



BEDFORD BOROUGH COUNCIL



Bedford Borough Housing Monitoring Report

2025 - 2026



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This report was prepared by the
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Introduction and methodology

This report sets out the results of the borough's housing survey for 1 April 2025 to 31 March 2026. 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 Annual Monitoring Report 2025-2026 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 Annual Monitoring Report (to streamline this report and minimise duplication).

Completions

New dwellings	Number
Newly built dwellings	633
Dwellings achieved through conversion of existing residential properties	5
Dwellings completed through the change of use of other types of buildings	46
Total dwelling completions (gross)	684
Losses through demolitions, conversion or change of use	19
Total dwelling completions (net)	665

Size	Number and as a % of gross completions
1 bedroom dwellings	69 (10.1%)
2 bedroom dwellings	160 (23.4%)
3 bedroom dwellings	266 (38.9%)
4 and 4+ bedroom dwellings	189 (27.6%)

Type	Number and as a % of gross completions
Flats, apartments or maisonettes	114 (16.7%)
Houses or bungalows - Detached	282 (41.2%)
Houses or bungalows - Semi-detached	165 (24.1%)
Houses or bungalows - Terraced	123 (18.0%)

Tenure	Number and as a % of gross completions
Market housing	562 (82.2%)
Affordable housing	122 (17.8%)

Mobility housing	Number and as a % of gross completions
Number of mobility standard dwellings completed	193 (28.2%)

Previous land use	Number and as a % of gross completions
Greenfield land	372 (54.4%)
Brownfield land	312 (45.6%)

Outstanding supply

Outstanding supply of planning permissions (gross)	Number
Outstanding supply of planning permissions (gross)	5,080

Status of adopted housing allocations	Number
With consent subject to S106 agreement	575
Without planning permission (estimated capacity)	2,983

Status of other sites	Number
With consent subject to S106 agreement	1,379

Affordable housing planning permissions	Number
Number of dwellings permitted in 2025/26 on sites subject to affordable housing requirement	1,328
Of which number and % are affordable	331 (24.9%)
In 2025/26, one further planning permission was granted on a site for 100% affordable housing equating to a total of 1 dwelling.	

Definitions

Adopted housing allocations: These include 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 2025/26 for the borough.

Table 3 is in the form of a schedule listing details of outstanding permissions for 2025/26 for the borough.

Table 4 is a schedule of applications which have been granted consent subject to a section 106 agreement at 31 March 2026.

Table 5 is a list of adopted housing allocations without planning permission at 31 March 2026.

Table 6 provides a summary of all housing completions and outstanding permissions in the borough at 31 March 2026.

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 2015/16-2025/26

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
2025/26	665	5,014
Total	11,567	

Table 2 – Schedule of completions in the borough 2025/26

Locality	Permission reference	Address	Gross site capacity	Total annual net completions	Total annual gross completions	Total gross affordable completions	Total annual losses
Bedford	16/03462/MAF	52 Chandos Street Bedford MK40 2JP	10	10	10	0	0
Bedford	20/01432/REM	Play area adjoining 21 Battison Street Bedford	6	6	6	0	0
Bedford	20/02214/FUL	67 Commercial Road	2	2	1	0	1
Bedford	21/00839/FUL	Garages at 73-75 The Boundary	2	2	2	2	0
Bedford	21/03125/FUL	Garage Land Adjoining 56 Cornland Bedford	2	2	2	2	0
Bedford	22/00328/FUL	135 - 137 Tavistock Street Bedford MK40 2SB	3	3	3	0	0
Bedford	22/00590/FUL	Rushmoor School 71 Shakespeare Road Bedford	8	8	8	8	0
Bedford	23/01014/CPNMA	Broadway House 4 - 6 The Broadway Bedford MK40 2TE	8	8	8	0	0
Bedford	23/02753/CPNMA	Broadway House 4 - 6 The Broadway Bedford MK40 2TE	8	8	8	0	0
Bedford	24/00045/FUL	27B Castle Road Bedford MK40 3PL	2	2	2	0	0
Bedford	24/00424/FUL	136 Ampthill Road Bedford MK42 9PP	2	2	1	0	1
Bedford	24/00948/FUL	Land At Rear Of 43 And 45 Putnoe Lane Bedford	1	1	1	0	0
Bedford	24/01806/FUL	16 Pemberley Avenue Bedford MK40 2LQ	1	1	1	0	0
Bedford	24/01823/CPNMA	32 Pemberley Avenue Bedford MK40 2LA	1	1	1	0	0
Bedford	24/01858/DC3	190 Putnoe Street Bedford MK41 8HG	1	1	1	1	0
Bedford	25/00093/CPNMA	33-35 St Peters Street Bedford MK40 2PN	1	1	1	0	0
Bedford	25/00302/CPNMA	62 & 62A Park Road West Bedford MK41 7SL	2	2	2	0	0
Bedford	25/00310/COU	5 Ampthill Road Bedford MK42 9JP	0	0	-1	0	1
Bedford	25/00397/CPNMA	3 George Street Bedford MK40 3RY	1	1	1	0	0
Bedford	25/00428/CPNMA	Broadway House 4 - 6 The Broadway Bedford MK40 2TE	8	8	8	0	0
Bedford	25/00931/COU	18 St Alban Road Bedford MK40 2NG	0	0	-1	0	1
Bedford	25/01213/LDE	Kelvin Grove 18 Rothsay Road Bedford MK40 3PN	0	0	-1	0	1
Bedford	25/01274/COU	14 Dents Road Bedford MK42 0QQ	0	0	-1	0	1
Bedford	25/01778/LDE	164 Hurst Grove Bedford MK40 4DS	0	0	-1	0	1
Bedford	25/02020/S73A	13 Turner Way Bedford MK41 7LY	0	0	-1	0	1
Biddenham CP	21/01362/MAR	Land North of Bromham Road Biddenham	296	55	55	0	0

