

Dunstable Town Council
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Paul Hodson, Town Clerk and Chief Executive

Date: **Tuesday, 11 August 2026**

Dear Councillor,

An **Extraordinary Meeting** of the **Grounds and Environmental Services Committee** will be held on **Monday 17 August 2026**, at Grove House in the Council Chamber at **7 pm**. To view the meeting live or afterwards use this link: [livestream](#). Members of the public and press are also welcome to attend in person. Members of the public may ask a question during the public session, either in person or online via MS Teams. If you intend to raise a question, it is helpful to let us know beforehand to give councillors a chance to prepare an informed answer. Please contact the Council via democratic@dunstable.gov.uk or 01582 513000 by 4 pm on Friday **14 August 2026**.

This meeting will be filmed by the Council and broadcast live and will be capable of repeated viewing. If you are seated in the Council Chamber it is likely that the cameras will capture your image. By your presence you are deemed to consent to be filmed, and to the use of those images and sound recordings for webcasting or training purposes.

If you address the committee in person or via Teams, your contribution will be recorded and broadcast, unless this is during a private session, as permitted by the Access to Information provisions.

Please see the below QR code to access the full agenda:



Yours faithfully

Paul Hodson
Town Clerk and Chief Executive

Members are reminded when making decisions that the Public Sector Equality Duty 2010 requires Members to have due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct that is prohibited by the Act, advance equality of opportunity between people who share a characteristic and those who don't, and to foster good relations between people who share a characteristic and those who don't.

To: All Members of the **Grounds and Environmental Services Committee:**

Cllrs Richard Attwell (Town Mayor), Robert Blennerhassett (Deputy Town Mayor), Michelle Henderson (Chair), Nicholas Kotarski (Vice-Chair), Trevor Adams, Wendy Bater, Matthew Brennan, John Gurney, Peter Hollick, Sally Kimondo, Shaun Moulster, Johnson Tamara and other Members of the Council for information.

AGENDA

218/26 Apologies for Absence

219/26 Declarations of Interest

220/26 Public Question Time

221/26 Central Bedfordshire Council Local Plan

Submitted Sites Consultation 2026

222/26 Date of the Next Meeting

Monday 14 September 2026 at 7 pm

DUNSTABLE TOWN COUNCIL

EXTRAORDINARY MEETING OF THE GROUNDS AND ENVIRONMENTAL SERVICES

COMMITTEE

MONDAY 17 AUGUST 2026

CENTRAL BEDFORDSHIRE COUNCIL LOCAL PLAN: SUBMITTED SITES

CONSULTATION 2026

Purpose of report: To consider the Council's response to Central Bedfordshire Council's Submitted Sites Consultation for the new Central Bedfordshire Local Plan.

1. RECOMMENDATIONS

- 1.1. Members are asked to agree the Council's consultation response to each site listed in Central Bedfordshire Council's Submitted Sites Consultation 2026.
- 1.2. Members are asked to authorise the Head of Corporate Services and RFO to submit the agreed response immediately after the meeting.

2. BACKGROUND

- 2.1. Central Bedfordshire Council is preparing a new Local Plan. As part of that process, CBC undertook a Call for Sites exercise inviting landowners, developers and others to identify land that may have potential for future development. CBC has also identified additional sites itself for consideration.
- 2.2. CBC has stated that the submission of a site does not mean that it will be allocated for development, nor that any decision has been taken regarding its future use. All sites will be assessed against **planning, environmental and infrastructure considerations** before any decisions are made.
- 2.3. The consultation gives residents, businesses, councils and other stakeholders an opportunity to comment on submitted sites and identify local issues, opportunities and preferences. CBC has confirmed that this is separate from the planning application process.
- 2.4. The consultation closes on 17 August 2026. The Committee meeting is therefore the final opportunity for the Town Council to agree a corporate response before the deadline.

3. MAIN CONSIDERATIONS

- 3.1. The consultation identifies six submitted sites within Dunstable parish. Five sites have been submitted for residential development and one site has been submitted as standalone green space.

