



BEDFORD BOROUGH COUNCIL



Housing Monitoring Report

2022 - 2023



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This Housing Monitoring Report was prepared by the
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INTRODUCTION AND METHODOLOGY

This Monitoring Report sets out the results of the Borough's housing survey for 1 April 2022 to 31 March 2023. The survey involved identifying and adding to the housing monitoring system planning permissions granted in the previous 12 months which affect the supply of housing. Along with existing planning permissions that have not expired (either because the development has commenced on site or they have not yet passed the statutory period for expiry), these sites make up the housing supply for the borough. Each site was then visited or checked against other information sources (e.g. Council Tax records) to assess house building activity. The results of this monitoring are set out in this report.

This report supports the housing monitoring data and analysis reported in the Council's Annual Planning Monitoring Report 2022-2023 which will be published later in the year. Some data that has been reported in previous years' housing monitoring reports (including the number of empty homes brought back into use and progress on self-build and custom build housing) will now be reported only in the Planning Annual Monitoring Report (in order to streamline this report and minimise duplication).

COMPLETIONS

New dwellings	Number
Newly built dwellings	1,318
Dwellings achieved through conversion of existing residential properties	58
Dwellings completed through the change of use of other types of buildings	132
Total dwelling completions (gross)	1,508
Losses through demolitions, conversion or change of use	43
Total dwelling completions (net)	1,465
Size	Number and as a % of gross completions
1 bedroom dwellings	221 (14.7%)
2 bedroom dwellings	387 (25.7%)
3 bedroom dwellings	499 (33.1%)
4 and 4+ bedroom dwellings	401 (26.6%)
Type	Number and as a % of gross completions
Flats, apartments or maisonettes	395 (26.2%)
Houses or bungalows	
Detached	520 (34.5%)
Semi-detached	405 (26.9%)
Terraced	188 (12.5%)
Tenure	Number and as a % of gross completions

Market housing	1,177 (78.1%)
Affordable housing	331 (21.9%)
Mobility housing	Number and as a % of gross completions
Number of mobility standard dwellings completed	86 (5.7%)
Previous land use	Number and as a % of gross completions
Greenfield land	1,119 (74.2%)
Brownfield land	389 (25.8%)

OUTSTANDING SUPPLY

Outstanding supply of planning permissions (gross)	Number
Outstanding supply of planning permissions (gross)	4,833
Status of adopted housing allocations	Number
With consent subject to S106 agreement	485
Without planning permission	4,480
Other sites with consent subject to S106 agreement	183
Affordable housing planning permissions	Number
Number of dwellings permitted in 2022/23 on sites subject to affordable housing requirement	1,217
Of which number and % are affordable	293 (24.1%)
In 2022/23, five further planning permissions were granted on sites for 100% affordable housing equating to a total of 15 dwellings.	

DEFINITIONS

Affordable housing	The number of dwellings classified as affordable within the application site.
Complete	A dwelling is counted as complete when it is ready for occupation, otherwise it is considered to be outstanding.
Gross site capacity	The number of new dwellings to be built on the application site. In the case of outline applications and some prior notification applications the gross figure may be an estimate. The total number of dwellings to be constructed on sites which have outline permission will be subject to detailed planning consent which will be determined having regard to the Borough's planning policies.
Annual gross completions	The number of new dwellings completed on the application site in the monitoring year.
Number outstanding	The gross number of dwellings with planning permission that are yet to be completed on the application site to date.
Annual losses	The number of existing dwellings on the application site that were lost through demolition, conversion of existing dwellings, or change of use to non-Class C3 residential use.
Net number outstanding	The number of dwellings that are outstanding taking account of future losses.
Net completions	The number of dwellings completed taking account of the losses which have occurred during the monitoring year.

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

Table 2 is in the form of a schedule listing details of all housing completions for 2022/23 for the Borough.

Table 3 is in the form of a schedule listing details of outstanding permissions for 2022/23 for the Borough.

Table 4 is a schedule of applications which have been granted consent subject to a Section 106 agreement at 31 March 2023.

Table 5 is a list of adopted housing allocations without planning permission at 31 March 2023.

Table 6 provides a summary of all housing completions and outstanding permissions in the Borough at 31 March 2023.

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 2015/16-2022/23

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	4,775
Total	9,637	

TABLE 2 – Schedule of completions in the borough 2022/23

Locality	Permission Reference	Address	Gross site capacity	Annual net completions	Annual gross completions	Annual Losses
Bedford	13/02417/MAF	Former De Montfort University site, Lansdowne Road	152	11	11	0
Bedford	14/02684/MAF	139-145 Tavistock St	13	13	13	0
Bedford	15/01486/FUL	First & Second Floor 68 High Street	4	3	3	0
Bedford	16/01520/MAF	Former Putnoe Lower School, Overdale, Bedford	88	1	1	0
Bedford	17/01903/FUL	Orchard House, 92 Brookfield Road	4	1	1	0
Bedford	17/02805/FUL	33 Kimbolton Road	1	1	1	0
Bedford	18/00676/CPNO	66 Harpur Street	4	3	3	0
Bedford	18/00832/MAF	72 Ford End Road	10	2	2	0
Bedford	18/00860/FUL	28 - 30 St Johns Street	2	1	1	0
Bedford	18/00990/MAR	Priory Marina Barkers Lane	12	5	5	0
Bedford	18/01043/FUL	59 Roff Avenue	3	2	3	1
Bedford	18/01105/CPNO	8-10 Howard Street	23	9	9	0
Bedford	18/01394/FUL	R/o 83 Tavistock Street	2	1	1	0
Bedford	18/01828/FUL	Flat 2, 13 Ashburnham Road	2	0	1	1
Bedford	19/00086/COU	24 De Parys Avenue Bedford MK40 2TW	5	5	5	0
Bedford	19/00193/FUL	Ground Floor 2A Alexandra Road	4	4	4	0
Bedford	19/00286/FUL	46 - 48 Clapham Road Bedford MK41 7PW	11	7	11	4
Bedford	19/01212/FUL	21 Fairfax Road Bedford	2	1	2	1
Bedford	19/01480/FUL	Broadway Apartments 30 The Broadway Bedford	2	2	2	0
Bedford	19/01656/FUL	Garage Block, Dunham Close	5	5	5	0
Bedford	19/01756/FUL	Dame Alice Court, 19 Newnham Street	2	2	2	0
Bedford	19/01885/M73	17 St Peters Street	14	14	14	0
Bedford	19/02073/FUL	22 College Road Bedford MK42 9PL	2	1	2	1
Bedford	19/02263/CPNO	67 Harpur Street Bedford MK40 2SR	3	3	3	0
Bedford	19/02462/FUL	34 Alexandra Road	12	11	12	1
Bedford	19/02809/MAF	Willows Nursing Home, 73 Shakespeare Road And 86A Clapham Road	0	-1	0	1
Bedford	20/00297/FUL	10 Wendover Drive Bedford	1	1	1	0
Bedford	20/00450/CPNO	15 Kingsway Bedford	6	3	3	0