Locality	Permission reference	Address	Gross site capacity	Total annual net completions	Total annual gross completions	Total gross affordable completions	Total annual losses
Biddenham CP	21/03302/MAR	Land at Deep Spinney Gold Lane And Duck End Lane Biddenham	130	10	10	0	0
Biddenham CP	24/00962/S73	Land Between 60 And 64 Bromham Road Biddenham	1	1	1	0	0
Bolnhurst and Keysoe CP	21/03296/FUL	Hinton St Mary, Kimbolton Road	1	1	1	0	0
Bolnhurst and Keysoe CP	24/02318/CPNMA	The Old Stables Keysoe Row Keysoe MK44 2JD	1	1	1	0	0
Brickhill CP	21/02273/FUL	Land Between Clyde Crescent Ivel Close and Wye Close Bedford	2	2	2	2	0
Brickhill CP	21/03330/FUL	Garage Blocks at Rooksmead Bedford	2	2	2	2	0
Brickhill CP	23/01129/MAF	Little Park Farm Hawk Drive Bedford MK41 7JF	0	0	-1	0	1
Bromham CP	20/02520/MAR	Land At Stagsden Road Bromham	80	4	4	0	0
Bromham CP	22/01391/FULTDC	Land Adjacent 164 Stagsden Road Bromham MK43 8QR	2	2	2	0	0
Bromham CP	24/00439/FULTDC	Land adjacent 164 Stagsden Road Bromham MK43 8QR	1	1	1	0	0
Carlton and Chellington CP	22/01872/CPNQ	Spring Close Farm Turvey Road Carlton MK43 7LH	1	1	1	0	0
Clapham CP	17/01534/FUL	Former stables at Park Farm Green Lane Clapham MK41 6ET	5	5	5	0	0
Clapham CP	24/01048/FUL	Orchard End 157 Green Lane Clapham MK41 6ET	1	1	0	0	1
Dean and Shelton CP	21/01107/REM	Dean Grange Farm, High Street, Upper Dean	4	4	4	0	0
Great Barford CP	23/00495/REM	Land North of Roxton Road Great Barford	7	5	5	0	0
Great Denham CP	21/01582/MAF	Land Adjacent to Mercia Road Great Denham	95	54	54	0	0
Harrold CP	22/01334/FUL	Mid Farm New Road Harrold MK43 7EL	1	1	0	0	1
Harrold CP	25/01048/CPNMA	59 High Street Harrold MK43 7BH	1	1	1	0	0
Kempston CP	21/02224/FUL	Site adjacent to 68 Dennis Road	4	4	4	4	0
Kempston CP	24/01104/S73	The Smiths Arms 15 Margetts Road Kempston MK42 8DS	1	1	1	0	0
Kempston CP	25/00108/FUL	8 and 9 St Johns Homes Bedford Road Kempston MK42 8PY	1	1	-1	0	2
Kempston CP	25/01275/COU	12 Manor Close Kempston MK42 7AA	0	0	-1	0	1

