

BEDFORD BOROUGH COUNCIL



Housing Monitoring Report

2024 - 2025



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This Housing Monitoring Report was prepared by the
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Introduction and methodology

This Monitoring Report sets out the results of the Borough's housing survey for 1 April 2024 to 31 March 2025. 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 2024-2025 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

New dwellings	Number
Newly built dwellings	573
Dwellings achieved through conversion of existing residential properties	8
Dwellings completed through the change of use of other types of buildings	36
Total dwelling completions (gross)	617
Losses through demolitions, conversion or change of use	41
Total dwelling completions (net)	576

Size	Number and as a % of gross completions
1 bedroom dwellings	55 (8.9%)
2 bedroom dwellings	186 (30.1%)
3 bedroom dwellings	215 (34.8%)
4 and 4+ bedroom dwellings	161 (26.1%)

Type	Number and as a % of gross completions
Flats, apartments or maisonettes	136 (22.0%)
Houses or bungalows - Detached	219 (35.5%)
Houses or bungalows - Semi-detached	160 (25.9%)
Houses or bungalows - Terraced	102 (16.5%)

Tenure	Number and as a % of gross completions
Market housing	495 (80.2%)

Tenure	Number and as a % of gross completions
Affordable housing	122 (19.8%)

Mobility housing	Number and as a % of gross completions
Number of mobility standard dwellings completed	230 (37.3%)

Previous land use	Number and as a % of gross completions
Greenfield land	368 (59.6%)
Brownfield land	249 (40.4%)

Outstanding supply

Outstanding supply of planning permissions (gross)	Number
Outstanding supply of planning permissions (gross)	4,306

Status of adopted housing allocations	Number
With consent subject to S106 agreement	1,104
Without planning permission (estimated capacity)	3,140

Status of other sites	Number
With consent subject to S106 agreement	387

Affordable housing planning permissions	Number
Number of dwellings permitted in 2024/25 on sites subject to affordable housing requirement	283
Of which number and % are affordable	78 (27.6%)
In 2024/25, four further planning permissions were granted on sites for 100% affordable housing equating to a total of 12 dwellings.	

Definitions

Adopted housing allocations - Includes housing allocations in the Allocations and Designations Local Plan 2013, the Local Plan 2030, and in relevant 'made' Neighbourhood Plans.

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 2024/25 for the Borough.

Table 3 is in the form of a schedule listing details of outstanding permissions for 2024/25 for the Borough.

Table 4 is a schedule of applications which have been granted consent subject to a Section 106 agreement at 31 March 2025.

Table 5 is a list of adopted housing allocations without planning permission at 31 March 2025.

Table 6 provides a summary of all housing completions and outstanding permissions in the Borough at 31 March 2025.

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 2015/16-2024/25

Year	Net completions	Outstanding planning permissions
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
2024/25	576	4,255
Total	10,902	

