



BEDFORD BOROUGH COUNCIL



HOUSING MONITORING REPORT 2021 - 2022



HOUSING MONITORING REPORT

2021 - 2022



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

Jon Shortland

Chief Officer Planning, Infrastructure and Economic Growth

Bedford Borough Council, Borough Hall, Cauldwell Street, Bedford, MK42 9AP

Telephone (01234) 267422 Email: planning@bedford.gov.uk

TABLE OF CONTENTS

EXECUTIVE SUMMARY		4
POLICY BACKGROUND		5
DEFINITIONS		6
TABLE 1	Progress Towards Meeting Objectively Assessed Need	7
TABLE 2	Adopted Housing Allocations without Planning Permission at 31 st March 2022	7
TABLE 3	Summary of Annual Completions and Supply in the Borough 2015/16 – 2021/22	8
TABLE 4	Summary of Completions and Outstanding Supply in the Borough at 31 st March 2022	9
TABLE 5	Schedule of Completions and Outstanding Supply in the Borough at 31 st March 2022	10
TABLE 6	Schedule of Applications Subject to S106 Obligations at 31 st March 2022	24
INDICATOR - H1	% of Affordable Houses Secured on Sites of 15 or More Dwellings	24
INDICATOR – H2	Number of Empty Homes Brought Back into Use	25
INDICATOR – H3	Amount of Mobility Housing Completed Each Year	25
INDICATOR – H4	Number of Housing Units Completed in the Town Centre Area	26
INDICATOR – H5	Progress on Major Sites	27
INDICATOR – H6	Progress on Self-Build and Custom Build Housing	28

EXECUTIVE SUMMARY

This report sets out the results of the Borough's housing survey for 1st April 2021 to 31st March 2022. 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 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.

COMPLETIONS

New Dwellings:

Newly built dwellings	945
Dwellings achieved through conversion of existing residential properties	2
Dwellings completed through the change of use of other types of buildings	98
Total dwelling completions (gross)	1045
Losses through demolitions, conversion or change of use	26
Total dwelling completions (net)	1019

Type and Mix: Number and as a % of gross completions (1045)

Size:			
1 bedroom dwellings	158	15.1%	
2 bedroom dwellings	283	27.1%	
3 bedroom dwellings	334	32.0%	
4 and 4+ bedroom dwellings	259	24.8%	
Unknown	11	1.1%	
Type:			
Flats	313	30.0%	
Single storey dwellings	9	0.9%	
2 storey dwellings	623	59.6%	
2+ storey dwellings	100	9.6%	

Affordable Housing: Number and as a % of gross completions 220 21.1%

Previously Developed Land: Number and as a % of gross completions 337 32.2%

Mobility Standard Housing: Number and as a % of gross completions 87 8.3%

Mobility dwellings gained through conformity with planning policy (595) 87 8.3%

SUPPLY

Outstanding supply of planning permissions (gross): 6040

Adopted Housing Allocations:

with consent subject to S106 obligations	449
without planning permission	4618

Other sites:

with consent subject to S106 obligations	183
--	-----

Affordable Housing:

Number of dwellings permitted in 2021/22 on sites subject to	1892	
affordable housing requirement - of which, number and % are affordable	447	23.6%

POLICY BACKGROUND

The council adopted Local Plan 2030 in January 2020, which sets the strategy and planning policies for the borough to 2030. As part of the adoption of the plan a policy was inserted committing the council to an immediate review.

The Local Plan 2040 is currently undergoing regulation 19 consultation (June / July 2022 - outside the monitoring period). Previous Issues and Options consultations were held between 14 July and 4 September 2020, and 29 June and 3 September 2021. The first of these consultations considered the scope of the local plan, a draft vision and key themes along with possible locations for development beyond 2030. A call for sites exercise was also undertaken. The second consultation narrowed the suitable development strategy options for the borough as well as included a number of draft policies for the town centre and retail, and development management issues. Information on the progress of the Local Plan 2040 can be found at www.bedford.gov.uk/localplan2040.

The government continues to explore prospects for strategic growth within the Oxford-Cambridge Arc. Delays have occurred in the consultation timetable and the future of the planned Strategic Framework is uncertain.

During the monitoring period, eleven Neighbourhood Plans were subject to referendum and subsequently made. These were:

Bletsoe – made 9 June 2021
Bromham – made 9 June 2021
Great Barford – made 19 January 2022
Harrold – made 5 January 2022
Milton Ernest – made 24 November 2021
Sharnbrook – made 24 November 2021
Stevington – made 9 June 2021
Thurleigh – made 9 June 2021
Turvey – made 1 September 2021
Willington – made 2 March 2022
Wootton – made 2 March 2022

In total as of 31 March 2022 15 neighbourhood plans had been made and are part of the development plan. More information can be found on the Council's web site www.bedford.gov.uk/neighbourhoodplanning

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 CPNJ/O applications the gross figure may be an estimate. The total number of dwellings to be constructed on sites which have outline planning permission will be subject to detailed planning consent which will be determined having regard to the Borough's planning policies.
Annual Comps (Completions)	The number of new dwellings completed on the application site in the monitoring year.
Total Comps	The overall number of new dwellings completed on the application site to date.
Number O/S (Outstanding)	The gross number of units yet to be completed on the site (Gross – Total).
Losses	The number of existing dwellings on the application site that will be demolished as a result of the development. Losses are accounted for in the year that the first completions on a site take place.
Net Supply	The number of units outstanding taking account of future losses.
Net Completions	The number of dwellings completed taking account of the losses which have occurred during the survey period.
Small Site	Application with site area below 0.4 hectare.
Medium Site	Application with site area between 0.4 - 1.0 hectare.
Large Site	Application with site area 1.0 hectare or more.
Table 1	This table demonstrates how the total capacity of dwellings in the borough (total completions and total supply) compares with the objective assessment of need.
Table 2	A list of housing allocations adopted in our Local Plan 2002, Allocations and Designations Local Plan 2013 and Local Plan 2030 that do not have full planning permission at the time of publication.
Table 3	This table summarises the net housing completions and outstanding supply of planning permissions in the years 2015 to date for the Borough as a whole.
Table 4	Table 4 summarises the current planning permissions, breaking down the total net completions into the Bedford and Kempston urban wards and the rural parishes.
Table 5	Table 5 is a schedule of all the applications in the current monitoring year, demonstrating the progress in meeting the development targets of the development plan. The applications are listed with the small sites first, followed by the medium and large sites.
Table 6	Table 6 is a schedule of applications which have been granted consent subject to a Section 106 obligation at 31/3 /2020 to date.

TABLE 1**Progress towards meeting objectively assessed need**

Net dwellings completions 01 April 2015 to 31 March 2022 (see Table 3)	8,172
Outstanding supply of planning permission at 31 March 2022 (see Table 3)	6,040
Housing allocations subject to S106 Obligations (Table 6)	449
Other sites subject to S106 obligations (net) (see Table 6)	183
Estimated completions up to 2030 on housing allocations currently without permission	1,938
Total capacity	16,782
Objective assessment of need 2015-2030	14,550
Progress towards meeting objectively assessed need	+2,232

TABLE 2**Adopted housing allocations without planning permission at 31st March 2022**

Policy Ref	SITE	estimated Capacity 2015-2030	Estimated capacity post 2030
Local Plan 2002			
H23	Village Sites (Stagsden and Swineshead)	8	
Allocations and Designations 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	0	150
P11	Greyfriars, Bedford		250
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 (Clapham)	500	
Key Service Centres			
Bromham Neighbourhood Plan			
B.6	Stagsden Rise	80	
B.7	Old Stable Yard	30	
Great Barford Neighbourhood Plan			
H1	Land at Great Barford West	245	255
Sharnbrook Neighbourhood Plan			
S4	Land at Hill Farm, Mill Road	430	70
Wootton Neighbourhood Plan			
W3	Land between Potters Cross and Wootton Road	75	30
W4	Land south of Keeley Lane		
W5	Land at Tinkers Corner, Keeley Lane		
W6	Land on south side of Keeley Lane		

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			
Harrold NDP2	Land at Odell Road	17	
Harrold NDP3	Land east of Orchard Lane	8	
Milton Ernest Neighbourhood Plan			
ME H1	Land at Rushden Road	25	
Oakley Neighbourhood Plan			
ONP HG1	Land at Station Road	30	
ONP HG1	Land to the rear of High Street	10	
Thurleigh Neighbourhood Plan			
HS2	Land at the Beeches, High Street	10	
HS3	Land at Hayle Farm, High Street	20	
Turvey Neighbourhood Plan			
T1	Carlton Road	25	
T1	Mill Rise	25	
Bedford Borough Total		1,938	2,680