Locality	Permission reference	Address	Gross site capacity	Total annual net completions	Total annual gross completions	Total gross affordable completions	Total annual losses
Kempston Rural CP	23/02379/CPNQ	Glenbrook Farm Tithe Road Kempston MK43 8TH	1	1	1	0	0
Pertenhall CP	24/00912/REM	Horn Farm Wood End Lane Pertenhall MK44 2AS	1	1	1	0	0
Ravensden CP	21/01901/MAR	Land at Graze Hill Ravensden	163	21	21	6	0
Riseley CP	22/00663/CPNQ	Scania House High Street Riseley MK44 1BS	1	1	1	0	0
Roxton CP	21/03333/MAR	Land North of School Lane Roxton	50	10	10	3	0
Roxton CP	24/00362/FUL	34 Bedford Road Roxton MK44 3DX	2	2	2	0	0
Sharnbrook CP	21/02601/FUL	Land to the rear of Brookfield 105 High Street Sharnbrook	1	1	1	0	0
Shortstown CP	20/00901/EIA	Land rear of sheds RAF Cardington The Highway Shortstown	592	118	118	4	0
Thurleigh CP	22/00370/MAR	Land adj 67 High Street Thurleigh MK44 2DX	20	8	8	0	0
Thurleigh CP	22/01890/FUL	Thurleigh Farm Centre Cross End Thurleigh MK44 2EE	1	1	1	0	0
Thurleigh CP	24/00101/FUL	6 Mill Road Thurleigh MK44 2DL	1	1	0	0	1
Wilden CP	22/02070/CPNQ	Bell Farm Colesden Road Wilden	1	1	1	0	0
Willington CP	23/01034/MAR	Land Between Sandy Road and Wood Lane Willington	50	44	44	15	0
Wilshamstead CP	22/01335/FUL	East View 37 Ivy Lane Wilstead MK45 3DN	1	1	0	0	1
Wixams CP	21/01440/MAR	Parcel 3.5 Wixams Village 3	180	78	78	24	0
Wixams CP	21/02615/MAR	Parcel 3.4 Wixams Village 3	232	59	59	17	0
Wixams CP	23/01008/MAR	Village 4 Parcel 4 Wixams	111	39	39	11	0
Wixams CP	23/01616/M73	Wixams Village 2, parcels R1a, R6a-R9	182	55	55	15	0
Wixams CP	25/01586/COU	5 Millet Road Wixams MK45 3TB	0	0	-1	0	1
Wootton CP	23/02636/MAR	Land on the south of Keeley Lane Wootton	20	16	16	6	0
Wootton CP	25/00475/COU	10 Hollies Walk Wootton MK43 9LB	0	0	-1	0	1
Wootton CP	25/02237/FUL	The Chequers Inn 47 Hall End Road Wootton MK43 9HP	0	0	-1	0	1
			Total	665	684	122	19

Figure 1 – Number of housing completions in the town centre area 2015/16-2025/26

25 net completions were recorded in the Bedford 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.

