

BEDFORD BOROUGH STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT (SHLAA) 2010

March 2010



Bedford Borough Council



CONTENTS

Section		page no
1	Introduction	1
2	Policy context	4
3	Stage 1: Planning the assessment	7
4	Stage 2: Determining which sources of sites will be included in the assessment	8
5	Stage 3: Desktop review of existing information	10
6	Stages 4 and 5: Site surveys	12
7	Stage 6: Estimating the housing potential of each site	14
8	Stage 7A: Assessing suitability for housing	16
9	Stages 7B and 7C: Assessing availability and achievability	20
10	Stage 8: Review of the findings	26
 Appendices		
1	Housing sites with planning permission and resolution to grant planning permission 31 st March 2009	29
2	Sites excluded by 'first sift'	31
3	Density standard – analysis of permissions and completions in the Rural Policy Area	35
4	Sites excluded by 'second sift'	49
5	Sites identified as unavailable or unachievable for residential development	52
6	Supply of sites identified as suitable for residential development	54

1 INTRODUCTION

The form of this Strategic Housing Land Availability Assessment (SHLAA) follows the Government's guidance *Strategic Housing Land Availability Assessment Practice Guidance* (DCLG, July 2007), hereafter referred to as the 'Practice Guidance'. It also reflects more recent guidance contained in *Land Supply Assessment Checks* (DCLG May 2009) and *Strategic Housing Land Availability Assessment and Development Plan Document Preparation* (PAS, July 2008). The primary role of a SHLAA is to identify those sites with potential for housing, assess that potential and consider whether they are likely to be developable. The purpose of its preparation is to help deliver one of the top priorities for Government – to ensure that land availability is not a constraint on the delivery of more homes.

The SHLAA has two main aims:

- To establish the adequacy of current housing land supply, and thereby provide sufficient details to demonstrate the PPS3 (Planning Policy Statement 3 – *Housing*, November 2006) requirement that a five year supply of deliverable land available for housing is maintained
- To provide an important evidence source to inform plan-making, which should ensure that specific developable sites are available to meet the first 10 years of a plan from its adoption date, and ideally for longer than the whole 15 year period. The preparation of a SHLAA is thus intended to be an important tool in the preparation of the council's Local Development Framework (LDF).

As part of the LDF the council adopted a Core Strategy and Rural Issues Plan in April 2008 setting out the overall strategy for development in the borough up to 2021. An Allocations and Designations Plan is being prepared to allocate specific sites for new housing and other types of development. A draft Plan is due to be published in 2010 for public consultation and further consultation on a revised Plan for submission to the Secretary of State is programmed for 2011.

More specifically, the SHLAA:

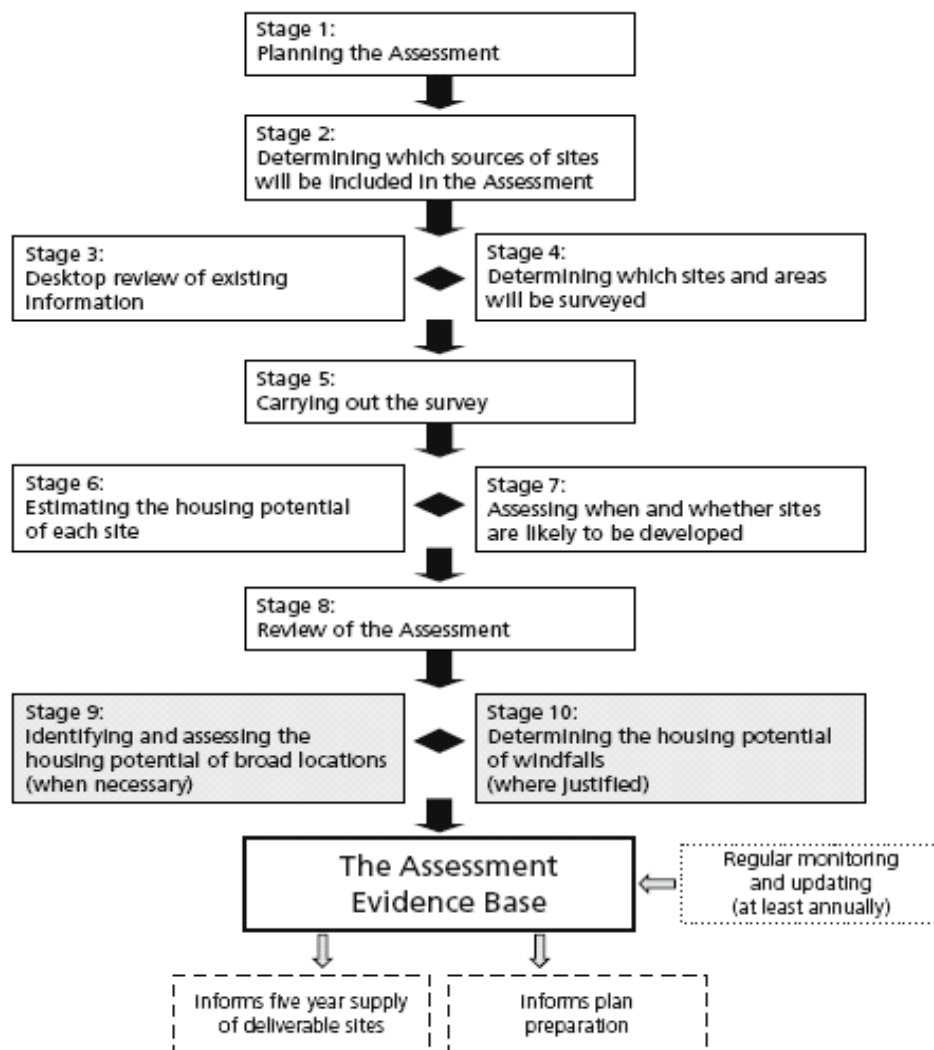
- Identifies a supply of sites assessed in terms of their developability and deliverability, cross referenced to maps showing locations and boundaries of specific sites.
- Assesses the potential amounts of housing deliverable on these sites.
- Provides evidence of the availability of a five year supply of land for housing.
- Assesses sites in terms of their developability, in order to inform preparation of the Allocations and Designations Plan.
- Aids the regional planning body in its work to determine levels of housing provision and distribution in the region.

It is important to note that it is not the purpose of the SHLAA to allocate land for residential development. That is to be carried out through the LDF process. Therefore the identification of a specific site in the

assessment does not necessarily mean that the site will be allocated for housing development or that planning permission will be granted.

A Methodology Report for the SHLAA was published in May 2008 and covers the stages set out in Figure 1. The use of this standard methodology is strongly recommended by the Practice Guidance because it will ensure that the assessment findings are robust and transparently prepared. When followed, a local planning authority should not need to justify the methodology used in preparing its assessment, including at independent examination.

Figure 1 Flowchart showing SHLAA methodology



¹Strategic Housing Land Availability Assessments: Practice Guidance DCLG 2007

The council has sought to engage with stakeholders throughout the preparation of the SHLAA. The methodology was prepared jointly by Bedford Borough Council and Renaissance Bedford (the delivery vehicle for the Bedford Growth Area). Comments were invited on the Methodology Report. A Stakeholder Panel was also set up which met twice: on 20th October 2008 to discuss the methodology and the broad principles of delivery in relation to

the main types of sites being considered; and on 12th March 2010 to assist with, and discuss the preliminary findings of the SHLAA.

The remainder of this report sets out the policy context for the SHLAA and describes the work undertaken at each stage of the SHLAA.

2 POLICY CONTEXT

National

Planning Policy Statement 3: *Housing* (PPS3) sets out national policy on the delivery of new housing. It requires local planning authorities to prepare a SHLAA which should:

- *Assess the likely level of housing that could be provided if unimplemented planning permissions were brought into development.*
- *Assess land availability by identifying buildings or areas of land (including previously developed land and greenfield) that have development potential for housing, including within mixed use developments.*
- *Assess the potential level of housing that can be provided on identified land.*
- *Where appropriate, evaluate past trends in windfall land coming forward for development and estimate the likely future implementation rate.*
- *Identify constraints that might make a particular site unavailable and/or unviable for development.*
- *Identify sustainability issues and physical constraints that might make a site unsuitable for development.*
- *Identify what action could be taken to overcome constraints on particular sites.*¹

The SHLAA should be used to identify sufficient specific **deliverable** sites to deliver housing in the first five years. To be considered deliverable, sites should, at the point of adoption of the relevant Local Development Document:

- *be **available** – the site is available now*
- *be **suitable** – the site offers a suitable location for development now and would contribute to the creation of sustainable, mixed communities*
- *be **achievable** – there is a reasonable prospect that housing will be delivered on the site within five years.*²

The Practice Guidance also indicates that the SHLAA should, as a minimum, aim to identify sufficient specific sites for at least the first 10 years of a plan and ideally for longer than the whole 15 year plan period.³

Regional

The East of England Plan was published in May 2008, superseding county Structure Plans and providing the spatial planning policy that informs the Local Development Frameworks (LDFs) that are required to be produced by local authorities in place of Local Plans. Together with the relevant sections of the Milton Keynes South Midlands Sub-Regional Strategy, 2005 it constitutes the Regional Spatial Strategy for the East of England.

¹ PPS3, Annex C

² PPS3, paragraph 54

³ Practice Guidance, paragraph 7

The Milton Keynes South Midlands Sub-Regional Strategy sets targets for the level of housing provision within the Bedford, Kempston and northern Marston Vale area. In total 16,270 dwellings are to be provided in the part of this area within Bedford borough in the period 2001 – 2021. The East of England Plan states that 1,300 dwellings are to be provided in the remaining part of the borough in the period 2001 – 2021.

Local

The housing provision in Policies CP6 and CP16 of the council's adopted Core Strategy and Rural Issues Plan reflects the Regional Spatial Strategy requirements. The Core Strategy and Rural Issues Plan defines two distinct policy areas; the Growth Area (Bedford, Kempston and the northern Marston Vale) and the Rural Policy Area (the area of the borough outside the Growth Area) and sets separate targets for each area. The Core Strategy and Rural Issues Plan also states that an Allocations and Designations Plan will be prepared which will provide for some flexibility in the supply of housing land.

Work has commenced on the Allocations and Designations Plan which will identify any additional sites that may need to be allocated. As part of preparing the Plan a "call for sites" was issued in July 2008. To date over 250 sites for housing have been put forward for consideration in preparing the draft Allocations and Designations Plan and these options are included in this SHLAA, which will be a key part of the evidence base for the Plan.

The Core Strategy and Rural Issues Plan also sets out a number of objectives which its policies seek to achieve. Those of particular relevance to this SHLAA, which have been taken into account in assessing potential sites, are:

- Deliver the planned growth in Bedford, Kempston and the northern Marston Vale to achieve a step change in the borough's role in the region.
- Ensure future development is based upon sustainable development principles.
- Provide guidance on where any future growth, if required, should occur (in the period up to 2021).
- Provide quality housing to meet current and future needs of all sectors of the community.
- Encourage key rural communities to become more sustainable places to live and work.
- Achieve high quality design that takes account of character, local distinctiveness and sustainable design principles, enables access and promotes community safety.
- Protect and enhance the countryside, biodiversity and geodiversity, and the quality and connectivity of green infrastructure in the borough with particular emphasis on enhancing the Marston Vale.
- Protect and enhance the Borough's built cultural and community assets and the character of settlements and foster the development of the Borough as a destination for heritage and cultural tourism.
- Protect the environment by minimising the risk of flooding and the effects of climate change and facilitating improvements in air quality.

The end date for the Core Strategy and Rural Issues Plan is 2021 (in line with the Regional Spatial Strategy). This SHLAA therefore identifies sites for a 12 year period.

Existing Commitments

As at 31st March 2009 (the base date of this SHLAA), of the Regional Spatial Strategy dwelling allocation of 16,270 for the Growth Area and 1,300 for the Rural Policy Area, 3,351 dwellings in the Growth Area and 1,198 in the Rural Policy Area have already been completed since 2001. A further 7,773 dwellings were under construction or with planning permission. All of these sites can be regarded as suitable for residential development in terms of the criteria of PPS3. This SHLAA assesses their deliverability and developability to see whether they can be included in the five year land supply. For more detailed information on the five year supply see the Annual Monitoring Report 2008 - 2009.

3 STAGE 1: PLANNING THE ASSESSMENT

A brief was prepared in May 2008 to address stage 1, explaining the local context and the broad approach. Confirmation of the appropriateness of the proposed approach was then achieved through consultation on the brief with members of the Bedfordshire Housing Market Assessment Reference Group (which includes house builders, social landlords, local property agents and planning consultants), Bedford Developers' Forum, and parish and other local councils.

The brief established the following principles:

- *The area of the Study.* This is restricted to Bedford borough. Although the Practice Guidance advocates the preparation of studies covering similar areas to those identified in Strategic Housing Market Assessments (SHMAs) it has been agreed with neighbouring Bedfordshire authorities that in view of the differing LDF timetables being followed by each authority SHLAAs will need to be prepared separately. A SHMA is currently being carried out sub-regionally and members of the reference group created for that purpose were amongst those invited to comment on the draft methodology.
- *The timescale for preparing the SHLAA.* Following agreement of the brief it was intended that the study would be carried out in 2008 with publication of the SHLAA by the end of the year. This however, had to be reviewed in the light of the resources available to carry out the necessary studies and other pressures of work. Delaying the SHLAA also enabled it to fit better with the timetable for preparing the Allocations and Designations Plan.
- *Resources for undertaking the SHLAA.* Staff were drawn from the existing LDF team together with Renaissance Bedford. Much of the material assembled in the preparation of the Allocations and Designations Plan was of relevance for the study.

4 STAGE 2: DETERMINING WHICH SOURCES OF SITES WILL BE INCLUDED IN THE ASSESSMENT

The Practice Guidance identifies the types of sites with potential for housing which should be covered by the assessment, as follows:

Sites in the planning process

- *land allocated (or with permission) for employment or other land uses which are no longer required for those uses*
- *existing housing allocations and site development briefs*
- *unimplemented/outstanding planning permissions for housing*
- *planning permissions for housing that are under construction.*

Examples of sites not currently in the planning process

- *vacant and derelict land and buildings*
- *surplus public sector land*
- *land in non-residential use which may be suitable for redevelopment for housing, such as commercial buildings or car parks, including as part of mixed-use development*
- *additional housing opportunities in established residential areas, such as underused garage blocks*
- *large scale redevelopment and re-design of existing residential areas (residential intensification).⁴*

The study has a base date of 31st March 2009 in relation to the identification of sites which are in the planning process. These include sites which have been allocated for housing in the Local Plan, Bedford Town Centre Area Action Plan, adopted development briefs and sites with planning permission or a resolution to grant planning permission identified on the basis of the council's annual Housing Monitoring Report.

Exclusions

The Practice Guidance⁵ indicates that particular types of land or areas may be excluded from the assessment. The following areas have been excluded from the assessment:

- Biodiversity / landscape designations: Sites of Special Scientific Interest (SSSI), Local Nature Reserves (LNR), historic parks and gardens.
- Sites substantially within flood zone 3b⁶.
- Sites in the countryside which are not within a village with a defined Settlement Policy Area or are not adjoining the Settlement Policy Area of either a Growth Area or Rural Policy Area key service centre (except rural exception affordable housing schemes).

⁴ SHLAA Practice Guidance, Figure 4

⁵ SHLAA Practice Guidance, paragraph 21

⁶ Planning Policy Statement 25 *Development and Flood Risk* 2006, Table D1

This is not intended to narrow down the scope of the assessment by applying existing policies specifically designed to constrain development, but reflects higher level guidance in national and regional policy.

5 STAGE 3: DESKTOP REVIEW OF EXISTING INFORMATION

As many site-specific opportunities as possible were identified through desk-top examination of the information sources listed below, thereby limiting the time needed for site surveys. All sites identified from desktop studies were mapped for use in site surveys and to help in identifying and removing duplicates.

Information used in desktop review

Sites in the planning process

- Site allocations not yet the subject of planning permission
- Planning permissions / sites under construction
- Current planning applications not yet determined
- Planning refusals / withdrawn applications
- Lapsed planning permissions
- Sites which have been the subject of pre-application advice

Sources for sites not in the planning process

- Urban Capacity Study, 2002
- Bedford Employment Land Study
- National Land Use Database
- Empty Property Register
- Ordnance Survey maps and aerial photography
- Site information received in response to the Allocations and Designations Plan “call for sites”

The first stage of the desktop review identified 343 individual sites from the sources above (together with a number of small sites with planning permission which have been aggregated). Note that sites which have already been completed have not been included in the SHLAA.

Of these sites, 47 had an existing planning permission (this includes 13 sites awaiting Section 106 agreements). Sites with a planning permission (or resolution to grant) for housing / mixed use including housing, as of 31st March 2009 have been considered as being suitable for development in accordance with the Practice Guidance, and are listed in Appendix 1.

A ‘first sift’ of the remaining sites was undertaken to separate out those sites which would be excluded for the reasons set out in the previous Section. The 145 sites caught by these exclusion criteria (totalling just over 1,147 hectares) are listed in Appendix 2. The reasons are set out below.

