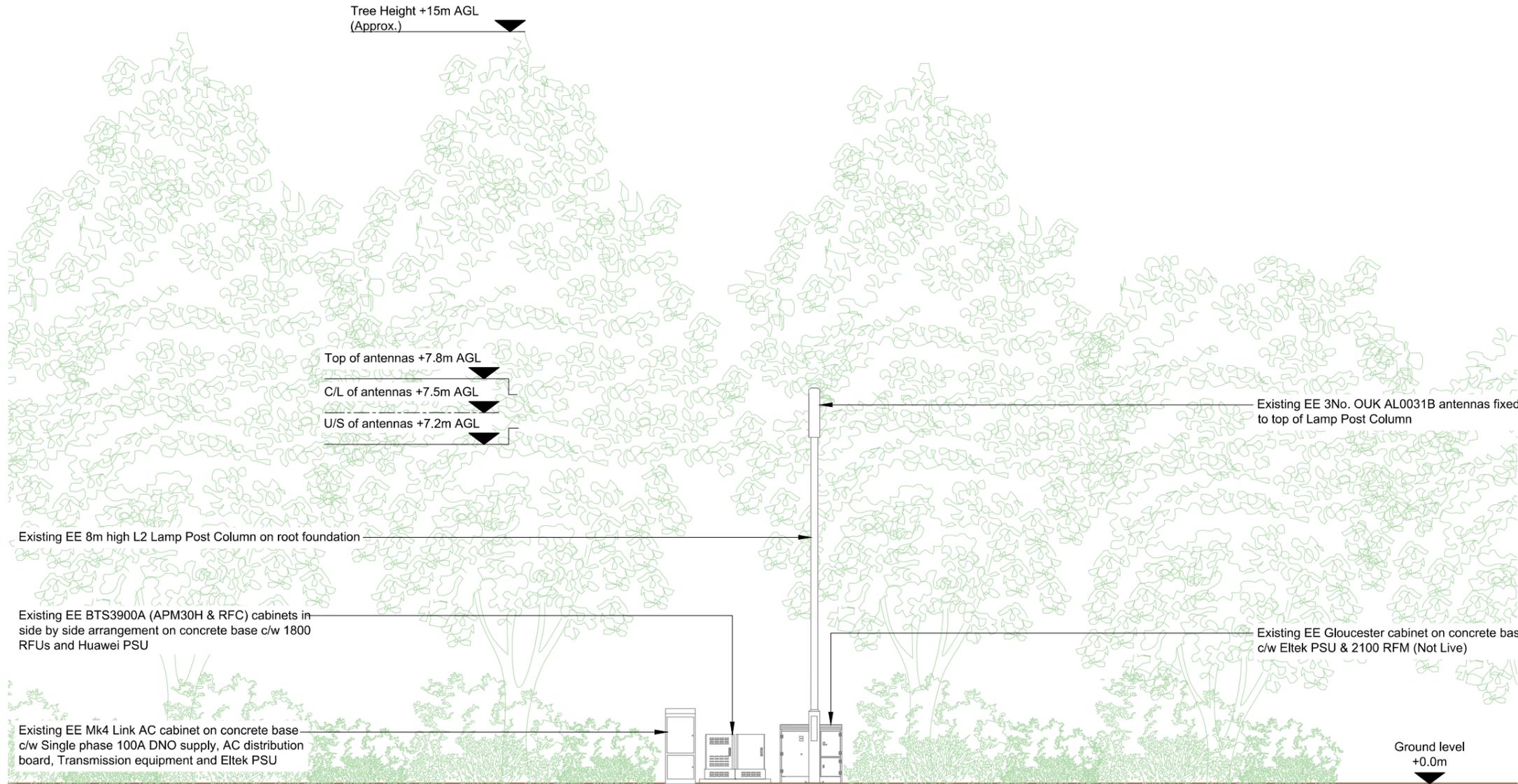
EE Cell ID:	MBNL Cell ID:	H3G Cell ID:
10555	SBE086	H3GNA