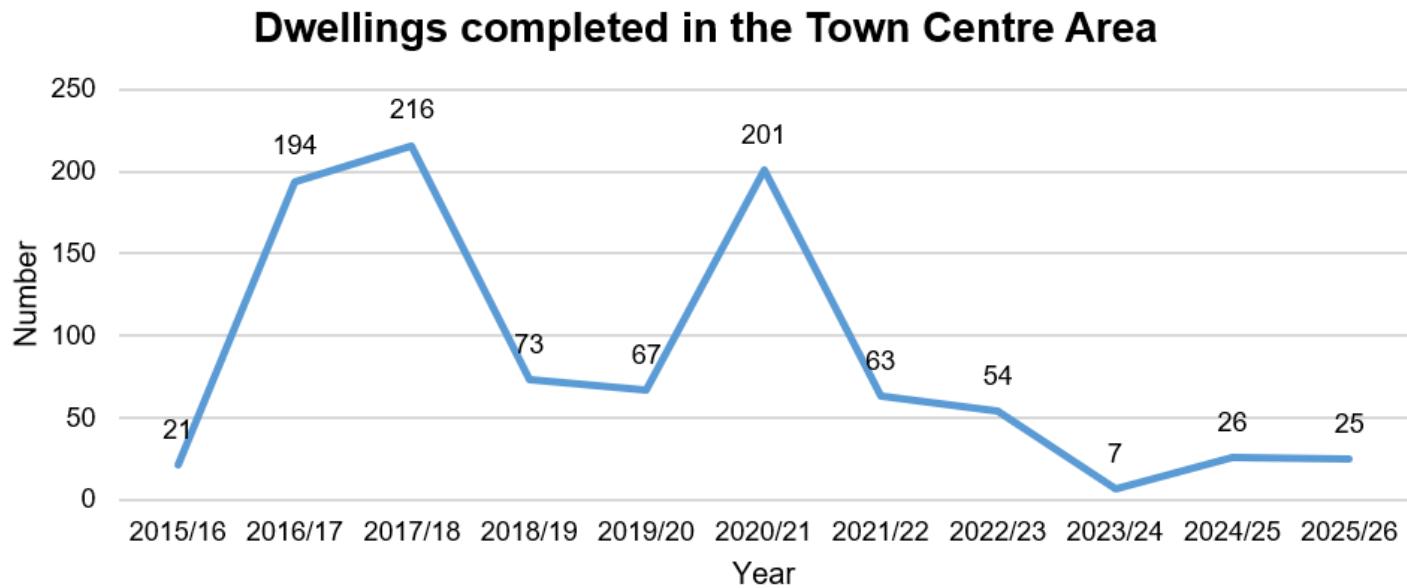


Table 3 – Schedule of outstanding planning permissions in the borough at 31 March 2026

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	21/00786/FUL	82A Tavistock Street Bedford MK40 2RP	3	0	3	3	3	3	0
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	21/01940/MAF	Rushmoor School 58-62 Shakespeare Road Bedford MK40 2DL	55	0	55	55	55	0	55
Bedford	21/02203/FUL	1 Battison Street Bedford	1	0	1	1	1	1	0
Bedford	21/02643/FUL	126 Ampthill Road	2	1	1	2	1	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
Bedford	22/00211/FUL	143 Honey Hill Road Bedford MK40 4PE	2	1	1	2	1	0	2
Bedford	22/00591/MAF	Bedford Greenacre Independent School 78 Kimbolton Road Bedford	9	0	9	9	9	0	9
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	22/00962/FUL	Garages at Epping Walk And Fieldside Bedford	3 (3)	0	3	3 (3)	3	0	3
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
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	0	9
Bedford	23/01141/COU	122 Mile Road Bedford MK42 9TD	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
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
Bedford	23/02183/FUL	Land at Rear of 22 Kimbolton Avenue Bedford MK40 3AA	1	0	1	1	1	1	0
Bedford	23/02584/FUL	10 - 12 Iddesleigh Road Bedford MK40 4LW	2	0	2	2	2	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	24/00923/FUL	The Fox and Hounds 178 Goldington Road Bedford MK40 3EB	4	0	4	4	4	0	4
Bedford	24/01038/FUL	7 The Crescent Bedford MK40 2RU	4	0	4	4	4	0	4
Bedford	24/01244/MAF	Land north of Ford End Road (former	107	0	107	107	107	0	107