Table 2 – Schedule of completions in the borough 2024/25

Locality	Permission reference	Address	Gross site capacity	Total annual net completions	Total annual gross completions	Total gross affordable completions	Total annual losses
Bedford	19/01385/FUL	Land between 5 and 13 Western Street Bedford	3	3	3	0	0
Bedford	19/01794/FUL	124 Ampthill Road Bedford	4	4	4	0	0
Bedford	20/02811/FUL	5 - 7 The Broadway Bedford	1	1	1	0	0
Bedford	21/00834/FUL	Rear of The Bull Public House London Road Bedford	7	7	7	0	0
Bedford	21/01343/FUL	4 Merton Road Bedford	4	3	4	0	1
Bedford	23/00708/MAF	254 - 300 Redwood Grove Bedford MK42 9JL	24	0	24	0	24
Bedford	23/00804/CPNMA	14 Rothsay Place Bedford MK40 3PX	1	1	1	0	0
Bedford	23/01003/FUL	292 Ampthill Road Bedford MK42 9QL	0	-1	0	0	1
Bedford	23/01315/CPNMA	1 Lurke Street Bedford MK40 3TN	26	26	26	0	0
Bedford	23/01830/COU	10 Bruthwaite Green Bedford MK41 0NH	0	-1	0	0	1
Bedford	23/02216/COU	45 Haylands Way Bedford MK41 9BY	0	-1	0	0	1
Bedford	23/02428/S73A	68A - 70 Tavistock Street Bedford MK40 2RG	2	2	2	0	0
Bedford	23/02702/CPNMA	26 Grove Place Bedford MK40 3JJ	1	1	1	0	0
Bedford	24/00357/S73A	26 Winifred Road Bedford MK40 4ES	0	-1	0	0	1
Bedford	24/01927/S73A	3 Wingfield Close Bedford MK40 4PB	0	-1	0	0	1
Biddenham CP	21/01362/MAR	Land North Of Bromham Road Biddenham	296	76	76	23	0
Biddenham CP	21/03302/MAR	Land at Deep Spinney Gold Lane and Duck End Lane Biddenham	130	55	55	14	0
Biddenham CP	24/01025/S73A	8 Darlow Drive Biddenham MK40 4AX	1	0	1	0	1
Bolnhurst and Keysoe CP	22/01536/FUL	Cherry Orchard Farm Kimbolton Road Bolnhurst MK44 2EY	1	0	1	0	1
Bromham CP	20/02520/MAR	Land At Stagsden Road Bromham	80	17	17	0	0
Carlton and Chellington CP	21/02406/FUL	Land At The Causeway Carlton	9	2	2	0	0
Colmworth CP	22/01396/CPNQ	Tenacres Little Staughton Road Colmworth MK44 2LB	1	1	1	0	0

Locality	Permission reference	Address	Gross site capacity	Total annual net completions	Total annual gross completions	Total gross affordable completions	Total annual losses
Dean and Shelton CP	23/01760/CPNQ	Land South Of Top Farm High Street Upper Dean PE28 0NF	1	1	1	0	0
Elstow CP	23/01866/COU	4 Wadsworth Court Bedford MK42 9QF	0	-1	0	0	1
Felmersham CP	21/03293/CPNQ	Village Farm Grange Road Felmersham	1	1	1	0	0
Great Barford CP	22/01633/REM	54 Bedford Road Great Barford MK44 3JF	1	1	1	0	0
Great Barford CP	23/00495/REM	Land North of Roxton Road Great Barford	7	2	2	0	0
Great Denham CP	21/01582/MAF	Land Adjacent to Mercia Road Great Denham	95	12	12	0	0
Kempston CP	21/00056/FUL	76 - 78 High Street Kempston	4	2	3	0	1
Kempston CP	22/02632/COU	24 Normandy Close Kempston MK42 8TF	0	-1	0	0	1
Kempston CP	23/01120/FUL	2 Spring Road Kempston MK42 8LP	9	8	9	0	1
Milton Ernest CP	16/01397/FUL	The Old Maltings Bedford Road Milton Ernest	6	6	6	3	0
Ravensden CP	21/01901/MAR	Land At Graze Hill Ravensden	163	42	42	14	0
Renhold CP	23/01987/FUL	Land At 78 Hookhams Lane Renhold MK41 0JX	2	2	2	0	0
Roxton CP	21/03333/MAR	Land North Of School Lane Roxton	50	23	23	12	0
Shortstown CP	20/00901/EIA	Land rear of sheds RAF Cardington The Highway Shortstown	592	83	83	13	0
Stagsden CP	22/02006/CPNQ	North End Farm North End Road Stagsden MK43 8TU	1	1	1	0	0
Staploe CP	22/02258/FUL	Lower Goodwick Farm Begwary MK44 2NX	2	2	2	0	0
Stevington CP	20/02947/FUL	24 and 26 West End Stevington	1	-1	1	0	2
Thurleigh CP	22/00370/MAR	Land Adj 67 High Street Thurleigh MK44 2DX	20	12	12	6	0
Willington CP	23/01034/MAR	Land Between Sandy Road and Wood Lane Willington	50	6	6	0	0
Wilshamstead CP	21/03124/MAR	Land Rear Of 25 to 39 Howard Close Wilstead	30	15	15	6	0
Wilshamstead CP	23/01569/COU	18 Bedford Road Wilstead MK45 3HW	0	-1	0	0	1
Wilshamstead CP	24/00706/S73	Land Adjacent To 17 Pollards Close Wilstead MK45 3HA	1	1	1	0	0