Locality	Permission Reference	Address	Gross site capacity	Annual net completions	Annual gross completions	Annual Losses
Bedford	20/00503/CPNO	Equipoise House 8 - 12 Grove Place	12	12	12	0
Bedford	20/00557/CPNO	65 Harpur Street	3	3	3	0
Bedford	20/00582/FUL	81 Coventry Road, Bedford	2	1	2	1
Bedford	20/00731/FUL	9 Church Arcade And 2 Dane Street	2	1	1	0
Bedford	20/00830/FUL	Enterprise House, 4 - 6 Union Street	8	3	3	0
Bedford	20/01199/FUL	Equipoise House, 8 - 12 Grove Place	8	8	8	0
Bedford	20/01285/COU	5 Newnham Street	0	-1	0	1
Bedford	20/01376/S73	Serino Flooring, 28 St Johns Street	1	1	1	0
Bedford	20/01451/FUL	106 Tavistock Street	2	2	2	0
Bedford	20/02025/CPNM	50 Ford End Road	1	1	1	0
Bedford	20/02103/CPNO	King William House, 46 Harpur Street, Bedford	1	1	1	0
Bedford	20/02220/FUL	4 Ashburnham Road	6	6	6	0
Bedford	20/02702/CPNO	Flat 3, 27 The Embankment	1	1	1	0
Bedford	20/02855/CPNO	64 Harpur Street	11	11	11	0
Bedford	21/00157/FUL	59 De Parys Avenue	1	1	1	0
Bedford	21/00841/COU	17 Harrow Close Bedford	0	-1	0	1
Bedford	21/00922/FUL	73 Victoria Road	4	3	4	1
Bedford	21/01165/CPNO	14 - 16 Albany Road Bedford	2	2	2	0
Bedford	21/01565/CPNM	27 Park Road West Bedford	2	2	2	0
Bedford	21/01683/COU	Rear Of Flat A 88 Ampthill Road Bedford	0	-1	0	1
Bedford	21/01903/S73A	62A Park Road West	0	-1	0	1
Bedford	21/02209/S73A	Flat 21 Bushmead Avenue Bedford	0	-1	0	1
Bedford	21/02226/COU	89 Denmark Street	1	-1	1	2
Bedford	21/02482/COU	14 Kimbolton Road Bedford	1	1	1	0
Bedford	21/02558/FUL	71 Warwick Avenue	5	4	5	1
Bedford	22/00665/COU	Oaklands 15 Oaklands Road Bedford MK40 3AG	1	1	1	0
Bedford	22/01389/DC3	51 Althorpe Street Bedford MK42 9HF	0	-1	0	1
Biddenham CP	15/02314/MAR	Land north of Bromham Road Phase 5	156	15	15	0
Biddenham CP	18/00680/MAR	Land north of Bromham Road	95	46	46	0
Biddenham CP	19/02558/FUL	Paddock Rear Of 118 Bromham Road Biddenham	1	1	1	0
Biddenham CP	20/01354/S73	Lavender Lodge, 42 Main Road, Biddenham	1	1	1	0

Locality	Permission Reference	Address	Gross site capacity	Annual net completions	Annual gross completions	Annual Losses
Biddenham CP	21/02820/M73	Land at Deep Spinney, Gold Lane and Duck End Lane	119	106	106	0
Bolnhurst and Keysoe CP	19/00843/FUL	Toby Cottage Keysoe Row East Keysoe	1	0	1	1
Bolnhurst and Keysoe CP	19/01796/FUL	Land Adj The Winnat Mill Hill Keysoe Bedford	1	1	1	0
Bolnhurst and Keysoe CP	20/02352/LDE	Mount Pleasant Farm, School Lane, Bolnhurst	1	-1	1	2
Brickhill CP	20/00573/FUL	Land Between 54 And 56 Falcon Avenue	1	1	1	0
Bromham CP	20/02520/MAR	Land At Stagsden Road Bromham	80	33	33	0
Cardington CP	21/02081/FUL	6 Howard Close	1	1	1	0
Carlton and Chellington CP	20/00493/S73	18 The Moor, Carlton	1	0	1	1
Clapham CP	18/00520/FUL	Land At The Baulk, Clapham	1	1	1	0
Clapham CP	18/01830/FUL	132A Milton Road Clapham Bedford	1	0	1	1
Clapham CP	18/03141/FUL	Tuscan House Woodlands Park Bedford Road Clapham Bedford MK41 6EJ	1	1	1	0
Clapham CP	20/01832/FUL	Site Of 134 Milton Road Clapham	1	0	1	1
Clapham CP	21/03138/S73	Land Adjacent To 20 Queens Crescent, Clapham	1	1	1	0
Cople CP	17/01752/FUL	10A Willington Road	1	1	1	0
Cople CP	19/01729/FUL	The Glebe House, 5 Grange Lane, Cople	1	1	1	0
Cotton End CP	19/01101/FUL	8 - 12 Bell Lane Cotton End	1	1	1	0
Dean and Shelton CP	18/00709/DEM	Crown Cottage, High Street, Lower Dean	0	-1	0	1
Dean and Shelton CP	18/02818/CPNQ	Top Farm High Street Upper Dean	2	1	1	0
Dean and Shelton CP	19/02049/FUL	Stanmore Cottage Brook Lane Upper Dean Huntingdon PE28 0NG	1	1	1	0
Great Barford CP	18/02667/MAR	Land At And Including 59-61 Roxton Road Great Barford	77	20	20	0
Great Denham CP	17/01426/MAF	Part of parcel H9(iib) Land East of Anglia Way	48	9	9	0
Harrold CP	20/02211/CPNO	Old Telephone Exchange, High Street, Harrold	1	1	1	0
Kempston CP	18/02113/MDC3	Land Adj Balliol Lower School, Balliol Road, Kempston	13	13	13	0
Kempston CP	19/01058/CPNM	Greycourt Florists 134 And 134A Bedford Road Kempston	1	1	1	0
Kempston CP	19/01074/FUL	14 College Street Kempston	2	1	2	1
Kempston CP	19/01220/FUL	Land Between 1 And 3 King William Road Kempston	1	1	1	0