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
		Queens Works) Bedford							
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	24/01944/DC3	139 Tavistock Street Bedford MK40 2SB	1 (1)	0	1	1 (1)	1	0	1
Bedford	24/02158/CPNMA	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
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	25/00213/FUL	14 Sandhurst Road Bedford MK42 9HS	2	1	1	2	1	0	2
Bedford	25/00337/CPNM	29 Park Road West Bedford MK41 7SG	1	0	1	1	1	0	1
Bedford	25/00349/FUL	15 Alexandra Road Bedford MK40 1JA	4	1	3	4	3	0	4
Bedford	25/00466/FUL	21 Western Street Bedford MK40 1QT	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	25/00517/COU	78 Clapham Road Bedford MK41 7PN	0	1	-1	0	-1	0	0
Bedford	25/00590/CPNMA	Technology House 239 Ampthill Road Bedford MK42 9QQ	7	0	7	7	7	0	7
Bedford	25/00591/CPNMA	Technology House 239 Ampthill Road Bedford MK42 9QQ	7	0	7	7	7	0	7
Bedford	25/00592/CPNMA	Technology House 239 Ampthill Road Bedford MK42 9QQ	7	0	7	7	7	0	7
Bedford	25/00607/CPNAA	Technology House 239 Ampthill Road Bedford MK42 9QQ	13	0	13	13	13	0	13
Bedford	25/00608/CPNAA	Technology House 239 Ampthill Road Bedford MK42 9QQ	28	0	28	28	28	0	28
Bedford	25/00609/CPNMA	Technology House 239 Ampthill Road Bedford MK42 9QQ	15	0	15	15	15	0	15
Bedford	25/00610/CPNAA	Technology House 239 Ampthill Road Bedford MK42 9QQ	10	0	10	10	10	0	10
Bedford	25/00759/COU	104 Mile Road Bedford MK42 9TD	0	1	-1	0	-1	0	0
Bedford	25/00783/S73	Land adjacent to 107 Denmark Street Bedford MK40 3TJ	1	0	1	1	1	1	0
Bedford	25/00838/FUL	Gurvir House 2-8 Cauldwell Street and 5-7 St Johns Street and 9-11 St Johns Street 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	25/00846/FUL	99 Tavistock Street Bedford MK40 2RR	1	0	1	1	1	0	1
Bedford	25/00901/FUL	78 High Street Bedford MK40 1NN	2	0	2	2	2	0	2
Bedford	25/00937/CPNMA	6 Foster Hill Road Bedford MK40 2EN	2	0	2	2	2	2	0
Bedford	25/00966/COU	12 Willow Road Bedford MK42 0QU	0	1	-1	0	-1	0	0
Bedford	25/01001/CPNMA	Aecom House 200 Horne Lane Bedford MK40 1TS	29	0	29	29	29	0	29
Bedford	25/01170/COU	111 Wentworth Drive Bedford MK41 8QF	0	1	-1	0	-1	0	0
Bedford	25/01324/FUL	74 Clapham Road Bedford MK41 7PN	5	1	4	5	4	0	5
Bedford	25/01393/CPNMA	16-18 Harpur Street Bedford MK40 1LB	12	0	12	12	12	0	12
Bedford	25/01539/FUL	63 Honey Hill Road Bedford MK40 4NS	2	1	1	2	1	2	0
Bedford	25/01777/COU	68 Sudeley Walk Bedford MK41 8JH	0	1	-1	0	-1	0	0
Bedford	25/01845/CPNMA	11 Lurke Street Bedford MK40 3HZ	26	0	26	26	26	0	26
Bedford	25/01998/COU	20 Luke Place Bedford MK42 9XL	0	1	-1	0	-1	0	0
Bedford	25/02063/MDC3	95 Ashburnham Road Bedford MK40 1EA	11 (11)	0	11	11 (11)	11	0	11
Bedford	25/02086/COU	69 Iddesleigh Road Bedford MK40 4LJ	0	1	-1	0	-1	0	0
Bedford	25/02105/FUL	32 Grafton Road Bedford MK40 1DJ	4	2	2	4	2	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	25/02241/FUL	10 The Embankment Bedford MK40 3PD	7	1	6	7	6	0	7
Bedford	25/02351/CPNMA	59 St Peters Street Bedford MK40 2PR	4	0	4	4	4	0	4
Bedford	25/02376/CPNMA	35A Garfield Street Bedford MK41 7RZ	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	136 (36)	136	52	84
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
Biddenham CP	24/01188/FUL	Land adjacent to 16 Vicars Close Biddenham MK40 4BG	1	0	1	1	1	0	1
Biddenham CP	24/01658/FUL	16 Vicars Close Biddenham MK40 4BG	2	1	1	1	0	0	1
Biddenham CP	25/01487/FUL	16 Vicars Close Biddenham MK40 4BG	1	0	1	1	1	0	1
Biddenham CP	25/02092/FUL	Land at 16 and 18 Vicars Close Biddenham MK40 4BG	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	25/02231/FUL	57 Day's Lane Biddenham MK40 4AE	1	1	0	1	0	0	1
Bletsoe CP	24/02366/FUL	The Roses Bourne End Lane Bletsoe MK44 1QR	1	1	0	1	0	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	24/00485/CPNQ	Brook End Farm Riseley Road Keysoe MK44 2HS	2	0	2	2	2	0	2
Bolnhurst and Keysoe CP	24/00835/FUL	Wychtree Farm Keysoe Row West Keysoe MK44 2JG	1	0	1	1	1	0	1
Bolnhurst and Keysoe CP	24/02215/FUL	Brook End Farm Riseley Road Keysoe MK44 2HS	3	0	3	3	3	0	3
Bolnhurst and Keysoe CP	25/00082/FUL	Land adjacent to National School Cottage Mill Hill Keysoe MK44 2HP	1	0	1	1	1	0	1
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