TABLE 3

Summary of annual completions & supply in Bedford Borough 2015/16-2021/22

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
Total	8,172	

TABLE 4

Summary of completions & outstanding supply in Bedford Borough by urban wards and rural parishes at 31st March 2022

	Gross site capacity	Annual comps	Total Comps	Number Outstanding	Losses	Net Supply	Net Comps
Bedford							
Brickhill	3	1	1	2	1	1	1
Castle	611	49	173	438	9	430	49
Cauldwell	95	71	71	24	10	14	71
De Parys	21	6	6	15	2	13	6
Goldington	18	4	4	14	2	14	2
Harpur	295	37	160	135	16	120	36
Kingsbrook	18	0	0	18	0	18	0
Newnham	18	6	7	11	0	11	6
Putnoe	99	0	88	11	8	3	0
Queens Park	19	0	8	11	2	9	0
Bedford	1197	174	518	679	50	633	171
Kempston							
Kempston Central & East	375	24	24	351	2	349	24
Kempston North	7	1	1	6	1	5	1
Kempston South	4	0	0	4	0	4	0
Kempston West	101	59	61	40	19	39	42
Kempston	487	84	86	401	22	397	67
Biddenham	1369	137	414	955	2	953	137
Bletsoe	4	1	1	3	0	3	1
Bolnhurst & Keysoe	14	2	3	11	2	9	2
Bromham	85	0	0	85	0	85	0
Cardington	2	0	0	2	0	2	0
Carlton	2	0	0	2	1	1	0
Clapham	14	1	1	13	2	12	0
Colmworth	6	0	0	6	0	6	0
Cople	6	0	0	6	2	4	0
Dean & Shelton	11	2	2	9	1	8	2
Elstow	5	0	0	5	0	5	0
Felmersham & Radwell	3	0	0	3	2	1	0
Great Barford	88	34	57	31	0	31	34
Great Denham	287	25	177	110	0	110	25
Harrold	8	0	0	8	1	7	0
Kempston Rural	3	0	0	3	2	1	0
Knotting & Souldrop	2	0	0	2	1	1	0
Little Staughton	7	0	2	5	0	5	0
Milton Ernest	14	1	2	12	0	12	1
Oakley	12	2	10	2	1	1	2
Pavenham	2	0	0	2	0	2	0
Pertenhall & Swineshead	2	0	0	2	0	2	0
Podington	2	0	0	2	0	2	0
Ravensden	176	3	3	173	1	172	3
Renhold	11	3	4	7	3	6	2
Riseley	13	0	0	13	0	13	0
Roxton	53	0	0	53	2	51	0
Sharnbrook	55	0	0	55	3	52	0
Shortstown	1001	175	276	725	0	725	175
Stagsden	4	0	0	4	0	4	0
Staploe & Duloe	5	1	1	4	0	4	1
Stevington	3	0	0	3	2	1	0
Stewartby	1613	30	459	1154	2	1153	29
Thurleigh	38	0	3	35	3	32	0
Turvey	74	1	1	73	1	72	1
Wilden	10	1	1	9	2	7	1
Willington	5	3	3	2	1	1	3
Wilstead	117	14	71	46	0	46	14
Wixams	1703	218	490	1213	0	1213	218
Wootton	614	130	512	102	3	101	128
Wyboston Chawston & Colesden	10	2	2	8	1	8	1
Wymington	3	1	1	2	0	2	1
Total	9140	1045	3100	6040	113*	5956	1019

*This is the number of total potential dwelling losses for all applications listed in Table 5. The number of actual losses recorded for the year 2021/22 is 26.

TABLE 5

Schedule of completions and outstanding supply in the borough at 31st March 2022

App. No.	Site Address	Gross Site Capacity	AH	Annual Comps	AH	Total Comps	AH	Number O/S	AH	Losses	AH	Net Supply	AH	Net Comps	AH
Bedford															
Brickhill															
Small	1900423FUL	289 Kimbolton Road	1	0		0		1		0		1		0	
	2000573FUL	Land Between 54 And 56 Falcon Avenue	1	1		1		0		0		0		1	
	2001598FUL	159 Kimbolton Road	1	0		0		1		1		0		0	
Castle															
Small	1201549MAF	1-13 Greyfriars and 57-65 Midland Road	18	18		18		0		0		0		18	
	1501486FUL	First & Second Floor 68 High Street	4	0		1		3		0		3		0	
	1501617COU	54 Bromham Road	3	2		3		0		0		0		2	
	1700110FUL	Land r/o 72-74 High Street	4	0		0		4		0		4		0	
	1702920S73A	Land r/o 66-68 Midland Road	3	3		3		0		0		0		3	
	1703030M73	Melbourne House, 3 Kingsway	128	0		0		128		0		128		0	
	1800377CPNO	Exchange Building, 16 St Cuthberts Street	28	0		0		28		0		28		0	
	1800860FUL	28 - 30 St Johns Street	2	1		1		1		0		1		1	
	1801012CPNO	Mayfair House, 11 Lurke Street	23	0		0		23		0		23		0	
	1801105CPNO	8-10 Howard Street	23	2		14		9		0		9		2	
	1801272CPNO	St Johns Terrace, 21 Kingsway	6	6		6		0		0		0		6	
	1801629CPNP	27B Castle Road	1	0		0		1		0		1		0	
	1801733COU	56 Bromham Road	1	0		0		1		0		1		0	
	1801828FUL	Flat 2, 13 Ashburnham Road	2	0		1		1		1		1		0	
	1802372FUL	61 Commercial Road	2	0		0		2		1		1		0	
	1802481FUL	58 - 60 Midland Road	4	0		0		4		0		4		0	
	1900193FUL	Ground Floor 2A Alexandra Road	4	0		0		4		0		4		0	
	1900625MAR	Site Of 5 To 7 Priory Street	11	0		0		11		0		11		0	
	1900717CPNO	Enterprise House 4 - 6 Union Street	6	0		0		6		0		6		0	
	1901385FUL	Land Between 5 And 13 Western Street	3	0		0		3		0		3		0	
	1901522DC3	30 Allhallows	8	0		0		8		0		8		0	
	1901756FUL	Dame Alice Court, 19 Newnham Street	2	0		0		2		0		2		0	
	1901864CPNO	St Johns Terrace, 3 - 7 Amptill Street	3	3		3		0		0		0		3	
	1901885M73	17 St Peters Street	14	0		0		14		0		14		0	
	1902127FUL	1 Brereton Road	7	0		0		7		0		7		0	
	1902147FUL	49 - 51 Commercial Road	2	0		0		2		0		2		0	
	1902263CPNO	67 Harpur Street Bedford	3	0		0		3		0		3		0	
	1902364COU	20 - 22 Cauldwell Street	0	0		0		0		1		-1		0	
	1902462FUL	34 Alexandra Road	12	0		0		12		0		12		0	
	2000450CPNO	15 Kingsway	6	3		3		3		0		3		3	
	2000503CPNO	Equipoise House 8 - 12 Grove Place	12	0		0		12		0		12		0	
	2000731FUL	9 Church Arcade And 2 Dane Street	2	1		1		1		0		1		1	
	2001199FUL	Equipoise House, 8 - 12 Grove Place	8	0		0		8		0		8		0	
	2001285COU	5 Newnham Street	0	0		0		0		1		-1		0	
	2001376S73	Serino Flooring, 28 St Johns Street	1	0		0		1		0		1		0	