File name: SBE086_10555_H3GNA_EE_VS_DDD_A2

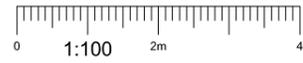
PROPOSED SITE PLAN



100mm
150mm
10mm



EXISTING SITE ELEVATION A



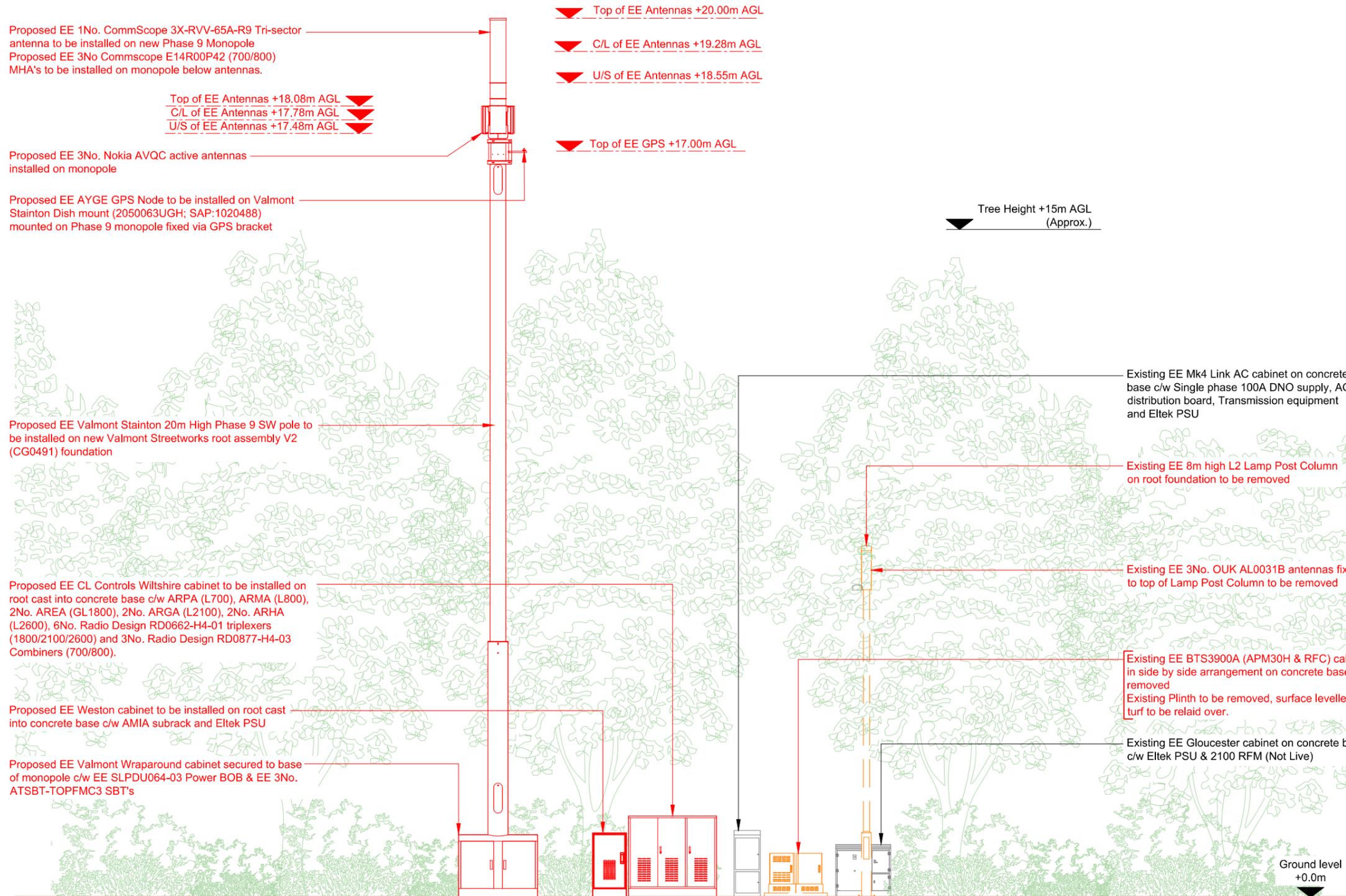
NOTES:
 1. ALL DIMENSIONS IN MM UNLESS OTHERWISE NOTED.
Note:
 Nemesis states that Antenna is at 8.0m C/L, DWG shows Antenna at 7.5m C/L. Nemesis to be updated to reflect DWG.