Reasons for excluding sites from SHLAA	
criteria	number of sites
biodiversity / landscape designation	0
flood zone 3b	2
countryside (not within a village with a Settlement Policy Area or adjoining a key service centre)	145
Total	145*
* The total is not the sum of the sites in each category as sites fall under more than one criteria	

The remaining 198 sites were assessed for their suitability, availability and achievability in accordance with our methodology and the Government's Practice Guidance. The results are reported in Section 8 of this report.

Where sites have been listed in the appendices a column is included which indicates how the site was identified together with any reference number used in that source material:

- HM – the site is included in the council's annual Housing Monitoring Report.
- CFS – the site was suggested following a "call for sites" as part of the Allocations and Designations Plan.
- UCS – the site was included in Urban Capacity Study which was prepared to inform the Local Plan.
- NLUD – the site was identified from the National Land Use Database.
- BELS – the site was identified from the Bedford Employment Land Study as 'red/amber' in the assessment lists.

6 STAGES 4 and 5: SITE SURVEYS

The Practice Guidance makes clear that the extent of the survey should be determined in the light of the nature of the housing challenge. Essentially this means that where regional guidance sets a substantial housing target and land to meet that target is as yet largely unidentified the survey will need to be fairly extensive. The converse is also true. Where planning commitments are already close to meeting the identified target there will be less need to survey extensively, particularly on greenfield land.

As noted in section 2, the Core Strategy and Rural Issues Plan defines two distinct policy areas: the Growth Area (Bedford, Kempston and the northern Marston Vale) and the Rural Policy Area (the remainder of the borough). In both areas monitoring shows that significant progress has already been made in identifying sites which will meet the policy targets for each area.

As part of the work already undertaken in preparing the Allocations and Designations Plan, the council has proposed exploring the scope for some additional allocations to provide some flexibility around the 16,270 dwellings target for the Growth Area. Research into the level of flexibility required has shown however that this will not necessitate substantial additional provision.

For the Rural Policy Area, monitoring shows that the target of 1,300 dwellings is already met by existing completions and commitments. Within the Rural Policy Area any additional allocations would have to be in accordance with Policies CP14 or CP17 of the Core Strategy and Rural Issues Plan. These policies require development to meet a proven need, for example:

- incremental growth within a village's defined settlement policy area in order to maintain vitality
- development to meet a strategic requirement set in the Regional Spatial Strategy (already met)
- development which requires a rural location or meets local need.

The Allocations and Designations Plan will therefore only seek to identify sites that meet a proven local need. The process of identifying these needs and sites which could meet these needs is taking place through the Plan process. In this study, sites which could have potential to meet local and community needs have been included, but it is important to emphasise that their suitability for allocation is entirely dependant on subsequent work which will need to be carried out to show that there is a local need which justifies their identification. It is clear therefore that there is no need for an extensive additional survey of the Rural Policy Area.

Where site visits have been made, site characteristics have been recorded and this has helped inform the assessment of site suitability. The size threshold to decide which sites to survey was set at ten dwellings in the Growth Area and five dwellings in the Rural Policy Area. This distinction reflects the different characteristics of the two areas and the fact that a larger proportion of the housing supply is delivered from smaller sites in the Rural Policy Area. Contributions from all sites with planning permission have been included in the assessment regardless of size.

The survey was carried out by Bedford Borough Council staff on the basis of the standard information required in the Practice Guidance⁷:

- *Site size*
- *Site boundaries*
- *Current use(s)*
- *Surrounding land use(s)*
- *Character of surrounding area*
- *Physical constraints, e.g. access, steep slopes, potential for flooding, natural features of significance and location of pylons*
- *Development progress, e.g. ground works completed, number of homes started and number of homes completed*
- *Initial assessment of whether the site is suitable for housing or housing as part of a mixed-use development.*

Where sites already have planning permission only a minimal amount of information was recorded. In addition, in relation to those sites which have been submitted as part of the “call for sites” in the Rural Policy Area the information collected was limited to that which could be compiled as part of a desk-based exercise. This reflects the fact that the Allocations and Designations Plan does not need to identify sites in this area unless they meet a proven need.

⁷ SHLAA Practice Guidance, paragraph 29

7 STAGE 6: ESTIMATING THE HOUSING POTENTIAL OF EACH SITE

The Practice Guidance states that *the estimation of the housing potential of each identified site should be guided by the existing or emerging plan policy, particularly the approach to housing densities at the local level.*⁸ It also suggests that the densities of relevant existing schemes on comparable sites can be used to anticipate the likely density that can be achieved on site.

Many of the sites included in the study have capacities which have already been tested through the plan and application processes. In some cases preliminary discussions with developers or information supplied as part of the “call for sites” have provided useful capacity information. In other cases reference has been made to comparable real life example schemes or density standards to determine capacity. A density standard approach has been used in the Rural Policy Area reflecting the fact that the assessment of these sites is broad brush at this stage.

Within the appendices the following codes are used to indicate the source of the site capacity given:

- AH – Application History – capacity reflects previous planning application history
- DP – Development Plan – capacity based on an allocation in an adopted or emerging development plan
- PD – capacity reflects informal officer assessment of site (in a few cases where the site has been put forward as part of the “call for sites” for the Allocations and Designations Plan and an officer assessment has not been possible, the proposer’s capacity figure has been used)
- DS – Density Standard – derived from reviewing the density of completions and planning permissions in the Rural Policy Area over the last five years (see below).

Calculating the density standard

In order to calculate a density standard to be used for sites being considered in the Rural Policy Area an analysis of permissions and completions in the Rural Policy Area over the past five years was undertaken. The results of this are shown in Appendix 3. This showed that small sites (smaller than 0.3 ha in size and containing one or two dwellings) make up the greatest proportion of housing sites that have come forward in the Rural Policy Area. The density of these developments varied, but on average was about 30 dwellings per hectare. On this evidence therefore, sites being considered in the SHLAA which are smaller than 0.3 ha in size have been assumed to have a density of 30 dwellings per hectare.

For larger sites the evidence was not so clear cut. This is because larger sites only make up a small proportion of the sites that have come forward and no reliable pattern can be discerned from the analysis for them. Nevertheless

⁸ SHLAA Practice Guidance, paragraph 30

it is evident that the gross density of such sites tended to be lower, perhaps reflecting the need for such sites to include access roads and public open space. As most of the sites in the Rural Policy Area that are being considered in this SHLAA are larger than 0.3 ha, it can be concluded that a density standard directly derived from previous schemes will not be useful for them. Instead, the information supplied as part of the “call for sites” has been used as a starting point and a factor of 60% has been applied to the site area in order to provide a net developable site area. A density of 30 dwellings per hectare has then been applied in order to give a site capacity figure. Such an approach is justified by the analysis which showed that for larger sites, gross densities were relatively low and to achieve an average net density of 30 dwellings per hectare required a gross to net ratio of about 60%. This form of density standard approach has been applied to sites in the Rural Policy Area larger than 0.3 ha in size. The only exceptions to this are where:

- a detailed layout has been submitted which demonstrates an appropriate capacity for the site
- only a part of the gross site area is being put forward for housing development.

It is important to note that the inclusion of any dwelling potential number in this SHLAA does not imply acceptability for a particular dwelling number for a site. The true potential of a site can only be assessed by more detailed study and have regard to many factors outside the scope of this report which need to be considered as part of the formal planning application process. In some cases the housing numbers will have to take account of identified constraints, either physical limitations on the area of the site which can be developed or the need to provide additional services or facilities. **No assumptions should be made therefore, that a site will be allocated for housing development or that that planning permission would be given for the development of a particular site or the number of dwellings identified in this report.**

8 STAGE 7A: ASSESSING SUITABILITY FOR HOUSING

The Practice Guidance states that an assessment of deliverability / developability of specific sites should be made irrespective of the level of housing provision that is actually needed over the plan period. To be considered:

- **deliverable** – a site should be available now, offer a suitable location for housing development, and have a reasonable prospect that housing will be delivered within five years from the date of adoption of the plan
- **developable** – a site should be in a suitable location for housing development, and there should be a reasonable prospect that it will be available for and could be developed at a specific point in time.

Where it is unknown when a site could be developed, then it should be regarded as not currently developable. This may be, for example, because one of the constraints to development is severe, and it is not known when it might be overcome.⁹

The Practice Guidance states that a site is suitable for housing development if it offers a suitable location for development and would contribute to the creation of sustainable mixed communities. Allocated sites and sites with planning permission have been assumed to be suitable unless circumstances have changed which would alter their suitability. For other sites the assessment has been undertaken against a range of factors / criteria which include policy restrictions and potential physical limitations which may affect the suitability of the sites now or in the future, as suggested in the Practice Guidance.¹⁰ In the local context these include:

- ability to contribute to the creation of sustainable mixed communities
- Air Quality Management Areas (AQMAs)
- areas of flood risk
- contaminated land
- conservation areas
- historic parks and gardens
- listed buildings
- policies restricting the loss of the existing use or leading to coalescence
- Scheduled Ancient Monuments
- designated wildlife sites (County Wildlife Sites, Local Nature Reserves, Regionally Important Geological and Geomorphological Sites).

The effect of these criteria on site-specific assessments is shown in the table below.

⁹ SHLAA Practice Guidance, paragraphs 33, 34

¹⁰ SHLAA Practice Guidance, paragraphs 37, 38

criteria	indicator	action
sustainable communities	site isolated or separated from existing community	evaluate and eliminate
AQMA	potential risk to public health or local amenities	evaluate and consider impact on site capacity if cannot be mitigated
area of flood risk	site within flood zone 3b	evaluate and eliminate or consider impact on site capacity
contaminated land	potential risk to public health or local amenities	evaluate and eliminate or consider impact on site capacity if cannot be mitigated
conservation area	harm to character or appearance of conservation area	evaluate and consider impact on site capacity
historic park / garden	effect on historic park or garden	evaluate and eliminate or consider impact on site capacity
listed building	effect on listed building or its setting	evaluate and eliminate or consider impact on site capacity
policy restriction	<ul style="list-style-type: none"> - loss of employment land with potential continued economic role - loss of designated open space - development within Area of Special Restraint which would compromise settlement identity and lead to coalescence - loss of land required for a designated transport scheme 	evaluate and eliminate if there is a policy conflict
Scheduled Ancient Monument	impact on Ancient Monument or its setting	evaluate and eliminate or consider impact on site capacity
designated wildlife site	impact on protected habitat or species	evaluate and eliminate or consider impact on site capacity if cannot be mitigated

As mentioned previously, **the identification of a specific site in the assessment does not necessarily mean that the site will be allocated for housing development or that planning permission will be granted.** Such decisions are taken in the context of strategic policy factors, existing local planning policies and other material considerations.

Following the ‘first sift’ of sites against the exclusion criteria (see Section 5) 198 sites remained to be assessed against the suitability criteria above. Sites with a planning permission (or resolution to grant) for housing / mixed use including housing as of 31st March 2009 have been considered as being suitable for development in accordance with the Practice Guidance and are not counted within the 198.

A ‘second sift’ was undertaken against the suitability criteria. Appendix 4 provides a detailed breakdown of the sites which were excluded from the SHLAA at this stage. Out of the 151 sites assessed (ie excluding those with an existing planning permission), 77 sites (a total of just over 405 ha of land) were found to be unsuitable and were excluded from any further assessment. Those sifted out breakdown as follows:

Reasons for excluding sites from SHLAA	
criteria	number of sites
sustainable communities	10
AQMA	0
flood risk	7
contaminated land	0
built environment	0
policy restriction	65
designated wildlife site	2
Total	77*
* The total is not the sum of the sites in each category as sites fall under more than one criteria	

Note that sites excluded at the ‘first sift’ may also be contrary to some of the ‘second sift’ criteria, however these have not been counted. For those sites in the Growth Area partially affected by suitability constraints, the dwelling capacity estimates have been adjusted to take account of the constraint. (Partial suitability constraints have not been taken into account for sites in the Rural Policy Area because of reliance on the density standard approach for calculating site capacity). Sites in or (if vacant) formerly in employment use have been excluded even where the council has had discussions about possible redevelopment which includes some housing. This has been done for the sake of consistency because, until planning permission is granted or a site is allocated in a Development Plan, there can be no certainty of its capacity for housing. Nevertheless the result is that this SHLAA is likely to under-report residential potential.

All of the remaining 74 sites, assessed as being suitable for development following the procedures outlined above, are listed in Appendices 5 and 6, to which have been added the 47 sites with an existing planning permission at the base date. Together with the aggregated small sites, these 121 sites could potentially accommodate around 17,943 dwellings. However, Practice Guidance requires that an assessment of potential sites should be undertaken to demonstrate that they are genuinely capable of development, and therefore meet the definition of being 'deliverable' or 'developable' as set out above. The 'suitable' sites were therefore assessed for availability and achievability (Stages 7B and 7C, below).

9 STAGES 7B AND 7C: ASSESSING AVAILABILITY AND ACHIEVABILITY

The Practice Guidance requires that an assessment of potential residential sites should be undertaken to demonstrate that they are genuinely capable of development and therefore meet the definition of being ‘deliverable’ or ‘developable’ as set out in the previous Section. This assessment should be made irrespective of the level of housing provision that is actually needed over the plan period. Factors which influence whether a site is deliverable or developable, in addition to the ‘suitability’ criteria referred to above, are the availability of a site and the potential for development to be carried out within a particular timescale.

Availability

The Practice Guidance states that a site is considered available for development where, on the best information available, there are no legal or ownership problems such as multiple ownerships, ransom strips, tenancies or operational requirements of landowners. This means that:

- the land is controlled by a housing developer who has expressed an intention to develop
- the landowner has expressed an intention to sell.

The existence of a planning permission does not necessarily mean that the site is available.¹¹

The assessment of availability was undertaken by sending a questionnaire to landowners, agents or developers of all sites which were assessed as being suitable for development. Non-respondents were followed-up by telephone.

Achievability

The Practice Guidance states that a site is considered achievable for development where there is a reasonable prospect that housing will be developed on the site at a particular point in time. This is essentially a judgement about the economic viability of a site, and the capacity of the developer to complete and sell the housing over a certain period. It will be affected by:

- market factors – such as adjacent uses, economic viability of existing, proposed and alternative uses in terms of land values, attractiveness of the locality, level of potential market demand and projected rate of sales (particularly important for larger sites)
- cost factors – including site preparation costs relating to any physical constraints, any exceptional works necessary, relevant planning standards or obligations, prospect of funding or investment to address identified constraints or assist development
- delivery factors – including the developer’s own phasing, the realistic build-out rates on larger sites (including likely earliest and latest start and completion dates), whether there is a single developer or several

¹¹ SHLAA Practice Guidance, paragraph 39

developers offering different housing products, and the size and capacity of the developer.

The assessment of achievability was undertaken by sending a questionnaire to landowners, agents or developers of all sites which were initially considered likely to be suitable for development. Non-respondents were followed-up by telephone. These were subsequently matched against the remaining 121 sites (together with the aggregated small sites) left in the SHLAA after sifting.

Stage 7d of the Practice Guidance requires consideration of any action which might be required to overcome constraints where they have been identified, such as the need for investment in new infrastructure, dealing with fragmented land ownership, environmental improvement, or a need to amend planning policy which is currently constraining housing development. Where constraints are identified they have been recorded in the assessment tables set out in Appendices 5 and 6, together with actions considered necessary to overcome them. Following the receipt of the questionnaires, of the remaining 121 (together with the aggregated small sites) sites, 34 sites (with the potential to deliver 1,453 units) have been assessed as being not available or achievable for residential development. These are listed in Appendix 5.

Assessment of sites

An analysis of the questionnaire responses and available data was undertaken by planning officers in consultation with Renaissance Bedford to ascertain the deliverability and developability of the sites. There are a number of factors which may constrain the development of individual sites for either physical or policy reasons. Where such constraints exist, the actions needed to remove them have been identified. The final record of sites with a summary of achievability and availability includes the likely timescale for each site coming forward based on the level of constraint on each site. However it should be noted that the comments recorded in Appendix 6 are based on the intentions and opinions of the developer, landowner or agent who completed the questionnaire and do not necessarily represent the views of the council.

Based on the availability and achievability information provided through the questionnaire, the sites listed in Appendix 6 have been categorised into:

- deliverable sites - identified within the six year¹² housing supply April 2009 – March 2015

¹² PPS3 para 54 indicates the need to demonstrate a 5 year supply of deliverable sites. However, subsequent Government advice in relation to National Indicator 159 (NI 159) which relates to this 5 year requirement states that the 5 year period for the purposes of this performance indicator starts at the beginning of the next year after the current monitoring year. Thus, the base date for this study is 31st March 2009. The 5 year period runs for the purposes of NI 159 runs from 1st April 2010 – 31st March 2015. However account also needs to be taken of supply in the current year – ie 1st April 2009 – 31st March 2010. This explains the references here to a 6 year supply 2009 – 2015.

- developable sites - considered suitable for residential development and with information supplied on availability and achievability, divided into the following phases of delivery:
 - 2015 – 2021
 - after 2021.

This information is summarised below separately for the Growth Area and Rural Policy Area.

Growth Area summary of six year supply of identified sites - deliverable sites	
source	potential units
sites (full permission at base date)	836
sites (outline permission)	4223
sites (resolution to permit)	2969
sites (Development Plan sites)	200
unallocated sites	1489
Total	9717

Growth Area sites suitable for residential development but outside identified six year housing supply – developable sites	
developable sites considered suitable for residential development and with information supplied on availability and achievability	potential units
2015 – 2021	4632
after 2021	328
Total	4960

In total therefore, this SHLAA identifies potential for 14,677 dwellings on developable or deliverable sites in the Growth Area, of which around 9,717 can be delivered within the six year period up to 2015.