Site reference	Ward	Site area	Proposed use
135286	Dunstable Central	0.05 ha	Residential
135338	Dunstable North	2.19 ha	Residential
136303	Dunstable West	7.18 ha	Residential
136351	Dunstable North	0.12 ha	Residential
136492	Dunstable West	4.77 ha	Standalone green space
136602	Dunstable South	0.67 ha	Residential

Site plans for Dunstable submitted sites:

Site 135286

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Ward

Dunstable Central

Parish

Dunstable

Total Site Size (hectares)

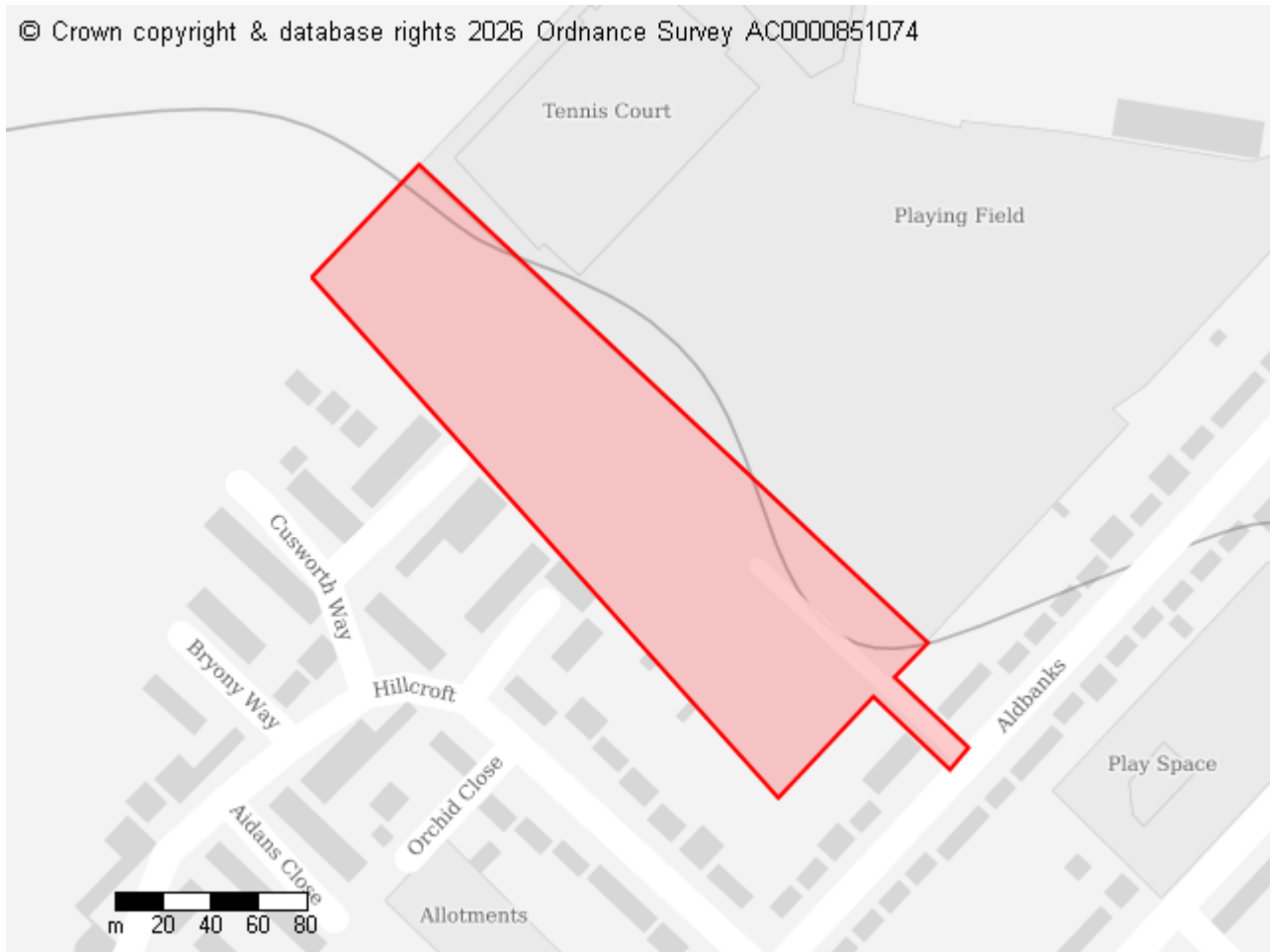
0.05

Proposed Use

Residential

Site 135338

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Ward

Dunstable North

Parish

Dunstable

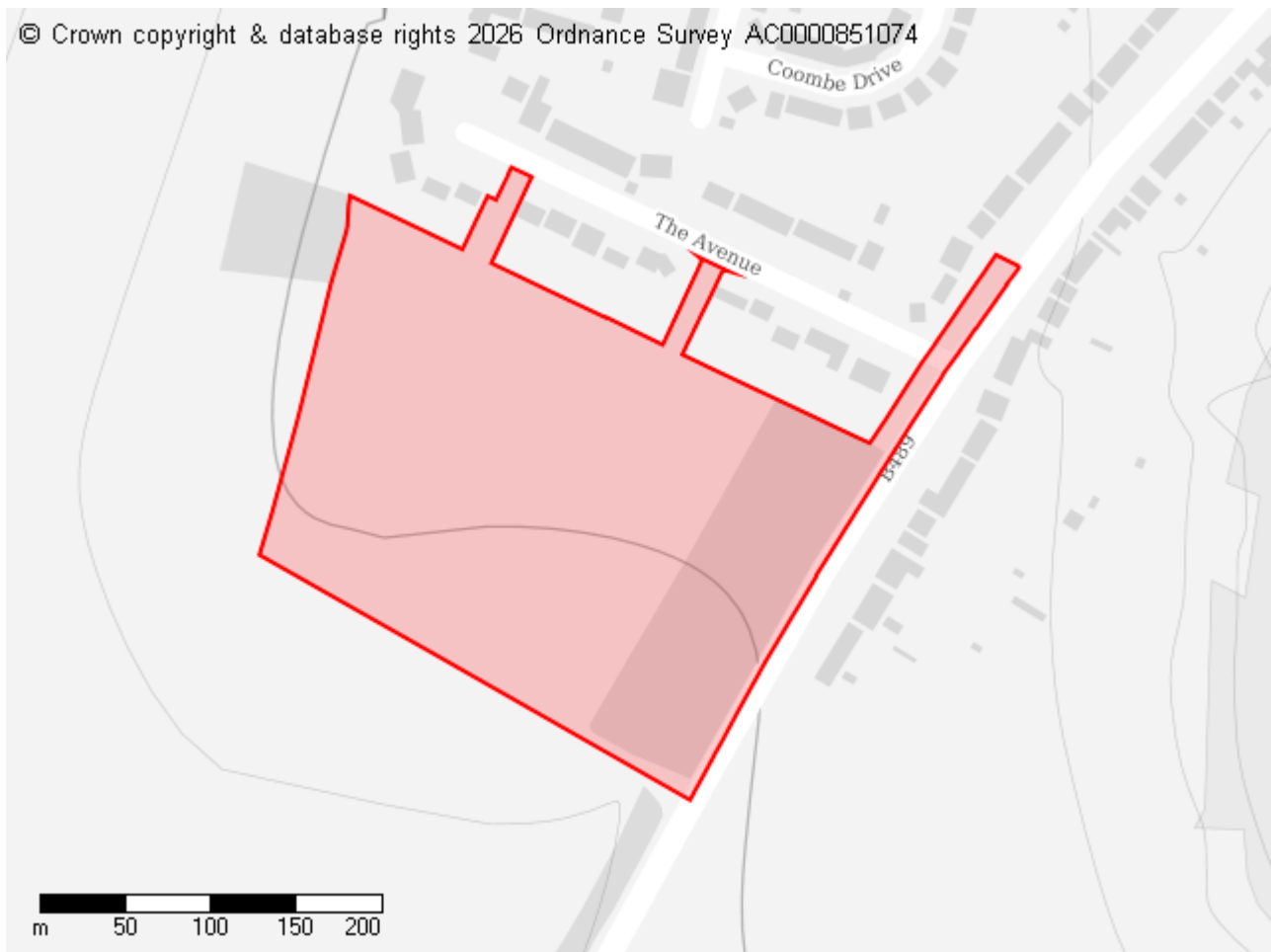
Total Site Size (hectares)