Master:	MBNL / EE / H3G:	Project:	Purpose of Issue:	Issue:
M003	EE	VENDOR SWAP	Detailed Design	A2
Date:	04/02/2026	Revision / Upgrade Description:		
Drawn:	B. Jamieson	Tower type updated		
Checked:	S. Coyle			
Approved:	C. Yates			
Master:	MBNL / EE / H3G:	Project:	Purpose of Issue:	Issue:
M002	EE	VENDOR SWAP	Detailed Design	A1
Date:	09/05/2024	Revision / Upgrade Description:		
Drawn:	A. Smith	Detailed Design		
Checked:	S. Coyle			
Approved:	L. Smallfield			
Master:	MBNL / EE / H3G:	Project:	Purpose of Issue:	Issue:
M001	EE	VENDOR SWAP	General Arrangement	A
Date:	27/02/2024	Revision / Upgrade Description:		
Drawn:	E. Wilson	First Issue		
Checked:	S. Coyle			
Approved:	L. Smallfield			

Everything Everywhere
 One Braham Street
 London
 E1 8EE
 Tel: 020 7356 5000

M-GROUP Telecom
 M-GROUP TELECOM
 WEST LODGE
 STATION APPROACH
 WEST BYFLEET
 SURREY
 KT14 6NG
 TEL : 01932 411011
 FAX : 01932 411012

Site Name:	LP PARKSIDE DRIVE		
Site ID:	1203170		
Address:	SOUTH OF DOG & DUCK PH BETWEEN HOUGHTON PARK RD & CONQUEST ROAD HOUGHTON PK DUNSTABLE BEDFORDSHIRE LU5 5RY		
Title:	200 EXISTING SITE ELEVATION A		
Project:	VENDOR SWAP		
Purpose of Issue:	DETAILED DESIGN		
EE Cell ID:	MBNL Cell ID:	H3G Cell ID:	
10555	SBE086	H3GNA	
File name:			
SBE086_10555_H3GNA_EE_VS_DDD_A2			



Proposed EE 1No. CommScope 3X-RVV-65A-R9 Tri-sector antenna to be installed on new Phase 9 Monopole
 Proposed EE 3No Commscope E14R00P42 (700/800) MHA's to be installed on monopole below antennas.

Top of EE Antennas +18.08m AGL
 C/L of EE Antennas +17.78m AGL
 U/S of EE Antennas +17.48m AGL

Proposed EE 3No. Nokia AVQC active antennas installed on monopole

Proposed EE AYGE GPS Node to be installed on Valmont Stainton Dish mount (2050063UGH; SAP:1020488) mounted on Phase 9 monopole fixed via GPS bracket

Top of EE Antennas +20.00m AGL

C/L of EE Antennas +19.28m AGL

U/S of EE Antennas +18.55m AGL

Top of EE GPS +17.00m AGL

Tree Height +15m AGL (Approx.)

Proposed EE Valmont Stainton 20m High Phase 9 SW pole to be installed on new Valmont Streetworks root assembly V2 (CG0491) foundation

Existing EE Mk4 Link AC cabinet on concrete base c/w Single phase 100A DNO supply, AC distribution board, Transmission equipment and Eltek PSU

Existing EE 8m high L2 Lamp Post Column on root foundation to be removed

Existing EE 3No. OUK AL0031B antennas fixed to top of Lamp Post Column to be removed

Proposed EE CL Controls Wiltshire cabinet to be installed on root cast into concrete base c/w ARPA (L700), ARMA (L800), 2No. AREA (GL1800), 2No. ARGA (L2100), 2No. ARHA (L2600), 6No. Radio Design RD0662-H4-01 triplexers (1800/2100/2600) and 3No. Radio Design RD0877-H4-03 Combiners (700/800).

Existing EE BTS3900A (APM30H & RFC) cabinets in side by side arrangement on concrete base to be removed
 Existing Plinth to be removed, surface levelled and turf to be relaid over.