Locality	Permission Reference	Address	Gross site capacity	Annual net completions	Annual gross completions	Annual Losses
Kempston CP	19/01282/MAR	The Bury Cemetery Road Kempston	55	11	11	0
Kempston CP	19/01574/MAR	33 College Street Newnorth Print Kempston Bedford	26	2	2	0
Kempston CP	19/02645/FUL	2A King Street, Kempston	2	1	1	0
Kempston CP	21/00166/FUL	Land Adjacent To 12 Galloway Close Kempston	1	1	1	0
Kempston Rural CP	18/03146/S73A	23 Box End Road Kempston	1	0	1	1
Knotting and Souldrop CP	20/00050/FUL	9 And 10 High Street Souldrop Bedford MK44 1EY	2	1	2	1
Little Staughton CP	20/00766/CPNQ	Brook Farm, Colmworth Road, Little Staughton	2	1	1	0
Odell CP	21/03260/S73A	Riverbank Carlton Road Harrold MK43 7DS	1	0	1	1
Pertenhall CP	17/02423/FUL	Land adjacent Nunswell, Kimbolton Road	1	1	1	0
Ravensden CP	16/00103/FUL	The Curry Mansion, Bedford Road	8	5	5	0
Renhold CP	18/02181/FUL	14 Wilden Road	1	1	1	0
Renhold CP	19/00066/FUL	Land At Former Site Of The Three Horseshoes, Top End	3	1	2	1
Renhold CP	20/02453/FUL	Greenacres 63A Wilden Road Renhold	1	1	1	0
Riseley CP	16/01051/CPNQ	Sackville Lodge Farm, High Street	2	2	2	0
Riseley CP	21/01308/CPNQ	Brick Barn Sackville Lodge Farmhouse High Street Riseley	1	1	1	0
Riseley CP	21/01373/FUL	20 Rotten Row Riseley	1	1	1	0
Roxton CP	18/01690/FUL	46 High Street Roxton	1	-1	1	2
Sharnbrook CP	18/01180/LDE	Vicarage Farm Rushden Road	1	1	1	0
Sharnbrook CP	18/01771/FUL	27 High Street Sharnbrook	1	1	1	0
Sharnbrook CP	19/02072/FUL	Jefferies Piece Park Lane Sharnbrook Bedford MK44 1NA	1	0	1	1
Sharnbrook CP	20/02914/MAR	Land at Yelow Lane	51	46	46	0
Sharnbrook CP	21/00134/COU	Templecroft, Templars Way	0	-1	0	1
Shortstown CP	10/01745/MAR	RAF Cardington (west), The Highway, Shortstown	108	59	59	0
Shortstown CP	16/03461/MAR	RAF Cardington, The Highway, Shortstown	244	58	58	0
Shortstown CP	19/00496/FUL	2 Blenheim Road Shortstown Bedford MK42 0UY	2	2	2	0
Shortstown CP	19/01280/MAF	Land Off Potter Meadows, Shortstown	10	3	3	0
Shortstown CP	19/01604/MAF	RAF Cardington, The Highway, Shortstown	12	3	3	0
Shortstown CP	20/00901/EIA	Land rear of sheds RAF Cardington The Highway Shortstown	592	156	156	0
Shortstown CP	21/01066/CPNQ	College Farm Old Harrowden Road Harrowden	4	4	4	0
Shortstown CP	21/03013/FUL	1 Lincoln Road	2	2	2	0

Locality	Permission Reference	Address	Gross site capacity	Annual net completions	Annual gross completions	Annual Losses
Stagsden CP	20/02369/CPNQ	High View, Wick End, Stagsden	2	2	2	0
Stagsden CP	21/00277/FUL	Land Adjacent To High View Wick End Stagsden	2	2	2	0
Staploe CP	17/02687/LDE	Land at Honeydon, Staploe	2	1	1	0
Staploe CP	19/00394/LDE	School Farm Barn Honeydon Bedford	1	1	1	0
Staploe CP	20/00034/FUL	Land West of Woodfield, Honeydon Road	1	1	1	0
Stevington CP	19/02530/FUL	Old Chapel Park Road Stevington.	1	1	1	0
Stewartby CP	17/02295/MAR	Land east and west of Broadmead Road	286	148	148	0
Stewartby CP	21/00722/MAF	Land East And West Of Broadmead Road Stewartby	12	3	3	0
Stewartby CP	21/01558/DEM	South View Manor Road Kempston Hardwick	0	-1	0	1
Thurleigh CP	18/01794/FUL	Baptist Chapel High Street	4	1	1	0
Thurleigh CP	19/01837/FUL	Dubh House 62A High Street Thurleigh Bedford MK44 2DX	1	1	1	0
Thurleigh CP	20/01046/LDP	The Bungalow Blackburn Hall Farm, Whitwick Green Road, Thurleigh	1	-1	1	2
Thurleigh CP	20/01953/LDE	The Bungalow Brook Cottage, Robins Folly, Thurleigh	1	1	1	0
Turvey CP	10/02406/MAO	Site of the Grain Store, Station Road, Turvey	44	44	44	0
Turvey CP	20/00948/MAF	The Laws, High Street, Turvey	10	9	10	1
Turvey CP	20/01771/FUL	6 Hawthorn Close, Turvey	2	1	2	1
Turvey CP	21/02818/M73	Site Of The Grain Store Station Road Turvey	64	10	10	0
Wilden CP	19/01651/FUL	The Old Stable Yard 5A Ravensden Road Wilden Bedford MK44 2QP	1	0	1	1
Wilden CP	19/02240/CPNPA	Small Workshop At Mattstone Ornaments Top Farm Shrubbery Lane Wilden Bedford MK44 2PH	1	1	1	0
Wilshamstead CP	18/01591/FUL	Duck End Farm Barn Duck End Lane Wilstead	1	1	1	0
Wilshamstead CP	18/02042/FUL	35 Luton Road Wilstead	2	2	2	0
Wilshamstead CP	20/01981/REM	Land West Of 1 Hampton Close, Wilstead	1	1	1	0
Wilshamstead CP	21/00401/COU	146 Cotton End Road	1	1	1	0
Wixams CP	16/02595/MAR	Village 4, Ampthill Road	8	8	8	0
Wixams CP	17/02486/MAR	Village 2, Wixams	239	39	39	0
Wixams CP	18/00101/MAR	Village 2	92	1	1	0
Wixams CP	18/02994/MAR	Village 2, Bedford Road, Wixams	207	95	95	0
Wixams CP	19/00546/MAR	Wixams Village 4	137	65	65	0