2.19

Proposed Use

Residential

Site 136303



Ward

Dunstable West

Parish

Dunstable

Total Site Size (hectares)

7.18

Proposed Use

Residential

Site 136351



Ward

Dunstable North

Parish

Dunstable

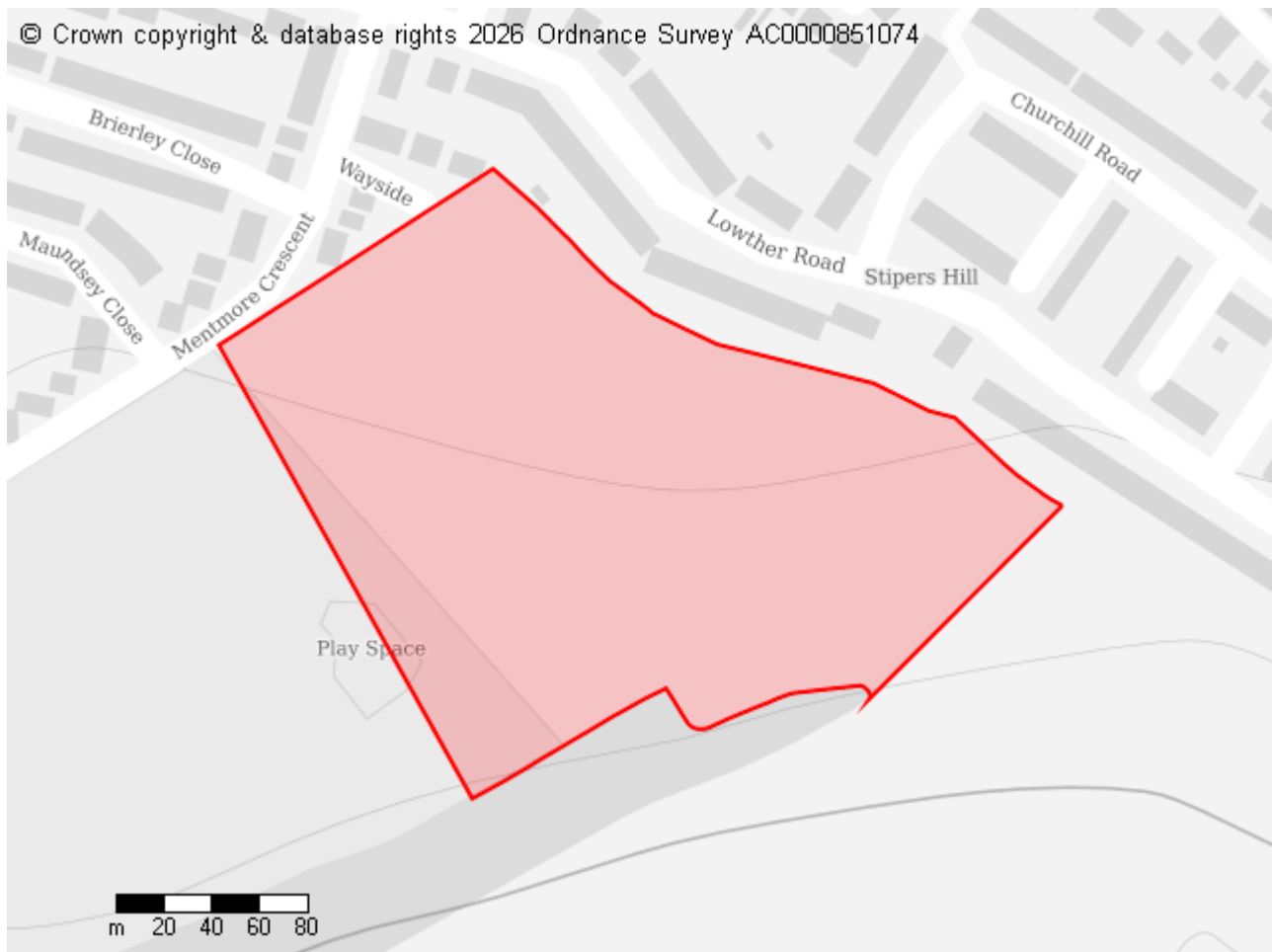
Total Site Size (hectares)