Rural Policy Area summary of six year supply of identified sites - deliverable sites	
source	potential units
sites (full permission at base date)	243
sites (outline permission)	19
sites (resolution to permit)	0
sites (Development Plan sites)	2
unallocated sites	1376
Total	1640

Rural Policy Area sites suitable for residential development but outside identified six year housing supply – developable sites	
developable sites considered suitable for residential development and with information supplied on availability and achievability	potential units
2015 – 2021	274
after 2021	0
Total	274

In total therefore, this SHLAA identifies potential for 1,914 dwellings on developable or deliverable sites in the Rural Policy Area, of which around 1,640 can be delivered within the six year period up to 2015.

Tempering the results

Discussion with the SHLAA Stakeholder Panel suggests that relying uncritically on the availability and achievability information provided through the questionnaire responses produces a result which is not consistent with experience and informed opinion. Whilst the credit crunch has had a significant impact on housing delivery, developers are increasingly positive about the performance of their individual sites over the next few years. The aggregated totals of developers' aspirations for their own sites results in an unrealistic level of completions in the 2009 – 2015 period. This is likely to be because, in focussing solely on their own sites, developers did not take into account the impact of competing sites coming forward at the same time. In reality, completion rates will almost certainly not reach the levels shown in the early years of the remaining period due to market saturation.

With this in mind, estimates for future housing delivery need to be tempered in order to take account of market capacity factors which will effectively cap completion rates and produce a smoother curve to the trajectory. For the Growth Area the overall level of completions remains the same but is tempered so that completions in the period 2009 – 2015 and 2015 – 2021 are shown at 65% of the values submitted by developers. The effect is that 35% of the 2009 – 2015 figure is added to the (reduced) 2015 – 2021 figure, and 35% of the 2015 – 2021 figure is added to the post 2021 figure to compensate. The revised supply of sites in the Growth Area following this tempering process is as follows.

Growth Area summary of six year supply of identified sites - deliverable sites	
source	potential units
sites (full permission at base date)	543
sites (outline permission)	2745
sites (resolution to permit)	1930
sites (Development Plan sites)	130
unallocated sites	968
Total	6316

Growth Area sites suitable for residential development but outside identified six year housing supply – developable sites	
developable sites considered suitable for residential development and with information supplied on availability and achievability	potential units
2015 – 2021	6412
after 2021	1949
Total	8361

In total therefore, this SHLAA continues to identify potential for 14,677 dwellings on developable or deliverable sites in the Growth Area, however a reduced total of around 6,316 of these are expected to be delivered within the six year period up to 2015.

For the Rural Policy Area, as previously noted, the Regional Spatial Strategy requirement has already been met once completions and committed sites have been taken into account. It therefore makes no sense to further increase the potential supply in the Rural Policy Area by including sites in the open countryside (even if they adjoin a key service centre). There are 14 such sites, providing a total of 1,547 dwellings. If these sites are removed, the revised supply of sites in the Rural Policy Area is as follows.

Rural Policy Area summary of six year supply of identified sites - deliverable sites (excluding sites in the open countryside)	
source	potential units
sites (full permission at base date)	243
sites (outline permission)	19
sites (resolution to permit)	0
sites (Development Plan sites)	2
unallocated sites	103
Total	367

Rural Policy Area sites suitable for residential development but outside identified six year housing supply – developable sites (excluding sites in the open countryside)	
developable sites considered suitable for residential development and with information supplied on availability and achievability	potential units
2015 – 2021	0
after 2021	0
Total	0

This results in a revised potential for 367 dwellings on developable or deliverable sites in the Rural Policy Area, all of which can be delivered within the six year period up to 2015.

It should be noted that these tables do not include all of the sites identified as being suitable for residential development. This is either because:

- it has not been possible to identify owners or agents; or
- questionnaires that were sent out have not been returned despite attempts to follow these up through further reminders by letter, email and telephone calls.

In cases where site owners or agents are not known, the council will continue to seek information on ownerships and should this information become available it will be taken into account in future reviews of this SHLAA.

There is potential for these other suitable sites to provide further dwellings in addition to the developable/deliverable potential above. This amounts in the Growth Area to 22 sites and a further 956 dwellings, and in the Rural Policy Area to 12 sites and a further 497 dwellings. These are listed in Appendix 5.

10 STAGE 8: REVIEW OF THE FINDINGS

At this stage it is necessary to make an assessment about whether sufficient sites have been identified in both the Growth Area and the Rural Policy Area. If there are insufficient sites then a view has to be taken on whether further sites can / should be identified, whether broad areas should be identified, or whether sufficient justification exists for assessing the housing potential of broad locations or a windfall allowance (Stages 9 and 10 in Figure 1).

Following the completion of stage 7 it is possible to produce an indicative trajectory of the anticipated supply from the identified sites and to make an assessment of the risk to sites coming forward as anticipated. The tables below set out the outcome of the assessment in relation to the identified supply of housing against housing requirements in both the Growth Area and the Rural Policy Area.

Growth Area

Outcome of assessment – Growth Area	
housing requirement 2001 – 2021	units
Regional Spatial Strategy requirement	16270
minus dwellings completed April 2001 – March 2009	- 3351
Total requirement 2009 - 2021	12919
suitable and deliverable or developable sites	
sites included within six year supply (deliverable)	6316
sites anticipated to be delivered 2015 - 2021	6412
sites anticipated to be delivered after 2021	1949
Total suitable and deliverable or developable sites	14677

As at 31st March 2009 3,351 of the 2001 – 2021 requirement of 16,270 for the Growth Area is already accounted for by dwellings completed since 1st April 2001. This leaves a requirement of 12,919 dwellings over the remaining 12 years of the plan period – an average of approx 1,077 dwellings per annum. This SHLAA identifies a developable/deliverable potential for around 14,677 dwellings. Of these developers and landowners estimate that around 6,316 could be delivered by March 2015 with planning permission having already been granted in the vast majority of these cases. This amounts to a deliverable potential of 5.9 years supply. Developers and landowners estimate that a further 6,412 dwellings could be delivered between 2015 and 2021. This amounts to a deliverable potential of 6 years supply. To be considered developable a site must be suitable and available. Further to this it must be achievable (have a reasonable prospect of being delivered within the five year supply) to be considered deliverable.

An overall risk assessment was undertaken in conjunction with the Stakeholder Panel to assess whether sites will come forward as anticipated. It was considered that, as the assessment was being carried out as part of the process of preparing the Allocations and Designations Plan which will seek to ensure that there are at least sufficient sites for a ten year period, the assessment was adequate.

It should be noted that there is further potential which has not been included, most notably from sites identified as 'suitable' but on which there is no information on developers' intentions. In total these sites could account for around 956 dwellings, or a further potential 0.9 years supply but in accordance with the Practice Guidance have not been included in the assessment as developable sites. Neither has any estimate been made of other sites which might become available in the future, for example from residential intensification or redevelopment, but which cannot be identified at the present time.

Rural Policy Area

Outcome of assessment – Rural Policy Area	
housing requirement 2001 – 2021	units
Regional Spatial Strategy requirement	1300
minus dwellings completed April 2001 – March 2009	- 1198
Total requirement 2009 - 2021	102
suitable and deliverable or developable sites	
sites included within six year supply (deliverable)	366
sites anticipated to be delivered 2015 - 2021	0
sites anticipated to be delivered after 2021	0
Total suitable and deliverable or developable sites	367

As at 31st March 2009 1,198 of the 2001 – 2021 requirement of 1,300 for the Rural Policy Area is already accounted for by dwellings completed since 1st April 2001. This leaves a requirement of 102 dwellings over the remaining 12 years of the plan period – an average of approx 9 dwellings per annum. This SHLAA identifies a developable/deliverable potential for around 367 dwellings, all of which developers and landowners estimate could be delivered by March 2015 with planning permission having already been granted in the vast majority of these cases. This amounts to a deliverable potential of 41 years supply. To be considered developable a site must be suitable and available. Further to this it must be achievable (have a reasonable prospect of being delivered within the 5 year supply) to be considered deliverable.

An overall risk assessment was undertaken in conjunction with the Stakeholder Panel to assess whether sites will come forward as anticipated. It was considered that, as the assessment was being carried out as part of the

process of preparing the Allocations and Designations Plan which will seek to ensure that there are at least sufficient sites for a ten year period, the assessment was adequate.

It should be noted that there is further potential which has not been included, most notably from sites identified as 'suitable' but on which there is no information on developers' intentions. In total these sites could account for around 497 dwellings, or a further potential 55 years supply but in accordance with the Practice Guidance have not been included in the assessment as developable sites. Neither has any estimate been made of other sites which might become available in the future, for example from residential intensification or redevelopment, but which cannot be identified at the present time.

Conclusion

For the purposes of this SHLAA, therefore, the conclusion is that it is not necessary to move to Stages 9 and 10 of the SHLAA process to identify broad locations for further housing development or determine the housing potential of windfalls in the borough as it has been possible to identify sufficient housing supply. This SHLAA details a deliverable potential of 5.8 years supply in the Growth Area. In the Rural Policy Area a deliverable potential of 41 years supply is identified.

Monitoring and review

It is emphasised in the Practice Guidance that a SHLAA, once completed, should be regularly kept up-to-date as part of the Annual Monitoring Report exercise, to support the updating of the housing trajectory and the five-year supply of specific deliverable sites.¹³ The information used in this report is contained in a database which enables monitoring of progress on the identified sites.

¹³ SHLAA Practice Guidance, paragraph 17

APPENDIX 1

Housing sites with planning permission and resolution to grant planning permission 31st March 2009

GROWTH AREA					
ID	Address	Status	Application no	Area of site (ha)	Total dwellings (net)
1	various small sites < 10 units	FUL			204
2	Bedford, 17 Priory Street	FUL	06/01217/FUL	0.1	10
3	Bedford, r/o 1-11 St Leonard's Street	FUL	06/03282/MAF	0.232	20
4	Bedford, Telecom House, St John's Street	FUL	05/00598/FUL	0.701	153
5	Bedford, Britannia Works C, Kempston Road	FUL	03/01928/FUL	2.543	56
6	Kempston, r/o Austin Canons, Bedford Road	FUL	04/00217/FUL	0.53	24
7	Kempston, Kempston Mill, Mill Lane	REM	05/00152/REM	0.809	46
8	Kempston, r/o 38-40 Woburn Road	OUT	05/00664/S73	0.348	13
9	Kempston, Land west of Kempston	OUT	02/00787/OUT	46.102	1250
10	Eastcotts, RAF Cardington, Shortstown	OUT, REM	02/01920/OUT	38.596	970
11	Great Denham, Land at Biddenham Loop	OUT	02/00787/OUT	47.782	1500
12	Ravensden, Land north of Brickhill	OUT, REM, FUL	05/00475/S73	19.669	259
13	Renhold, North of Norse Road	REM	04/00861/REM	7.422	24
14	Stewartby, Land at Stewartby	S106	97/01163/OUT	27.799	610
15	Biddenham, Land at Bromham Road	S106	01/02199/OUT	54.499	1200
16	Wootton, North of Fields Road	S106	02/01445/OUT	0.905	30
17	Wootton, North of Fields Road	S106	02/01013/OUT	30.01	550
18	Wootton, South of Fields Road	S106	02/01322/OUT	23.92	500
19	Bedford, Heron House, 49-53 Goldington Road	FUL	05/00433/FUL	0.369	78
20	Eastcotts, RAF Cardington, Shortstown	S106	05/01332/OUT	2.812	130
21	Bedford, r/o 29-45 St Cuthbert's Street	FUL	05/02197/FUL	0.216	14
22	Elstow, off Romsey Way	OUT	05/02645/OUT	0.625	36
23	Bedford, Lincoln's PH, Goldington Green	FUL	06/01473/COU	0.799	23
24	Renhold, Land off Norse Road	OUT	05/03325/OUT	12.679	320
25	Bedford, Riverside Square, Horne Lane	FUL	07/02221/MAF	0.58	149
26	Wixams, New Settlement	OUT, REM	99/01645/OUT	336.753	2242
27	Bedford, Britannia Works E, Kempston Road	S106	05/00642/MAF	1.97	255
28	Bedford, Church Lane Local Centre	FUL	07/01148/MAF	0.332	25
29	Bedford, 15 Shakespeare Road	FUL	07/02972/MAF	0.126	11
30	Kempston, 4 St John's Walk	FUL	07/03514/MAF	0.257	9
31	Eastcotts, land r/o Hangars, Shortstown	S106	07/00756/MAO	10.719	425
33	Bedford, 8-12 The Broadway	S106	08/00129/MAF	0.375	90
34	Elstow, land off Abbeyfields	S106	07/02430/MAF	0.225	12
35	Wilstead, North End Farm, Bedford Road	S106	07/00820/MAF	0.953	39

36	Bedford, Town Centre West	S106	07/00129/MAO	6.554	38
40	Bedford, land r/o 120 Goldington Road	S106	08/00129/MAF	0.526	28
41	Stewartby, Hostel Site, Ampthill Road	OUT	00/1945/MAO	2.2	75

RURAL POLICY AREA					
ID	Address	Status	Application no	Area of site (ha)	Total dwellings (net)
127	various small sites < 10 units	FUL			
131	Cardington, adj Summerhill Farm, Cople Rd	REM	08/00977/REM	0.35	5
132	Great Barford, New Road	REM	06/01360/REM	2.83	58
133	Clapham, Land at Clapham Folly	FUL	06/01652/FUL	0.11	5
134	Harrold, adj 68a High Street	OUT	03/01893/OUT	0.16	5
135	Kempston Rural, 67 Ridge Road	OUT	06/00900/OUT	0.73	4
136	Willington, Warren Farm, Station Road	OUT	04/00294/S73	0.74	18
137	Wilstead, 1 Cotton End Road	OUT	05/00291/OUT	0.11	10
138	Wymington, 87-89 Rushden Road	FUL	04/00621/FUL	0.65	17
139	Stagsden, 23-25 High Street	FUL	07/03087/FUL	0.44	4
140	Great Barford, r/o 31a-37 Green End Road	FUL	07/01523/FUL	0.47	7
141	Eastcotts, r/o 115 High Road, Cotton End	FUL	07/01569/MAF	0.265	12

APPENDIX 2

Sites excluded by 'first sift'

Site source: BELS - Bedford Employment Land Study; CFS - call for sites

GROWTH AREA				
ID	Address	Site source	Area of site (ha)	Reason for exclusion
105	Bedford, Land south of Graze Hill	CFS	31.75	Open countryside
114	Kempston Hardwick/Broadmead	CFS	193	Open countryside

RURAL POLICY AREA				
ID	Address	Site source	Area of site (ha)	Reason for exclusion
142	Riseley, 165 High Street	BELS	0.206	Open countryside, flood risk
143	Riseley, Keysoe Road	BELS	0.425	Open countryside
145	Souldrop, land at Souldrop Turn	BELS	0.832	Open countryside
147	Upper Dean, r/o High Street	BELS	2.613	Open countryside, flood risk
148	Bletsoe, Land at North End Farm	CFS	1	Open countryside
149	Bromham, Bedford North Station, Lower Farm Road	CFS	23.5	Open countryside
151	Bromham, Grange Lane	CFS	0.71	Open countryside
155	Bromham, Land north of Northampton Road	CFS	19.67	Open countryside
158	Bromham, North of Lower Farm Road	CFS	28	Open countryside
161	Cardington, Adj & r/o 1 - 2 Cople Road	CFS	0.5	Open countryside
162	Cardington, Adj 271 Bedford Road	CFS	0.24	Open countryside
163	Cardington, Between 306 & Summerhill Farm shop, Cople Road	CFS	0.52	Open countryside
166	Cardington, Between Summerhill Fm shop/Chapel Fm, Cople Rd	CFS	0.4	Open countryside
168	Cardington, Land at Chapel Lane	CFS	0.32	Open countryside
169	Cardington, Land on Southill Road	CFS	0.87	Open countryside
170	Carlton, Land at The Causeway	CFS	0.71	Open countryside
171	Chawston, The Lane	CFS	2.8	Open countryside
173	Clapham, Land at Clapham Green	CFS	8.53	Open countryside
179	Colesden, High Barns Farm, off Bedford Rd	CFS	5.35	Open countryside
180	Colmworth, Land of Queens Rd and Lt Staughton Rd	CFS	0.64	Open countryside
182	Cople, Grange Farm, Cardington Road	CFS	1.27	Open countryside
183	Cople, Gravel Pit Spinney, Willington Road	CFS	1.21	Open countryside
184	Cople, Land at Northill Road, Water End	CFS	1.23	Open countryside
185	Cople, Land off Burrsholt	CFS	0.07	Open countryside
186	Cople, Northill Road	CFS	2	Open countryside
187	Cople, Off Cardington Road / Grange Lane	CFS	21.8	Open countryside
188	Dean & Shelton, Upper Dean, Lodge Farm	CFS	1.35	Open countryside
189	Duloe, adj 32	CFS	0.214	Open countryside
193	Felmersham, Adj Wills Farm, Town Lot	CFS	0.72	Open countryside