Locality	Permission Reference	Address	Gross site capacity	Annual net completions	Annual gross completions	Annual Losses
Wixams CP	19/02071/MAR	Village 2 Bedford Road Wixams	268	133	133	0
Wixams CP	21/01358/FUL	Land At 169 Bedford Road Wilstead	2	2	2	0
Wootton CP	15/02060/MAF	Land South of Fields Road and East of Cranfield Road, Wootton	600	94	94	0
Wootton CP	19/01590/FUL	41 Cause End Road	8	2	2	0
Wyboston, Chawston and Colesden CP	21/00211/FUL	Land At 68 The Lane Wyboston	1	1	1	0
Wyboston, Chawston and Colesden CP	21/01222/S73	Top Farm The Lane Wyboston MK44 3AS	5	3	3	0
Wyboston, Chawston and Colesden CP	22/00090/LDE	Keen Screen Services Great North Road Chawston Bedford	1	1	1	0
Wymington CP	21/01189/FUL	32 High Street Wymington	2	2	2	0
			Total	1465	1508	43

FIGURE 1 – Number of housing completions in the town centre area 2015/16-2022/23

54 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.

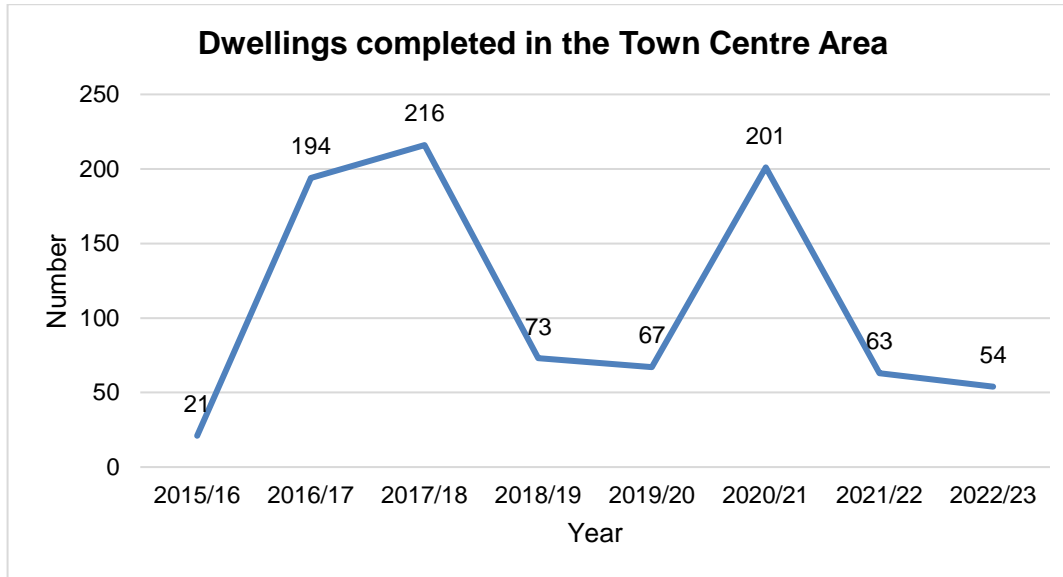


TABLE 3 – Schedule of outstanding planning permissions in the borough at 31 March 2023

Locality	Permission reference	Address	Gross site capacity	Losses	Net site capacity	Gross number outstanding	Number outstanding (net)	Number under construction	Number not started
Bedford	05/00598/FUL	Telecom House, 25-27 St John's Street	153	0	153	44	44	44	0
Bedford	19/00214/FUL	72 Tavistock Street Bedford	2	0	2	2	2	2	0
Bedford	19/01385/FUL	Land Between 5 And 13 Western Street	3	0	3	3	3	3	0
Bedford	19/01522/DC3	30 Allhallows	5	0	5	5	5	0	5
Bedford	19/01794/FUL	124 Ampthill Road	4	0	4	4	4	4	0
Bedford	19/02127/FUL	1 Brereton Road Bedford MK40 1HU	7	0	7	7	7	7	0
Bedford	19/02184/FUL	Land adjacent 36 Wentworth Drive	1	0	1	1	1	1	0
Bedford	19/02501/OUT	Land At The Rear Of 22 Kimbolton Avenue	1	0	1	1	1	0	1
Bedford	20/00024/OUT	Mark Rutherford Upper School	3	0	3	3	3	0	3
Bedford	20/00807/FUL	Eagle Court, 47 Harpur Street	4	0	4	4	4	0	4
Bedford	20/00830/FUL	Enterprise House, 4 - 6 Union Street	8	0	8	2	2	2	0
Bedford	20/01906/FUL	Bury Court, Church Lane	9	0	9	9	9	0	9
Bedford	20/02076/MAF	West One 63 - 67 Bromham Road Bedford	24	0	24	24	24	0	24
Bedford	20/02186/FUL	61 Willow Road Bedford	2	0	2	2	2	0	2
Bedford	20/02214/FUL	67 Commercial Road	2	1	1	2	1	2	0
Bedford	20/02811/FUL	5 - 7 The Broadway	1	0	1	1	1	0	1
Bedford	21/00621/FUL	64 Harpur Street	3	0	3	3	3	3	0
Bedford	21/00786/FUL	82A Tavistock Street Bedford MK40 2RP	3	0	3	3	3	0	3
Bedford	21/00834/FUL	Rear of The Bull Public House, London Road	7	0	7	7	7	0	7

