

Central
Bedfordshire

great
prospects

Authority Monitoring Report

2015/16

A great place to live and work

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Introduction

The requirement for a Local Authority to produce an Authority Monitoring Report (AMR) is set out in Section 113 of the Localism Act 2011. The Act requires every authority to produce a series of reports containing information on the implementation of the Local Development Scheme (LDS), the progress and effectiveness of the Local Plan and the extent to which the planning policies set out in the Local Plan Documents are being achieved.

Following the formation of Central Bedfordshire Council as a Unitary Authority in April 2009, two separate Local Development Frameworks (LDFs) were progressed; one covering the north of Central Bedfordshire (the area formerly administered by Mid Bedfordshire District Council) and one covering the south of Central Bedfordshire (the area formerly administered by South Bedfordshire District Council).

In the north of Central Bedfordshire there is currently an adopted Core Strategy and Development Management Policies Document and a Site Allocations Document. The south LDF was being produced jointly with Luton Borough Council but this document was withdrawn from the examination process. The South Bedfordshire Local Plan remains in place.

The Central Bedfordshire Local Plan was launched in February 2016 and will set out the vision for how the area will develop up to 2035. Background information and key updates are available on our website at:

<http://www.centralbedfordshire.gov.uk/planning/policy/local-plan/overview.aspx>

Contextual Indicators will be reported for the Central Bedfordshire area, all other indicators and policies will be reported on by area (north and south) as covered in the relevant Development Planning Documents (DPDs).

This AMR relates to the monitoring period of 1st April 2015 to 31st March 2016.

Background

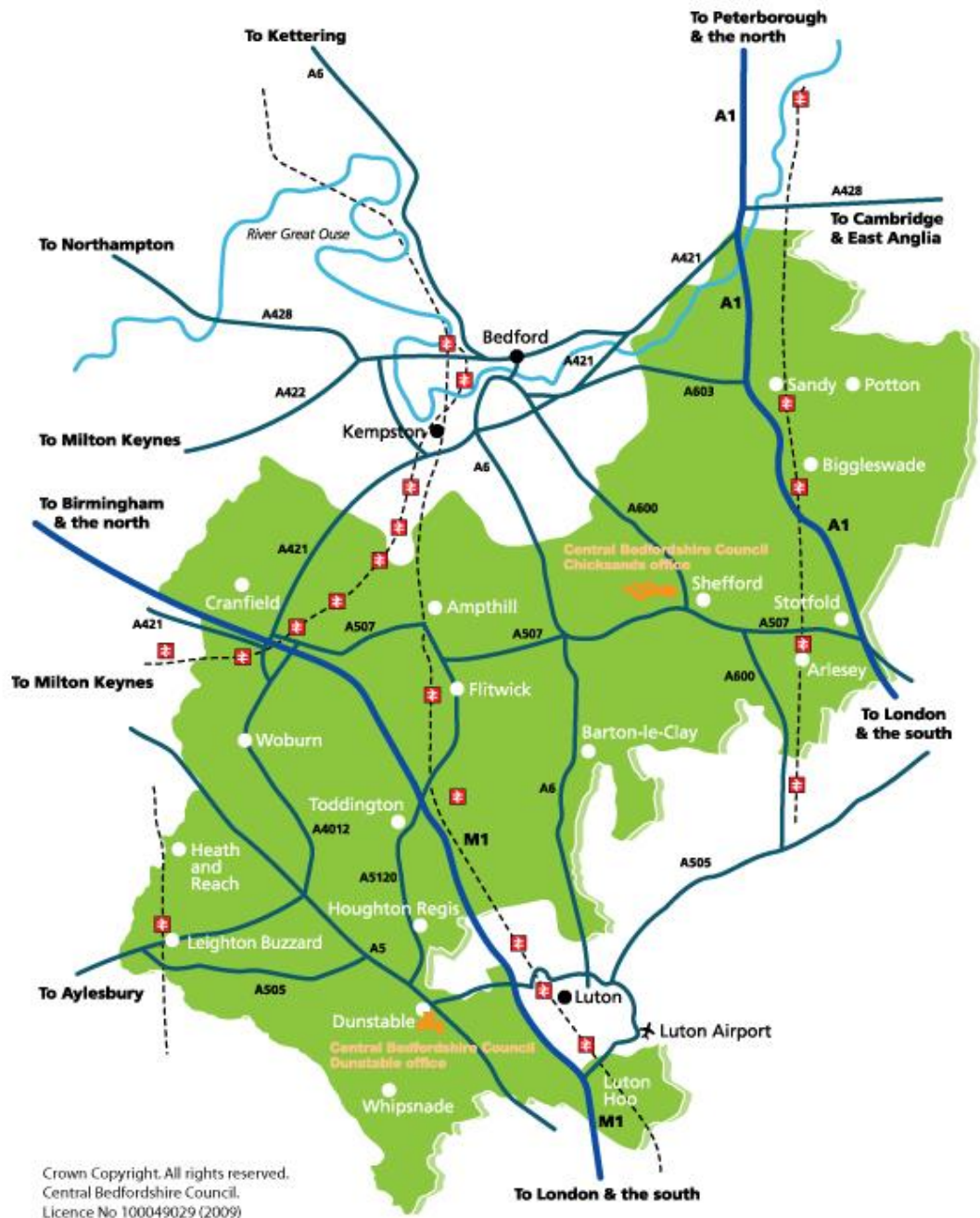
Central Bedfordshire comprises the former administrative areas of Mid Bedfordshire District Council and South Bedfordshire District Council and consists of a mixture of rural countryside, attractive villages and small to medium sized towns. It is well connected, being traversed by the M1, A1, A5 and A6, as well as the East Coast Mainline, West Coast Mainline and the Midland Mainline railway routes. London Luton Airport is also in close proximity.

Much of the rural area is of high landscape and biodiversity value with extensive tracts of high-grade agricultural land. The Chilterns Area of Outstanding Natural Beauty and the Forest of Marston Vale cover a substantial part of the area, while some land outside of the main towns and villages is designated as Green Belt.

Covering 716 square kilometres, Central Bedfordshire is the 11th largest unitary authority in England by area. A current population of 274,000 makes it one of the least densely populated unitary authorities, with 58% of Central Bedfordshire residents living in areas classified as rural and approximately 64% of the population falling between the working age group (16-65 years old).

Central Bedfordshire has a number of towns of varying size; the two largest being Leighton Buzzard and Dunstable which are located in the south of Central Bedfordshire, whilst the north of Central Bedfordshire comprises many small towns including Biggleswade, Sandy and Flitwick.

Figure 1: Central Bedfordshire Council authority area and surrounding network



Approach & Monitoring Requirements

Community Strategy

'The Sustainable Community Strategy 2010-2031 – A Prospectus for Central Bedfordshire' is currently in place. The Council has taken steps to ensure that there is some commonality in the targets and that appropriate measures have been taken to ensure that the planning policy documents form a spatial expression of some elements of the Community Strategy.

Consultation

This AMR has been prepared following consultation with Officers and Members of the Council, but has not been subject to external consultation. With the continued cooperation of Officers from all across the authority, the Council is continuing to develop the monitoring strategy to be further in line with that of the emerging local plan. The aim of this is to help provide improved data sets and a greater degree of clarity for those using the AMR in the future.

Policy Monitoring

The Development Strategy, which was the main development plan for the whole of Central Bedfordshire, was formally withdrawn by the Council on 19th November 2015. This followed the Inspector's recommendations from February 2014 which found that the Council had failed in its Duty to Cooperate (Localism Act 2011). A new Local Plan is being developed.

Some of the monitoring is based on the Development Strategy, given that policies were in place during the majority of 2015/16. In the interim, the Development Plan for the former Mid Beds area will consist of the existing adopted Core Strategy and Development Management Policies DPD, adopted Site Allocations DPD and Local Plan Saved Policies. For the former South Beds area, it will consist of the saved Structure Plan and Local Plan Policies.

Targets

Clear targets will ensure effective policy implementation, monitoring and review. The targets will be used to measure whether the relevant planning document is performing as required. Some targets already exist and many have been developed further but there is a continued desire to improve and identify realistic targets for future policies and monitoring frameworks.

Indicators

The report includes a tiered framework approach to indicators. This reflects the fact that different types of indicators are required as they have specific purposes.

Contextual Indicators: A set of indicators which together form a general portrait of Central Bedfordshire. They cover diverse subjects, often unrelated to planning policy, to give a broad idea of the social, economic and environmental background against which the planning policies operate. See page 15 for further information.

Core Indicators: Core output indicators are designed as part of the monitoring framework to achieve a consistent approach to data collection. These are the main monitoring indicators.

Local Indicators: These are set by the Council through plan policies and provide an analysis of the way the Council's adopted planning policies have performed. Appendices 1 – 6 detail the policy monitoring.

Significant Effect Indicators: Also known as Sustainability Indicators, these take a wider look at the effects that the Council's adopted planning policies are having on Central Bedfordshire. They are based on the objectives set out in the Council's Sustainability Appraisal documents and their purpose is to examine the indirect effects that the policies may have.

National Returns

Annual national returns are completed for the Housing Flow Reconciliation and the Green Belt Return.

Local Development Scheme

The Planning and Compulsory Purchase Act 2004 requires each local planning authority (LPA) to produce a Local Development Scheme (LDS), which is essentially a work programme for the preparation of new planning policy documents. A Plan-Making Programme has been created as the LDS for the whole administrative area of Central Bedfordshire and is the starting point for the community and other stakeholders in order to find out which planning policy documents the Council intends to produce and the timescale for their production. On 25th February 2016 an updated Plan-Making Programme was approved ([PDF 1MB](#)). This Programme focuses solely on the preparation of the one Local Plan.

The Localism Act 2011 has changed the nature and process of planning policy. It introduces a change in terminology from Local Development Framework (LDF) to Local Plan and introduces the new system of Neighbourhood Planning. In March 2012, the government published the National Planning Policy Framework (NPPF) which replaces almost all existing national planning policy and guidance. The principles of the LDF system remain, but the emphasis in the NPPF is now on each local planning authority producing an up-to-date Local Plan for its area. This can comprise existing adopted development plan documents under the LDF system, or can involve the production of new Local Plan documents, depending on the local context. Existing development plan documents can be reviewed in whole or in part to respond flexibly to changing circumstances. The NPPF requires Local Plan policies to be up-to-date to ensure that LPAs are well placed in relation to the new presumption in favour of sustainable development. Where policies are out of date or silent on an issue, it may be difficult for the council to use its planning powers to secure the best outcome from proposed development schemes.

There are a number of background studies and documents that contribute to the preparation of the one Local Plan. These include the Sustainable Community Strategy (SCS) and studies that focus on issues such as; education, health, social inclusion, biodiversity, environmental protection, local housing strategies and transport plans. These will be refreshed and updated periodically as necessary. The Council will seek to work closely with neighbouring authorities in line with the Duty to Cooperate during the preparation and may undertake joint technical studies where appropriate.

Figure 2: Timeline for Local Plan preparation (LDS February 2016)

	Nov-15	Dec-15	Jan-16	Feb-16	Mar-16	Apr-16	May-16	Jun-16	Jul-16	Aug-16	Sep-16	Oct-16	Nov-16	Dec-16	Jan-17	Feb-17	Mar-17	Apr-17	May-17	Jun-17	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	Jul-18	Aug-18	Sep-18				
Evidence Studies/Draft Plan	█	█	█	█	█	█	█	█	█	█	█	█	█																										
Consultation (Reg 18)														█	█	█																							
Revised plan																	█	█	█	█																			
Publication (Reg 19)																					█	█	█																
Process representations																						█	█																
Submission																									█														
Examination																																							
Inspectors Report																																							
Adoption																																							
CBC timescales	█																																						
PINS Process	█																																						
Public Consultation	█																																						

The LDS will be amended if the timetable changes. Please check the Local Plan pages of the Council's website for further updates

Progress of Plan-Making Programme

Table 1: Central Bedfordshire Local Plan (LDS February 2016)

Central Bedfordshire Local Plan	
Role and content	To set out the vision, strategic objectives and spatial strategy for the area up to 2035 and the policies for achieving the strategic vision. This will entail an assessment of general development needs together with the consideration of any necessary Green Belt reviews. It will also incorporate a review of the remaining saved policies from the Minerals and Waste Local Plan as they relate to the Central Bedfordshire area. The identification of development sites will also be included.
Status	Local Plan
Chain of conformity	General conformity with national planning guidance
Geographic coverage	The entire administrative area of Central Bedfordshire
Projected timetable and milestones	
Commencement	February 2016
Evidence Gathering	January 2016 – December 2016
Formal consultation (Regulation 18)	December 2016 – February 2017
Consideration of consultation responses/production of revised plan	March 2017 – June 2017
Pre-Submission Publication Stage (Regulation 19)	July 2017 – September 2017
Submission to Secretary of State	December 2017
Examination Hearings	March 2018 – May 2018
Receipt of Inspector’s Report	July 2018
Adoption	September 2018

Arrangements for production

Management arrangements	Decisions will be taken by Central Bedfordshire Council's Executive. Day to day management of process by Head of Place Delivery
Resources required	Officers from the Development Planning team with input as necessary from other teams and departments. Consultants may be used for specific aspects of the work
Stakeholder and Community Involvement	The SCI sets out the standard mechanisms for community involvement. This Local Plan will be prepared in light of the views of the community and other stakeholders
Monitoring and review mechanisms	Monitored on an annual basis in the Authority Monitoring Report

Table 2: Other key documents to add detail to the Local Plan

Document	Purpose	Status
Policies Map	To illustrate geographically the adopted policies and proposals within the adopted Local Plan and Neighbourhood Plans	A new Policies Map will be published every time a Local Plan/ Neighbourhood Plan is adopted
Statement of Community Involvement (SCI)	This document sets out the standards and approach to involving the community and stakeholders in the production of policy documents/Dev. Management processes	The current SCI was adopted in October 2012
Authority Monitoring Report (AMR)	To assess progress in preparing planning documents and monitor progress in planning policies, housing, employment and other development	Each AMR covers the period from April to March and will be published each year
Design for Central Bedfordshire: A Guide for Development	A document which gives detailed design principles to ensure that development in the area is of high quality in the broadest sense	An adopted Technical Guidance Document is in place
Community Infrastructure Levy (CIL) Charging Schedule	To set out the standard levy which the LPA will be applying to some developments and to define the infrastructure projects which it is intended to fund	The CIL Charging Schedule is being produced

Planning Obligations Strategy	To set out the requirements and direct the allocation and spending of money raised through development	A Supplementary Planning Document (SPD) for each of the former districts, Mid and South Bedfordshire has been adopted. A new document will be prepared in conjunction with CIL
Neighbourhood Plans	Town and Parish Councils can opt to produce a Neighbourhood Plan or Neighbourhood Development Orders to provide for development in their parish	If a Neighbourhood Plan is successful at Examination and passes a local referendum, the Council will make the document part of the development plan
Masterplans, Development Briefs and Framework Plans	To provide more details for the guidance of development on allocated sites	To be produced, usually by the developer, as sites begin to come forward
Housing Strategy	To set out the Council's position on type and tenure of housing	Document currently being produced
Environmental Framework	To provide a cohesive guide to the approach the Council wishes to take on environmental matters through a mix of new and existing documents/guidance. This includes; guidance for Renewables, Sustainable Urban Drainage Systems (SUDs) and any other guides relating to the environment, refreshed Landscape Character Assessments, studies linking the environment to health and economic benefits, resource efficiency (energy and water) and a renewables capacity study	Comprises a core document with a series of more detailed technical documents. Some of the associated documents will hold status as being endorsed as Technical Guidance to inform planning decisions and some as SPD

Table 3: Key risks and mitigation measures for priority tasks during plan preparation

Key Risks/Owner	Action to Mitigate Risk and Comments	Risk Level
Challenging time-scales for preparing policy documents	<p>1. Careful project management/regular review</p> <p>2. If necessary, adjustment of Programme via annual review. Prioritisation of other work</p> <p>Uncertainty factors remain – e.g. the level of representations submitted on documents, time taken in public examination and reporting time, changes to government requirements or if new issues arise requiring other documents to be prepared or the diversion of staff.</p> <p>Other factors identified in this assessment may also lead to delay to the timescales</p>	High
Premature planning applications for sites resulting in staff being redeployed to deal with time-consuming appeals	<p>1. Regular monitoring and review of progress with a view to delivery on schedule</p> <p>2. If necessary, allocate relevant officer(s) and/or appeal consultants</p>	High
Too few staff, staff turnover, level of experience of staff and strong reliance on consultants	<p>1. Scope for flexible use of staff from other teams is limited</p> <p>2. Recruit additional staff</p> <p>Difficulties in recruiting experienced staff</p>	High
Previously developed sites not being redeveloped due to lack of investment in essential infrastructure	Continue to exert pressure on government, Highways Agency and other bodies to ensure that essential infrastructure is in place and other blockages to development are removed to facilitate delivery	High
Changes to government policy and legislation	Consider changes and adjust timetable if required	High
Financial resources	Regular budget monitoring	Medium
Capacity of Planning Inspectorate (PINS) and other agencies to support the preparation of docs	Provide early warning to PINS and other agencies of timescales and requirements and develop good relationships with agencies through consultation	Medium
Ensuring ‘soundness’ of documents	Through preparing a good evidence base, good dialogue with the community/stakeholders in line with the SCI, regular liaison with Counsel and DCLG	Medium
Legal Challenge	Ensuring preparation of ‘sound’ documents	Low

Key Planning Documents

Table 4: Planning Documents for the North Central Bedfordshire administrative area

Document	Type	Status
Statement of Community Involvement (SCI)		Adopted 2012
Core Strategy & Development Management Policies (CSDM)	DPD	Adopted 19 th November 2009
Site Allocations	DPD	Adopted 14 th April 2011
Gypsies & Travellers	DPD	Superseded by Gypsy & Traveller Plan for Central Bedfordshire
Planning Obligations Strategy	SPD	Adopted 1 st April 2008 / Updated 19 th November 2009
District-wide Design Guide	SPD	Adopted January 2010
Biggleswade Town Centre	SPD	Adopted July 2011

For the administrative area of South Central Bedfordshire, the Core Strategy was being prepared jointly with Luton Borough Council; however this was withdrawn from the examination process and will not be reported. Please refer to previous monitoring reports for more detailed information on this and on the documents listed above.

Monitoring

This monitoring report is structured by the following key policy themes:

Business Development and Town Centres

Housing

Environmental Quality

Other Relevant Local Indicators

Significant Effect Indicators

Mineral Production and Waste matters will be covered in a separate report.

Contextual Indicators

'Central Bedfordshire: Key Facts and Figures' is a document produced every quarter by the local authority which provides a wide range of useful information about the area and its make up. Some of the relevant topics featured in the document are listed below:

Population

Housing

Economy and Employment

Health and Well-being

Children and Young People

Environment

To view this document please visit the following page on our website:

<http://www.centralbedfordshire.gov.uk/council/census/figures.aspx>

Further information relating to the economy of Central Bedfordshire can be found in our Economic Monitoring Reports. These are also produced each quarter and provide further data on the national and local economy. To view this document please visit the following page on our website:

<http://www.centralbedfordshire.gov.uk/business/economic/overview.aspx>

Business Development & Town Centres

BD1: Total amount of additional employment floorspace – by type (m²)

	B1a	B1b	B1c	B2	B8	B1-B8 Mixed	TOTAL
Gross	824.27	0	2,337.3	8,617.4	67,256.6	873	79,908.6
Losses	6,816.57	569	31,415	9,592	4,402.2	1,943	54,737.8
Net	-5,992.3	-569	-29,077.7	-974.6	62,854.4	-1,070	25,170.8

Gains

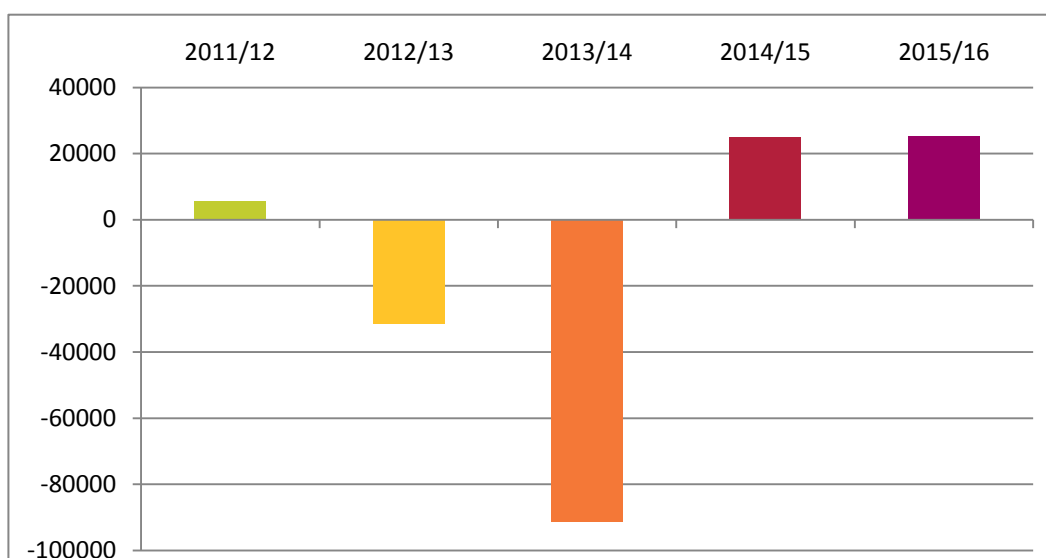
The most significant floorspace gains in 2015/16 were from the B8 use class. The largest of which was at Boscombe Road, Dunstable where 33,263m² of B8 floorspace was gained from the completion of the second of two storage and distribution units now occupied by Amazon. The site is within the Woodside Main Employment Area (Category 1) as designated in the South Bedfordshire Local Plan Review. An additional 15,747m² was gained from the use of land west of Girtford Bridge, Sandy for the open storage of accident damaged motor vehicles. This area is allocated as safeguarded employment land under policy EMP4(3) of the adopted Mid Bedfordshire Local Plan.

Losses

The largest single loss in 2015/16 was the demolition of industrial buildings at French's Avenue in Dunstable where 27,250m² of B1c floorspace was lost to residential development. Changes to permitted development rights mean conversions to residential from office use are now easier. This may explain the increase in office floorspace lost to residential use which totalled 6,226m² in 2015/16, up from 3,728m² in 2014/15.

Net completions of employment floorspace continue to be positive, maintaining a similar level to that seen in the previous year despite an increase in losses, up from 26,700.33m² in 2014/15 to 54,737.8m² in 2015/16.

Net employment floorspace completions by monitoring year (m²)

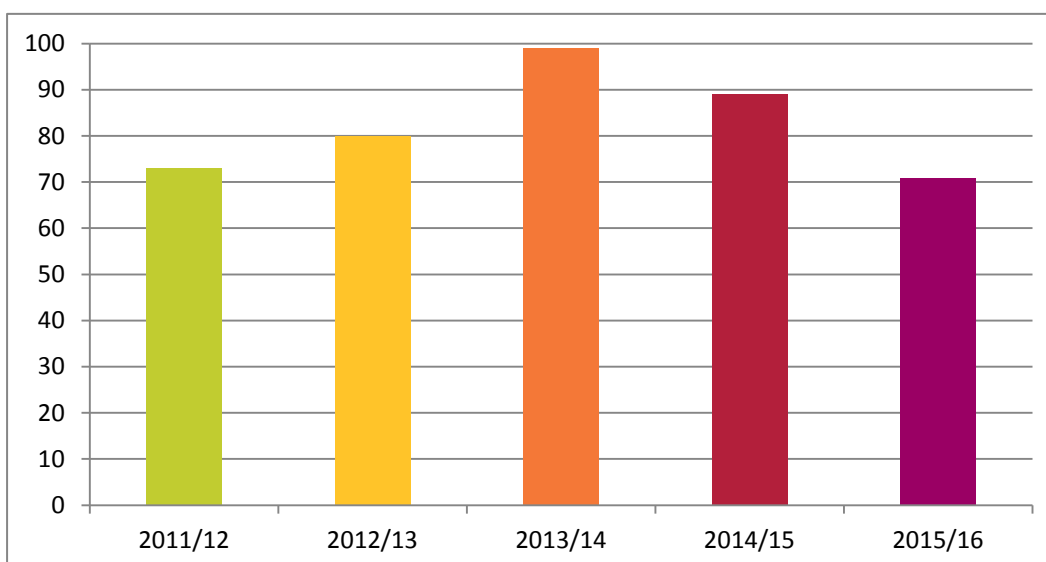


BD2: Total amount of additional employment floorspace on previously developed land (PDL) – by type (m²)

	B1a	B1b	B1c	B2	B8	B1-B8 Mixed	TOTAL
Gross Gains	824.27	0	2,337.3	8,617.4	67,256.6	873	79,908.6
Of which on PDL	753.27	0	1,347.3	8,617.4	44,988	873	56,569
% on PDL	91	0	58	100	67	100	71

Although lower than the previous monitoring year, the proportion of employment completions on previously developed land remains at a high level (71%).

Gross employment floorspace completions on PDL by monitoring year (%)

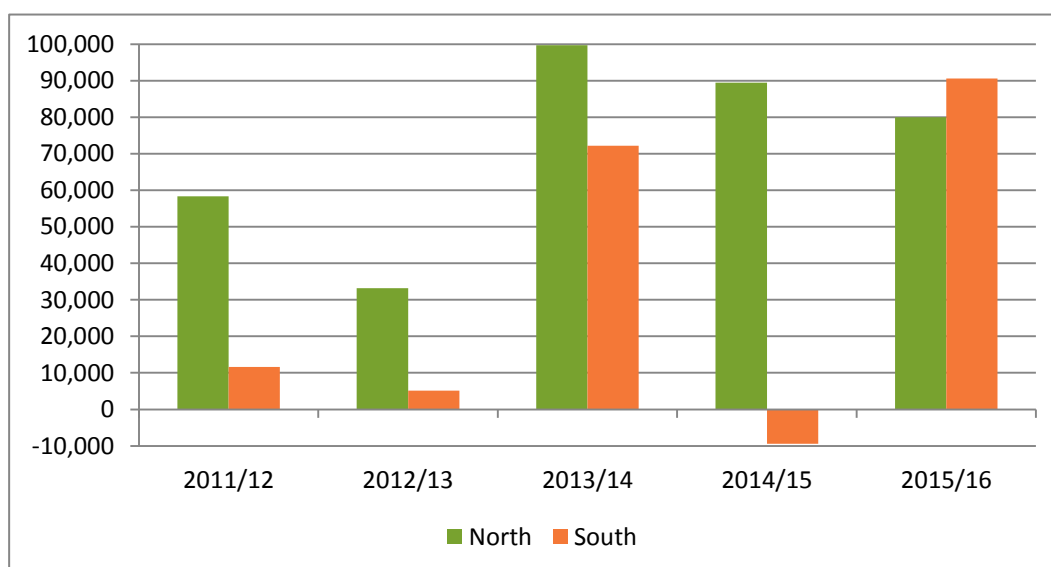


BD3: Employment land available – by type (m²)

Permissions	B1a	B1b	B1c	B2	B8	B1-B8 Mixed	TOTAL
North CBC Extant Planning Permissions (m ²)	17,883.3	180	2,133.2	-4,628	50,256.4	14,157	79,981.8
South CBC Extant Planning Permissions (m ²)	-4,643.3	0	-1,221	13,584.6	27,452	55,399	90,571.3
TOTAL	13,240	180	912.2	8,956.62	77,708.4	69,556	170,553

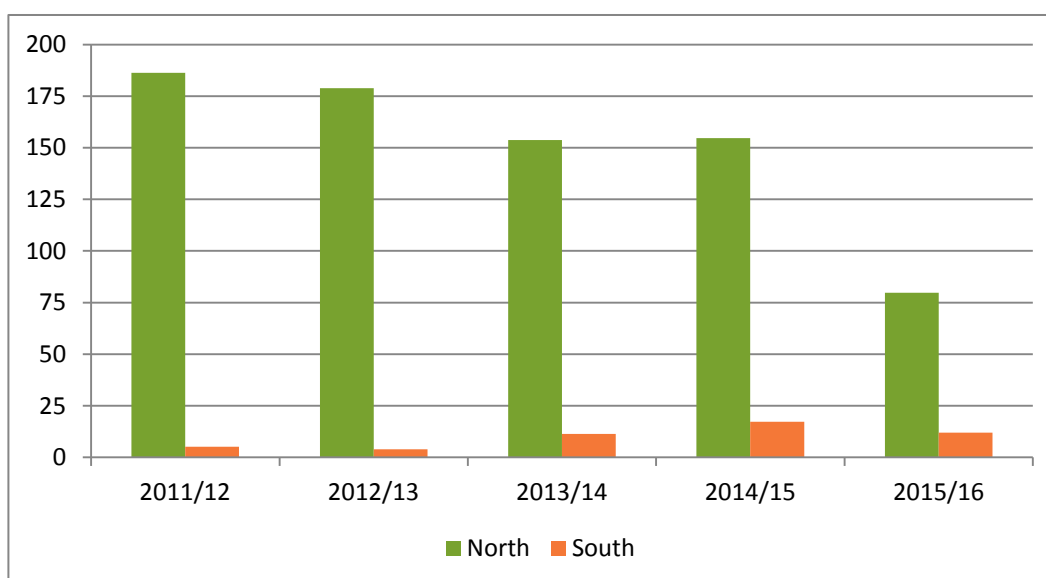
There continues to be a high level of land available for employment development from extant planning permissions in Central Bedfordshire. In the south of the district the completion of the loss at Frenchs Avenue, Dunstable – as well as new permissions at land north west of Vauxhall Motors, Chalton and land at Thorn Turn, Houghton Regis – have reversed the negative position seen in the previous year.

