



BEDFORD
BOROUGH COUNCIL

5 YEAR SUPPLY OF DELIVERABLE HOUSING SITES

2022/23 -2026/27

1. Introduction

- 1.1 This report considers the supply of housing land in Bedford Borough which is available and deliverable for future residential development over the next 5 years.

The five year period

- 1.2 The five year supply period is measured from the start of the current financial year. Year one of the calculation is the year 2022/23 and year five is the year 2026/27.

Approach to the calculation of five year supply

- 1.3 Paragraph 74 of the framework states that “Local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years’ worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old.³⁹” Footnote 39 adds “unless these strategic policies have been reviewed and found not to require updating. Where local housing need is used as the basis for assessing whether a five year supply of specific deliverable sites exists, it should be calculated using the standard method set out in national planning guidance.”
- 1.4 Paragraph 74 of the NPPF also advises on the buffer to be applied to the five year supply of deliverable sites. It states that a buffer of 5% should be applied unless when measured against the Housing Delivery Test the local planning authority has achieved less than 85% of its housing requirement. The results of the Housing Delivery Test published in January 2022 show that the Council has achieved 144% and therefore the buffer to be applied is 5%.
- 1.5 The implication of this for Bedford Borough is that following the adoption of the Bedford Borough Local Plan 2030 on 15th January 2020 the assessment of housing land supply should be based on the Local Plan figure of 970 dwellings pa. The Council does not however rely on paragraph 75 of the NPPF to demonstrate a five year supply.

2. Housing provision to be delivered

2.1 The supply evidenced below is based on the Local Plan housing target of 970 dwellings pa.

Table 1: The 5 year supply calculation.

	Bedford Borough Local Plan 2030 Housing requirement 2015 -2030 (15 years)	14,550
A	Annual requirement	970
B	Five year requirement A x 5	4850
C	Total completions in 2015/16, 2016/17, 2017/18, 2018/19, 2019/20, 2020/21 and 2021/22 (7 years)	8172
D	Shortfall in plan period (annual requirement (A) multiplied by 7 minus completions in the first seven years of the plan (C) (A x 7) – C	(970x 7) = 6790 6790 - 8172= -1382
	Delivery forecast for the five year period	
	2022/23	1065
	2023/24	751
	2024/25	1075
	2025/26	1007
	2026/27	1072
E	Total 5 year dwelling forecast (deliverable supply)	4970
F	5% buffer (Five year requirement plus the shortfall multiplied by 5%)	173

	(B+D) x 0.05	
G	Five year target (5 year requirement plus shortfall plus 5% buffer) B+D +F	3641
H	Annual Target (Five year target divided by five) G divided by 5	728
I	Number of years supply (deliverable supply divided by annual target) E divided by H	6.82

3. Development sites with the potential to deliver housing

3.1 The 5 year target will be met through the delivery of residential dwellings from different types of identified development sites. In order to qualify as a specific site which should be counted within the 5 year supply a site should meet the definition of deliverable set out in the glossary of the NPPF 2021 which reads:

Deliverable: To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In particular:

a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).

b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.

3.2 The assessment of deliverable sites draws on the Council's own intelligence in respect of individual sites supplemented by information gained through ongoing contact between developers and landowners and Planning and Council Tax Officers.

3.3 The types of sites which make a contribution to the five year supply are:

- Sites with planning permission or with the benefit of prior approval (Part 3, Class O of the GPDO 2015 (as amended))
- Sites with planning permission identified in the Bedford Borough Local Plan 2002
- Sites with planning permission identified in Bedford Borough Town Centre Area Action Plan 2008
- Sites with planning permission identified in the Allocations and Designations Local Plan (2013)
- Sites with planning permission identified in the Bedford Borough Local Plan 2030
- Additional capacity on allocated sites
- Windfall

Windfall

3.4 Paragraph 71 of the NPPF states that "Where an allowance is to be made for windfall sites as part of anticipated supply, there should be compelling evidence that they will provide a reliable source of supply. Any allowance should be realistic having regard to the strategic housing land availability assessment, historic windfall delivery rates and expected future trends. Plans should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area."