Locality	Permission reference	Address	Gross site capacity	Losses	Net site capacity	Gross number outstanding	Number outstanding (net)	Number under construction	Number not started
Bedford	21/00839/FUL	Garages at 73-75 The Boundary	2	0	2	2	2	0	2
Bedford	21/01115/FUL	54 Harpur Street Bedford	1	0	1	1	1	0	1
Bedford	21/01164/CPNO	Technology House 239 Ampthill Road Bedford	18	0	18	18	18	0	18
Bedford	21/01343/FUL	4 Merton Road Bedford	4	1	3	4	3	4	0
Bedford	21/01457/FUL	Land At College Road And Muswell Road Bedford	7	0	7	7	7	0	7
Bedford	21/01853/FUL	159 Kimbolton Road Bedford	1	1	0	1	0	0	1
Bedford	21/01931/FUL	157 London Road Bedford	2	0	2	2	2	2	0
Bedford	21/02136/CPNO	Aecom House 200 Horne Lane	28	0	28	28	28	0	28
Bedford	21/02203/FUL	1 Battison Street Bedford	1	0	1	1	1	0	1
Bedford	21/02273/FUL	Land Between Clyde Crescent Ivel Close And Wye Close Bedford	2	0	2	2	2	0	2
Bedford	21/02518/FUL	43 High Street	2	0	2	2	2	0	2
Bedford	21/02607/COU	58 Clapham Road	3	1	2	3	2	0	3
Bedford	21/02621/FUL	90 Putnoe Lane Bedford MK41 9AG	2	1	1	2	1	0	2
Bedford	21/02643/FUL	126 Ampthill Road	2	1	1	2	1	2	0
Bedford	21/02895/CPNAA	Technology House 239 Ampthill Road Bedford MK42 9QQ	41	0	41	41	41	0	41
Bedford	21/02957/FUL	31 Warwick Avenue Bedford MK40 2EE	5	1	4	5	4	0	5
Bedford	21/03032/FUL	Zero, 1a Rothsay Road	1	1	0	1	0	1	0
Bedford	21/03078/FUL	16 Castle Road Bedford	1	0	1	1	1	0	1
Bedford	21/03125/FUL	Garage Land Adjoining 56 Cornland Bedford	2	0	2	2	2	0	2
Bedford	21/03329/FUL	71 Victoria Road	4	1	3	4	3	4	0

Locality	Permission reference	Address	Gross site capacity	Losses	Net site capacity	Gross number outstanding	Number outstanding (net)	Number under construction	Number not started
Bedford	21/03330/FUL	Garage Blocks At Rooksmead Bedford	2	0	2	2	2	0	2
Bedford	22/00328/FUL	135 - 137 Tavistock Street Bedford MK40 2SB	3	0	3	3	3	0	3
Bedford	22/00674/FUL	Land To The Rear Of 72 To 74 High Street Bedford	4	0	4	4	4	0	4
Bedford	22/00759/COU	Priory Marina Barkers Lane Bedford MK41 9DJ	22	0	22	22	22	22	0
Bedford	22/00956/CPNMA	113 High Street Bedford MK40 1NU	5	0	5	5	5	0	5
Bedford	22/01137/CPNMA	11 Lurke Street Bedford MK40 3HZ	26	0	26	26	26	0	26
Bedford	22/01540/FUL	Equipoise House 8 - 12 Grove Place Bedford MK40 3JJ	3	0	3	3	3	0	3
Bedford	22/01588/FUL	Priory Marina Barkers Lane Bedford MK41 9DJ	5	0	5	5	5	0	5
Bedford	22/01975/M73	Kingsway Apartments Kingsway Bedford MK42 2BB	72	0	72	72	72	0	72
Bedford	22/02182/FUL	27B Castle Road Bedford MK40 3PL	1	0	1	1	1	0	1
Bedford	22/02402/COU	1 Cambridge Road Bedford MK42 0LH	0	1	-1	0	-1	0	0
Bedford	22/02420/COU	50 Clarendon Street Bedford MK41 7SJ	1	0	1	1	1	0	1
Bedford	22/02763/FUL	First And Second Floors 22B Foster Hill Road Bedford MK40 2EN	1	0	1	1	1	0	1
Bedford	2200256S73A	5 Caister Road	0	1	-1	0	-1	0	0
Bedford	23/00197/FUL	74 Clapham Road Bedford MK41 7PN	5	1	4	5	4	0	5

Locality	Permission reference	Address	Gross site capacity	Losses	Net site capacity	Gross number outstanding	Number outstanding (net)	Number under construction	Number not started
Biddenham CP	01/02199/EIA	Land north of Bromham Road	1300*	0	1300*	298	298	0	298
Biddenham CP	19/01394/MAO	Land At Bromham Road, Biddenham	1	0	1	1	1	0	1
Biddenham CP	19/01512/FUL	23 Bromham Road Biddenham	1	0	1	1	1	1	0
Biddenham CP	19/01564/FUL	12 And 12A Vicars Close Biddenham MK40 4BG	2	2	0	2	0	2	0
Biddenham CP	21/00641/FUL	Land between 60 And 64 Bromham Road Biddenham	1	0	1	1	1	0	1
Biddenham CP	21/01362/MAR	Land North Of Bromham Road Biddenham	296	0	296	296	296	14	282
Biddenham CP	21/02608/FUL	Land adjacent to 16 Vicars Close	2	0	2	2	2	0	2
Biddenham CP	21/02820/M73	Land at Deep Spinney, Gold Lane and Duck End Lane	119	0	119	13	13	13	0
Biddenham CP	21/02849/FUL	44 Day's Lane Biddenham Bedford MK40 4AE	1	1	0	1	0	0	1
Biddenham CP	21/03132/FUL	24 Bromham Road Biddenham Bedford MK40 4AF	1	1	0	1	0	1	0
Biddenham CP	21/03302/MAR	Land At Deep Spinney Gold Lane And Duck End Lane Biddenham	130	0	130	130	130	1	129
Biddenham CP	22/00989/OUT	16 Vicars Close Biddenham Bedford MK40 4BG	3	1	2	3	2	0	3
Bolnhurst and Keysoe CP	18/02080/FUL	Manor Farm House, School Lane, Bolnhurst	2	0	2	1	1	1	0
Bolnhurst and Keysoe CP	21/00244/CPNQ	Barn At Myers Hill Farm Kimbolton Road Bolnhurst	1	0	1	1	1	0	1
Bolnhurst and Keysoe CP	21/00534/FUL	Little Farm House St Neots Road Bolnhurst MK44 2EP	1	0	1	1	1	0	1

