



**BEDFORD BOROUGH COUNCIL**



# **Housing Monitoring Report**

**2023 - 2024**



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This Housing Monitoring Report was prepared by the  
Planning Policy Team of Planning Services, Environment Directorate

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## Introduction and methodology

This Monitoring Report sets out the results of the Borough's housing survey for 1 April 2023 to 31 March 2024. The survey involved identifying and adding to the housing monitoring system planning permissions granted in the previous 12 months which affect the supply of housing. Along with existing planning permissions that have not expired (either because the development has commenced on site or they have not yet passed the statutory period for expiry), these sites make up the housing supply for the borough. Each site was then visited or checked against other information sources (e.g. Council Tax records) to assess house building activity. The results of this monitoring are set out in this report.

This report supports the housing monitoring data and analysis reported in the Council's Planning Annual Monitoring Report 2023-2024 which will be published later in the year. Some data that has been reported in previous years' housing monitoring reports (including the number of empty homes brought back into use and progress on self-build and custom build housing) will now be reported only in the Planning Annual Monitoring Report (in order to streamline this report and minimise duplication).

## Completions

<b>New dwellings</b>	<b>Number</b>
Newly built dwellings	666
Dwellings achieved through conversion of existing residential properties	13
Dwellings completed through the change of use of other types of buildings	28
Total dwelling completions (gross)	707
Losses through demolitions, conversion or change of use	18
Total dwelling completions (net)	689

<b>Size</b>	<b>Number and as a % of gross completions</b>
1 bedroom dwellings	62 (8.8%)
2 bedroom dwellings	203 (28.7%)
3 bedroom dwellings	229 (32.4%)
4 and 4+ bedroom dwellings	213 (30.1%)

<b>Type</b>	<b>Number and as a % of gross completions</b>
Flats, apartments or maisonettes	141 (19.9%)
Houses or bungalows	
Detached	303 (42.9%)
Semi-detached	180 (25.5%)
Terraced	83 (11.7%)

<b>Tenure</b>	<b>Number and as a % of gross completions</b>
Market housing	570 (80.6%)
Affordable housing	137 (19.4%)

<b>Mobility housing</b>	<b>Number and as a % of gross completions</b>
Number of mobility standard dwellings completed	139 (19.7%)

<b>Previous land use</b>	<b>Number and as a % of gross completions</b>
Greenfield land	391 (55.3%)
Brownfield land	316 (44.7%)

### Outstanding supply

<b>Outstanding supply of planning permissions (gross)</b>	<b>Number</b>
Outstanding supply of planning permissions (gross)	4,781

<b>Status of adopted housing allocations</b>	<b>Number</b>
With consent subject to S106 agreement	25
Without planning permission (estimated capacity)	4,340

<b>Status of other sites</b>	<b>Number</b>
With consent subject to S106 agreement	183

<b>Affordable housing planning permissions</b>	<b>Number</b>
Number of dwellings permitted in 2023/24 on sites subject to affordable housing requirement	804
Of which number and % are affordable	168 (20.9%)
In 2023/24, four further planning permissions were granted on sites for 100% affordable housing equating to a total of 10 dwellings.	

## Definitions

**Affordable housing** - The number of dwellings classified as affordable within the application site.

**Complete** - A dwelling is counted as complete when it is ready for occupation, otherwise it is considered to be outstanding.

**Gross site capacity** - The number of new dwellings to be built on the application site. In the case of outline applications and some prior notification applications the gross figure may be an estimate. The total number of dwellings to be constructed on sites which have outline permission will be subject to detailed planning consent which will be determined having regard to the Borough's planning policies.

**Annual gross completions** - The number of new dwellings completed on the application site in the monitoring year.

**Number outstanding** - The gross number of dwellings with planning permission that are yet to be completed on the application site to date.

**Annual losses** - The number of existing dwellings on the application site that were lost through demolition, conversion of existing dwellings, or change of use to non-Class C3 residential use.

**Net number outstanding** - The number of dwellings that are outstanding taking account of future losses.

**Net completions** - The number of dwellings completed taking account of the losses which have occurred during the monitoring year.

Table 1 summarises the total number of housing completions and the outstanding supply of planning permissions, for each year from a base date of 2015/16 for the Borough as a whole.

Table 2 is in the form of a schedule listing details of all housing completions for 2023/24 for the Borough.

Table 3 is in the form of a schedule listing details of outstanding permissions for 2023/24 for the Borough.

Table 4 is a schedule of applications which have been granted consent subject to a Section 106 agreement at 31 March 2024.

Table 5 is a list of adopted housing allocations without planning permission at 31 March 2024.

Table 6 provides a summary of all housing completions and outstanding permissions in the Borough at 31 March 2024.

Figure 1 presents the number of housing completions in the town centre area for each year from a base date of 2015/16.

**Table 1 – Summary of annual completions and outstanding permissions in Bedford Borough 2015/16-2023/24**

<b>Year</b>	<b>Net completions</b>	<b>Outstanding planning permissions</b>
2015/16	964	8,574
2016/17	1,255	8,341
2017/18	1,350	7,259
2018/19	1,359	6,347
2019/20	1,026	5,979
2020/21	1,199	4,864
2021/22	1,019	6,040
2022/23	1,465	4,793
2023/24	689	4,706
<b>Total</b>	<b>10,326</b>	