3.5 The Council has assessed the ten year trend of completions which have taken place on windfall sites in the urban area and rural area. No account has been taken of completions on residential garden land. A summary of the windfall analysis is shown in Appendix 2.

4. Specific deliverable sites

4.1 Appendix 3 sets out the specific sites that are likely to deliver housing over the five-year period beginning on 1st April 2022.

5. Conclusions

5.1 The Council has identified a supply of specific deliverable sites that are likely to deliver an additional 4,964 dwellings in the five-year period. When a 5% buffer is applied this represents a supply 6.82 years.

Appendix 1: Recent housing delivery

Year	Total net completions	Relevant housing requirement target	Basis for the housing requirement
2011/12	919	879	Core Strategy and Rural Issues plan
2012/13	654	879	Core Strategy and Rural Issues plan
2013/14	997	879	Core Strategy and Rural Issues plan
2014/15	828	879	Core Strategy and Rural Issues plan
2015/16	964	884	Strategic Housing Market Assessment 2015
2016/17	1255	950	Strategic Housing Market Assessment Update 2016
2017/18	1350	950	Strategic Housing Market Assessment Update 2016
2018/19	1359	970	Strategic Housing Market Assessment Addendum 2018
2019/20	1026	970	Bedford Borough Local Plan 2030
2020/21	1199	970	Bedford Borough Local Plan 2030
2021/22	1019	970	Bedford Borough Local Plan 2030

Appendix 2: Windfall analysis

An historic 10 year analysis of completions on non-allocated sites has been undertaken. No account has been taken of completions on garden land. The results are shown below. The windfall allowance is based on contributions from the urban area and sites of 0-4 dwellings in the rural area. On this basis this windfall allowance included in Appendix 3 below is 153 dwellings pa.

Urban area (Core Strategy and Rural Issues Plan Growth Area up to 2017/18)

Year	Net completions on sites of 0-4 dwellings	Net completions on sites of 5-24 dwellings
2012/13	9	16
2013/14	25	70
2014/15	23	77
2015/16	15	85
2016/17	42	141
2017/18	48	103
2018/19	21	108
2019/20	15	80
2020/21	92	199
2021/22	14	85
Total	304	964
10 year average	30	96

Rural area (Core Strategy and Rural Issues Plan Rural Policy Area up to 2017/18)

Year	Completions on sites of 0-4 dwellings (net)
2012/13	14
2013/14	20
2014/15	22
2015/16	22
2016/17	31
2017/18	33
2018/19	23
2019/20	14
2020/21	68
2021/22	11
Total	258
10 year average	26

Appendix 3 Five year supply of deliverable sites

					1	2	3	4	5
Site name	Planning ref	Gross number with planning permission	Total number of net completions at 31/3/22	Number of units outstanding at 31/3/22 (net)	2022/23	2023/24	2024/25	2025/26	2026/27
Sites in Bedford and Kempston with planning permission for 25 units and above									
Bedford, Putnoe Lower School	16/1520/MAF	88	87	1	1				
Bedford, Dallas Road	19/02247/MAF	341	0	341				50	50
Kempston, Newnorth Print, College Street	19/01574/MAR	26	24	2	2				
Kempston, The Bury	19/01282/MAR	55	44	11	11				
Sites in the rural area with permission for 5 dwellings and above									
Wilstead, North End Farm/ Seasons car Park	14/00700/MAO 19/02289/MAF	39	0	39			39		
Shortstown, Land r/o sheds (eastern and south eastern land parcels)	20/0090/EIA	592	0	592	61	116	97	80	80