Locality	Permission reference	Address	Gross site capacity	Losses	Net site capacity	Gross number outstanding	Number outstanding (net)	Number under construction	Number not started
Bolnhurst and Keysoe CP	21/00977/REM	Barns at Hatch Lane Keysoe Bedford MK44 2JQ	3	0	3	3	3	0	3
Bolnhurst and Keysoe CP	21/03296/FUL	Hinton St Mary, Kimbolton Road	1	0	1	1	1	1	0
Bolnhurst and Keysoe CP	22/01536/FUL	Cherry Orchard Farm Kimbolton Road Bolnhurst MK44 2EY	1	1	0	1	0	0	1
Bromham CP	20/02520/MAR	Land At Stagsden Road Bromham	80	0	80	47	47	33	14
Bromham CP	22/01391/FULTDC	Land Adjacent 164 Stagsden Road Bromham MK43 8QR	2	0	2	2	2	0	2
Carlton and Chellington CP	21/01359/FUL	Northey Farm Barns School Lane Carlton MK43 7LG	1	0	1	1	1	1	0
Carlton and Chellington CP	21/02406/FUL	Land At The Causeway Carlton	9	0	9	9	9	0	9
Carlton and Chellington CP	22/01872/CPNQ	Spring Close Farm Turvey Road Carlton MK43 7LH	1	0	1	1	1	0	1
Clapham CP	19/00838/PIP	Land Adj 35 Oakley Road Clapham	1	0	1	1	1	0	1
Clapham CP	21/02689/CPNQ	Twinwoods Farm Twinwood Clapham	3	0	3	3	3	0	3
Colmworth CP	22/00896/FUL	Land Adjacent To Moat House Church Road Colmworth	1	0	1	1	1	0	1
Colmworth CP	22/01396/CPNQ	Tenacres Little Staughton Road Colmworth MK44 2LB	1	0	1	1	1	1	0
Cople CP	21/02023/FUL	5 Water End	1	1	0	1	0	1	0
Cople CP	21/02024/FUL	4 Water End	1	1	0	1	0	1	0
Dean and Shelton CP	20/00234/FUL	Old Pond House, High Street, Upper Dean	1	0	1	1	1	0	1
Dean and Shelton CP	20/00235/FUL	Old Pond House, High Street, Upper Dean	1	0	1	1	1	0	1

Locality	Permission reference	Address	Gross site capacity	Losses	Net site capacity	Gross number outstanding	Number outstanding (net)	Number under construction	Number not started
Dean and Shelton CP	21/01107/REM	Dean Grange Farm, High Street, Upper Dean	4	0	4	4	4	4	0
Felmersham CP	17/00041/FUL	The Ponderosa, Moor End Lane	1	1	0	1	0	1	0
Felmersham CP	21/02297/FUL	Lower Harrowdene Memorial Lane Felmersham MK43 7JG	2	1	1	2	1	0	2
Felmersham CP	21/03293/CPNQ	Village Farm, Grange Road	1	0	1	1	1	0	1
Great Barford CP	19/01221/FUL	29 Bedford Road Great Barford	2	0	2	2	2	2	0
Great Barford CP	21/02087/OUT	land off Roxton Road and 43 Roxton Road	7	0	7	7	7	0	7
Great Barford CP	22/01633/REM	54 Bedford Road Great Barford MK44 3JF	1	0	1	1	1	0	1
Great Barford CP	22/01696/FUL	Garages At Brook Lane Great Barford	1	0	1	1	1	0	1
Harrold CP	21/00442/FUL	Land rear of 72 High Street	3	0	3	3	3	0	3
Harrold CP	21/02917/FUL	35 Orchard Lane Harrold Bedford MK43 7BP	1	1	0	1	0	0	1
Harrold CP	21/03261/S73A	Town Farm House 76 High Street Harrold MK43 7BH	1	0	1	1	1	1	0
Harrold CP	22/01334/FUL	Mid Farm New Road Harrold Bedford MK43 7EL	1	1	0	1	0	0	1
Kempston CP	19/00632/FUL	49 And 53 Hill Rise Kempston Bedford	2	0	2	1	1	1	0
Kempston CP	19/02247/MAF	Former Hazelwoods Foods, Dallas Road	341	0	341	341	341	0	341
Kempston CP	19/02826/FUL	88 Bedford Road, Kempston	2	0	2	2	2	0	2
Kempston CP	20/00021/MAF	389 and former Lidl site 393-401 Bedford Road, Kempston	60	0	60	60	60	60	0
Kempston CP	20/00649/FUL	53 Hill Rise, Kempston	2	1	1	1	0	1	0

Locality	Permission reference	Address	Gross site capacity	Losses	Net site capacity	Gross number outstanding	Number outstanding (net)	Number under construction	Number not started
Kempston CP	20/01338/FUL	5 Beatrice Street, Kempston	2	1	1	2	1	0	2
Kempston CP	21/00056/FUL	76 - 78 High Street Kempston	4	1	3	4	3	0	4
Kempston CP	21/00945/FUL	Land Adj 36 Woburn Road Kempston	1	0	1	1	1	0	1
Kempston CP	21/01022/CPNO	Rear Of 33 - 39 High Street Kempston	2	0	2	2	2	0	2
Kempston CP	21/02224/FUL	Site adjacent to 68 Dennis Road	4	0	4	4	4	0	4
Kempston CP	21/03327/PIP	Rear of 3 Eugster Avenue	1	0	1	1	1	0	1
Kempston CP	22/02632/COU	24 Normandy Close Kempston MK42 8TF	0	1	-1	0	-1	0	0
Kempston Rural CP	18/00193/CPNQ	Three Ways Farm, West End Road, Kempston	1	0	1	1	1	1	0
Kempston Rural CP	20/01174/CPNQ	Glenbrook Farm, Tithe Road, Kempston	1	0	1	1	1	0	1
Kempston Rural CP	22/00869/FUL	91 Wootton Road Kempston Rural Bedford MK43 9BJ	1	1	0	1	0	0	1
Little Staughton CP	17/01730/CPNQ	Barns at Green End Farm, Green End, Little Staughton	2	0	2	1	1	0	1
Little Staughton CP	21/00744/FUL	Land Adj Baptist Chapel High Street Little Staughton MK44 2BH	7	0	7	7	7	0	7
Little Staughton CP	21/02186/CPNQ	Trinity Spring Hill Little Staughton	2	0	2	2	2	2	0
Melchbourne And Yelden CP	22/01747/FUL	The Chequers Inn High Street Yelden MK44 1AW	1	0	1	1	1	0	1
Milton Ernest CP	16/01397/FUL	The Old Maltings, Bedford Road	6	0	6	6	6	6	0
Milton Ernest CP	21/02807/FUL	Land at Village Farm, 47 Radwell Road	1	0	1	1	1	0	1
Oakley CP	21/01036/FUL	40 High Street Oakley	1	0	1	1	1	0	1