**Table 2 – Schedule of completions in the borough 2023/24**

Locality	Permission reference	Address	Gross site capacity	Total annual net completions	Total annual gross completions	Annual gross affordable completions	Total annual losses
Bedford	16/02013/FUL	Land adj to 41 Barkers Lane Bedford MK41 9SL	1	1	1	0	0
Bedford	17/03183/FUL	82 Winchester Road, Bedford	1	1	1	0	0
Bedford	19/00214/FUL	72 Tavistock Street Bedford	2	2	2	0	0
Bedford	20/00830/FUL	Enterprise House, 4 - 6 Union Street	8	2	2	0	0
Bedford	20/01244/FUL	Land adj to 10 Willow Road Bedford	1	1	1	0	0
Bedford	20/02845/REM	Mark Rutherford Upper School	3	3	3	0	0
Bedford	21/00621/FUL	64 Harpur Street	3	3	3	0	0
Bedford	21/01931/FUL	157 London Road Bedford	2	2	2	0	0
Bedford	21/02957/FUL	31 Warwick Avenue Bedford MK40 2EE	5	4	5	0	1
Bedford	21/03032/FUL	Zero, 1a Rothsay Road	1	0	1	0	1
Bedford	21/03329/FUL	71 Victoria Road	4	3	4	0	1
Bedford	22/00256/S73A	5 Caister Road Bedford	0	-1	0	0	1
Bedford	22/01540/FUL	Equipoise House 8 - 12 Grove Place Bedford MK40 3JJ	3	3	3	0	0
Bedford	22/01588/FUL	Priory Marina Barkers Lane Bedford MK41 9DJ	5	5	5	0	0
Bedford	22/02402/COU	1 Cambridge Road Bedford MK42 0LH	0	-1	0	0	1
Bedford	22/02420/COU	50 Clarendon Street Bedford MK41 7SJ	1	1	1	0	0
Bedford	23/01734/S73A	11 Brereton Road Bedford MK40 1HU	2	1	2	0	1
Bedford	23/01815/S73A	2 Bromham Road Bedford MK40 2QA	1	1	1	0	0
Bedford	23/02336/S73A	9 Aspley Road Bedford MK42 9JU	0	-1	0	0	1
Biddenham CP	19/01512/FUL	23 Bromham Road Biddenham	1	1	1	0	0
Biddenham CP	19/01564/FUL	12 And 12A Vicars Close Biddenham MK40 4BG	2	0	2	0	2
Biddenham CP	21/01362/MAR	Land North Of Bromham Road Biddenham	296	29	29	0	0



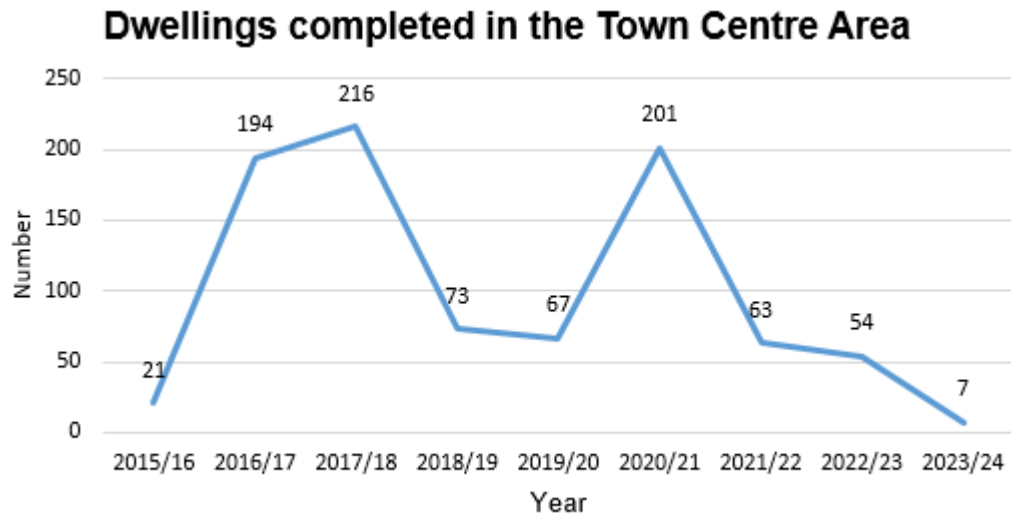
Locality	Permission reference	Address	Gross site capacity	Total annual net completions	Total annual gross completions	Annual gross affordable completions	Total annual losses
Biddenham CP	21/02820/M73	Land at Deep Spinney, Gold Lane and Duck End Lane	119	13	13	0	0
Biddenham CP	21/03132/FUL	24 Bromham Road Biddenham MK40 4AF	1	0	1	0	1
Biddenham CP	21/03302/MAR	Land At Deep Spinney Gold Lane And Duck End Lane Biddenham	130	65	65	16	0
Bolnhurst and Keysoe CP	18/02080/FUL	Manor Farm House, School Lane, Bolnhurst	2	1	1	0	0
Bolnhurst and Keysoe CP	23/01988/S73	The Old Weighbridge Thurleigh Road Bolnhurst MK44 2ET	1	1	1	0	0
Bromham CP	18/00340/FUL	Land adj to 13 Trevor Drive	2	2	2	0	0
Bromham CP	20/02520/MAR	Land At Stagsden Road Bromham	80	26	26	15	0
Carlton and Chellington CP	21/01359/FUL	Northey Farm Barns School Lane Carlton MK43 7LG	1	1	1	0	0
Carlton and Chellington CP	21/02406/FUL	Land At The Causeway Carlton	9	7	7	0	0
Clapham CP	15/00207/REM	2 The Close, Clapham	3	3	3	0	0
Cople CP	21/00167/FUL	123 Willington Road Cople MK44 3TN	1	1	1	0	0
Cople CP	21/02024/FUL	4 Water End	1	0	1	0	1
Dean and Shelton CP	18/01349/FUL	Osier Stables, Kimbolton Road, Lower Dean	1	1	1	0	0
Dean and Shelton CP	20/00235/FUL	Old Pond House, High Street, Upper Dean	1	1	1	0	0
Felmersham CP	21/02297/FUL	Lower Harrowdene Memorial Lane Felmersham MK43 7JG	2	1	2	0	1
Great Barford CP	19/01221/FUL	29 Bedford Road Great Barford	2	2	2	0	0
Harrold CP	21/03261/S73A	Town Farm House 76 High Street Harrold MK43 7BH	1	1	1	0	0
Kempston CP	19/02826/FUL	88 Bedford Road, Kempston	2	2	2	0	0
Kempston CP	20/00021/MAF	389 and former Lidl site 393-401 Bedford Road Kempston	60	60	60	0	0
Kempston CP	20/00316/REM	187B Bedford Road, Kempston	5	5	5	0	0
Kempston CP	23/01197/COU	51 Wilkinson Road Kempston MK42 7FR	0	-1	0	0	1