Extant employment floorspace permissions by area and monitoring year (m²)



Allocations	B1a	B1b	B1c	B2	B8	B1-B8 Mixed	TOTAL
Extant North Site Allocations (ha)	5			0	0	33.02	38.02
Extant North Local Plan Allocations (ha)	22			0	0	19.68	41.68
Extant South Local Plan Allocations (ha)	0	0	0	0	0	12.05	12.05
TOTAL	27			0	0	64.75	91.75

Extant employment allocations by area and monitoring year (ha)



There remains over 90ha of allocated employment land available in Central Bedfordshire with the majority being located in the north of the authority area as part of the Site Allocations DPD (2011). Allocated employment land in the south is more limited with 12.05ha available for employment use. The permission for the use of land at Quest Pit for the NIRAH Project (Policy EA8) has now expired and therefore the site is no longer considered as allocated for employment purposes. This explains the significant decrease in allocated employment area available in the north of Central Bedfordshire in 2015/16.

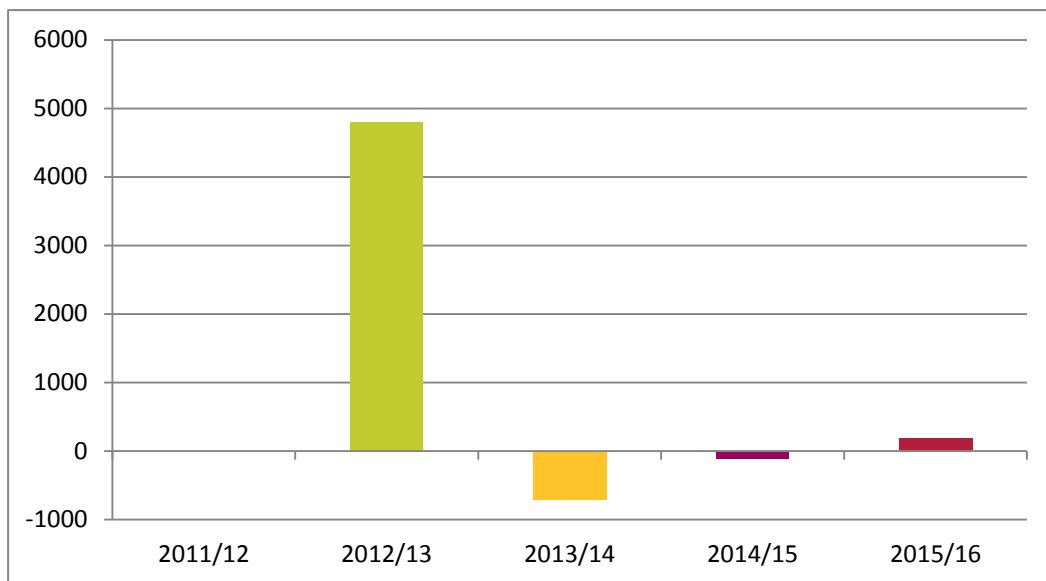
Full details of the status of allocated employment sites can be found in Appendix 7.

BD4: Total amount of floorspace for 'town centre uses' – by type (m²)

		A1	A2	A3	A4	A5	D2	TOTAL
Ampthill	Gross	-	-	-	-	-	-	-
	Losses	-	-	-	-	-	-	-
	Net	-	-	-	-	-	-	-
Biggleswade	Gross	-	-	52	-	-	-	52
	Losses	-	-	-	-	-	-	-
	Net	-	-	52	-	-	-	52
Dunstable	Gross	-	-	295	-	-	-	295
	Losses	295	-	-	-	-	-	295
	Net	-295	-	295	-	-	-	0
Flitwick	Gross	-	-	-	-	-	101	101
	Losses	-	-	-	-	-	-	-
	Net	-	-	-	-	-	101	101
Houghton Regis	Gross	-	-	-	-	-	-	-
	Losses	-	-	-	-	-	-	-
	Net	-	-	-	-	-	-	-
Leighton Linlade	Gross	-	-	200	50	-	120	370
	Losses	341	-	-	-	-	-	341
	Net	-341	-	200	50	-	120	29
Sandy	Gross	-	-	-	-	-	-	-
	Losses	-	-	-	-	-	-	-
	Net	-	-	-	-	-	-	-
TOTAL	Gross	-	-	547	50	-	221	818
	Losses	636	-	-	-	-	-	636
	Net	-636	-	547	50	-	221	182

Developments for town centre retail and leisure uses completed during 2015/16 were limited with the majority being changes to other retail uses. 78m² of recorded losses were as part of residential developments

Net additional floorspace for 'town centre uses' by monitoring year (m²)



The high level of additional floorspace in 2012/13 was primarily due to the development of a Morrison's supermarket within Houghton Regis town centre which accounted for 4,479m² of A1 use class floorspace.

Woodside Industrial Estate LDO Monitoring

Central Bedfordshire Council adopted a Local Development Order (LDO) for the Woodside Industrial Estate, Dunstable and surrounding area on 27 May 2014. The LDO will make it easier for businesses to grow and expand by relaxing some planning restrictions so that they carry out certain works without needing to apply for planning permission. The aim is to help businesses to save time and money, which puts them in a better position to respond quickly to opportunities and contribute towards the economic health of the area.

Application Number	Location	Parish	Description
CB/15/03203/LDON	Phase 2, Chalklands Place	Dunstable	Installation of mezzanine flooring
CB/15/03890/LDON	Unit 1, Prologis Park, Arenson Way	Dunstable	Installation of 5000 solar panels to existing distribution centre
CB/15/04484/LDON	Unit 2, Prologis Park, Arenson Way	Dunstable	Installation of internal mezzanine to unit, construction of 225m ² forklift battery store and installation of 3 external scissor lifts
CB/15/04798/LDON	Unit DC1 Prologis, Boscombe Road	Dunstable	Installation of two dock doors with external dock housing and erection of four smoking shelters
CB/15/04912/LDON	Unit 17, Humphrys Road	Dunstable	Prior notification of intent to replace/raise the height of the perimeter fence to 2.5m maximum
CB/15/04496/LDON	Unit 9, Humphrys Road	Dunstable	Amendments to external building materials, elevational and loading. 3m acoustic fencing and a new security fence

Housing

H1: Plan period and housing targets

In accordance with recent case law, the housing requirement for Central Bedfordshire is based on the most up-to-date objective assessment of need. In 2013, consultants were commissioned jointly by Central Bedfordshire Council and Luton Borough Council to produce a Strategic Housing Market Assessment (SHMA) for both local authority areas. This was completed on 20th June 2014. More recently a SHMA update was commissioned by both authorities to take account of recent 2012-based population and household projections, completed October 2015. The table below sets out the objectively assessed housing need for Central Bedfordshire:

Start of SHMA Period	End of SHMA Period	Total Housing Requirement	Source of Requirement
2011	2031	29500	SHMA Update (Oct 2015)

This AMR is published annually but housing completions are now monitored on a quarterly basis. This document therefore contains data on the five year supply position at 1st April 2016 – which is when the monitoring year begins, and 1st July 2016 – which provides the most up-to-date position at the time of writing.

Completions

H2 (a/b): Net dwelling completions in Central Bedfordshire

Monitoring Year	North Central Bedfordshire	South Central Bedfordshire	Central Bedfordshire Total
2011/12	852	458	1310
2012/13	656	310	966
2013/14	871	393	1264
2014/15	1019	503	1522
2015/16	1129	497	1626
2016/17 Q1	287	156	443
TOTAL	4814	2317	7131

Appendices 8 and 9 provide a more detailed breakdown of completions by parish.

H2 (c): Net additional dwellings in future years

The Housing Trajectory sets out the Council's estimated trajectory for future housing completions up to 2031. The Trajectory consists of specific sites that are deliverable or developable and therefore comply with the guidance contained within the National Planning Policy Framework (Section 6). The sites are either allocated, have planning permission or are sites which have a strong expectation of being granted permission. Projected housing delivery is largely based on information received from developers and agents, discussions with Development Management officers, planning status and site visits.

Figure 3 graphically illustrates the expected rate of housing delivery as at 1st April 2016. The Housing Trajectory, which provides delivery information for individual developments of 15 dwellings and above, can be found at appendix 10 of this AMR.

Windfall

The Housing Trajectory provides a snapshot in time and is a realistic estimate for the delivery of identified sites as at 31/03/2015. It also includes an allowance for future windfall over and above those sites which have been identified.

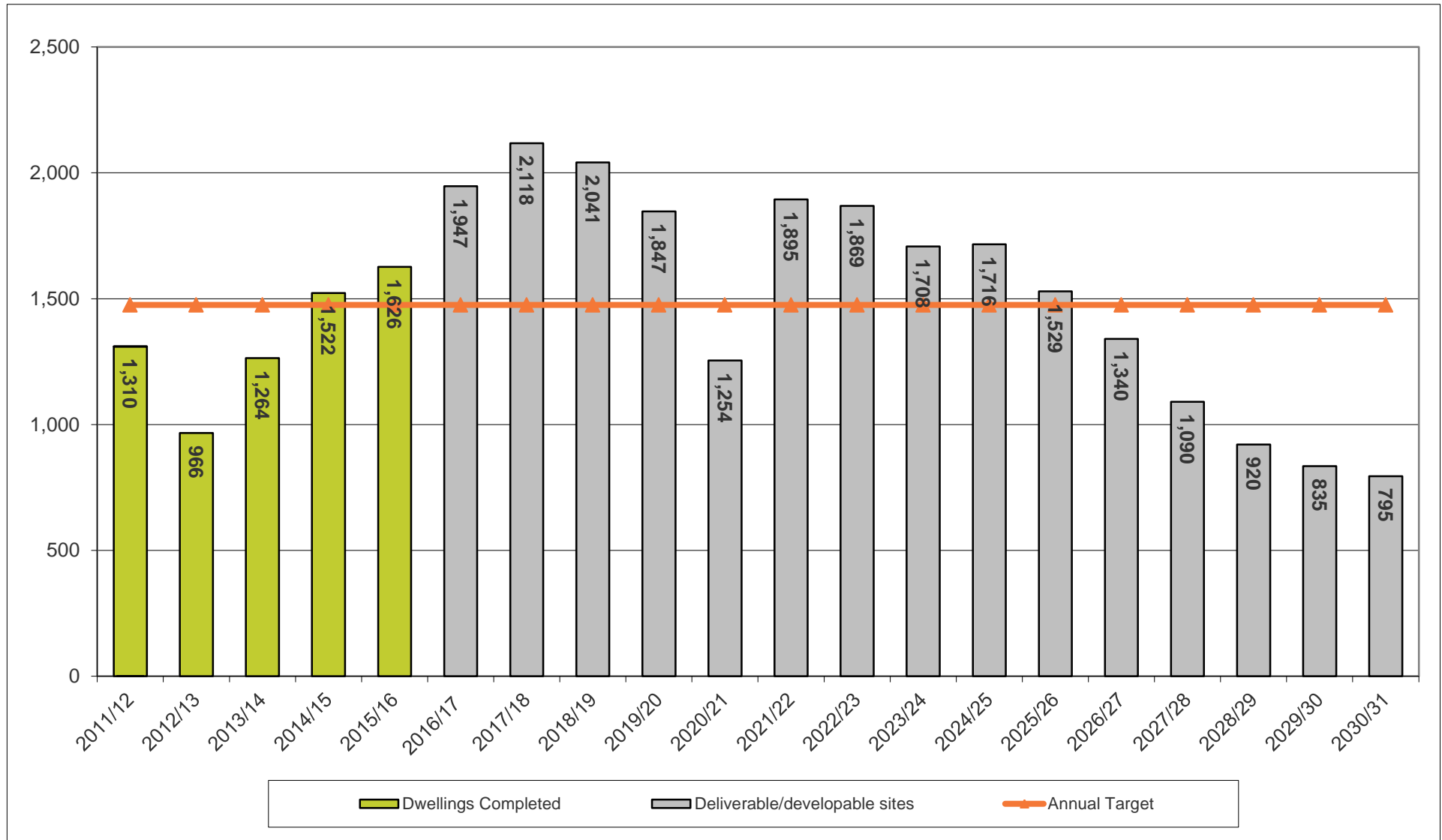
The Windfall Topic Paper demonstrates that windfall development has contributed on average 46% of the total completions in Central Bedfordshire since 2001. It is therefore reasonable for the Council to include an allowance for windfall.

The paper looks at past trends and future impacts on windfall development. It concludes that 180 dwellings per annum is a robust and realistic allowance for windfall development on small sites (sites of 14 dwellings or less). No windfall allowance is made for larger sites (15 dwellings or more).

To view the Windfall Topic Paper please visit the following page on our website:

<http://www.centralbedfordshire.gov.uk/planning/policy/monitoring/windfall.aspx>

Figure 3: Central Bedfordshire Housing Trajectory Graph



H2 (d): Five Year Supply statement

The NPPF requires that local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide five years worth of housing against their housing requirements.

The SHMA update establishes an objectively assessed housing need of 29,500 dwellings for the period 2011-2031. This is equivalent to an annual requirement of 1475 dwellings.

Position at 1st April 2016:

Objectively Assessed Need	29500
Annual Requirement	1475
Number of years left in plan	15
Completions to date (01/04/2011 – 31/03/2016)	6688
Total Shortfall	687

The steps taken to arrive at a five-year requirement for the period 1st April 2015 – 31st March 2020 are set out in the table below:

1475 x 5 years	= 7375
7375 + 687 shortfall	= 8062
8062 + 20% buffer	= 9674.4

The five year requirement at 1st April 2016 has been identified as 9,674 dwellings. This includes the apportionment of shortfall via the Sedgefield method and a 20% buffer (as per paragraph 47 of the NPPF).

The Housing Trajectory (Appendix 10) demonstrates that 9,207 dwellings are expected to be delivered over the five year period following 1st April 2016. This is equivalent to 4.76 years supply.

The table below shows the steps taken to arrive at the above figure:

9674.4 / 5 (years)	= 1934.9
9207 / 1934.9	= 4.76 years

Position at 1st July 2016:

Objectively Assessed Need	29500
Annual Requirement	1475
Number of years left in plan	14.75
Completions to date (01/04/2011 – 30/06/2016)	7131
Total Shortfall	613

The steps taken to arrive at a five-year requirement for the period 1st July 2016 – 30th June 2020 are set out in the table below:

1475 x 5 years	= 7375
7375 + 613 shortfall	= 7988
7988 + 20% buffer	= 9585.6

The five year requirement at 1st July 2016 has been identified as 9,586 dwellings. This includes the apportionment of shortfall via the Sedgfield method and a 20% buffer (as per paragraph 47 of the NPPF).

The Housing Trajectory (Appendix 10) demonstrates that 9,233 dwellings are expected to be delivered over the five year period following 1st July 2016. This is equivalent to 4.82 years supply.

The table below shows the steps taken to arrive at the above figure:

9586.6 / 5 (years)	= 1917.32
9233 / 1917.32	= 4.82 years

The housing supply position is updated every three months. To view the most up-to-date position statement please visit the following page on our website:

<http://www.centralbedfordshire.gov.uk/planning/policy/monitoring/five-year.aspx>

H3: New and converted dwellings on previously developed land (PDL)

		TOTAL
North (of the 1129 completions)	Net	290
	% Net on PDL	26%
South (of the 497 completions)	Net	324
	% Net on PDL	65%
TOTAL (of the 1626 completions)	Net	614
	% Net on PDL	38%

H4: Net additional Gypsy and Traveller pitches

Application Number	Location	Parish	Net
14/02124/FULL	Twin Acres, Hitchin Road	Arlesey	10
15/03000/VOC	Land at 197 Hitchin Road	Arlesey	9
15/02482/FULL	Paradise Farm, The Causeway	Clophill	3
15/02724/FULL	Preachers Place, Chapel End Road	Houghton Conquest	2
15/01847/FULL	Woodside Caravan Park, Thorncote Road	Northill	2
15/04612/VOC	Woodside Caravan Park, Thorncote Road	Northill	2
09/05201/FULL	The Stables (Site B), Stanbridge Road	Stanbridge	1
12/01271/FULL	Kingswood Nursery, Dunstable Road	Tilsworth	1
TOTAL			30

H5: Gross affordable housing completions

Area	TOTAL
North	289
South	73
TOTAL	362

H6: Housing Quality – Building for Life assessments

Planning applications for residential developments which achieved CABE (Commission for Architecture and the Built Environment) excellent design status

Application Number	Location	Parish	Description
14/02013	Land fronting Potton Road	Biggleswade	Residential
10/03158	Land at Home Farm	Cranfield	Residential
14/04406	Station Approach, Station Road	Leighton Linlade	Residential
14/04634	Land r/o The Wrestlers PH, Church Street	Langford	Residential
14/04720	11-15 High Street South	Dunstable	Mixed Use
14/02717	Land West of Barton Road	Silsoe	Mixed Use
14/02084	Marston Park North	Marston Moretaine	Mixed Use
14/04082	Land at Theedway & Billington Road	Leighton Linlade	Mixed Use
15/01111	Larkswood Ltd, Bedford Road	Aspley Guise	Residential
15/01263	Land at Biggleswade Road	Potton	Residential
14/04048	Former Pig Unit, Hitchin Road	Fairfield	Residential
15/02657	Bridge Farm, Ivel Road	Shefford	Residential
15/02652	Marston Park, Bedford Road	Marston Moretaine	Residential
15/01970	Land at Shuttleworth Court	Biggleswade	Residential
15/02631	Marston Park, Bedford Road	Marston Moretaine	Mixed Use
15/00297	Land West of Bidwell (HRN Site 2)	Houghton Regis	Mixed Use
15/03313	Vehicle Storage Area, Chaul End Road	Caddington	Residential
15/03182	Former Pig Unit, Hitchin Road	Fairfield	Residential
15/03411	Land r/o The Old Red Lion, Bedford Road	Houghton Regis	Residential
15/00209	Land at Moreteyne Farm, Wood End	Marston Moretaine	Mixed Use
15/00275	Prebendal Farm, Grove Road	Slip End	Residential
15/04389	Pulford Corner, Billington Road	Leighton Linlade	Residential
15/04438	Land South of Potton Road	Biggleswade	Leisure
15/03052	Dukeminster Estate, Church Street	Dunstable	Residential

Environmental Quality

E1: Number of planning permissions granted contrary to Environmental Agency advice on flooding and water quality grounds

Not reported

E2: Change in biodiversity importance

County Wildlife Sites	Change	Date
Quest Pit CWS	New Site	11 November 2015
Ampthill Corner RNR	New Site	July 2015

(Source: Biodiversity Recording and Monitoring Centre <http://www.bedscape.org.uk>)

E3: Renewable energy generation

Application Number	Type	Address	Description	Date Granted
15/04562/NMA	Solar	Land at Millfield Lane, Caddington	Amendment to proposed solar park (14/04064) Amendment sought to scale and height of proposed substation	16/12/15
15/03624/PADM	Solar	Vauxhall Motors, Luton Road, Chalton	Installation of 1MW rooftop solar panels	09/11/15
15/03550/FULL	Solar	Vauxhall Motors, Luton Road, Chalton	Erection and installation of 5MW of solar PV panels	05/11/15
15/02772/PASP	Solar	Unit B, Chiltern Park Ind Estate, Boscombe Road, Dunstable	Installation of 793 solar photo-voltaic modules	10/09/15
15/03110/REG3	Solar	Dunstable College, Kingsway, Dunstable	New solar panels on roof of building	21/12/15
15/00944/LDCP	Solar	Dunelm Ltd, Luton Road, Dunstable	Installation of solar panels	29/04/15
15/03470/PASP	Solar	Vandyke Plant, Mile Tree Road, Leighton Buzzard	Installation of 355Kw roof mounted solar panel system	12/11/15
15/01204/FULL	Solar	North of Chiltern Green Farm, Hyde	Installation of a solar farm	24/06/15
15/00444/FULL	Solar	86 Water End Road, Maulden	Solar panels on roof	01/04/15
12/03412/PASP	Solar	Old Rowney Farm, Northill	Installation of 112 solar panels to roof of buildings	02/11/15
15/03414/PASP	Solar	Park Farm, Southill	Installation of 378 solar panels to roof of buildings	02/11/15
15/03422/FULL	Solar	Park Farm, Southill	Installation of solar panels at Park Farm	27/11/15

Environmental Statistics

General

Designations	Number of
Sites of Special Scientific Interest (SSSI)	42
County Wildlife Sites (CWS)	253
Local Nature Reserves (LNR)	12
National Nature Reserves (NNR)	10
Local Geological Sites	20

(Source: Central Bedfordshire Council – GIS data)

Listed Buildings

Type	Number of
Grade I	63
Grade II*	100
Grade II	1746

For further information please visit:

<https://historicengland.org.uk>

Conservation Areas

There are 59 Conservation areas in Central Bedfordshire.

For further information on these, please visit:

<http://www.centralbedfordshire.gov.uk/environment/conservation/areas.aspx>

Local Indicators

Core Strategy & Development Management Policies (2009)

Appendix 4: CSDM Policy Monitoring Framework

Appendix 5: CSDM Policy Monitoring

Site Allocations DPD (2011)

Appendix 7: Status of allocated B1-B8 employment sites

Appendix 11: Status of allocated residential sites

Saved Local Plan Policies

Mid Bedfordshire Local Plan (2005)

Appendix 3: Saved Mid Bedfordshire Local Plan Policies

Appendix 7: Status of allocated B1-B8 employment sites

Appendix 11: Status of allocated residential sites

South Bedfordshire Local Plan (2004)

Appendix 6: Saved South Bedfordshire Local Plan Policies and Monitoring

Appendix 7: Status of allocated B1-B8 employment sites

Appendix 11: Status of allocated residential sites

Appendix 1

Adopted Core Strategy & Development Management Policies (2009)

CSDM Policy No.	Description
CS1	Development Strategy
CS2	Developer contributions
CS3	Healthy and sustainable communities
CS4	Linking communities – accessibility and transport
CS5	Providing homes
CS6	Delivery and timing of housing provision
CS7	Affordable housing
CS8	Exception schemes
CS9	Providing jobs
CS10	Location of employment sites
CS11	Rural Economy and Tourism
CS12	Town centres and retailing
CS13	Climate change
CS14	High quality development
CS15	Heritage
CS16	Landscape and woodland
CS17	Green infrastructure
CS18	Biodiversity and geological conservation
DM1	Renewable energy
DM2	Sustainable construction of new buildings
DM3	High quality development
DM4	Development within and beyond the settlement envelopes
DM5	Important open space within settlement envelopes
DM6	Development within green belt infill areas
DM7	Development in town centres
DM8	Village shops and pubs

DM9	Providing a range of transport
DM10	Housing mix
DM11	Significant facilities in the countryside
DM12	Horticultural and redundant agricultural sites
DM13	Heritage in development
DM14	Landscape and woodland
DM15	Biodiversity
DM16	Green infrastructure
DM17	Accessible greenspaces
DM18	Equestrian development

Appendix 2

Adopted Site Allocations DPD Policies (2011)

Site Allocation Policy No.	Description	Status
HA1	Land at Potton Road, Biggleswade	Under Construction
HA2	Former London Road Council Offices, Biggleswade	Complete
EA1	Land East of Stratton Park, Biggleswade	Not Started
TC1	Biggleswade Town Centre	Not Started
MA1	Land West of Station Road/New Road, Sandy	Complete
HA3	Former Meller Beauty Premises, Sunderland Road, Sandy	Complete
EA2	Land North of Beamish Close, Sandy	Not Started
HA4	Land West of Abbey Lane, Ampthill	Not Started
HA5	Land North of Church Street, Ampthill	Complete
EA3	Land at Doolittle Mill, Ampthill – Phase 1	Not Started
EA4	Land at Doolittle Mill, Ampthill – Phase 2	Not Started
MA2	Land at Steppingley Road/Froghall Road, Flitwick	Under Construction
TC2	Flitwick Town Centre	Not Started
RA1	Flitwick Football Centre, Ampthill Road	Complete
MA3	Land South of Wixams	Not Started
HA6	Land at former Hostel site, Houghton Conquest	Under Construction
HA7	Land rear of Central Garage, Cranfield	Under Construction
HA8	Land at High Street/Lodge Road, Cranfield	Under Construction
EA5	Land West of University Way/Wharley End, Cranfield	Not Started
MA4	Land at Moreteyne Farm, Marston Moretaine	Under Construction
HA9	Land East of Sutton Mill Road, Potton	Not Started
MA5	Land East of Biggleswade Road, Potton	Under Construction
HA10	Land at Stanford Road, Shefford	Complete
MA6	Land at Bridge Farm, Ivel Road, Shefford	Complete
HA11	Land at Shawmer Farm, Stotfold	Not Started
HA12	Land at Arlesey Road, Stotfold	Not Started

MA7	Land at former Pig Development Unit, Hitchin Road, Fairfield	Alternative Scheme
HA13	Land at Roker Park, The Green, Stotfold	Not Started
HA14	Land at Roecroft School site, Stotfold	Not Started
MA8	Land at Chase Farm & Land West/NE of High Street, Arlesey	Not Started
MA9	Cranfield University Campus, Silsoe	Under Construction
HA15	Land off Barford Road, Blunham	Complete
EA6	Land at Marston Gate, Brogborough	Not Started
HA16	Land at New Road, Clifton	Under Construction
HA17	Land adj Castle Hill Court, Clophill	Complete
HA18	Land rear of High Street, Clophill	Complete
HA19	Land off Boot Lane, Dunton	Complete
HA20	Sandy Road, Everton	Not Started
HA21	The Heath, Everton	Complete
HA22	Land rear of The Wrestlers PH, High Street, Langford	Under Construction
HA23	Land off Church Street, Langford	Under Construction
HA24	Land at Moor Lane, Maulden	Not Started
EA7	Land adj 29 Clophill Road, Maulden	-
HA25	Land rear of High Street, Meppershall	Not Started
HA26	Land rear of The Guinea PH, Bedford Road, Moggerhanger	Not Started
HA27	Land at High Road, Shillington	Complete
HA28	Land rear of Station Road, Lower Stondon	Complete
HA29	Peckworth Industrial Estate, Bedford Road, Lower Stondon	Not Started
EA8	Land at Quest Pit (NIRAH), Houghton Conquest	-
EA1	Safeguarded Key Employment Sites	-
DM5a	Important Open Space	-

Appendix 3

Saved Mid Bedfordshire Local Plan Policies (2005)

The policies listed below have not been superseded by the Core Strategy and Development Management Policies DPD for the north of Central Bedfordshire and continue to be a part of the development plan.