Locality	Permission reference	Address	Gross site capacity	Losses	Net site capacity	Gross number outstanding	Number outstanding (net)	Number under construction	Number not started
Oakley CP	22/00893/FUL	Orchard Lea 15 Highfield Road Oakley Bedford MK43 7TA	1	1	0	1	0	0	1
Pavenham CP	21/02774/FUL	Garages at Close Road	2	0	2	2	2	0	2
Podington CP	21/00117/FUL	Knapwell Farm Vicarage Lane Podington Wellingborough NN29 7HR	1	0	1	1	1	0	1
Ravensden CP	16/01814/FUL	Longacre, 34 Cleat Hill	1	0	1	1	1	1	0
Ravensden CP	19/00593/MAO	Land At Graze Hill, Ravensden	165*	0	165*	2	2	0	2
Ravensden CP	19/01941/FUL	Glenacre, Bedford Road, Ravensden	1	1	0	1	0	0	1
Ravensden CP	21/01901/MAR	Land At Graze Hill Ravensden	163	0	163	163	163	0	163
Renhold CP	20/00672/FUL	Land adjoining 56 Top End	1	0	1	1	1	0	1
Renhold CP	20/02751/CPNQ	Barn East Of 67 Church End Renhold	1	0	1	1	1	0	1
Renhold CP	22/00246/FUL	35 Hookhams Lane Renhold Bedford MK41 0JU	1	0	1	1	1	0	1
Riseley CP	19/01765/FUL	Riseley Lower School Church Lane Riseley Bedford MK44 1EL	9	0	9	9	9	9	0
Riseley CP	20/01332/CPNQ	Redhouse Farm, Riseley Road, Bletsoe	3	0	3	3	3	0	3
Riseley CP	21/02835/FUL	Redhouse Farm Riseley Road Bletsoe MK44 1QU	1	0	1	1	1	0	1
Riseley CP	22/00663/CPNQ	Scania House High Street Riseley MK44 1BS	1	0	1	1	1	0	1
Roxton CP	21/00014/MAO	Land north of School Lane	50	0	50	50	50	0	50
Roxton CP	21/02592/FUL	14 Saxon Close Roxton Bedford MK44 3EP	1	0	1	1	1	0	1
Sharnbrook CP	19/02592/FUL	Sharn Nook, Kennell Hill, Sharnbrook	1	1	0	1	0	0	1
Sharnbrook CP	20/02914/MAR	Land at Yelow Lane	51	0	51	5	5	5	0

Locality	Permission reference	Address	Gross site capacity	Losses	Net site capacity	Gross number outstanding	Number outstanding (net)	Number under construction	Number not started
Shortstown CP	15/00541/FUL	Nisa Local, North Drive	5	0	5	4	4	4	0
Shortstown CP	20/00901/EIA	Land rear of sheds RAF Cardington The Highway Shortstown.	592	0	592	436	436	98	338
Shortstown CP	22/01615/FUL	Land Adjacent 1 Whitley Road Shortstown	1	0	1	1	1	0	1
Stagsden CP	22/01932/REM	Land West Of Village Farm Spring Lane Stagsden	6	0	6	6	6	0	6
Stagsden CP	22/02006/CPNQ	North End Farm North End Road Stagsden MK43 8TU	1	0	1	1	1	0	1
Staploe CP	21/03166/CPNQ	Tally Ho Corner Farm Gypsy Lane Staploe St Neots PE19 5JF	2	0	2	2	2	2	0
Staploe CP	22/01039/FUL	Upper Goodwick Farm Cottage Goodwick Drive Honeydon MK44 2LS	1	1	0	1	0	0	1
Stevington CP	20/02947/FUL	24 And 26 West End, Stevington	1	2	-1	1	-1	1	0
Stewartby CP	14/03135/MAR	Land east and West of Broadmead Rd	325	0	325	2	2	2	0
Stewartby CP	18/03022/EIA	Former Stewartby Brickworks, Broadmead Road	1000	0	1000	1000	1000	0	1000
Stewartby CP	20/00215/COU	Flat, Stewartby Village Hall, Churchill Close, Stewartby	0	1	-1	0	-1	0	0
Stewartby CP	21/00722/MAF	Land East And West Of Broadmead Road Stewartby	12	0	12	9	9	9	0
Stewartby CP	22/01314/REM	Land At 1 And 2 Vine Cottages Manor Road Kempston Hardwick MK43 9NT	2	0	2	2	2	0	2
Thurleigh CP	20/02155/MAO	Land at the Beeches, High Street	11	1	10	11	10	0	11

Locality	Permission reference	Address	Gross site capacity	Losses	Net site capacity	Gross number outstanding	Number outstanding (net)	Number under construction	Number not started
Thurleigh CP	22/00370/MAR	Land Adj 67 High Street Thurleigh MK44 2DX	20	0	20	20	20	0	20
Thurleigh CP	22/01791/FUL	Land Adjacent 2 The Close Thurleigh MK44 2DT	2	0	2	2	2	0	2
Turvey CP	21/02818/M73	Site Of The Grain Store Station Road Turvey	64	0	64	54	54	0	54
Turvey CP	22/02197/S73	16B Tandys Close Turvey MK43 8EU	2	0	2	2	2	0	2
Wilden CP	20/00836/REM	65A Renhold Road, Wilden	1	0	1	1	1	1	0
Wilden CP	20/03046/CPNQ	Land South East Of Hill Farm, Barford Road, Wilden	1	0	1	1	1	1	0
Wilden CP	21/01898/FUL	Mattstone Ornaments Shrubbery Lane Wilden MK44 2PH	1	0	1	1	1	1	0
Wilden CP	22/02234/FUL	Land Rear Of Village Farm And Church Walk High Street Wilden	1	0	1	1	1	0	1
Willington CP	16/02024/FUL	Building r/o 55 Bedford Road	1	0	1	1	1	1	0
Willington CP	20/02151/MAO	Land Between Sandy Road And Wood Lane Willington	50	0	50	50	50	0	50
Wilshamstead CP	18/02075/FUL	166 Cotton End Road Wilstead Bedford MK45 3DP	1	0	1	1	1	1	0
Wilshamstead CP	19/00509/FUL	2-8 Longmeadow Drive Wilstead Bedford MK45 3FB	2	0	2	1	1	1	0
Wilshamstead CP	21/02470/REM	Land rear of 115 Cotton End Road	1	0	1	1	1	1	0
Wilshamstead CP	21/03124/MAR	Land Rear Of 25 To 39 Howard Close Wilstead	30	0	30	30	30	1	29
Wilshamstead CP	21/03273/PIP	1 Church Road	4	0	4	4	4	0	4