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	22/02560/FUL	Argrey 158 Stagsden Road Bromham MK43 8QR	1	0	1	1	1	0	1
Bromham CP	24/00422/FUL	Land adjacent to 97 Village Road Bromham MK43 8HU	1	0	1	1	1	1	0
Bromham CP	24/00722/COU	119 Stagsden Road Bromham MK43 8QL	0	1	-1	0	-1	0	0
Bromham CP	24/00810/MAO	Land south of Northampton Road Bromham	365 (95)	0	365	365 (95)	365	0	365
Bromham CP	24/00913/MAF	The Mansion House Northampton Road Bromham MK43 8HQ	0	1	-1	0	-1	0	0
Bromham CP	25/01544/FUL	Bromham Mill Bridge End Bromham MK43 8LP	0	1	-1	0	-1	0	0
Clapham CP	23/01732/FUL	Twinwoods Farm Twinwood Clapham MK41 6AD	1	0	1	1	1	1	0
Clapham CP	24/01369/FUL	Barn A Twinwoods Farm Twinwood Clapham MK41 6AD	1	0	1	1	1	1	0
Clapham CP	24/01630/FUL	13A High Street Clapham MK41 6EQ	2	1	1	2	1	0	2
Clapham CP	25/00922/PIP	Park Farm Menage Green Lane Clapham MK41 6ET	2	0	2	2	2	0	2
Clapham CP	25/01276/FUL	Land rear of 37 Mount Pleasant Road Clapham MK41 6BU	1	0	1	1	1	0	1
Clapham CP	25/02051/PIP	Land to the rear of 146 Milton Road Clapham	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
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 Cople	1	1	0	1	0	1	0
Cople CP	25/00223/FUL	Land rear of 6-8 Willington Road Cople	1	0	1	1	1	0	1
Cotton End CP	24/01283/MAO	Land off Manor Way Cotton End MK45 3AH	19 (6)	0	19	19 (6)	19	0	19
Dean and Shelton CP	25/00529/FUL	Oakfields High Street Upper Dean PE28 0NF	1	0	1	1	1	0	1
Dean and Shelton CP	25/01488/FUL	Dean Court Brook Lane Upper Dean PE28 0NL	1	0	1	1	1	0	1
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	5	0
Felmersham CP	25/00511/CPNQ	Moor End Farm Moor End Road Radwell MK43 7HY	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 Denham CP	21/01582/MAF	Land adjacent to Mercia Road Great Denham	95 (14)	0	95	29 (14)	29	26	3
Harrold CP	21/00442/FUL	Land rear of 72 High Street	3	0	3	3	3	3	0
Harrold CP	23/02376/FUL	37 Orchard Lane Harrold MK43 7BP	1	1	0	1	0	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
Harrold CP	25/02487/FUL	139 High Street Harrold MK43 7ED	1	1	0	1	0	0	1
Kempston CP	19/02247/MAF	Former Hazelwoods Foods, Dallas Road	341 (45)	0	341	341 (45)	341	227	114
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	21/02918/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
Kempston CP	24/00932/FUL	Land adjacent to 14 Lincoln Road Kempston MK42 7HE	1	0	1	1	1	0	1
Kempston CP	25/00731/FUL	Land at 15 Galloway Close Kempston MK42 7DX	3	0	3	3	3	0	3
Kempston CP	25/00967/COU	68 Farrer Street Kempston MK42 8JD	0	1	-1	0	-1	0	0
Kempston CP	25/01380/COU	66 Litledale Street Kempston MK42 8PH	0	1	-1	0	-1	0	0
Kempston CP	25/01724/CPNMA	94 Bedford Road Kempston MK42 8BG	1	0	1	1	1	0	1
Kempston CP	25/02119/COU	27 Williamson Road Kempston MK42 7HH	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	25/02137/COU	34 Henderson Way Kempston MK42 8NP	0	1	-1	0	-1	0	0
Kempston CP	25/02509/CPNMA	1 Cater Street Kempston MK42 8DR	2	0	2	2	2	0	2
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	24/00979/FUL	Homelea 49 Box End Road Kempston MK43 8RP	1	1	0	1	0	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
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	23/02494/MAO	Land north of High Street Oakley	10 (3)	0	10	10 (3)	10	0	10
Oakley CP	23/02666/FUL	Land at rear of The Robins 15 Pavenham Road Oakley MK43 7SY	1	0	1	1	1	0	1
Oakley CP	24/00872/S73	40 High Street Oakley Bedford MK43 7RG	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
Odell CP	23/01970/FUL	Westwood Farm Odell Road Odell MK43 7AP	1	1	0	1	0	1	0
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	24/01727/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	1	0
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	54 (7)	54	43	11
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	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