	App. No.	Site Address	Gross Site Capacity	AH	Annual Comps	AH	Total Comps	AH	Number O/S	AH	Losses	AH	Net Supply	AH	Net Comps	AH
	2001504FUL	18 St Marys Street	1		1		1		0		0		0		1	
	2002078CPNO	St Johns Terrace 3 - 7 Ampthill Street	9		9		9		0		0		0		9	
	2002124CPNO	11 Lurke Street	23		0		0		23		0		23		0	
	2002214FUL	67 Commercial Road	2		0		0		2		0		2		0	
	2002220FUL	4 Ashburnham Road	6		0		0		6		0		6		0	
	2002702CPNO	Flat 3, 27 The Embankment	1		0		0		1		0		1		0	
	2101165CPNO	14 - 16 Albany Road	2		0		0		2		0		2		0	
	2102136CPNO	Aecom House 200 Horne Lane	28		0		0		28		0		28		0	
	2102203FUL	1 Battison Street	1		0		0		1		0		1		0	
	2102209S73A	Flat 21 Bushmead Avenue	0		0		0		0		1		-1		0	
	2102226COU	89 Denmark Street	1		0		0		1		2		-1		0	
	2102518FUL	43 High Street	2		0		0		2		0		2		0	
	2102612FUL	20 Battison Street	1		0		0		1		1		0		0	
	2103032FUL	Zero, 1a Rothsay Road	1		0		0		1		1		0		0	
	2103078FUL	16 Castle Road	1		0		0		1		0		1		0	
Medium	0500598FUL	Telecom House, 25-27 St John's Street	153	(51)	0		109	(51)	44		0		44		0	
	1901155MAF	Greyfriars Police Station, 32 Greyfriars	23		0		0		23		0		23		0	
Cauldwell																
Small	1800896FUL	55 Victoria Road	1		0		0		1		0		1		0	
	1801250FUL	13 Offa Road	2		0		0		2		1		1		0	
	1802008FUL	30 College Road	2		0		0		2		1		1		0	
	1901104FUL	65 And 67 St Johns Street	0		0		0		0		1		-1		0	
	1901726FUL	33 College Road	2		0		0		2		1		1		0	
	1901794FUL	124 Ampthill Road	4		0		0		4		0		4		0	
	1902013FUL	The Queens Head 38 Kempston Road	2		2		2		0		0		0		2	
	1902073FUL	22 College Road	2		0		0		2		1		1		0	
	2100498MDC3	Block B Rogers Court 2 Kingsway	20	(20)	20	(20)	20	(20)	0	(0)	0	(0)	0	(0)	20	(20)
	2100841COU	17 Harrow Close	0		0		0		0		1		-1		0	
	2100922FUL	73 Victoria Road	4		0		0		4		1		3		0	
	2101317FUL	302 Ampthill Road	1		0		0		1		0		1		0	
	2101683COU	Rear Of Flat A 88 Ampthill Road	0		0		0		0		1		-1		0	
	2102643FUL	126 Ampthill Road	2		0		0		2		1		1		0	
	2103329FUL	71 Victoria Road	4		0		0		4		1		3		0	
Medium	1801087MAF	Land Off Champion Way	49	(34)	49	(0)	49	(34)	0	(0)	0	(0)	0	(0)	49	(0)
De Parys																
Small	1702805FUL	33 Kimbolton Road	1		0		0		1		0		1		0	
	1800659FUL	Land adjacent 81 Goldington Avenue	6		6		6		0		0		0		6	
	1802635FUL	4 St Michaels Road	6		0		0		6		1		5		0	
	1902501OUT	Land At The Rear Of 22 Kimbolton Avenue	1		0		0		1		0		1		0	
	2100157FUL	59 De Parys Avenue	1		0		0		1		0		1		0	
	2101343FUL	4 Merton Road	4		0		0		4		1		3		0	
	2101853FUL	159 Kimbolton Road	1		0		0		1		0		1		0	
	2102482COU	14 Kimbolton Road	1		0		0		1		0		1		0	

	App. No.	Site Address	Gross Site Capacity	AH	Annual Comps	AH	Total Comps	AH	Number O/S	AH	Losses	AH	Net Supply	AH	Net Comps	AH
Goldington																
Small	1701903FUL	Orchard House, 92 Brookfield Road	4		3		3		1		2		1		1	
	1800767FUL	Grove Apartments 29 Goldington Road	2		0		0		2		0		2		0	
	1901835S73A	Land Adjacent 45 Barley Way	1		1		1		0		0		0		1	
	2100839FUL	Garages at 73-75 The Boundary	2	(2)	0	(0)	0	(0)	2	(2)	0	(0)	2	(2)	0	(0)
Large	2001906FUL	Bury Court, Church Lane	9	(9)	0	(0)	0	(0)	9	(9)	0	(0)	9	(9)	0	(0)
Harpur																
Small	1402684MAF	139-145 Tavistock St	13		0		0		13		0		13		0	
	1602236LDP	19 Foster Hill Road	0		0		0		0		1		0		-1	
	1701342FUL	48-50 Harpur Street	2		2		2		0		0		0		2	
	1702829FUL	13 The Crescent	12		12		12		0		0		0		12	
	1800251COU	Ground Floor, 14 Adelaide Square	1		0		0		1		0		1		0	
	1800282MAF	26 - 28 Bromham Road	12		0		0		12		0		12		0	
	1800376FUL	5-7 The Broadway	2		0		0		2		0		2		0	
	1800583FUL	The Balloon, 52 Foster Hill Road	1		0		0		1		0		1		0	
	1800623FUL	Charter House, 59-61 Bromham Road	4		0		0		4		0		4		0	
	1800676CPNO	66 Harpur Street	4		0		1		3		0		3		0	
	1801043FUL	59 Roff Avenue	3		0		0		3		1		2		0	
	1801394FUL	R/o 83 Tavistock Street	2		0		1		1		0		1		0	
	1900214FUL	72 Tavistock Street	2		0		0		2		1		1		0	
	1900272FUL	90 Tavistock Street	1		0		0		1		0		1		0	
	1900286FUL	46 - 48 Clapham Road	11		0		0		11		4		7		0	
	1901480FUL	Broadway Apartments 30 The Broadway	2		0		0		2		0		2		0	
	1902658CPNO	57-59 Midland Road	1		0		0		1		0		1		0	
	2000557CPNO	65 Harpur Street	3		0		0		3		0		3		0	
	2000807FUL	Eagle Court, 47 Harpur Street	4		0		0		4		0		4		0	
	2000830FUL	Enterprise House, 4 - 6 Union Street	8		3		3		5		0		5		3	
	2001451FUL	106 Tavistock Street	1		0		0		1		0		1		0	
	2002076MAF	West One 63 - 67 Bromham Road	24		0		0		24		0		24		0	
	2002103CPNO	King William House, 46 Harpur Street	4		0		0		4		0		4		0	
	2002811FUL	5 - 7 The Broadway	1		0		0		1		0		1		0	
	2002855CPNO	64 Harpur Street	11		0		0		11		0		11		0	
	2100621FUL	64 Harpur Street	3		0		0		3		0		3		0	
	2101115FUL	54 Harpur Street	1		0		0		1		0		1		0	
	2101565CPNM	27 Park Road West	2		0		0		2		0		2		0	
	2101903S73A	62A Park Road West	0		0		0		0		1		-1		0	
	2102558FUL	71 Warwick Avenue	5		0		0		5		1		4		0	
	2102607COU	58 Clapham Road	3		0		0		3		6		-3		0	
Medium	1902809MAF	Willows Nursing Home, 73 Shakespeare Rd & 86A Clapham Rd	0		0		0		0		1		-1		0	
Large	1302417MAF	Former De Montfort University site, Lansdowne Road	152	(10)	20	(0)	141	(10)	11	(0)	0	(0)	11	(0)	20	(0)
Kingsbrook																

	App. No.	Site Address	Gross Site Capacity	AH	Annual Comps	AH	Total Comps	AH	Number O/S	AH	Losses	AH	Net Supply	AH	Net Comps	AH
Small	1703183FUL	82 Winchester Road	1		0		0		1		0		1		0	
	1802639FUL	2 Faldo Road	1		0		0		1		0		1		0	
	2002186FUL	61 Willow Road	2		0		0		2		0		2		0	
	2100834FUL	Rear of The Bull Public House, London Road	7		0		0		7		0		7		0	
	2101931FUL	157 London Road	2		0		0		2		0		2		0	
Medium	1901656FUL	Garage Block, Dunham Close	5	(5)	0	(0)	0	(0)	5	(5)	0	(0)	5	(5)	0	(0)
Newnham																
Small	1700286FUL	24 Aylesbury Road	1		0		0		1		0		1		0	
	1800990MAR	Priory Marina Barkers Lane	12		6		7		5		0		5		6	
	2000123CPNO	1A Dean Street	4		0		0		4		0		4		0	
	2000297FUL	10 Wendover Drive	1		0		0		1		0		1		0	
Putnoe																
Small	1800788FUL	65 Putnoe Lane	2		0		0		2		1		1		0	
	1802673FUL	71 Putnoe Lane	1		0		0		1		0		1		0	
	1803102FUL	63 Putnoe Lane	2		0		1		1		0		1		0	
	1901420FUL	16 Church Lane	2		0		0		2		6		-4		0	
	1902184FUL	Land adjacent 36 Wentworth Drive	1		0		0		1		0		1		0	
	2000024OUT	Mark Rutherford Upper School	3		0		0		3		0		3		0	
	2200256S73A	5 Caister Road	0		0		0		0		1		-1		0	
Medium	1601520MAF	Former Putnoe Lower School, Overdale	88		0		87		1		0		1		0	
Queens Park																
Small	1800832MAF	72 Ford End Road	10		0		8		2		0		2		0	
	1801551FUL	Land adj to 22 Carlisle Road	4		0		0		4		0		4		0	
	1901212FUL	21 Fairfax Road	2		0		0		2		1		1		0	
	2000582FUL	81 Coventry Road	2		0		0		2		1		1		0	
	2002025CPNM	50 Ford End Road	1		0		0		1		0		1		0	
Bedford			1197	(131)	174	(20)	518	(115)	679	(16)	50	(0)	633	(16)	171	(20)
Kempston																
Kempston Central & East																
Small	1801742CPNM	88a Bedford Road	1		0		0		1		0		1		0	
	1901058CPNM	Greycourt Florists 134 And 134A Bedford Road	1		0		0		1		0		1		0	
	1901074FUL	14 College Street	2		0		0		2		1		1		0	
	1902826FUL	88 Bedford Road	2		0		0		2		0		2		0	
	2001338FUL	5 Beatrice Street	2		0		0		2		1		1		0	
Medium	1901574MAR	33 College Street Newnorth Print	26	(26)	24	(24)	24	(24)	2	(2)	0	(0)	2	(2)	24	(24)
Large	1902247MAF	Former Hazelwoods Foods, Dallas Road	341	(45)	0	(0)	0	(0)	341	(45)	0	(0)	341	(45)	0	(0)