	Lane			
194	Felmersham, Land adj Town Lot Lane	CFS	0.14	Open countryside
196	Felmersham, The Old Road	CFS	0.7	Open countryside
213	Kempston Rural, Wood End Lane/Gibraltar Corner	CFS	5.68	Open countryside
214	Kempston Rural, Home Road/Gibraltar Corner	CFS	7.18	Open countryside
215	Kempston Rural, Adj Box End House, Box End	CFS	2.56	Open countryside
216	Kempston Rural, Adj Box End Farm, Box End Road	CFS	0.2	Open countryside
217	Kempston Rural, Box End Park, Box End	CFS	40.36	Open countryside
218	Kempston Rural, Vicarage Farm, Box End Road	CFS	4.18	Open countryside
219	Kempston Rural, Wood Farm, Wood End	CFS	8.02	Open countryside
220	Kempston Rural, Land south west of Gibraltar Corner	CFS	11.4	Open countryside
221	Kempston Rural, Land r/o 15 Wootton Road	CFS	1.73	Open countryside
222	Keysoe, London End	CFS	0.5	Open countryside
223	Little, Staughton, Land off Colmworth Road	CFS	0.13	Open countryside
224	Little Staughton, Land r/o Holly Cottage, High Street	CFS	0.08	Open countryside
225	Little Staughton, Green End Farm	CFS	0.4	Open countryside
226	Milton Ernest, Land at Marsh Lane	CFS	0.5	Open countryside
229	Oakley, Land at Lovell Road	CFS	0.71	Open countryside
230	Oakley, Land at Station Road	CFS	2.01	Open countryside
231	Oakley, Land off Church Lane	CFS	2.11	Open countryside
232	Oakley, Land opp The Bedford Arms, High Street	CFS	0.93	Open countryside
233	Oakley, Parrotts, Lovell Road	CFS	1.2	Open countryside
234	Oakley Recreation Ground, High Street, Oakley	CFS	2.43	Open countryside
235	Odell, Land at Horsefair Lane	CFS	0.3	Open countryside
236	Odell, Land North of 82-88 High Street, Odell	CFS	1	Open countryside
237	Pavenham, Tall Timbers, High Street	CFS	0.0678	Open countryside
238	Pavenham, 8a The Bury	CFS	0.17	Open countryside
239	Pavenham, Bury Farm Yard, High Street	CFS	0.17	Open countryside
240	Pavenham, Church Spinney, Church Lane	CFS	1.69	Open countryside
241	Pavenham, East End Farm	CFS	0.1	Open countryside
242	Pavenham, Harris' Field, Oakley Road	CFS	3.55	Open countryside
243	Pavenham, Land at Church Lane, Brookfields	CFS	0.37	Open countryside
244	Pavenham, Land between Woodlands & Monks Wood, High St	CFS	0.63	Open countryside
245	Pavenham, Land north of High Street	CFS	0.37	Open countryside
246	Pavenham, Land south of High Street	CFS	4.2	Open countryside
247	Swineshead, The Field, Green Lane	CFS	0.839	Open countryside
248	Ravensden, Land at 34 Cleat Hill	CFS	0.7	Open countryside
249	Ravensden, Land at Cleathill Farm, Cleat Hill	CFS	1.04	Open countryside
250	Ravensden, Land at Hill Farm, Sunderland Hill	CFS	2.25	Open countryside
251	Ravensden, Land east of Church End	CFS	3.11	Open countryside
252	Ravensden, Northfields Estate land,	CFS	1.2	Open countryside

	Church End			
253	Ravensden, Northfields, Church End	CFS	0.26	Open countryside
254	Ravensden, southwest of Church End	CFS	2.25	Open countryside
255	Ravensden, The Ridings, Cleat Hill	CFS	0.88	Open countryside
256	Renhold, Land north of Ravensden Road, Salph End	CFS	0.023	Open countryside
257	Renhold, Land south of Ravensden Road, Salph End	CFS	18.3	Open countryside
258	Renhold, Site at Church End	CFS	0.5	Open countryside
259	Renhold, Church Farm, Church End	CFS	0.35	Open countryside
260	Renhold, Woodfield Farm, Woodfield Lane	CFS	1.2	Open countryside
261	Renhold, Land adj 2 Green End	CFS	0.0653	Open countryside
262	Riseley, Adj 156 High Street	CFS	0.76	Open countryside
263	Riseley, The Orchard, High Street	CFS	0.38	Open countryside
264	Riseley, Land at Church Lane	CFS	0.8	Open countryside
266	Riseley, Land at Top End, High Street	CFS	0.97	Open countryside
267	Riseley, Land at Town Farm, Lowsden Lane	CFS	0.8	Open countryside
268	Riseley, south of Keysoe Road	CFS	1	Open countryside
269	Riseley, The Butts, Rotton Row	CFS	1.69	Open countryside
270	Roxton, College Farm	CFS	1.22	Open countryside
271	Roxton, Land at Bedford Road	CFS	3.66	Open countryside
272	Roxton, Land at Ford Lane	CFS	0.15	Open countryside
273	Roxton, Land at Old Bedford Road, High Street	CFS	1.69	Open countryside
274	Roxton, Land at Park Road	CFS	0.44	Open countryside
275	Sharnbrook, Adj 1-2 Kennel Hill	CFS	0.15	Open countryside
277	Sharnbrook, land adj 81 Mill Road	CFS	1.68	Open countryside
278	Sharnbrook, Coffle End, Mill Road	CFS	0.91	Open countryside
280	Sharnbrook, Land north of Kennell Hill	CFS	5.77	Open countryside
284	Sharnbrook, Templars Way, market hsg site	CFS	2.63	Open countryside
285	Sharnbrook, Templars Way, land at Risdene	CFS	0.18	Open countryside
287	Sharnbrook, Greybern, Halfway House, Templars Way	CFS	0.664	Open countryside
288	Souldrop, Adj Stocking Lane	CFS	32.79	Open countryside
289	Souldrop, Cross Weir Farm, Chapel Lane	CFS	0.5	Open countryside
291	Stagsden, Land at Brookmead Farm, High Street	CFS	10.5	Open countryside
293	Stagsden, Land at Wick End	CFS	0.17	Open countryside
294	Stagsden, Land off Oakcroft and r/o Royal George	CFS	2.3	Open countryside
295	Stagsden, Land west of Newport Pagnell Road	CFS	0.81	Open countryside
296	Staploe, Upper Honeydon Farm, Bushmead Road	CFS	0.43	Open countryside
297	Stevington, Land at Silver Street	CFS	0.22	Open countryside
298	Stevington, Land r/o 35 Silver Street	CFS	0.49	Open countryside
299	Stevington, Land south of Silver Street	CFS	0.392	Open countryside
300	Thurleigh, Former Radar Station, Keysoe Rd	CFS	1	Open countryside
301	Thurleigh, Former Officers' Mess site, Keysoe Rd	CFS	1.84	Open countryside
302	Thurleigh Airfield (mixed use)	CFS	477	Open countryside
303	Thurleigh, Church End	CFS	3.9	Open countryside
304	Thurleigh, Land off High Street	CFS	2.9	Open countryside

305	Turvey, Former Cargill Site, Station Road	CFS	2.2	Open countryside
306	Turvey, Meadow House, Norfolk Road	CFS	1.5	Open countryside
307	Turvey, Newton Lane allotments	CFS	1.02	Open countryside
308	Wilden, High Street east	CFS	0.98	Open countryside
309	Wilden, High Street west	CFS	0.15	Open countryside
310	Wilden, Manor Farm, High Street	CFS	0.9	Open countryside
311	Wilden, Land off Renhold Road	CFS	0.25	Open countryside
312	Wilden, Land adj Timms Square, Church End	CFS	0.1	Open countryside
314	Willington, North of Bedford Road	CFS	2.36	Open countryside
315	Willington, East of Balls Lane	CFS	4	Open countryside
317	Willington, 63 Church Road	CFS	0.77	Open countryside
318	Willington, Bedford Road/Balls Lane	CFS	14	Open countryside
319	Willington, Land at Chapel Lane	CFS	0.86	Open countryside
320	Willington, Land off Barford Place and Gostwick Place	CFS	3.98	Open countryside
321	Willington, Land south of Bedford Rd (Quince)	CFS	3.94	Open countryside
322	Willington, Land south of Bedford Rd (Stanbridge)	CFS	2.5	Open countryside
323	Willington, Land rear of The Limes, Bedford Road	CFS	1.95	Open countryside
325	Wilstead, 148 Cotton End Road	CFS	6.07	Open countryside
333	Wootton, 157 Bedford Road	CFS	0.87	Open countryside
334	Wootton, Land at Keeley Lane	CFS	3.79	Open countryside
335	Wootton, Land to the front of Wootton Green Farm	CFS	1.59	Open countryside
336	Wootton, Premises at Wootton Green Farm	CFS	0.62	Open countryside
337	Wootton, Tinkers Corner, Keeley Lane	CFS	1.78	Open countryside
338	Wootton, Land off Hall End Road (Chequers)	CFS	2	Open countryside
339	Wyboston, The Lane	CFS	0.418	Open countryside
340	Wyboston, Rookery Road	CFS	22.6	Open countryside
341	Wyboston Lakes Business and Leisure Village	CFS	2.4	Open countryside
342	Wymington, Land at Podington Road	CFS	1.36	Open countryside
343	Wymington, Land at Poplars Farm	CFS	7.81	Open countryside
344	Wymington, Land at Rushden Road	CFS	1.2	Open countryside
345	Wymington, Land south of High Street	CFS	1.5	Open countryside

APPENDIX 3

Density standard – analysis of permissions and completions in the Rural Policy Area

Ward	Application no.	Site address	Gross units	Site size ha	Density dph
2008-9					
B & K	0500133FUL	Brook End Farm, Riseley Road, Keysoe	2	0.17	11.76
	0701370FUL	Park Farm Bungalow, Riseley Road, Keysoe	1	0.33	3.03
Bromham	0601136FUL	36 Berry Drive	1	0.03	33.33
	0601139FUL	adj Orchard House, Oakley Road	1	0.09	11.11
	0601338S73	The Bothies, Bromham Hall, Bromham Park	1	0.08	12.50
	0603213FUL	r/o 6 Northampton Road/Berry Dr	1	0.03	33.33
	0700626FUL	86 Village Road	1	0.11	9.09
	0700647FUL	1-2 The Green	4	0.15	26.67
	0800316FUL	2 Berry Drive	2	0.06	33.33
	0803041FUL	r/o 82 Village Road	2	0.17	11.76
	0803392FUL	108 Village Road	2	0.39	5.13
	Cardington	0800977REM	adj Summerhill Farm, Cople Road	5	0.35
0803024FUL		adj 6a Howard Close	1	0.05	20.00
Carlton	0802849FUL	Fishers Farm, Eden Lane	1	0.04	25.00
Clapham	0601652FUL	The Glebe, Clapham Folly	5	0.11	45.45
	0803015FUL	26 The Warren	1	0.02	50.00
Colmworth	0400492FUL	1 & 2 Channels End Road	2	0.50	4.00
	0601477FUL	Manor Farm, Church Road	4	0.36	11.11
	0601937FUL	adj Moat House, Church Road	1	0.12	8.33
	0700253FUL	Moat Cottage, Church Road	1	0.14	7.14
Cople	0601527OUT	42 Willington Road	1	0.20	5.00
	0602380FUL	r/o 68 Willington Road	1	0.08	12.50
	0801474REM	3 Bedford Road	1	0.20	5.00
	0900242OUT	105 Willington Road	1	0.09	11.11
D & S	0800946FUL	Mill View Farm,	1	0.26	3.85
Eastcotts	0602036FUL	off Bell Lane, Cotton End	2	0.22	9.09
	0702072FUL	161 High Road, Cotton End	3	0.32	9.38
	0702553FUL	The Harrows Inn, 115 High Road, Cotton End	2	0.04	50.00
	0801430FUL	85 High Road, Cotton End	1	0.02	50.00
	0802003FUL	The Bungalow, Bell Lane, Cotton End	3	0.08	37.50
F & R	0600941FUL	Dropshort, Felmersham Rd, Radwell	1	0.09	11.11
	0602085FUL	1 Memorial Lane (plots 2 & 3)	2	0.10	20.20
	0703636FUL	1 Memorial Lane (plot 1)	1	0.05	20.00
	0802294OUT	College Farm, Moor End, Radwell	1	0.12	8.33
	0900398FUL	Wills Farm, Town Lot Lane	1	0.03	33.33
Gt Barford	0202725FUL	9 Roxton Road	3	0.06	50.00
	0601360REM	College Farm, High Street	58	2.83	20.49
	0700245FUL	adj 61 Green End Road	1	0.15	6.67
	0700818FUL	124a High Street (plot 3)	1	0.07	14.29
	0701104FUL	61 Green End Road	3	0.80	3.75
	0701523FUL	r/o 31A - 37 and 37 Green End Road	8	0.47	17.02
	0702030FUL	1 - 3 Bedford Road	4	0.03	148.15
	0702416FUL	124a High Street (plot 2)	1	0.07	14.29
	0800492FUL	r/o 2 New Road	1	0.02	50.00

	0800905FUL	31 High Street	2	0.38	5.26
Harrold	0300369S73	2a New Road	1	0.02	50.00
	0301893OUT	adj 68a High Street	5	0.16	31.25
	0500421FUL	35 Orchard Lane	1	0.17	5.88
	0501780S73	162-164 High Street	2	0.08	25.00
	0502616FUL	Harrold Green Garage, 45 High Street	1	0.01	100.00
	0702803FUL	adj The Bungalow, Dove Lane	1	0.01	100.00
	0800588FUL	adj 85 High Street	1	0.03	33.33
	0800993FUL	adj 9 Odell Road	1	0.03	33.33
	0802848FUL	Long Ridge, Church Walk	2	0.20	10.00
K Rural	0702133OUT	67 Ridge Road	9	0.73	12.33
K & Souldrop	0700731FUL	14 High Street, Souldrop	1	0.02	50.00
	0801250FUL	r/o 25 High Street, Souldrop	1	0.04	25.00
Lt Staughton	0400577S73	Trinity, Spring Hill	3	0.17	17.65
	0702210FUL	The Pym, Spring Hill	1	0.07	13.70
	0702701FUL	adj Green Acres, Colmworth Road	2	0.38	5.26
	0800056FUL	Highlands, Church Lane	3	0.11	26.79
	0802401FUL	adj Arcady, Colmworth Road	1	0.07	14.29
	0803170FUL	adj Elm Trees, Green End	1	0.06	16.67
M & Y	9800132REM	Penn and Worley's Wood	1	0.01	100.00
Oakley	0500127FUL	adj Telephone Exchange, Dewlands	4	0.11	36.36
	0500338FUL	14-16A Pavenham Road	10	0.49	20.41
	0601920FUL	r/o 88 Lovell Road	1	0.04	25.00
	0602032FUL	Walled Garden of Oakley House, Westfield Road	1	0.80	1.25
	0800675FUL	69 Church Lane	1	0.15	6.67
Odell	0401669FUL	Northend Farm 43 High Street	1	0.30	3.33
	0800466REM	117-119 Odell Road	4	0.43	9.30
Pavenham	0500940LBC	3-4 River Row, Mill Lane	1	0.06	16.67
	0800053FUL	adj Amery, Mill Lane	1	0.06	16.67
	0900039FUL	Sanfoin Farm, High Street	1	0.20	5.00
P & S'head	0703116FUL	adj Willow Cottages & Sale Cottage, Sandye Lane, Swineshead	1	0.06	16.67
	0801286FUL	The Green, Green End, Pertenhall	1	0.27	3.70
Podington	0502958REM	adj Sycamore, Vicarage Lane	2	0.28	7.14
	0602156FUL	Chapel, Gold Street	1	0.03	33.33
Ravensden	0701173OUT	34 Cleat Hill	1	0.09	11.11
	0802662FUL	Ravensden House, Wood End	1	0.20	5.00
Renhold	0603205FUL	70 Hookhams Lane	1	0.03	33.33
	0701389FUL	Village Hall, Wood Lane	1	0.02	55.56
	0702225OUT	78 Hookhams Lane	2	0.14	14.29
Riseley	0300796FUL	14-36 Kings Close	6	0.17	35.29
	0300797FUL	adj 1-8 Keysoe Road	10	0.36	27.78
	0400929FUL	r/o Paulsons Close	14	0.50	28.00
	0403479FUL	r/o 93-95 High Street	1	0.10	10.00
	0600885REM	r/o Rotten Row/off Wells Road	11	0.31	35.48
	0700258FUL	19 Rotten Row (plots 1, 3, 4)	3	0.23	13.04
	0701016FUL	land off Wells Road	3	0.05	60.00
	0803413FUL	Hill View Farm, Keysoe Road H23	2	0.06	33.33
Roxton	0502734FUL	Church Farm, High Street	4	0.37	10.81
	0800933FUL	35 School Lane	1	0.08	12.50
	0803415FUL	24 Ford Lane	1	0.26	3.85
Sharnbrook	0601892FUL	Yelow Farm, Yelow Lane	1	0.15	6.67
	0702983REM	r/o 3 Home Close	1	0.05	19.23
	0703089FUL	r/o 12 Mill Road	1	0.08	12.50