Renhold CP	23/01805/FUL	Castle Dairy Farm St Neots Road Renhold MK41 0HZ	1	0	1	1	1	0	1
Renhold CP	23/01806/FUL	Castle Dairy Farm St Neots Road Renhold MK41 0HZ	1	0	1	1	1	0	1
Renhold CP	25/00336/FUL	25 Top End Renhold MK41 0LR	1	0	1	1	1	0	1
Riseley CP	24/02436/FUL	School Caretakers Bungalow High Street Riseley MK44 1DR	1	1	0	1	0	0	1
Roxton CP	21/03333/MAR	Land north of School Lane Roxton	50 (15)	0	50	17	17	2	15
Roxton CP	22/02545/MAO	Land at Bedford Road and High Street Roxton	50 (18)	0	50	50 (18)	50	0	50
Sharnbrook CP	21/02808/CPNQ	Land to the rear of Brookfield 105 High Street Sharnbrook	3	0	3	3	3	0	3
Sharnbrook CP	22/02193/MOF	Hill Farm Mill Road Sharnbrook Bedford MK44 1NP	500 (150)	0	500	500 (150)	500	15	485
Sharnbrook CP	23/02222/FUL	Hill Farm Mill Road Sharnbrook MK44 1NP	6	3	3	6	3	6	0
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	120	120	45	75
Shortstown CP	22/01615/FUL	Land adjacent 1 Whitley Road Shortstown	1	0	1	1	1	1	0
Shortstown CP	23/00449/FUL	Land adjacent 10 Blenheim Road Shortstown MK42 0UY	1	0	1	1	1	1	0
Shortstown CP	25/01366/FUL	7 Canberra Road Shortstown MK42 0UZ	2	0	2	2	2	2	0
Stagsden CP	24/01949/FUL	Dylwick Lodge Wick End Stagsden MK43 8TS	1	1	0	1	0	0	1
Stagsden CP	24/02455/FUL	Land adjacent to Roundhill Farm Turvey Road Stagsden	2	0	2	2	2	0	2
Stagsden CP	25/01317/CPNQ	Chadwick Meadows Wick End Stagsden MK43 8TS	1	0	1	1	1	0	1
Stagsden CP	25/01371/CPNQ	Pastures Farm Turvey Road Stagsden MK43 8TX	1	0	1	1	1	0	1
Stagsden CP	25/01824/CPNQ	Pastures Farm Turvey Road Stagsden MK43 8TX	2	0	2	2	2	0	2
Staploe CP	22/01039/FUL	Upper Goodwick Farm Cottage Goodwick Drive Honeydon MK44 2LS	1	1	0	1	0	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
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
Staploe CP	25/01438/CPNQ	Upper Goodwick Farm Goodwick Drive Honeydon MK44 2LS	2	0	2	2	2	0	2
Stewartby CP	18/03022/EIA	Former Stewartby Brickworks, Broadmead Road	1000 (300)	0	1000	1000 (300)	1000	0	1000
Thurleigh CP	22/01791/FUL	Land adjacent 2 The Close Thurleigh MK44 2DT	2	0	2	2	2	2	0
Thurleigh CP	22/01816/FUL	Thurleigh Farm Centre Cross End Thurleigh MK44 2EE	3	0	3	3	3	0	3
Thurleigh CP	24/01167/MAR	The Beeches High Street Thurleigh MK44 2DS	11 (3)	1	10	11 (3)	10	11	0
Turvey CP	21/02818/M73	Site of the Grain Store Station Road Turvey	64	0	64	54	54	54	0
Turvey CP	21/03304/MAF	Land west of Newton Lane Turvey	24 (8)	0	24	24 (8)	24	0	24
Turvey CP	23/00019/MAO	Land east of Carlton Road Turvey	25 (8)	0	25	25 (8)	25	0	25
Turvey CP	24/01187/FUL	Meadow House Norfolk Road Turvey Bedford MK43 8DU	1	1	0	1	0	0	1
Wilden CP	24/01178/OUT	65A Renhold Road Wilden MK44 2PX	1	0	1	1	1	0	1
Wilden CP	25/02164/PIP	65A Renhold Road Wilden MK44 2PX	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
Wilden CP	26/00292/PIP	Land at Crossfields Hollis Lane Wilden MK44 2QB	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	23/01119/FUL	Land to the rear of 55 Bedford Road Willington	1	0	1	1	1	1	0
Willington CP	23/01138/FUL	63 Church Road Willington MK44 3PU	1	1	0	1	0	0	1
Willington CP	23/02416/FUL	61 Bedford Road Willington MK44 3PP	2	1	1	2	1	0	2
Willington CP	25/00247/PIP	Land at Wood Lane to the rear of 1 Bedford Road Willington	2	0	2	2	2	0	2
Willington CP	25/00279/FUL	Sunnyside 34 Church Road Willington MK44 3PU	1	0	1	1	1	0	1
Willington CP	25/01675/PIP	Land at rear of Silver Birches 1 Bedford Road Willington MK44 3PP	1	0	1	1	1	0	1
Wilshamstead CP	24/02231/MAO	Land at Village Farm 85 Cotton End Road Wilstead	95 (29)	0	95	95 (29)	95	0	95
Wilshamstead CP	25/02059/PIP	21 Bedford Road Wilstead MK45 3HN	2	0	2	2	2	0	2
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	30 (6)	30	20	10
Wixams CP	21/02615/MAR	Parcel 3.4 Wixams Village 3	232 (58)	0	232	105 (30)	105	17	88