Locality	Permission reference	Address	Gross site capacity	Total annual net completions	Total annual gross completions	Total gross affordable completions	Total annual losses
Wixams CP	21/01440/MAR	Parcel 3.5 Wixams Village 3	180	61	61	15	0
Wixams CP	21/02615/MAR	Parcel 3.4 Wixams Village 3	232	61	61	11	0
Wixams CP	23/01008/MAR	Village 4 Parcel 4 Wixams	111	26	26	3	0
Wixams CP	23/01616/M73	Wixams Village 2 parcels R1a, R6a-R9	182	19	19	2	0
Wootton CP	23/00467/FUL	15 and 17 Potters Cross Wootton MK43 9JG	1	-1	1	0	2
			Total	576	617	122	41

Figure 1 – Number of housing completions in the town centre area 2015/16-2024/25

26 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.

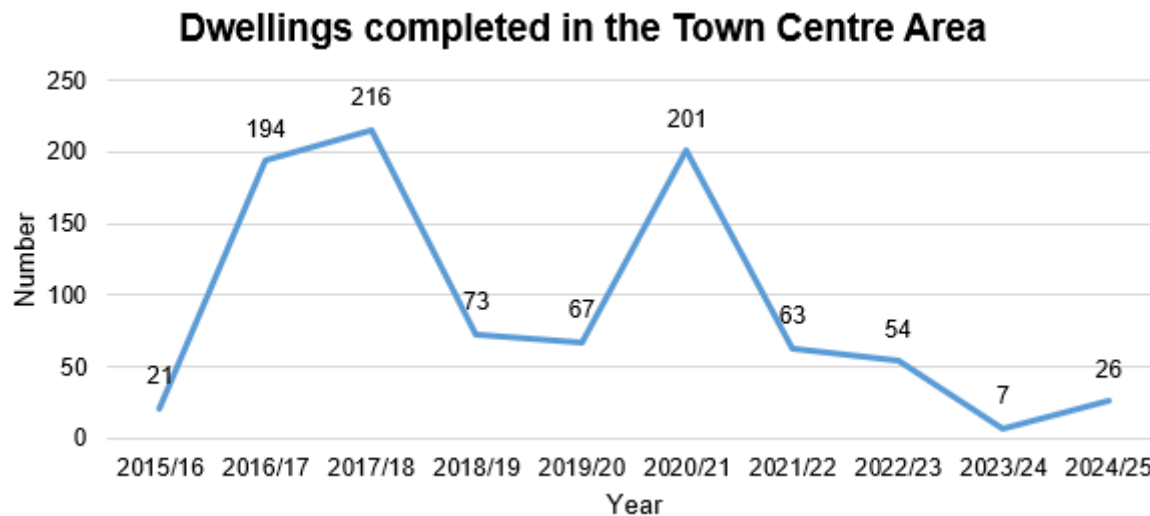


Table 3 – Schedule of outstanding planning permissions in the borough at 31 March 2025

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	19/02127/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	20/01906/FUL	Bury Court, Church Lane	9 (9)	0	9	9 (9)	9	1	8
Bedford	20/02214/FUL	67 Commercial Road	2	1	1	2	1	2	0
Bedford	21/00786/FUL	82A Tavistock Street Bedford MK40 2RP	3	0	3	3	3	3	0
Bedford	21/00839/FUL	Garages at 73-75 The Boundary	2 (2)	0	2	2 (2)	2	2	0
Bedford	21/01164/CPNO	Technology House 239 Ampthill Road Bedford	18	0	18	18	18	0	18