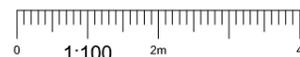
Proposed EE Weston cabinet to be installed on root cast into concrete base c/w AMIA subrack and Eltek PSU

Existing EE Gloucester cabinet on concrete base c/w Eltek PSU & 2100 RFM (Not Live)

Proposed EE Valmont Wraparound cabinet secured to base of monopole c/w EE SLPDU064-03 Power BOB & EE 3No. ATSBT-TOPFMC3 SBT's

Ground level +0.0m

PROPOSED SITE ELEVATION A



NOTES:

- ALL DIMENSIONS IN MM UNLESS OTHERWISE NOTED.

Master: M003	MBNL / EE / H3G: EE	Project: VENDOR SWAP	Purpose of Issue: Detailed Design	Issue: A2
Date: 04/02/2026	Revision / Upgrade Description: Tower type updated			
Drawn: B.Jamieson	Checked: S.Coyle			
Approved: C.Yates				
Master: M002	MBNL / EE / H3G: EE	Project: VENDOR SWAP	Purpose of Issue: Detailed Design	Issue: A1
Date: 09/05/2024	Revision / Upgrade Description: Detailed Design			
Drawn: A.Smith	Checked: S.Coyle			
Approved: L.Smallfield				
Master: M001	MBNL / EE / H3G: EE	Project: VENDOR SWAP	Purpose of Issue: General Arrangement	Issue: A
Date: 27/02/2024	Revision / Upgrade Description: First Issue			
Drawn: E.Wilson	Checked: S.Coyle			
Approved: L.Smallfield				

Everything Everywhere
 One Braham Street
 London
 E1 8EE
 Tel: 020 7356 5000

Design Consultant:

M-GROUP Telecom
 M-GROUP TELECOM
 WEST LODGE
 STATION APPROACH
 WEST BYFLEET
 SURREY
 KT14 6NG
 TEL : 01932 411011
 FAX : 01932 411012

Site Name: **LP PARKSIDE DRIVE**

Site ID: **1203170**

Address: **SOUTH OF DOG & DUCK PH BETWEEN HOUGHTON PARK RD & CONQUEST ROAD HOUGHTON PK DUNSTABLE BEDFORDSHIRE LU5 5RY**

Title: **250 PROPOSED SITE ELEVATION A**

Project: **VENDOR SWAP**

Purpose of Issue: **DETAILED DESIGN**

EE Cell ID: 10555	MBNL Cell ID: SBE086	H3G Cell ID: H3GNA
-----------------------------	--------------------------------	------------------------------

File name: **SBE086_10555_H3GNA_EE_VS_DDD_A2**



**General Background
Information for
Telecommunications
Development.**

England

Introduction.

Cornerstone is the UK's leading mobile infrastructure services company. We acquire, manage, and own over 20,000 sites and are committed to enabling best in class mobile connectivity for over half of all the country's mobile customers. We oversee works on behalf of telecommunications providers and wherever possible aim to:

- Promote shared infrastructure;
- Maximise opportunities to consolidate the number of base stations;
- Significantly reduce the environmental impact of network development.

This document is designed to provide general background information on the development of UK mobile telecommunications networks.

It has been prepared for inclusion with planning applications and supports network development proposals with general information.

Background

Over 30 years ago under the Telecommunications Act 1984, a licence was granted to mobile network operators. The licence was to provide wireless (or mobile) phone services utilising unused radio frequencies adjacent to those transmitted for over 50 years by the television industry.

With the wireless technology being new and the number of potential customers unknown, several tall masts were used to provide basic radio coverage to the main populated areas.

As the way we use our phones and other technologies have changed over the past 30 years, where we locate masts is crucial.

Due to the increased data transfer necessary for the latest telecommunication services, locations of base stations must be where the local demand exists.

Digital networks.



2G

2G digital networks developed in the early 1990s.

This digital technology is also known as GSM (Global System for Mobile Communications), which is the common European operating standard. This technology enabled phones to interconnect to other networks throughout Europe and internationally.



3G

In 2000, the 'Third Generation' mobile telecommunications service was launched, known as 3G or UMTS.

In addition to voice services, this allowed broadband access to the internet for mobile phones and laptop computer data card users.