	0703768FUL	16 Mill Road	1	0.06	16.67
	0800181FUL	r/o 18 Mill Road	1	0.08	13.33
	0800868OUT	r/o 5 Home Close	1	0.05	20.00
Stagsden	0602741FUL	36 High Street	1	0.26	3.85
	0703087FUL	23 - 25 and r/o High Street	5	0.44	11.49
	0800514FUL	adj 2 Spring Lane	1	0.04	25.00
	0801254FUL	adj 7 Bedford Road	1	0.05	20.00
	0801281OUT	Old Forge, 46 High Street	1	0.09	11.11
Stevington	0801489FUL	Fir Farm, West End	1	0.07	14.29
Thurleigh	0403408FUL	Rutters Farm, Old Milton Road	2	0.78	2.56
	0700980FUL	47 High Street	1	0.09	11.11
Turvey	0001837FUL	The Laws Hotel, High Street	5	0.39	12.82
	0603224OUT	The Burrows, Station Road	1	0.08	12.50
	0702254OUT	Woodlands, May Road	1	0.04	23.26
	0802500FUL	The Old Bakehouse, High Street	1	0.04	25.00
Wilden	0503322FUL	r/o Village Farm, Church Walk (plot3)	1	0.04	25.00
	0700392FUL	Sevick End Farm Renhold Road	1	0.20	5.00
Willington	0401387FUL	109 Bedford Road	1	0.01	100.00
	0402117S73	Land at Wood Lane	1	0.39	2.56
	0403428FUL	2 Church Road	1	0.08	12.50
	0700553FUL	r/o 36 Station Road	1	0.04	25.00
	0703084FUL	35 Chapel Lane	3	0.22	13.64
	0703715MAF	Warren Farm, 32 Station Road	24	0.74	32.43
Wilstead	0500291OUT	Vehicle Display Area, 1 Cotton End Road	10	0.11	90.91
	0702202FUL	6 Church Road	2	0.09	22.47
	0703315FUL	30 Bedford Road	1	0.30	3.33
	0802782FUL	7 Luton Road	2	0.12	16.67
W C & C	0500564FUL	141 Great North Road, Wyboston	1	0.77	1.30
	0803146FUL	46 Rookery Road	1	0.10	10.00
Wymington	0400621FUL	87-89 Rushden Road	17	0.65	26.15
2007-8					
K South	0701151FUL	adj Spinney Lodge, Ridge Road	1	0.04	25.00
B & K	0500133FUL	Brook End Farm, Riseley Road, Keysoe	2	0.17	11.76
	0601050FUL	Janets Place, Kimbolton Road, Keysoe	1	0.18	5.56
	0701370FUL	Park Farm Bungalow, Riseley Road, Keysoe	1	0.33	3.03
Bromham	0300588FUL	r/o 115-115a Stagsden Road	1	0.04	25.00
	0601136FUL	36 Berry Drive	1	0.03	33.33
	0601139FUL	adj Orchard House, Oakley Road	1	0.09	11.11
	0601338S73	The Bothies, Bromham Hall, Bromham Park	1	0.08	12.50
	0603213FUL	r/o 6 Northampton Road/Berry Dr	1	0.03	33.33
	0700626FUL	86 Village Road	1	0.11	9.09
	0700647FUL	1-2 The Green	4	0.15	26.67
	0701508FUL	r/o 43 New Road	1	0.09	11.11
Cardington	0302932OUT	adj Summerhill Farm, Cople Rd	5	0.32	15.63
Carlton	0503234FUL	Victoria Farm, 12 The Moor	5	0.14	35.71
Clapham	0601652FUL	The Glebe, Clapham Folly	5	0.11	45.45
	0602531FUL	adj 146 Milton Road	3	0.32	9.38
Colmworth	0400492FUL	1 & 2 Channels End Road	2	0.50	4.00
	0502654OUT	Dacca Farm, Colesden Road	4	0.25	16.00
	0601477FUL	Manor Farm, Church Road	4	0.36	11.11
	0601847FUL	Meadowview, Little Staughton Road	1	0.23	4.35
	0601937FUL	adj Moat House, Church Road	1	0.12	8.33
	0700253FUL	Moat Cottage, Church Road	1	0.14	7.14

	0701542FUL	adj 23 Little Staughton Road	1	0.03	35.71
Cople	0601527OUT	42 Willington Road	1	0.20	5.00
	0602380FUL	r/o 68 Willington Road	1	0.08	12.50
	0703337OUT	3 Bedford Road	1	0.20	5.00
Eastcotts	0500623FUL	54-92 Wood Lane, Cotton End	18	0.34	52.94
	0501729FUL	adj 53 High Road, Cotton End	1	0.05	20.00
	0602036FUL	off Bell Lane, Cotton End	2	0.22	9.09
	0702072FUL	161 High Road, Cotton End	3	0.32	9.38
	0702553FUL	The Harrows Inn, 115 High Road, Cotton End	2	0.04	50.00
F & R	0600941FUL	Dropshort, Felmersham Rd, Radwell	1	0.09	11.11
	0602085FUL	1 Memorial Lane (plots 2 & 3)	2	0.10	20.20
	0702245FUL	adj East Cottage, Grange Road	1	0.05	22.22
	0703636FUL	1 Memorial Lane (plot 1)	1	0.05	20.00
Gt Barford	0202725FUL	9 Roxton Road	3	0.06	50.00
	0600155FUL	20 Green End Road	1	0.12	8.33
	0601360REM	College Farm, High Street	58	2.83	20.49
	0700245FUL	61 Green End Road	1	0.15	6.67
	0700698MAF	r/o 3-27 Green End Road	26	0.80	32.50
	0700818FUL	124a High Street (plot 3)	1	0.07	14.29
	0701104FUL	61 Green End Road	3	0.80	3.75
	0701523FUL	r/o 31A - 37 and 37 Green End Road	8	0.47	17.02
	0702030FUL	1 - 3 Bedford Road	4	0.03	148.15
	0702416FUL	124a High Street (plot 2)	1	0.07	14.29
Harrold	0300369S73	2a New Road	1	0.02	50.00
	0301893OUT	adj 68a High Street	5	0.16	31.25
	0500421FUL	35 Orchard Lane	1	0.17	5.88
	0501780S73	162-164 High Street	2	0.08	25.00
	0502616FUL	Harrold Green Garage, 45 High Street	1	0.01	100.00
	0602138FUL	1 Dove Lane	1	0.04	25.00
	0702803FUL	adj The Bungalow, Dove Lane	1	0.01	100.00
K Rural	0701146FUL	adj 36 Wood End Road	1	0.14	7.14
	0702133OUT	67 Ridge Road	9	0.73	12.33
K & Souldrop	0602678FUL	25-27 High Street, Souldrop	1	0.05	20.00
	0700731FUL	14 High Street, Souldrop	1	0.02	50.00
Lt Staughton	0400577S73	Trinity, Spring Hill	3	0.17	17.65
	0601242OUT	Highlands, Church Lane	2	0.09	22.22
	0701607FUL	adj Arcady, Colmworth Road	1	0.09	11.24
	0701666FUL	P O Cottage, High Street (plot 1)	1	0.05	21.74
	0702210FUL	The Pym, Spring Hill	1	0.07	13.70
	0702701FUL	adj Green Acres, Colmworth Road	2	0.38	5.26
	0702780OUT	adj Elm Trees, Green End	1	0.06	15.63
	0702911FUL	P O Cottage, High Street (plot 1)	1	0.05	20.83
M & Y	9800132REM	Penn and Worley's Wood	1	0.01	100.00
Milton Ernest	0500658FUL	r/o 9 Church Green	1	0.04	25.00
	0502192FUL	Homelea, Flewton End	1	0.16	6.25
	0601713FUL	Home Farm, Bedford Road	1	0.05	20.00
Oakley	0500127FUL	adj Telephone Exchange, Dewlands	4	0.11	36.36
	0500338FUL	14-16A Pavenham Road	10	0.49	20.41
	0601011FUL	9 Highfield Road	1	0.10	10.00
	0601920FUL	r/o 88 Lovell Road	1	0.04	25.00
	0602032FUL	Walled Garden of Oakley House, Westfield Road	1	0.80	1.25
	0603236OUT	69 Church Lane	1	0.15	6.67
Odell	0401669FUL	Northend Farm 43 High Street	1	0.30	3.33

	0501863FUL	r/o Village Farm, High Street	1	0.02	50.00
	0703658REM	119 Odell Road	4	0.45	8.89
Pavenham	0401929FUL	Land r/o former G & D, High Street	8	0.60	13.33
	0500940LBC	3-4 River Row, Mill Lane	1	0.06	16.67
	0600478FUL	r/o former George And Dragon, High Street	1	0.03	33.33
	0600479FUL	Sonning, High Street	6	0.14	42.86
	0800053FUL	adj Amery, Mill Lane	1	0.06	16.67
P & S'head	0703116FUL	adj Willow Cottages & Sale Cottage, Sandye Lane, Swineshead	1	0.06	16.67
Podington	0502958REM	adj Sycamore, Vicarage Lane	2	0.28	7.14
	0602156FUL	Chapel, Gold Street	1	0.03	33.33
	0603237FUL	Spring View adj Bromsall House, Gold Street	1	0.06	16.67
Ravensden	0301383OUT	r/o 1 Cleat Hill	1	0.08	12.50
	0701173OUT	34 Cleat Hill	1	0.09	11.11
Renhold	0502673FUL	2 Green End	2	0.07	28.57
	0603205FUL	70 Hookhams Lane	1	0.03	33.33
	0701389FUL	Village Hall, Wood Lane	1	0.02	55.56
	0702225OUT	78 Hookhams Lane	2	0.14	14.29
Riseley	0300796FUL	14-36 Kings Close	6	0.17	35.29
	0300797FUL	adj 1-8 Keysoe Road	10	0.36	27.78
	0400929FUL	r/o Paulsons Close	14	0.50	28.00
	0403479FUL	r/o 93-95 High Street	1	0.10	10.00
	0600885REM	r/o Rotten Row/off Wells Road	11	0.31	35.48
	0700258FUL	19 Rotten Row (plots 1, 3, 4)	3	0.23	13.04
	0702876FUL	19 Rotten Row (plot 2)	1	0.04	25.00
Roxton	0502734FUL	Church Farm, High Street	4	0.37	10.81
	0703094OUT	24 Ford Lane	1	0.12	8.33
Sharnbrook	0601751FUL	1 and 2 Kennell Hill Cottages, Kennell Hill	1	0.16	6.25
	0601892FUL	Yelnow Farm, Yelnow Lane	1	0.15	6.67
	0702983REM	r/o 3 Home Close	1	0.05	19.23
	0703089FUL	r/o 12 Mill Road	1	0.08	12.50
	0703768FUL	16 Mill Road	1	0.06	16.67
	0800181FUL	r/o 18 Mill Road	1	0.08	13.33
Stagsden	0302786OUT	The Smithy 46 High Street	1	0.10	10.00
	0502834FUL	adj 4 Bedford Road	1	0.02	50.00
	0602741FUL	36 High Street	1	0.26	3.85
	0700540LDE	Baker's Byre, West End	1	0.03	33.33
	0701317FUL	36A Bedford Road	2	0.18	11.11
	0703087FUL	23 - 25 and r/o High Street	5	0.44	11.49
	0703119FUL	adj 7 Bedford Road	1	0.05	20.00
Stevington	0702241FUL	adj 30 Court Lane	1	0.11	9.09
Thurleigh	0403408FUL	Rutters Farm, Old Milton Road	2	0.78	2.56
	0700980FUL	47 High Street	1	0.09	11.11
Turvey	0001837FUL	The Laws Hotel, High Street	5	0.39	12.82
	0501859FUL	Old Bake House, High Street	1	0.01	100.00
	0603224OUT	The Burrows, Station Road	1	0.08	12.50
	0702254OUT	Woodlands, May Road	1	0.04	23.26
Wilden	0503322FUL	r/o Village Farm, Church Walk (plot3)	1	0.04	25.00
	0700392FUL	Sevick End Farm Renhold Road	1	0.20	5.00
	0701695FUL	East of Valentine Farm, Hollis Lane	1	0.09	11.11
Willington	0400294S73	Warren Farm, 32 Station Road	18	0.63	28.57
	0401387FUL	109 Bedford Road	1	0.01	100.00
	0402117S73	Land at Wood Lane	1	0.39	2.56
	0402904REM	Land at 73 Bedford Road	1	0.04	25.00

	0403428FUL	2 Church Road	1	0.08	12.50
	0600763FUL	73 Bedford Road	1	0.08	12.50
	0600764FUL	Land at 73 Bedford Road	3	0.30	10.00
	0700553FUL	r/o 36 Station Road	1	0.04	25.00
	0703084FUL	35 Chapel Lane	3	0.22	13.64
Wilstead	0500291OUT	Vehicle Display Area, 1 Cotton End Road	10	0.11	90.91
	0601756FUL	4 Luton Road	1	0.13	7.69
	0702202FUL	6 Church Road	2	0.09	22.47
W C & C	0500564FUL	141 Great North Road, Wyboston	1	0.77	1.30
	0601579FUL	Old Methodist Chapel, Great North Road, Wyboston	2	0.02	100.00
Wymington	0400621FUL	87-89 Rushden Road	17	0.65	26.15
	0700738FUL	adj 46 South Grove	2	0.09	21.74
2006-7					
B & K	0500133FUL	Brook End Farm, Riseley Road, Keysoe	2	0.17	11.76
	0501443FUL	College Equestrian Centre, Church Road, Keysoe	2	0.01	200.00
	0601050FUL	Janets Place, Kimbolton Road, Keysoe	1	0.18	5.56
	0603162COU	Elm Farm, Keysoe Row East	1	0.35	2.86
	0603289OUT	Park Farm, Riseley Road	1	0.33	3.03
Bromham	0300588FUL	r/o 115-115a Stagsden Road	1	0.04	25.00
	0502336FUL	r/o 30 Oakley Road	1	0.13	7.69
	0502706FUL	r/o 43 New Road	1	0.09	11.11
	0502854OUT	Land at 86 Village Road	1	0.06	16.67
	0601136FUL	36 Berry Drive	1	0.03	33.33
	0601139FUL	adj Orchard House, Oakley Road	1	0.09	11.11
	0601338S73	The Bothies, Bromham Hall, Bromham Park	1	0.08	12.50
	0603213FUL	r/o 6 Northampton Road/Berry Dr	1	0.03	33.33
Cardington	0302932OUT	adj Summerhill Farm, Cople Rd	5	0.32	15.63
Carlton	0503234FUL	Victoria Farm, 12 The Moor	5	0.14	35.71
Clapham	0301245FUL	166a High Street	1	0.05	20.00
	0601652FUL	The Glebe, Clapham Folly	5	0.11	45.45
	0602531FUL	adj 146 Milton Road	3	0.32	9.38
Colmworth	0400492FUL	1 & 2 Channels End Road	2	0.50	4.00
	0501522FUL	adj 23 Little Staughton Road	1	0.03	33.33
	0502654OUT	Dacca Farm, Colesden Road	4	0.25	16.00
	0601477FUL	Manor Farm, Church Road	4	0.36	11.11
	0601847FUL	Meadowview, Little Staughton Road	1	0.23	4.35
	0601937FUL	adj Moat House, Church Road	1	0.12	8.33
	0700253FUL	Moat Cottage, Church Road	1	0.14	7.14
Cople	0600420FUL	70 Willington Road	3	0.33	9.09
	0601527OUT	42 Willington Road	1	0.20	5.00
Dean & Shelton	0502387FUL	The Mill, Brook Lane, Up Dean	1	0.05	20.00
	0502990FUL	adj Highbank House, Shay Lane	1	0.07	14.29
Eastcotts	0500623FUL	54-92 Wood Lane, Cotton End	18	0.34	52.94
	0500650REM	Land off Trow Close, Cotton End	6	0.05	120.00
	0501729FUL	adj 53 High Road, Cotton End	1	0.05	20.00
	0602036FUL	off Bell Lane, Cotton End	2	0.22	9.09
Felmersham & Radwell	0503034FUL	land adj Landseer, Felmersham Rd, Radwell	1	0.21	4.76
	0600941FUL	Dropshort, Felmersham Rd, Radwell	1	0.09	11.11
	0602085FUL	1 Memorial Lane	3	0.14	21.43
	9400867FUL	Land off Moor Lane, Radwell	2	0.31	6.45
Gt Barford	0202725FUL	9 Roxton Road	3	0.06	50.00
	0401410FUL	College Farm Barns, High Street	2	0.02	100.00

