



HOUGHTON REGIS TOWN COUNCIL

Peel Street, Houghton Regis, Bedfordshire, LU5 5EY

Town Mayor: **Cllr D Jones**
Town Clerk: **Clare Evans**

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

Date: 28th July 2026

To: Members of the Planning Committee

Cllrs: D Jones (Chair), E Billington, J Carroll, E Cooper, S King, C Slough, Vacancy

(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 3rd August 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](#)

All attendees are reminded that this meeting must be conducted in a respectful and considerate manner. Comments should remain appropriate and non-defamatory, as behaviour that undermines dignity, respect, or integrity will not be permitted

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.

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

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.

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.

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 5 - 10

To approve the Minutes of the meeting held on the 21st July 2026.

Recommendation: To approve the Minutes of the meeting held on 21st July 2026 and for these to be signed by the Chairman.

5. PLANNING MATTERS

(a) To consider the following applications:

Members are advised that there are no planning matters for consideration.

For noting

CB/26/01886/LDCP (click for more details)	Lawful Development Certificate Proposed: A mobile home, with roof light, for ancillary use to the main dwelling house 7 Douglas Crescent, Houghton Regis, Dunstable, LU5 5AS
CB/26/02060/DOC (click for more details)	Discharge of Condition 21 against planning permission ref. CB/25/03234/RM Land to the North and East of Houghton Regis, Sundon Road, Houghton Regis
CB/26/02178/GPDE (click for more details)	Prior Notification of Householder Extension. Single storey rear extension, 3.5m beyond the rear wall of the original dwelling, maximum height of 3.5m and 2.6m to the eaves 11 Woodlands Avenue, Houghton Regis, Dunstable, LU5 5LJ
CB/26/02274/NMA (click for more details)	Non-material amendment to planning permission CB/23/03551/RM Amendment sought: Revised boundary treatments. Bury Spinney, Thorn Road, Houghton Regis, Dunstable, LU5 6JQ
CB/26/02159/DOC (click for more details)	Discharge of Conditions 20 against planning permission ref. CB/25/03234/RM Parcels 7 & 8 in Area 4 at Linmere, Houghton Regis North, Dunstable

[CB/26/02156/DOC \(click for more details\)](#)

Discharge of Conditions 14 against planning permission ref. CB/25/03234/RM
Parcel 7 & 8 Linnere, Houghton Regis North, 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

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

7. [CB/26/00932/FULL](#) - LAND ADJ VANE COTTAGE, PARK ROAD NORTH, HOUGHTON REGIS

Pages 11 - 12

Members are advised that notification has been received from Central Bedfordshire Council regarding CB/26/003932/FULL.

The below amendments to this application have been received by Central Bedfordshire Council in respect of the above property.

Amendments to dwelling types (now detached), landscaping and parking areas following consultee responses from Tree Officer, Ecologist and Landscape Officer. Application is now supported by a Flood Risk Assessment and Drainage Statement as requested by the Sustainable Drainage Officer.

An extension to the deadline of 30th July has been granted to allow submission of the Planning Committee's comments.

Recommendation: To note the amendments and consider any comments for submission to Central Bedfordshire Council.

8. CENTRAL BEDFORDSHIRE LOCAL PLAN REVIEW - SUBMITTED SITES CONSULTATION

Pages 13 - 24

Members are advised that Central Bedfordshire Council is consulting on sites submitted through its previous Call for Sites exercise as part of the preparation of the emerging Local Plan.

Members are invited to consider the submitted sites and whether the Town Council wishes to submit comments in response to the consultation.

An accompanying report provides further information and a location map showing the submitted sites.

- Recommendations:**
- 1. Note the current Submitted Sites Consultation being undertaken by Central Bedfordshire Council.**
 - 2. Consider whether the Town Council wishes to submit comments on any of the submitted sites.**
 - 3. Consider whether any submitted sites appear more or less consistent with the objectives and policies of the Houghton Regis Neighbourhood Plan.**

0-0

HOUGHTON REGIS TOWN COUNCIL

Planning Committee Minutes of the meeting held on 13th July 2026 at 7.00pm

Present: Councillors: D Jones Chairman
E Billington
E Cooper
M Herber
C Slough

Officers: Clare Evans Town Clerk
Amanda Samuels Administration Officer

Public: 4

Apologies: Councillors: J Carroll

13622 APOLOGIES AND SUBSTITUTIONS

Apologies were received from Councillor Carroll.

13623 QUESTIONS FROM THE PUBLIC

None.

13624 SPECIFIC DECLARATIONS OF INTEREST

None.

13625 MINUTES

To approve the Minutes of the meeting held on the 22nd June 2026.

Resolved: To approve the Minutes of the meeting held on 22nd June 2026 and for these to be signed by the Chairman.

13626 PLANNING MATTERS

(a) The following planning applications were considered:

[CB/26/01691/R](#)
[M \(click for more details\)](#)

Reserved Matters: following Outline Application CB/12/03613/OUT (for the erection of 52 dwellings with associated car parking, landscaping, drainage and open space). Approval of access, appearance, landscaping, layout and scale Parcel 6 Houghton Regis North Site 1, Land on the northern edge of Houghton Regis

Comments: Members noted that affordable housing provision fell short of both the CBC standard and the 10% provision advised in the application.

Members supported the Ecological Officer's response which raised concerns regarding the reduction in width of the green corridor and highlighted the requirement for an Ecological Enhancement Strategy.

Members supported the Designing Out Crime Officer's response requesting clarification on car parking and 'ambiguous space'.

Houghton Regis Town Council raised no objection to this application.