4G

2013 saw the launch of 4G services on the network.

This technology allows for ultra-fast speeds when browsing the internet, streaming videos or sending emails. It also enables faster downloads.

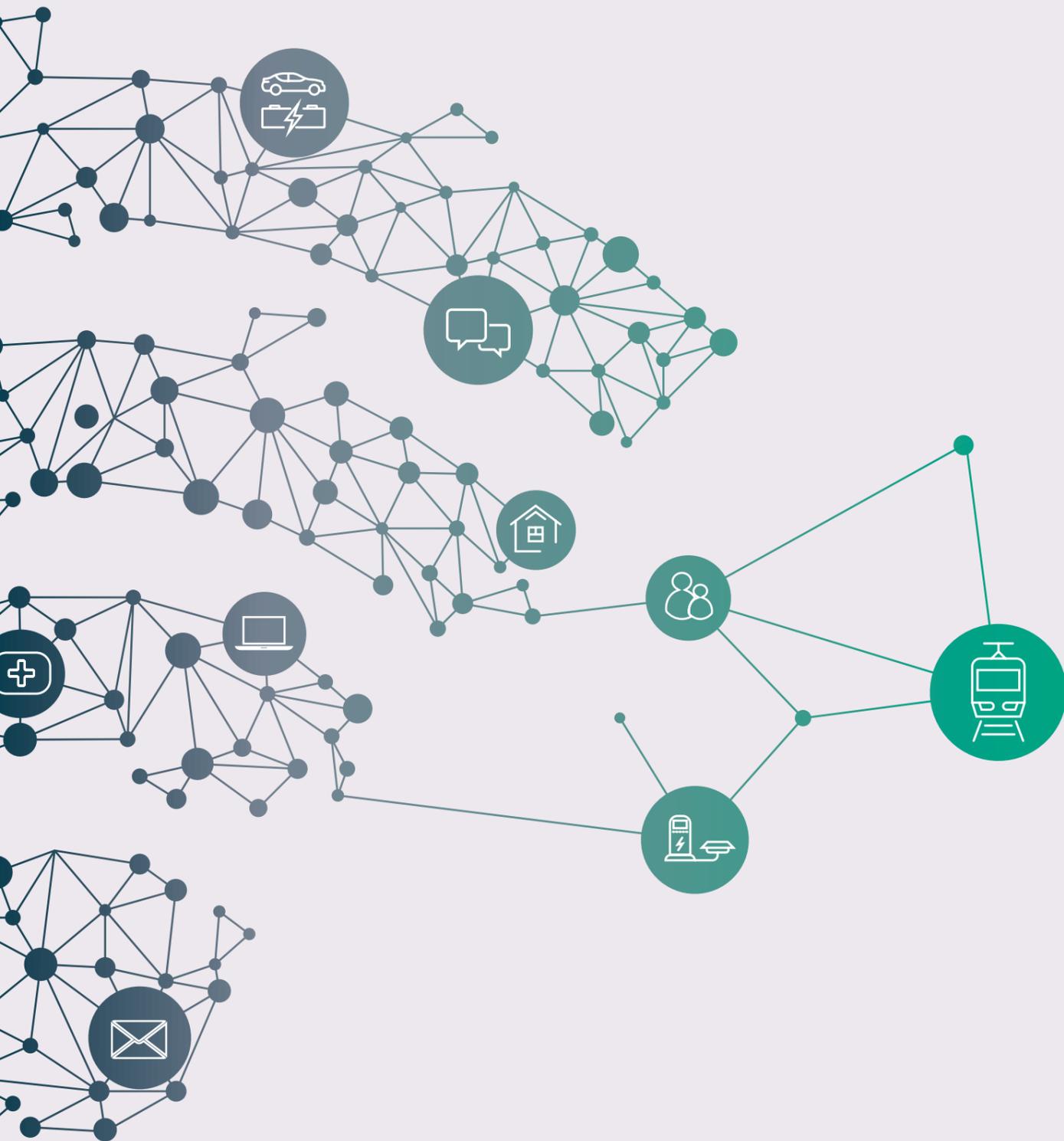


5G

2019 saw the introduction of 5G services, with the Government's ambition for the UK to become a world leader in this technology.