	0402867OUT	Land r/o 3 - 27 Green End Road	26	0.77	33.77
	0502423FUL	Villa Farm, New Road	1	0.10	10.00
	0600155FUL	20 Green End Road	1	0.12	8.33
	0601360REM	College Farm, High Street	58	2.83	20.49
	0700245FUL	61 Green End Road	1	0.15	6.67
Harrold	0301893OUT	adj 68a High Street	5	0.16	31.25
	0402745FUL	Harrold Green Garage, 43-47 High Street	1	0.01	100.00
	0500006COU	Harrold Green Garage, 43-47 High Street	1	0.01	100.00
	0500421FUL	35 Orchard Lane	1	0.17	5.88
	0501780S73	162-164 High Street	2	0.08	25.00
	0502616FUL	Harrold Green Garage, 45 High Street	1	0.01	100.00
	0502996FUL	83 High Street	1	0.01	100.00
	0602138FUL	1 Dove Lane	1	0.04	25.00
K Rural	0600421FUL	Clockhouse Bungalow, West End Road	1	0.38	2.63
	0600900OUT	67 Ridge Road	5	0.45	11.11
Little Staughton	0400577S73	Trinity, Spring Hill	3	0.17	17.65
	0501359FUL	adj Arcady, Colmworth Road	1	0.09	11.11
	0502783OUT	Post Office Cottage, High Street	2	0.10	20.00
	0601242OUT	Highlands, Church Lane	2	0.09	22.22
	0602612REM	adj Old School House, High Street	1	0.05	20.00
Melchbourne & Yelden	9800132REM	Penn and Worley's Wood	1	0.01	100.00
Milton Ernest	0500658FUL	r/o 9 Church Green	1	0.04	25.00
	0501429FUL	r/o 3 Radwell Road	1	0.08	12.50
	0502192FUL	Homelea, Flewton End	1	0.16	6.25
	0601713FUL	Home Farm, Bedford Road	1	0.05	20.00
Oakley	0500127FUL	adj Telephone Exchange, Dewlands	4	0.11	36.36
	0500338FUL	14-16A Pavenham Road	10	0.49	20.41
	0500345FUL	Land at Pavenham Road	37	0.64	57.81
	0601011FUL	9 Highfield Road	1	0.10	10.00
	0601920FUL	r/o 88 Lovell Road	1	0.04	25.00
	0602032FUL	Walled Garden of Oakley House, Westfield Road	1	0.80	1.25
	0603236OUT	69 Church Lane	1	0.15	6.67
Odell	0401669FUL	Northend Farm 43 High Street	1	0.30	3.33
	0403004OUT	Former Leather Works, 119 Odell Road	4	0.43	9.30
Pavenham	0401907FUL	Lansdowne, Mill Lane	1	0.05	20.00
	0401929FUL	Land r/o former G & D, High Street	8	0.60	13.33
	0500940LBC	3-4 River Row, Mill Lane	1	0.06	16.67
	0600478FUL	r/o former George And Dragon, High Street	1	0.03	33.33
	0600479FUL	Sonning, High Street	6	0.14	42.86
	0601584FUL	Lansdowne, Mill Lane	1	0.05	20.00
P & Swineshead	0600305FUL	Manor Farmhouse, High Street	1	0.26	3.85
Podington	0502958REM	adj Sycamore, Vicarage Lane	2	0.28	7.14
	0602156FUL	Chapel, Gold Street	1	0.03	33.33
	0603237FUL	Spring View adj Bromsall House, Gold Street	1	0.06	16.67
Ravensden	0301383OUT	r/o 1 Cleat Hill	1	0.08	12.50
	0601142FUL	adj 56 Cleat Hill	1	0.27	3.70
Renhold	0201387OUT	Village Hall site, Wood Lane	1	0.05	20.00
	0502673FUL	2 Green End	2	0.07	28.57
Riseley	0401263OUT	19 Rotten Row	4	0.27	14.81
	0403479FUL	r/o 93-95 High Street	1	0.10	10.00
	0600885REM	r/o Rotten Row/off Wells Road	11	0.31	35.48
	0601679FUL	r/o 95 High Street	1	0.02	50.00

Roxton	0502734FUL	Church Farm, High Street	4	0.37	10.81
Sharnbrook	0600574FUL	adj 26 Mill Road	1	0.05	20.00
	0601025FUL	r/o 12 Mill Road	1	0.09	11.11
	0601892FUL	Yelnow Farm, Yelnow Lane	1	0.15	6.67
Stagsden	0300590REM	Brookmead Farm, Stagsden Road	1	0.10	10.00
	0302786OUT	The Smithy 46 High Street	1	0.10	10.00
	0400117S73	Bunyan Meeting Church Room, High Street	1	0.03	33.33
	0501971FUL	10 Church Lane	1	0.07	14.29
	0502204OUT	36a Bedford Road	1	0.04	25.00
	0502542OUT	adj 7 Bedford Road	1	0.05	20.00
	0502834FUL	adj 4 Bedford Road	1	0.02	50.00
	0602741FUL	36 High Street	1	0.26	3.85
Stevington	0600483REM	adj 30 Court Lane	1	0.10	10.00
Thurleigh	0403408FUL	Rutters Farm, Old Milton Road	2	0.78	2.56
Turvey	0001837FUL	The Laws Hotel, High Street	5	0.39	12.82
	0501777FUL	Crown Farmhouse, Newton Lane	2	0.23	8.70
	0501859FUL	Old Bake House, High Street	1	0.01	100.00
	0603224OUT	The Burrows, Station Road	1	0.08	12.50
Wilden	0503322FUL	r/o Village Farm, Church Walk (plot3)	1	0.04	25.00
Willington	0400294S73	Warren Farm, 32 Station Road	18	0.63	28.57
	0401387FUL	109 Bedford Road	1	0.01	100.00
	0402117S73	Land at Wood Lane	1	0.39	2.56
	0402904REM	Land at 73 Bedford Road	1	0.04	25.00
	0403428FUL	2 Church Road	1	0.08	12.50
	0501747LDE	Newmill Farm, Wood Lane	1	0.30	3.33
	0600236FUL	Land at 73 Bedford Road	1	0.06	16.67
	0600763FUL	73 Bedford Road	1	0.08	12.50
	0600764FUL	Land at 73 Bedford Road	3	0.30	10.00
	0603009FUL	adj 35 Chapel Lane	3	0.22	13.64
Wilstead	0500291OUT	Vehicle Display Area, 1 Cotton End Road	10	0.11	90.91
	0502947FUL	adj 295 Cotton End Road	1	0.04	25.00
	0600296S73	Former Bakery adj 9 Church Road	2	0.06	33.33
	0600423FUL	39 Luton Road	1	0.08	12.50
	0601756FUL	4 Luton Road	1	0.13	7.69
W C & C	0500564FUL	141 Great North Road, Wyboston	1	0.77	1.30
	0601579FUL	Old Methodist Chapel, Great North Road, Wyboston	2	0.02	100.00
Wymington	0400621FUL	87-89 Rushden Road	17	0.65	26.15
	0402167OUT	46 South Grove	1	0.07	14.29
2005-6					
Bolnhurst & Keysoe	0500133FUL	Brook End Farm, Riseley Road, Keysoe	2	0.17	11.76
	0501082OUT	Janets Place, Kimbolton Road, Keysoe	1	0.10	10.00
	0501443FUL	College Equestrian Centre, Church Road, Keysoe	2	0.01	200.00
Bromham	0001746FUL	Bromham Hall, Bromham Park	1	0.08	12.50
	0201672FUL	Land west of Northampton Road	68	0.71	95.77
	0300588FUL	r/o 115-115a Stagsden Road	1	0.04	25.00
	0302438S73	r/o 132 Stagsden Road	1	0.05	20.00
	0400151FUL	adj Orchard House, Oakley Road	1	0.09	11.11
	0402145FUL	r/o 37-39 Northampton Road	3	0.22	13.64
	0500101FUL	39 Northampton Road	1	0.12	8.33
	0502336FUL	r/o 30 Oakley Road	1	0.13	7.69
	0502854OUT	Land at 86 Village Road	1	0.06	16.67
Carlton	0400721REM	New Barns Farm, The Causeway	1	0.17	5.88

	0503234FUL	Victoria Farm, 12 The Moor	5	0.14	35.71
Clapham	0000788REM	Clapham Folly, Milton Road	262	0.89	294.38
	0301245FUL	166a High Street	1	0.05	20.00
	0401029FUL	Tollgate Gardens 1 The Ford	1	0.14	7.14
	0402444FUL	Texaco site, Milton Road	10	0.09	111.11
Colmworth	0100720OUT	adj Church Farm, Church Road	1	0.06	16.67
	0101628FUL	adj Moat House, Church Road	1	0.10	10.00
	0400492FUL	1 & 2 Channels End Road	2	0.50	4.00
	0403427LDE	Dacca Farm, Colesden Road	1	0.01	100.00
	0501522FUL	adj 23 Little Staughton Road	1	0.03	33.33
	0502654OUT	Dacca Farm, Colesden Road	4	0.25	16.00
Cople	0301940OUT	70 Willington Road	3	0.30	10.00
	0402992FUL	19 Willington Road	1	0.08	12.50
	0503384FUL	89 Willington Road	1	0.03	33.33
Dean & Shelton	0502387FUL	The Mill, Brook Lane, Up Dean	1	0.05	20.00
	0502990FUL	adj Highbank House, Shay Lane	1	0.07	14.29
Eastcotts	0403286REM	Land off Trow Close, Cotton End	17	0.80	21.25
	0500623FUL	54-92 Wood Lane, Cotton End	18	0.34	52.94
	0500650REM	Land off Trow Close, Cotton End	6	0.05	120.00
	0501729FUL	adj 53 High Road, Cotton End	1	0.05	20.00
Felmersham & Radwell	0503034FUL	land adj Landseer, Felmersham Rd, Radwell	1	0.21	4.76
	9400867FUL	Land off Moor Lane, Radwell	2	0.31	6.45
Great Barford	0202725FUL	9 Roxton Road	3	0.06	50.00
	0401410FUL	College Farm Barns, High Street	2	0.02	100.00
	0402867OUT	Land r/o 3 - 27 Green End Road	26	0.77	33.77
	0402868FUL	8 School Lane	5	0.61	8.20
	0502423FUL	Villa Farm, New Road	1	0.10	10.00
	9801549OUT	Land at College Farm, High Street	25	3.20	7.81
Harrold	0001447COU	r/o 68 High Street	1	0.08	12.50
	0001448COU	75 High Street	1	0.01	100.00
	0100796OUT	adj The Bungalow, Dove Lane	1	0.09	11.11
	0202297REM	Land off Meadway	45	1.61	27.95
	0300369S73	2a New Road	1	0.02	50.00
	0301800FUL	Pantiles, Mowhills	1	0.19	5.26
	0302522FUL	adj 85 High Street	1	0.05	20.00
	0400516REM	Land off Meadway	17	0.37	45.95
	0402745FUL	Harrold Green Garage, 43-47 High Street	1	0.01	100.00
	0500006COU	Harrold Green Garage, 43-47 High Street	1	0.01	100.00
	0500421FUL	35 Orchard Lane	1	0.17	5.88
	0501759FUL	adj Brookfields House, Meadway	1	0.10	10.00
	0501780S73	162-164 High Street	2	0.08	25.00
	0502719COU	43 High Street	1	0.04	25.00
	0502996FUL	83 High Street	1	0.01	100.00
Kempston Rural	0300259OUT	67 Ridge Road	5	0.44	11.36
	0403342FUL	Rushey Ford Bungalow, West End Road	1	0.42	2.38
	0502194FUL	adj 37 Wood End Road	1	0.07	14.29
Little Staughton	0400577S73	Trinity, Spring Hill	3	0.17	17.65
	0403458OUT	School House, Spring Hill	1	0.05	20.00
	0501359FUL	adj Arcady, Colmworth Road	1	0.09	11.11
	0502783OUT	Post Office Cottage, High Street	2	0.10	20.00
Melchbourne & Yelden	0400164FUL	Land off Spring Lane, Yelden (Plot 2)	1	0.07	14.29
	0402894FUL	Land Off Spring Lane, Yelden (Plot 3)	1	0.06	16.67

	0501452FUL	Land off Spring Lane, Yelden (Plot 4)	1	0.07	14.29
	9800132REM	Penn and Worley's Wood	1	0.01	100.00
Milton Ernest	0501429FUL	r/o 3 Radwell Road	1	0.08	12.50
	0502192FUL	Homelea, Flewton End	1	0.16	6.25
Oakley	0102058S73	r/o 5-9 Parsonage Close	1	0.16	6.25
	0302367FUL	Walled Garden, Oakley House, The Drive	1	2.10	0.48
	0403188FUL	r/o 86-90 Station Road	14	0.59	23.73
	0500127FUL	adj Telephone Exchange, Dewlands	4	0.11	36.36
	0500345FUL	Land at Pavenham Road	37	0.35	105.71
	0500457FUL	63 Church Lane	1	0.09	11.11
	0501440FUL	Holly Lodge, Church Lane	1	0.20	5.00
	0502118FUL	r/o 88 Lovell Road	1	0.04	25.00
Odell	0401669FUL	Northend Farm 43 High Street	1	0.30	3.33
	0403004OUT	Former Leather Works, 119 Odell Road	4	0.43	9.30
Pavenham	0001350FUL	adj Heron House, High Street	1	0.18	5.56
	0302930FUL	Land at Sonning, High Street	1	0.07	14.29
	0401907FUL	Lansdowne, Mill Lane	2	0.10	20.00
	0401929FUL	Land r/o former G & D, High Street	8	0.60	13.33
	0500940LBC	3-4 River Row, Mill Lane	1	0.06	16.67
Pertenhall & Swineshead	0501740FUL	Manor Farm, High Street, Swineshead	1	1.45	0.69
Podington	0401120FUL	adj Bromsall House Gold Street	1	0.07	14.29
	0502958REM	adj Sycamore, Vicarage Lane	2	0.28	7.14
Ravensden	0301383OUT	r/o 1 Cleat Hill	1	0.08	12.50
	0402946FUL	Land adj 56 Cleat Hill	1	0.26	3.85
Renhold	0201387OUT	Village Hall site, Wood Lane	1	0.05	20.00
	0500724FUL	adj 46 Hookhams Lane	1	0.07	14.29
	0502673FUL	2 Green End	2	0.07	28.57
Riseley	0302278S73	r/o Rotten Row/Wells Road	10	0.30	33.33
	0401263OUT	19 Rotten Row	4	0.27	14.81
	0403479FUL	r/o 93-95 High Street	2	0.10	20.00
Roxton	0402038FUL	Roxton Park Ford Lane	1	0.14	7.14
	0500564FUL	141 Great North Road, Wyboston	1	0.77	1.30
	0502734FUL	Church Farm, High Street	4	0.37	10.81
Sharnbrook	0302212REM	Land off Yelnow Lane	47	0.89	52.81
	0402306FUL	adj 26 Mill Road	1	0.07	14.29
	0500953FUL	Windmill House 4 High Street	1	1.20	0.83
Stagsden	0300590REM	Brookmead Farm, Stagsden Road	1	0.10	10.00
	0302786OUT	The Smithy 46 High Street	1	0.10	10.00
	0400117S73	Bunyan Meeting Church Room, High Street	1	0.03	33.33
	0501971FUL	10 Church Lane	1	0.07	14.29
	0502204OUT	36a Bedford Road	1	0.04	25.00
	0502542OUT	adj 7 Bedford Road	1	0.05	20.00
Stevington	0201767FUL	Mill Farm, Park Road	4	0.60	6.67
	0202360REM	adj 30 Court Lane	1	0.16	6.25
Thurleigh	0300839FUL	64-66 High Street	2	0.03	66.67
	0403408FUL	Rutters Farm, Old Milton Road	2	0.78	2.56
	0501426FUL	adj 8 Church End	1	0.04	25.00
Turvey	0001837FUL	The Laws Hotel, High Street	5	0.16	31.25
	0301601FUL	r/o 15 Tandy's Close	1	0.04	25.00
	0500118FUL	r/o 16-17 Tandys Close	2	0.08	25.00
	0501777FUL	Crown Farmhouse, Newton Lane	2	0.23	8.70
	0501859FUL	Old Bake House, High Street	1	0.01	100.00
Wilden	0201611FUL	6 East End Lane	1	0.20	5.00