[CB/26/01262/FU](#)
[LL \(click for more details\)](#)

Erection of a single storey side extension. Demolition of garages East Ocean Fish & Chip Bar, 4 Bedford Road, Houghton Regis, Dunstable, LU5 5DJ

Comments: Members stated that this application failed to address the issues raised in the previous application. As such the Town Council's previous objections remained, namely:

- Insufficient parking provision which failed to meet required standards; and potential safety issues arising from inadequate provision
- The proposed development fell within an historic site and the Archaeologist's report highlighted that this would have 'a negative and irreversible impact' on any archaeological remains
- A noise assessment was required to ensure machinery fell within the accepted levels and would not impact nearby residents

[CB/26/00469/FU](#)
[LL \(click for more details\)](#)

Erection of a self-build end-terrace dwelling Land adjacent to 6 Buddleia View, Houghton Regis, Dunstable, LU5 5TQ

Comments: Members raised a number of issues of concern including:

- The dropped kerb did not extend across all parking bays
- An area at the front was being utilised as a parking space but was not a designated bay; this resulted in residents reversing into the main road and into a bus stop zone
- A lamp post situated in the middle of the parking area restricted vehicle movement
- The addition of an additional property would exacerbate existing fly tipping issues.
- The proposed location of parking spaces would create a noise nuisance for nearby properties and would cause

significant disruption, potential road hazards and increase parking problems

- **Surface water drainage was already insufficient at the site**

Members felt the application showed little regard for the natural environment, nearby dwellings and traffic impact. Members also questioned the purpose of the dwelling, given its dimensions.

Members requested that this item was called in to the Development Management Committee. Cllr McMahon confirmed they would carry this out.

Houghton Regis Town Council raised a strong objection to this application on the following grounds:

- **Overdevelopment of the site would negatively impact the surrounding area and would be contrary to good design principles**
- **Failure to meet the minimal thresholds outlined by the Nationally Described Space Standards, as highlighted by the Housing Strategy and Implementation Officer**
- **Failure to comply with the Levelling Up and Regeneration Act: the development did not qualify as a self or custom build and was therefore not exempt from the requirement of a Biodiversity Net Gain (BNG) report**
- **The loss of 25m² grassland was significant and triggered the need for a BNG report**
- **The site fell within the Chiltern Beechwoods Special Area of Conservation and a Habitats Regulations Assessment was therefore required**

[CB/26/01837/ADV \(click for more details\)](#)

Advertisement: Two fascia vinyl signage and one illuminated projecting sign
All Saints View, High Street, Houghton Regis, Dunstable, LU5 5LQ

Members were advised that this application was for noting as the application was on behalf of Houghton Regis Town Council.

[CB/26/01533/FULL \(click for more details\)](#)

Conversion and extension of the existing store, into a bar area for the clubroom. Construction of a detached timber pergola Pavillion, Moore Crescent Sports Ground, Moore Crescent, Houghton Regis

Members were advised that this application was for noting as the application was on behalf of Houghton Regis Town Council.

Noted:

<u>CB/26/01765/GP DE (click for more details)</u>	Prior Notification of Householder Extension: Single storey rear extension, 4.0m beyond the rear wall of the original dwelling, maximum height of 3.7m & 2.9m to the eaves 98 Tithe Farm Road, Houghton Regis, Dunstable, LU5 5JB
<u>CB/26/01948/DO C (click for more details)</u>	Discharge of Condition 20, against planning permission ref. CB/12/03613/OUT Houghton Regis North Site 1, Sundon Road, Houghton Regis
<u>CB/26/02017/GP DE (click for more details)</u>	Prior Notification of Householder Extension: Single storey rear extension, 6m beyond the rear wall of the original dwelling, maximum height of 3m & 3m to the eaves. 81 Leaf Road, Houghton Regis, Dunstable, LU5 5JG
<u>CB/26/01960/DO C (click for more details)</u>	Discharge of Condition 16, against planning permission ref CB/25/03234/RM Parcel 7 and 8 in area 4 at Linnere, Houghton Regis North, Dunstable
<u>CB/26/01961/DO C (click for more details)</u>	Discharge of Condition 4, against planning permission ref. CB/25/03234/RM Parcel 7 & 8 of area 4 Linnere, Houghton Regis North, Dunstable
<u>CB/26/01749/LD CP (click for more details)</u>	Lawful Development Certificate Proposed: Internal alterations to an existing building Amazon, Unit 2, Baytree Park, Grendall Lane, Houghton Regis, Dunstable, LU5 6GJ
<u>CB/26/01923/SD OC (click for more details)</u>	Discharge of Section 106 Agreement attached to planning permission CB/25/02485/RM - Discharge of Fourth schedule, Paragraph 1.2 of the S106 Agreement dated 2nd June 2014. Submission of a sub area affordable housing delivery plan. Parcels 1 & 2 of phase 3B, Linnere, Houghton Regis North 1

Permissions / Approvals / Consents

None received.

Refusals:

<u>CB/25/02182/FU LL (click for more details)</u>	Change of use from Class E to Place of Worship Class F1 (retrospective) 23-25 Bedford Square, Houghton Regis, Dunstable, LU5 5ES
---	---

Withdrawals:

None received.

13627 PLANNING APPLICATIONS – DELEGATED AUTHORITY

The following planning applications had been received for consultation and fell within delegated authority.

- [CB/26/01474/FU
LL \(click for
more details\)](#) Erection of garden outbuilding with roof light (retrospective)
1 Bankside Close, Houghton Regis, Dunstable, LU5 6JF
- [CB/26/01958/FU
LL \(click for
more details\)](#) Erection of a single storey rear/side extension
139 Leafields, Houghton Regis, Dunstable, LU5 5LU
- [CB/26/01793/FU
LL \(click for
more details\)](#) Single storey clad link between two existing units (B2 / B8 /
E(g))
Unit 2 and Unit 44, Humphrys Road, Dunstable, LU5 4TP
- [CB/26/01807/FU
LL \(click for
more details\)](#) Demolition of existing conservatory, erection of single storey
rear extension, conversion of garage into habitable
accommodation, and associated internal and external alterations,
rooflights
21 Conway Close, Houghton Regis, Dunstable, LU5 5SB

Members had requested that retrospective application CB/26/01474/FULL was discussed since appearance and scale appeared to be significant issues.