Locality	Permission reference	Address	Gross site capacity	Total annual net completions	Total annual gross completions	Annual gross affordable completions	Total annual losses
Kempston Rural CP	22/00869/FUL	91 Wootton Road Kempston Rural MK43 9BJ	1	0	1	0	1
Little Staughton CP	21/00744/FUL	Land Adj Baptist Chapel High Street Little Staughton MK44 2BH	7	7	7	7	0
Little Staughton CP	21/02186/CPNQ	Trinity Spring Hill Little Staughton	2	2	2	0	0
Ravensden CP	16/01814/FUL	Longacre, 34 Cleat Hill	1	1	1	0	0
Ravensden CP	21/01901/MAR	Land At Graze Hill Ravensden	163	46	46	22	0
Renhold CP	20/02751/CPNQ	Barn East Of 67 Church End Renhold	1	1	1	0	0
Riseley CP	19/01765/FUL	Riseley Lower School Church Lane Riseley MK44 1EL	9	9	9	0	0
Riseley CP	23/02463/LDE	Sackville Lodge Farmhouse High Street Riseley MK44 1BS	2	1	2	0	1
Sharnbrook CP	20/02914/MAR	Land at Yelnow Lane	51	5	5	0	0
Shortstown CP	15/00541/FUL	Nisa Local, North Drive	5	4	4	0	0
Shortstown CP	20/00901/EIA	Land rear of sheds RAF Cardington The Highway Shortstown.	592	115	115	16	0
Stagsden CP	22/01932/REM	Land West Of Village Farm Spring Lane Stagsden	6	6	6	0	0
Staploe CP	21/03166/CPNQ	Tally Ho Corner Farm Gypsy Lane Staploe PE19 5JF	2	2	2	0	0
Stewartby CP	14/03135/MAR	Land east and west of Broadmead Road	325	2	2	0	0
Stewartby CP	20/00215/COU	Flat, Stewartby Village Hall, Churchill Close, Stewartby	0	-1	0	0	1
Stewartby CP	21/00722/MAF	Land east and west of Broadmead Road	12	9	9	2	0
Turvey CP	19/00999/FUL	Top Lodge Newton Lane Turvey MK43 8AA	1	0	1	0	1
Turvey CP	22/02197/S73	16B Tandys Close Turvey MK43 8EU	2	2	2	0	0
Wilden CP	20/00836/REM	65A Renhold Road, Wilden	1	1	1	0	0
Wilden CP	20/03046/CPNQ	Land South East Of Hill Farm, Barford Road, Wilden	1	1	1	0	0

Locality	Permission reference	Address	Gross site capacity	Total annual net completions	Total annual gross completions	Annual gross affordable completions	Total annual losses
Wilden CP	21/01898/FUL	Mattstone Ornaments Shrubbery Lane Wilden MK44 2PH	1	1	1	0	0
Wilshamstead CP	18/02075/FUL	166 Cotton End Road Wilstead MK45 3DP	1	1	1	0	0
Wilshamstead CP	19/00509/FUL	2-8 Longmeadow Drive Wilstead Bedford MK45 3FB	2	1	1	0	0
Wilshamstead CP	21/02470/REM	Land rear of 115 Cotton End Road	1	1	1	0	0
Wilshamstead CP	21/03124/MAR	Land Rear Of 25 To 39 Howard Close Wilstead	30	15	15	3	0
Wixams CP	17/02486/MAR	Village 2, Wixams	239	5	5	0	0
Wixams CP	18/02994/MAR	Village 2, Bedford Road, Wixams	207	2	2	0	0
Wixams CP	19/02071/MAR	Village 2 Bedford Road Wixams	268	105	105	34	0
Wixams CP	21/01440/MAR	Parcel 3.5 Wixams Village 3	180	11	11	0	0
Wixams CP	21/02615/MAR	Parcel 3.4 Wixams Village 3	232	7	7	0	0
Wixams CP	23/01616/M73	Wixams Village 2, parcels R1a, R6a-R9	188	69	69	22	0
Wootton CP	22/00579/REM	18 And Land At 16 Bedford Road Wootton	5	4	5	0	1
Wyboston, Chawston and Colesden CP	21/01247/FUL	Hedding Farm The Lane Wyboston MK44 3AS	2	2	2	0	0
			<b>Total</b>	<b>689</b>	<b>707</b>	<b>137</b>	<b>18</b>

**Figure 1 – Number of housing completions in the town centre area 2015/16-2023/24**

7 net completions were recorded in the town centre area in this monitoring year. This continues the trend of a reduction in completions where previous years have shown an increase in town centre completions because of large amounts of conversion of office space to dwellings. Regarding the higher completion rate in 2020/21, 103 of these completions can be attributed to prior notification permissions.



**Table 3 – Schedule of outstanding planning permissions in the borough at 31 March 2024**

Where affordable housing has been granted planning permission within an application site, the number of affordable dwellings is stated in brackets in the Gross site capacity and Gross number with planning permission but not built columns.

Locality	Permission reference	Address	Gross site capacity	Losses	Net site capacity	Gross number with planning permission but not built	Number with planning permission but not built (net)	Number under construction	Number not started
Bedford	05/00598/FUL	Telecom House, 25-27 St John's Street	153 (51)	0	153	44	44	44	0
Bedford	19/01385/FUL	Land Between 5 And 13 Western Street	3	0	3	3	3	3	0
Bedford	19/01794/FUL	124 Ampthill Road	4	0	4	4	4	4	0
Bedford	19/02127/FUL	1 Brereton Road Bedford MK40 1HU	7	0	7	7	7	7	0
Bedford	19/02184/FUL	Land adjacent 36 Wentworth Drive	1	0	1	1	1	1	0
Bedford	20/00140/MAO	Bedfordshire Police Greyfriars Police Station 32 Greyfriars Bedford MK40 1HR	105 (32)	0	105	105 (32)	105	0	105
Bedford	20/01211/FUL	24 Aylesbury Road Bedford MK41 9QZ	1	0	1	1	1	1	0
Bedford	20/01906/FUL	Bury Court, Church Lane	9 (9)	0	9	9 (9)	9	0	9
Bedford	20/02076/MAF	West One 63 - 67 Bromham Road Bedford	24	0	24	24	24	0	24
Bedford	20/02186/FUL	61 Willow Road Bedford	2	0	2	2	2	0	2
Bedford	20/02214/FUL	67 Commercial Road	2	1	1	2	1	2	0
Bedford	20/02811/FUL	5 - 7 The Broadway	1	0	1	1	1	1	0
Bedford	21/00786/FUL	82A Tavistock Street Bedford MK40 2RP	3	0	3	3	3	3	0