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	21/01457/FUL	Land At College Road And Muswell Road Bedford	7 (7)	0	7	7 (7)	7	7	0
Bedford	21/01818/FUL	107 High Street Bedford MK40 1NE	2	0	2	2	2	0	2
Bedford	21/02203/FUL	1 Battison Street Bedford	1	0	1	1	1	1	0
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/CPNAA	Technology House 239 Ampthill Road Bedford MK42 9QQ	41	0	41	29	29	0	29
Bedford	21/03125/FUL	Garage Land Adjoining 56 Cornland Bedford	2 (2)	0	2	2 (2)	2	0	2
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	22/00590/FUL	Rushmoor School 71 Shakespeare Road Bedford	8 (8)	0	8	8 (8)	8	8	0
Bedford	22/00591/MAF	Bedford Greenacre Independent School 78 Kimbolton Road Bedford	9	0	9	9	9	0	9

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	22/00674/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/CPNMA	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/CPNMA	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	22/02610/FUL	1 The Crescent Bedford MK40 2RU	4	0	4	4	4	0	4
Bedford	22/02656/FUL	Land West Of 8 Faldo Road Bedford MK42 0EH	1 (1)	0	1	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
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	23/00810/FUL	9 And 11 The Crescent Bedford	9	0	9	9	9	9	0
Bedford	23/01014/CPNMA	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	23/01537/FUL	170 Bower Street Bedford MK40 3QZ	1	0	1	1	1	0	1
Bedford	23/01540/CPNG	44 and 48 Allhallows and 50-54 St Loyes Street Bedford MK40 1LN	10	0	10	10	10	0	10
Bedford	23/01823/CPNMA	1-6 Claire Court And 8,10 And 10A Lime Street Bedford MK40 1LD	7	0	7	7	7	0	7
Bedford	23/01910/FUL	22 Hawkins Road Bedford MK42 9LS	2	1	1	2	1	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	23/02183/FUL	Land At Rear Of 22 Kimbolton Avenue Bedford MK40 3AA	1	0	1	1	1	0	1
Bedford	23/02584/FUL	10 - 12 Iddesleigh Road Bedford MK40 4LW	2	0	2	2	2	0	2
Bedford	23/02753/CPNMA	Broadway House 4 - 6 The Broadway Bedford MK40 2TE	8	0	8	8	8	0	8
Bedford	24/00045/FUL	27B Castle Road Bedford MK40 3PL	2	0	2	2	2	0	2
Bedford	24/00424/FUL	136 Ampthill Road Bedford MK42 9PP	2	1	1	2	1	0	2
Bedford	24/00501/CPNMA	The Old Coalhouse 28A Rosamond Road Bedford MK40 3SS	1	0	1	1	1	0	1
Bedford	24/00608/CPNMA	70A Tavistock Street Bedford MK40 2RP	2	0	2	2	2	0	2
Bedford	24/00838/FUL	62 Kimbolton Road Bedford MK40 2NX	1	0	1	1	1	0	1
Bedford	24/00948/FUL	Land At Rear Of 43 And 45 Putnoe Lane Bedford	1	0	1	1	1	0	1
Bedford	24/01038/FUL	7 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	24/01421/FUL	3 And 5 The Crescent Bedford MK40 2RU	9	0	9	9	9	0	9
Bedford	24/01518/COU	22 Chessington Close Bedford MK41 0SB	0	1	-1	0	-1	0	0
Bedford	24/01734/CPNAA	Technology House 239 Ampthill Road Bedford MK42 9QQ	18	0	18	18	18	0	18
Bedford	24/01806/FUL	16 Pemberley Avenue Bedford MK40 2LQ	1	0	1	1	1	0	1
Bedford	24/01823/CPNMA	32 Pemberley Avenue Bedford MK40 2LA	1	0	1	1	1	0	1
Bedford	24/01858/DC3	190 Putnoe Street Bedford MK41 8HG	1 (1)	0	1	1 (1)	1	0	1
Bedford	24/02158/CPNMA	Office 1 16 St Cuthberts Street Bedford MK40 3JG	40	0	40	40	40	0	40
Bedford	24/02275/COU	34 Glenavon Road Bedford MK41 0NE	0	1	-1	0	-1	0	0
Bedford	24/02292/FUL	15 Woburn Road Bedford MK40 1EG	2 (2)	1	1	2 (2)	1	0	2
Bedford	24/02293/MAR	Site of former 111 Warwick Avenue Bedford	12 (4)	1	11	12 (4)	11	0	12