- [CB/26/01474/FU
LL \(click for
more details\)](#) Erection of garden outbuilding with roof light (retrospective)
1 Bankside Close, Houghton Regis, Dunstable, LU5 6JF

Comments: Members of the public had raised the following issues:

- The size and height of the construction were problematic
- The outbuilding was not in keeping with the area.
- The structure fell within the 1 metre boundary limit on one side and exceeded the fence height by approximately 1 metre
- The outbuilding took up the width of the garden and appeared to exceed the 50% ground cover limit
- Additional ground space was covered by another building in the garden
- The outbuilding had been described as being of timber and glass construction but was formed of a steel skeleton and metal cladding
- The householder had claimed that construction had taken two weeks when it had, in fact, been carried out between August and October
- There was concern for the intended use
- The outbuilding had been installed without the relevant planning permission

Houghton Regis Town Council raised an objection to this application on the grounds of:

- **Size, scale and appearance were inappropriate**
- **The construction materials listed as timber and glass were inconsistent with the metal-clad construction in evidence to neighbouring properties**
- **There was concern regarding the intended use and suggested a need for further investigation**

13628 INCOME AND EXPENDITURE REPORT

Members were requested to note the Income and Expenditure Report for the Planning Committee.

Members were advised that the Neighbourhood Plan Implementation Sub-Committee would require additional expenditure in November to support the work of Sally Chapman, the Town Council's Planning Consultant.

Funding for this expenditure would be met through a virement from budget code 401/4059 to 401/4062.

13629 PLANNING APPEAL – Dismissal [CB/26/00217/FULL \(click for more details\)](#)

Members were advised that planning application CB/26/00217/FULL had been dismissed.

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

The householder had appealed but the refusal stood.

The Chairman declared the meeting closed at 7.51pm

Dated this 3rd day of August 2026

Chairman

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

Date 09 July 2026

Houghton Regis
LU5 5EY

Dear Mrs Senior,

Application No: CB/26/00932/FULL
Location: Land Adj Vane Cottage, Park Road North, Houghton Regis
Proposal: Erection of two dwellings with associated access, parking and landscaping

I have received amendments to this application in respect of the above property. Amendments to dwelling types (now detached), landscaping and parking areas following consultee responses from Tree Officer, Ecologist and Landscape Officer. Application is now supported by a Flood Risk Assessment and Drainage Statement as requested by the Sustainable Drainage Officer.

Internal consultees should follow the consultee procedure available on the [intranet](#). Comments should be submitted by no later than 30 July 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 26/00932. Please provide any comments by no later than 30 July 2026.

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

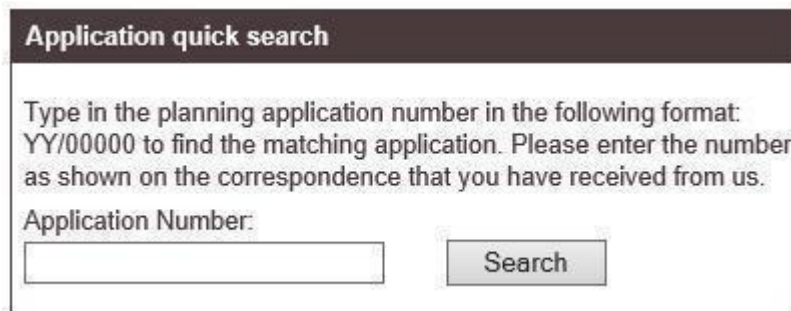
Consultee comments will be published to our website as they are received.

Yours sincerely,

Jade Moss
Senior 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: 26/00932

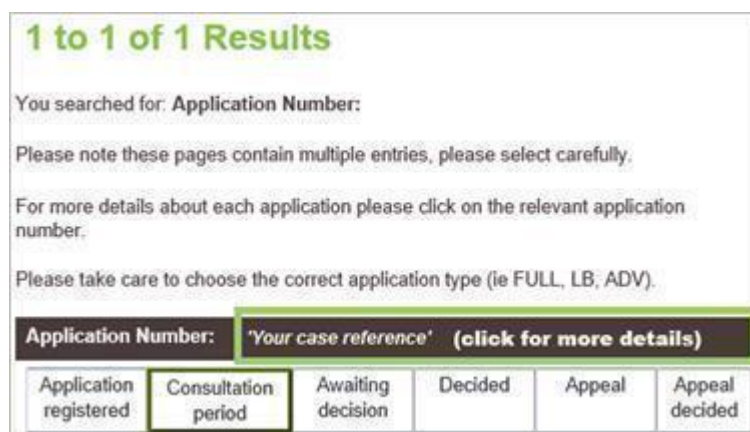


Application quick search

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/26/00932/FULL (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.



PLANNING COMMITTEE

Agenda Item 8

Date:	3rd August 2026
Title:	Central Bedfordshire Local Plan Review - Submitted Sites Consultation
Purpose of the Report:	To provide Members with information regarding Central Bedfordshire Council's Submitted Sites Consultation and invite consideration of whether the Town Council wishes to submit comments.
Contact Officer:	Louise Senior, Head of Democratic Services

1. RECOMMENDATIONS

- 1. Note the current Submitted Sites Consultation being undertaken by Central Bedfordshire Council.**
- 2. Consider whether the Town Council wishes to submit comments on any of the submitted sites.**
- 3. Consider whether any observations should be made regarding the consistency of submitted sites with the objectives and policies of the Houghton Regis Neighbourhood Plan.**

2. BACKGROUND

Central Bedfordshire Council is preparing a new Local Plan which will help shape how Central Bedfordshire grows up to 2050. The Local Plan will identify land for homes, employment and supporting infrastructure whilst seeking to protect the countryside, green spaces, heritage assets and the character of local communities.

As part of the Local Plan process, Central Bedfordshire Council invited landowners, developers and other interested parties to submit sites for potential future development through a Call for Sites exercise undertaken between November 2024 and January 2025. A total of 626 sites were submitted across Central Bedfordshire.

The current Submitted Sites Consultation commenced on 6 July 2026 and closes on 17 August 2026. The consultation seeks comments from residents, businesses, local councils and other stakeholders on the suitability of sites that have been submitted for possible inclusion in the emerging Local Plan.

The submission of a site does not mean that it will be allocated within the Local Plan, nor that any decision has been made regarding its future development. Central Bedfordshire Council will consider consultation responses alongside evidence, national

planning policy and environmental information before determining which sites may be suitable to take forward.

3. ISSUES FOR CONSIDERATION

Purpose of the Consultation

Central Bedfordshire Council is seeking comments on sites submitted for potential inclusion within the emerging Local Plan, including local concerns, opportunities and any views regarding their relative suitability. The Council has advised that it is particularly interested in understanding which sites stakeholders would prefer to see allocated should future allocations be required.