Locality	Permission reference	Address	Gross site capacity	Losses	Net site capacity	Gross number with planning permission but not built	Number with planning permission but not built (net)	Number under construction	Number not started
Bedford	21/00834/FUL	Rear of The Bull Public House, London Road	7	0	7	7	7	7	0
Bedford	21/00839/FUL	Garages at 73-75 The Boundary	2 (2)	0	2	2 (2)	2	0	2
Bedford	21/01115/FUL	54 Harpur Street Bedford	1	0	1	1	1	0	1
Bedford	21/01164/CPN O	Technology House 239 Ampthill Road Bedford	18	0	18	18	18	0	18
Bedford	21/01343/FUL	4 Merton Road Bedford	4	1	3	4	3	4	0
Bedford	21/01457/FUL	Land At College Road And Muswell Road Bedford	7 (7)	0	7	7 (7)	7	0	7
Bedford	21/01818/FUL	107 High Street Bedford MK40 1NE	2	0	2	2	2	0	2
Bedford	21/02136/CPN O	Aecom House 200 Horne Lane	28	0	28	28	28	0	28
Bedford	21/02203/FUL	1 Battison Street Bedford	1	0	1	1	1	0	1
Bedford	21/02518/FUL	43 High Street	2	0	2	2	2	0	2
Bedford	21/02607/COU	58 Clapham Road	3	1	2	3	2	0	3
Bedford	21/02621/FUL	90 Putnoe Lane Bedford MK41 9AG	2	1	1	2	1	0	2
Bedford	21/02643/FUL	126 Ampthill Road	2	1	1	2	1	2	0
Bedford	21/02895/CPN AA	Technology House 239 Ampthill Road Bedford MK42 9QQ	41	0	41	41	41	0	41
Bedford	21/03078/FUL	16 Castle Road Bedford	1	0	1	1	1	0	1
Bedford	21/03125/FUL	Garage Land Adjoining 56 Cornland Bedford	2 (2)	0	2	2 (2)	2	0	2

Locality	Permission reference	Address	Gross site capacity	Losses	Net site capacity	Gross number with planning permission but not built	Number with planning permission but not built (net)	Number under construction	Number not started
Bedford	22/00211/FUL	143 Honey Hill Road Bedford MK40 4PE	2	1	1	2	1	0	2
Bedford	22/00328/FUL	135 - 137 Tavistock Street Bedford MK40 2SB	3	0	3	3	3	3	0
Bedford	22/00674/FUL	Land To The Rear Of 72 To 74 High Street Bedford	4	0	4	4	4	0	4
Bedford	22/00680/FUL	Land East Of 33 - 39 Carlisle Road Bedford MK40 4HR	2 (2)	0	2	2 (2)	2	0	2
Bedford	22/00759/COU	Priory Marina Barkers Lane Bedford MK41 9DJ	22	0	22	22	22	22	0
Bedford	22/00956/CPN MA	113 High Street Bedford MK40 1NU	5	0	5	5	5	0	5
Bedford	22/00962/FUL	Garages At Epping Walk And Fieldside Bedford	3 (3)	0	3	3 (3)	3	0	3
Bedford	22/01137/CPN MA	11 Lurke Street Bedford MK40 3HZ	26	0	26	26	26	0	26
Bedford	22/01975/M73	Kingsway Apartments Kingsway Bedford MK42 2BB	72 (12)	0	72	72 (12)	72	72	0
Bedford	22/02043/FUL	Flat 135 Midland Road Bedford MK40 1DN	4	1	3	4	3	0	4
Bedford	22/02182/FUL	27B Castle Road Bedford MK40 3PL	1	0	1	1	1	0	1
Bedford	22/02610/FUL	1 The Crescent Bedford MK40 2RU	4	0	4	4	4	0	4

Locality	Permission reference	Address	Gross site capacity	Losses	Net site capacity	Gross number with planning permission but not built	Number with planning permission but not built (net)	Number under construction	Number not started
Bedford	22/02656/FUL	Land West Of 8 Faldo Road Bedford MK42 0EH	1 (1)	0	1	1 (1)	1	0	1
Bedford	22/02763/FUL	First And Second Floors 22B Foster Hill Road Bedford MK40 2EN	1	0	1	1	1	0	1
Bedford	23/00197/FUL	74 Clapham Road Bedford MK41 7PN	5	1	4	5	4	0	5
Bedford	23/00272/FUL	146 And 148 London Road Bedford MK42 0PR	2	0	2	2	2	0	2
Bedford	23/00708/MAF	254 - 300 Redwood Grove Bedford MK42 9JL	24	24	0	24	0	24	0
Bedford	23/00804/CPN MA	14 Rothsay Place Bedford MK40 3PX	1	0	1	1	1	0	1
Bedford	23/01014/CPN MA	Broadway House 4 - 6 The Broadway Bedford MK40 2TE	8	0	8	8	8	0	8
Bedford	23/01141/COU	122 Mile Road Bedford MK42 9TD	0	1	-1	0	-1	0	0
Bedford	23/01315/CPN MA	1 Lurke Street Bedford MK40 3TN	26	0	26	26	26	0	26
Bedford	23/01534/FUL	292 Ampthill Road Bedford MK42 9QL	0	1	-1	0	-1	0	0
Bedford	23/01537/FUL	170 Bower Street Bedford MK40 3QZ	1	0	1	1	1	0	1
Bedford	23/01540/CPN G	44 and 48 Allhallows and 50-54 St Loyes Street Bedford MK40 1LN	10	0	10	10	10	0	10



Locality	Permission reference	Address	Gross site capacity	Losses	Net site capacity	Gross number with planning permission but not built	Number with planning permission but not built (net)	Number under construction	Number not started
Bedford	23/01823/CPN MA	1-6 Claire Court And 8,10 And 10A Lime Street Bedford MK40 1LD	7	0	7	7	7	0	7
Bedford	23/01830/COU	10 Bruthwaite Green Bedford MK41 0NH	0	1	-1	0	-1	0	0
Bedford	23/01910/FUL	22 Hawkins Road Bedford MK42 9LS	2	1	1	2	1	2	0
Bedford	23/02183/FUL	Land At Rear Of 22 Kimbolton Avenue Bedford MK40 3AA	1	0	1	1	1	0	1
Bedford	23/02216/COU	45 Haylands Way Bedford MK41 9BY	0	1	-1	0	-1	0	0
Bedford	23/02584/FUL	10 - 12 Iddesleigh Road Bedford MK40 4LW	2	0	2	2	2	0	2
Bedford	23/02702/CPN MA	26 Grove Place Bedford MK40 3JJ	1	0	1	1	1	1	0
Bedford	23/02753/CPN MA	Broadway House 4 - 6 The Broadway Bedford MK40 2TE	8	0	8	8	8	0	8
Bedford	24/00008/CPN MA	16A Ridgmount Street Bedford MK42 9HR	3	0	3	3	3	0	3
Biddenham CP	01/02199/EIA	Land north of Bromham Road	1300* (260)	0	1300*	298 (60)	298	0	298
Biddenham CP	16/02141/FUL	11 Biddenham Turn Biddenham MK40 4AT	1	1	0	1	0	1	0
Biddenham CP	19/01394/MAO	Land At Bromham Road, Biddenham	1	0	1	1	1	0	1
Biddenham CP	21/00641/FUL	Land between 60 And 64 Bromham Road Biddenham	1	0	1	1	1	0	1