Locality	Permission reference	Address	Gross site capacity	Losses	Net site capacity	Gross number outstanding	Number outstanding (net)	Number under construction	Number not started
Wilshamstead CP	22/02052/FUL	Montpelier 299 Cotton End Road Wilstead MK45 3DT	1	1	0	1	0	0	1
Wixams CP	99/01645/OUT	Wixams, New Settlement, LPH14 (H31)	4500*	0	4500*	427	427	0	427
Wixams CP	17/02486/MAR	Village 2, Wixams	239	0	239	5	5	5	0
Wixams CP	18/02994/MAR	Village 2, Bedford Road, Wixams	207	0	207	2	2	2	0
Wixams CP	18/03158/MAF	Land North Of The Causeway Wixams	62	0	62	62	62	0	62
Wixams CP	19/02071/MAR	Village 2 Bedford Road Wixams	268	0	268	113	113	106	7
Wixams CP	20/02603/MAR	Wixams Village 2, parcels R1a, R6a-R9	188	0	188	163	163	12	151
Wixams CP	21/01440/MAR	Parcel 3.5 Village 3 Bedford Road Wixams	180	0	180	180	180	0	180
Wixams CP	21/02615/MAR	Parcel 3.4 Wixams Village 3 Bedford Road Wixams	232	0	232	232	232	0	232
Wixams CP	22/01455/MAR	Parcel R9 Village 2 Wixams	20	0	20	20	20	0	20
Wootton CP	22/00579/REM	18 And Land At 16 Bedford Road Wootton MK43 9JT	5	1	4	5	4	0	5
Wootton CP	22/01035/MAO	Land On The South Of Keeley Lane Wootton	20	0	20	20	20	0	20
Wymington CP	20/02825/MAO	124 Rushden Road And Land Rear Of 98 To 124 Rushden Road Wymington	13	1	12	13	12	0	13
		Total*	6958	40	6918	4833	4793	517	4316

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

TABLE 4 – Schedule of applications with resolution to grant subject to Section 106 at 31 March 2023

Policy reference	Application reference	Address	Net capacity estimate
-	21/01940/MAF	Rushmoor School, 58-82 Shakespeare Road, Bedford	55
Bedford Borough Local Plan 2002 - Policy H6	21/01582/MAF	Land adjacent to Mercia Road, Great Denham	95
-	19/01624/MAF	Aspects Leisure Park, Newnham Avenue, Bedford	128
Bromham Neighbourhood Plan - Policy BP	19/01904/MAO	Land at junction of A422 and A428, Stagsden Road, Bromham	390
		Total	668

TABLE 5 – Adopted housing allocations without planning permission at 31 March 2023

Policy reference	Site	Net capacity estimate
Allocations and Designations Local Plan 2013		
AD22	Land north of Ravensden Road, Salph End, Renhold	2
Local Plan 2030		
P9	Land at Duck Mill Lane / Bedesman Lane, Bedford	20
P10	The station area, Ashburnham Road, Bedford	150
P11	Greyfriars, Bedford	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		
	Bromham Neighbourhood Plan	
B7	Old Stable Yard	30
	Clapham Neighbourhood Plan	
HG2	Milton Hill	500
	Great Barford Neighbourhood Plan	
H1	Land at Great Barford west	500
	Sharnbrook Neighbourhood Plan	
S4	Land at Hill Farm, Mill Road	500
	Wootton Neighbourhood Plan	
W3	Land between Potters Cross and Wootton Road	50
W4	Land south of Keeley Lane	20
W5	Land at Tinkers Corner, Keeley Lane	15

Policy reference	Site	Net capacity estimate
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 NPD3	Land east of Orchard Lane	8
	Milton Ernest Neighbourhood	
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
	Turvey Neighbourhood Plan	
T1	Carlton Road	25
T1	Mill Rise	25
	Bedford Borough Total	4480

TABLE 6 – Summary of completions and outstanding planning permissions in the borough at 31 March 2023

	Completions 2022-2023 (net)	Number of dwellings with planning permission but not built (net)
Bedford	169	396
Kempston	31	415
Biddenham	169	744
Bletsoe	0	0
Bolnhurst & Keysoe	1	7
Bromham	33	49
Cardington	1	0
Carlton & Chellington	0	11
Clapham	3	4
Colmworth	0	2
Cople	2	0
Cotton End	1	0
Dean & Shelton	1	6
Elstow	0	0
Felmersham & Radwell	0	2
Great Barford	20	11
Great Denham	9	0
Harrold	1	4
Kempston Rural	0	2
Knotting & Souldrop	1	0
Little Staughton	1	10
Melchbourne & Yelden	0	1
Milton Ernest	0	7
Oakley	0	1
Odell	0	0
Pavenham	0	2
Pertenhall & Swineshead	1	0
Podington	0	1
Ravensden	5	166
Renhold	3	3

	Completions 2022-2023 (net)	Number of dwellings with planning permission but not built (net)
Riseley	4	14
Roxton	-1	51
Sharnbrook	47	5
Shortstown	287	441
Stagsden	4	7
Staploe	3	2
Stevington	1	-1
Stewartby	150	1012
Thurleigh	2	32
Turvey	64	56
Wilden	1	4
Willington	0	51
Wilshamstead	5	37
Wixams	343	1204
Wootton	96	24
Wyboston, Chawston & Colesden	5	0
Wymington	2	12
Total	1465	4795