<https://www.centralbedfordshire.gov.uk/consultations-list/local-plan-call-sites>

Relationship to the Houghton Regis Neighbourhood Plan

The adopted Houghton Regis Neighbourhood Plan does not allocate additional housing sites and recognises that substantial housing growth is already being delivered through Houghton Regis North 1 and Houghton Regis North 2.

However, the Neighbourhood Plan contains policies and objectives that may assist Members in assessing the relative suitability of submitted sites, including:

- Protection of biodiversity and natural features.
- Protection of Local Green Spaces.
- Protection of the Chalk Pit Nature Reserve.
- Protection of heritage assets and conservation areas.
- Infrastructure provision.
- Sustainable transport and connectivity.
- Protection of countryside character.
- Submitted Sites

Members are invited to consider the submitted sites relating to Houghton Regis and to determine whether any comments should be submitted to Central Bedfordshire Council.

Consideration may include:

- impact on heritage assets;
- impact on green spaces and biodiversity;
- accessibility to services and facilities;
- transport implications;
- infrastructure requirements;
- conformity with the objectives of the Neighbourhood Plan.

4. HRTC CORPORATE PLAN

- 1 Town and Community: To unify all areas of the parish as one community and foster civic pride in our town**

- 1.1 Improve integration between existing and new communities.
- 1.6 Protection and promotion of cultural and heritage assets.
- 1.7 Strengthen Houghton Regis's landscape character and agricultural heritage.

2 Local Services and Facilities: To provide a broad range of high quality services and facilities for our residents, visitors and businesses

- 2.1 Work with partners to improve the quality and accessibility of the public realm in the town centre.
- 2.6 Stimulate local business development and employment and training opportunities.

3 Quality of Life: To enhance the quality of life of our residents

- 3.1 Improve environmental quality and sustainability.
- 3.3 Improve access to services and support through the provision of a network of Parish-wide community hubs.

5. IMPLICATIONS

Corporate Implications

- This report relates to strategic planning matters and the adopted Houghton Regis Neighbourhood Plan. Any comments agreed by the Committee may inform a Town Council response to Central Bedfordshire Council.

Legal Implications

- There are no legal implications arising from the recommendations

Crime and Disorder Implications

- There are no crime and disorder implications arising from the recommendations.

Financial Implications

- There are no financial implications arising from the recommendations

Risk Implications

- Failure to respond may limit the Town Council's ability to influence consideration of sites within the emerging Local Plan.

Equalities Implications

Houghton Regis Town Council has a duty to promote equality of opportunity, eliminate unlawful discrimination, harassment and victimisation and foster good relations in respect of nine protected characteristics; age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

The recommendations within this report do not directly impact upon any protected group.

Climate Change Implications

- The submitted sites consultation includes consideration of sustainable development, environmental impacts and infrastructure provision. These matters may form part of any response submitted by the Town Council

Press Contact

- There are no press implications arising from the recommendations

6. CONCLUSION AND NEXT STEPS

Central Bedfordshire Council is consulting on sites submitted through its earlier Call for Sites exercise. The Committee has an opportunity to consider the submitted sites and determine whether the Town Council wishes to make representations before the consultation closes on 17 August 2026. Any comments agreed by Members will be submitted to Central Bedfordshire Council for consideration as part of the preparation of the emerging Local Plan.

7. APPENDICES

Appendix A: Central Bedfordshire Submitted Sites Consultation location maps

Submitted Sites Consultation

Ends on 17th August 2026 (21 days remaining)