	0300482FUL	Hill Farm, Barford Hill	1	0.22	4.55
	0301162FUL	r/o Village Farm, Church Walk (plot 2)	1	0.08	12.50
	0403533FUL	r/o Village Farm, Church Walk (plot 1)	1	0.05	20.00
Willington	0400294S73	Warren Farm, 32 Station Road	18	0.63	28.57
	0401387FUL	109 Bedford Road	1	0.01	100.00
	0401973REM	34 Station Road	2	0.17	11.76
	0402117S73	Land at Wood Lane	1	0.39	2.56
	0402664FUL	2 Church Road	1	0.06	16.67
	0402904REM	73 Bedford Road	5	0.42	11.90
	0403428FUL	2 Church Road	1	0.08	12.50
	0501747LDE	Newmill Farm, Wood Lane	1	0.30	3.33
	0502674OUT	35 Chapel Lane	4	0.22	18.18
	0600236FUL	Land at 73 Bedford Road	1	0.06	16.67
Wilstead	0001334FUL	31 Cotton End Road	1	0.04	25.00
	0202996FUL	Former Bakery, adj 9 Church Road	2	0.06	33.33
	0402461OUT	39 Luton Road	1	0.10	10.00
	0500291OUT	Vehicle Display Area, 1 Cotton End Road	10	0.11	90.91
	0501594FUL	r/o 53 Luton Road	2	0.16	12.50
	0502947FUL	adj 295 Cotton End Road	1	0.04	25.00
	9900289REM	adj 1 Chapel Lane	1	0.30	3.33
Wymington	0400621FUL	87-89 Rushden Road	17	0.65	26.15
	0402167OUT	46 South Grove	1	0.07	14.29
	0501753FUL	adj 9 High Street	1	0.03	33.33
2004-5					
B & K	0102434FUL	Copse Farm, Keysoe Row East	1	0.08	12.50
	0500133FUL	Brook End Farm, Riseley Road, Keysoe	2	0.17	11.76
Bromham	0001746FUL	Bromhall Hall, Bromham Park	1	0.08	12.50
	0201672FUL	Land west of Northampton Road	68	3.36	20.24
	0300588FUL	r/o 115-115a Stagsden Road	1	0.04	25.00
	0302066FUL	adj 8 Trevor Drive	1	0.03	33.33
	0302438S73	r/o 132 Stagsden Road	1	0.05	20.00
	0400151FUL	adj Orchard House, Oakley Road	1	0.09	11.11
	0401357FUL	47 and r/o 45 New Road	5	0.31	16.13
	0402145FUL	r/o 37-39 Northampton Road	3	0.22	13.64
	0500101FUL	39 Northampton Road	1	0.12	8.33
Carlton	0400721REM	New Barns Farm, The Causeway	1	0.17	5.88
	0400972FUL	Baptist Chapel, The Causeway	1	0.06	16.67
Clapham	0000788REM	Clapham Folly, Milton Road	262	7.45	35.17
	0301245FUL	166a High Street	1	0.05	20.00
	0401029FUL	Tollgate Gardens 1 The Ford	1	0.14	7.14
	0401449REM	Land At Twinwood Road	23	0.40	57.50
	0402155FUL	27a High Street	2	0.02	100.00
	0402444FUL	Texaco site, Milton Road	10	0.09	111.11
	9801767OUT	Land at Lanchester Close	2	0.09	22.22
Colmworth	0100720OUT	adj Church Farm, Church Road	1	0.06	16.67
	0101628FUL	adj Moat House, Church Road	1	0.10	10.00
	0101683FUL	Chez Nous, Little Staughton Road	2	0.07	28.57
	0302734OUT	Dacca Farm, Colesden Road	3	0.25	12.00
	0400492FUL	1 & 2 Channels End Road	2	0.50	4.00
	0401049FUL	Burnix Close, Church Road	4	0.35	11.43
Cople	0301940OUT	70 Willington Road	3	0.30	10.00
	0302387LDE	34 Northhill Road, Cople	2	0.64	3.13
	0402992FUL	19 Willington Road	1	0.08	12.50
Dean & Shelton	0101430OUT	adj Highbank House, Shay Lane	1	0.07	14.29

	9900305FUL	Dean House Farm, Brook Lane	1	0.07	14.29
Eastcotts	0301163FUL	adj 32 Wood Lane, Cotton End	1	0.04	25.00
	0400320FUL	adj The Bell, Bell Lane, Cotton End	1	0.08	12.50
	0403286REM	Land off Trow Close, Cotton End	21	0.85	24.71
Felmersham	0202663FUL	Land adj Landseer, Felmersham Rd, Radwell	1	0.21	4.76
	9400867FUL	Land off Moor Lane, Radwell	2	0.31	6.45
Gt Barford	0200861FUL	23-25 Bedford Road	10	0.21	47.62
	0202725FUL	9 Roxton Road	3	0.06	50.00
	0401410FUL	College Farm Barns, High Street	2	0.02	100.00
	0402868FUL	8 School Lane	5	0.61	8.20
	9801549OUT	Land at College Farm, High Street	25	3.20	7.81
Harrold	0000638FUL	162-164 High Street	2	0.08	25.00
	0001447COU	r/o 68 High Street	1	0.08	12.50
	0001448COU	75 High Street	1	0.01	100.00
	0100683FUL	Eagle Works, High Street	39	0.97	40.21
	0100796OUT	adj The Bungalow, Dove Lane	1	0.09	11.11
	0202189FUL	Land at the Club, High Street	1	0.05	20.00
	0202297REM	Land off Meadway	45	1.61	27.95
	0300369S73	2a New Road	1	0.02	50.00
	0301104FUL	Bridgeman Works, High Street	62	2.08	29.81
	0301800FUL	Pantiles, Mowhills	1	0.19	5.26
	0302522FUL	adj 85 High Street	1	0.05	20.00
	0400313FUL	r/o 75 High Street	1	0.04	25.00
	0400516REM	Land off Meadway	17	0.63	26.98
	0402627FUL	18 Dove Lane	1	0.03	33.33
	0402745FUL	Harrold Green Garage, 43-47 High Street	1	0.01	100.00
	0500006COU	Harrold Green Garage, 43-47 High Street	1	0.01	100.00
Kempston Rural	0300259OUT	67 Ridge Road	5	0.44	11.36
	0403342FUL	Rushey Ford Bungalow, West End Road	1	0.42	2.38
Kn & Souldrop Lt Staughton	0001691REM	Church Farm, Back Lane	1	0.04	25.00
	0400577S73	Trinity, Spring Hill	3	0.17	17.65
	0403458OUT	School House, Spring Hill	1	0.05	20.00
	9700672FUL	Arcady, Colmworth Road	1	0.08	12.50
Melchbourne & Yelden	0300511FUL	r/o Leacroft, High Street	1	0.13	7.69
	0301911FUL	Spring Lane, Yelden (Plot 1)	1	0.07	14.29
	0302378FUL	Land off Spring Lane, Yelden (Plot 4)	1	0.08	12.50
	0303047FUL	adj The Manor, Church Lane, Yelden	1	0.01	100.00
	0400164FUL	Land off Spring Lane, Yelden (Plot 2)	1	0.07	14.29
	0402894FUL	Land Off Spring Lane, Yelden (Plot 3)	1	0.06	16.67
	9800132REM	Penn and Worley's Wood	1	0.01	100.00
Milton Ernest	0300225FUL	17 Radwell Road	1	0.06	16.67
	0301530FUL	r/o 3 Radwell Road	1	0.10	10.00
	0401508FUL	r/o 27 Radwell Road	2	0.12	16.67
Oakley	0100444REM	Land at Town Farm, Westfield Road	5	0.05	100.00
	0102058S73	r/o 5-9 Parsonage Close	2	0.37	5.41
	0400514FUL	63 Church Lane, Oakley	1	0.15	6.67
	0400930FUL	Land At Holly Lodge Church Lane	1	0.16	6.25
	0500127FUL	adj Telephone Exchange, Dewlands	4	0.11	36.36
	9400415FUL	Walled Garden of Oakley House	1	2.10	0.48
Odell	0401669FUL	Northend Farm 43 High Street	1	0.30	3.33
	0403004OUT	Former Leather Works, 119 Odell Road	4	0.43	9.30
Pavenham	0001350FUL	adj Heron House, High Street	1	0.18	5.56
	0302930FUL	Land at Sonning, High Street	1	0.07	14.29

	0401907FUL	Lansdowne, Mill Lane	2	0.10	20.00
Podington	0200999FUL	Manor Farm Cottage/Manor House	1	0.06	16.67
	0401120FUL	adj Bromsall House Gold Street	1	0.07	14.29
	0402603OUT	adj Sycamore, Vicarage Lane	2	0.28	7.14
Ravensden	0300207FUL	28 Cleat Hill	2	0.69	2.90
	0301383OUT	r/o 1 Cleat Hill	1	0.08	12.50
	0402777FUL	Grasmere 56 Cleat Hill	1	0.16	6.25
	0403187FUL	adj 3 Church Cottages, Vicarage Close	1	0.03	33.33
	8300108FUL	Willow Farm, Butler Street	1	0.10	10.00
Renhold	0201387OUT	Village Hall site, Wood Lane	1	0.05	20.00
	0203039FUL	r/o 10a Woodfield Road	1	0.05	20.00
	0302498FUL	adj 25 Becher Close	1	0.12	8.33
	0401465FUL	16 Woodfield Lane	1	0.04	25.00
	0402250OUT	2 Green End	1	0.03	33.33
	9801053OUT	74 Hookham's Lane	2	0.12	16.67
Riseley	0302278S73	r/o Rotten Row/Wells Road	10	0.30	33.33
	0401263OUT	19 Rotten Row	4	0.27	14.81
	0403479FUL	r/o 93-95 High Street	2	0.10	20.00
Roxton	0301797FUL	18 Ford Lane	3	0.19	15.79
	0402038FUL	Roxton Park Ford Lane	1	0.14	7.14
	0402039FUL	Roxton Park Ford Lane	2	0.16	12.50
Sharnbrook	0201017REM	Land at Odell Road	86	2.79	30.82
	0300057FUL	2 Church Lane	1	0.01	100.00
	0302212REM	Land off Yelnow Lane	47	1.27	37.01
	0402306FUL	adj 26 Mill Road	1	0.07	14.29
	0402374FUL	Windmill House 4 High Street	1	0.92	1.09
	0500301FUL	Land At 26A High Street	1	0.05	20.00
Stagsden	0300590REM	Brookmead Farm, Stagsden Road	1	0.10	10.00
	0302786OUT	The Smithy 46 High Street	1	0.10	10.00
	0400117S73	Bunyan Meeting Church Room, High Street	1	0.03	33.33
	0400867FUL	Barn at Burdelys Manor Farm, Bury End	1	0.45	2.22
Staploe & Duloe	0402611FUL	Land at Honeydon, Staploe	1	0.31	3.23
Stevington	0201767FUL	Mill Farm, Park Road	4	0.60	6.67
	0202360REM	adj 30 Court Lane	1	0.16	6.25
	0301501FUL	35-39 Park Road	1	0.08	12.50
Thurleigh	0300839FUL	64-66 High Street	2	0.03	66.67
	0400404FUL	r/o 64 High Street	1	0.10	10.00
	0401235FUL	adj Wayside 8 Church End	1	0.05	20.00
Turvey	0001547FUL	The Old Bakery, High Street	1	0.01	100.00
	0001837FUL	The Laws Hotel, High Street	5	0.39	12.82
	0001981FUL	The Store, Bamfords Yard	1	0.01	100.00
	0301601FUL	r/o 15 Tandy's Close	1	0.04	25.00
	0500118FUL	r/o 16-17 Tandys Close	2	0.08	25.00
Wilden	0201611FUL	6 East End Lane	1	0.20	5.00
	0300482FUL	Hill Farm, Barford Hill	1	0.22	4.55
	0301162FUL	r/o Village Farm, Church Walk	1	0.08	12.50
	0403533FUL	r/o Village Farm, Church Walk, High Street	1	0.05	20.00
Willington	0001762FUL	2 Church Road	1	0.08	12.50
	0100268S73	Warren Farm, 32 Station Road	12	0.63	19.05
	0401387FUL	109 Bedford Road	1	0.01	100.00
	0401973REM	34 Station Road	2	0.17	11.76
	0402117S73	Land at Wood Lane	1	0.39	2.56
	0402664FUL	2 Church Road	1	0.06	16.67

Wilstead	0402904REM	73 Bedford Road	5	0.48	10.42
	0001334FUL	31 Cotton End Road	1	0.04	25.00
	0101382FUL	175 Bedford Road	1	0.40	2.50
	0202996FUL	Former Bakery, adj 9 Church Road	2	0.06	33.33
	0300029FUL	Land r/o 36 Luton Road	27	0.98	27.55
	0301113FUL	r/o 163 Cotton End Road	1	0.03	33.33
	0301552FUL	r/o 53 Luton Road, Wilstead	2	0.16	12.50
	0301659FUL	36 Luton Road	3	0.16	18.75
	0301825FUL	Land at Luton Road	8	0.14	57.14
	0402350S73	North End Farm 187 Bedford Road	1	0.15	6.67
	0402461OUT	39 Luton Road	1	0.10	10.00
	0500291OUT	Vehicle Display Area, 1 Cotton End Road	10	0.11	90.91
	9900289REM	adj 1 Chapel Lane	1	0.30	3.33
	Wymington	0302627FUL	adj 9 High Street	1	0.03
0402167OUT		46 South Grove	1	0.07	14.29

Site size ha	Number of occurrences	Average density (dwellings per hectare)
0 - 0.099	331	39.58
0.1 - 0.199	144	17.21
0.2 - 0.299	55	8.75
0.3 - 0.399	66	14.19
0.4 - 0.499	22	13.07
0.5 - 0.999	54	22.43
1.0 - 1.999	5	18.89
2.0 - 2.999	7	17.58
> 3.0	4	17.76

Site size units	Number of occurrences	Average site size	Average density (dwellings per hectare)
1	431	0.12	21.99
2	89	0.2	26.7
3	35	0.23	20.54
4	31	0.29	25.47
5	28	0.31	24.18
6	6	0.12	66.05
7	0		
8	6	0.48	21.86
9	2	0.73	12.33
10	15	0.25	60.52
11 - 19	20	0.52	32.43
20 - 29	9	1.3	28.65
30 - 49	7	1.05	49.92
50 - 99	7	2.49	34.02
100 +	2	4.17	164.77

APPENDIX 4

Sites excluded by 'second sift'

Site source: HM - housing monitoring; UCS - Urban Capacity Study; NLUD - National Land Use Database; BELS - Bedford Employment Land Study; CFS - call for sites

GROWTH AREA				
ID	Address	Site source	Area of site (ha)	Reason for exclusion
39	Bedford, St John's Station	HM	5.229	Transport
45	Bedford, Derwent Place north	UCS	0.293	Employment
46	Bedford, Derwent Place south	UCS	0.267	Employment
47	Kempston, 32 High Street	UCS	0.146	Employment
48	Kempston, 50a Bunyan Road/Stuart Road	UCS	0.122	Employment
60	Bedford, Fenlake Road Industrial Estate	BELS	1.771	Employment
61	Bedford, Amphill Road, Norse Works	CFS	1.06	Employment
62	Bedford, Aspects Leisure Park, Longholme Way	CFS	4.75	OS
63	Bedford, St Bede's playing fields, off Bromham Rd	CFS	1.94	OS
65	Bedford, Land r/o Eastcotts Road	CFS	3.6	Employment, OS part
66	Bedford, Land south of Cardington Road	CFS	2.2	OS
69	Bedford, Mile Road allotments	CFS	5.05	OS
72	Bedford, The Angler's Rest, Clapham Road	CFS	0.36	Sustainable communities
78	Bedford, Bedford High School, playing fields	CFS	3.4	OS
80	Bedford, Dame Alice High School (upper)	CFS	3.89	OS part, flooding
82	Bedford, 65-67 Newnham Avenue	CFS	0.192	Employment
83	Bedford, 2 Old Ford End Road	CFS	0.253	Employment
84	Bedford, Agriculture House, 55 Goldington Road	CFS	0.21	Employment
85	Kempston, Dallas Road	CFS	2.84	Employment
86	Kempston, Land at Chantry Avenue	CFS	1.2	Employment
87	Kempston, Newnorth, College Street	CFS	0.51	Employment
89	Biddenham, Adj 58 Bromham Road	CFS	0.5156	OS
90	Biddenham, Land at 12 Vicars Close	CFS	2.9	ASR
91	Biddenham, Land at Gold Lane	CFS	25.5	ASR
92	Biddenham, Orchard, adj 29 Days Lane	CFS	0.71	OS
93	Elstow, Elstow Lodge, east of High Street	CFS	0.74	OS, flooding
95	Elstow, Land west of Elstow	CFS	40.4	OS
98	Biddenham Loop 1	CFS	6.59	OS
99	Biddenham Loop 2	CFS	5.9	OS
100	Shortstown, land at Old Harrowden Lane	CFS	18.2	ASR
101	Elstow, Land at Pear Tree Farm, Wilstead Road	CFS	2.023	Sustainable communities
102	Elstow, Land off Wilstead Road	CFS	26	Sustainable communities
103	Kempston, Land south of Ridge Road	CFS	2.44	ASR, sustainable communities
104	Bedford, Freeman's Common, Cleat Hill	CFS	4.4	ASR
106	Bedford, Castle Dairy Farm (West), St Neot's Road	CFS	2.2	Sustainable communities, flooding
108	Bedford, Land at Kingsway Corner	CFS	0.6057	Employment

110	Bedford, Land at Melbourne House	CFS	0.8549	Employment
112	Bedford, Land at Amphill Road (Camfords)	CFS	12.5	Employment
113	Stewartby, Brickworks	CFS	57.29	Employment
116	Stewartby, The Crescent	CFS	1.1	OS
119	Wootton, Land at Wootton House	CFS	1.75	OS
121	Wootton, Land east of Potters Cross	CFS	12.8	ASR
122	Wootton, Land north of Mount Pleasant	CFS	35.79	ASR
124	Wootton, 48 Potters Cross	CFS	0.0924	ASR