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	24/02317/CPNMA	16A Ridgmount Street Bedford MK42 9HR	4	0	4	4	4	0	4
Bedford	25/00042/FUL	5 The Sidings Bedford MK42 9NE	0	1	-1	0	-1	0	0
Bedford	25/00093/CPNMA	33-35 St Peters Street Bedford MK40 2PN	1	0	1	1	1	0	1
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	21/01362/MAR	Land North Of Bromham Road Biddenham	296 (59)	0	296	191 (36)	191	41	150
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	10	10	10	0
Biddenham CP	23/01106/MAR	Land at Bromham Road Biddenham	57 (17)	0	57	57 (17)	57	0	57
Biddenham CP	23/01300/FUL	43 Day's Lane Biddenham MK40 4AE	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
Biddenham CP	24/00962/S73	Land Between 60 And 64 Bromham Road Biddenham	1	0	1	1	1	1	0
Biddenham CP	24/01658/FUL	16 Vicars Close Biddenham MK40 4BG	2	1	1	2	1	0	2
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	1	2
Bolnhurst and Keysoe CP	21/03296/FUL	Hinton St Mary, Kimbolton Road	1	0	1	1	1	1	0
Bolnhurst and Keysoe CP	23/02300/FUL	Land At National School Cottage Mill Hill Keysoe MK44 2HP	1	0	1	1	1	0	1
Bolnhurst and Keysoe CP	24/02318/CPNMA	The Old Stables Keysoe Row Keysoe MK44 2JD	1	0	1	1	1	0	1
Brickhill CP	21/02273/FUL	Land Between Clyde Crescent Ivel Close And Wye Close Bedford	2 (2)	0	2	2 (2)	2	2	0
Brickhill CP	21/03330/FUL	Garage Blocks At Rooksmead Bedford	2 (2)	0	2	2 (2)	2	2	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
Brickhill CP	23/01129/MAF	Little Park Farm Hawk Drive Bedford MK41 7JF	0	1	-1	0	-1	0	0
Brickhill CP	23/02757/COU	7 Irthing Close Bedford MK41 7TP	0	1	-1	0	-1	0	0
Brickhill CP	24/00320/FUL	Garages To The South Of Mallard Hill Bedford	1 (1)	0	1	1 (1)	1	0	1
Brickhill CP	24/01146/FUL	277 Kimbolton Road Bedford MK41 8AQ	2	1	1	2	1	0	2
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	4	4	4	0
Bromham CP	22/01391/FULTDC	Land Adjacent 164 Stagsden Road Bromham MK43 8QR	2	0	2	2	2	0	2
Bromham CP	22/02560/FUL	Argrey 158 Stagsden Road Bromham MK43 8QR	1	0	1	1	1	0	1
Bromham CP	22/02658/MAF	Bromham Mill Bridge End Bromham MK43 8LP	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
Bromham CP	24/00422/FUL	Land Adjacent To 97 Village Road Bromham MK43 8HU	1	0	1	1	1	0	1
Bromham CP	24/00439/FULTDC	Land adjacent 164 Stagsden Road Bromham MK43 8QR	1	0	1	1	1	0	1
Bromham CP	24/00722/COU	119 Stagsden Road Bromham MK43 8QL	0	1	-1	0	-1	0	0
Bromham CP	24/00913/MAF	The Mansion House Northampton Road Bromham MK43 8HQ	0	1	-1	0	-1	0	0
Carlton and Chellington CP	22/01872/CPNQ	Spring Close Farm Turvey Road Carlton MK43 7LH	1	0	1	1	1	1	0
Clapham CP	23/01732/FUL	Twinwoods Farm Twinwood Clapham MK41 6AD	1	0	1	1	1	0	1
Clapham CP	24/01048/FUL	Orchard End 157 Green Lane Clapham MK41 6ET	1	1	0	1	0	0	1
Clapham CP	24/01369/FUL	Barn A Twinwoods Farm Twinwood Clapham MK41 6AD	1	0	1	1	1	1	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
Colmworth CP	22/00896/FUL	Land Adjacent To Moat House Church Road Colmworth	1	0	1	1	1	0	1
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
Cotton End CP	23/01600/OUT	Land Off Manor Way Cotton End	9	0	9	9	9	0	9
Dean and Shelton CP	21/01107/REM	Dean Grange Farm, High Street, Upper Dean	4	0	4	4	4	4	0
Felmersham CP	17/00041/FUL	The Ponderosa, Moor End Lane	1	1	0	1	0	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	22/01696/FUL	Garages At Brook Lane Great Barford	1	0	1	1	1	0	1
Great Barford CP	22/02242/PIP	Land to the south of Roxton Road Great Barford	5	0	5	5	5	0	5
Great Barford CP	23/00495/REM	Land North Of Roxton Road Great Barford	7	0	7	5	5	5	0
Great Denham CP	21/01582/MAF	Land Adjacent To Mercia Road Great Denham	95 (14)	0	95	83 (14)	83	42	41