Saved Local Plan Policy No.	Description	Status
CS21	Important Countryside Gaps	-
HO8 (1)	Land East of Lidlington	Complete
HO8 (2)	Land at Stewartby	Not Started
HO8 (2A)	Land at High Street, Houghton Conquest	Complete
HO8 (3A)	Land East of Bedford Road, Marston Moretaine	Under Construction
HO8 (4)	Land for Elstow New Settlement	Not Started
HO8 (5)	Land adj to Swaffield Close, Ampthill	Complete
HO8 (6A)	Land at Tavistock Avenue, Ampthill	Complete
HO8 (8)	Land East of Biggleswade	Under Construction
HO8 (10)	Land South of Stotfold	Complete
HO8 (11)	Land at Queen Street, Stotfold	Complete
HO8 (12)	Fairfield Hospital, Stotfold	Complete
HO8 (13A)	Land West of High Street, South of Cricketers Road, Arlesey	Complete
HO8 (14A)	Land at Garfield Farm, Langford	Complete
HO8 (15A)	Land to the East of the Dairy, Henlow	Complete
HO8 (19)	Shefford Town Football Club	Complete
HO8 (22A)	Land East of the Woodlands Estate, Greenfield	Complete
HO8 (25A)	Land rear of Braybrooks Drive, Potton	Complete
HO8 (26)	College Farm, Silsoe	Complete
HO8 (26A)	Home Farm, Cranfield	Under Construction
HO10/11	Travelling Showpeople	-
HO12	Gypsies	-

EMP4 (1)	Stratton Business Park, London Road, Biggleswade	-
EMP4 (2)	Land North of Sunderland Road, Sandy	-
EMP4 (3)	Land West of A1, Girtford Underpass, Sandy	-
EMP4 (4)	Land at Arlesey Brickworks, Arlesey	-
EMP4 (6)	Cranfield Technology Park	-
EMP4 (10A)	Land adj 29 Clophill Road, Maulden	-
EMP12	Local Airfields and Airstrips	-
TCS8	Biggleswade – Land at London Road	-

Appendix 4

Core Strategy & Development Management Policy Monitoring Framework (2009)

Council Vision	Realising the area's economic potential to be: <ul style="list-style-type: none">- Globally connected- Deliver sustainable growth- Ensuring a green, prosperous and ambitious place for the benefit of all
Council Priorities	<ul style="list-style-type: none">- Creating safer communities- Educating, protecting and providing opportunities for children and young people- Managing growth effectively- Supporting and caring for an ageing population- Promoting healthier lifestyles
Council Values	<ul style="list-style-type: none">- Respect and Empowerment – we will treat people as individuals who matter to us- Stewardship and Efficiency – we will make the best use of the resources available to us- Results Focused – we will focus on the outcomes that make a difference to people's lives- Collaborative – we will work closely with our colleagues, partners and customers to deliver on these outcomes

Policy	Description	Strategic Objective	Output Indicator	Indicator	Target	Monitoring Outcome
CS1: Development Strategy		1, 2, 3, 4		Refer to Policies CS3, CS4, CS5, CS6, CS9, CS10, CS12		
CS2: Developer Contributions	Planning Obligations		Local	CS2(i): Money that has been received and available for spending		Main report details legal agreements signed and money secured
			Local	CS2(ii): Money spent		Not currently reported
			Local	CS2(iii): Money transferred to other parties		Not currently reported
			Local	CS2(iv): Performance reports to show the value of agreements signed/ payments received/money spent and balance at end of quarter		Not currently reported
			Local	CS2(v): Breakdown of all payments received and expenditure		Not currently reported
			Local	CS2(vi): Receipt/expenditure against obligation type		Not currently reported
CS3: Healthy and Sustainable Communities	The Council will ensure that appropriate infrastructure is provided for existing and growing communities by: - Safeguarding existing community, education, open space, recreation, sports, play and health facilities	3, 6	Local	CS3(i): The number of new sport and leisure facilities provided		Appendix 5
			Local	CS3(ii): The number/type of facilities permitted/built beyond settlement envelopes		Appendix 5

<ul style="list-style-type: none"> - Supporting in principle; the upgrading of community, education, open space, recreation, sports, play and health facilities - Identifying appropriate sites for new facilities to meet identified needs and shortfalls in accessible locations that are well served by sustainable modes of transport. All new facilities should meet the needs of the entire community, particularly socially excluded groups, facilitating multi-use facilities where possible - Directing development, within the context of the development strategy and settlement hierarchy, to locations where developer contributions can facilitate a solution or where additional development could achieve a critical mass to make a solution viable - Approving new development which provides new recreational and sports facilities and open space which meets the requirements on the Planning Obligations Strategy and the standards set out in the Mid Beds Open Space, Sports and Recreation Needs Assessment Technical Report 2008 (Annex E in CSDM) 		Local	CS3(iii): The loss of any recreational open space and the circumstances which may explain that loss		Monitoring mechanisms to be implemented
		Local	CS3(iv): Monitoring of standards for open space		Monitoring mechanisms to be implemented
		Local	CS3(v): Country Parks – number of Green Flag awards		Appendix 5
		Local	CS3(vi): New recreational and sports facilities provided (size and type of facility)		Appendix 5

<p>CS4: Linking Communities – Accessibility and Transport</p> <p>The Council will seek to facilitate the delivery of strategic transportation schemes identified in the Local Transport Plan and other strategies, through road and rail improvements and the creation of National Cycle Network routes.</p> <p>The Council will seek to maximise the capacity of the existing transport network. Where capacity is insufficient, the provision of new transport and travel infrastructure will be sought as a priority. In the case of new development, such provision will be sought in parallel or before commencement</p> <p>The Council will focus new development in locations, which due to their convenient access to local facilities and public transport, promote sustainable travel patterns.</p> <p>When allocating land for development priority will be given to development schemes that:</p> <ul style="list-style-type: none"> - Make best use of the existing public transport services and provide clear opportunities for improving and sustaining the viability of those services - Ensure convenient access for walking and cycling to local facilities and employment, linking to and helping to deliver the Council's Cycle and Walking Strategy and the Green Infrastructure plan 	3, 7	Local	CS4(i): Percentage of new residential development within 30 minutes public transport time of a GP, hospital, primary and secondary school, employment and a major health centre. New on-site provision (by hectare and type of facility) for children's play space, outdoor sport and informal use		Data not available
		Local	CS4(ii): Kilometres of cycle route completed		Monitoring mechanisms to be implemented
		Local	CS4(iii): Length of public rights of way provided/lost as a result of development or other projects		Appendix 5
		Significant	Number of new travel plans completed	To increase travel to work/school by means other than private car	Appendix 5

	<ul style="list-style-type: none"> - Develop innovative and adaptable approaches to public transport in rural areas of the district - Make appropriate parking provision, in terms of both the number of spaces and their location, given the need to both encourage sustainable travel patterns and avoid creating congestion caused by excessive on-street parking 					
CS5: Providing Homes	The Council will make provision for new housing sites sufficient to ensure the delivery of at least 17,950 new homes from 2001-2026. In addition to delivering the existing committed sites, new sites will be allocated to provide for a minimum of 5000 new dwellings up to 2026. The distribution of this growth will be in line with the table below. Specific sites for housing provision will be established through the Site Allocations DPD and the phasing of housing development will be governed by Policy CS6.	1, 4	Core	H1: Plan period and housing targets	2001-2026: 17,790 dwgs	Reported in main report
			Core	H2(a): Net additional dwellings – in previous years		Reported in main report
			Core	H2(b): Net additional dwelling – for the reporting year		Reported in main report
			Core	H3: New and converted dwellings – on previously developed land (PDL)	60% of development to be on PDL	26% of completions on PDL for 2015/16
			Core	H4: Net additional pitches (G&T)		Reported in main report
			Core	CS5(i): Dwelling density p/ha		Not reported
			Local	CS5(ii): Completion of development on allocations		Appendix 11
			Local	CS5(iii): Percentage of development by area/ settlement to be delivered via Site Allocations DPD		366 dwellings (32%) completed on Site Allocation sites in 2015/16

			Local	G&T(i): Levels of vacancy on permanent G&T sites		Not monitored
			Local	G&T(ii): The levels of vacancy on Travelling Showpeople sites		Not monitored
			Local	G&T(iii): Number of illegal encampments/enforcement action carried out		Monitoring mechanisms to be implemented
			Local	G&T(iv): The number of applications by Gypsies and Travellers and Travelling Showpeople approved/refused		G&T Approved: 5 G&T Refused: 3 TS Approved: 0 TS Refused: 0
			Significant	Percentage of new development incorporating water efficiency measures		Monitoring mechanisms to be implemented
CS6: Delivery and Timing of Housing Provision	The Council will maintain a 5-year housing land supply in accordance with PPS3. The AMR will be used to identify the required rate of housing delivery for the following 5-year period, based on the remaining dwellings needed to meet the overall requirements. To maintain the 5-year supply, sites identified in the Site Allocations DPD will be added in line with the priority order set out in the DPD.	1	Core	H2(d): 5 Year Land Supply Statement		Reported in main report

<p>CS7: Affordable Housing</p>	<p>New development for 4 or more dwellings should provide an element of affordable housing. Sites of 4 dwellings should include one affordable dwelling. On all other qualifying sites, 35%+ should be affordable.</p> <p>The Council's preference is for developers to provide fully serviced land on site, at no cost to the affordable housing provider. Use of alternative mechanisms should be fully justified with evidence that this would not prejudice the level of delivery of affordable homes. A mix of tenures will be required, in accordance with figures set out in a Supplementary Planning Document (SPD). Affordable housing should be constructed and designed to the same standard as market housing and should be fully integrated into the development. Within large housing developments, the affordable housing will be scattered through the development, or in small clusters. Where a site has been divided and brought forward in phases, the Council will consider the site as a whole for the purposes of calculating the appropriate level of affordable housing provision.</p> <p>In exceptional circumstances and where robustly justified, commuted sums may be considered to achieve off-site provision of affordable housing. Fewer</p>	8	Core	H5: Gross affordable housing completions	New builds of 4+ should provide an element of affordable housing, at 35% or one per 4 dwellings	Reported in main report
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	affordable units may exceptionally be considered on sites only if the applicant produces evidence to demonstrate that providing the full amount would make the scheme unviable.					
CS8: Exceptions Schemes	The Council will support the proposals for 100% affordable housing designed to meet local housing needs adjacent to the defined Settlement Envelopes provided that; the local need is demonstrated, the scheme is viable and will remain in perpetuity to local people who demonstrate need, the design/ location of the scheme relates well to the built settlement and the mix of size and tenure will relate to the local needs	8	Local	CS8(i): Number of exception schemes approved	Built beyond the settlement envelope and provide 100% affordable housing	None in 2015/16
CS9: Providing Jobs	The Council will plan for a minimum target of 17,000 net additional jobs for the period 2010-2026. In support of this target, approximately 77ha of net additional B1-B8 employment land will be identified for the remainder of the period 2010-2026. Land will be allocated through the Site Allocations DPD which will identify whether phasing is required. The AMR will inform when sites should be released to ensure a sufficient range, quantity and quality of land is available for all employment sectors or, identify where demand cannot be met by available sites.	1, 9	Core	BD1: Total amount of additional employment floorspace – by type		Reported in main report
			Core	BD2: Total amount of employment floorspace on PDL – by type		Reported in main report
		Core	BD3: Employment land available – by type		Reported in main report	
		Local	CS9(i): Jobs created – Annual Business Index		Monitoring mechanisms to be implemented	
		Local	CS9(ii): Amount of employment land lost to residential development		No allocated employment land lost to residential	

CS10: Location of Employment Sites	<p>The Council will safeguard the Key Employment Sites pending review by the Site Allocations DPD.</p>	4, 9	Local	CS10(i): Completion of development on allocations	Appendix 7 provides an update on the status of allocated employment sites
	<p>Where sites are identified as ‘not fit for purpose’ in the ELR but are in sustainable locations, the Council will support mixed use schemes to help improve the balance of homes and jobs locally. Developments proposing small flexible units will be encouraged. However, where these sites are occupied in part by existing users who would be displaced, alternative employment land will need to be available in the locality to allow relocation prior to redevelopment.</p> <p>There will be a flexible approach to safeguarding sites which have been underperforming. The Council will support the employment generating redevelopment of these sites allowing for appropriate non B1-B8 uses that provide for additional job creation. More efficient use and redevelopment of these sites for employment will be supported and encouraged.</p> <p>Sites will be allocated in sustainable locations close to major transport routes that will include a mix of type and scale of premises, allowing for employment uses to fill any identified gaps in the employment market or to meet demand for a particular use.</p>		Local	CS10(ii): Percentage of development by settlement/ area to be delivered through the Site Allocations DPD	No completions on Site Allocations DPD employment allocations. Refer to appendix 7 for status of allocated sites

	<p>Support will be given to the growth/intensification of employment uses at Cranfield University and Technology Park, Shuttleworth College & Millbrook Proving Ground. The growth of these sites will be subject to Policy DM11. The broad level of employment provision to be allocated at the main settlements/ growth areas is outlined below.</p>					
<p>CS11: Rural Economy and Tourism</p>	<p>The Council will seek to support the rural economy/promote tourism by:</p>	<p>9</p>	<p>Local</p>	<p>CS11(i): Number of redundant buildings outside the settlement envelope reused for employment purposes (m²)</p>		<p>Appendix 5</p>
	<p>Safeguarding rural employment sites unless it can clearly be demonstrated that they are unfit for purpose/unable to be redeveloped for employment use</p>			<p>Local</p>		<p>CS11(ii): Number of agricultural conversions to residential use</p>
	<p>Supporting diversification of the rural economy and the conversion of redundant properties to commercial, industrial, tourism and recreational uses in the first instance</p>		<p>Local</p>	<p>CS11(iii): Number of conversions to employment use in rural areas (m²)</p>		<p>Appendix 5</p>
	<p>Providing for new small-scale employment allocations in the rural area where appropriate and where there is demand locally</p>		<p>Local</p>	<p>CS11(iv): Number of rural employment sites lost to other uses (m²)</p>		<p>Appendix 5</p>
	<p>Supporting diversification of redundant horticultural or farm buildings in settlements or in the countryside for employment purposes</p> <p>Supporting proposals for tourist or leisure developments in settlements</p>		<p>Local</p>	<p>CS11(v): Number of permissions for tourist related development</p>		<p>Appendix 5</p>

	or in the countryside including new tourist accommodation which provides opportunities for rural diversification and are well located to support local services, businesses and other tourist attractions					
CS12: Town Centres and Retailing	The Council will support/encourage new retail/service provision providing for more sustainable communities.	9	Local	BD4: Total amount of floorspace for 'town centre uses'		Reported in main report
	In Major Service Centres, town centre boundaries will be established, within which new retail/service provision will be supported and assessed against the sequential approach in PPS6.		Local	CS12(i): Additional retail provision provided/lost within Minor Service Centres (m ²)		Appendix 5
	In Minor Service Centres, additional retail provision that meets the needs of that centre and consolidates/enhances existing provision will be supported. In villages, important retail and other community facilities will be retained and addition local provision supported.		Local	CS12(ii): Number of local shops, facilities and services provided/ lost in villages (m ²)		Appendix 5

CS13: Climate Change		3, 5	Core	E1: Number of planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds		Not reported
			Core	E3: Renewable energy		Reported in main report
			Local	CS13(i): CO ₂ reduction from Local Authority operations		Monitoring mechanisms to be implemented
			Local	CS13(ii): Per capita reduction in CO ₂ emissions in the Local Authority area		Appendix 5
CS14: High Quality Development	<p>The Council will require development to be of the highest quality by:</p> <p>Respecting local context, the varied character and the distinctiveness of Mid Bedfordshire's places, spaces and buildings in design</p> <p>Employing a range of urban design tools inc. urban design frameworks, design briefs and design codes to fulfil this undertaking</p> <p>Focusing on the quality of buildings individually and collectively to create an attractive, accessible, mixed use public realm</p> <p>Ensuring it is accessible to all</p> <p>Reducing the opportunities for crime and anti-social behaviour and enhancing community safety</p>	10				Central Bedfordshire Design Guide was adopted on 18 th March 2014

CS15: Heritage	The Council will:					
	Protect, conserve and enhance the district's heritage including Listed Buildings, Scheduled Ancient Monuments, Conservation Areas, Registered Parks and Gardens and archaeology and their setting		Local	CS15(i): The number of Listed Buildings removed or added from/to the statutory list or at risk list	Reduce number of buildings at risk	8 structures (all war memorials) added to the statutory list in 2015/16, no removals. No additions/removals to the at risk list
	Conserve and where appropriate enhance the quality and integrity or the local built and natural environment, including historic structures or open green spaces considered to be of special local interest		Local	CS15(ii): The number and location of new and reviewed Conservation Areas	Review of Conservation Areas in line with Service Plan	No new designations during 2015/16
	Designate and keep under review Conservation Areas in order to protect or enhance their special architectural or historical interest. This will include the implementation of the an on-going programme of Conservation Area Character Appraisals to include a review of special interests/boundaries		Local	CS15(iii): Number of applications refused because they do not meet one or more of the criteria and number allowed on appeal		Not monitored
	Monitor and survey the condition of Listed Buildings and periodically review and update a Register of Buildings at Risk, providing appropriate grant assistance to encourage their essential sympathetic repair					

CS16: Landscape and Woodland	The Council will:	11	Local	CS16(i): Planning applications within the AONB		15/01342 - Withdrawn 15/01683 - Granted
	Protect, conserve and enhance the Chilterns Area of Outstanding Natural Beauty and the varied countryside character and local distinctiveness in accordance with the findings of the Mid Bedfordshire Landscape Character Assessment		Local	CS16(ii): Creation of the Forest of Marston Vale	30% cover in the forest by 2030	10% woodland cover in forest areas
	Resist development where it will have an adverse effect on important landscape features or highly sensitive landscapes and require development to enhance landscapes of lesser quality in accordance with the Landscape Character Assessment Continue to support the creation of the Forest of Marston Vale recognising the need to renew the environmentally damaged landscape through woodland creation to achieve 30% woodland cover in the forest area by 2030 Conserve woodlands including ancient and semi-natural woodland, hedgerows and veteran trees, and promote an increase in tree cover outside of the Forest of Marston Vale where it would not threaten other valuable habitats		Local	CS16(iii): Number of Tree Preservation Orders (TPOs)		1 new TPO at Old Police Station, Woburn Street, Ampthill confirmed 14 th January 2016

CS17: Green Infrastructure	The Council will:	11	Local	CS17(i): Green spaces within development envelopes lost/developed (hectares)	Net gain in GI provision	Monitoring mechanisms to be implemented
	Seek a net gain in green infrastructure (GI) through the protection and enhancement of assets and provision of new green spaces as set out in the Strategic, Mid Bedfordshire and Parish Green Infrastructure Plans.		Local	CS17(ii): Net loss/gain of accessible greenspace		Monitoring mechanisms to be implemented
	Take forward priority areas for the provision of new green infrastructure in the Forest of Marston Vale (including Bedford and Milton Keynes Waterway), the Ivel Valley, the Greensand Ridge, the Flit Valley and the Chilterns Area of Outstanding Natural Beauty Require new development to contribute towards the delivery of new green infrastructure and the management of a linked network of new and enhanced open spaces and corridors Development that would fragment or prejudice the green infrastructure network will not be permitted		Local	Refer to CS2 – Planning Obligation contributions		Not reported

CS18: Biodiversity and Geological Conservation	The Council will:	11	Core	CS18(i): E2 Change in areas of biodiversity importance		Reported in main report
	Support the designation, management and protection of biodiversity and geology including national designations (SSSIs), locally important County Wildlife Sites (CWSs) and Regionally Important Geological and Geomorphological Sites (RIGGS), in addition to those local priority habitats and species identified in the Local Biodiversity Action Plan		Local	CS18(ii): Area of Sites of Special Scientific Interest in favourable condition		Appendix 5
	Support the maintenance and enhancement of habitats, identify opportunities to create buffer zones and restore and repair fragmented and isolated habitats to form biodiversity networks Development that would fragment or prejudice the biodiversity network will not be permitted		Local	N197 Improved local biodiversity – active management of local sites		162 of 267 sites (60.6%) in CBC are in positive conservation management (Latest information not available at time of publication. Figure above refers to 2014/15)

<p>DM1: Renewable Energy</p>	<p>The Council will consider favourably proposals for renewable energy installations. Proposals should:</p> <p>Have good accessibility to the transport network and not be harmful to residential amenity, including noise and visual amenity</p> <p>Be located and designed so as not to compromise the landscape and scenic beauty of the Chilterns AONB. In other areas identified through the Landscape Character Assessment as having high sensitivity, be located/designed so as to respect the character of the landscape</p> <p>Proposals for all new development of more than 10 dwellings/1000m² of non-residential buildings should contribute to renewable energy targets through on-site or near-site renewable or low carbon technology energy generation. Developments should achieve 10% or more of their own energy requirements through such sources, unless it can be demonstrated that this would be impracticable or unviable</p>	<p>3</p>		<p>See Policy CS13</p>		
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**DM2:
Sustainable
Construction
of New
Buildings**

All proposals for new development should contribute towards sustainable building principles. Where the minimum standards are not met, evidence will be required to determine why this would be feasible or viable

Future new housing development will be expected to comply with mandatory standards in relation to the Code for Sustainable Homes

Non-residential buildings should comply with building regulations. The Council will encourage and support the design and implementation of features that will increase the environmental credentials of a building i.e. green roofs

Major developments and developments which will have high water consumption should incorporate measures to minimise their use of 'white' water

The provision of Sustainable Urban Drainage Systems (SUDS) for the disposal of surface water within and leading from development sites will be expected

3, 5

Local

BREEAM

Monitoring mechanisms to be implemented

<p>DM3: High Quality Development</p>	<p>All proposals for new development, including extensions will:</p> <p>Be appropriate in scale and design to their setting and contribute positively to creating a sense of place and respect local distinctiveness through design and use of materials</p> <p>Use land efficiently, use energy efficiently and respect the amenity of surrounding properties</p> <p>Enhance community safety and comply with the current guidance on noise, water management, vibration, odour, water, light and airborne pollution</p> <p>Incorporate appropriate access and linkages, inc. provision for cyclists, pedestrians and public transport</p> <p>Provide adequate areas for parking and servicing and provide hard and soft landscaping appropriate in scale and design to the development and its setting</p> <p>Incorporate public art in line with the thresholds determines by the Planning Obligations Strategy and ensure that public buildings are accessible for all and comply with current guidance on accessibility to other buildings</p> <p>Respect/complement the context and setting for historically sensitive sites, in particular those designated</p>	<p>3</p>	<p>Core</p>	<p>H6: Housing Quality – Building for Life Assessments</p>		<p>Reported in main report</p>
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<p>DM4: Development within and beyond Settlement Envelopes</p>	<p>Within Settlement Envelopes, the Council will support schemes for community, education, health, sports and recreation uses or mixed community and other uses where a need for such facilities is identified through the Infrastructure Audit or up-to-date evidence. Where no land is available within the settlement, a site adjacent to the settlement may be granted planning permission. Such development should make the best use of available land and lead to more sustainable communities</p> <p>Within the Settlement Envelopes of both Major/Minor Service Centres, the Council will approve employment, housing and other settlement related development appropriate with the scale of the settlement, taking account of its role as a local service centre</p> <p>Within Settlement Envelopes in large villages, small-scale housing and employment uses, together with new retail/service facilities to serve the village/its catchment will be permitted</p> <p>Within Settlement Envelopes in small villages, development will be limited to infill residential development and small-scale employment uses</p> <p>Beyond Settlement Envelopes, limited extensions to gardens will be permitted provided they do not</p>	<p>3</p>	<p>Local</p>	<p>DM4(i): Percentage of development in Settlement Envelopes</p>	<p>81% of housing completions</p> <p>76% of A class (retail) completions</p> <p>37% of B class (employment) completions</p> <p>99% of leisure development completions</p> <p>For 2015/16 are within Settlement Envelopes</p>
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	harm the area's character. They must be landscaped or screened from the surrounding countryside and buildings may not be erected on the extended garden area					
DM5: Important Open Space within Settlement Envelopes	The Council will protect designated Important Open Space within Settlement Envelopes by refusing planning permission where proposals would result in the loss of Important Open Space and this would have an unacceptable adverse impact on its value in visual or functional terms	11	Local	DM5(i): Net loss/gain of Important Open Space		11/03734 – Loss of 7,321m ²
	<p>Redevelopment or partial redevelopment of an Important Open Space will only be considered favourably:</p> <p>Where proposals would result in enhanced provision in functional terms (both the facility and location)</p> <p>Where there are exceptional circumstances resulting in overall community benefit</p> <p>Where no adverse effect occurs on the visual quality of the settlement</p>		Local	DM5(ii): Number of applications resulting in a loss of Important Open Space		None in 2015/16
DM6: Development within Green Belt Infill Boundaries	The Council will consider infill development acceptable in principle with the defined Green Belt Infill Boundaries. Particular attention will be paid to assessing the quality of development proposed and the likely impact on the character of the settlement and its surroundings	2	Local	DM6(i): Number/type of permissions and refusals in: i) the Green Belt ii) Infill Boundaries		Not reported

**DM7:
Development
in Town
Centres**

The Council will support and encourage additional convenience and comparison retail provision and other uses such as; cultural, leisure and entertainment facilities inside designated town centre boundaries in Biggleswade, Sandy, Ampthill and Flitwick. All new retail and service development, including extensions to, or the redevelopment of existing edge of centres and out of centres stores over 200m², including mezzanines, will be assessed against the criteria set out in PPS6.