	App. No.	Site Address	Gross Site Capacity	AH	Annual Comps	AH	Total Comps	AH	Number O/S	AH	Losses	AH	Net Supply	AH	Net Comps	AH
Kempston North																
Small	1801709OUT	187B Bedford Road	5		0		0		5		0		5		0	
	1802971FUL	4 Foster Road	0		0		0		0		1		-1		0	
	1902645FUL	2A King Street	2		1		1		1		0		1		1	
Kempston South																
Small	2100945FUL	Land Adj 36 Woburn Road	1		0		0		1		0		1		0	
Large	1703057MAO	Land adj to Building A, 64 Chantry Avenue	3		0		0		3		0		3		0	
Kempston West																
Small	1801092FUL	14 Lincoln Road, Kempston	1		0		0		1		0		1		0	
	1802113MDC3	Land Adj Balliol Lower School, Balliol Road	13	(3)	0	(0)	0	(0)	13	(3)	0	(0)	13	(3)	0	(0)
	1803054FUL	51 Deacon Avenue Kempston	1		0		0		1		0		1		0	
	1900632FUL	49 And 53 Hill Rise Kempston Bedford	2		0		1		1		0		1		0	
	1901220FUL	Land Between 1 And 3 King William Road	1		0		0		1		0		1		0	
	1901282MAR	The Bury Cemetery Road	55		44		44		11		1		11		43	
	2000649FUL	53 Hill Rise	2		0		1		1		1		1		0	
	2100056FUL	76 - 78 High Street	3		0		0		3		1		2		0	
	2100166FUL	Land Adjacent To 12 Galloway Close	1		0		0		1		0		1		0	
	2101022CPNO	Rear Of 33 - 39 High Street	2		0		0		2		0		2		0	
	2102224FUL	Site adjacent to 68 Dennis Road	4	(4)	0	(0)	0	(0)	4	(4)	0	(0)	4	(4)	0	(0)
	2103327PIP	Rear of 3 Eugster Avenue	1		0		0		1		0		1		0	
Medium	1900743MAF	1-16 Dennis Court, 34 & 36 Dennis Road & Garage Block	15	(15)	15	(15)	15	(15)	0	(0)	16	(16)	0	(0)	-1	-(1)
Kempston			487	(93)	84	(39)	86	(39)	401	(54)	22	(16)	397	(54)	67	(23)
Biddenham																
Small	1702681FUL	Land adjacent 23 Bromham Road	1		0		0		1		0		1		0	
	1901394MAO	Land At Bromham Road	43		0		0		43		0		43		0	
	1901512FUL	23 Bromham Road	1		0		0		1		0		1		0	
	1901564FUL	12 And 12A Vicars Close	2		0		0		2		2		0		0	
	1902558FUL	Paddock Rear Of 118 Bromham Road	1		0		0		1		0		1		0	
	2001354S73	Lavender Lodge, 42 Main Road	1		0		0		1		0		1		0	
	2102608FUL	Land adjacent to 16 Vicars Close	2		0		0		2		0		2		0	
	0102199EIA	Land north of Bromham Road	594	(119)	0	(0)	0	(0)	594	(119)	0	(0)	594	(119)	0	(0)
Large	1502257MAR	Land north of Bromham Road Phase 6	106	(21)	21	(3)	106	(21)	0	(0)	0	(0)	0	(0)	21	(3)
	1502314MAR	Land north of Bromham Road Phase 5	156	(49)	28	(13)	141	(36)	15	(13)	0	(0)	15	(13)	28	(13)
	1800140MAO	Land off Deep Spinney	130	(75)	0	(0)	0	(0)	130	(75)	0	(0)	130	(75)	0	(0)
	1800680MAR	Land north of Bromham Road	95	(23)	42	(6)	49	(23)	46	(0)	0	(0)	46	(0)	42	(6)
	1801148MAR	Land north of Bromham Road Phase 7	118		46		118		0		0		0		46	
	2102820M73	Land at Deep Spinney, Gold Lane and Duck End Lane	119	(45)	0	(0)	0	(0)	119	(45)	0	(0)	119	(45)	0	(0)

App. No.	Site Address	Gross Site Capacity	AH	Annual Comps	AH	Total Comps	AH	Number O/S	AH	Losses	AH	Net Supply	AH	Net Comps	AH
Biddenham		1369	(332)	137	(22)	414	(80)	955	(252)	2	(0)	953	(252)	137	(22)
Bletsoe															
Small	1800465CPNQ	Black Barn	1	1		1		0		0		0		1	
	2001332CPNQ	Redhouse Farm, Riseley Road	3	0		0		3		0		3		0	
Bletsoe		4	(0)	1	(0)	1	(0)	3	(0)	0	(0)	3	(0)	1	(0)
Bolnhurst & Keysoe															
Small	1201488FUL	Row Farm, Keysoe Row East	2	2		2		0		0		0		2	
	1800591CPNQ	Dutch Barn Adj to College Farm, Church Road	2	0		0		2		0		2		0	
	1802080FUL	Manor Farm House, School Lane, Bolnhurst	2	0		1		1		0		1		0	
	1900843FUL	Toby Cottage Keysoe Row East Keysoe	1	0		0		1		1		0		0	
	1901796FUL	Land Adj The Winnat Mill Hill, Keysoe	1	0		0		1		0		1		0	
	2002352LDE	Mount Pleasant Farm, School Lane, Bolnhurst	1	0		0		1		1		0		0	
	2100244CPNQ	Barn At Myers Hill Farm Kimbolton Road, Bolnhurst	1	0		0		1		0		1		0	
	2100977REM	Lane Keysoe	3	0		0		3		0		3		0	
	2103296FUL	Hinton St Mary, Kimbolton Road	1	0		0		1		0		1		0	
Bolnhurst & Keysoe		14	(0)	2	(0)	3	(0)	11	(0)	2	(0)	9	(0)	2	(0)
Bromham															
Small	1800340FUL	Land adj to 13 Trevor Drive	2	0		0		2		0		2		0	
	1800373FUL	Land adj 65 Springfield Drive	2	0		0		2		0		2		0	
	1800869FUL	Argrey, 158 Stagsden Road	1	0		0		1		0		1		0	
Large	2002520MAR	Land At Stagsden Road	80	(12)	0	(0)	0	80	(12)	0	(0)	80	(12)	0	(0)
Bromham		85	(12)	0	(0)	0	(0)	85	(12)	0	(0)	85	(12)	0	(0)
Cardington															
Small	1901101FUL	8 - 12 Bell Lane Cotton End	1	0		0		1		0		1		0	
	2102081FUL	6 Howard Close	1	0		0		1		0		1		0	
Cardington		2	(0)	0	(0)	0	(0)	2	(0)	0	(0)	2	(0)	0	(0)
Carlton															
Small	1802526FUL	Northey Farm Barns, School Lane	1	0		0		1		0		1		0	
	2000493S73	18 The Moor	1	0		0		1		1		0		0	
Carlton		2	(0)	0	(0)	0	(0)	2	(0)	1	(0)	1	(0)	0	(0)
Clapham															
Small	1500207REM	2 The Close	3	0		0		3		0		3		0	
	1600636FUL	Twinwoods farm	1	0		0		1		0		1		0	