Locality	Permission reference	Address	Gross site capacity	Losses	Net site capacity	Gross number with planning permission but not built	Number with planning permission but not built (net)	Number under construction	Number not started
Biddenham CP	21/01362/MAR	Land North Of Bromham Road Biddenham	296 (59)	0	296	267 (59)	267	14	253
Biddenham CP	21/02608/FUL	Land adjacent to 16 Vicars Close	2	0	2	2	2	0	2
Biddenham CP	21/02849/FUL	44 Day's Lane Biddenham MK40 4AE	1	1	0	1	0	0	1
Biddenham CP	21/03302/MAR	Land At Deep Spinney Gold Lane And Duck End Lane Biddenham	130 (30)	0	130	65 (14)	65	31	34
Biddenham CP	22/00989/OUT	16 Vicars Close Biddenham MK40 4BG	3	1	2	3	2	0	3
Biddenham CP	23/01300/FUL	43 Day's Lane Biddenham MK40 4AE	1	1	0	1	0	0	1
Bolnhurst and Keysoe CP	21/00244/CPN Q	Barn At Myers Hill Farm Kimbolton Road Bolnhurst	1	0	1	1	1	0	1
Bolnhurst and Keysoe CP	21/00534/FUL	Little Farm House St Neots Road Bolnhurst MK44 2EP	1	0	1	1	1	0	1
Bolnhurst and Keysoe CP	21/00977/REM	Barns at Hatch Lane Keysoe MK44 2JQ	3	0	3	3	3	0	3
Bolnhurst and Keysoe CP	21/03296/FUL	Hinton St Mary, Kimbolton Road	1	0	1	1	1	1	0
Bolnhurst and Keysoe CP	22/01536/FUL	Cherry Orchard Farm Kimbolton Road Bolnhurst MK44 2EY	1	1	0	1	0	0	1
Bolnhurst and Keysoe CP	23/02300/FUL	Land At National School Cottage Mill Hill Keysoe MK44 2HP	1	0	1	1	1	0	1
Brickhill CP	21/01853/FUL	159 Kimbolton Road Bedford	1	1	0	1	0	0	1

Locality	Permission reference	Address	Gross site capacity	Losses	Net site capacity	Gross number with planning permission but not built	Number with planning permission but not built (net)	Number under construction	Number not started
Brickhill CP	21/02273/FUL	Land Between Clyde Crescent Ivel Close And Wye Close Bedford	2 (2)	0	2	2 (2)	2	0	2
Brickhill CP	21/03330/FUL	Garage Blocks At Rooksmead Bedford	2 (2)	0	2	2 (2)	2	0	2
Brickhill CP	23/01129/MAF	Little Park Farm Hawk Drive Bedford MK41 7JF	0	1	-1	0	-1	0	0
Bromham CP	19/01904/MAO	Land At Junction Of A422 And A428 Stagsden Road Bromham	390 (59)	0	390	390 (59)	390	0	390
Bromham CP	20/02520/MAR	Land At Stagsden Road Bromham	80 (24)	0	80	21	21	18	3
Bromham CP	22/01391/FUL TDC	Land Adjacent 164 Stagsden Road Bromham MK43 8QR	2	0	2	2	2	0	2
Bromham CP	22/02061/PIP	Land Adjacent 164 Stagsden Road Bromham MK43 8QR	1	0	1	1	1	0	1
Bromham CP	22/02560/FUL	Argrey 158 Stagsden Road Bromham MK43 8QR	1	0	1	1	1	0	1
Carlton and Chellington CP	21/02406/FUL	Land At The Causeway Carlton	9	0	9	2	2	2	0
Carlton and Chellington CP	22/01872/CPN Q	Spring Close Farm Turvey Road Carlton MK43 7LH	1	0	1	1	1	1	0
Clapham CP	19/00838/PIP	Land Adj 35 Oakley Road Clapham	1	0	1	1	1	0	1
Clapham CP	21/02689/CPN Q	Twinwoods Farm Twinwood Clapham	3	0	3	3	3	2	1

Locality	Permission reference	Address	Gross site capacity	Losses	Net site capacity	Gross number with planning permission but not built	Number with planning permission but not built (net)	Number under construction	Number not started
Colmworth CP	22/00896/FUL	Land Adjacent To Moat House Church Road Colmworth	1	0	1	1	1	0	1
Colmworth CP	22/01396/CPN Q	Tenacres Little Staughton Road Colmworth MK44 2LB	1	0	1	1	1	1	0
Colmworth CP	23/00501/FUL	Land at 10 Queens Road Colmworth MK44 2LA	1	0	1	1	1	0	1
Cople CP	21/02023/FUL	5 Water End	1	1	0	1	0	1	0
Dean and Shelton CP	21/01107/REM	Dean Grange Farm, High Street, Upper Dean	4	0	4	4	4	4	0
Dean and Shelton CP	23/01760/CPN Q	Land South Of Top Farm High Street Upper Dean PE28 0NF	1	0	1	1	1	0	1
Elstow CP	23/01866/COU	4 Wadsworth Court Bedford MK42 9QF	0	1	-1	0	-1	0	0
Felmersham CP	17/00041/FUL	The Ponderosa, Moor End Lane	1	1	0	1	0	1	0
Felmersham CP	21/03293/CPN Q	Village Farm, Grange Road	1	0	1	1	1	1	0
Felmersham CP	22/01435/FUL	Radwell Hall Farm Bridge End Radwell MK43 7HU	5	0	5	5	5	0	5
Great Barford CP	22/01633/REM	54 Bedford Road Great Barford MK44 3JF	1	0	1	1	1	1	0
Great Barford CP	22/01696/FUL	Garages At Brook Lane Great Barford	1	0	1	1	1	0	1
Great Barford CP	23/00495/REM	Land North Of Roxton Road Great Barford	7	0	7	7	7	0	7