The Council will seek to retain existing retail uses within town centre boundaries. Permission will only be granted for changes of use away from retail (A1) to A2, A3, A4 and A5 at ground floor level if there is no realistic prospect of the property being utilised for retail purposes (evidence of marketing will be required) and the proposed use would enhance the vitality and viability of the town centre

Proposals for residential development at ground floor level within town centres will only be approved if it can be demonstrated that there is no need for the premises to be used for other town centre related uses

6

Refer to CS12 – Core Indicator BD4: Total amount of floorspace for ‘town centre uses’

Reported in main report

<p>DM8: Village Shops and Pubs</p>	<p>Planning permission will not be permitted for the change of use or redevelopment of shops or pubs in villages which would result in the loss of such facilities unless; there are other facilities performing the same function within easy walking distance for the village community and the applicant provides evidence that there is no prospect of the use continuing even if permission is refused</p>	<p>6</p>		<p>Refer to Policy CS12</p>		
<p>DM9: Providing a range of transport</p>	<p>The Council, when considering development proposals will:</p> <p>Require planning applications for all developments of 50+ dwellings or 1000m² of commercial floorspace to submit a Travel Plan and Transport Assessment. Travel Plans will be required to show how the development is accessible by a range of travel modes</p> <p>Where a Travel Plan is in place, expect the developer and/or user to implement and monitor the plan to the Council's satisfaction</p> <p>Require, as appropriate, financial contributions towards sustainable travel options including the development of the local cycle network as set out in the cycle mapping project</p>	<p>7</p>		<p>Refer to Policy CS4</p>		

<p>DM10: Housing Mix</p>	<p>All new housing developments will provide a mix of housing types, tenures and sizes, in order to meet the needs of all sections of the local community, promote sustainable communities and social cohesion. This includes the provision of 'lifetime' homes</p> <p>The main considerations in determining the appropriate mix for the development will be:</p> <p>The most up-to-date district-wide and local housing needs assessments, including evidence of need identified by the Strategic Housing Market Assessment (SHMA), population projections and census information</p> <p>The existing housing mix of the locality, the location and particular physical characteristics of the site, including its accessibility to local services</p> <p>Current market conditions</p>	<p>8</p>	<p>Local</p>	<p>DM10(i): Housing Mix – breakdown by type of dwellings developed</p>		<p>Appendix 5</p>
<p>DM11: Significant Facilities in the Countryside</p>	<p>Management plans, development briefs or masterplans agreed by the Council will be required prior to the significant expansion of facilities at Cranfield University and Technology Park, Shuttleworth College, Millbrook Proving Ground, RAF Henlow and DISC Chicksands</p> <p>All proposals for significant development at these facilities will be assessed in terms of their;</p>	<p>9</p>	<p>Local</p>	<p>DM11(i): Management plans, development briefs or masterplans approved</p>		<p>Wixam Park Masterplan and Land North of Luton and Sundon RFI Framework Plan adopted 31st March 2015</p>

	<p>impact on the open countryside, provision of sustainable transport, justification, scale, layout and design – which must be appropriate to the establishment and its setting. Planning applications that are considered acceptable against these criteria will be approved</p> <p>Further major facilities that may be developed within the district with a similar level of importance in terms of employment or research will be considered under this policy</p>					
<p>DM12: Horticultural and Redundant Agricultural Sites</p>	<p>Proposals for commercial development on horticultural or redundant agricultural sites in the countryside will be approved if they are considered acceptable in terms of their; scale, layout and design in relation to their setting, assimilation into the rural setting and impact on the surrounding countryside when assessed against the findings of the Landscape Character Assessment, relationship with the road network and neighbouring rural settlements, potential impact on existing local retail facilities, and provision of suitable vehicular and pedestrian access arrangements</p> <p>Proposals for redevelopment will require evidence that an agricultural, market gardening or horticultural nursery use is not viable</p>	<p>9</p>		<p>Refer to Policy CS11</p>		

DM13: Heritage in Development	<p>The Council will ensure that proposals for development relating to Listed Buildings and registered Parks and Gardens will pay particular attention to the conservation of locally distinctive features and uses. Planning applications for development within Conservation Areas will be assessed against the Conservation Area appraisals and unsuitable development will be refused</p>	<p>10</p>		<p>Refer to Policy CS15</p>		
DM14: Landscape and Woodland	<p>The Council will ensure that:</p> <p>The highest level of protection will be given to the landscape of the Chilterns, where development with an adverse landscape impact will be refused</p> <p>Planning applications are assessed against the impact the proposed development will have on the landscape, whether positive or negative. The Landscape Character Assessment will be used to determine the sensitivity of the landscape and the likely impact. Any proposals with an unacceptable impact on the landscape quality of the area will be refused</p> <p>Proposals for development that lie within the Greensand Ridge or the Flit Valley will be required to conserve or enhance the landscape. Any proposals that adversely impact on the landscape</p>	<p>11</p>		<p>Refer to Policy CS15</p>		

in these areas will be rejected unless there is a particular need for, or benefit arising from the proposal that would override this requirement

Proposals for development within the Northern Marston Vale, the Forest of Marston Vale, Ivel Valley, the urban fringe around the major service centres and along the main road corridors will be required to provide landscape enhancement on or adjacent to the development site or contribute towards landscape enhancement in these areas

Trees, woodland and hedgerows in the district will be protected by requiring developers to retain and protect such features in close proximity to building works. Tree Preservation Orders will be used to protect trees under threat from development. Any trees or hedgerows lost will be expected to be replaced.

Tree planting or contributions towards planting for the purposes of enhancing the landscape will be sought from new developments. Any planting for the purposes of mitigating the carbon impact of new development will be sought in line with government advice

**DM15:
Biodiversity**

The Council will ensure that:

Where planning applications are considered to have an impact on wildlife, whether habitats or species or where application are close to nationally or locally designated sites or important species, advice will be sought from relevant national and local organisations and applications considered harmful to wildlife will be refused

Where any development is permitted within, adjacent to or in close proximity to designated sites or known locations of identified species, the developer will be expected to take steps to secure the protection of such animals and plants. In cases where new development is unavoidable and may harm wildlife interests, mitigation is required

For developments where there is a need to protect or enhance biodiversity, developers will be required to carry out such work and/or make contributions to secure longer term benefits for wildlife

The use of native and locally appropriate species, including locally sourced plants and seeds and plants of local provenance, in planting schemes will be required for development where appropriate

11

Refer to Policy CS18

<p>DM16: Green Infrastructure</p>	<p>The Council will promote and protect green infrastructure by ensuring that proposed residential and commercial development:</p> <p>Will contribute to the provision, extension and maintenance of green infrastructure in accordance with the requirements outlined in the area profiles in Spatial Strategy Chapter 3, and in accordance with the mechanisms in the Planning Obligations Strategy</p> <p>Which adversely affects known GI assets and/or prevents the carrying out of green infrastructure projects will not be permitted</p>	<p>11</p>		<p>Refer to Policy CS2 and CS17</p>		
<p>DM17: Accessible Greenspaces</p>	<p>The Council will require the following:</p> <p>For new housing developments, contributions for the provision, extension and maintenance of accessible green space, including green space for sport and children's playspace for the enjoyment of residents in accordance with the Council's open space standards. For smaller scale housing development, where there is no practical way of providing green space on the development site, off-site contributions will be required</p> <p>Planning applications that contain proposals that would adversely affect existing accessible green space will not be permitted</p>	<p>3</p>		<p>Refer to Policy CS2 and CS3</p>		

<p>DM18: Equestrian Development</p>	<p>Horse-related facilities and small scale extensions to existing equestrian enterprises in the countryside will be permitted subject to the following criteria:</p> <p>The proposals should be closely related to the bridleway network and should not have an adverse impact on bridleways</p> <p>New freestanding stables should be well screened from the surrounding countryside and should not interfere with the amenities of adjoining residents</p> <p>New buildings for indoor equestrian use should be located adjacent to existing buildings</p> <p>Any proposals for equestrian development including jumps, schooling areas and new buildings/ extensions will be considered in the context of the Landscape Character Assessment. Their design, scale siting and use of materials should respect the rural setting</p> <p>Proposals for larger scale private or commercial enterprises (comprising ten horses or more) should demonstrate the sustainable nature of their location by means of a traffic impact assessment</p>	<p>11</p>	<p>Local</p>	<p>DM18(i): Number of permissions for horse related facilities</p>		<p>Appendix 5</p>
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Appendix 5

Core Strategy & Development Management Policy Monitoring (2009)

G&T (iii): Number of illegal encampments and enforcement action carried out

Not reported

G&T (iv): Gypsy and Traveller Count (July 2016) – number of caravans

Social Rent	Authorised	Unauthorised	TOTAL
9	140	8	157

CS2: Legal agreements negotiated (amount negotiated only due once planning permission is implemented)

Application Number	Location	Parish	Date Signed	Total Negotiated
10/03158/REN	Home Farm, Lodge Road	Cranfield	02/04/15	£2,529,928.16
14/00186/OUT	Land East of Station Road	Langford	15/05/15	£384,915.13
14/01726/OUT	Land at Campton Road	Shefford	01/07/15	£755,206.92
14/02013/FULL	Land fronting Potton Road	Biggleswade	22/04/15	£3,717,340.00
14/02084/OUT	Marston Park North	Marston Moretaine	01/04/15	£362,711.36
14/02490/OUT	Millbrook Proving Ground, Station Lane	Millbrook	02/04/15	£85,978.46
14/02717/FULL	Land West of Barton Road	Silsoe	02/04/15	£116,067.00
14/04048/FULL	Former Pig Unit, Hitchin Road	Fairfield	21/08/15	£3,756,000.00
14/04324/OUT	Bridge Farm, Ivel Road	Shefford	23/04/15	£15,000.00
14/04634/FULL	Land r/o The Wrestlers, Church Street	Langford	02/04/15	£111,622.27
15/00209/OUT	Land at Moreteyne Farm, Wood End	Marston Moretaine	22/12/15	£476,665.00
15/00744/FULL	West of Marston Gate Distribution Park	Brogborough	23/07/15	£145,000.00
15/01481/FULL	Home Farm, 1 High Street	Wrestlingworth	10/12/15	£105,000.00

15/02657/FULL	Bridge Farm, Ivel Road	Shefford	02/09/15	£418,436.02
15/03158/VOC	The Pig & Whistle, 40 Brook Street	Stotfold	18/01/16	£78,990.00
15/03182/FULL	Former Pig Unit, Hitchin Road	Fairfield	17/12/15	£4,950,000.00
15/04096/VOC	Unit 1, Marston Gate Distribution Park	Brogborough	25/01/16	£145,000.00
15/04561/VOC	Former Pig Unit, Hitchin Road	Fairfield	05/02/16	£4,950,000.00
15/04871/VOC	14 Dunstable Street	Amphill	30/03/16	£270,058.15
05/01425/OUT	Site 3 Kings Reach	Biggleswade	02/04/15	£3,357,595.26
TOTAL				£26,731,513.73

CS3 (i) / CS3 (iv): New recreational and sports facilities provided

Application Number	Parish	Description	Area (m ²)	Within Settlement Envelope (m ²)
CB/12/00894	Silsoe	Community Building including Sports Hall	800	800
CB/14/01967	Flitwick	Replacement Leisure Centre	5320	5320
TOTAL			6120	6120

CS3 (v): Country Parks – number of Green Flag awards

Within the north of Central Bedfordshire a total of 3 Country Parks were awarded Green Flag Awards:

Green Flag Community Award

Flitton Moor

Stotfold Water Mill Nature Reserve

Green Flag Award

Marston Moretaine Forest Centre & Millennium Country Park

The Green Flag Award scheme is the benchmark national standard for parks and green spaces in the UK and recognises excellence in their management

For further information please go to the Green Flag Award website:

<http://www.greenflagaward.org>

CS4: Number of new travel plans completed

Date Completed	Parish	Site
May 2015	Fairfield	New Lower School
September 2015	Clophill	The Plantation, Back Street
December 2015	Stotfold	Land off Aspen Gardens
March 2016	Amphill	Lockheed Martin
December 2015	Flitwick	101 Amphill Road (Care Home)
August 2015	Stotfold	Relief Road
April 2015	Houghton Conquest	Chapel End Road
February 2015	Cranfield	Mill Road
August 2015	Clifton	Hitchin Lane
June 2015	Cranfield	Cranfield Lower School
April 2015	Shefford	Monkey Puzzle Nursery
November 2015	Biggleswade	Edward Peake School
June 2015	Pulloxhill	Pulloxhill Lower School
September 2015	Amphill	Russell Lower School
June 2015	Stotfold	St Marys School

CS4 (iii): Length of public rights of way provided/lost as a result of development or other projects

6.77km provided / 5.26km lost = net gain of 1.51km

(Please note this is for the Central Bedfordshire area as a whole)

CS11 (i): Number of redundant buildings outside the settlement envelope reused for employment purposes

Application Number	Parish	B1a (m ²)	B1b (m ²)	B1c (m ²)	B2 (m ²)	B8 (m ²)	B1/B8 (m ²)
13/03769	Maulden	-	-	-	-	-	150
15/02226	Shillington	110	-	-	-	-	-
TOTAL		110	-	-	-	-	150

CS11 (ii): Number of agricultural buildings converted to residential use

Application Number	Parish	Description
CB/15/00121/PAAD	Clifton	Agricultural Building to 1 Dwelling
CB/15/01232/PAAD	Eversholt	Agricultural Barns to 1 Dwelling
CB/13/00650/FULL	Husborne Crawley	Agricultural Building to 1 Dwelling
CB/13/01008/FULL	Husborne Crawley	Agricultural Buildings to 3 Dwellings
CB/12/00057/FULL	Shillington	Agricultural Building to 1 Dwelling

CS11 (iii): Conversions to employment use in rural areas

Application Number	Change from	B1a (m ²)	B1b (m ²)	B1c (m ²)	B2 (m ²)	B8 (m ²)	Mixed B uses (m ²)
CB/15/00199	Agricultural Building	-	-	-	-	150	-
CB/13/03769	Agricultural Building	-	-	-	-	150	-
CB/09/06327	Barn	124	-	-	-	-	-
CB/15/2226	Barn	-	-	-	-	110	-
CB/16/00050	Agricultural Barn	-	-	-	-	1198	-
TOTAL		-	-	-	-	1608	-

CS11 (iv): Rural employment sites lost to other uses

Application Number	Loss to	B1a (m ²)	B1b (m ²)	B1c (m ²)	B2 (m ²)	B8 (m ²)	Mixed B uses (m ²)
13/01292	School	-29	-	-335	-	-463	-
14/03203	Clinic	-	-	-	-	-79	-
TOTAL		-29	-	-335	-	-542	-

CS11 (v): Number of permissions for tourist related development

Application Number	Location	Description
CB/15/02496	Woburn Safari Park	Replacement Giraffe House
CB/15/03390	Center Parcs	Additional parking provision
CB/15/00976	Center Parcs	Erection of a Woodland Activities Building

CS12 (i): Additional retail provision provided/lost within Minor Service Centres

Application Number	Parish	A1 (m ²)	A2 (m ²)	A3 (m ²)	A4 (m ²)	A5 (m ²)	D2 (m ²)
CB/15/02705	Potton	130	-	-	-	-	-
CB/14/04070	Potton	-	-	-	-332	-	-
CB/14/04602	Potton	-	-	-	-178	-	-
TOTAL		130	-	-	-510	-	-

CS12 (ii): Number of local shops, facilities and services provided/lost in villages

Application Number	Parish	A1 (m ²)	A2 (m ²)	A3 (m ²)	A4 (m ²)	A5 (m ²)	D2 (m ²)
CB/12/01033	Harlington	-215	-	-	-	-	-
CB/14/02643	Langford	-	-	-	-157	-	-
CB/15/03802	Lidlington	-51	-	-	-	-	-
CB/14/3686	Maulden	-2190	-	-	-	-	-
CB/14/04548	Silsoe	-28	-	-	-	-	-
CB/15/00361	Southill	31	-	44	-	-	-
CB/13/01292	Sutton	-919	-	-396	-	-	-
TOTAL		-3372	-	-352	-157	-	-

CS13 (ii): Per capita reduction in CO₂ emissions in the Local Authority area

Type	2008	2009	2010	2011	2012
Industry and Commercial (Kt CO ₂)	489.9	428.6	459.3	410.2	439.2
Domestic (Kt CO ₂)	591.7	541.5	582.9	513.0	575.0
Road Transport (Kt CO ₂)	736.4	722.6	721.6	707.9	730.4
TOTAL (Kt CO₂)	1827.1	1701.4	1771.9	1639.6	1754.2
Population ('000s)	249	250.3	252.5	255.6	260.0
Per Capita Emissions (t CO ₂)	7.3	6.8	7.0	6.4	6.7

(Source: <https://www.gov.uk/government/statistics/local-authority-emissions-estimates>)

CS18 (ii): Area of Sites of Special Scientific Interest (SSSI) in favourable condition

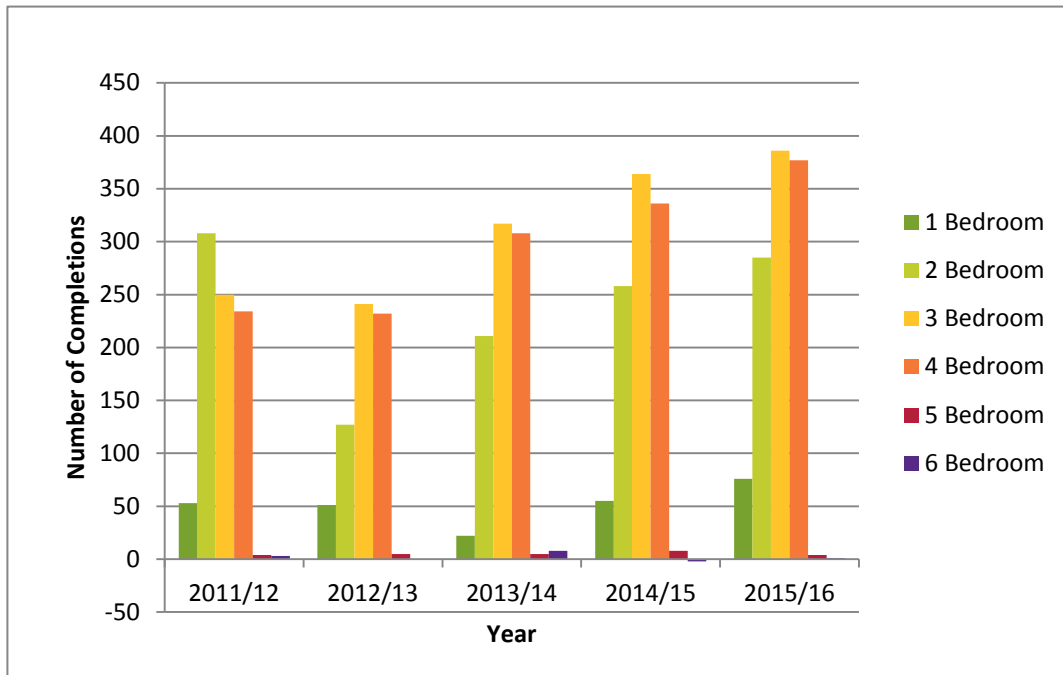
Site Name	Site Area (ha)	Favourable (ha)	Unfavourable (Recovering) (ha)	Unfavourable: No change, declining, destroyed or not assessed (ha)	% in favourable recovering condition
Coopers Hill	17.77	17.77	-	-	100
Deacon Hill	35.36	35.36	-	-	100
Flitwick Moor	58.9	45.26	13.64	-	100
Kings Wood & Glebe Meadow	36.07	26.64	9.43	-	100
Knocking Hoe	8.09	8.09	-	-	100
Marston Thrift	37.65	37.65	-	-	100
Maulden Church Meadow	4.19	-	4.19	-	100
Maulden Heath	7.55	4.78	2.77	-	100
Maulden Wood & Pennyfather's Hill	148.43	148.43	-	-	100
Potton Wood	85.23	85.23	-	-	100
Pulloxhill Marsh	5.08	4.25	0.83	-	100
Sandy Warren	16.38	16.38	-	-	100
Southill Lake & Woods	25.56	25.56	-	-	100
Wavendon Heath Ponds	4.68	-	4.68	-	100
TOTAL	490.94	455.4	35.54	-	100

(Source: Natural England)

DM10: Housing Mix

Year	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed	6 Bed	Net Completions
2011/12	53	308	250	234	4	3	852
2012/13	51	127	241	232	5	-	656
2013/14	22	211	317	308	5	8	871
2014/15	55	258	364	336	8	-2	1019
2015/16	76	285	386	377	4	1	1129

Housing completions split by number of bedrooms



House Type	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed	6+ Bed
Affordable Bungalow	-	2	1	-	-	-
Affordable Cluster	-	1	0	-	-	-
Affordable Detached	-	1	10	-	-	-
Affordable Flat/Maisonette	36	66	0	-	-	-
Affordable Semi-detached	-	44	30	8	-	-
Affordable Terrace	-	52	38	-	-	-
Gypsy and Traveller	9	6	-	-	-	-
Live Work	-	2	-	-	-	-
Loss Private Dwelling	-3	-4	-12	-3	-3	-
Mobile Home	-	-	2	-	-	-
Private Bungalow	2	11	2	-	-	-
Private Detached	3	13	81	297	7	1
Private Flat/Maisonette	27	53	1	-	-	-
Private Semi-detached	1	28	151	53	-	-
Private Terrace	1	11	82	22	-	-
Unknown Market	0	-1	-	-	-	-
TOTAL	76	285	386	377	4	1

DM18 (i): Number of permissions for horse related facilities

Application Number	Parish	Description
CB/15/01049	Clifton	Erection of stable block
CB/15/02542	Gravenhurst	Erection of stable block
CB/15/01773	Salford	Erection of replacement stables
CB/15/01469	Maulden	Construction of a new stable block
CB/15/00980	Millbrook	Demolition of existing stables and erection of smaller stable block
CB/15/00859	Sandy	Erection of stable building

Appendix 6

Saved South Bedfordshire Local Plan Policies & Monitoring (2004)

Saved Local Plan Policy No.	Description	Development
SD1	Sustainability Keynote Policy	-
GB2	Major development sites in the Green Belt	Toddington Services – none Whipsnade Wildlife Park – none Faldo Road Industrial Estate – 15/02545: new steel framed part covered store building East Hyde Sewage Treatment Works – none
GB3	Green Belt villages	-
GB4	Safeguarding land for long-term requirements (White Land)	-
NE3	Control of development in the Areas of Great Landscape Value (AGLV)	-
NE10	Diversifying the use of agricultural land	15/01204: installation and operation of a solar farm [Decided 24/06/15]
NE11	Control of horse-related development	None during 2015/16
NE12	The re-use and adaptation of rural buildings	15/00386: change of use of residential outbuilding to a pro golf coaching studio 15/04255: change of use from a bakery to a mixed use development with bakery at ground floor level and flat above
NE13	Control of agricultural and forestry development in the countryside	15/02123: extension to existing polytunnel and repositioning of existing polytunnel 15/02840: retrospective retention of a replacement hay barn and retention of extension to an existing cattle shed
BE6	Control of development in Areas of Special Character	-
BE7	Conservation and enhancement of Historic Parks and Gardens	-

BE8	Design considerations	-
T4	Public transport services along former Luton/Dunstable Rail Line	Complete
T7	Controlling the supply of public car parking	-
T8	Controlling the supply of public car parking	-
T10	Controlling parking in new developments	-
T11	Securing contributions for alternatives to parking	-
T13	Safeguarding the routes of proposed roads	-
H1	Making provision for housing and accompanying schedule of proposed housing sites	See appendix 11, Table 3
H2	Making provision for housing via 'fall-in' sites	-
H3	Meeting local housing needs	-
H4	Providing affordable housing	Reported in main report (H5)
H5	Providing affordable housing in rural areas	-
H7	Controlling the loss of residential accommodation	-
H8	Control of extensions to dwellings	-
H9	Controlling the conversion of property to form dwellings	-
H10	Control of agricultural workers dwellings	-
H11	Sub-division of agricultural holdings and proposals for new agricultural workers dwellings	-
H12	Controlling infilling in villages	-
H13	Extensions to dwellings in the Green Belt	-
H14	Replacement dwellings in the Green Belt	-
H15	Mobile homes and residential caravans in the Green Belt	-
E1	Providing for B1-B8 development with Main Employment Areas (Category 1)	See appendix 7, Table 3
E2	Control of development on Employment land outside Main Employment Areas (Category 2)	-
TCS1	Sustaining and enhancing the district's town centres	-
TCS2	Main shopping areas	-
TCS3	Houghton Regis town centre	-
TCS4	Town centre regeneration sites in Dunstable and Leighton Buzzard	-
TCS5	Houghton Regis town centre enhancement	-

TCS7	Local and village shopping facilities	See Table TCS7
R2	Proposed areas of new urban open space in Dunstable	-
R3	Proposed areas of new urban open space in Houghton Regis	-
R4	Implementation of the Ouzel Valley Park, Leighton Linlade	-
R5	Ouzel Valley Park proposals: North of Bridge Street	-
R6	Ouzel Valley Park proposals: South of Bridge Street	-
R7	Proposed areas of new urban open space in Leighton Buzzard and Linlade and enhancement of proposals of existing open space	-
R8	Proposed area of new urban open space in Caddington	-
R9	Proposed area of new urban open space in Hockliffe	-
R10	Children's play area standards	-
R11	Provision of new urban open space in new residential developments	-
R12	Protection of recreational open space	-
R13	Protection of recreational open space in rural areas	-
R14	Protection and improvement of informal recreational facilities in the countryside	-
R15	Retention of public Rights of Way network	-
R16	Control of sport and formal recreational facilities in the countryside	-

NE11: Number of permissions for horse-related facilities

No permissions in the south of Central Bedfordshire during 2015/16

E1: Completions in Main Employment Areas (Category 1)

Application Number	Parish	B1a (m ²)	B1b (m ²)	B1c (m ²)	B2 (m ²)	B8 (m ²)	Mixed B Uses (m ²)
14/03313	Dunstable	-	-	-	-5,285	5,285	-
15/01654	Dunstable	-	-	-	820	-	-
15/04470	Dunstable	-	-	-	571	-	-571
15/03502	Dunstable	-	-569	-	569	-	-
15/00537	Dunstable	40	-	-	-	-	-
13/00187	Dunstable	-	-	-	-	33,263	-
15/03075	Dunstable	-	-	-	-292	-	-
15/01702	Dunstable	41	-	-	-	-	-
13/02170	Houghton Regis	-	-	-	2,864	-	-
14/03312	Houghton Regis	-	-	-	-2,843	2,843	-
15/04157	Houghton Regis	-	-	-	-	624	-624
13/03879	Houghton Regis	-	-	-	-	-	-350
15/02617	Houghton Regis	-	-	-	-	945	-
15/01918	Leighton Linlade	-	-	-	32	-	-
TOTAL		81	-569	0	-3,272	42,960	-1,545

E2: Employment sites outside Main Employment Areas (Category 2) lost to other uses

Application Number	Loss to	B1a (m ²)	B1b (m ²)	B1c (m ²)	B2 (m ²)	B8 (m ²)	Mixed B Uses (m ²)
11/00288	C3	375	-	-	-	-	-
12/03042	C3	606	-	-	-	-	-
13/02264	C3	69.8	-	-	-	-	-
14/01634	C3	80	-	-	-	-	-
14/04668	C3	-	-	27,250	-	-	-
14/05034	C3	288	-	-	-	-	-
15/03752	C3	100	-	-	-	-	-
13/02440	C3	-	-	-	-	-	32
14/04104	C3	-	-	-	457	-	-
13/01760	C3	140	-	275	-	-	-
13/03196	C3	341	-	-	-	-	-
14/04961	A1	32	-	-	-	-	-
13/02261	C3	137	-	-	-	-	-
TOTAL		2,168.8	-	27,525	457	-	32

TCS7: Local and village shopping facilities

Application Number	Parish	A1 (m ²)	A2 (m ²)	A3 (m ²)	A4 (m ²)	A5 (m ²)
11/01761	Barton	-	-50	-	-	-
12/01386	Dunstable	-8	-	-	-	-
15/00183	Dunstable	-38.22	-	-	-	38.22
15/02119	Dunstable	1,540	-	-	-	-
15/02968	Dunstable	-35	-	-	-	-
14/04961	Toddington	-32	-	-	-	-
TOTAL		1,426.78	-50	-	-	38.22

Other Indicators

Ol1: Legal agreements negotiated (amount negotiated only due once planning permission is implemented)

Application Number	Parish	Location	Date Signed	Total Negotiated
11/01937/OUT	Leighton Buzzard	Chamberlains Barn Quarry, Heath Road	28/08/15	£9,347,614.50
11/02827/OUT	Leighton Buzzard	Clipstone Park, South of Vandyke Road	28/08/15	£17,275,824.97
11/04444/OUT	Leighton Buzzard	The Stearn Land, Clipstone Lane	28/08/15	£2,761,680.00
11/03760/FULL	Toddington	Toddington Park House, Park Road	02/04/15	£6,500.00
14/03116/FULL	Studham	Land adj Bell Cottages, Dunstable Road	02/04/15	£38,910.00
14/04082/FULL	Leighton Buzzard	Land at Theedway and Billington Road	19/10/15	£56,114.52
14/04406/OUT	Leighton Buzzard	Station Approach, Station Road	02/04/15	£113,792.00
15/00275/OUT	Slip End	Prebendal Farm, Grove Road	26/01/16	£79,181.29
15/00297/OUT	Houghton Regis	Land West of Bidwell (HRN Site 2)	18/11/15	£30,641,403.00
15/00979/FULL	Chalton	Land adj Vauxhall Motors, Luton Road	19/11/15	£40,000.00
TOTAL				£60,361,020.28