App. No.	Site Address	Gross Site Capacity	AH	Annual Comps	AH	Total Comps	AH	Number O/S	AH	Losses	AH	Net Supply	AH	Net Comps	AH
1800520FUL	Land At The Baulk	1		0		0		1		0		1		0	
1800613FUL	142 Milton Road	1		1		1		0		1		0		0	
1801830FUL	132A Milton Road	1		0		0		1		1		0		0	
1803141FUL	Tuscan House Woodlands Park Bedford Road	1		0		0		1		0		1		0	
1900838PIP	Land Adj 35 Oakley Road	1		0		0		1		0		1		0	
2001832FUL	Site Of 134 Milton Road	1		0		0		1		0		1		0	
2102689CPNQ	Twinwoods Farm Twinwood	3		0		0		3		0		3		0	
2103138S73	Land Adjacent To 20 Queens Crescent	1		0		0		1		0		1		0	
Clapham		14	(0)	1	(0)	1	(0)	13	(0)	2	(0)	12	(0)	0	(0)
Colmworth															
Small	1702612CPNQ	Honeydon Road Barn, Honeydon Road	1		0		0		1		0		1		0
	1703018LDE	Moat Cottage, Church Road	1		0		0		1		0		1		0
	1801055S73	Land Adjacent To Moat House Church Road	1		0		0		1		0		1		0
	1900394LDE	School Farm Barn Honeydon	1		0		0		1		0		1		0
	1900882FUL	Land Adjacent To Moat House Church Road	1		0		0		1		0		1		0
	2000034FUL	Land West of Woodfield, Honeydon Road	1		0		0		1		0		1		0
Colmworth		6	(0)	0	(0)	0	(0)	6	(0)	0	(0)	6	(0)	0	(0)
Cople															
Small	1701752FUL	10A Willington Road	1		0		0		1		0		1		0
	1900294FUL	Grange Farm House 46 Grange Lane	2		0		0		2		0		2		0
	1901729FUL	The Glebe House, 5 Grange Lane	1		0		0		1		0		1		0
	2102023FUL	5 Water End	1		0		0		1		1		0		0
	2102024FUL	4 Water End	1		0		0		1		1		0		0
Cople		6	(0)	0	(0)	0	(0)	6	(0)	2	(0)	4	(0)	0	(0)
Dean & Shelton															
Small	1800709DEM	Crown Cottage, High Street, Lower Dean	0		0		0		0		1		-1		0
	1801349FUL	Osier Stables, Kimbolton Road, Lower Dean	1		0		0		1		0		1		0
	1801802CPNQ	Elm Farm, High Street, Lower Dean	1		1		1		0		0		0		1
	1802818CPNQ	Top Farm High Street Upper Dean	2		1		1		1		0		1		1
	1902049FUL	Stanmore Cottage Brook Lane Upper Dean	1		0		0		1		0		1		0
	2000234FUL	Old Pond House, High Street, Upper Dean	1		0		0		1		0		1		0
	2000235FUL	Old Pond House, High Street, Upper Dean	1		0		0		1		0		1		0
	2101107REM	Dean Grange Farm, High Street, Upper Dean	4		0		0		4		0		4		0
Dean & Shelton		11	(0)	2	(0)	2	(0)	9	(0)	1	(0)	8	(0)	2	(0)

Elstow

	App. No.	Site Address	Gross Site Capacity	AH	Annual Comps	AH	Total Comps	AH	Number O/S	AH	Losses	AH	Net Supply	AH	Net Comps	AH
	1702202FUL	Land to the rear of Village Farm House, Wilstead Road	5		0		0		5		0		5		0	
Elstow			5	(0)	0	(0)	0	(0)	5	(0)	0	(0)	5	(0)	0	(0)
Felmersham & Radwell																
Small	1700041FUL	The Ponderosa, Moor End Lane	1		0		0		1		1		0		0	
	1802688FUL	Paddock Heights, Moor End Road, Radwell	1		0		0		1		1		0		0	
	2103293CPNQ	Village Farm, Grange Road	1		0		0		1		0		1		0	
Felmersham & Radwell			3	(0)	0	(0)	0	(0)	3	(0)	2	(0)	1	(0)	0	(0)
Great Barford																
Small	1601814FUL	34 Longacre, Cleat Hill	1		0		0		1		0		1		0	
	1901221FUL	29 Bedford Road	2		0		0		2		0		2		0	
	2101816OUT	54 Bedford Road	1		0		0		1		0		1		0	
Medium	2102087OUT	land off Roxton Road and 43 Roxton Road	7		0		0		7		0		7		0	
Large	1802667MAR	Land At And Including 59-61 Roxton Road	77	(33)	34	(13)	57	(33)	20	(0)	0	(0)	20	(0)	34	(13)
Great Barford			88	(33)	34	(13)	57	(33)	31	(0)	0	(0)	31	(0)	34	(13)
Great Denham																
Large	0200787OUT/A	Land at Biddenham Loop/Gt Denham	101	(101)	0	(0)	0	(0)	101	(101)	0	(0)	101	(101)	0	(0)
	1600943MAR	South of Saxon Way & West of Wortham Close	138	(13)	20	(2)	138	(13)	0	(0)	0	(0)	0	(0)	20	(2)
	1701426MAF	Part of parcel H9(iiiib) Land East of Anglia Way	48		5		39		9		0		9		5	
Great Denham			287	(114)	25	(2)	177	(13)	110	(101)	0	(0)	110	(101)	25	(2)
Harrold																
Small	1602273FUL	Riverbank, Carlton Road	1		0		0		1		1		0		0	
	1801535FUL	Town Farm House 76 High Street	1		0		0		1		0		1		0	
	1900928CPNM	59 High Street	2		0		0		2		0		2		0	
	2002211CPNO	Old Telephone Exchange, High Street	1		0		0		1		0		1		0	
	2100442FUL	Land rear of 72 High Street	3		0		0		3		0		3		0	
Harrold			8	(0)	0	(0)	0	(0)	8	(0)	1	(0)	7	(0)	0	(0)
Kempston Rural																
Small	1800193CPNQ	Three Ways Farm, West End Road, Kempston	1		0		0		1		0		1		0	
	1803146S73A	23 Box End Road, Kempston	1		0		0		1		1		0		0	
	2001174CPNQ	Glenbrook Farm, Tithe Road, Kempston	1		0		0		1		0		1		0	
	2101558DEM	South View Manor Road Kempston Hardwick	0		0		0		0		1		-1		0	

<i>App. No.</i>	<i>Site Address</i>	<i>Gross Site Capacity</i>	<i>AH</i>	<i>Annual Comps</i>	<i>AH</i>	<i>Total Comps</i>	<i>AH</i>	<i>Number O/S</i>	<i>AH</i>	<i>Losses</i>	<i>AH</i>	<i>Net Supply</i>	<i>AH</i>	<i>Net Comps</i>	<i>AH</i>
Kempston Rural		3	(0)	0	(0)	0	(0)	3	(0)	2	(0)	1	(0)	0	(0)
Knotting & Souldrop															
Small	2000050FUL	9 And 10 High Street Souldrop	2		0	0		2		1		1		0	
Knotting & Souldrop		2	(0)	0	(0)	0	(0)	2	(0)	1	(0)	1	(0)	0	(0)
Little Staughton															
Small	1701730CPNQ	Barns at Green End Farm, Green End	2		0	1		1		0		1		0	
	1800968FUL	Trinity, Spring Hill	1		0	0		1		0		1		0	
	2000766CPNQ	Brook Farm, Colmworth Road	2		0	1		1		0		1		0	
Large	2102186CPNQ	Trinity Spring Hill	2		0	0		2		0		2		0	
Little Staughton		7	(0)	0	(0)	2	(0)	5	(0)	0	(0)	5	(0)	0	(0)
Milton Ernest															
Small	1202091EXT	The Old Mill, Bedford Road	2		1	2		0		0		0		1	
	1601397FUL	The Old Maltings, Bedford Road	6		0	0		6		0		6		0	
	1803232CPNQ	Hollow Farm, Rushden Road	5		0	0		5		0		5		0	
	2102807FUL	Land at Village Farm, 47 Radwell Road	1		0	0		1		0		1		0	
Milton Ernest		14	(0)	1	(0)	2	(0)	12	(0)	0	(0)	12	(0)	1	(0)
Oakley															
Small	1803261FUL	Orchard Lea 15 Highfield Road	1		0	0		1		1		0		0	
	2101036FUL	40 High Street	1		0	0		1		0		1		0	
Large	1802684MAF	24 Lovell Road	10	(10)	2	(2)	10	(10)	0	(0)	0	(0)	0	(0)	(2)
Oakley		12	(10)	2	(2)	10	(10)	2	(0)	1	(0)	1	(0)	2	(2)
Pavenham															
Small	2102774FUL	Garages at Close Road	2	(2)	0	(0)	0	(0)	2	(2)	0	(0)	2	(2)	(0)
Pavenham		2	(2)	0	(0)	0	(0)	2	(2)	0	(0)	2	(2)	0	(0)
Pertenhall & Swineshead															
Small	1702423FUL	Land adjacent Nunswell, Kimbolton Road	1		0	0		1		0		1		0	
	1900651LBC	The Manor Kimbolton Road Pertenhall	1		0	0		1		0		1		0	
Pertenhall & Swineshead		2	(0)	0	(0)	0	(0)	2	(0)	0	(0)	2	(0)	0	(0)
Podington															
Small	2100117FUL	Knapwell Farm Vicarage Lane	1		0	0		1		0		1		0	
	2101313FUL	Podington Airfield Farm Airfield Road	1		0	0		1		0		1		0	