Locality	Permission reference	Address	Gross site capacity	Losses	Net site capacity	Gross number with planning permission but not built	Number with planning permission but not built (net)	Number under construction	Number not started
Great Denham CP	21/01582/MAF	Land Adjacent To Mercia Road Great Denham	95 (14)	0	95	95 (14)	95	0	95
Harrold CP	21/00442/FUL	Land rear of 72 High Street	3	0	3	3	3	0	3
Harrold CP	21/02917/FUL	35 Orchard Lane Harrold MK43 7BP	1	1	0	1	0	0	1
Harrold CP	22/01334/FUL	Mid Farm New Road Harrold MK43 7EL	1	1	0	1	0	0	1
Kempston CP	19/00632/FUL	49 And 53 Hill Rise Kempston Bedford	2	0	2	1	1	1	0
Kempston CP	19/02247/MAF	Former Hazelwoods Foods, Dallas Road	341 (45)	0	341	341 (45)	341	0	341
Kempston CP	20/00649/FUL	53 Hill Rise, Kempston	2	1	1	1	0	1	0
Kempston CP	21/00056/FUL	76 - 78 High Street Kempston	4	1	3	4	3	0	4
Kempston CP	21/00945/FUL	Land Adj 36 Woburn Road Kempston	1 (1)	0	1	1 (1)	1	0	1
Kempston CP	21/01022/CPN O	Rear Of 33 - 39 High Street Kempston	2	0	2	2	2	0	2
Kempston CP	21/02222/FUL	Land At 29 Wyatt Road And Garage Blocks Wyatt Road Kempston	4 (4)	0	4	4 (4)	4	0	4
Kempston CP	21/02224/FUL	Site adjacent to 68 Dennis Road	4 (4)	0	4	4 (4)	4	0	4
Kempston CP	21/02918/FUL	53 Hill Rise Kempston Bedford MK42 7DN	3	0	3	3	3	0	3
Kempston CP	21/03327/PIP	Rear of 3 Eugster Avenue	1	0	1	1	1	0	1
Kempston CP	22/02632/COU	24 Normandy Close Kempston MK42 8TF	0	1	-1	0	-1	0	0

Locality	Permission reference	Address	Gross site capacity	Losses	Net site capacity	Gross number with planning permission but not built	Number with planning permission but not built (net)	Number under construction	Number not started
Kempston CP	23/00754/S73	Land Adjacent To 45 Balliol Road Kempston	2	0	2	2	2	2	0
Kempston CP	23/01120/FUL	2 Spring Road Kempston MK42 8LP	9	1	8	9	8	0	9
Kempston Rural CP	22/02313/FUL	161-163 Box End Road Bromham MK43 8LU	1	2	-1	1	-1	0	1
Kempston Rural CP	23/01202/CPN Q	Three Ways Farm West End Road Kempston MK43 8RY	1	0	1	1	1	1	0
Kempston Rural CP	23/02379/CPN Q	Glenbrook Farm Tithe Road Kempston MK43 8TH	1	0	1	1	1	1	0
Little Staughton CP	17/01730/CPN Q	Barns at Green End Farm, Green End, Little Staughton	2	0	2	1	1	0	1
Melchbourne And Yelden CP	22/01747/FUL	The Chequers Inn High Street Yelden MK44 1AW	1	0	1	1	1	0	1
Milton Ernest CP	16/01397/FUL	The Old Maltings, Bedford Road	6	0	6	6	6	6	0
Milton Ernest CP	21/02807/FUL	Land at Village Farm, 47 Radwell Road	1	0	1	1	1	1	0
Oakley CP	21/01036/FUL	40 High Street Oakley	1	0	1	1	1	0	1
Oakley CP	21/02394/MAO	Land At Station Road Oakley	40 (12)	0	40	40 (12)	40	0	40
Oakley CP	22/00893/FUL	Orchard Lea 15 Highfield Road Oakley MK43 7TA	1	1	0	1	0	0	1
Odell CP	23/01970/FUL	Westwood Farm Odell Road Odell MK43 7AP	1	1	0	1	0	0	1
Pavenham CP	21/02774/FUL	Garages at Close Road Pavenham	2 (2)	0	2	2 (2)	2	0	2

Locality	Permission reference	Address	Gross site capacity	Losses	Net site capacity	Gross number with planning permission but not built	Number with planning permission but not built (net)	Number under construction	Number not started
Pavenham CP	23/01993/CPN Q	6 East End Pavenham MK43 7PR	1	0	1	1	1	0	1
Pavenham CP	23/02647/CPN Q	Pax Hill High Street Pavenham MK43 7NU	1	0	1	1	1	0	1
Pertenhall CP	23/01163/OUT	Horn Farm Wood End Lane Pertenhall MK44 2AS	2	0	2	2	2	0	2
Podington CP	21/00117/FUL	Knapwell Farm Vicarage Lane Podington NN29 7HR	1	0	1	1	1	0	1
Ravensden CP	18/02095/REM	Hill Farm Sunderland Hill Ravensden MK44 2SJ	1	0	1	1	1	0	1
Ravensden CP	19/01941/FUL	Glenacre, Bedford Road, Ravensden	1	1	0	1	0	1	0
Ravensden CP	21/01901/MAR	Land At Graze Hill Ravensden	163 (49)	0	163	117 (27)	117	19	98
Ravensden CP	22/01845/FUL	Fairview 7 Cleat Hill Bedford MK41 8AL	1	0	1	1	1	1	0
Renhold CP	20/00672/FUL	Land adjoining 56 Top End Renhold	1	0	1	1	1	0	1
Renhold CP	21/02819/FUL	Hill Grove Water Lane Renhold MK41 0JH	1	1	0	1	0	0	1
Renhold CP	22/00246/FUL	35 Hookhams Lane Renhold MK41 0JU	1	0	1	1	1	0	1
Renhold CP	23/00121/FUL	18-20 Woodfield Lane Renhold MK41 0LH	3	2	1	3	1	0	3
Renhold CP	23/00500/PIP	64 Wilden Road Renhold MK41 0LY	1	1	0	1	0	0	1
Renhold CP	23/01987/FUL	Land At 78 Hookhams Lane Renhold MK41 0JX	2	0	2	2	2	0	2