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
Harrold CP	21/00442/FUL	Land rear of 72 High Street	3	0	3	3	3	3	0
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	1	0
Harrold CP	23/02376/FUL	37 Orchard Lane Harrold MK43 7BP	1	1	0	1	0	1	0
Kempston CP	19/02247/MAF	Former Hazelwoods Foods, Dallas Road	341 (45)	0	341	341 (45)	341	0	341
Kempston CP	21/00056/FUL	76 - 78 High Street Kempston	4	1	3	1	1	1	0
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	4	0
Kempston CP	21/02918/FUL	53 Hill Rise Kempston Bedford MK42 7DN	3	0	3	3	3	0	3
Kempston CP	23/00754/S73	Land Adjacent To 45 Balliol Road Kempston	2	0	2	2	2	2	0
Kempston CP	23/02769/FUL	59 Orchard Street Kempston MK42 7JJ	2	1	1	2	1	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
Kempston CP	24/00932/FUL	Land Adjacent To 14 Lincoln Road Kempston MK42 7HE	1	0	1	1	1	0	1
Kempston CP	24/01104/S73	The Smiths Arms 15 Margetts Road Kempston MK42 8DS	1	0	1	1	1	1	0
Kempston Rural CP	22/02313/FUL	161-163 Box End Road Bromham MK43 8LU	1	2	-1	1	-1	1	0
Kempston Rural CP	23/01202/CPNQ	Three Ways Farm West End Road Kempston MK43 8RY	1	0	1	1	1	1	0
Kempston Rural CP	23/02379/CPNQ	Glenbrook Farm Tithe Road Kempston MK43 8TH	1	0	1	1	1	1	0
Little Staughton CP	17/01730/CPNQ	Barns at Green End Farm, Green End, Little Staughton	2	0	2	1	1	0	1
Little Staughton CP	23/02346/PIP	Land South Of 4 Brook Farm Chase Colmworth Road Little Staughton	4	0	4	4	4	0	4
Melchbourne and Yelden CP	22/01747/FUL	The Chequers Inn High Street Yelden MK44 1AW	1	0	1	1	1	1	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
Milton Ernest CP	21/02807/FUL	Land at Village Farm, 47 Radwell Road	1	0	1	1	1	1	0
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
Oakley CP	23/02494/MAO	Land north of High Street Oakley	10 (3)	0	10	10 (3)	10	0	10
Oakley CP	24/00872/S73	40 High Street Oakley Bedford MK43 7RG	1	0	1	1	1	1	0
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	2	0
Pavenham CP	23/01993/CPNQ	6 East End Pavenham MK43 7PR	1	0	1	1	1	1	0
Pavenham CP	24/00704/FUL	Pax Hill High Street Pavenham Bedford Bedfordshire MK43 7NU	1	0	1	1	1	0	1
Pertenhall CP	24/00912/REM	Horn Farm Wood End Lane Pertenhall MK44 2AS	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
Pertenhall CP	24/01727/REM	Horn Farm Wood End Lane Pertenhall MK44 2AS	1	0	1	1	1	0	1
Podington CP	21/00117/FUL	Knapwell Farm Vicarage Lane Podington NN29 7HR	1	0	1	1	1	1	0
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	75 (13)	75	11	64
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	1	0
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	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
Renhold CP	23/00500/PIP	64 Wilden Road Renhold MK41 0LY	1	1	0	1	0	0	1
Riseley CP	21/02835/FUL	Redhouse Farm Riseley Road Bletsoe MK44 1QU	1	0	1	1	1	0	1
Riseley CP	22/00663/CPNQ	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	27 (3)	27	12	15
Roxton CP	24/00362/FUL	34 Bedford Road Roxton MK44 3DX	2	0	2	2	2	2	0
Sharnbrook CP	21/02601/FUL	Land to the rear of Brookfield 105 High Street Sharnbrook	1	0	1	1	1	1	0
Sharnbrook CP	21/02808/CPNQ	Land to the rear of Brookfield 105 High Street Sharnbrook	3	0	3	3	3	0	3
Sharnbrook CP	23/02222/FUL	Hill Farm Mill Road Sharnbrook MK44 1NP	6	3	3	6	3	0	6
Sharnbrook CP	24/00444/FUL	Mill House Restaurant Stoke Mill Mill Road Sharnbrook Bedford MK44 1NP	3	0	3	3	3	0	3