					1	2	3	4	5
Site name	Planning ref	Gross number with planning permission	Total number of net completions at 31/3/22	Number of units outstanding at 31/3/22 (net)	2022/23	2023/24	2024/25	2025/26	2026/27
					Shortstown, RAF Cardington, western land parcel	10/01745/MAR	108	49	59
Milton Ernest The Old Maltings	16/01397/FUL	6	0	6		6			
Great Barford, Land at 59-61 Roxton Road	18/02667/MAR	77	57	20	20				
Eastcotts, Nisa Local, North Drive	15/00541/FUL	5	1	4	4				
Ravensden, Curry Mansion Bedford Road	16/00103/FUL	8	3	5	5				
Riseley, Riseley Lower School, Church Lane	19/01765/FUL	9	0	9	9				
Roxton, Land North of School Lane	21/00014/MAO	50	0	50				25	25
Sharnbrook Yelnow Lane	20/02914/MAR	51	0	51	51				
Thurleigh, The Beeches and rear of High Street	20/02155/MAO	11	0	10		4	6		
Thurleigh, Land adj 67 High Street	17/00711/MAO	20	0	20				10	10

					1	2	3	4	5
Site name	Planning ref	Gross number with planning permission	Total number of net completions at 31/3/22	Number of units outstanding at 31/3/22 (net)	2022/23	2023/24	2024/25	2025/26	2026/27
Turvey, The Laws High Street	20/00948/MAF	10	0	10		10			
Turvey, Grain Store	20/02165/NMA 20/00075/NMA	61	0	61	77		61		
Wilstead Howard Close	19/01019/MAO	30	0	30	17	13			
Wootton, 41 Cause End	19/01590/FUL	8	6	2	2				
Wyboston, Top Farm the Lane	20/00125/FUL	5	2	3	3				
Local Plan 2002 sites with planning permission									
Biddenham, Land north of Bromham Road	01/02199/OUT + RMS	1300	645	655	55	31	75	75	100
Great Denham	02/00787/OUT + RMs	1673	1568	105	10	0	50	45	
Eastcotts, RAF Cardington, Shortstown Phase 3	16/03461/MAR 19/01604/MAR	256	195	61	61				
Land off Potter Meadows, Shortstown	19/01280 /MAF	10	7	3	3				

					1	2	3	4	5
Site name	Planning ref	Gross number with planning permission	Total number of net completions at 31/3/22	Number of units outstanding at 31/3/22 (net)	2022/23	2023/24	2024/25	2025/26	2026/27
					Stewartby, Land east and west of Broadmead Road	97/01163/OUT 14/03135/MAR 17/02295/MAR	610	459	151
Wixams Village 2	99/01645/OUT +RMs	1071	499	572	151	156	115	86	64
Wixams Village 3	99/01645/OUT	564	0	564		10	100	130	150
Wixams village 4	16/02595/MAR 19/00546/MAR	145	72	73	58	15			
Wootton, Land south of Fields Road	15/02060/MAF	600	56	94	94				
Allocations and Designations Local Plan sites with planning permission									
Bedford, former University Buildings, off Warwick Avenue	13/02417/MAF	152	141	11	11				
Local Plan 2030 Sites with planning permission									
Biddenham, Land at Gold Lane	18/00140/MAO 21/02820/M73	249	0	249	71	88	72	18	
Biddenham, Land to the rear of Bromham Road	19/01394/MAO	43	0	43				20	20

					1	2	3	4	5
Site name	Planning ref	Gross number with planning permission	Total number of net completions at 31/3/22	Number of units outstanding at 31/3/22 (net)	2022/23	2023/24	2024/25	2025/26	2026/27
Approved subject to Sec 106									
Wixams, the Causeway	18/03158/MAF	62		62			62		
Bedford, Aspects Leisure Park, Newnham Avenue	19/01624/MAF	128	0	128					28
WINDFALL					153	153	153	153	153

					1	2	3	4	5
Site Name	Planning ref			Capacity estimate	2022/23	2023/24	2024/25	2026/27	2027/28
Local Plan 2030 allocations									
Edge of urban area									
Lodge Hill				84				40	44
Graze Hill	19/00593/MAO			163	20	45	45	45	8
Made Neighbourhood Plans: Key service centres									
Bromham NP				30					30
Bromham Stagsden rise	20/02520/MAR			80	15	45	20		
Bromham Beauchamp Park				390			50	50	50
Clapham				500			35	60	75
Great Barford				500					35