Locality	Permission reference	Address	Gross site capacity	Losses	Net site capacity	Gross number with planning permission but not built	Number with planning permission but not built (net)	Number under construction	Number not started
Riseley CP	21/02835/FUL	Redhouse Farm Riseley Road Bletsoe MK44 1QU	1	0	1	1	1	0	1
Riseley CP	22/00663/CPN Q	Scania House High Street Riseley MK44 1BS	1	0	1	1	1	1	0
Roxton CP	21/02592/FUL	14 Saxon Close Roxton MK44 3EP	1	0	1	1	1	0	1
Roxton CP	21/03333/MAR	Land North Of School Lane Roxton	50 (15)	0	50	50 (15)	50	5	45
Sharnbrook CP	21/02601/FUL	Land to the rear of Brookfield 105 High Street Sharnbrook	1	0	1	1	1	0	1
Sharnbrook CP	21/02808/CPN Q	Land to the rear of Brookfield 105 High Street Sharnbrook	3	0	3	3	3	0	3
Shortstown CP	20/00901/EIA	Land rear of sheds RAF Cardington The Highway Shortstown	592 (60)	0	592	321 (17)	321	81	240
Shortstown CP	22/01615/FUL	Land Adjacent 1 Whitley Road Shortstown	1	0	1	1	1	0	1
Shortstown CP	23/00449/FUL	Land Adjacent 10 Blenheim Road Shortstown MK42 0UY	1	0	1	1	1	0	1
Stagsden CP	22/02006/CPN Q	North End Farm North End Road Stagsden MK43 8TU	1	0	1	1	1	1	0
Stagsden CP	23/02007/CPN Q	Roundhill Farm Turvey Road Stagsden MK43 8TX	1	0	1	1	1	0	1
Staploe CP	22/01039/FUL	Upper Goodwick Farm Cottage Goodwick	1	1	0	1	0	0	1



Locality	Permission reference	Address	Gross site capacity	Losses	Net site capacity	Gross number with planning permission but not built	Number with planning permission but not built (net)	Number under construction	Number not started
		Drive Honeydon MK44 2LS							
Staploe CP	22/02258/FUL	Lower Goodwick Farm Begwary MK44 2NX	2	0	2	2	2	0	2
Staploe CP	23/02578/FUL	Cottage Farm Gypsy Lane Staploe PE19 5JE	1	1	0	1	0	0	1
Stevington CP	20/02947/FUL	24 And 26 West End, Stevington	1	2	-1	1	-1	1	0
Stewartby CP	18/03022/EIA	Former Stewartby Brickworks, Broadmead Road	1000 (300)	0	1000	1000 (300)	1000	0	1000
Stewartby CP	22/01314/REM	Land At 1 And 2 Vine Cottages Manor Road Kempston Hardwick	2	0	2	2	2	0	2
Thurleigh CP	20/02155/MAO	Land at the Beeches, High Street	11 (3)	1	10	11 (3)	10	0	11
Thurleigh CP	22/00370/MAR	Land Adj 67 High Street Thurleigh MK44 2DX	20 (6)	0	20	20 (6)	20	6	14
Thurleigh CP	22/01791/FUL	Land Adjacent 2 The Close Thurleigh MK44 2DT	2 (2)	0	2	2 (2)	2	0	2
Thurleigh CP	22/01816/FUL	Thurleigh Farm Centre Cross End Thurleigh MK44 2EE	3	0	3	3	3	0	3
Thurleigh CP	22/01890/FUL	Thurleigh Farm Centre Cross End Thurleigh MK44 2EE	1	0	1	1	1	0	1
Thurleigh CP	24/00101/FUL	6 Mill Road Thurleigh MK44 2DL	1	1	0	1	0	0	1
Turvey CP	21/02818/M73	Site Of The Grain Store Station Road Turvey	64	0	64	54	54	0	54

Locality	Permission reference	Address	Gross site capacity	Losses	Net site capacity	Gross number with planning permission but not built	Number with planning permission but not built (net)	Number under construction	Number not started
Wilden CP	22/02070/CPN Q	Bell Farm Colesden Road Wilden	1	0	1	1	1	0	1
Wilden CP	22/02234/FUL	Land Rear Of Village Farm And Church Walk High Street Wilden	1	0	1	1	1	0	1
Willington CP	16/02024/FUL	Building r/o 55 Bedford Road	1	0	1	1	1	1	0
Willington CP	20/02151/MAO	Land Between Sandy Road And Wood Lane Willington	50 (15)	0	50	50 (15)	50	0	50
Willington CP	23/01119/FUL	Land To The Rear Of 55 Bedford Road Willington	1	0	1	1	1	0	1
Willington CP	23/01138/FUL	63 Church Road Willington MK44 3PU	1	1	0	1	0	0	1
Wilshamstead CP	21/03124/MAR	Land Rear Of 25 To 39 Howard Close Wilstead	30 (9)	0	30	15 (6)	15	0	15
Wilshamstead CP	21/03273/PIP	1 Church Road Wilstead	4	0	4	4	4	0	4
Wilshamstead CP	22/01335/FUL	East View 37 Ivy Lane Wilstead MK45 3DN	1	1	0	1	0	0	1
Wilshamstead CP	22/02052/FUL	Montpelier 299 Cotton End Road Wilstead MK45 3DT	1	1	0	1	0	0	1
Wilshamstead CP	23/01569/COU	18 Bedford Road Wilstead MK45 3HW	0	1	-1	0	-1	0	0
Wixams CP	18/03158/MAF	Land North Of The Causeway Wixams	62 (19)	0	62	62 (19)	62	0	62
Wixams CP	19/02071/MAR	Village 2 Bedford Road Wixams	268 (68)	0	268	8	8	0	8
Wixams CP	21/01440/MAR	Parcel 3.5 Wixams Village 3	180 (45)	0	180	169 (45)	169	48	121