Ol2: Gypsy and Traveller Count (July 2016)

Social Rent	Authorised	Unauthorised	TOTAL
37	184	109	330

Ol3: New sport and leisure facilities provided

No completions of new sport or leisure facilities in South Central Bedfordshire in 2015/16

O14: Number of tree preservation orders (TPOs)

Reference Number	Parish	Confirmed	Date
15/00001	Dunstable	Yes	05/05/15
15/00002	Leighton Buzzard	Yes	15/09/15

O15: Travel Plans completed

Date	Parish	Location
February 2016	Caddington	New Lower School
April 2015	Leighton Buzzard	Vinci Site
September 2015	Dunstable	Amazon Fulfilment Centre, Boscombe Road
August 2015	Dunstable	Former Linpac Site
November 2015	Dunstable	Central Bedfordshire College
May 2015	Leighton Buzzard	Clipstone Brook School
November 2015	Houghton Regis	Houghton Regis Lower School
September 2015	Leighton Buzzard	Leighton Middle School
February 2015	Toddington	Parkfields Academy
April 2015	Dunstable	Chiltern School

O16: Area of Sites of Special Scientific Interest (SSSI) in favourable condition

Site Name	Site Area (ha)	Favourable (ha)	Unfavourable (recovering) (ha)	Unfavourable (no change) (ha)	Unfavourable (declining) (ha)	% in favourable or recovering condition
Barton Hills	47.86	44.18	3.68	-	-	100
Blows Downs	33.35	-	33.35	-	-	100
Double Arches Pit	1.71	1.71	-	-	-	100
Dropshot Marsh	2.72	-	2.72	-	-	100
Dunstable & Whipsnade Downs	73.32	34.61	38.71	-	-	100

Fancott Woods & Meadows	13.19	13.19	-	-	-	100
Galley & Warden Hills	47.5	11.05	36.45	-	-	100
Houghton Regis Marl Lakes	21.04	15.55	-	-	5.49	73.89
Kensworth Chalk Pit	130.91	130.91	-	-	-	100
Kings & Bakers Woods & Heaths	211.64	120.06	84.81	-	6.77	96.8
Nares Gladley Marsh	5.37	5.37	-	-	-	100
Nine Acres Pit	20.42	-	-	20.42	-	0
Smithcombe, Sharpenhoe & Sundon Hills	87.49	6.07	78.46	-	2.97	96.61
Sundon Chalk Quarry	26.8	25.3	1.49	-	-	100
Tebworth Marsh	5.74	5.74	-	-	-	100
Totternhoe Chalk Quarry	13.47	10.59	2.88	-	-	100
Totternhoe Knolls	13.44	-	13.44	-	-	100
Totternhoe Stone Pit	2.22	2.22	-	-	-	100
TOTAL	758.19	426.55	295.99	20.42	15.23	95.3

(Source: Natural England)

O17: The loss of any recreational open space

No losses recorded in 2015/16

Ol8: Country Parks – number of Green Flag awards

Within the south of Central Bedfordshire a total of 3 Country Parks were awarded Green Flag Awards:

Green Flag Community Award

Studham Common

Tiddenfoot Waterside Park

Linslade Wood

The Green Flag Award scheme is the benchmark national standard for parks and green spaces in the UK and recognises excellence in their management

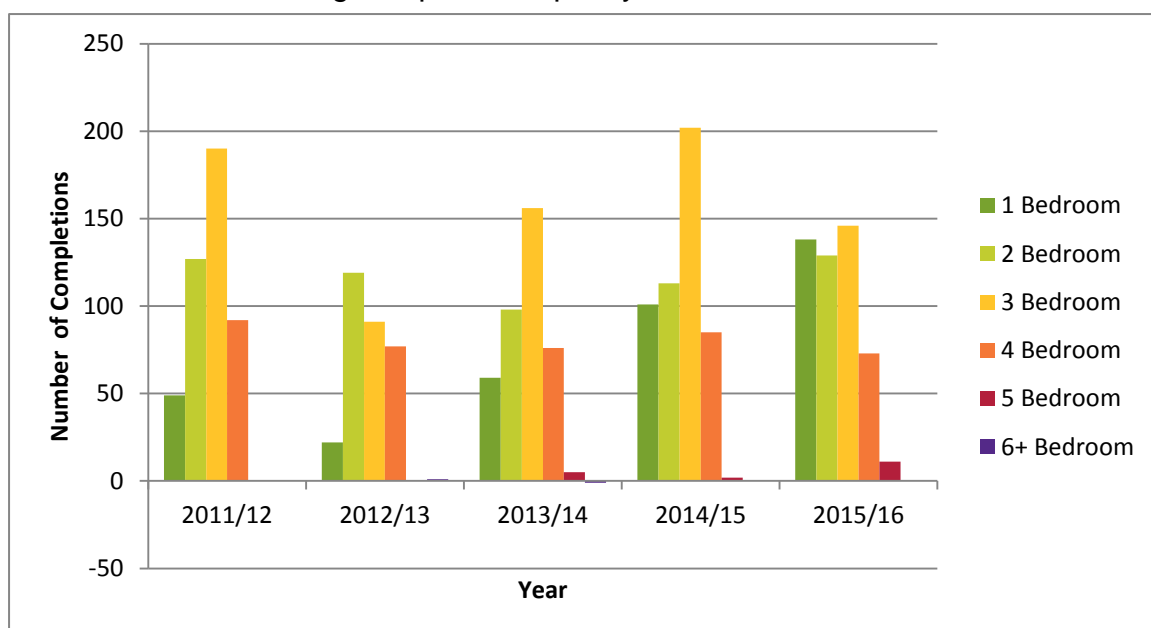
For further information please go to the Green Flag Award website:

<http://www.greenflagaward.org>

Ol9: Housing Mix

Year	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed	6+ Bed	Net Completions
2011/12	49	127	190	92	0	0	458
2012/13	22	119	91	77	0	1	310
2013/14	59	98	156	76	5	-1	393
2014/15	101	113	202	85	2	0	503
2015/16	138	129	146	11	0	0	497

Housing completions split by number of bedrooms



House Type	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed	6+ Bed
Affordable bungalow	-	2	-	-	-	-
Affordable flat/maisonette	8	22	-	-	-	-
Affordable semi-detached	-	-	8	1	-	-
Affordable terrace	-	-	26	6	-	-
Bedsit Private Sector	2	-	-	-	-	-
Caravan	-	2	-	-	-	-
Gypsy and Traveller	-	1	3	-	-	-
Loss Private Dwelling	-1	-4	-3	-2	-	-
Private Bungalow	-	3	0	-	-	-
Private Detached	1	10	18	50	11	-
Private Flat/Maisonette	123	63	1	-	-	-
Private Semi-detached	0	10	51	-12	-	-
Private Terrace	5	20	42	6	-	-
TOTAL	138	129	146	73	11	0

Appendix 7

Status of allocated B1-B8 employment sites [as at 31/03/16]

Table 1: Status of B1-B8 employment sites allocated through the Site Allocations DPD (2011)

Site Name	Policy No.	Use Class	Gross area of allocated site (HA)	Application Number	Area completed (HA)	Outstanding land w/ planning permission (HA)	Land under construction (HA)	Allocated land w/out planning permission (HA)
Land East of Stratton Park, Biggleswade	EA1	B1/B2/B8	15.00	15/03078	0	15.00	0	0
Land North of Beamish Close, Sandy	EA2	B1/B2/B8	10.00	None	0	0	0	10.00
Land at Doolittle Mill, Ampthill	EA3	B1/B2/B8	6.22	None	0	0	0	6.22
Land West of University Way/Wharley End, Cranfield	EA5	B1	5.00	None	0	0	0	5.00
Land between A421/Marston Gate Dist. Park, Brogborough	EA6	B1/B2/B8	11.38	15/00744	0	11.38	0	0
Land adj 29 Clophill Road, Maulden	EA7	B1/B2/B8	1.80	None	0	0	0	1.80
Land at Quest Pit, Ampthill Road, Houghton Conquest *	EA8	B1/B8	-	None	-	-	-	-
Station Road/New Road, Sandy **	MA1	B2/B8 loss	1.00	None	-1.00	0	0	0
Land at Steppingley Road/Froghall Road, Flitwick	MA2	B1/B2	1.10	13/00728	0	1.1	0	0
Land South of The Wixams	MA3	B1/B2/B8	5.00	None	0	0	0	5.00
Land at Moreteyne Farm, Marston Moretaine	MA4	B1/B2/B8	7.00	14/04378	0	7.00	0	0
Land at Biggleswade Road, Potton	MA5	B1	1.00	13/00921	0	1.00	0	0
Bridge Farm (and adj land), Ivel Road, Shefford	MA6	B1	2.00	Residential	0	0	0	0
Land at former Pig Development Unit, Hitchin Road, Fairfield	MA7	B1/B2/B8	5.75	Residential	0	0	0	0
Land at Chase Farm and land West/NE of High Street, Arlesey	MA8	B1/B2/B8	10.00	None	0	0	0	10.00
Cranfield University Campus, Silsoe	MA9	B1	1.00	15/03559	0	1.0	0	0
TOTAL			83.25		-1.00	36.48	0	38.02

* Allocated to deliver the package proposed in the planning permission given to NIRAH. This has now expired and therefore the site should no longer be considered as allocated

** The element of this mixed use scheme allocated for employment purposes has now been redeveloped for retail use

Table 2: Status of B1-B8 employment sites allocated through the Mid Bedfordshire Local Plan (2005)

Site Name	Policy No.	Use Class	Gross area of allocated site (HA)	Application Number	Area completed (HA)	Outstanding land w/ planning permission (HA)	Land under construction (HA)	Allocated land w/out planning permission (HA)
Phases 1/2/3, Stratton Business Park, Biggleswade	EMP4(1)	B1/B2/B8	34.96	Site Complete	34.96	0	0	0
Phase 4, Stratton Business Park, Biggleswade	EMP4(1)	B1/B2/B8	20.2	None	3.97	0	0	16.23
Land North of Sunderland Road, Sandy	EMP4(2)	B1/B2/B8	5.7	13/01467	3.7	0.89	0	1.11
Land West of Girtford Bridge, Sandy	EMP4(3)	B1/B2/B8	16.51	13/03822	14.54	0	0	1.97
Land at Bedford Road, Marston Moretaine	HO8(3A)	B1	3.00	Residential	0	0	0	0
Land at Arlesey Brickworks, Arlesey	EMP4(4)	B1/B2/B8	2	Site Complete	2	0	0	0
Land at Ridgmont Brickworks, Brogborough (Prologis Park)	EMP4(5)	B1/B2/B8	34.17	Site Complete	34.17	0	0	0
Cranfield Technology Park, Cranfield *	EMP4(6)	B1	35.71	None	13.71	0	0	22.00
Land South of Stotfold	HO8(10)	B1	2.27	02/00242	0	2.27	0	0
Land adj 29 Clophill Road, Maulden	EMP4(10A)	B1/B2/B8	0.37	None	0	0	0	0.37
TOTAL			154.89		107.05	3.16	0	41.68
Land forming Phase 3, Shefford Industrial Estate, Shefford **	EMP4(10)	N/A	0.85	Residential	0.85	0	0	0
Robinson's Depot and Land off Steppingley Road, Flitwick ***	TCS7	B1	1.72	None	0	0	0	Area TBD

* Areas adjusted to reflect accurate measurements

** Land allocated at Shefford Industrial Estate has been granted permission at appeal for residential development

*** Employment land at Robinson's Depot, Flitwick is allocated for mixed use development. The amount of land to be redeveloped for B1 use is yet to be determined

Table 3: Status of B1-B8 employment sites (Category 1) allocated through the South Bedfordshire Local Plan (2004)

Site Name	Policy No.	Gross area of allocated site (HA)	Application Number	Area completed (HA)	Outstanding land w/ planning permission (HA)	Land under construction (HA)	Allocated land w/out planning permission (HA)
Land off Grovebury Road, adj Leighton Buzzard Bypass	E1	4.1	12/02071	0	2.51	0	1.59
Land at Chartmoor Road, Grovebury Road, Leighton Buzzard	E1	3.16	None	0	0	0	3.16
Land at Firbank Way, Leighton Buzzard	E1	0.42	None	0	0	0	0.42
Land rear of Billington Road, Leighton Buzzard	E1	0.43	None	0	0	0	0.43
Land at Arenson Way, Woodside Park, Dunstable	E1	0.82	None	0	0	0	0.82
Former LINPAC site, Luton Road, Dunstable	E1	3.77	None	0	0	0	3.77
Unit 4, Humphrys Road, Woodside Park, Houghton Regis	E1	0.62	15/02001	0	0.62	0	0
Unit 6, Humphrys Road, Woodside Park, Houghton Regis	E1	0.61	15/02001	0	0.61	0	0
Unit 13, Humphrys Road, Woodside Park, Houghton Regis	E1	0.88	15/02001	0	0.88	0	0
Unit 14, Humphrys Road, Woodside Park, Houghton Regis	E1	0.64	15/02001	0	0.64	0	0
Unit 23, Eyncourt Road, Woodside Park, Houghton Regis	E1	0.77	None	0	None	0	0.77
Land rear of Youngs Estate, Stanbridge Road, Leighton Buzzard	E1	1.09	None	0	None	0	1.09
TOTAL		17.31		0	5.26	0	12.05

Appendix 8

Net Housing Completions since 2001

Table 1: North Central Bedfordshire

Parish	01-06	07/08	08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16	TOTAL
Amphill	75	43	9	-2	-1	179	68	40	39	56	506
Arlesey	274	59	5	11	11	12	5	8	-	29	414
Aspley Guise	7	2	2	-	-	1	5	3	2	4	26
Aspley Heath	34	-	1	1	-	-	2	-	-	4	42
Astwick	-	-	-	-	-	-	-	-	-	-	0
Battlesden	-	-	-	-	-	-	-	1	-	-	1
Biggleswade	467	17	113	33	154	185	151	220	204	353	1897
Blunham	7	-	-	-	2	-	6	31	4	1	51
Brogborough	4	-	-	-	-	1	-	2	16	-	23
Campton & Chicksands	8	-	-	-	-	-	-	1	-	1	10
Clifton	86	2	15	5	9	19	14	12	29	15	206
Clophill	8	11	1	-	4	1	2	5	-	12	44
Cranfield	59	24	4	16	8	6	5	2	38	150	312
Dunton	1	1	1	-	2	-	-	8	16	-	29
Edworth	-	-	1	-	-	-	-	-	-	-	1
Eversholt	1	4	-	-	-	-	-	-	-	1	6
Everton	3	-	-	-	-	1	-	-	8	-	12
Eyeworth	-	-	-	-	-	-	-	-	-	-	0
Fairfield	-	-	-	-	-	-	-	1	-	-	1
Flitton & Greenfield	58	3	10	8	2	2	-	2	2	1	88
Flitwick	278	82	4	12	12	6	9	14	12	22	451
Gravenhurst	7	-	2	-	-	-	1	-	2	-	12
Harlington	5	4	-	8	-	1	-	1	12	1	32
Haynes	20	-	1	-	-	-	-	1	-1	-2	19
Henlow	286	2	7	30	35	6	-	-1	27	9	401
Houghton Conquest	35	2	9	1	27	10	2	1	23	24	134

Hulcote & Salford	-	-	-	1	-	-	1	-	1	3	6
Husborne Crawley	2	-	-	-	-	-1	-	-	1	4	6
Langford	32	1	59	4	7	6	2	6	1	6	124
Lidlington	45	36	-	-	-	-	-	-	7	10	98
Marston Moretaine	300	10	6	2	-	34	87	66	86	138	729
Maulden	88	8	2	14	1	19	7	11	3	6	159
Meppershall	84	19	1	-	13	2	1	1	1	-	122
Millbrook	1	1	-	-	-	-	-	-	-	-	2
Milton Bryan	-	-	-	-	-	2	-	-	-	-	2
Moggerhanger	10	-	1	-	2	1	1	-	-	1	16
Northill	30	2	2	-	2	12	12	1	10	2	73
Old Warden	5	-	-	-	-	8	-	1	-	-	14
Potsgrove	-	-	-	-	-	-	2	-	-	-	2
Potton	207	17	4	3	4	1	26	21	-	27	310
Pulloxhill	14	-1	23	12	8	3	2	-	4	-	65
Ridgmont	2	-	1	-	3	-	1	-	-	2	9
Sandy	382	46	14	3	35	26	3	10	102	24	645
Shefford	227	23	126	1	39	31	26	110	93	7	683
Shillington	19	2	5	-	2	5	2	18	19	-1	71
Silsoe	31	6	18	16	36	34	70	141	102	94	548
Southill	19	1	2	1	-	-	-	-	-	3	26
Steppingley	-	-	-	-	-	-	-	-	-	-	0
Stondon	218	16	8	5	5	29	-	5	39	60	385
Stotfold	651	262	242	183	172	207	130	113	116	60	2136
Sutton	-	-	-	-	-	-	-	-	1	-	1
Tempsford	7	4	8	-	-	-	-	-	-	-	19
Tingrith	1	-	-	-	-	-	8	-	-	-	9
Westoning	54	5	11	-	15	2	-	3	-	2	92
Woburn	6	-	-	6	1	1	5	12	1	-	32
Wrestlingworth	8	6	2	4	-	-	-	-	-1	-	19
TOTAL	4166	720	720	378	610	852	656	871	1019	1129	11121

Table 2: South Central Bedfordshire

Parish	01-06	07/08	08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16	TOTAL
Barton-Le-Clay	48	22	16	-	6	18	3	-	1	4	118
Billington	17	-	-	-	-	-	-	16	2	1	36
Caddington	57	6	10	-	2	25	1	8	-	16	125
Chalgrave	4	-	-	1	-	-	-	-	-	-	5
Chalton	4	4	-	-	1	-	-	-	-	-	9
Dunstable	904	229	6	113	177	106	52	111	161	179	2038
Eaton Bray	18	2	-	1	1	1	9	2	12	3	49
Eggington	0	-	-	-	-	-	-	1	-	3	4
Heath & Reach	45	2	6	1	1	3	1	1	10	10	80
Hockliffe	28	-	12	3	37	6	-	23	20	-	129
Houghton Regis	145	4	9	27	111	83	23	41	41	2	486
Hyde	0	-	-	-1	-	-	-	-	-	-	-1
Kensworth	8	1	1	-	4	-	1	5	-	1	21
Leighton Linslade	1825	372	157	174	262	212	208	176	221	261	3868
Slip End	1	-	-	-	-	-	-1	-	1	-	1
Stanbridge	2	-	-	-	-	1	1	7	-1	1	11
Streatley	0	-	-	-	-	1	-	-	1	-1	1
Studham	4	-	-	-	1	1	-	-2	11	13	28
Sundon	1	-	-	-	-	-	-	-	-	1	2
Tilsworth	6	-	-	-	1	1	1	2	12	-	23
Toddington	35	4	-	3	14	-	10	2	11	2	81
Totternhoe	2	1	-	-	-	-	-	-	-	-	3
Whipsnade	1	-	-	-	-1	-	-	-	-	1	1
TOTAL	3155	647	217	322	617	458	309	393	503	497	7118

Appendix 9

Housing Completions for 2015/16 [as at 31/03/16]

Planning Application No.	Location	Gross	Net	Losses
Amphill				
CB/12/03129/FULL	Little Park Farm, Station Road, Amphill, Bedford, MK45 2RE	1	1	0
CB/12/03223/FULL	Land to the rear of The Limes, Station Road, Amphill	8	8	0
CB/13/00727/FULL	Land On The North Side Of, Church Street, Amphill	38	38	0
CB/13/03499/FULL	Russell House, 14 Dunstable Street, Amphill, Bedford, MK45 2JT	3	3	0
CB/14/00264/FULL	21 Queens Road, Amphill, Bedford, MK45 2TD	0	-1	1
CB/14/03196/FULL	Land at 52 Oliver Street, Amphill, Bedford, MK45 2SD	1	1	0
CB/14/03888/FULL	21A and 21B Woburn Street, Amphill, Bedford, MK45 2HP	1	1	0
CB/14/04853/FULL	Churchfields, Gas House Lane, Amphill, Bedford, MK45 2ER	1	0	1
CB/15/01226/FULL	7A Baker Street, Amphill, Bedford, MK45 2QE	2	2	0
CB/15/02356/FULL	1-3 Woburn Street, Amphill, Bedford, MK45 2HP	2	2	0
CB/15/04046/FULL	21B Woburn Street, Amphill, Bedford, MK45 2HP	1	1	0
		58	56	2
Arlesey				
CB/11/02358/RM	Crossways Park, Hitchin Road, Arlesey, SG15 6SG	24	24	0
CB/12/03535/FULL	Land rear of 197 Hitchin Road, Arlesey, SG15 6SE	4	4	0
CB/13/01851/VOC	Twin Acres, Hitchin Road, Arlesey, SG15 6SE	1	1	0
		29	29	0
Aspley Guise				
CB/11/04330/FULL	34 The Mount, Aspley Guise, Milton Keynes, MK17 8EA	1	1	0
CB/13/00353/FULL	Ridge End, 82 West Hill, Aspley Guise, Milton Keynes, MK17 8DX	1	1	0
CB/14/02376/FULL	Green Timbers, Woodside, Aspley Guise, Milton Keynes, MK17 8ED	1	0	1
CB/15/00132/FULL	Rear Of, Powage House, Church Street, Aspley Guise, Milton Keynes, MK17 8HE	1	1	0
CB/15/00355/PADO	4 The Square, Aspley Guise, Milton Keynes, MK17 8DF	1	1	0
		5	4	1
Aspley Heath				
CB/13/04181/FULL	The Cottage, Narrow Path, Aspley Heath, Milton Keynes, MK17 8TF	2	1	1
CB/14/00935/FULL	71A Church Road, Aspley Heath, Milton Keynes, MK17 8TJ	3	3	0
		5	4	1

Barton-Le-Clay

CB/11/01761/FULL	81a Bedford Road, Barton-le-Clay, Bedford, MK45 4LL	1	1	0
CB/12/03861/FULL	66 Stuart Road, Barton-le-Clay, Bedford, MK45 4NG	1	1	0
CB/13/01542/FULL	21 Bedford Road, Barton-le-Clay, Bedford, MK45 4JU	2	1	1
SB/08/01062/FULL	Land Adjacent To Manor Farmhouse, Manor Road, Barton-le-Clay	1	1	0
		5	4	1

Biggleswade

CB/11/00066/RM	Land South Of, Potton Road, Biggleswade	78	78	0
CB/11/00142/RM	Land South Of, Potton Road, Biggleswade	97	97	0
CB/11/01778/FULL	1 Willow Trees, Holme Mills, Biggleswade, SG18 9JZ	1	1	0
CB/12/04440/FULL	157 Potton Road, Biggleswade, SG18 0EJ	4	4	0
CB/13/01969/RM	Land South Of, Potton Road, Biggleswade	23	23	0
CB/13/02368/PADO	20 Hitchin Street, Biggleswade, SG18 8BE	4	4	0
CB/13/03494/FULL	Land South Of, Potton Road, Biggleswade	14	14	0
CB/13/04012/RM	Land South Of, Potton Road, Biggleswade	34	34	0
CB/14/00056/FULL	7 Mill Lane, Biggleswade, SG18 8AZ	2	1	1
CB/14/00529/RM	Land South Of, Potton Road, Biggleswade	38	38	0
CB/14/00780/RM	Land South of Potton Road, Biggleswade	22	22	0
CB/14/02013/FULL	Land Fronting Potton Road, Biggleswade, SG18 0EJ	21	21	0
CB/14/04588/FULL	Roadside Farm, 122 Potton Road, Biggleswade, SG18 0EJ	0	-1	1
CB/14/04976/FULL	Cherry Trees, Kitelands Road, Biggleswade, SG18 8NX	8	8	0
CB/15/00424/FULL	48B Shortmead Street, Biggleswade, SG18 0AP	2	2	0
CB/15/01013/FULL	Site of Former 171, London Road, Biggleswade	3	3	0
CB/15/01212/FULL	Land adj to 44 Lindsell Crescent, Biggleswade, SG18 0DL	1	1	0
CB/15/01586/FULL	Rear Of, 47 Potton Road, Biggleswade, SG18 0DX	2	2	0
CB/16/00226/FULL	Building at 13 Sun Street, Biggleswade, SG18 0BP	1	1	0
		355	353	2

Billington

CB/15/03070/LDCE	East View, Green Farm, Leighton Road, Great Billington, Leighton Buzzard, LU7 9BL	1	1	0
		1	1	0

Blunham

CB/12/00241/FULL	66 Grange Road, Blunham, Bedford, MK44 3NS	1	1	0
		1	1	0

Campton & Chicksands					
CB/14/03558/FULL	Land adjacent to 38 Greenway, Campton, Shefford, SG17 5BN	1	1	0	
		1	1	0	
Caddington					
CB/12/04249/RM	Former BTR Site, London Road, Dunstable	16	16	0	
		16	16	0	
Clifton					
CB/13/02779/FULL	11 Elm Farm Close, Clifton, Shefford, SG17 5RJ	1	1	0	
CB/15/00121/PAAD	The Lakes Farm, Pedley Lane, Clifton, Shefford, SG17 5EH	1	1	0	
CB/13/01208/FULL	Land at New Road, Clifton, Shefford	13	13	0	
		15	15	0	
Clophill					
CB/11/03326/FULL	St Marys Church, Church Path, Clophill	1	1	0	
CB/13/00985/FULL	Paradise Farm, The Causeway, Clophill, Bedford, MK45 4BA	1	1	0	
CB/13/03980/FULL	126 High Street, Clophill, Bedford, MK45 4BL	1	0	1	
CB/14/02892/FULL	100 High Street, Clophill, Bedford, MK45 4BE	1	1	0	
CB/14/01107/FULL	Land to the East of Castle Hill Court, Shefford Road, Clophill, Bedford, MK45 4DN	9	9	0	
		13	12	1	
Cranfield					
CB/10/01384/RM	Land At Home Farm, Lodge Road, Cranfield	69	69	0	
CB/13/03810/FULL	100 Bedford Road, Cranfield, Bedford, MK43 0HA	2	1	1	
CB/13/02497/FULL	Land At Central Garage, High Street, Cranfield	79	79	0	
CB/14/02732/FULL	114 Bedford Road, Cranfield, Bedford, MK43 0HA	1	1	0	
CB/14/04793/FULL	11 Mill Road, Cranfield, Bedford, MK43 0JG	1	1	0	
MB/07/00175/FULL	Land To The Rear Of 24 To 34, High Street, Cranfield	1	1	0	
CB/13/04201/FULL	Land off High Street and Lodge Road, Cranfield, Bedford, MK43 0BG	0	-2	2	
		153	150	3	