App. No.	Site Address	Gross Site Capacity	AH	Annual Comps	AH	Total Comps	AH	Number O/S	AH	Losses	AH	Net Supply	AH	Net Comps	AH
Podington		2	(0)	0	(0)	0	(0)	2	(0)	0	(0)	2	(0)	0	(0)
Ravensden															
Small	1600103FUL	The Curry Mansion, Bedford Road	8		3	3		5		0		5		3	
	1702140FUL	Traylesfield Farm, Traylesfield Farm Lane	1		0	0		1		0		1		0	
	1801560FUL	Land at Longacre, 34 Cleat Hill	1		0	0		1		0		1		0	
	1901941FUL	Glenacre, Bedford Road	1		0	0		1		1		0		0	
Large	1900593MAO	Land At Graze Hill	165	(50)	0	(0)	0	165	(50)	0	(0)	165	(50)	0	(0)
Ravensden		176	(50)	3	(0)	3	(0)	173	(50)	1	(0)	172	(50)	3	(0)
Renhold															
Small	1403024REM	Oddacres, 39A Hookhams Lane	2		2	2		0		0		0		2	
	1702003FUL	Oaklands, 60 Ravensden Road	1		1	1		0		1		0		0	
	1802107FUL	Pilgrims Rest, 2 Top End	1		0	0		1		1		0		0	
	1802181FUL	14 Wilden Road	1		0	0		1		0		1		0	
	1900066FUL	Land At Former Site Of The Three Horseshoes, Top End	3		0	1		2		1		2		0	
	2000672FUL	Land adjoining 56 Top End	1		0	0		1		0		1		0	
	2002453FUL	Greenacres 63A Wilden Road	1		0	0		1		0		1		0	
	2002751CPNQ	Barn East Of 67 Church End	1		0	0		1		0		1		0	
Renhold		11	(0)	3	(0)	4	(0)	7	(0)	3	(0)	6	(0)	2	(0)
Riseley															
Small	1601051CPNQ	Sackville Lodge Farm, High Street	2		0	0		2		0		2		0	
	1901765FUL	Riseley Lower School Church Lane	9		0	0		9		0		9		0	
	2101308CPNQ	Brick Barn Sackville Lodge Farmhouse High St	1		0	0		1		0		1		0	
	2101373FUL	20 Rotten Row	1		0	0		1		0		1		0	
Riseley		13	(0)	0	(0)	0	(0)	13	(0)	0	(0)	13	(0)	0	(0)
Roxton															
Small	1801093LBC	Church Farm, 41 High Street	1		0	0		1		0		1		0	
	1801185FUL	14 Saxon Close	1		0	0		1		0		1		0	
	1801690FUL	46 High Street	1		0	0		1		2		-1		0	
Large	2100014MAO	Land north of School Lane	50	(15)	0	(0)	0	50	(15)	0	(0)	50	(15)	0	(0)
Roxton		53	(15)	0	(0)	0	(0)	53	(15)	2	(0)	51	(15)	0	(0)
Sharnbrook															
Small	1801180LDE	Vicarage Farm Rushden Road	1		0	0		1		0		1		0	
	1801771FUL	27 High Street	1		0	0		1		0		1		0	

	App. No.	Site Address	Gross Site Capacity	AH	Annual Comps	AH	Total Comps	AH	Number O/S	AH	Losses	AH	Net Supply	AH	Net Comps	AH
	1902072FUL	Jefferies Piece Park Lane	1		0		0		1		1		0		0	
	1902592FUL	Sharn Nook, Kennell Hill	1		0		0		1		1		0		0	
	2100134COU	Templcroft, Templars Way	0		0		0		0		1		-1		0	
Large	2002914MAR	Land at Yelnow Lane	51	(15)	0	(0)	0	(0)	51	(15)	0	(0)	51	(15)	0	(0)
Sharnbrook			55	(15)	0	(0)	0	(0)	55	(15)	3	(0)	52	(15)	0	(0)
Shortstown																
Small	1500541FUL	Nisa Local, North Drive	5		0		1		4		0		4		0	
	2101066CPNQ	College Farm Old Harrowden Road	4		0		0		4		0		4		0	
	2103013FUL	1 Lincoln Road	2		0		0		2		0		2		0	
Medium	1901280MAF	Land Off Potter Meadows	10		7		7		3		0		3		7	
	1901294MAF	Land at Junction of Carmichael Drive & Conder Boulevard	15		15		15		0		0		0		15	
	1901296FUL	Land Off Beauvais Avenue	9	(3)	9	(3)	9	(3)	0	(0)	0	(0)	0	(0)	9	(3)
Large	1001745MAR	RAF Cardington (west), The Highway	108	(33)	49	(17)	49	(17)	59	(16)	0	(0)	59	(16)	49	(17)
	1603461MAR	RAF Cardington, The Highway	244	(75)	86	(26)	186	(66)	58	(9)	0	(0)	58	(9)	86	(26)
	1901604MAF	RAF Cardington, The Highway	12	(2)	9	(2)	9	(2)	3	(0)	0	(0)	3	(0)	9	(2)
	2000901EIA	RAF Cardington The Highway	592	(60)	0	(0)	0	(0)	592	(60)	0	(0)	592	(60)	0	(0)
Shortstown			1001	(175)	175	(48)	276	(88)	725	(85)	0	(0)	725	(85)	175	(48)
Stagsden																
Small	2002369CPNQ	High View, Wick End	2		0		0		2		0		2		0	
	2100277FUL	Land Adjacent To High View Wick End	2		0		0		2		0		2		0	
Stagsden			4	(0)	0	(0)	0	(0)	4	(0)	0	(0)	4	(0)	0	(0)
Staploe & Duloe																
Small	1702687LDE	Land at Honeydon	2		1		1		1		0		1		1	
	1800119CPNQ	The Chestnuts, Honeydon	1		0		0		1		0		1		0	
	2103166CPNQ	Tally Ho, Corner Farm Gypsy Lane, Staploe	2		0		0		2		0		2		0	
Staploe & Duloe			5	(0)	1	(0)	1	(0)	4	(0)	0	(0)	4	(0)	1	(0)
Stevington																
Small	1902530FUL	Old Chapel Park Road	1		0		0		1		0		1		0	
	2000159CPNQ	Lancroft Farm Court Lane	1		0		0		1		0		1		0	
	2002947FUL	24 And 26 West End	1		0		0		1		2		-1		0	
Stevington			3	(0)	0	(0)	0	(0)	3	(0)	2	(0)	1	(0)	0	(0)