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
Shortstown CP	20/00901/EIA	Land rear of sheds RAF Cardington The Highway Shortstown	592 (60)	0	592	238 (4)	238	77	161
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	23/02007/CPNQ	Roundhill Farm Turvey Road Stagsden MK43 8TX	1	0	1	1	1	0	1
Staploe CP	22/01039/FUL	Upper Goodwick Farm Cottage Goodwick Drive Honeydon MK44 2LS	1	1	0	1	0	1	0
Staploe CP	23/02578/FUL	Cottage Farm Gypsy Lane Staploe PE19 5JE	1	1	0	1	0	1	0
Staploe CP	24/00582/CPNQ	Lower Honeydon Farm Honeydon MK44 2LR	1	0	1	1	1	0	1
Stewartby CP	18/03022/EIA	Former Stewartby Brickworks, Broadmead Road	1000 (300)	0	1000	1000 (300)	1000	0	1000

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
Thurleigh CP	22/00370/MAR	Land Adj 67 High Street Thurleigh MK44 2DX	20 (6)	0	20	8	8	8	0
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	1	0
Thurleigh CP	24/00101/FUL	6 Mill Road Thurleigh MK44 2DL	1	1	0	1	0	1	0
Thurleigh CP	24/01167/MAR	The Beeches High Street Thurleigh MK44 2DS	11 (3)	1	10	11 (3)	10	0	11
Turvey CP	21/02818/M73	Site Of The Grain Store Station Road Turvey	64	0	64	54	54	0	54
Wilden CP	22/02070/CPNQ	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	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
Willington CP	16/02024/FUL	Building r/o 55 Bedford Road	1	0	1	1	1	1	0
Willington CP	23/01034/MAR	Land Between Sandy Road And Wood Lane Willington	50 (15)	0	50	44 (15)	44	44	0
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	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
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	108 (30)	108	29	79
Wixams CP	21/02615/MAR	Parcel 3.4 Wixams Village 3	232 (58)	0	232	164 (47)	164	27	137
Wixams CP	23/01008/MAR	Village 4 Parcel 4 Wixams	111 (28)	0	111	85 (25)	85	11	74

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	23/01616/M73	Wixams Village 2, parcels R1a, R6a-R9	182 (49)	0	182	94 (25)	94	44	50
Wixams CP	24/02019/MAR	Parcel 3.2 Village 3 Wixams	133 (33)	0	133	133 (33)	133	0	133
Wixams CP	99/01645/OUT	Wixams, New Settlement, LPH14 (H31)	4500* (1125)	0	4500*	23 (6)	23	0	23
Wootton CP	23/02636/MAR	Land On The South Of Keeley Lane Wootton	20 (6)	0	20	20 (6)	20	20	0
Wyboston, Chawston and Colesden CP	22/01270/CPNQ	13 Rookery Road Wyboston MK44 3AX	1	0	1	1	1	0	1
Wyboston, Chawston and Colesden CP	24/02185/FUL	21 Spinney Road Chawston MK44 3BW	1	0	1	1	1	0	1
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
		Total	5,753 (1,244)	52	5,701	4,306 (885)	4,255	623	3,683