Dunstable

CB/11/00288/FULL	19B West Street, Dunstable, LU6 1SL	3	3	0
CB/12/01386/FULL	46-48 West Street, Dunstable, LU6 1TA	4	3	1
CB/12/01825/FULL	108 High Street North, Dunstable, LU6 1LN	1	1	0
CB/12/03042/FULL	17 High Street South, Dunstable, LU6 3RZ	7	7	0
CB/10/04252/FULL	Former Trico Site, High Street North, Dunstable	21	21	0
CB/13/02264/PADO	1A Albion Street, Dunstable, LU6 1SA	1	1	0
CB/13/02402/FULL	135 West Street, Dunstable, LU6 1SG	1	1	0
CB/14/00460/PADO	3-5 High Street North, Dunstable, LU6 1JR	7	7	0
CB/14/01425/FULL	Land adjacent to 34 Oldhill, Dunstable, LU6 3ER	1	1	0
CB/14/01634/PADO	116A High Street South, Dunstable, LU6 3HJ	6	6	0
CB/14/02112/FULL	21 Regent Street, Dunstable, LU6 1LP	2	1	1
CB/14/02245/FULL	19 & 19A High Street South, Dunstable, LU6 3RZ	6	6	0
CB/14/02841/PADO	Finbar House, 24 Vernon Place, Dunstable, LU5 4EX	7	7	0
CB/14/03144/FULL	71-77 High Street North, Dunstable, LU6 1JF	6	6	0
CB/14/03321/FULL	51 Victoria Street, Dunstable, LU6 3AZ	6	5	1
CB/14/03543/RM	Central Bedfordshire College, Kingsway, Dunstable, LU5 4HG	13	13	0
CB/14/03699/FULL	77 West Street, Dunstable, LU6 1ST	0	-1	1
CB/14/03727/FULL	Land at Kiln Way, Dunstable, LU5 4GZ	3	3	0
CB/14/03866/PADO	Icknield House, 40 West Street, Dunstable, LU6 1TA	35	35	0
CB/14/03868/FULL	51 High Street South, Dunstable, LU6 3SF	1	1	0
CB/14/04321/REG3	Land Adjacent to and South West of Creasey Park Drive, Creasey Park Drive, Dunstable	4	4	0
CB/14/04598/FULL	Plot 8 Walnut Grove, Dunstable, LU5 4FB	1	1	0
CB/14/04668/RM	Land at Frenchs Avenue, Dunstable	33	33	0
CB/14/05034/PADO	177 High Street North, Dunstable, LU6 1JW	5	5	0
CB/15/00379/FULL	55 Clifton Road, Dunstable, LU6 1LU	1	1	0
CB/15/00647/FULL	112-114 High Street South, Dunstable, LU6 3HJ	5	5	0
CB/15/01919/FULL	6 Ashton Square, Dunstable, LU6 3SN	2	1	1
CB/15/02435/FULL	59 High Street South, Dunstable, LU6 3SF	2	2	0
		184	179	5

Eaton Bray

CB/14/01557/PAAD	Land Adjacent 43, The Rye, Eaton Bray	1	1	0
CB/15/00164/FULL	2 Totternhoe Road, Eaton Bray, Dunstable, LU6 2BD	1	1	0
CB/15/03341/LDCE	Cimmeron, Doolittle Lane, Totternhoe, Dunstable, LU6 1QX	1	1	0
		3	3	0

Eggington					
CB/15/00150/FULL	Hawthorns, Leighton Road, Eggington, Leighton Buzzard, LU7 9NE	3	3	0	
		3	3	0	
Eversholt					
CB/15/01232/PAAD	Falcons Field, Lower Rads End ,Eversholt, Milton Keynes MK17 9EE	1	1	0	
		1	1	0	
Flitton & Greenfield					
CB/12/03615/FULL	Plot 1 Church Farm, Church Lane, Flitton, Bedford, MK45 5EL	1	1	0	
		1	1	0	
Flitwick					
CB/14/00003/FULL	Land to the rear of 34, 36 & 38 Hinksley Road, Flitwick, Bedford, MK45 1HH	2	2	0	
CB/14/02718/FULL	51 Amphill Road, Flitwick, Bedford, MK45 1AZ	1	1	0	
CB/14/04381/RM	Land off Steppingley Road and Froghall Road, Flitwick, Bedford, MK45 1AH	19	19	0	
CB/15/00732/PADO	19 Princess Close, Flitwick, Bedford, MK45 1FH	1	1	0	
CB/15/03309/PADM	10 Steppingley Road, Flitwick, Bedford, MK45 1AJ Units A, B, C Station Road, Flitwick	0	-1	1	
		23	22	1	
Harlington					
CB/14/02305/FULL	89 Westoning Road, Harlington, Dunstable, LU5 6PB	1	1	0	
		1	1	0	
Haynes					
CB/15/02290/FULL	32 - 34 Silver End Road, Haynes, Bedford, MK45 3PP	0	-2	2	
		0	-2	2	
Heath & Reach					
CB/12/03673/FULL	Kingswood Works, Woburn Road, Heath And Reach, Leighton Buzzard, LU7 0AZ	4	4	0	
CB/13/04161/RM	Heath Motors, Woburn Road, Heath And Reach, Leighton Buzzard, LU7 0AP	4	4	0	
CB/14/02051/FULL	Land West of 71 Woburn Road, Heath And Reach, Leighton Buzzard, LU7 0AP	1	1	0	
CB/14/04158/LDCP	The Ridge, Eastern Way, Heath And Reach, Leighton Buzzard, LU7 9LE	1	1	0	
		10	10	0	

Henlow					
CB/09/06626/FULL	Land Rear Of Town Farm Court And 53, High Street, Henlow	8	8	0	
CB/13/01765/FULL	The Glebe, 16 Church Road, Henlow, SG16 6AN	1	1	0	
		9	9	0	

Houghton Conquest					
CB/13/01265/RM	Land To East Of Ampthill Road Opposite Sheffield House, Ampthill Road, Houghton Conquest	22	22	0	
CB/14/00078/FULL	Preachers Place, Chapel End Road, Houghton Conquest, Bedford, MK45 3LW	2	2	0	
		24	24	0	

Houghton Regis					
CB/14/03056/FULL	Land at Bedford Road, Houghton Regis	2	2	0	
		2	2	0	

Hulcote & Salford					
CB/14/01743/FULL	15 Manor Lodge, Wavendon Road, Salford, Milton Keynes, MK17 8BB	1	1	0	
CB/14/03426/FULL	Land adjacent to 17 Wavendon Road, Salford, Milton Keynes, MK17 8BB	1	1	0	
CB/15/04724/LDCE	23A Brittens Lane, Salford, Milton Keynes, MK17 8BE	1	1	0	
		3	3	0	

Husborne Crawley					
CB/13/00650/FULL	Experimental Farm, Mill Road, Husborne Crawley, Bedford, MK43 0XF	1	1	0	
CB/13/01008/FULL	Crawley Hall Barns, Bedford Road, Husborne Crawley	3	3	0	
		4	4	0	

Kensworth					
CB/14/03951/FULL	Grasmere, Hollicks Lane, Kensworth, Dunstable, LU6 2PL	1	1	0	
		1	1	0	

Langford					
CB/14/03675/FULL	Poppy Hill Farm, Cambridge Road, Langford	1	1	0	
CB/15/00131/FULL	6 Cambridge Way, Langford, Biggleswade, SG18 9SQ	1	1	0	
CB/15/00581/FULL	62 High Street, Langford, Biggleswade, SG18 9RU	2	2	0	
CB/15/00757/FULL	The Boot, 110 High Street, Langford, Biggleswade, SG18 9RY	2	2	0	
		6	6	0	

Leighton-Linslade

CB/12/00825/RM	Site 15C, Pratts Quarry Billington Road, Leighton Buzzard	54	54	0
CB/12/01398/FULL	6 Market Square, Leighton Buzzard, LU7 1EY	0	-1	1
CB/13/00725/FULL	Land At Former 16, North Street, Leighton Buzzard	31	31	0
CB/13/01356/RM	Site 17A land at Grovebury Farm, Grovebury Road, Leighton Buzzard, LU7 4TF	71	71	0
CB/13/01760/FULL	Land rear of 123a - 131 Vandyke Road, Leighton Buzzard, LU7 3HQ	4	4	0
CB/13/02440/PADO	8A Hockliffe Street, Leighton Buzzard, LU7 1HJ	1	1	0
CB/13/02567/PADO	6A Hockliffe Street, Leighton Buzzard, LU7 1HJ	1	1	0
CB/13/02963/RM	Site 17A Land At Grovebury Farm, Grovebury Road, Leighton Buzzard	55	55	0
CB/13/03349/FULL	Land Adjacent 61 Garden Hedge, Leighton Buzzard, LU7 1AG	1	1	0
CB/14/02185/PADO	25A Hockliffe Street, Leighton Buzzard, LU7 1EZ	1	1	0
CB/14/02968/FULL	Lecton House, Lake Street, Leighton Buzzard, LU7 1RX	4	4	0
CB/14/04104/FULL	Land off Vimy Road, (phase 4) Linslade, Leighton Buzzard, LU7 1ER	20	20	0
CB/14/04797/FULL	Land rear of 28A Mentmore Road, Linslade, Leighton Buzzard, LU7 2NZ	1	1	0
CB/14/04833/FULL	26 - 28 Market Square, Leighton Buzzard, LU7 1HE	4	4	0
CB/15/00168/FULL	Land Adj to 8 Woodman Close, Leighton Buzzard, LU7 3NU	1	1	0
CB/15/00181/FULL	Land adjacent to 19 Baker Street, Leighton Buzzard, LU7 1BL	3	3	0
CB/15/00642/FULL	Land Adj to Manstorlei 2 Sandy Lane, Leighton Buzzard, LU7 3BE	1	1	0
CB/15/04685/LDCE	Homeways, Billington Road, Leighton Buzzard, LU7 9HH	1	1	0
SB/08/00510/FULL	The White Lion, 87 North Street, Leighton Buzzard, LU7 1EL	8	8	0
		262	261	1

Lidlington

CB/13/00084/FULL	St Margarets Church, Church Street, Lidlington	3	3	0
CB/15/02035/PADO	Valley House, Marston Road, Lidlington, Bedford, MK43 0PP	7	7	0
		10	10	0

Marston Moretaine

CB/12/00263/RM	Land Off, Bedford Road, Marston Moretaine	1	1	0
CB/12/03205/RM	Land off Bedford Road, Marston Moretaine	64	64	0
CB/12/04457/FULL	69 Bedford Road, Marston Moretaine, Bedford, MK43 0LA	1	0	1
CB/13/01673/NMA	Land Off Bedford Road, Marston Moretaine	65	65	0
CB/14/04378/RM	Land At Moreteyne Farm, Wood End, Marston Moretaine	7	7	0
CB/15/00028/FULL	Plot 124, Newlands, Marston Moretaine, Bedford, MK43 0WH	1	1	0
CB/15/00975/LDCP	24 & 26 Upper Shelton Road, Marston Moretaine, Bedford, MK43 0LT	1	-1	2
CB/15/02061/FULL	86 Gold Furlong, Marston Moretaine, Bedford, MK43 0EG	1	1	0
		141	138	3

Maulden					
CB/12/03184/FULL	Land Between 27 And 29, Wingfield Avenue, Maulden	1	1	0	
CB/13/00943/FULL	The George Inn, 6 George Street, Maulden, Bedford, MK45 2DF	1	1	0	
CB/15/00625/FULL	Land adjacent to 8 Kings Road, Maulden, Bedford, MK45 2DT	1	1	0	
CB/15/00664/FULL	Plot 1 Fishers Field, Maulden, Bedford, MK45 2EQ	2	2	0	
MB/08/00496/FULL	The Bothy Cottage, George Street, Maulden	1	1	0	
		6	6	0	

Moggerhanger					
CB/09/00725/FULL	Land At 58, Park Road, Moggerhanger	1	1	0	
		1	1	0	

Northhill					
CB/14/01026/FULL	1A Hatch, Sandy, SG19 1PT	0	-1	1	
CB/14/03791/FULL	Windyridge, Ickwell Road, Upper Caldecote, Biggleswade, SG18 9BS	1	1	0	
CB/15/02966/VOC	79 Hitchin Road, Upper Caldecote, Biggleswade, SG18 9BU	1	1	0	
CB/15/04612/VOC	Plot 2, Woodside Caravan Park, Thorncote Road, Northhill, Biggleswade, SG19 1PT	1	1	0	
		3	2	1	

Potton					
CB/13/02614/REN	48 Everton Road, Potton, Sandy, SG19 2PB	13	13	0	
CB/13/03922/FULL	Land adjacent to 14-16 Bull Street, Potton, Sandy, SG19 2NR	1	1	0	
CB/13/04269/FULL	Rear of 30A Sutton Mill Road, Potton, Sandy, SG19 2QB	1	1	0	
CB/14/03520/FULL	Site of Former The Gables, Mill Lane, Potton	8	8	0	
CB/14/04602/FULL	The Bricklayers Arms, 1 Newtown, Potton, Sandy, SG19 2QH	4	3	1	
CB/15/03801/FULL	2 & 4 Downside Gardens, Potton, Sandy, SG19 2RE	2	1	1	
		29	27	2	

Pulloxhill					
CB/15/00294/FULL	Rowan, Greenfield Road, Pulloxhill, Bedford, MK45 5EY	0	-1	1	
CB/15/03020/FULL	The Willows, Kitchen End, Barton Road, Pulloxhill, Bedford, MK45 4QT	2	1	1	
		2	0	2	

Ridgmont					
CB/15/02618/FULL	69A High Street, Ridgmont, Bedford, MK43 0TX	3	2	1	
		3	2	1	

Sandy

CB/13/00542/RM	Former Meller Beauty Premises, Sunderland Road, Sandy, SG19 1QY	18	18	0
CB/13/03694/FULL	27A and 27B The Surgery Kings Road, Sandy, SG19 1EJ	0	-1	1
CB/13/04088/LDCP	Long Lake Meadow, High Road, Seddington, Sandy, SG19 1NU	4	4	0
CB/14/00100/FULL	Land to the rear of 40 Northcroft, Sandy, SG19 1JJ	2	2	0
CB/14/03280/FULL	Land West of Station Road, Sandy	1	1	0
CB/14/04659/FULL	38 Northcroft, Sandy, SG19 1JJ	2	2	0
CB/15/00819/FULL	67 London Road, Sandy, SG19 1DH	1	0	1
CB/15/02899/FULL	170 St Neots Road, Sandy, SG19 1BU	0	-3	3
CB/15/04731/LDCE	Tempsford Service Station, 43 Tempsford Road, Sandy, SG19 2AF	1	1	0
		29	24	5

Shefford

CB/12/02848/FULL	Gladwell House, 6-6A Hitchin Road, Shefford, SG17 5JA	1	1	0
CB/14/01662/FULL	3 New Street, Shefford, SG17 5BW	3	3	0
CB/15/01278/FULL	54 New Street, Shefford, SG17 5BW	3	2	1
CB/15/01547/FULL	13 New Street, Shefford, SG17 5BW	2	1	1
		9	7	2

Shillington

CB/12/00057/FULL	Northley Farm, 57 Hanscombe End Road, Shillington, Hitchin, SG5 3HH	1	1	0
CB/12/00504/FULL	Corn Mill Farm, Gravenhurst Road, Shillington, Hitchin, SG5 3HQ	0	-1	1
CB/14/03105/FULL	Chiltern View, Higham Road, Higham Gobion, Hitchin, MK45 4RB	0	-1	1
		1	-1	2

Silsoe

CB/11/02639/RM	Land And Buildings At Cranfield University, Barton Road, Silsoe	69	69	0
CB/14/00917/FULL	2 Newbury Close, Silsoe, Bedford, MK45 4EZ	1	0	1
CB/14/02717/FULL	Land to the West of Barton Road, Silsoe	7	7	0
CB/14/03500/FULL	18,20 and 22 Newbury Lane, Silsoe, Bedford, MK45 4ET	2	2	0
CB/14/03844/RM	Land At Former Cranfield University, Barton Road, Silsoe	12	12	0
CB/14/04548/FULL	Post Office, 1 Newbury Court, Newbury Lane, Silsoe, Bedford, MK45 4ET	1	1	0
CB/15/00785/FULL	The George, High Street, Silsoe, Bedford, MK45 4EP	3	3	0
		95	94	1

Southill

CB/14/04317/FULL	Riveroaks (formerly Silver Lake Farm), Stanford Lane, Clifton, Shefford, SG17 5EU	3	3	0
		3	3	0

Stanbridge					
CB/09/05201/FULL	Plot 4, The Stables, Stanbridge Road, Great Billington, Leighton Buzzard, LU7 9JH	1	1	0	
		1	1	0	
Stondon					
CB/12/02929/FULL	186, 188 and land rear of Station Road, Lower Stondon, Henlow, SG16 6JQ	61	61	0	
CB/14/00411/FULL	Indian Ocean, 27 Fakeswell Lane, Lower Stondon, Henlow, SG16 6JY	0	-1	1	
		61	60	1	
Stotfold					
CB/11/01830/RM	Parcel 4 And 4A, Land South Of Stotfold, Norton Road, Stotfold	28	28	0	
CB/12/02503/FULL	Land off Taylors Road, Stotfold, Hitchin, SG5 4AY	26	26	0	
CB/14/00077/FULL	2 High Street, Stotfold, Hitchin, SG5 4LL	1	1	0	
CB/14/00410/FULL	97 The Green, Stotfold, Hitchin, SG5 4DG	2	2	0	
CB/14/01323/FULL	82 High Street, Stotfold, Hitchin, SG5 4LD	1	1	0	
CB/14/01589/FULL	The Pig And Whistle, 40 Brook Street, Stotfold, Hitchin, SG5 4LA	0	-1	1	
CB/14/04981/FULL	Rear of 116, Hitchin Road, Stotfold, Hitchin, SG5 4HT	1	1	0	
CB/15/00322/FULL	The Crown, 39 The Green, Stotfold, Hitchin, SG5 4AL	2	2	0	
		61	60	1	
Streatley					
CB/15/01328/FULL	85 & 87 Bury Lane, Streatley, Luton, LU3 3PT	1	-1	2	
		1	-1	2	
Studham					
CB/13/02733/FULL	Bell Farm 15 Dunstable Road, Studham, Dunstable, LU6 2QG	11	11	0	
CB/14/01334/RM	Four Acres Nurseries, Hemel Hempstead Road, Dagnall, Berkhamsted, HP4 1QR	1	1	0	
CB/15/03364/LDCE	Shires End, Clements End Road, Studham, Dunstable, LU6 2NG	1	1	0	
		13	13	0	
Sundon					
CB/15/01144/FULL	Former Sundon Methodist Chapel, Harlington Road, Sundon, Luton, LU3 3PE	1	1	0	
		1	1	0	

Toddington					
CB/12/03060/FULL	Sow and Pigs, 19 Church Square, Toddington, Dunstable, LU5 6AA	1	1	0	
CB/13/01992/FULL	62 High Street, Toddington, Dunstable, LU5 6BY	1	1	0	
		2	2	0	
Westoning					
CB/13/03134/FULL	Broadlands, Manor Park Stud Farm, Park Road, Westoning, Bedford, MK45 5LA	2	2	0	
		2	2	0	
Whipsnade					
CB/13/02261/PADO	Annexe at, Wentworth, Dagnall Road, Whipsnade	1	1	0	
CB/14/04089/FULL	Bennetts Cottage, The Green, Whipsnade, Dunstable, LU6 2LG	1	0	1	
CB/14/04721/FULL	Wentworth, Dagnall Road, Whipsnade, Dunstable, LU6 2LD	1	0	1	
		3	1	2	
Total Completions for 2015/16		Gross	Net	Losses	
		1671	1626	45	

Ref: (previous reference numbers are shown in brackets)	Planning application ref/DPD policy ref	Type of permission (Allocation, Outline, Reserved Matters, Full)	CBC area (North/South)	Parish/Ward	Name and address of site	Greenfield/Brownfield/Mixed	Available	Achievable	Conclusion	Number of dwellings built on site since 1st April 2015	Dwellings losses since 2015	Total number of dwellings built on site since 2011	Dwellings losses since 2011	Total residual number of dwellings under construction, permitted/allocated (net)	Total delivery expected within the plan period	Number of residual which are expected to contribute towards the 5 year land supply	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	Beyond 2035	Beyond 2031	Total Identified Supply Remaining (2011-2031 plan period)
HT009d	CB/14/02509	RM	N	Biggleswade	Land East of Biggleswade	Greenfield	Status: Allocated site HO8(8) Previous Use: Fields	6 dwellings were under construction when the site was visited at the end of March 2016. Potential barriers: None identified	Deliverable	0	0	0	0	90	90	90	30	50	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	90
HT009e	CB/14/02573	RM	N	Biggleswade	Land East of Biggleswade	Greenfield	Status: Allocated site HO8(8) Previous Use: Fields	Figures in the trajectory are based on information received from the agent/housebuilder. Potential barriers: None identified	Deliverable	0	0	0	0	43	43	20	0	0	0	0	20	23	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	43
HT009f	CB/13/03494	Full	N	Biggleswade	Land East of Biggleswade - Local Centre	Greenfield	Status: Allocated site HO8(8) Previous Use: Fields	FULL permission for 51 apartments. A block of 14 were completed when the site was visited at the end of March 2016. Potential barriers: None identified	Deliverable	14	0	14	0	37	51	37	37	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	37
HT010	CB/12/02835	RM	N	Biggleswade	Land East of Biggleswade Block 31,32	Greenfield	Status: Allocated site HO8(8)	Site Complete	Complete	0	0	39	0	0	39	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
HT014	MB/05/01423	Pending	N	Biggleswade	Site 4, Land South of Potton Road	Greenfield	Status: Allocated site HO8(8) Previous Use: Fields	This is part of a larger allocation which is already under construction. Discussion with agent responsible for collating occupation forecast - delivery expected to commence in 2018 with full build out by 2021. Considered to be slightly ambitious annual delivery in light of other sites still being built out. Potential barriers: Land ownership.	Developable	0	0	0	0	354	354	0	0	0	0	0	54	100	100	100	0	0	0	0	0	0	0	0	0	0	0	0	0	354
HT015	MB/05/01425	Outline	N	Biggleswade	Site 3, Land South of Potton Road	Greenfield	Status: Allocated site HO8(8) Previous Use: Fields	This site forms part of a larger allocation which is under construction. Figures are based on information provided by agent. Infrastructure expected to be delivered by Q3 2016. Construction to commence 2017 with full build out of 201 dwellings by 2019. The planning agent has indicated that the site will be built out in 3 years. Potential barriers: None identified	Deliverable	0	0	0	0	182	182	182	0	60	80	42	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	182
HT017	CB/13/02900	Full	N	Biggleswade	Land East of Biggleswade	Greenfield	Status: Allocated site HO8(8) Previous Use: Fields	Site Complete	Complete	0	0	9	0	0	9	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
HT022	CB/11/00066	RM	N	Biggleswade	Land South of Potton Road	Greenfield	Status: Allocated site HO8(8) Previous Use: Fields	The site is well under construction. Only 33 remain to be built when the site was visited at the end of March 2016.	Deliverable	78	0	195	0	33	228	33	33	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	33	
HT023	CB/11/02327	RM	N	Biggleswade	Land South of Potton Road	Greenfield	Status: Allocated site HO8(8)	Site Complete	Complete	0	0	67	0	0	67	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
HT024	CB/13/02209	NMA	N	Biggleswade	Land South of Potton Road	Greenfield	Status: Allocated site HO8(8)	Site Complete	Complete	0	0	8	0	0	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
HT027	CB/13/01969	RM	N	Biggleswade	Land East of Biggleswade	Greenfield	Status: Allocated site HO8(8)	Site Complete	Deliverable	23	0	66	0	0	66	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
HT028	CB/13/04012	RM	N	Biggleswade	Land East of Biggleswade	Greenfield	Status: Allocated site HO8(8)	Site Complete	Deliverable	34	0	49	0	0	49	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
HT030	CB/13/03560	RM	N	Biggleswade	Land East of Biggleswade	Greenfield	Status: Allocated site HO8(8)	Site Complete	Complete	0	0	4	0	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
HT031	CB/11/00142	RM	N	Biggleswade	Land East of Biggleswade	Greenfield	Status: Allocated site HO8(8)	Site Complete	Complete	97	0	122	0	0	122	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
HT032	HA15 CB/11/03412	Full	N	Blunham	Trigwell Allen Land adj. 5 Barford Road and r/o 26-40 Station Road & 22-40 The Avenue, Blunham	Greenfield	Status: Allocated site HA15 in the Adopted Site Allocations DPD	Site Complete	Complete	0	0	36	0	0	36	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
HT033	H1(19)	None	S	Caddington	Land at Dunstable Rd & Folly Lane, Caddington (North)	Greenfield	Status: Allocated site H1(19) Landowner intent to develop Previous Use: Agricultural	Application withdrawn Potential barriers: Application withdrawn. Site has been removed from the 5 year supply	Uncertain	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
HT034	H1(19) CB/10/03478 (pending)	None	S	Caddington	Land at Dunstable Rd & Folly Lane, Caddington (South)	Greenfield	Status: Allocated site H1(19) - principle of residential development is established. Landowner intent to develop Previous Use: Agricultural	A house builder have completed a pre-application meeting with officers from CBC and they are currently progressing work to inform a detailed planning application for up to 50 homes on the site. Information received from the agent indicates that delivery will commence in 2017/18 Potential barriers: None identified	Deliverable	0	0	0	0	50	50	50	0	10	40	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	50
HT035	HA16 CB/13/01208	Full	N	Clifton	Land at New Road, Clifton	Greenfield	Status: Allocated site HA16 in the Adopted Site Allocations DPD. Landowner intent to develop. Existing Use: Open land and residential garden	13 dwellings had been completed when the site was visited at the end of March 2016. Information received from Taylor Wimpey indicates that the sites will be built out in 2017/18 Potential Barriers: None identified - collaboration agreement signed.	Deliverable	13	0	13	0	60	73	60	43	17	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	60