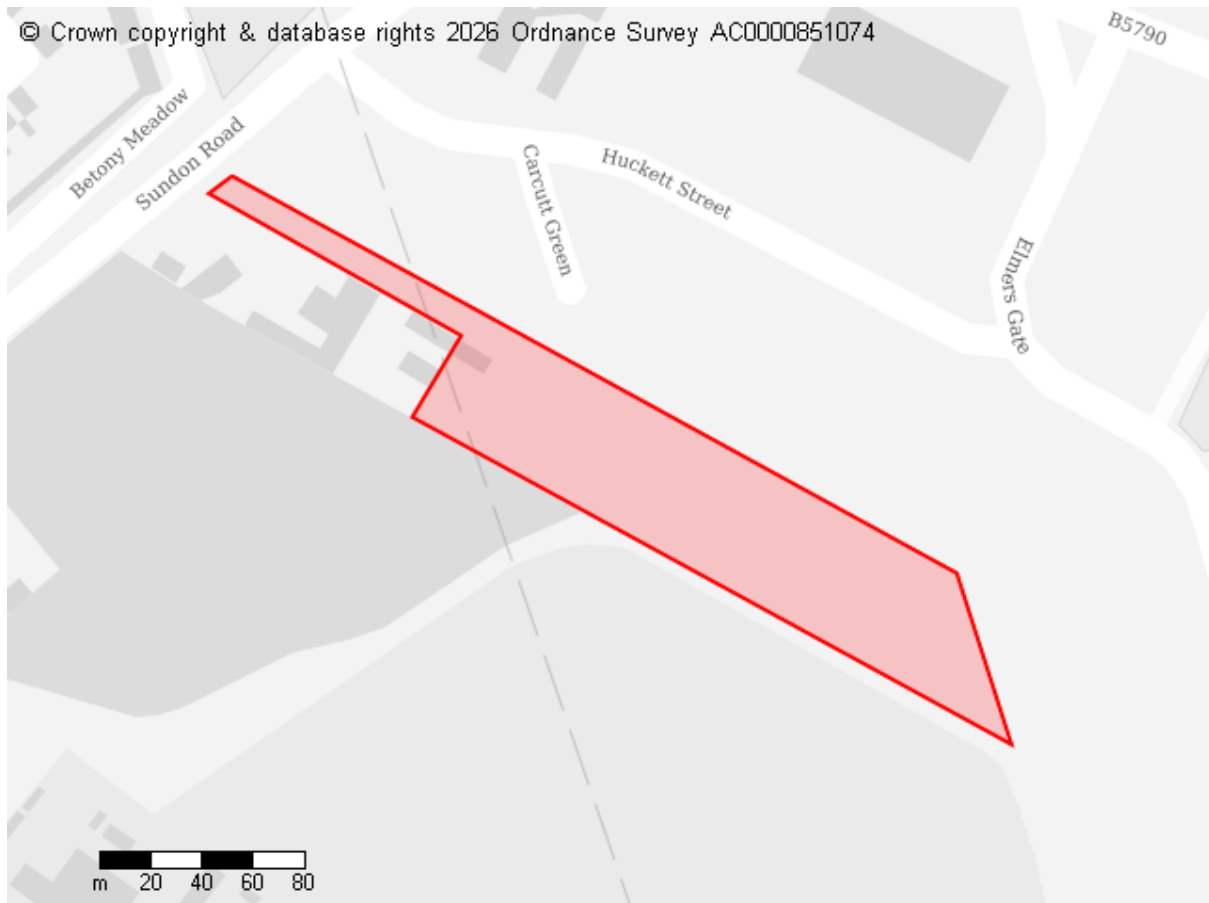
Houghton Regis

We want to hear your views on the sites that have been submitted, including any local concerns about particular sites and the reasons for them. We will need to allocate sites in the Local Plan, so we are also keen to understand, if you had to pick some, which sites you would prefer to be allocated in the parish. Please mention this in your comments.

The proposed use sets out what type of development the site is being promoted for. Where 'other' is listed alongside a specified use, this can refer to facilities such as schools, community buildings and other supporting infrastructure.

Site 135302

© Crown copyright & database rights 2026 Ordnance Survey AC0000851074

**Ward**

Houghton Regis East

Parish

Houghton Regis

Total Site Size (hectares)

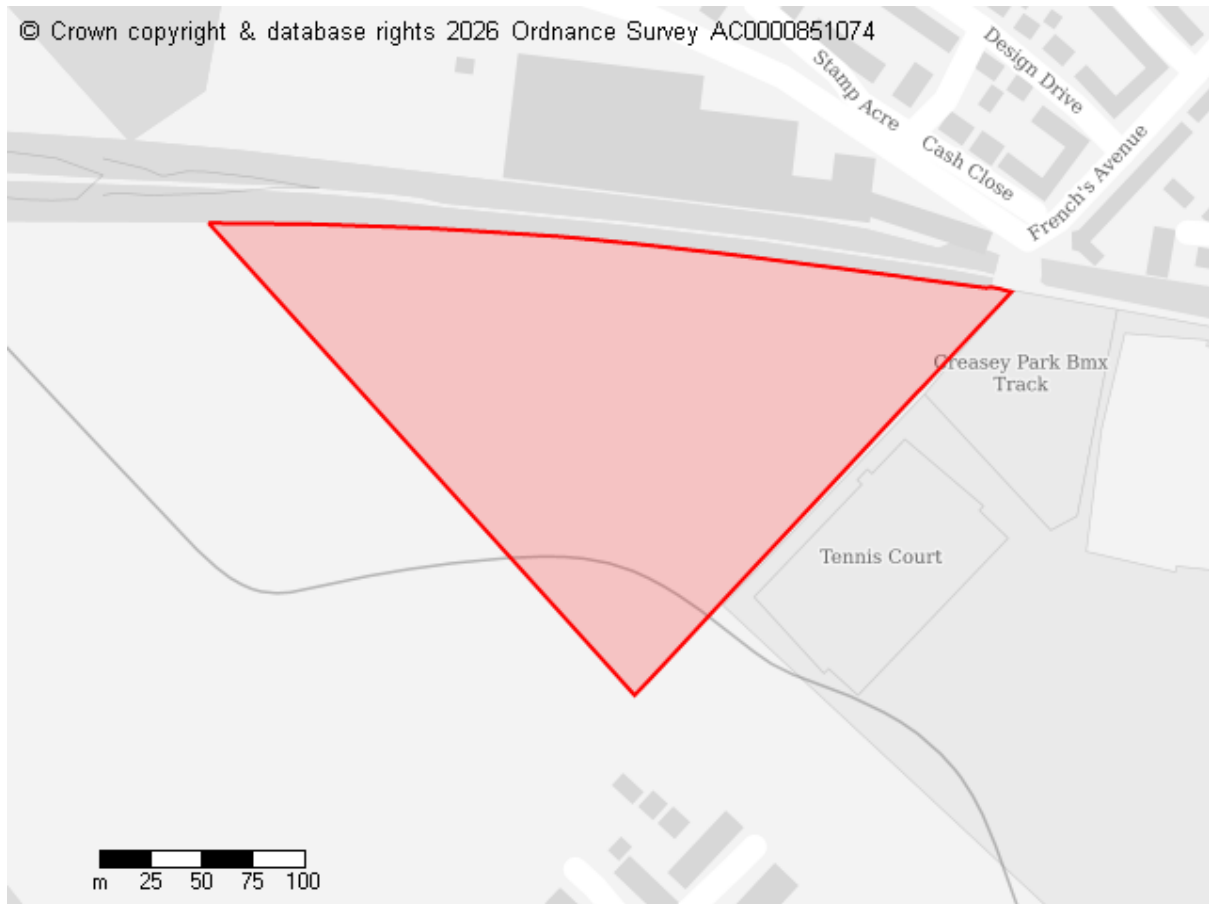
1.23

Proposed Use

Residential

Site 135341

© Crown copyright & database rights 2026 Ordnance Survey AC0000851074



Ward

Houghton Regis West

Parish

Houghton Regis

Total Site Size (hectares)