0.12

Proposed Use

Residential

Site 136492



Ward

Dunstable West

Parish

Dunstable

Total Site Size (hectares)

4.77

Proposed Use

Standalone green space

Site 136602



Ward

Dunstable South

Parish

Dunstable

Total Site Size (hectares)

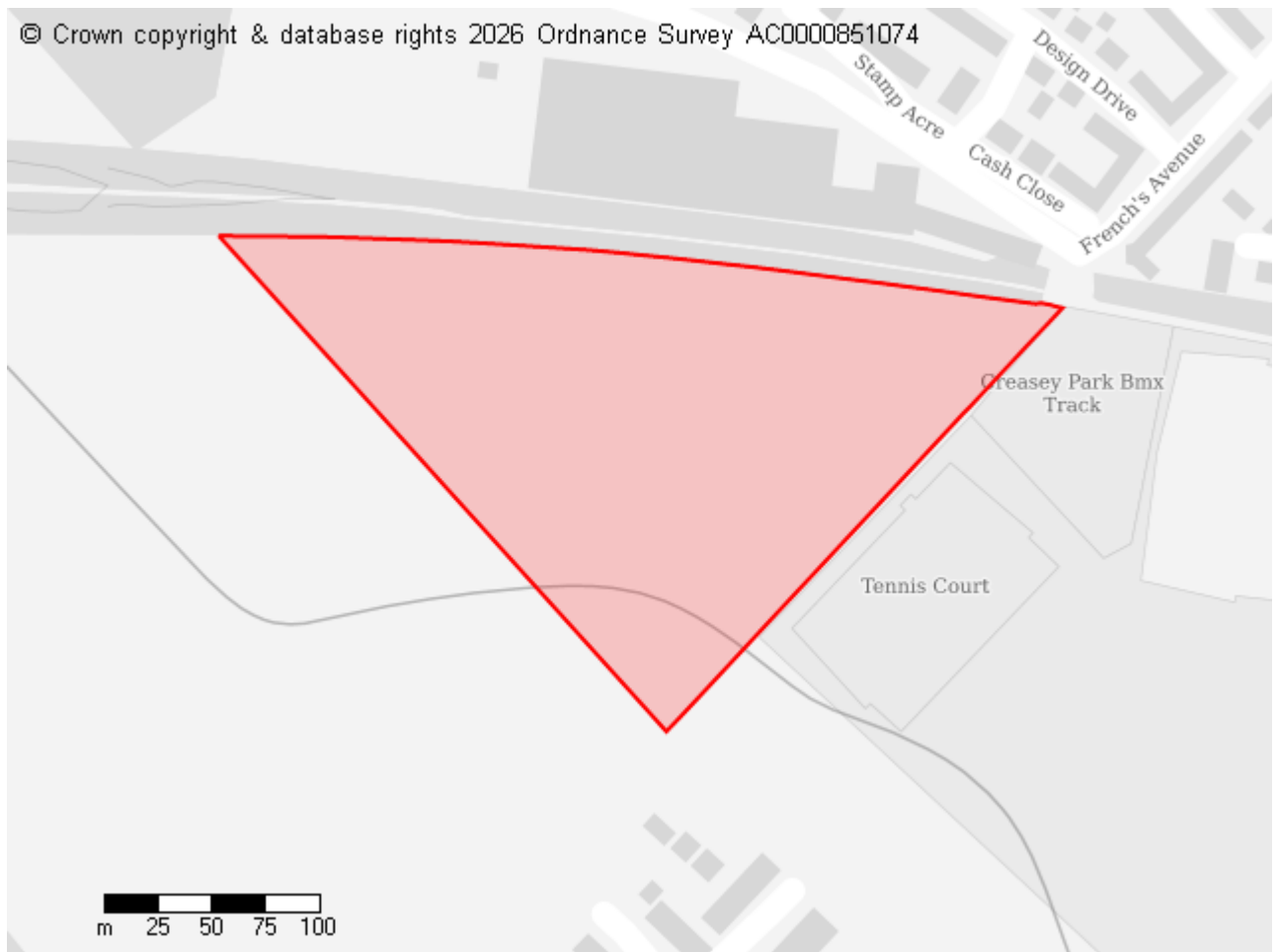
0.67

Proposed Use

Residential

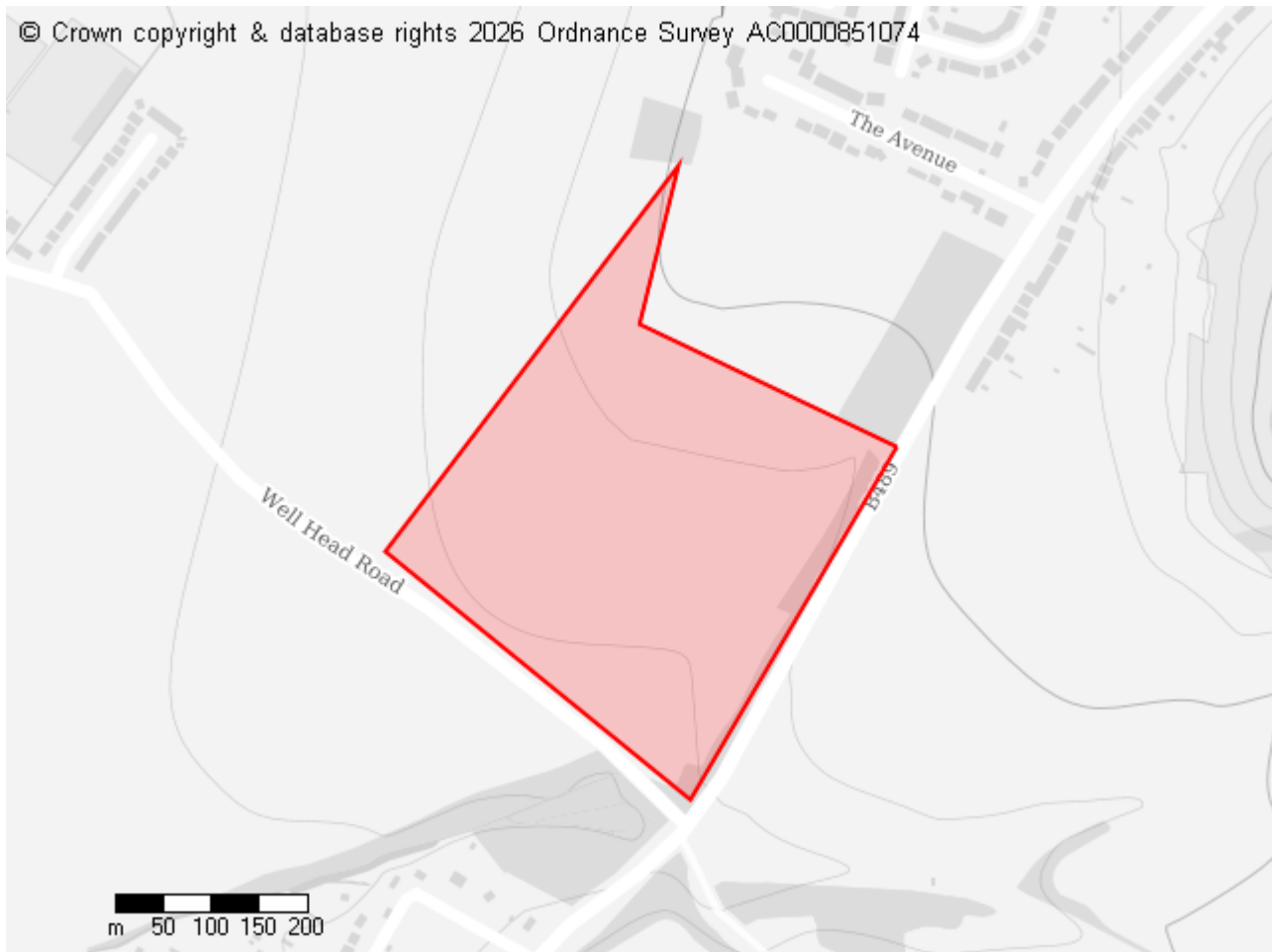
4. ADJACENT SITES OUTSIDE DUNSTABLE PARISH: HOUGHTON REGIS

- 4.1. Although not located within Dunstable parish, site 135341 lies within Houghton Regis and directly adjoins the Dunstable boundary. It extends to approximately 4.36 hectares and has been submitted for residential development. Members may wish to comment on this site because future allocation or development could affect traffic movements, highway capacity, local healthcare, education and community facilities, walking and cycling links, public transport links, green infrastructure and the cumulative impact of housing growth across Dunstable and Houghton Regis.



5. ADJACENT SITES OUTSIDE DUNSTABLE PARISH: TOTTERNHOE

- 5.1. Site 136599 lies within Totternhoe Parish but immediately adjoins the southern boundary of Dunstable. It extends to approximately 14.58 hectares and has been submitted for residential development.
- 5.2. Given its scale and location, future development could affect strategic traffic movements, education, healthcare, leisure and community facilities, relationships with existing and future development on the southern edge of Dunstable, the landscape setting of the town, views towards the Chilterns, walking and cycling links, public transport connectivity and the cumulative impact of growth across Dunstable and neighbouring settlements.