RURAL POLICY AREA				
ID	Address	Site source	Area of site (ha)	Reason for exclusion
144	Sharnbrook, Baptist Chapel, 27 High Street	BELS	0.13	Employment
146	Stagsden, 66-79 High Street	BELS	0.427	Employment
159	Bromham, between Mollivers Lane and Oakley Road	CFS	28.32	Sustainable communities
164	Cardington, Between 308 and 310 Cople Road	CFS	0.08	OS
165	Cardington, Between Home Farm/Home House, Cople Road	CFS	0.24	OS
167	Cardington, Land adj 1 & 2 Jubilee Cottages, Cople Road	CFS	0.036	OS
172	Clapham, Milton Road	CFS	10.1	ASR
174	Clapham, Land east of Twinwoods Road	CFS	29.1	OS part, sustainable communities
176	Clapham, Poultry Houses, Milton Road	CFS	4.5	ASR
177	Clapham, Woodlands Park, Bedford Road	CFS	4.9	ASR
181	Colmworth, The Forge, Church End	CFS	1.88	Employment
190	Eastcotts, Cotton End, The Bell PH, Bell Lane	CFS	0.27	OS
191	Eastcotts, 257-258 Old Harrowden Rd	CFS	0.05	ASR
192	Eastcotts, Harrowden, Bunyan Farm buildings	CFS	0.47	ASR
197	Great Barford, College Farm north	CFS	3.48	Flooding
202	Great Barford, Land southeast of Silver Street	CFS	0.71	Flooding
203	Great Barford, Land south of Roxton Road	CFS	2.2	Flooding
204	Great Barford, Land west of Addingtons Road	CFS	2.2	Flooding
205	Great Barford, Land west of High Street	CFS	0.58	OS
207	Harrold, Land off Brook Lane, High Street	CFS	1.305	OS
208	Harrold, Land north of High Street Site 1	CFS	0.04	Employment
209	Harrold, Land north of High Street Site 2	CFS	0.074	Employment
210	Harrold, Land north of High Street Site 3	CFS	0.058	Employment
211	Harrold, Land west of Odell Road	CFS	4.21	Sustainable communities
227	Milton Ernest, Land at Rushden Road (mixed dev)	CFS	1.1	Employment
228	Milton Ernest, The Maltings, Bedford Road	CFS	0.22	Employment
276	Sharnbrook, Adj Castle Keep, Lodge Road	CFS	0.4	OS, wildlife
281	Sharnbrook, Land off Odell Road	CFS	2.4	OS, wildlife

313	Wilden, Adj 48 High Street	CFS	0.049	OS
316	Willington, Adj 23 Bedford Road	CFS	0.13	OS
326	Wilstead, Land at 21 Luton Road	CFS	0.34	OS
328	Wilstead, Land off Vicarage Lane	CFS	3.1	Sustainable communities
332	Wilstead, 11 Hooked Lane	CFS	1.73	Sustainable communities

APPENDIX 5

Sites identified as unavailable or unachievable for residential development

Site source: HM - housing monitoring; UCS - Urban Capacity Study; NLUD - National Land Use Database; BELS - Bedford Employment Land Study; CFS - call for sites

Source of site capacity: AH - planning application history; DP - development plan; PD - preliminary discussion; DS - density standard

GROWTH AREA							
ID	Site source	Site address	Area of site (ha)	Source of site capacity	Total dwellings (net)	Constraints	Deliverability
2	HM	Bedford, 17 Priory Street	0.1	AH	10		Site is not available
37	HM	Bedford, Station north, Ashburnham Rd	1.709	DP	180	Potential contamination, AQMA	Site is not available
38	HM	Bedford, Land at Lime Street	0.109	DP	10	Potential contamination, AQMA, built environment	Site is not available
42	UCS	Bedford, 106-114 Fenlake Road	0.128	PD	7	Potential contamination, policy restriction	Site is not available
43	UCS	Kempston, 6-10 Park Road	0.122	PD	22	Potential contamination	Site is not available
49	UCS	Wootton, 46 Bedford Road and r/o	0.196	PD	15		Site is not available
50	UCS	Bedford, Land at Havelock Street	0.091	PD	5	Potential contamination	Site is not available
51	UCS	Bedford, College Car Park, Cauldwell Street	0.111	PD	12		Site is not available
52	UCS	Bedford, Land at Eastcotts Road	0.621	PD	33		Site is not available
53	UCS	Bedford, 13-17 Broadway/1-3 Wellington Street	0.1	PD	5	Potential contamination, AQMA, built environment, policy restriction	Site is not available
56	NLUD	Bedford, 4-14 Dame Alice Street	0.086	PD	60	Potential contamination, AQMA, built environment	Site is not available
57	NLUD	Bedford, Land at Prebend Street	1.104	PD	31	Contamination	Site is not available
58	NLUD	Elstow, Land at A6/West End	0.948	PD	30		Site is not available
59	NLUD	Elstow, Land A6/Railway line	0.496	PD	16	Partial flood risk	Site is not available
68	CFS	Bedford, Melbourne Street, Car Park	0.56	PD	23	Contamination, AQMA	Site is not available

71	CFS	Bedford, Windsor Road-Mile Road junction	0.803	PD	28	Contamination	Site is not available
79	CFS	Bedford, Dame Alice High School (lower)	0.88	PD	10	Contamination, built environment, policy restriction	Site is not available
94	CFS	Elstow, Land at Bunyans Mead	0.46	PD	10	Built environment	Site is not available
107	CFS	Bedford, 13 St Johns Street	0.1219	PD	9	Contamination, AQMA	Site is not available
109	CFS	Bedford, 4-10 Kingsway	0.4796	PD	100	Potential contamination, AQMA	Site is not available
111	CFS	Bedford, Cauldwell Place	0.2697	PD	10	Contamination, AQMA	Site is not available
115	CFS	Stewartby, Land at Quest Pit, Stewartby Way	7.5	PD	330	Open countryside, contamination, partial flood risk	Site is not available

RURAL POLICY AREA							
ID	Site source	Site address	Area of site (ha)	Source of site capacity	Total dwellings (net)	Constraints	Deliverability
128	HM	Swineshead, Land off Sandye Lane	0.07	DP	2	Built environment	Site is not available
130	HM	Stagsden, Spring Lane	0.063	DP	6		Site is not available
154	CFS	Bromham, Land north of Bedford Road	3.9	DS	70	Open countryside	Site is not available
157	CFS	Bromham, Land south of Bedford Road	3.28	DS	59	Open countryside, partial flood risk	Site is not available
160	CFS	Bromham, land at Grange Lane (Fensom)	4.45	DS	80	Open countryside, partial flood risk	Site is not available
195	CFS	Felmersham, Land at Lower Harrowdene, Memorial Lane	0.26	DS	8	Built environment	Site is not available
200	CFS	Great Barford, Land at Home Farm, Bedford Rd	8.08	DS	144	Open countryside	Site is not available
206	CFS	Harrold, Land at Orchard Lane	0.6	DS	11	Open countryside, built environment	Site is not available
282	CFS	Sharnbrook, Land r/o Sharnbrook Court, High Street	0.52	DS	9	Open countryside	Site is not available
290	CFS	Stagsden, Brookmead Farm buildings	0.35	DS	5	Open countryside	Site is not available
327	CFS	Wilstead, Land at Ivy Lane	4.31	DS	78	Open countryside	Site is not available
329	CFS	Wilstead, Land south of Howard Close	1.38	DS	25	Open countryside	Site is not available

Supply of sites identified as suitable for residential development

Site source: HM - housing monitoring; UCS - Urban Capacity Study; NLUD - National Land Use Database; BELS - Bedford Employment Land Study; CFS - call for sites

Source of site capacity: AH - planning application history; DP - development plan; PD - preliminary discussion; DS - density standard

GROWTH AREA									
ID	Site source	Site address	Area of site (ha)	Source of site capacity	Total dwellings (net)	2009-2015	2015-2021	Post 2021	Actions needed to overcome delivery constraints
1	HM	various small sites < 10 units		AH	204	204	0	0	Sites have planning permission
3	HM	Bedford, r/o 1-11 St Leonard's Street	0.232	AH	20	20	0	0	Site has planning permission
4	HM	Bedford, Telecom House, St John's Street	0.701	AH	153	153	0	0	Site is under construction
5	HM	Bedford, Britannia Works C, Kempston Road	2.543	AH	56	56	0	0	Site is under construction
6	HM	Kempston, r/o Austin Canons, Bedford Road	0.53	AH	24	24	0	0	Site has planning permission
7	HM	Kempston, Kempston Mill, Mill Lane	0.809	AH	46	46	0	0	Site has planning permission
8	HM	Kempston, r/o 38-40 Woburn Road	0.348	AH	13	13	0	0	Site has planning permission
9	HM	Kempston, Land west of Kempston	46.102	AH	1250	912	338	0	Site is under construction
10	HM	Eastcotts, RAF Cardington, Shortstown	38.596	AH	970	282	360	328	Site has planning permission
11	HM	Great Denham, Land at Biddenham Loop	47.782	AH	1500	1044	456	0	Site is under construction
12	HM	Ravensden, Land north of Brickhill	19.669	AH	259	259	0	0	Site is under construction
13	HM	Renhold, North of Norse Road	7.422	AH	24	24	0	0	Site is under construction
14	HM	Stewartby, Land at Stewartby	27.799	AH	610	300	310	0	Site has resolution to grant planning permission

15	HM	Biddenham, Land at Bromham Road	54.499	AH	1200	900	300	0	Site has resolution to grant planning permission
16	HM	Wootton, North of Fields Road	0.905	AH	30	30	0	0	Site has resolution to grant planning permission
17	HM	Wootton, North of Fields Road	30.01	AH	550	435	115	0	Site has resolution to grant planning permission
18	HM	Wootton, South of Fields Road	23.92	AH	500	425	75	0	Site has resolution to grant planning permission
19	HM	Bedford, Heron House, 49-53 Goldington Road	0.369	AH	78	78	0	0	Site is under construction
20	HM	Eastcotts, RAF Cardington, Shortstown	2.812	AH	130	130	0	0	Site has resolution to grant planning permission
21	HM	Bedford, r/o 29-45 St Cuthbert's Street	0.216	AH	14	14	0	0	Site has planning permission
22	HM	Elstow, off Romsey Way	0.625	AH	36	36	0	0	Site has planning permission
23	HM	Bedford, Lincoln's PH, Goldington Green	0.799	AH	23	23	0	0	Site has planning permission
24	HM	Renhold, Land off Norse Road	12.679	AH	320	320	0	0	Site has planning permission
25	HM	Bedford, Riverside Square, Horne Lane	0.58	AH	149	149	0	0	Site has planning permission
26	HM	Wixams, New Settlement	336.75	AH	2242	1282	960	0	Site is under construction
27	HM	Bedford, Britannia Works E, Kempston Road	1.97	AH	255	255	0	0	Site has planning permission
28	HM	Bedford, Church Lane Local Centre	0.332	AH	25	25	0	0	Site has planning permission
29	HM	Bedford, 15 Shakespeare Road	0.126	AH	11	11	0	0	Site has planning permission
30	HM	Kempston, 4 St John's Walk	0.257	AH	9	9	0	0	Site has planning permission
31	HM	Eastcotts, land r/o Hangars, Shortstown	10.719	AH	425	325	100	0	Site has resolution to grant planning permission
32	HM	Bedford, Britannia Works F, Kempston Road	1.507	DP	100	200	0	0	Plan allocation
33	HM	Bedford, 8-12 The Broadway	0.375	AH	90	90	0	0	Site has resolution to grant planning permission
34	HM	Elstow, land off Abbeyfields	0.225	AH	12	12	0	0	Site has resolution to grant planning permission

35	HM	Wilstead, North End Farm, Bedford Road	0.953	AH	39	39	0	0	Site has resolution to grant planning permission
36	HM	Bedford, Town Centre West	6.554	AH	38	0	38	0	Site has resolution to grant planning permission
40	HM	Bedford, land r/o 120 Goldington Road	0.526	AH	28	28	0	0	Site has resolution to grant planning permission
41	HM	Stewartby, Hostel Site, Ampthill Road	2.2	AH	75	75	0	0	Site has planning permission
44	UCS	Bedford, 10-12 Bunyan Road/2-4 Muswell Road	0.102	AH	6	6	0	0	Potential contamination
54	NLUD	Bedford, 115 Midland Road	0.066	AH	20	20	0	0	Potential contamination, AQMA
55	NLUD	Bedford, St Bedes School, Bromham Road	0.871	PD	80	80	0	0	Potential contamination, AQMA, built environment
64	CFS	Bedford, Land at Ford End Road (Gaswks)	4.945	PD	200	200	0	0	Contamination
67	CFS	Bedford, Landsdowne Road	2.3	PD	219	219	0	0	Built environment, AQMA. Proposer's estimate of capacity dismissed on appeal
70	CFS	Bedford, RFC, Goldington Rd	2.69	PD	154	154	0	0	AQMA, policy restriction
73	CFS	Bedford, 16 Linden Road	0.049	PD	1	1	0	0	Built environment, AQMA
74	CFS	Bedford, 19 Linden Road	0.21	PD	8	8	0	0	Built environment, AQMA
75	CFS	Bedford, 22 Linden Road	0.22	PD	8	8	0	0	Built environment, AQMA
76	CFS	Bedford, 33 Shakespeare Road	0.115	PD	4	4	0	0	Built environment, AQMA
77	CFS	Bedford, Bedford High School, main site	1.58	PD	63	63	0	0	Built environment, AQMA
81	CFS	Bedford, Harpur House	0.16	PD	24	24	0	0	Built environment, flood risk
88	CFS	Kempston, The Bury	1.25	PD	20	20	0	0	Built environment
96	CFS	Elstow, Lynn Farm, High Street	1.09	PD	4	4	0	0	
97	CFS	Elstow, Village Farm and adj 192 High Street	2.31	PD	3	3	0	0	Policy restriction
117	CFS	Wootton, Cranfield Road	19.78	PD	240	240	0	0	Open countryside, contamination
118	CFS	Wootton, Land at Hall End Road	7.27	PD	125	125	0	0	Open countryside
120	CFS	Wootton, South east of Cranfield Road (Phase 2)	21.53	PD	500	0	500	0	Open countryside, contamination
123	CFS	Wootton, Land west of Wootton	15.72	PD	330	0	330	0	Open countryside, contamination

125	CFS	Wixams, 173 Bedford Road	0.332	PD	10	10	0	0	Contamination
126	CFS	Wixams, Northern Expansion Area	30	PD	1050	300	750	0	

RURAL POLICY AREA									
ID	Site source	Site Address	Site size ha	Source of site capacity	Total dwellings (net)	2009-2015	2015-2021	Post 2021	Actions needed to overcome delivery constraints
127	HM	various small sites < 10 units		AH	117	117	0	0	Sites have planning permission
129	HM	Upper Dean, adj Old Pond House, High St	0.176	DP	2	2	0	0	Plan allocation
131	HM	Cardington, adj Summerhill Farm, Cople Rd	0.35	AH	5	5	0	0	Site has planning permission
132	HM	Great Barford, New Road	2.83	AH	58	58	0	0	Site has planning permission
133	HM	Clapham, Land at Clapham Folly	0.11	AH	5	5	0	0	Site has planning permission
134	HM	Harrold, adj 68a High Street	0.16	AH	5	5	0	0	Site has planning permission
135	HM	Kempston Rural, 67 Ridge Road	0.73	AH	4	4	0	0	Site has planning permission
136	HM	Willington, Warren Farm, Station Road	0.74	AH	18	18	0	0	Site has planning permission
137	HM	Wilstead, 1 Cotton End Road	0.11	AH	10	10	0	0	Site has planning permission
138	HM	Wymington, 87-89 Rushden Road	0.65	AH	17	17	0	0	Site has planning permission
139	HM	Stagsden, 23-25 High Street	0.44	AH	4	4	0	0	Site has planning permission
140	HM	Great Barford, r/o 31a-37 Green End Road	0.47	AH	7	7	0	0	Site has planning permission
141	HM	Eastcotts, r/o 115 High Road, Cotton End	0.265	AH	12	12	0	0	Site has planning permission
150	CFS	Bromham Park Estate	0.7	DS	13	13	0	0	Open countryside, biodiversity, contamination, policy restriction, wildlife

152	CFS	Bromham, Land off Northampton Road and Bypass	32	DS	576	450	126	0	Open countryside, flood risk
153	CFS	Bromham, Land west of Peacock Road	11.5	DS	207	207	0	0	Open countryside, flood risk
156	CFS	Bromham, Land r/o 5-29 Lower Farm Road	4.45	DS	80	80	0	0	Open countryside
175	CFS	Clapham, Land r/o 108-146 Milton Rd, Twinwood Rd	6.3	DS	113	60	53	0	Open countryside
178	CFS	Clapham, Land r/o 136-142a Milton Road, Twinwood Road	0.7	DS	13	13	0	0	Open countryside
198	CFS	Great Barford, Depot site, Roxton Road	0.36	DS	6	6	0	0	Open countryside, contamination
199	CFS	Great Barford, Land at Bedford Road	2.1	DS	38	38	0	0	Open countryside
201	CFS	Great Barford, Land north of Roxton Road (Bath)	13.77	DS	248	248	0	0	Open countryside
212	CFS	Harrold, r/o Peach's Close	0.31	DS	6	6	0	0	Flood risk
265	CFS	Riseley, Land at Hill View Farm, Keysoe Road	1.33	DS	23	24	0	0	Part open countryside, contamination
279	CFS	Sharnbrook, Colworth Park	1.54	DS	28	28	0	0	Open countryside, contamination
283	CFS	Sharnbrook, Land southwest of school, Odell Rd	5.3	DS	95	0	95	0	Open countryside
286	CFS	Sharnbrook, Yelnow Lane	2.19	DS	39	39	0	0	Open countryside
292	CFS	Stagsden, Land at Bunyan Farm, High Street	0.97	DS	16	16	0	0	Part open countryside
324	CFS	Wilstead, Land off Whitworth Way	2.83	DS	51	51	0	0	Open countryside
330	CFS	Wilstead, Village Farm, Cotton End Road	2.3	DS	40	40	0	0	Open countryside, policy restriction
331	CFS	Wilstead, Land off Lution Road	3.18	DS	57	57	0	0	