5G Connectivity will ensure that everyone benefits from early advantages of its potential and that the UK creates a world-leading digital economy that works for all.

What is 5G?



5G is the new generation of wireless technology that will deliver reliable and faster networks of the future, changing how we understand wireless connectivity.

The technology will see us all move from something we experience through personal devices to an integrated infrastructure across buildings, transport and utilities. The new technology will provide enormous benefits for citizens, businesses and urban regions alike.

5G will also offer a new level of underlying connectivity to transform services and create new digital ecosystems.

The economic benefit

- Businesses offering online services can extend their products to a broader audience
- Local areas and businesses can benefit from tourists and visitors as hotels, attractions, and restaurants can be booked online from anywhere in the world
- Business owners and services like doctors can provide a faster and more cost effective service by offering both online appointments and ordering
- Digital connectivity facilitates economic growth, something which the Government is keen to progress and promote

The social benefit

- Mobile communications can help people to stay in touch wherever and whenever, which can help improve social well-being
- Contacting emergency services is easier, especially in remote areas
- Using a mobile wherever you go can provide better personal security
- Having access to social networking sites and applications can keep people entertained with their lifestyles and interests

- Mobile connectivity helps promote smarter and productive ways of working. For example, working from home can help minimise commuting which can provide better work and home life balance

- Access to personal information 24/7, e.g. bank accounts, can offer efficiency and convenience

5G is the next generation of mobile connectivity, providing us with a new level of experience. It will offer immense opportunities, given the faster and more reliable connectivity that it will provide.

We will experience new technologies that will help us become more efficient and save costs as an individual or business.

What can we expect from 5G?

- Driverless vehicles – this will give drivers autonomy to do other things while driving
- Advanced healthcare facilities – performing surgeries remotely will be made possible, along with freeing up more GP time through better online facilities
- Enhanced Virtual and Augmented reality (AR) – used in gaming and entertainment already, with 5G, live interactions will be taken to the next level
- Greater Internet of Things (IoT) transformation – with better connected devices, the IoT will enable us to control devices more independently
- Cutting-edge agricultural operations – operating farming machinery and tools remotely will promote smart agriculture, saving time and increasing productivity for farmers

We need to continue to work together to enable the opportunities that mobile technology brings to all of us.

Planning policies.

Planning policy guidance on telecommunications

The revised National Planning Policy Framework (NPPF), published in December 2024, supports high-quality communications infrastructure and recognises it as a strategic priority.

Within paragraph 119 it states that:

“Advanced, high-quality and reliable communications infrastructure is essential for economic growth and social well-being. Planning policies and decisions should support the expansion of electronic communications networks, including next-generation mobile technology (such as 5G) and full-fibre broadband connections.”

The NPPF goes on to state within Paragraph 123 that:

“Local planning authorities must determine applications on planning grounds only. They should not seek to prevent competition between different operators, question the need for an electronic communications system, or set health safeguards different from the International Commission guidelines for public exposure.”

Section 6 of the revised NPPF relates to:

“Building a Strong, Competitive Economy’ and refers specifically to ‘Digital Infrastructure.’”

Paragraph 85 states:

“Significant weight should be placed on the need to support economic growth and productivity. This is particularly important where Britain can be a global leader in driving innovation.”

Paragraph 86 highlights that Local Development Plans should include policies that facilitate development to meet the needs of a modern economy, including identifying suitable locations for uses such as digital infrastructure. It goes on to confirm that Planning Policies should:

“Set out a clear economic vision and strategy which positively and proactively encourages sustainable economic growth, having regard to the national industrial strategy and any relevant Local Industrial Strategies and other local policies for economic development and regeneration.”

And that they should:

“Seek to address potential barriers to investment, such as inadequate infrastructure, services or housing, or a poor environment.”

Paragraph 87 states:

“Planning policies and decisions should recognise and address the specific locational requirements of different sectors. This includes making provision for: (a) clusters or networks of knowledge and data-driven, creative or high technology industries, and for new, expanded or upgraded facilities and infrastructure that are needed to support the growth of these industries.” And (c) “The expansion or modernisation of other industries of local, regional or national importance to support economic growth and resilience.”