6. MATTERS FOR CONSIDERATION

- 6.1. CBC is seeking local views on the submitted sites, not comments on detailed development proposals. For each site, Members are asked to decide whether to object and, if so, whether the objection relates to planning considerations, local knowledge, infrastructure needs, environmental impacts or community priorities.
- 6.2. Members may wish to consider the effect of each site on highways, schools, healthcare, utilities, walking, cycling, public transport, green space, biodiversity, landscape character, existing communities and the cumulative impact of development across Dunstable, Houghton Regis and surrounding settlements.
- 6.3. Members may also wish to consider whether brownfield redevelopment should be prioritised before greenfield development and whether any sites should be preferred should further allocations prove necessary.

7. OFFICER COMMENT AND PROPOSED RESPONSE

- 7.1. The consultation is at an early stage in the Local Plan process. The submission of a site does not indicate that it will be allocated or developed. The Council's response should be evidence-based and should avoid expressing support or objection without clear planning reasons.

- 7.2. Members may wish to comment on the cumulative effects of growth from sites within Dunstable and on its immediate boundaries. This should include the Houghton Regis and Totternhoe sites because both could affect services, infrastructure and movement across the wider Dunstable area.

8. FINANCIAL IMPACT – None

- 9. POLICY AND CORPORATE PLAN IMPLICATIONS –** The response is relevant to the Council's Corporate Objectives to:
- Preserve and enhance the history and identity of the town, creating a sense of pride in Dunstable
 - Further improve and develop the provision of green and open space in the town
 - Contribute to the regeneration of the town centre and development of neighbourhoods in the town
 - Represent residents, businesses and community groups of Dunstable on key strategic issues facing the town

10. EQUALITIES AND DIVERSITY IMPLICATIONS – None

11. HEALTH AND SAFETY IMPLICATIONS – None

12. HUMAN RESOURCES IMPLICATIONS – None

- 13. LEGAL IMPLICATIONS –** The Local Plan is prepared by Central Bedfordshire Council as Local Planning Authority. The Town Council is entitled to submit representations for consideration as part of the Local Plan preparation process.

- 14. ENVIRONMENTAL AND BIODIVERSITY IMPLICATIONS –** Members may wish to consider the environmental, biodiversity, green infrastructure and landscape implications of each site, including cumulative impacts and effects on the setting of Dunstable and neighbouring settlements.

- 15. CRIME AND ANTI-SOCIAL BEHAVIOUR IMPLICATIONS –** There are no direct crime and anti-social behaviour implications from submitting a consultation response. Future development proposals should consider layout, natural surveillance, lighting, safe routes and community safety.

16. BACKGROUND

Consultation map: <https://consultations.central-bedfordshire.urbanintelligence.co.uk/public-web-map?eventId=85>

Consultation website:
<https://centralbedfordshire.oc2.uk/document/99/9143#topofdoc>

17. AUTHOR

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