*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 2025

Policy reference	Application reference	Address	Net capacity estimate
Clapham Neighbourhood Plan – Policy HG2	21/00332/EIA	Land off Milton Road, Clapham	500
Sharnbrook Neighbourhood Plan – Policy S4	22/02193/MOF	Hill Farm, Mill Road, Sharnbrook	500
Wootton Neighbourhood Plan – Policy W4	23/01846/MAF	Land south of Keeley Lane, Wootton	20
Milton Ernest Neighbourhood Plan – Policy ME H1	23/02638/MAO	Land at Rushden Road, Milton Ernest	25
Oakley Neighbourhood Plan – Policy ONP HG1	23/02494/MAO	Land north of High Street, Oakley	10
Turvey Neighbourhood Plan – Policy T1	23/00019/MAO	Land east of Carlton Road, Turvey	24
Turvey Neighbourhood Plan – Policy T1	21/03304/MAF	Land west of Newton Lane, south and west of Bakers Close, Turvey	25
-	23/02598/MAO	Land at former DVSA site, Shortstown	204
-	21/01940/MAF	Rushmoor School, 58-82 Shakespeare Road, Bedford	55
-	19/01624/MAF	Aspects Leisure Park, Newnham Avenue, Bedford	128
		Total	1,491

Table 5 – Adopted housing allocations without planning permission at 31 March 2025

Policy reference	Site	Net capacity estimate
	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	920
P19	Land at 329 Bedford Road, Kempston	5
P20	Land at Mowbray Road, Bedford	118
P21	Land north of Beverley Crescent, Bedford	150
P22	Land at Lodge Hill, Bedford	50
	Key Service Centres	
	Bromham Neighbourhood Plan	
B7	Old Stable Yard	30
	Great Barford Neighbourhood Plan	
H1	Land at Great Barford west	500
	Wootton Neighbourhood Plan	
W3	Land between Potters Cross and Wootton Road	50
W5	Land at Tinkers Corner, Keeley Lane	15
	Rural Service Centres	
	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

Policy reference	Site	Net capacity estimate
	Harrold Neighbourhood Plan	
Harrold NDP2	Land at Odell Road	17
Harrold NPD3	Land east of Orchard Lane	8
	Ravensden Neighbourhood Plan	
RNP3	Land adjoining Willow Farm, Butler Street	15
RNP4	Former barns at Cleat Hill Farm	5
	Bedford Borough Total	3,140

Table 6 – Summary of completions and outstanding planning permissions in the borough at 31 March 2025

Locality	Completions 2024-2025 (net)	Number of dwellings with planning permission but not built (net)
Bedford	43	549
Kempston	9	358
Biddenham	131	558
Bletsoe	0	0
Bolnhurst & Keysoe	0	7
Bromham	17	396
Cardington	0	0
Carlton & Chellington	2	1
Clapham	0	2
Colmworth	1	2
Cople	0	0
Cotton End	0	9
Dean & Shelton	1	4
Elstow	-1	0
Felmersham & Radwell	1	5
Great Barford	3	11
Great Denham	12	83
Harrold	0	3
Kempston Rural	0	1
Knotting & Souldrop	0	0
Little Staughton	0	5
Melchbourne & Yelden	0	1
Milton Ernest	6	1
Oakley	0	51
Odell	0	0
Pavenham	0	4
Pertenhall & Swineshead	0	2
Podington	0	1
Ravensden	42	77
Renhold	2	3
Riseley	0	2
Roxton	23	30

Locality	Completions 2024-2025 (net)	Number of dwellings with planning permission but not built (net)
Sharnbrook	0	10
Shortstown	83	240
Stagsden	1	1
Staploe	2	1
Stevington	-1	0
Stewartby	0	1000
Thurleigh	12	24
Turvey	0	54
Wilden	0	2
Willington	6	46
Wilshamstead	15	0
Wixams	167	677
Wootton	-1	20
Wyboston, Chawston & Colesden	0	2
Wymington	0	12
Total	576	4,255