Site/Mast sharing

Cornerstone actively encourages and supports site-sharing for both commercial and environmental reasons. All operators are required to explore site-sharing opportunities under the terms of their licences. Cornerstone has implemented many measures to identify and maximise site-sharing opportunities.



Consultation & legal case.

Consultation

Cornerstone is committed to carrying out appropriate consultations with Local Planning Authorities, stakeholders and the public.

The Code of Practice for Wireless Network Development in England (March 2022) gives guidance on the factors that operators should consider when determining what consultation is required, as each development is different.

These factors are equally applicable for Local Planning Authorities who carry out their own consultation once the application has been submitted.

Legal case

The following legal case may be helpful:

Harrogate case November 2004

The Court of Appeal gave a judgement that Government Planning Guidance in PPG8 (now replaced by the NPPF) is perfectly clear in relation to compliance with the Health and Safety standards for mobile phone base stations.

The Court of Appeal and the High Court both upheld Government policy in response to a planning inspector's decision that departed from that policy and failed to give adequate reasons for doing so.

Bardsey case January 2005

The Court of Appeal confirmed that the permitted development regime for mobile phone base stations is compliant with the Human Rights Act. This was a case in which a local planning authority failed to comply with its obligations to act within the 56 day period provided under the permitted development regulations.

Further information.

We trust that this document answers your main queries regarding our planned installation.

The enclosed site-specific details will identify any alternative discounted options and reasons why they were rejected and how the proposed site complies with national and local planning policies.

The Local Government Ombudsman's Special Report on Telecommunication Masts gives some positive recommendations and advice to Local Planning Authorities in determining prior approval applications.

The Digital Connectivity Portal provides guidance for local authorities and network providers on improving connectivity across the UK. Produced by DCMS, it promotes closer co-operation between network providers and local authorities, and offers guidance on effective policies and processes to facilitate deployment of digital networks.

Proud to be delivering sites for the
future of UK mobile connectivity.



Hive 2, 1530 Arlington Business Park
Theale, Berkshire, RG7 4SA
www.cornerstone.network

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 06 March 2026

Dear Mrs Senior,

Application No: CB/25/03320/RM
Location: Phase 4, Parcel 1, Houghton Regis North 1, Sundon Road, Houghton Regis,
Proposal: Reserved Matters following Outline Application (CB/12/03613/OUT) for 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. Approval of all reserved matters for 58 dwellings.

I have received amendments to this application in respect of the above property. Please see supporting letter which includes a schedule of revised drawings

Internal consultees should follow the consultee procedure available on the [intranet](#). Comments should be submitted by no later than 20 March 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 25/03320. Please provide any comments by no later than 20 March 2026.

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

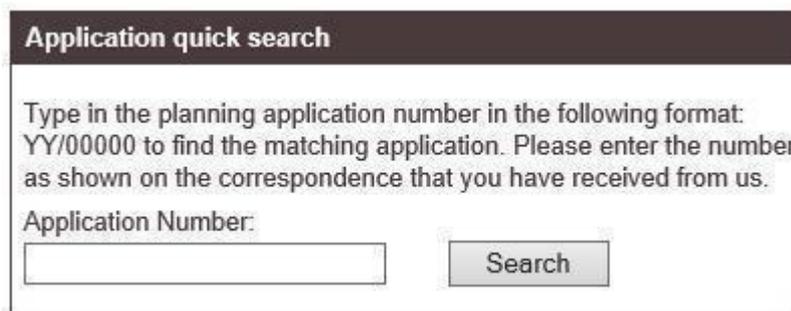
Consultee comments will be published to our website as they are received.