	App. No.	Site Address	Gross Site Capacity	AH	Annual Comps	AH	Total Comps	AH	Number O/S	AH	Losses	AH	Net Supply	AH	Net Comps	AH
Stewartby																
Small	1601467FUL	Belmont, Woburn Rd	0		0		0		0		1		0		-1	
	1902359OUT	Land At 1 & 2 Vine Cottage Manor, Rd Kempston Hardwick	2		0		0		2		0		2		0	
	2000215COU	Stewartby Village Hall, Churchill Close	0		0		0		0		1		-1		0	
large	1403135MAR	Land east and West of Broadmead Rd	325	(78)	0	(0)	323	(78)	2	(0)	0	(0)	2	(0)	0	(0)
	1702295MAR	Land east and west of Broadmead Road	286	(99)	30	(4)	136	(46)	150	(53)	0	(0)	150	(53)	30	(4)
	1803022EIA	Former Stewartby Brickworks, Broadmead Road	1000	(300)	0	(0)	0	(0)	1000	(300)	0	(0)	1000	(300)	0	(0)
Stewartby			1613	(477)	30	(4)	459	(124)	1154	(353)	2	(0)	1153	(353)	29	(4)
Thurleigh																
Small	1801794FUL	Baptist Chapel High Street	4		0		3		1		0		1		0	
	1900711MAO	Land Adj 67 High Street	20	(6)	0	(0)	0	(0)	20	(6)	0	(0)	20	(6)	0	(0)
	1901837FUL	Dubh House 62A High Street	1		0		0		1		0		1		0	
	2001046LDP	The Bungalow Blackburn Hall Farm, Whitwick Green Road	1		0		0		1		2		-1		0	
	2001953LDE	The Bungalow Brook Cottage, Robins Folly	1		0		0		1		0		1		0	
	2102155MAO	Land at the Beeches, High Street	11	(3)	0	(0)	0	(0)	11	(3)	1	(0)	10	(3)	0	(0)
Thurleigh			38	(9)	0	(0)	3	(0)	35	(9)	3	(0)	32	(9)	0	(0)
Turvey																
Small	1802369S73A	Picts Hill Cottage Bedford Road	1		1		1		0		0		0		1	
	2000948MAF	The Laws, High Street	10		0		0		10		0		10		0	
	2001771FUL	6 Hawthorn Close	2		0		0		2		1		1		0	
Large	2002165NMA	Site Of The Former Grain Store, Station Road	61		0		0		61		0		61		0	
Turvey			74	(0)	1	(0)	1	(0)	73	(0)	1	(0)	72	(0)	1	(0)
Wilden																
Small	1800779CPNPA	Mattstone Ornaments, Shrubbery Lane	1		0		0		1		0		1		0	
	1800969FUL	Land Rear Of Village Farm And Church Walk, High Street	1		0		0		1		0		1		0	
	1801872FUL	Silver Birches, 2 Kimbolton Road	1		0		0		1		1		0		0	
	1802796FUL	69 High Street	1		0		0		1		0		1		0	
	1901651FUL	The Old Stable Yard, 5A Ravensden Road	1		0		0		1		1		0		0	
	1902240CPNPA	Mattstone Ornaments, Top Farm, Shrubbery Lane	1		0		0		1		0		1		0	
	2000836REM	65A Renhold Road	1		0		0		1		0		1		0	
	2003046CPNQ	Land South East Of Hill Farm, Barford Road	1		0		0		1		0		1		0	
	2100583S73A	Land Adjacent To 61 High Street	1		1		1		0		0		0		1	
	2101270FUL	Church End House High Street	1		0		0		1		0		1		0	

	App. No.	Site Address	Gross Site Capacity	AH	Annual Comps	AH	Total Comps	AH	Number O/S	AH	Losses	AH	Net Supply	AH	Net Comps	AH
Wilden			10	(0)	1	(0)	1	(0)	9	(0)	2	(0)	7	(0)	1	(0)
Willington																
Small	1602024FUL	Building rear of 55 Bedford Road	1		0		0		1		0		1		0	
	1800774COU	26 Station Road	0		0		0		0		1		-1		0	
	1800936OUT	Mill Farm Mill Farm House Barford Road	1		0		0		1		0		1		0	
	1900303FUL	35 Sandy Road	3		3		3		0		0		0		3	
Willington			5	(0)	3	(0)	3	(0)	2	(0)	1	(0)	1	(0)	3	(0)
Wilstead																
Small	1801591FUL	Duck End Farm Barn, Duck End Lane	1		0		0		1		0		1		0	
	1802042FUL	35 Luton Road	2		0		0		2		0		2		0	
	1802075FUL	166 Cotton End Road	1		0		0		1		0		1		0	
	1900509FUL	2-8 Longmeadow Drive	2		1		1		1		0		1		1	
	1900628FUL	Landr ear Of 96 Cotton End Road	1		0		0		1		0		1		0	
	1902836FUL	175 Bedford Road	1		0		0		1		0		1		0	
	2001981REM	Land West Of 1 Hampton Close	1		0		0		1		0		1		0	
	2103273PIP	1 Church Road	4		0		0		4		0		4		0	
	2100401COU	146 Cotton End Road	1		0		0		1		0		1		0	
	2101358FUL	Land At 169 Bedford Road	2		0		0		2		0		2		0	
	2102470REM	Land rear of 115 Cotton End Road	1		0		0		1		0		1		0	
Large	1800551MAF	Land to the south and west of Whitworth Way	70	(28)	13	(6)	70	(28)	0	(0)	0	(0)	0	(0)	13	(6)
	1901019MAO	Land rear of 25-39 Howard Close	30	(10)	0	(0)	0	(0)	30	(10)	0	(0)	30	(10)	0	(0)
Wilstead			117	(38)	14	(6)	71	(28)	46	(10)	0	(0)	46	(10)	14	(6)
Wixams																
Large	1602595MAR	Village 4	8		0		0		8		0		8		0	
	1702486MAR	Village 2, parcel R2	239	(72)	28	(7)	195	(52)	44	(20)	0	(0)	44	(20)	28	(7)
	1800101MAR	Village 2, parcel R10	92	(30)	33	(12)	91	(29)	1	(1)	0	(0)	1	(1)	33	(12)
	1802994MAR	Village 2, parcel R1(a)	207	(33)	79	(11)	110	(11)	97	(22)	0	(0)	97	(22)	79	(11)
	1900546MAR	Village 4, parcel 4.5	137	(34)	56	(18)	72	(20)	65	(14)	0	(0)	65	(14)	56	(18)
	1902071MAR	Village 2, parcels R5 and R6 and school land	268	(68)	22	(0)	22	(0)	246	(68)	0	(0)	246	(68)	22	(0)
	2002603MAR	Village 2, parcels R1a, R6a-R9	184	(49)	0	(0)	0	(0)	184	(49)	0	(0)	184	(45)	0	(0)
	9901645OUT	Wixams, New Settlement, LPH14 (H31)	568		0		0		568		0		568		0	
Wixams			1703	(286)	218	(48)	490	(112)	1213	(174)	0	(0)	1213	(174)	218	(48)
Wootton																
Small	1800742CPNQ	Whitworth Farm House, Bourne End Rd	1		0		0		1		0		1		0	
	1901590FUL	41 Cause End Road	8		6		6		2		2		2		4	
Medium	2001842OUT	18 And Land At 16 Bedford Road	5		0		0		5		1		4		0	

	<i>App. No.</i>	<i>Site Address</i>	<i>Gross Site Capacity</i>	<i>AH</i>	<i>Annual Comps</i>	<i>AH</i>	<i>Total Comps</i>	<i>AH</i>	<i>Number O/S</i>	<i>AH</i>	<i>Losses</i>	<i>AH</i>	<i>Net Supply</i>	<i>AH</i>	<i>Net Comps</i>	<i>AH</i>
Large	1502060MAF	Land South of Fields Road	600	(125)	124	(16)	506	(103)	94	(22)	0	(0)	94	(22)	124	(16)
Wootton			614	(125)	130	(16)	512	(103)	102	(22)	3	(0)	101	(22)	128	(16)
Wyboston Chawston & Colesden																
Small	1701722FUL	Cranwell Court, The Lane	0		0		0		0		1		0		-1	
	1802071CPNPA	College Farm, Chawston Lane, Chawston	1		0		0		1		0		1		0	
	1802466CPNQ	Homefield Cattery, Homefield Road, Chawston	1		0		0		1		0		1		0	
	1802571CPNQ	Land at 3 Great North Road, Chawston	2		0		0		2		0		2		0	
	2000125FUL	Top Farm The Lane Wyboston	5		2		2		3		0		3		2	
	2100211FUL	Land At 68 The Lane Wyboston	1		0		0		1		0		1		0	
Wyboston Chawston & Colesden			10	(0)	2	(0)	2	(0)	8	(0)	1	(0)	8	(0)	1	(0)
Wymington																
Small	1703096FUL	22 South Grove	1		1		1		0		0		0		1	
	2101189FUL	32 High Street	2		0		0		2		0		2		0	
Wymington			3	(0)	1	(0)	1	(0)	2	(0)	0	(0)	2	(0)	1	(0)
Totals			9140	(1915)	1045	(220)	3100	(745)	6040	(1170)	113	(16)	5956	(1170)	1019	(204)

TABLE 6**Schedule of applications with resolution to grant subject to Section 106 at 31st March 2022**

LP/NP Policy¹	App. No	Site	Net Capacity estimate
NP – CC5	21/02406/FUL	Land at the Causeway, Carlton	9
	21/01940/MAF	Rushmoor School, 58-82 Shakespeare Road, Bedford	55
NP – W4	20/02151/MAO	Land between Sandy Road and Wood Lane, Willington	50
	19/01624/MAF	Aspects Leisure Park, Bedford	128
NP - BP	19/01904/MAO	Land at Junction of A422 and A428, Stagsden Road, Bromham	390
			632

Indicator H1: % of affordable houses secured on sites of 10 or more dwellings

On sites of 10 units or over the council will expect the provision of 30% affordable housing (58S Local Plan 2030)

Progress:

In the monitoring period, 1892 new dwellings were permitted on sites subject to affordable housing provision. Of these, 447 dwellings were affordable, equating to 23.6%.