Ref: (previous reference numbers are shown in brackets)	Planning application ref/DPD policy ref	Type of permission (Allocation, Outline, Reserved Matters, Full)	CBC area (North/South)	Parish/Ward	Name and address of site	Greenfield/Brownfield/Mixed	Available	Achievable	Conclusion	Number of dwellings built on site since 1st April 2015	Dwelling losses since 2015	Total number of dwellings built on site since 2011	Dwelling losses since 2011	Total residual number of dwellings under construction, permitted/allocated (net)	Total delivery expected within the plan period	Number of residual which are expected to contribute towards the 5 year land supply	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	Beyond 2035	Beyond 2031	Total Identified Supply Remaining (2011-2031 plan period)
HT036	HA17 CB/14/01107	Full	N	Clophill	Land adjacent Castle Hill Court, Shefford Road, Clophill	Greenfield	Status: Allocated site HA17 in the Adopted Site Allocations DPD. Landowner intent to develop	Site Complete	Complete	9	0	9	0	0	9	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
HT037	HA18 CB/12/03941	Full	N	Clophill	Dwelling and garden land to the rear of 122a & 124 High Street, Clophill	Mixed	Status: Allocated site HA18 in the Adopted Site Allocations DPD Existing Use: Site Complete.	Site Complete	Complete	0	0	5	0	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
HT038	HA7 CB/13/02497	Full	N	Cranfield	Land Rear of Central Garage, High Street, Cranfield	Greenfield	Status: Allocated site HA7 in Adopted Site Allocations DPD. Site owned by developer.	Site visit undertaken March 2016 - 21 dwellings are yet to be completed. Site is scheduled for completion by July 2016. Potential barriers: None identified.	Deliverable	79	0	114	0	21	135	21	21	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	21
HT039	CB/10/01384	RM	N	Cranfield	Home Farm	Greenfield	Status: Allocated site HO8(26A) RM planning permission Existing Use: Farm land	This site is under construction. 43 of the 57 remaining dwellings are to be taken on by Water End Homes. The other 14 dwellings are under construction by Persimmon Homes. Potential barriers: None identified	Deliverable	69	0	72	0	57	129	57	57	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	57
HT040	CB/10/02546	RM	N	Cranfield	Home Farm	Greenfield	Status: Allocated site HO8(26A) RM planning permission Existing Use: Farm land	Parcel was permitted for 230 dwellings. 183 of these have been superseded by 15/03955. The majority of the remaining 47 are under construction. Potential barriers: None identified	Deliverable	0	0	0	0	47	47	47	47	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	47
HT040a	CB/15/03955	RM	N	Cranfield	Home Farm	Greenfield	Status: Allocated site HO8(26A) RM planning permission Existing Use: Farm land	Replanned part of 10/02546. Phase 3 or a larger site which is under construction. This site is expected to be built out over the next 5 years. Potential barriers: None identified	Deliverable	0	0	0	0	183	183	183	40	40	40	40	23	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	183
HT041	CB/10/03467	RM	N	Cranfield	Home Farm	Greenfield	Status: Allocated site HO8(26A) RM planning permission Existing Use: Farm land	Application for 12 almshouses, work on the wider site has commenced Potential barriers: None identified	Deliverable	0	0	0	0	12	12	12	0	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12
HT042	CB/13/04201	FULL	N	Cranfield	Home Farm	Greenfield	Status: Allocated site HA8 in Adopted Site Allocations DPD. The University is shortly completing the sale of the site to a developer.	House builder has confirmed that this site will commence in January 2016 and with be built out within 2.5 years. Potential barriers: None identified	Deliverable	0	2	0	2	20	20	20	10	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	20
HT043	H1(2) CB/12/04384 CB14/03727	RM	S	Dunstable	Hartwell Trucks, Skimpot Rd, Dunstable	Brownfield	Status: Allocated site H1(2) Previous Use: Former railway estate land	Site complete	Complete	3	0	11	0	0	11	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
HT044	H1(3)	None	S	Dunstable	Balkan Cars, High St North, Dunstable	Brownfield	Status: Allocated site H1(3) Previous Use: Mixed commercial	Information provided by Development Management. There has been no interest to date in developing the site. Potential barriers: No interest to date in site development.	Uncertain	0	0	0	0	28	28	0	0	0	0	0	0	0	0	10	18	0	0	0	0	0	0	0	0	0	0	0	0	28
HT045	H1(4)	None	S	Dunstable	Gas Works Site, North Station Way, Dunstable	Brownfield	Status: Allocated site H1(4) Previous Use: Gas Works Site	Information supplied by Development Management. Potential barriers: The cost of decontamination could render the site unviable. The site is unlikely to deliver.	Not viable	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
HT046	H1(5)	No application for remaining allocation	S	Dunstable	Regent Street/Manchester Place, Dunstable	Brownfield	Status: Allocated site H1(5) Previous Use: Mixed commercial use	Information provided by Development Management. No movement on this site to date. Potential barriers: None identified	Uncertain	0	0	0	0	26	26	0	0	0	0	0	0	0	0	0	0	26	0	0	0	0	0	0	0	0	0	0	0	26
HT047	H1(7) CB/10/01216	Full	S	Dunstable	Hartwell Ford (Bellway Homes), Station Rd, Dunstable	Brownfield	Status: Allocated site H1(7) Previous Use: Car Storage site	Site complete	Complete	0	0	32	0	0	32	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
HT048	H1(8)	None	S	Dunstable	Three Valleys Water Premises, High Street South, Dunstable	Brownfield	Status: Allocated site H1(8). No intent to develop Previous Use: Water works site	No movement on this site Potential barriers: Land owner has indicated no houses will be built. 10 dwellings have therefore been removed from the trajectory.	Not available	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
HT049	HA19 CB/13/00371	Full	N	Dunton	Land off Boot Lane, Dunton	Greenfield	Status: Allocated site HA19 in the Adopted Site Allocations DPD. Site under	Site Complete	Complete	0	0	24	0	0	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
HT050	HA20	None	N	Everton	21 Sandy Road, Everton	Greenfield	Status: Allocated site HA20 in the Adopted Site Allocations DPD. Land owner intent to develop. Existing Use: Farm Buildings	Land owner contacted and confirms seeking to progress scheme shortly. Delivery expected to occur within the five year supply period. Potential barriers: None identified.	Deliverable	0	0	0	0	7	7	7	0	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7

Ref: (previous reference numbers are shown in brackets)	Planning application ref/DPD policy ref	Type of permission (Allocation, Outline, Reserved Matters, Full)	CBC area (North/South)	Parish/Ward	Name and address of site	Greenfield/Brownfield/Mixed	Available	Achievable	Conclusion	Number of dwellings built on site since 1st April 2015	Dwelling losses since 2015	Total number of dwellings built on site since 2011	Dwelling losses since 2011	Total residual number of dwellings under construction, permitted/allocated (net)	Total delivery expected within the plan period	Number of residual which are expected to contribute towards the 5 year land supply	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	Beyond 2035	Beyond 2031	Total Identified Supply Remaining (2011-2031 plan period)	
HT051	HA21 CB/13/00860	Full	N	Everton	Part of The Heath, Everton	Greenfield	Status: Allocated site HA21 in the Adopted Site Allocations DPD. Under construction. Existing Use: Farm Buildings	Site Complete	Complete	0	0	8	0	0	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
HT052	MA2 CB/14/04381	RM	N	Flitwick	Land at Steppingley Road and Froghall Road, Flitwick	Greenfield	Status: RM permission for 400 dwellings. Landowner intent to develop. Existing Use: Open fields and farm structures	RM application approved for 400 dwellings. The site was visited at the end of March 2016. 19 dwellings had been completed in 2015/16. The council officer spoke to the employees in the sales offices. - 47 are expected to be delivered in 2016/17. The focus is currently on finishing the street scene. The site is being built out by two house builders. Potential barriers: None identified.	Deliverable	19	0	19	0	381	400	381	47	100	100	100	34	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	381
HT053	TC2 15/04675/Full	Full registered	N	Flitwick	Land rear of Hilldene Close, Steppingley Road, Flitwick	Brownfield	Status: Allocated site TC2 in Adopted Site Allocations DPD - principle of residential development has been established. Land owned by developer. Existing use: PDL	This is a previously developed site within the centre of Flitwick. A Full application has been submitted for 53 net dwellings and will be going to committee for a decision in June. There is a realistic prospect that this site will deliver within the five year supply period. Potential barriers: None identified	Deliverable	0	0	0	0	53	53	53	0	20	20	13	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	53	
HT054	H1(21) CB/12/01886	Full	S	Hockliffe	A5 Garage, Watling St, Hockliffe	Brownfield	Status: Allocated site H1 (21) Previous Use: Garage	Site complete.	Complete	0	0	43	0	0	43	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
HT055	HA6 CB/13/01265	RM	N	Houghton Conquest	Land at the Former Hostel Site, Houghton Conquest	Brownfield	Status: Allocated site HA6 in Adopted Site Allocations DPD. Landowner intent to develop Existing Use: Derelict former hostel workers site	This site was visited at the end of March 2016. 10 dwellings remain to be completed. Potential barriers: None identified	Deliverable	22	0	42	0	10	52	10	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10	
HT056	CB/11/04348	VOC	N	Houghton Conquest	Land at Stewartby	Greenfield	Status: Allocated site HO8(2). Landowner intent to develop Outline planning permission Existing Use: Open field	Information provided by developer indicates delivery to conclude in 2019/20 This is the 3rd phase of a larger scheme. Construction of phase 1 has commenced within Bedford Borough. Non material amendments have been received. Potential barriers: None identified	Deliverable	0	0	0	0	120	120	120	0	0	0	120	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	120	
HT057	CB/12/03613	Outline	S	Houghton Regis	North of Houghton Regis (Site 1)	Greenfield	Status: South Endorsed Core Strategy CS16 & CS17, Outline planning permission. Previous Use: Agricultural	There will be multiple housebuilders and start points on site. The site was referred to the Secretary of State but it was not called in. Site wide masterplanning is to progress during Summer 2016. The first RM applications are expected to come in early 2017. Although some delivery is possible during 2017/18, a delivery start date of 2011/10 has been entered in the interest of robustness and to acknowledge a recent Inspector's report. Potential barriers: None identified	Deliverable	0	0	0	0	5,150	2,440	440	0	0	80	160	200	200	200	200	200	200	200	200	200	200	200	200	200	200	200	200	1,910	2,710	2,440
HT058	CB/15/00297	Outline	S	Houghton Regis	North of Houghton Regis - Land West of Bidwell (Site 2)	Greenfield	Status: South Endorsed Core Strategy CS16 & CS17, Outline planning permission. Previous Use: Agricultural	There will be multiple house builders on this site. This application has not been called in by the Secretary of State. The first RM application is expected to be submitted late summer/early Autumn 2016. A delivery start date of 2017/18 has therefore been entered into this trajectory. Potential barriers: None identified	Deliverable	0	0	0	0	1,900	1,900	440	0	40	100	150	150	150	150	150	150	150	150	150	150	150	150	110	0	0	0	0	0	0	1,900
HT058a	CB/15/03411	RM	S	Houghton Regis	North of Houghton Regis - land to the rear of the Old Red Lion (Site 2)	Greenfield	Status: South Endorsed Core Strategy CS16 & CS17. Landowner intent to develop Previous Use: Agricultural	The site was visited at the end of March 2016. The site had been cleared and fenced. Potential barriers: None identified	Deliverable	0	0	0	0	62	62	62	31	31	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	62	
HT059	Emerging DS Policy 60	None	S	Houghton Regis	East of Houghton Park Road (Site 1)	Greenfield	Status: South Endorsed Core Strategy CS16 & CS17 Previous Use: Agricultural	PPA limits delivery to 100 dwellings prior to the completion of the Woodside link which is due in 2017. Information from house builder received in March 2015 indicates that an application is expected to be submitted 2015/16. More recent information suggests that this is unlikely. Potential barriers: None identified	Developable	0	0	0	0	300	300	0	0	0	0	0	50	75	75	75	25	0	0	0	0	0	0	0	0	0	0	0	0	300	
HT060	Emerging DS Policy 60 14/03056	Full	S	Houghton Regis	Bedford Road Site (Site 1)	Greenfield	Status: South Endorsed Core Strategy CS16 & CS17 Previous Use: Agricultural	This site was visited at the end of March 2016. 2 dwellings were completed in 2015/16 and 15 were under construction. Potential Barriers: None identified	Deliverable	2	0	2	0	167	169	167	35	50	50	32	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	167	

Ref. (previous reference numbers are shown in brackets)	Planning application ref/DPD policy ref	Type of permission (Allocation, Outline, Reserved Matters, Full)	CBC area (North/South)	Parish/Ward	Name and address of site	Greenfield/Brownfield/Mixed	Available	Achievable	Conclusion	Number of dwellings built on site since 1st April 2015	Dwelling losses since 2015	Total number of dwellings built on site since 2011	Dwelling losses since 2011	Total residual number of dwellings under construction, permitted/allocated (net)	Total delivery expected within the plan period	Number of residual which are expected to contribute towards the 5 year land supply	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	Beyond 2035	Beyond 2031	Total Identified Supply Remaining (2011-2031 plan period)	
HT061	HA22 14/04634	Full	N	Langford	Land rear of The Westlers PH, High Street, Langford	Greenfield	Status: Allocated site HA22 in the Adopted Site Allocations DPD. Land owner intent to develop.	A site visit was undertaken at the end of March 2016. Groundworks have commenced.	Deliverable	0	0	0	0	10	10	10	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10
HT062	HA23 14/03608	RM	N	Langford	Land between no. 30 Church Street and The Field, Langford	Greenfield	Status: Allocated site HA23 in the Adopted Site Allocations DPD for 44 supported housing for the elderly. Land owner intent to develop.	A site visit was undertaken at the end of March 2016. Groundworks have commenced. Potential barriers: None identified	Deliverable	0	0	0	0	47	47	47	47	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	47
HT063	H1(12) CB/11/03933 CB/14/04104	Full	S	Leighton Linslade	Land at Vimy Road	Brownfield	Status: Allocated site H1(12) Previous Use: Car dealer	Site Complete	Complete	20	0	52	0	0	52	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
HT064	H1(13) CB/14/04336	RM	S	Leighton Linslade	Land at RAF Stanbridge, Leighton Buzzard	Brownfield	Status: Allocated site H1(13). Land has been sold to a house builder. Previous Use: MoD	This site has been purchased by a house builder. Figures in the trajectory have been informed by information provided by the house builder. Potential barriers: None identified	Deliverable	0	0	0	0	175	175	175	4	122	49	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	175
HT065	H1(15) SB/08/00726	RM	S	Leighton Linslade	Site 15B - Pratts Quarry, Billington Rd	Brownfield	Status: Allocated site H1(15)	Site Complete	Complete	0	0	9	0	0	9	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
HT066	H1(15) CB/10/03014	RM	S	Leighton Linslade	Site 15D Phases 1 & 2 Pratts Quarry, Billington	Brownfield	Status: Allocated site H1(15)	Site Complete	Complete	0	0	230	0	0	230	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
HT067	H1(15) CB/11/01585	RM	S	Leighton Linslade	Site 15D Phase 3 - Pratts Quarry, Billington	Brownfield	Status: Allocated site H1(15)	Site Complete	Complete	0	0	34	0	0	34	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
HT068	H1(15) CB/11/01879	RM	S	Leighton Linslade	Site 15D Phase 3 - Pratts Quarry, Billington	Brownfield	Status: Allocated site H1(15)	Site Complete	Complete	0	0	34	0	0	34	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
HT069	H1(15) CB/12/00744	RM	S	Leighton Linslade	Site 15C - Pratts Quarry, Billington Road	Brownfield	Status: Allocated site H1(15)	Site Complete	Complete	0	0	49	0	0	49	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
HT070	H1(15) CB/12/00751	RM	S	Leighton Linslade	Site 15C - Pratts Quarry, Billington Road	Brownfield	Status: Allocated site H1(15)	Site visit undertaken in March 2015. Site complete	Complete	0	0	55	0	0	55	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
HT071	H1(15) CB/12/00825	RM	S	Leighton Linslade	Site 15C - Pratts Quarry, Billington Road	Brownfield	Status: Allocated site H1(15) Previous Use: Quarry	The site was visited at the end of March 2016. The remaining 21 plots were under construction. Potential barriers: None identified	Deliverable	54	0	94	0	21	115	21	21	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	21	
HT072	H1(17A) CB/13/02963	RM	S	Leighton Linslade	Site 17A Grovebury Farm (South)	Greenfield	Status: Allocated site H1(17) Site acquired by developer Previous Use: Farm	The site was visited at the end of March 2016. 55 dwellings were completed in 2015/16, 40 were under construction. Potential barriers: None identified	Deliverable	55	0	67	0	128	195	128	63	65	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	128	
HT073	H1(17A) CB/13/01356	RM	S	Leighton Linslade	Site 17A Grovebury Farm (North)	Greenfield	Status: Allocated site H1(17) Previous Use: Farm	Site Complete	Complete	71	0	159	0	0	159	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
HT073a	H1(17A) CB/14/04082	Full	S	Leighton Linslade	land at Theedway and Billington Road (Site 17A, Land at Grovebury Farm)	Greenfield	Status: Allocated site H1(17) Previous Use: Farm	This site is part of a larger allocation which is already under construction. Potential barriers: None identified	Deliverable	0	0	0	0	10	10	10	0	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10
HT074	H1(17B) CB/12/02889	Outline	S	Leighton Linslade	Site 17B Land at Grovebury Farm	Greenfield	Status: Allocated site H1(17) Landowner intent to develop Previous Use: Farm	This is part of a larger development which is under construction. Discussion with Agent on 12.10.15 - they have been instructed to market the site ASAP and anticipate the submission of a RM application spring/summer 2016 with site build out by the close of 2018/19. Potential barriers: None identified	Deliverable	0	0	0	0	116	116	116	10	56	50	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	116
HT075	H1(25) CB/12/01255	Full	S	Leighton Linslade	Land off Baker St, R/O 55-69 North St, Leighton Buzzard	Brownfield	Status: Allocated site H1(25), Full permission Previous Use: Mixed use	The site was visited at the end of March 2016. 13 dwellings gross (12 net) All plots were under construction. Potential barriers: none identified	Deliverable	0	0	0	0	12	12	12	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12
HT075a	H1(25) CB/15/00181	RM	S	Leighton Linslade	Land off Baker St, R/O 55-69 North St, Leighton Buzzard	Brownfield	Status: Allocated site H1(25), RM permission Previous Use: Mixed use	RM approved for part of allocation site H1(25) Potential barriers: None identified	Deliverable	0	0	0	0	3	3	3	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3
HT076	H1(27)	None	S	Leighton Linslade	Former Railway Sidings, Wing Road, Linslade	Brownfield	Status: Allocated site H1(27) Previous Use: Railway Sidings	Information provided by Development Management. No application has been submitted Potential barriers: Mitigation of the noise from the railway	Uncertain	0	0	0	0	24	24	0	0	0	0	0	0	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	24
HT077	H1(31) CB/11/00501	Outline	S	Leighton Linslade	Brickyard Quarry, Leighton Buzzard	Brownfield	Status: Allocated site H1(31) Previous Use: Quarry	Inert waste operations have now ceased and the land will be brought forward soon after the spur road from site 17a has been completed. Information from agent suggests delivery to commence 2016/17 but this has been pushed back to 2017/18 to allow for the RM application. Taylor Wimpey have entered into a PPA. The site has been cleared and levelled. Potential barriers: None identified	Deliverable	0	0	0	0	165	165	165	0	50	65	50	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	165

Ref: (previous reference numbers are shown in brackets)	Planning application ref/DPD policy ref	Type of permission (Allocation, Outline, Reserved Matters, Full)	CBC area (North/South)	Parish/Ward	Name and address of site	Greenfield/Brownfield/Mixed	Available	Achievable	Conclusion	Number of dwellings built on site since 1st April 2015	Dwelling losses since 2015	Total number of dwellings built on site since 2011	Dwelling losses since 2011	Total residual number of dwellings under construction, permitted/allocated (net)	Total delivery expected within the plan period	Number of residual which are expected to contribute towards the 5 year land supply	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	Beyond 2035	Beyond 2031	Total Identified Supply Remaining (2011-2031 plan period)		
HT078	Emerging DS Policy 62 CB/11/02827	Outline	S	Leighton Buzzard and Eggington	East of Leighton Linslade - Clipstone Park	Greenfield	Status: South Endorsed Core Strategy CS18/ Emerging DS Policy 62. Landowner intent to develop Existing Use: Agricultural	Permission has been granted for 1,210 dwellings and 70 assisted living units. Proforma submitted by agent indicates 80 dwellings to be delivered in 2017/18. This has been reduced to 40 in trajectory in the interest of robustness. Potential barriers: None identified	Deliverable	0	0	0	0	1,240	1,240	400	0	40	120	120	120	120	120	120	120	120	120	120	0	0	0	0	0	0	0	0	0	1,240		
HT079	Emerging DS Policy 62 11/01937	Outline	S	Leighton Buzzard and Eggington	East of Leighton Linslade - Chamberlains Barn	Greenfield	Status: South Endorsed Core Strategy CS18/ Emerging DS Policy 62. Landowner intent to develop Existing Use: Agricultural	Permission has been granted for up to 950 dwellings. Conditions on the outline application are being discharged. Information received from the landowner indicates that 100 dwellings will be delivered in 2017/18. This has been reduced to 40 in trajectory in the interest of robustness. Potential barriers: None identified	Deliverable	0	0	0	0	940	940	340	0	40	100	100	100	100	100	100	100	100	100	100	0	0	0	0	0	0	0	0	0	0	940	
HT080	Emerging DS Policy 62 11/04444	Outline	S	Leighton Buzzard and Eggington	East of Leighton Linslade - Stearn Land	Greenfield	Status: South Endorsed Core Strategy CS18/ Emerging DS Policy 62. Landowner intent to develop Existing Use: Agricultural	Permission has been granted for up to 270 dwellings. Information received from landowner indicates that delivery will not commence until 2022. Potential barriers: None identified	Developable	0	0	0	0	270	270	0	0	0	0	0	0	0	50	75	75	70	0	0	0	0	0	0	0	0	0	0	0	0	270	
HT081	MA4 14/04378 RM	RM	N	Marston Moretaine	Land at Moretaine Farm, Marston Moretaine	Greenfield	Status: Allocated site MA4 in Adopted Site Allocations DPD.	The site was visited at the end of March 2016. 7 dwellings were completed in 2015/16. This will be a three year build. Potential barriers: None identified	Deliverable	7	0	7	0	118	125	118	40	40	38	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	118	
HT082	MA4 contingency allocation 15/00209 OUT	Outline	N	Marston Moretaine	Land at Moretaine Farm, Marston Moretaine	Greenfield	Status: Contingency allocation site MA4 in Adopted Site Allocations DPD. Site acquired by house builder Existing Use: Agriculture	House builder has entered into a PPA. The site will be marketed towards the end of 2015. Figures in the trajectory are based on information provided by that land owner and agent. The site is being sold to a house builder. Potential barriers: None identified	Deliverable	0	0	0	0	365	365	330	0	30	100	100	100	35	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	365
HT083	14/03886	RM	N	Marston Moretaine	Land East of Bedford Road	Greenfield	Status: Allocated site HO8(3A). Site owned by house builder.	The site was visited at the end of March 2016. All 15 dwellings were under construction. Potential Barriers: None identified	Deliverable	0	0	0	0	15	15	15	15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	15	
HT084	CB/10/04231	RM	N	Marston Moretaine	Land East of Bedford Road	Greenfield	Status: Allocated site HO8(3A) Existing Use: Site Under construction	Original RM approval has been amended (see HT085). Site visit undertaken March 2016. 15 under construction and 4 not started.	Deliverable	0	0	149	0	19	168	19	19	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	19	
HT085	CB/11/02280 CB/12/00108 CB/12/00263	NMA NMA RM	N	Marston Moretaine	Land East of Bedford Road	Greenfield	Status: Allocated site HO8(3A)	Site visit undertaken March 2016. 1 under construction on 12/00263	Deliverable	1	0	14	0	1	15	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1		
HT086	CB/13/01673	NMA	N	Marston Moretaine	Land East of Bedford Road	Greenfield	Status: Allocated site HO8(3A). Site owned by house builder	This site was visited at the end of March 2016. Only 5 remain to be completed, 2 are under construction, the other 3 plots home the site compound	Deliverable	65	0	122	0	5	127	5	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5		
HT087	CB/12/03205	RM	N	Marston Moretaine	Land East of Bedford Road	Greenfield	Status: Allocated site HO8(3A). Site owned by house builder.	This site was visited at the end of March 2016. Only 8 remain to be completed	Deliverable	64	0	100	0	8	108	8	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8		
HT087a	CB/15/02652	FULL		Marston Moretaine	Land East of Bedford Road	Greenfield	Status: Allocated site HO8(3A). Site owned by house builder.	This site was visited at the end of March 2016. 12 were under construction.	Deliverable	0	0	0	0	39	39	39	39	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	39	
HT087b	CB/15/00028 CB/15/02061 CB/15/04150	FULL		Marston Moretaine	Land East of Bedford Road	Greenfield	Status: Allocated site HO8(3A). Site owned by house builder.	These sites were visited at the end of March 2016. 2 dwellings had been completed.	Deliverable	2	0	2	0	1	3	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1		
HT088	HA24	None	N	Maulden	Land at Moor Lane, Maulden	Brownfield	Status: Allocated site HA24 in the Adopted Site Allocations DPD. Landowner intent to develop	Information supplied by agent indicates delivery to commence 2016/17. No planning application has been submitted. Potential barriers: None identified.	Developable	0	0	0	0	4	4	0	0	0	0	0	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4	
HT089	HA25	None	N	Meppershall	Land behind Meppershall Village Hall, High Street, Meppershall	Greenfield (Majority) Brownfield small part	Status: Allocated site HA25 in the Adopted Site Allocations DPD. Landowner intent to develop.	The planning agent has estimated the delivery of 73 dwellings to commence in 2017/18. However, a planning application has not yet been submitted. Potential barriers: The scheme is an enabling scheme intending to deliver community facilities. A viability assessment will accompany the planning application.	Developable	0	0	0	0	73	73	0	0	0	0	0	0	25	48	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	73	
HT090	HA26 CB/14/01818	Full	N	Moggerhanger	Land rear of The Guinea PH, Bedford Road, Moggerhanger	Greenfield	Status: Allocated site HA26 in the Adopted Site Allocations DPD. Landowner intent to develop. Previous use: Agriculture	This site was visited at the end of March 2016. The site is fenced off and ground works have commenced. Wheatley homes own the site and intend to build it out during 2016/17. Potential barriers: none identified	Deliverable	0	0	0	0	18	18	18	18	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	18		

Ref: (previous reference numbers are shown in brackets)	Planning application ref/DPD policy ref	Type of permission (Allocation, Outline, Reserved Matters, Full)	CBC area (North/South)	Parish/Ward	Name and address of site	Greenfield/Brownfield/Mixed	Available	Achievable	Conclusion	Number of dwellings built on site since 1st April 2015	Dwellings losses since 2015	Total number of dwellings built on site since 2011	Dwellings losses since 2011	Total residual number of dwellings under construction, permitted/allocated (net)	Total delivery expected within the plan period	Number of residual which are expected to contribute towards the 5 year land supply	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	Beyond 2035	Beyond 2031	Total Identified Supply Remaining (2011-2031 plan period)	
HT091	HA9	None	N	Potton	Land to the South of 'The Paddocks', Potton	Greenfield	Status: Allocated site HA9 in Adopted Site Allocations DPD. Landowner intent to develop	Progress has been made and a landowner agreement has been signed. A buyer has been found and they are working in conjunction with the sellers and have commissioned an independent highway report. Site layout has been prepared showing 90 units of mixed housing including affordable and residential. There is reasonable prospect that this site will deliver housing within the five year period. Potential barriers: none identified	Deliverable	0	0	0	0	90	90	90	0	27	27	36	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	90
HT092	MA5 CB/13/00921	Outline	N	Potton	Land at Biggleswade Road, Potton	Greenfield	Status: Allocated site MA5 in Adopted Site Allocations DPD. Landowner intent to develop. Existing Use: Grazing land	Application for Phase 1 has been submitted (see HT092a below) Information received from housebuilder (Kier) indicates that the entire site will be built out by the end of 2019/20. Potential barriers: None identified	Deliverable	0	0	0	0	120	120	120	0	48	48	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	120	
HT092a	MA5 15/01263	RM	N	Potton	Land at Biggleswade Road, Potton (Phase 1)	Greenfield	Status: Allocated site MA5 in Adopted Site Allocations DPD. Landowner intent to develop. Existing Use: Grazing land	RM for phase 1 of Land at Biggleswade Road Potton approved in August 2015. The house builder (Kier) intends that all plots will be completed in the year 2016/17. The site was visited at the end of March 2016 - groundworks had commenced. Potential Barriers: None identified		0	0	0	0	31	31	31	31	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	31	
HT094	MA1 CB/13/00865	RM	N	Sandy	Station Road/New Road, Sandy	Brownfield	Status: Allocated site MA1 in Adopted Site Allocations DPD.	Site Complete	Complete	0	0	34	0	0	34	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
HT094a	MA1 CB/13/03675 CB/14/03280	Full	N	Sandy	Station Road/New Road, Sandy	Brownfield	Status: Allocated site MA1 in Adopted Site Allocations DPD.	Site Complete	Complete	1	0	3	0	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
HT095	HA3 CB/13/00542	RM	N	Sandy	Meller Beauty Premises, Sunderland Road, Sandy	Brownfield	Status: Allocated site HA3 in Adopted Site Allocations DPD.	Site Complete	Deliverable	18	0	75	0	0	75	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
HT096	HA10 CB/12/01306	Full	N	Sheffield	Land off Stanford Road, Sheffield	Greenfield	Status: Allocated site HA10 in Adopted Site Allocations DPD.	Site Complete	Complete	0	0	95	0	0	95	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
HT097	MA6 CB/12/01125	Full	N	Sheffield	Bridge Farm (and adjoining land), Ivel Road, Sheffield	Greenfield	Status: Allocated site MA6 in Adopted Site Allocations DPD.	Site Complete	Complete	0	0	85	0	0	85	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
HT099	HA27 CB/13/01556	RM	N	Shillington	Land at High Road, Shillington	Brownfield	Status: Allocated site HA27 in the Adopted Site Allocations DPD	Site Complete	Complete	0	0	20	0	0	20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
HT100	MA9 CB/11/02639 CB/14/03844	RM	N	Silsoe	Granfield University Campus, Silsoe	Brownfield	Status: Allocated site MA9 in the Adopted Site Allocations DPD. Site under construction.	This site was visited at the end of March 2016. 69 were completed during 2015/16. Only 29 remain.	Deliverable	81	0	316	0	29	345	29	29	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	29	
HT100a	CB/14/02717	Full	N	Silsoe	Silsoe College Farm	Brownfield	Status: Allocated site MA9 in the Adopted Site Allocations DPD. Site under construction.	This site was visited at the end of March 2016. 7 dwellings were completed in 2015/16. Potential Barriers: None identified	Deliverable	7	0	7	0	16	23	16	16	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	16	
HT101	CB/10/04185 MB/07/01987 CB/12/01314	Full	N	Silsoe	Silsoe College Farm Land	Brownfield	Status: Allocated site HO8(26) Existing Use: Redundant farm buildings and student residences	site complete	Complete	0	0	88	0	0	88	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
HT102	CB/12/01344	Full	N	Silsoe	Land at West End Road	Brownfield	Status: Allocated site HO8(26) Existing Use: Redundant farm buildings and student residences	site complete	Complete	0	0	7	0	0	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
HT103	HA28 CB/12/02929	Full	N	Stondon	Land at the rear of Station Road and Bedford Road, Lower Stondon	Greenfield	Status: Allocated site HA28 in the Adopted Site Allocations DPD.	This site was visited at the end of March 2016. Only 1 dwelling remains to be completed.	Deliverable	61	0	97	2	1	98	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	
HT104	HA29	None	N	Stondon	Peckworth Industrial Estate, Bedford Road, Lower Stondon, Henlow	Brownfield	Status: Allocated site HA29 in the Adopted Site Allocations DPD. Landowner intent to develop. Existing Use: Industrial.	Information supplied by agent indicates delivery to commence 2016/17. Businesses have vacated the site and the owners are negotiating with a housebuilder on progressing an applications. Delivery is expected to commence in 2017/18. An application has not yet been submitted. Potential barriers: None identified	Deliverable	0	0	0	0	13	13	0	0	0	0	0	13	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	13	
HT105	HA11	None	N	Stotfold	Land at Shawmer Farm, West of Hitchin Road, Stotfold	Greenfield	Status: Allocated site HA11 in Adopted Site Allocations DPD. Site has been sold. Existing Use: Agricultural	Potential barriers: Site has been moved out of the 5 year supply due to lack of certainty over delivery.	Uncertain	0	0	0	0	9	9	0	0	0	0	0	9	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9	