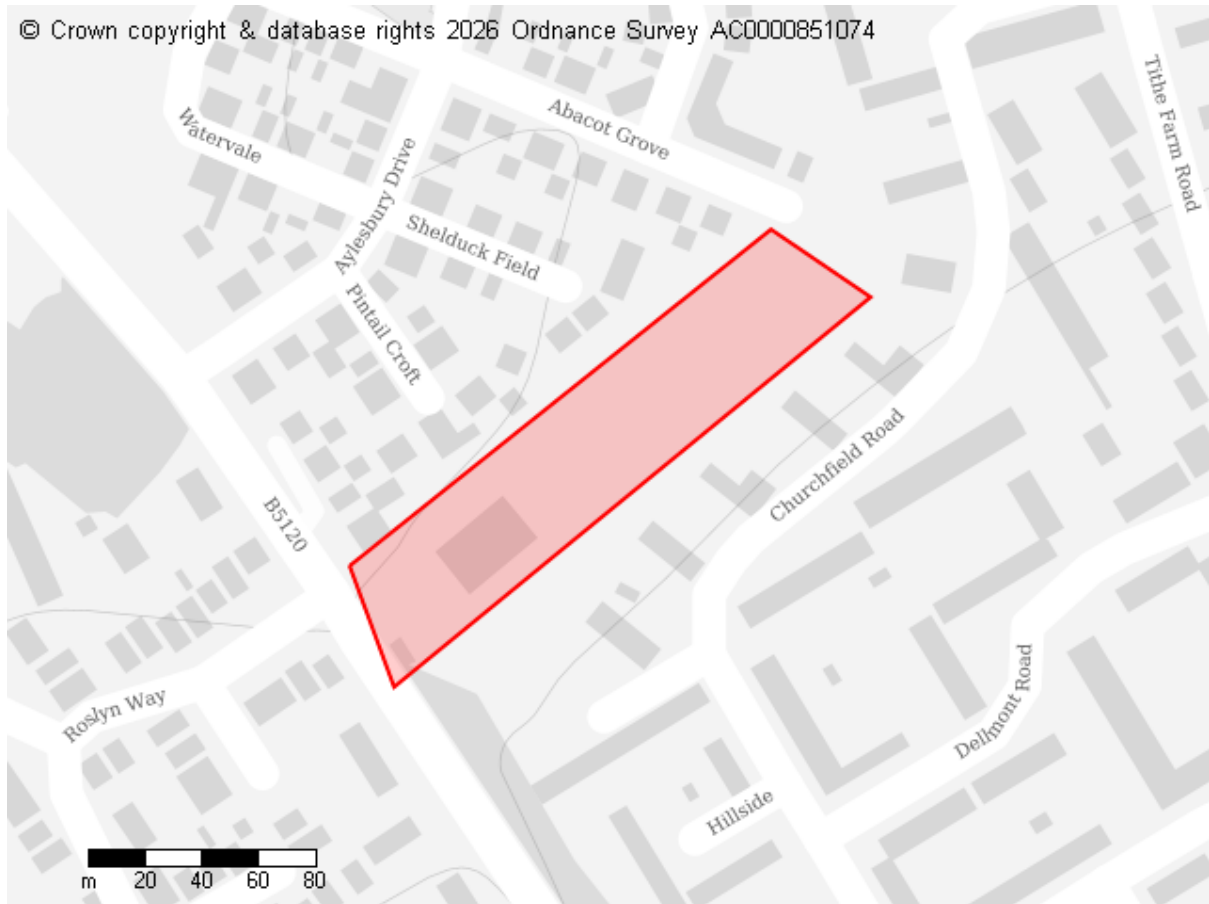
4.36

Proposed Use

Residential

Site 136350

© Crown copyright & database rights 2026 Ordnance Survey AC0000851074



Ward

Houghton Regis East

Parish

Houghton Regis

Total Site Size (hectares)

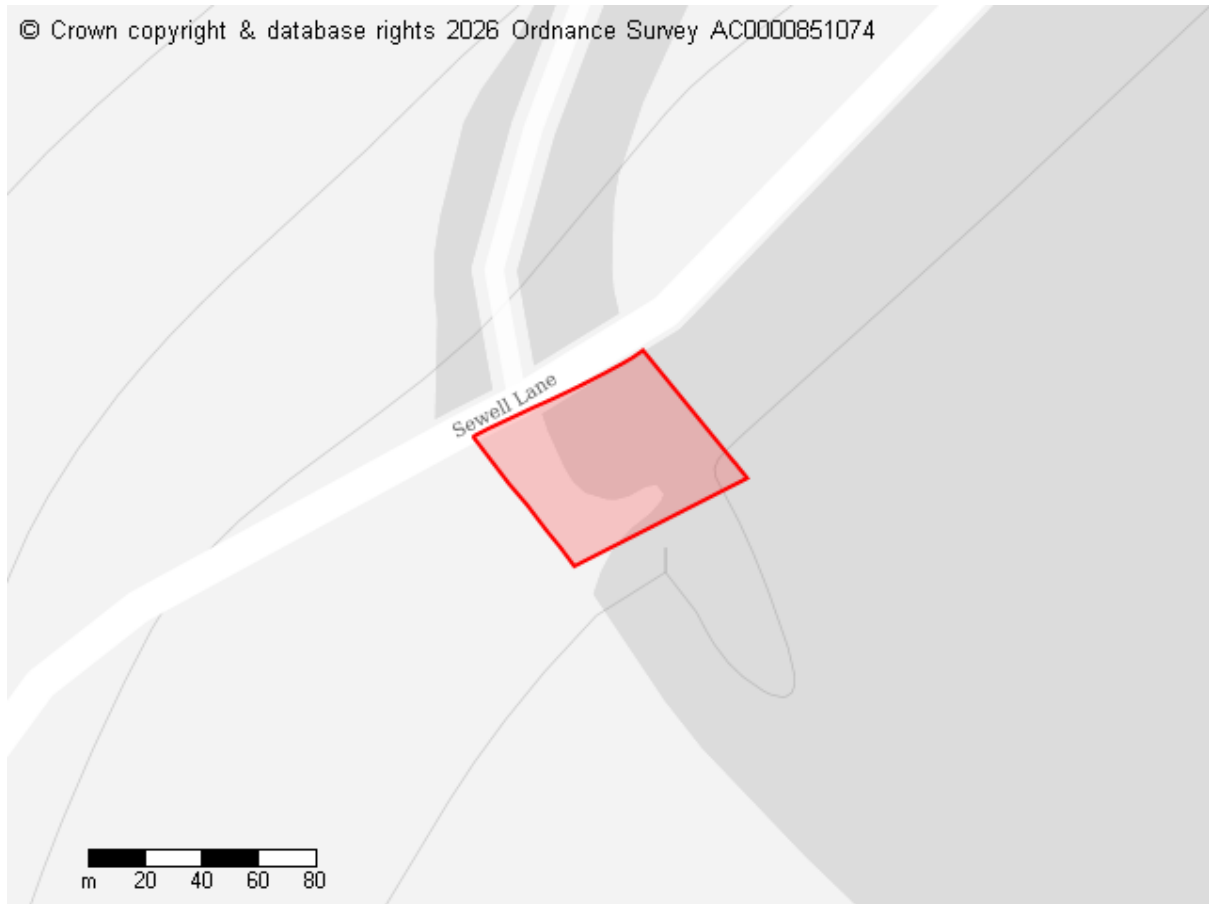
0.85

Proposed Use

Residential

Site 136530

© Crown copyright & database rights 2026 Ordnance Survey AC0000851074



Ward

Houghton Regis West

Parish

Houghton Regis

Total Site Size (hectares)