Three further planning permissions were granted on sites for 100% affordable housing equating to a total of 31 units.

220 affordable homes have been delivered through the planning process in the monitoring period.

(Source: Bedford Borough Council)

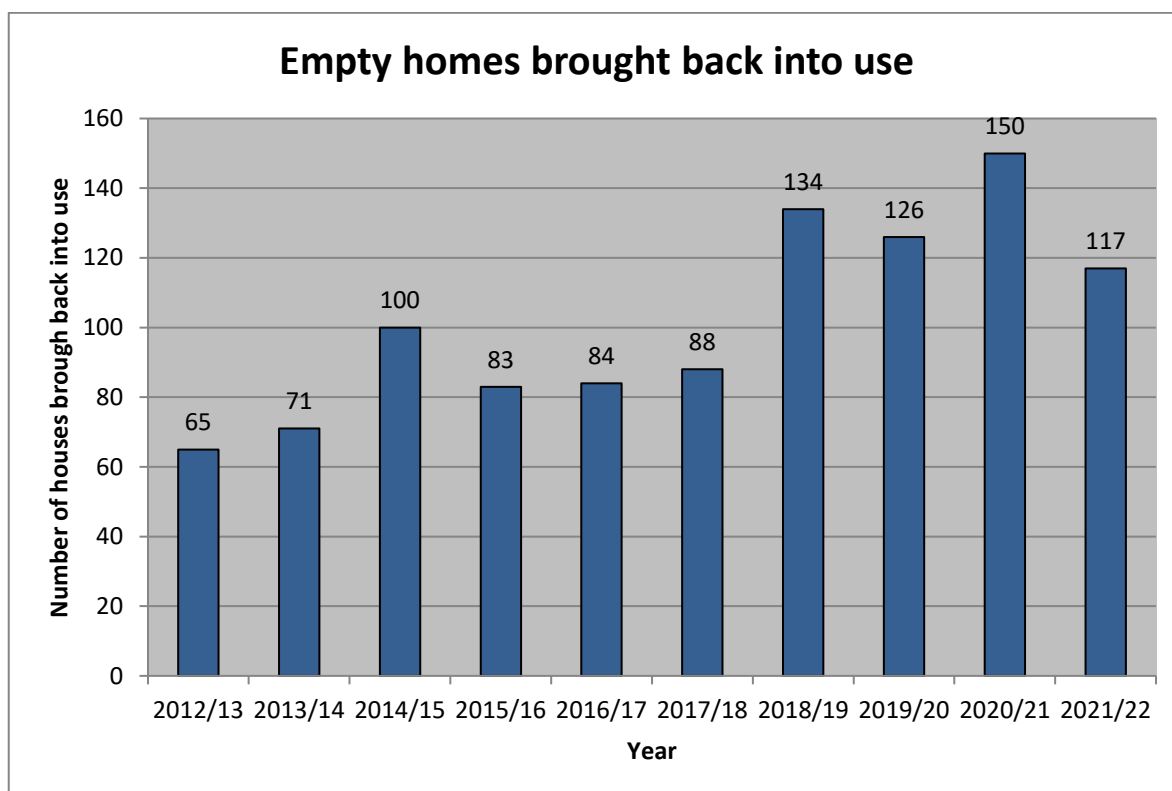
¹ LP = Local Plan, NP = Neighbourhood Plan

Indicator H2: Number of empty homes brought back into use

Local Target: N/A

Progress:

117 empty homes have been brought back into use during this monitoring period.



(Source: Bedford Borough Council)

Indicator H3: Amount of mobility housing completed each year

Target: 49% of dwellings on sites of three or more dwellings to meet category 2 of approved document M volume 1 (policy 59S Local Plan 2030, superseding policy H34 as of January 2020)

The method of data collection for this monitoring indicator is currently being reviewed. Progress will be reported next year

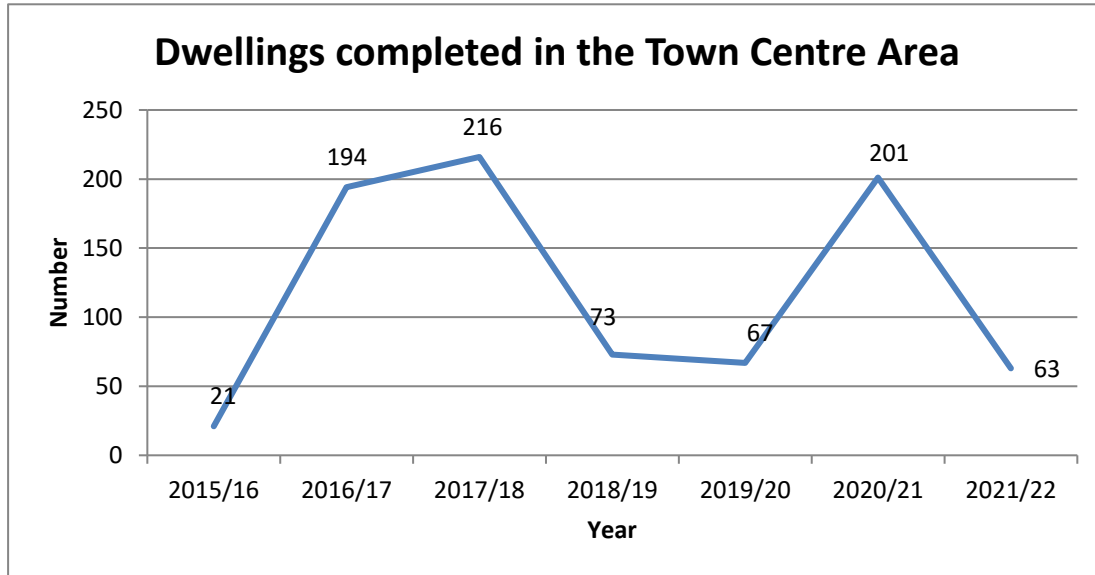
(Source: Bedford Borough Council)

Indicator H4: Number of housing units completed in Town Centre area

Target: To increase housing completions within the Bedford town centre area, providing a mix and range of housing types, tenures and sizes

Progress:

63 net completions were recorded in the town centre area. 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.



(Source: Bedford Borough Council)

Indicator H5: Progress on major sites

Objective	Indicator	Great Denham – scheme nearing completion	Land North of Bromham Road	Wixams	Shortstown	Stewartby	South of Fields Road Wootton
To make best and most efficient use of land	Density of residential development (dwellings per hectare)	N/A	N/A	N/A	N/A	N/A	N/A
To create an attractive development of local distinctiveness and character	Number of Reserved Matters Applications approved	No reserved matters applications were approved in the monitoring period	No reserved matters applications were approved in the monitoring period	No reserved matters applications were approved in the monitoring period	No reserved matters applications were approved in the monitoring period	No reserved matters applications were approved in the monitoring period	No reserved matters applications were approved in the monitoring period
To ensure that everyone has access to a good quality affordable home that meets their needs	Number of new dwellings built on site	25	137	218	175	30	124
	Number of affordable homes built as a proportion of all new dwellings	2 (8% of new dwellings)	22 (16% of new dwellings)	48 (22% of new dwellings)	48 (27% of new dwellings)	4 (13% of new dwellings)	16 (13% of new dwellings)

Indicator H6: Progress on Self-Build and Custom Build Housing

Self and custom build housing is housing built by individuals or groups for their own use, either by building the home on themselves or by working with builders.

Progress:

As at 31st March 2022, the Council's Self-Build and Custom Build Housing Register comprised 93 individuals, 47 on part one of the register (those with a local connection) and 46 on part two.

Between October 2020 and October 2021 (the self-build register's monitoring period) 32 planning applications were granted planning permission for developments of a single dwelling in the Borough, which although not explicitly submitted as self-build applications, provide potential opportunities for self-build and custom build housing due to the size of development.

A draft plan consultation on the Local Plan 2040 was held between 29 June and 3 September 2021. It contained a draft policy for Self-build and Custom Housebuilding

For further information regarding self-build and custom build housing and access to the Council's register, follow this link:

<https://www.bedford.gov.uk/planning-and-building/planning-policy-its-purpose/self-and-custom-build-housing/>

(Source: Bedford Borough Council)

Published by

PLANNING POLICY AND HOUSING STRATEGY
ENVIRONMENT AND SUSTAINABLE COMMUNITIES
DIRECTORATE BEDFORD BOROUGH COUNCIL