Locality	Permission reference	Address	Gross site capacity	Losses	Net site capacity	Gross number with planning permission but not built	Number with planning permission but not built (net)	Number under construction	Number not started
Wixams CP	21/02615/MAR	Parcel 3.4 Wixams Village 3	232 (58)	0	232	225 (58)	225	41	184
Wixams CP	23/01008/MAR	Village 4 Parcel 4 Wixams	111 (28)	0	111	111 (28)	111	0	111
Wixams CP	23/01616/M73	Wixams Village 2, parcels R1a, R6a-R9	182 (49)	0	182	113 (27)	113	23	90
Wixams CP	99/01645/OUT	Wixams, New Settlement, LPH14 (H31)	4500* (1125)	0	4500*	156 (39)	156	0	156
Wootton CP	22/01035/MAO	Land On The South Of Keeley Lane Wootton	20 (6)	0	20	20 (6)	20	0	20
Wootton CP	23/00467/FUL	15 And 17 Potters Cross Wootton MK43 9JG	1	2	-1	1	-1	0	1
Wyboston, Chawston and Colesden CP	22/01270/CPN Q	13 Rookery Road Wyboston MK44 3AX	1	0	1	1	1	0	1
Wyboston, Chawston and Colesden CP	23/02050/CPN Q	21 Spinney Road Chawston MK44 3BW	1	0	1	1	1	1	0
Wymington CP	23/01287/MAR	124 Rushden Road And Land To The Rear Of Rushden Road Wymington	13 (8)	1	12	13 (8)	12	0	13
		<b>Total</b>	<b>7011 (2504)</b>	<b>75</b>	<b>6936</b>	<b>4781 (969)</b>	<b>4706</b>	<b>525</b>	<b>4256</b>

\*To avoid double counting the Gross site capacity and Net site capacity columns do not sum. This is as a result of concurrent outstanding outline and reserved matters permissions at Land north of Bromham Road, Biddenham; and Wixams. Only dwellings not already counted in a subsequent reserved matters application are included in the total.

**Table 4 – Schedule of applications with resolution to grant subject to Section 106 at 31 March 2024**

<b>Policy reference</b>	<b>Application reference</b>	<b>Address</b>	<b>Net capacity estimate</b>
Turvey Neighbourhood Plan – Policy T1	21/03304/MAF	Land west of Newton Lane, south and west of Bakers Close, Turvey	25
-	21/01940/MAF	Rushmoor School, 58-82 Shakespeare Road, Bedford	55
-	19/01624/MAF	Aspects Leisure Park, Newnham Avenue, Bedford	128
		<b>Total</b>	<b>208</b>

**Table 5 – Adopted housing allocations without planning permission at 31 March 2024**

<b>Policy reference</b>	<b>Site</b>	<b>Net capacity estimate</b>
	Allocations and Designations Local Plan 2013	
AD22	Land north of Ravensden Road, Salph End, Renhold	2
	Local Plan 2030	
P9	Land at Duck Mill Lane / Bedesman Lane, Bedford	20
P10	The station area, Ashburnham Road, Bedford	150
P11	Greyfriars, Bedford	145
P12	Land at Ford End Road, Bedford	700
P13	Land at Borough Hall and Prebend Street, Bedford	225
P14	Land south of the river, Bedford	1000
P19	Land at 329 Bedford Road, Kempston	5
P20	Land at Mowbray Road, Bedford	124
P21	Land north of Beverley Crescent, Bedford	150
P22	Land at Lodge Hill, Bedford	84
	Key Service Centres	
	Bromham Neighbourhood Plan	
B7	Old Stable Yard	30
	Clapham Neighbourhood Plan	
HG2	Milton Hill	500
	Great Barford Neighbourhood Plan	
H1	Land at Great Barford west	500
	Sharnbrook Neighbourhood Plan	
S4	Land at Hill Farm, Mill Road	500
	Wootton Neighbourhood Plan	
W3	Land between Potters Cross and Wootton Road	50
W4	Land south of Keeley Lane	20
W5	Land at Tinkers Corner, Keeley Lane	15
	Rural Service Centres	

<b>Policy reference</b>	<b>Site</b>	<b>Net capacity estimate</b>
	Bletsoe Neighbourhood Plan	
BNP Policy 2	Land behind Captains Close	8
BNP Policy 3	Land north of the Old Rectory	3
	Carlton and Chellington Neighbourhood Plan	
CC7	Land north of The Moor	4
	Harrold Neighbourhood Plan	
Harrold NDP2	Land at Odell Road	17
Harrold NPD3	Land east of Orchard Lane	8
	Milton Ernest Neighbourhood Plan	
ME H1	Land at Rushden Road	25
	Oakley Neighbourhood Plan	
ONP HG1	Land to the rear of High Street	10
	Ravensden Neighbourhood Plan	
RNP3	Land adjoining Willow Farm, Butler Street	15
RNP4	Former barns at Cleat Hill Farm	5
	Turvey Neighbourhood Plan	
T1	Carlton Road	25
	<b>Bedford Borough Total</b>	<b>4340</b>

**Table 6 – Summary of completions and outstanding planning permissions in the borough at 31 March 2024**

<b>Locality</b>	<b>Completions 2023-2024 (net)</b>	<b>Number of dwellings with planning permission but not built (net)</b>
Bedford	30	546
Kempston	66	369
Biddenham	108	636
Bletsoe	0	0
Bolnhurst & Keysoe	2	7
Bromham	0	415
Cardington	28	0
Carlton & Chellington	8	3
Clapham	3	4
Colmworth	0	3
Cople	1	0
Cotton End	0	0
Dean & Shelton	2	5
Elstow	0	-1
Felmersham & Radwell	1	6
Great Barford	2	9
Great Denham	0	95
Harrold	1	3
Kempston Rural	0	1
Knotting & Souldrop	0	0
Little Staughton	9	1
Melchbourne & Yielden	0	1
Milton Ernest	0	7
Oakley	0	41
Odell	0	0
Pavenham	0	4
Pertenhall & Swineshead	0	2
Podington	0	1
Ravensden	47	119
Renhold	1	5
Riseley	10	2
Roxton	0	51

Locality	Completions 2023-2024 (net)	Number of dwellings with planning permission but not built (net)
Sharnbrook	5	4
Shortstown	119	323
Stagsden	6	2
Staploe	2	2
Stevington	0	-1
Stewartby	10	1002
Thurleigh	0	36
Turvey	2	54
Wilden	3	2
Willington	0	52
Wilshamstead	18	18
Wixams	199	844
Wootton	4	19
Wyboston, Chawston & Colesden	2	2
Wymington	0	12
<b>Total</b>	<b>689</b>	<b>4,706</b>