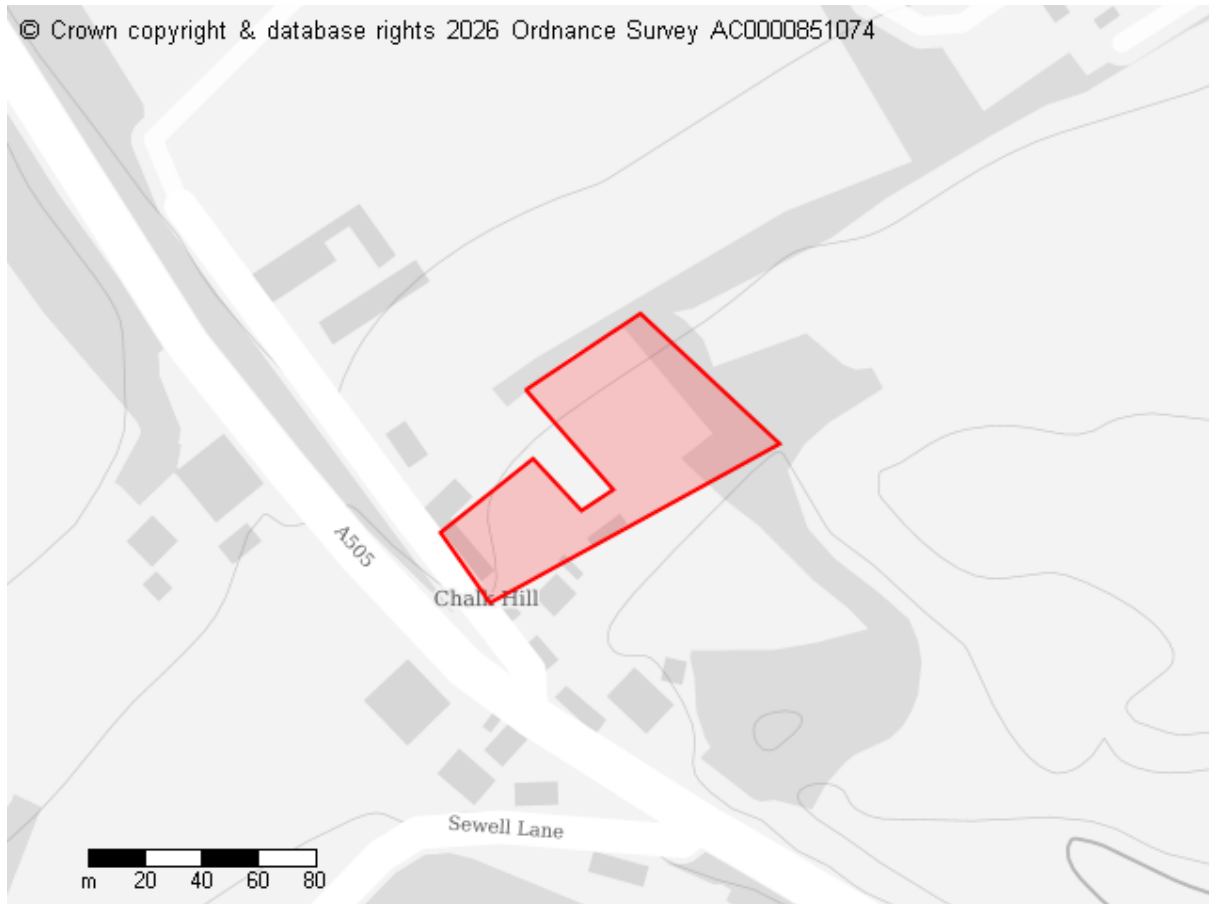
0.38

Proposed Use

Residential

Site 136564

© Crown copyright & database rights 2026 Ordnance Survey AC0000851074



Ward

Houghton Regis West

Parish

Houghton Regis

Total Site Size (hectares)