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: 25/03320

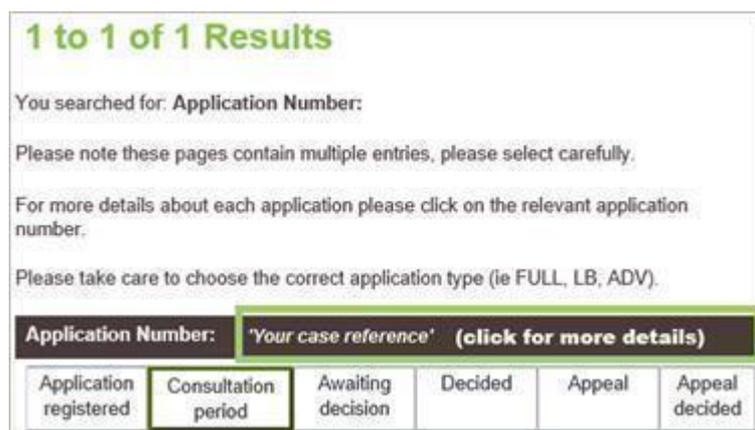


Application quick search

Type in the planning application number in the following format: YY/00000 to find the matching application. Please enter the number as shown on the correspondence that you have received from us.

Application Number:

3. The case summary will be displayed
4. Click on CB/25/03320/RM (click for more details)



1 to 1 of 1 Results

You searched for: Application Number:

Please note these pages contain multiple entries, please select carefully.

For more details about each application please click on the relevant application number.

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
------------------------	----------------------------	-------------------	---------	--------	----------------

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
Beds
LU5 5EY

Date 06 March 2026

Dear Mrs Senior,

Application No: CB/25/03319/RM
Location: Phase 4, Parcel 6, Houghton Regis North 1, Sundon Road, Houghton Regis, LU5 5GX
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 107 dwellings at Phase 4, Parcel 6.**

I have received amendments to this application in respect of the above property. Please see supporting letter which includes a schedule of revised drawings

Internal consultees should follow the consultee procedure available on the [intranet](#). Comments should be submitted by no later than 20 March 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 25/03319. Please provide any comments by no later than 20 March 2026.

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

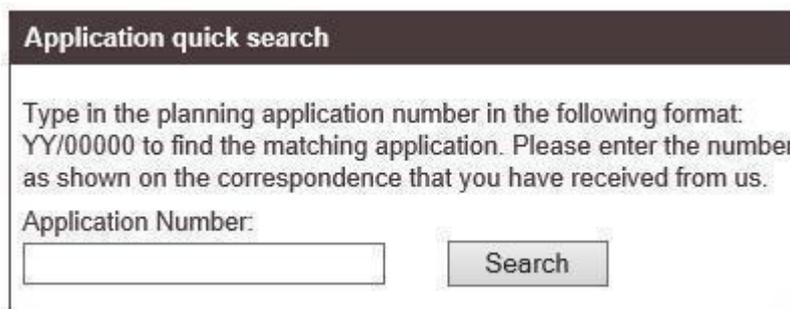
Consultee comments will be published to our website as they are received.

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: 25/03319

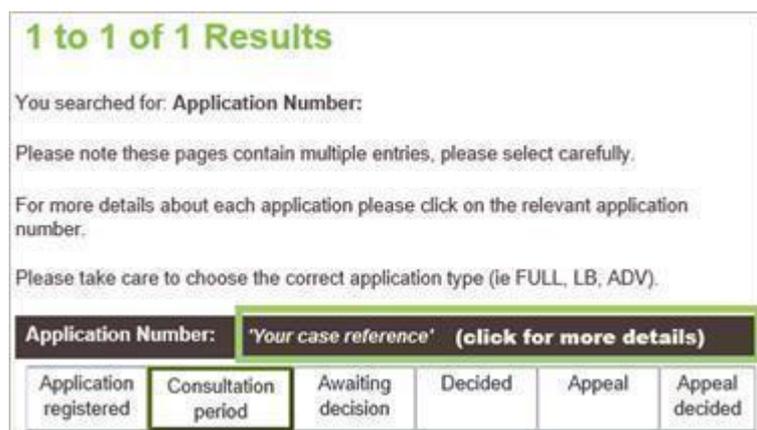


Application quick search

Type in the planning application number in the following format: YY/00000 to find the matching application. Please enter the number as shown on the correspondence that you have received from us.

Application Number:

3. The case summary will be displayed
4. Click on CB/25/03319/RM (click for more details)



1 to 1 of 1 Results

You searched for: Application Number:

Please note these pages contain multiple entries, please select carefully.

For more details about each application please click on the relevant application number.

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
------------------------	---------------------	-------------------	---------	--------	----------------

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