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	23/01008/MAR	Village 4 Parcel 4 Wixams	111 (28)	0	111	46 (14)	46	25	21
Wixams CP	23/01616/M73	Wixams Village 2, parcels R1a, R6a-R9	182 (49)	0	182	39 (10)	39	17	22
Wixams CP	23/02015/MAF	Land north of The Causeway Wixams	57	0	57	57	57	0	57
Wixams CP	24/02019/MAR	Parcel 3.2 Village 3 Wixams	133 (33)	0	133	133 (33)	133	18	115
Wixams CP	99/01645/OUT	Wixams, New Settlement, LPH14 (H31)	4500* (1125)	0	4500*	23 (6)	23	0	23
Wootton CP	23/01846/MAF	Land south of Keeley Lane Wootton	20 (6)	0	20	20 (6)	20	20	0
Wootton CP	23/02636/MAR	Land on the south of Keeley Lane Wootton	20 (6)	0	20	4	4	4	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	13	0
		Total	10,881 (2,438)	67	10,814	5,080 (1,074)	5,014	827	4,253

*To avoid double counting the Gross site capacity and Net site capacity columns do not sum. This is because 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 agreement at 31 March 2026

Policy reference	Application reference	Address	Net capacity estimate
Clapham Neighbourhood Plan – Policy HG2	21/00332/EIA	Land off Milton Road, Clapham	500
Wootton Neighbourhood Plan – Policy W3	24/02426/MAF	Land between Potters Cross and Wootton Road, Wootton	50
Milton Ernest Neighbourhood Plan – Policy ME H1	23/02638/MAO	Land at Rushden Road, Milton Ernest	25
-	23/02598/MAO	Land at former DVSA site, Shortstown	204
-	25/00973/MAO	126 and land to the rear of 108A to 130A Milton Road, Clapham	75
-	23/02783/EIA	Land at College Farm, Shortstown	1,100
		Total	1,954

Table 5 – Adopted housing allocations without planning permission at 31 March 2026

Policy reference	Site	Net capacity estimate
	Allocations and Designations Local Plan 2013 (adopted in 2013)	
AD22	Land north of Ravensden Road, Salph End, Renhold	2
	Local Plan 2030 (adopted in 2020)	
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	593
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	
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
	Harrold Neighbourhood Plan	

Policy reference	Site	Net capacity estimate
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	2,983

Table 6 – Summary of completions and outstanding planning permissions in the borough at 31 March 2026

Locality	Completions 2025-2026 (net)	Number of dwellings with planning permission but not built (net)
Bedford	64	782
Kempston	3	355
Biddenham	66	494
Bletsoe	0	0
Bolnhurst & Keysoe	2	10
Bromham	7	754
Cardington	0	0
Carlton & Chellington	1	0
Clapham	5	15
Colmworth	00	1
Cople	0	1
Cotton End	0	19
Dean & Shelton	4	2
Elstow	0	0
Felmersham & Radwell	0	6
Great Barford	5	5
Great Denham	54	29
Harrold	1	3
Kempston Rural	1	0
Knotting & Souldrop	0	0
Little Staughton	0	4
Melchbourne & Yielden	0	1
Milton Ernest	0	1
Oakley	0	52
Odell	0	0
Pavenham	0	4
Pertenhall & Swineshead	1	1
Podington	0	1
Ravensden	21	56
Renhold	0	5
Riseley	1	0
Roxton	12	67

Locality	Completions 2025-2026 (net)	Number of dwellings with planning permission but not built (net)
Sharnbrook	1	509
Shortstown	118	124
Stagsden	0	6
Staploe	0	3
Stevington	0	0
Stewartby	0	1,000
Thurleigh	9	15
Turvey	0	103
Wilden	1	3
Willington	44	7
Wilshamstead	0	97
Wixams	230	441
Wootton	14	24
Wyboston, Chawston & Colesden	0	2
Wymington	0	12
Total	665	5,014