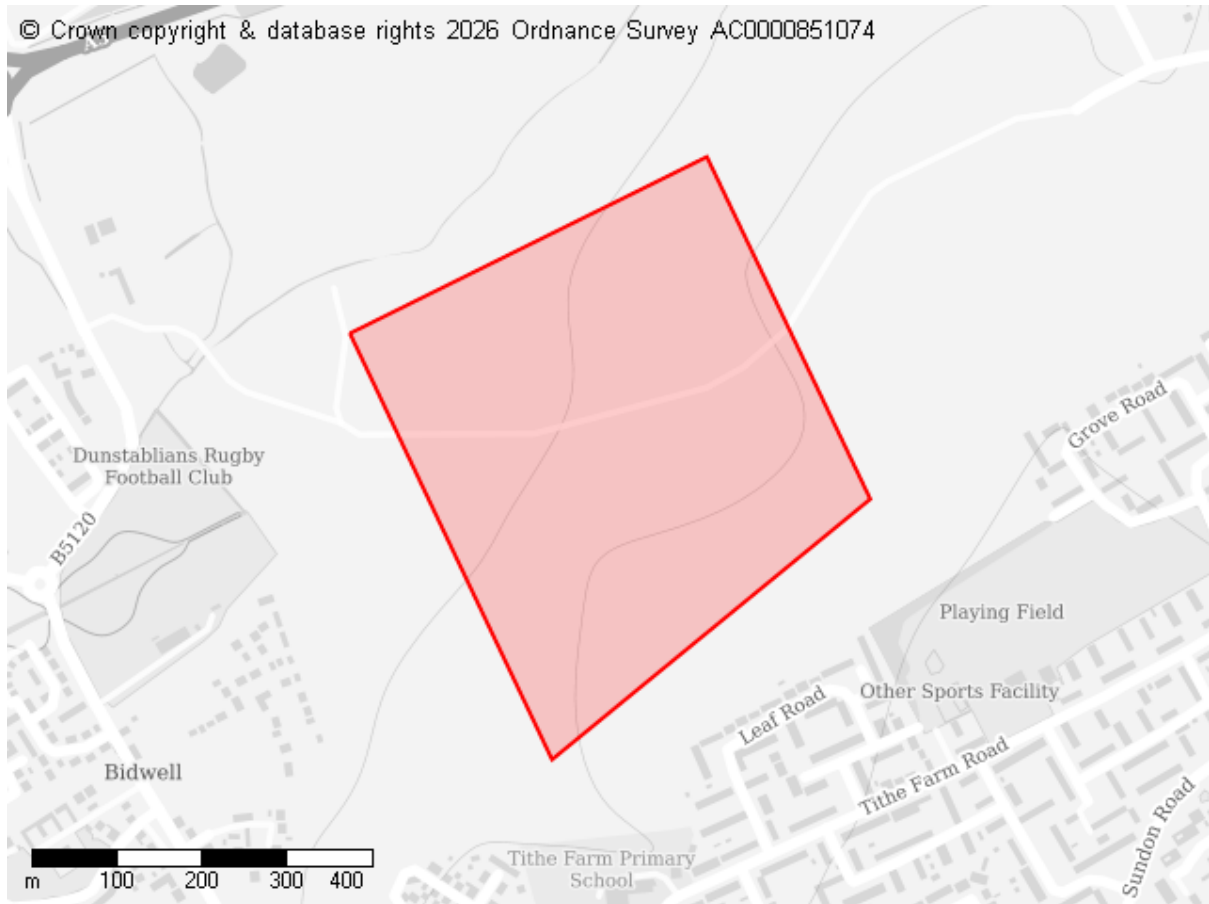
0.49

Proposed Use

Residential, Employment, Green energy, Standalone green spaces, Standalone freight rest areas, Other

Site 136596

© Crown copyright & database rights 2026 Ordnance Survey AC0000851074



Ward

Houghton Regis East

Parish

Houghton Regis

Total Site Size (hectares)

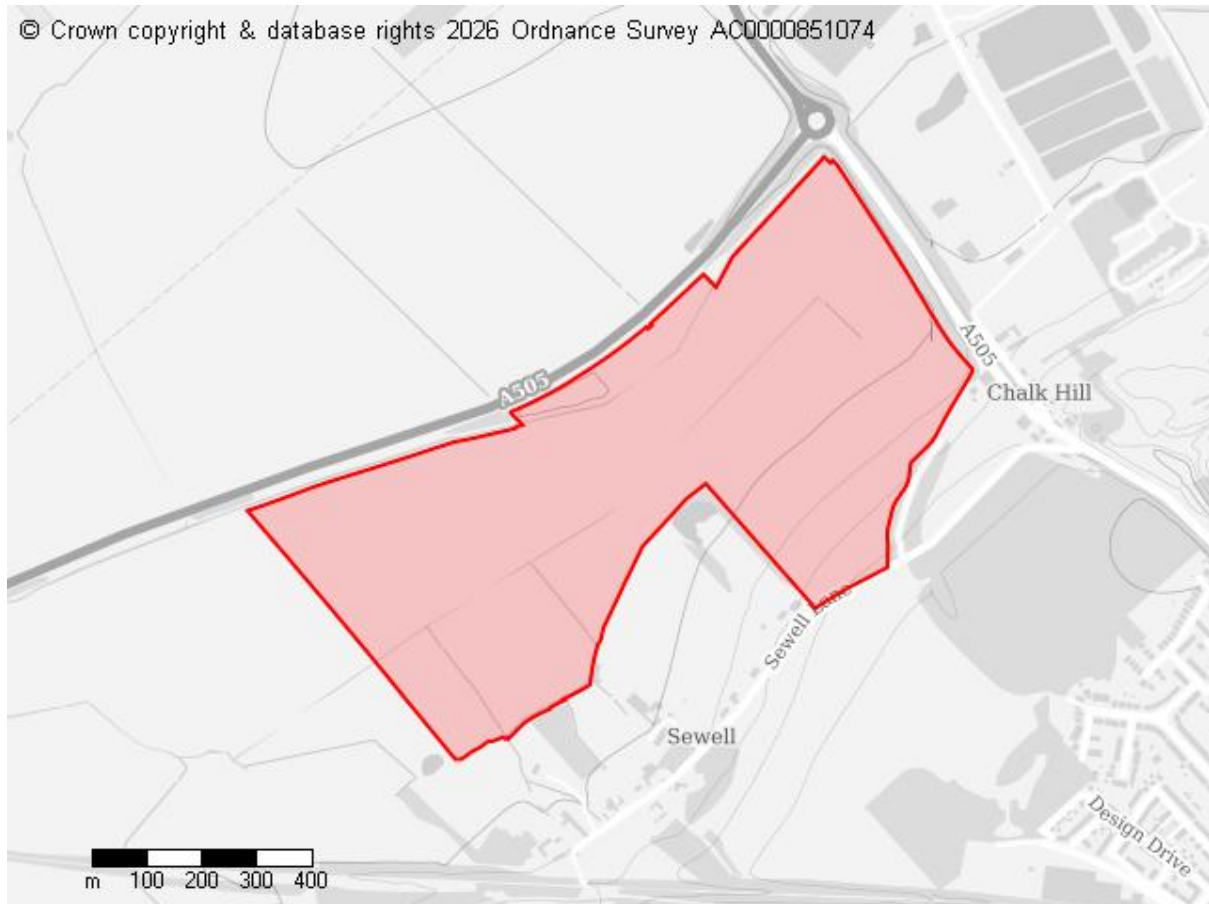
23.36

Proposed Use

Employment

Site 136597

© Crown copyright & database rights 2026 Ordnance Survey AC0000851074



Ward

Houghton Regis West

Parish

Houghton Regis

Total Site Size (hectares)

56.19

Proposed Use

Employment

Site 136641

© Crown copyright & database rights 2026 Ordnance Survey AC0000851074



Ward

Houghton Regis West

Parish

Houghton Regis

Total Site Size (hectares)

1.15

Proposed Use

Employment