Ref: (previous reference numbers are shown in brackets)	Planning application ref/DPD policy ref	Type of permission (Allocation, Outline, Reserved Matters, Full)	CBC area (North/South)	Parish/Ward	Name and address of site	Greenfield/Brownfield/Mixed	Available	Achievable	Conclusion	Number of dwellings built on site since April 2015	Dwelling losses since 2015	Total number of dwellings built on site since 2011	Dwelling losses since 2011	Total residual number of dwellings under construction, permitted/allocated (net)	Total delivery expected within the plan period	Number of residual which are expected to contribute towards the 5 year land supply	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	Beyond 2035	Beyond 2031	Total Identified Supply Remaining (2011-2031 plan period)				
HT106	HA12	None	N	Stotfold	Land at Arlesey Road, Stotfold	Greenfield	Status: Allocated site HA12 in Adopted Site Allocations DPD. Landowner intent to develop Existing Use: Agricultural and Agricultural buildings	Information provided by agent indicates a 2015/16 start date. A planning application has not yet been submitted Potential barriers: Delivery is subject to the relocation of the existing business on site. Discussions with Economic Development over a site for this have been held. It is considered that delivery could commence within 2 years if an application was submitted within the coming months. However, an application for the relocation of the business has not been submitted.	Developable	0	0	0	0	50	50	0	0	0	0	0	20	15	15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	50		
HT108	HA13 CB/10/01172 CB/15/04836	Outline Full pending legal agreement	N	Stotfold	Land at Roker Park, The Green, Stotfold	Greenfield	Status: Allocated site HA13 in Adopted Site Allocations DPD landowner intent to develop Existing Use: Football Club site	Rowan Homes are to build 62 residential units. Information received from agent indicates that the new football facility will be provided in early 2017 and that work on the residential development will commence late 2017. Potential barriers: None identified	Deliverable	0	0	0	0	62	62	62	0	0	40	22	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	62			
HT109	HA14	None	N	Stotfold	Land at Rolecroft School, Stotfold	Brownfield	Status: Allocated site HA14 in the Adopted Site Allocations DPD. Site owned by local authority. Existing Use: School	No planning application submitted. Potential barriers: S77 approval required from the Secretary of State. There is strong local objection and development of this site is low priority with no resources for deliverability. The land remains allocated for 40 dwellings but its delivery is uncertain.	Uncertain	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
HT110, HT112-114	Various	All RM	N	Stotfold	Various LSS	Greenfield	Status: Allocated site HO8(10) Previous Use: Agricultural fields	Planning Applications Complete. MB/08/01921, MB/08/02226, CB/09/06615, CB/10/03896, CB/10/03955, CB/10/04593, CB/11/02183	Complete	0	0	305	0	0	305	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
HT111	CB/11/01830	RM	N	Stotfold	Parcel 4 & 4A, Land South of Stotfold	Greenfield	Status: Allocated site HO8(10) Previous Use: Agricultural fields	Site Complete	Deliverable	28	0	126	0	0	126	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
HT111a	CB/14/01184	Full	N	Stotfold	Parcel 4b, Land South of Stotfold	Greenfield	Status: Allocated site HO8(10) Previous Use: Agricultural fields	These units will be apartments above the shops. The shops were under construction when the site was visited at the end of March 2016.	Deliverable	0	0	0	0	3	3	3	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3			
HT115	Emerging DS Policy 61	None	S	Sundon & Streatley	North of Luton	Greenfield	Status: South Endorsed Core Strategy CS14/Emerging DS Policy 61. Landowner intent to develop Previous Use: Agricultural	Previous information received from consultants indicates delivery to commence in 2018/19. Application not yet submitted. Potential barriers: No significant viability issues have been raised.	Developable	0	0	0	0	4,000	2,500	0	0	0	0	0	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	2,500			
HT116	MA3	None	N	Wixams	Land South of The Wixams	Greenfield	Status: Allocated site MA3 in Adopted Site Allocations DPD. Landowner intent to develop	Information supplied by agent indicates the delivery of 1000 homes between 2010 & 2031. The delivery of this site is expected to commence prior to the Policy 63 site. Potential barriers: Policy MA3 restricts the site from being delivered prior to 2021. There are no known barriers to development.	Developable	0	0	0	0	1,000	950	0	0	0	0	0	50	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	50	50	950	
HT117	MB/99/01694	Outline	N	Wixams	Wixams	Brownfield	Status: Allocated site HO8(4). Outline planning permission. Landowner intent to develop Existing Use: Storage Depot	The Wixams new settlement crosses the administrative boundary of Bedford Borough and Central Bedfordshire. Phasing is such that housing delivery is well underway within Bedford Borough. RM for road infrastructure and Design codes have been approved. Information provided by the agent indicates that 20 dwellings will be built in 2016/17 - The case officer has commented that while this may be a little ambitious it is achievable. In the interests of robustness 20 dwellings have been removed from 2016/17. Annual delivery within the Bedford Borough section has averaged 123 over the past 7 years. It is reasonable to assume that the Central Bedfordshire side will see similar levels of delivery. Potential barriers: None identified	Deliverable	0	0	0	0	2,250	1,640	440	0	80	120	120	120	120	120	120	120	120	120	120	120	120	120	120	120	120	120	120	120	120	120	130	610	1,640
HT118	Emerging DS Policy 63	None	N	Wixams	Wixams Southern Extension	Greenfield	Status: Emerging Development Strategy Policy 63	Policy restriction however, delivery may come forward prior to 2021 if specific infrastructure delivery targets have not been met at the Wixams main settlement. MA3 is expected to commence prior to the Policy 63 site. Potential Barriers: None identified	Developable	0	0	0	0	500	500	0	0	0	0	0	0	50	100	100	100	100	100	50	0	0	0	0	0	0	0	0	0	0	0	500		

Unallocated Sites (Committed Windfall 15+)

HT119 (HT120)	CB/12/03223	Full	N	Amphill	The Limes, Dunstable Street	Brownfield	Status: Full planning permission landowner intent to develop	This site was visited at the end of March 2016. Only 6 dwellings remain to be completed. Potential barriers: None identified	Deliverable	8	0	34	0	6	40	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6
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Ref: (previous reference numbers are shown in brackets)	Planning application ref/DPD policy ref	Type of permission (Allocation, Outline, Reserved Matters, Full)	CBC area (North/South)	Parish/Ward	Name and address of site	Greenfield/Brownfield/Mixed	Available	Achievable	Conclusion	Number of dwellings built on site since 1st April 2015	Dwelling losses since 2015	Total number of dwellings built on site since 2011	Dwelling losses since 2011	Total residual number of dwellings under construction/allocated (net)	Total delivery expected within the plan period	Number of residual which are expected to contribute towards the 5 year land supply	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	Beyond 2035	Beyond 2031	Total Identified Supply Remaining (2011-2031 plan period)		
HT120 (HT120a)	CB/13/03499	Full	N	Amphill	Russell House, 14 Dunstable Street	Brownfield	Status: Full planning permission landowner intent to develop	This site was visited at the end of March 2016. 3 dwellings were completed in 2015/16. 13 dwellings were under construction at the time of the visit. Potential barriers: None identified	Deliverable	3	0	3	0	13	16	13	13	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	13	
HT121 (HT122)	CB/11/02358	RM	N	Arlesey	Crossway Park, Portland Industrial Estate	Brownfield	Status: Reserved Matters planning permission. Site has been sold to a housing association.	This site was visited at the end of March 2016. 24 dwellings were completed in 2015/16. The remaining 19 were under construction. Potential Barriers: None identified	Deliverable	24	0	24	0	19	43	19	19	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	19	
HT122 (HT124)	Emerging Sites through Town Centre Master Plan	None	N	Biggleswade	Biggleswade Town Centre Master Plan	Brownfield	Status: Emerging site through Master Plan. Residential growth is likely to be negligible, there is a possibility that some units could come forward in line with the previous application. Existing Use: Brownfield	There is no current delivery schedule for the development of dwellings. Development is more likely to occur towards the end of the plan period	Uncertain	0	0	0	0	30	30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	15	15	0	0	0	0	0	0	30	
HT123 (HT126a)	CB/14/02515	Outline	S	Caddington	Chaul End Vehicle Storage Centre, Chaul End Road	Mixed	Status: Site identified in the emerging Neighbourhood Plan. The site is brownfield land and is available for development. Existing Use: Vehicle storage	Site has been purchased by Redrow. Information in Trajectory is based on discussion with house builder. Redrow are looking to build in the region of 40-50 per annum. Potential Barriers: None identified	Deliverable	0	0	0	0	217	217	112	0	0	22	45	45	45	45	15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	217
HT124 (HT126b)	CB/15/03313	RM	S	Caddington	Chaul End Vehicle Storage Centre, Chaul End Road		Status: Site identified in the emerging Neighbourhood Plan. The site is brownfield land and is available for development. Existing Use: Vehicle storage	RM application approved for 113 dwellings. The site was visited at the end of March 2016 - work on site had commenced. Potential Barriers: None identified	Deliverable	0	0	0	0	113	113	113	45	45	23	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	113	
HT125 (HT127a)	CB/14/03080	Outline	S	Caddington	Former BTR site, London Road, Dunstable	Brownfield	Status: Outline planning permission Existing Use: Tyre and Rubber works	S106 has been signed. Work on site is expected to start in 2016 with delivery commencing late 2016 or early 2017. A RM application has been registered. Potential Barriers: None identified	Deliverable	0	0	0	0	50	50	50	20	30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	50	
HT126 (HT127b)	CB/14/05007	Out (pending S106)	N	Cranfield	Land to the West of Mill Road, Cranfield	Greenfield	Status: Resolution to grant Outline Planning permission Existing Use: Agricultural	228 dwellings (net) to be delivered. Other sites in the Cranfield area are delivering and selling well. Information received by Gladman Developments indicates that delivery will commence in 2018/19. Potential Barriers: None identified	Deliverable	0	0	0	0	228	228	122	0	0	26	48	48	48	48	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	228
HT127 (HT128)	CB/14/03686	Full	N	Maulden	Land at former Farns Garden Centre, Clophill Rd		Status: Full planning permission Previous Use: Garden centre	This site was visited at the end of March 2016. The site has been fenced and cleared. Potential barriers: None identified	Deliverable	0	0	0	0	17	17	17	17	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	17	
HT128 (HT132)	CB/15/03052	RM	S	Dunstable	Dukeminster	Brownfield	Status: The site has been purchased by a house builder. Existing Use: Commercial use	Persimmon homes have gained detailed planning permission. There is reasonable prospect that this site will be fully delivered within the five year supply period. Potential barriers: None identified	Deliverable	0	0	0	0	170	170	170	30	45	45	45	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	170	
HT129 (HT134)	CB/14/04668	RM	S	Dunstable	Land at Frenchs Avenue	Mixed	Status: RM Planning Permission	The site was visited at the end of March 2016. 33 had been completed in 2015/16 and 111 were under construction. Potential barriers: None identified	Deliverable	33	0	33	0	207	240	207	92	75	40	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	207	
HT130 (HT135)	Emerging Sites Through Town Centre Master Plan	None	S	Dunstable	Dunstable Master Plan Site 1: Ashton Square Car Park	Brownfield	Status: Emerging site through Master Plan Existing Use: Car Park	Information supplied by Economic Growth. This site is included within the Dunstable Masterplan. A small area may be release for residential development in the next 3-5 years. Potential barriers: The site can only come forward once the Quadrant Shopping Centre site is redeveloped/refurbished and adequate car parking provision is provided to replace that lost.	Developable	0	0	0	0	140	140	0	0	0	0	0	0	0	40	50	50	0	0	0	0	0	0	0	0	0	0	0	0	0	140	
HT131 (HT136)	Emerging Sites Through Town Centre Master Plan	None	S	Dunstable	Dunstable Master Plan Site 2: Priory House Gardens	Brownfield	Status: Emerging site through Master Plan Existing Use: Priory House Gardens	Information supplied by Economic Growth. Part of Dunstable Masterplan Potential barriers: The site can only come forward once a replacement medical centre is developed elsewhere in Dunstable	Developable	0	0	0	0	18	18	0	0	0	0	0	0	18	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	18	
HT132 (HT137)	CB/14/03543	RM	S	Dunstable	Dunstable College	Brownfield	Status: RM permission	This site was visited at the end of March 2016. 13 dwellings were completed in 2015/16 and 52 were under construction. Potential barriers: None identified	Deliverable	13	0	13	0	96	109	96	52	44	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	96	

Ref: (previous reference numbers are shown in brackets)	Planning application ref./DPD policy ref	Type of permission (Allocation, Outline, Reserved Matters, Full)	CBC area (North/South)	Parish/Ward	Name and address of site	Greenfield/Brownfield/Mixed	Available	Achievable	Conclusion	Number of dwellings built on site since 1st April 2015	Dwelling losses since 2015	Total number of dwellings built on site since 2011	Dwelling losses since 2011	Total residual number of dwellings under construction, permitted/allocated (net)	Total delivery expected within the plan period	Number of residual which are expected to contribute towards the 5 year land supply	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	Beyond 2035	Beyond 2031	Total Identified Supply Remaining (2011-2031 plan period)	
HT133 (HT138)	Emerging Sites Through Town Centre Master Plan	None	S	Dunstable	Dunstable Master Plan Site 3: Redevelopment of Wilkinson's area	Brownfield	Status: Emerging site through Master Plan Existing Use: Retail Store	Information supplied by Economic Growth. Site is included as part of the Dunstable Masterplan. Potential barriers: The site can only come forward once the Quadrant Shopping Centre site is redeveloped/refurbished	Developable	0	0	0	0	15	15	0	0	0	0	0	0	0	0	0	15	0	0	0	0	0	0	0	0	0	0	0	0	0	15
HT134 (HT138a)	CB/14/04720	Full	S	Dunstable	11-15 High Street South, Dunstable	Brownfield	Status: Full planning permission Existing Use: Vacant retail unit and curtilage	This application has full planning permission. The proposal is for residential development at a vacant site. Figures in the trajectory are based on information provided by the agent. Potential barriers: None identified	Deliverable	0	0	0	0	26	26	26	0	26	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	26
HT135 (HT138b)	CB/15/04320	Out (pending S106)	N	Fairfield	Land to the rear and side of east Lodge		Status: Resolution to grant Outline Planning permission Existing Use: Vacant land	Resolution to grant outline planning permission for 18 dwellings. Information received from the agent indicates that the sites will be built out in 2017/18. There is therefore a realistic prospect that delivery will occur during the five year supply period. Potential barriers: None identified	Deliverable	0	0	0	0	18	0	18	0	18	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
HT136 (HT138c)	Known Windfall CB/14/02174/REG3	Reg 3	N	Flitwick	Flitwick Leisure Centre Site, Steppingley Road	Brownfield	This site is owned by CBC who are in the process of development. The old site is to be developed for residential. Previous use: Leisure centre	The new leisure centre has been delivered. The Council aim to dispose of the old leisure centre site to a developer in 2016/17. It is being investigated if the site can accommodate a care home. If this happens the number of market and affordable homes will fall to 45-50 Potential barriers: None identified	Deliverable	0	0	0	0	45	45	45	0	0	20	25	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	45
HT137 (HT138d)	15/04081	Out (pending S106)	N	Gravenhurst	land at 7-37 Barton Road, Gravenhurst	Greenfield	Status: Resolution to grant Outline Planning permission Existing Use: Agriculture	Resolution to grant outline planning permission for up to 24 dwellings Potential barriers:	Developable	0	0	0	0	24	24	0	0	0	0	0	0	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	24
HT138 (HT138e)	CB/14/02348	Out (pending S106)	N	Harlington	Land at Station Road,	Brownfield	Status: Resolution to grant Outline Planning permission Existing Use:	Resolution to grant outline planning permission for up to 45 dwellings Potential barriers: None identified	Developable	0	0	0	0	45	45	0	0	0	0	0	45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	45
HT139	CB/09/06626	Full	N	Henlow	Land Rear of Town Farm Court and 53 High Street	Brownfield	Status: Full planning permission	Site Complete	Deliverable	8	0	29	1	0	29	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
HT140 (HT139a)	CB/15/01362	Out (pending S106)	N	Houghton Conquest	Land off Chapel End Road, Houghton Conquest		Status: Resolution to grant Outline Planning permission Existing Use: Agricultural field	The S106 is due to be signed imminently. The site is being marketed and a number of housebuilders have expressed an interest. Information received from Gladman Developments indicates that delivery will commence in 2018/19 Potential barriers: None Identified	Deliverable	0	0	0	0	125	125	116	0	0	20	48	48	9	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	125
HT141 (HT139b)	CB/15/03706	Out (pending S106)	N	Houghton Conquest	Land off Bedford Road and Rear of Duck End Close	Greenfield	Status: Resolution to grant Outline Planning permission Existing Use:	Resolution to grant outline planning permission for up to 52 dwellings Potential barriers: None identified	Developable	0	0	0	0	52	52	0	0	0	0	0	52	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	52
HT142 (HT141)	CB/14/04276	Full	N	Langford	Goods Yard, Cambridge Road, Langford	Brownfield	Status: Full planning permission Existing use: Former goods yard	The site is vacant and has been purchased by an affordable housing provider. Agent expects it to be delivered within the five year supply period. Potential barriers: None identified	Deliverable	0	0	0	0	22	22	22	0	0	22	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	22
HT143 (HT142)	CB/14/00186	Out	N	Langford	Land East of Station Road	Greenfield	Status: Outline planning permission Existing use: Farm Land	This site was granted planning permission at appeal. A RM application has been submitted by David Wilson Homes who anticipate that the site will be built out by 2020. Potential barriers: None identified	Deliverable	0	0	0	0	110	110	110	0	15	55	40	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	110
HT144 (HT142a)	CB/15/02419	Full - pending S106	N	Langford	Land North of Flexmore Way	Greenfield	Status: Resolution to grant Full planning permission. Landowner intent to develop Existing use: Agricultural	41 dwellings (net) to be delivered. This scheme has a resolution to grant. The S106 will be signed imminently. Potential barriers: None identified	Deliverable	0	0	0	0	41	41	41	0	41	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	41
HT145 (HT143)	CB/11/00170	Renewal - Full	S	Leighton Linslade	Former Millers Dairy Site 1-2 Leighton Road	Brownfield	Status: Full planning permission Land owner intent to develop Existing Use: Dairy site	This site was visited at the end of March 2016. Work on site has commenced. Potential barriers: None identified	Deliverable	0	0	0	0	19	19	19	19	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	19
HT146 (HT143a)	14/04406	Out	S	Leighton Linslade	Station Approach, Station Road, Linslade	Brownfield	Status: Outline Permission Existing use: Vacant and derelict	Outline permission has been granted. There is a reasonable prospect that this development will come forward within the five year supply period. Potential Barriers: None identified	Deliverable	0	0	0	0	25	25	25	0	0	0	25	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	25
HT147 (HT144)	CB/15/04389	RM	S	Leighton Linslade	Pulford Corner	Greenfield	Status: RM permission	The site was visited at the end of March 2016. It has been cleared and levelled. Potential barriers: None Identified	Deliverable	0	0	0	0	75	75	75	25	50	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	75

Ref: (previous reference numbers are shown in brackets)	Planning application ref/DPD policy ref	Type of permission (Allocation, Outline, Reserved Matters, Full)	CBC area (North/South)	Parish/Ward	Name and address of site	Greenfield/Brownfield/Mixed	Available	Achievable	Conclusion	Number of dwellings built on site since 1st April 2015	Dwelling losses since 2015	Total number of dwellings built on site since 2011	Dwelling losses since 2011	Total residual number of dwellings under construction, permitted/allocated (net)	Total delivery expected within the plan period	Number of residual which are expected to contribute towards the 5 year land supply	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	Beyond 2035	Beyond 2031	Total Identified Supply Remaining (2011-2031 plan period)	
HT148	CB/15/02258	Full - pending S106	N	Lidlington	Land off Marston Road		Status: Full permission	This scheme has a resolution to grant permission for 31 dwellings. The S106 is nearing completion. Potential barriers: None identified	Deliverable	0	0	0	0	31	31	31	10	21	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	31
HT149 (HT144a)	CB/15/02631	RM	N	Marston Moretaine	Marston Park	Greenfield	Status: Outline permission. Landowner intent to develop.	Information provided by the house builder indicates that the site will be built out during 2017/18 Potential Barriers: None Identified	Deliverable	0	0	0	0	50	50	50	0	50	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	50
HT150 (HT144b)	CB/15/04892	RM	N	Sheffield	Land off Campton Road, Sheffield	Greenfield	Status: RM permission Previous use: Agricultural land	This site benefits from RM permission. Information supplied by the house builder indicates that the site will be fully completed by 2020. Ground works have commenced. Potential Barrier: None identified	Deliverable	0	0	0	0	140	140	140	14	56	58	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	140
HT151 (HT144c)	CB/15/02657	Full	N	Sheffield	Bridge Farm, Sheffield	Greenfield	Status: Full planning permission pending S106 Previous Use: Agricultural land	The site was visited at the end of March 2016- 13 dwellings were under construction Potential barriers: None identified	Deliverable	0	0	0	0	49	49	49	35	14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	49
HT152 (HT144d)	CB/15/02102	S106 Pending	N	Shillington	Land to the East of High Road,	Brownfield?	Status: Full planning permission pending S106	This site was granted permission subject to the signing of a S106 agreement. The agent anticipates delivery of the dwellings to occur after 2022 Potential barriers: Funding	Developable	0	0	0	0	19	19	0	0	0	0	0	0	19	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	19
HT153 (HT144e)	15/03172	S106 Pending	N	Silsoe	Land rear of 16-36 Newbury Lane	Greenfield	Status: Outline planning permission pending S106, landowner intent to develop	This site was granted permission subject to the signing of a S106 agreement. Potential barriers: None identified however the S106 has not yet been signed.	Developable	0	0	0	0	23	23	0	0	0	0	0	0	23	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	23
HT154 (HT145)	CB/12/02503	Full	N	Stotfold	Land and buildings SE of Taylors Road	Brownfield	Status: Full planning permission Previous Use: Employment buildings	Site Complete	Deliverable	26	0	118	0	0	118	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
HT155 (HT146)	CB/12/01722	RM	N	Stotfold	Land at 59 and 69 The Green	Brownfield	Status: RM permission Landowner intent to develop Previous Use: Salvation Army Hall/building	The site was visited at the end of March 2016. Ground works had commenced and one dwelling was under construction. Potential barriers: None identified	Deliverable	0	0	0	0	33	33	33	20	13	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	33
HT156 (HT146a)	CB/15/03182	Full	N	Stotfold	Land at former Pig Development Unit, Hitchin Road	Brownfield	Status: Allocated site MA7 in Adopted Site Allocations DPD. Land owner intent to develop. Existing Use: Former pig development	The site was visited at the end of March 2016 - the site was fenced and groundworks had commenced. Potential Barriers: None identified	Deliverable	0	0	0	0	131	131	131	50	50	31	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	131	
HT157 (HT146b)	CB/15/04226	Out (pending S106)	N	Stotfold	Land between Astwick Road and Taylors Road, Stotfold	Greenfield	Status: Resolution to grant Outline Planning permission Existing Use:	Resolution to grant outline planning permission for 27 dwellings Potential barriers: None identified however the S106 remains to be signed	Developable	0	0	0	0	27	27	0	0	0	0	0	0	27	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	27	

Older Persons Accommodation

HT158 (HT148)	MANOP Extra Care	None	N	Amphill	Houghton Lodge	Brownfield	Status: Selected as a site to provide extra care accommodation for the elderly. The site is owned by CBC Existing use: Council offices, day centre, nursery	This is one of 4 extra care MANOP schemes which the Council is working to deliver. No dates are available for this site. Potential barriers: The existing uses need to be relocated	Uncertain	0	0	0	0	81	81	0	0	0	0	0	0	81	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	81
HT159 (HT149)	MANOP Extra Care	None	N	Biggleswade	Sorrell Way	Greenfield	Status: Selected as a site to provide extra care accommodation for the elderly Existing use: vacant land which is owned by CBC	This is one of 4 extra care MANOP schemes which the Council is working to deliver. The site is owned by the Local Authority and is intended to be developed for an extra care scheme. There has been no planning progress. Potential barriers: Viability	Uncertain	0	0	0	0	90	90	0	0	0	0	0	90	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	90
HT160 (HT150)	MANOP Extra Care	Full	S	Dunstable	Priory View, Church Street, Dunstable	Brownfield	Status: Site is under construction	This is one of 4 extra care MANOP schemes that the Council is working to deliver. The site was visited at the end of March 2016. The development was very close to completion.	Deliverable	0	0	0	0	83	83	83	83	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	83

Ref: (previous reference numbers are shown in brackets)	Planning application ref/DPD policy ref	Type of permission (Allocation, Outline, Reserved Matters, Full)	CBC area (North/South)	Parish/Ward	Name and address of site	Greenfield/Brownfield/Mixed	Available	Achievable	Conclusion	Number of dwellings built on site since 1st April 2015	Dwelling losses since 2015	Total number of dwellings built on site since 2011	Dwelling losses since 2011	Total residual number of dwellings under construction/allocated (net)	Total delivery expected within the plan period	Number of residual which are expected to contribute towards the 5 year land supply	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	Beyond 2035	Beyond 2031	Total Identified Supply Remaining (2011-2031 plan period)				
HT161 (HT151)	MANOP H1 (17A) CB/13/03019/Full	Full	S	Leighton Linlade	Greenfields, Billington Road - Part of H1 (17A)	Greenfield	Status: Selected as a site to provide extra care accommodation for the elderly. Full planning permission has been granted. Existing use: vacant land	This is one of 4 extra care MANOP schemes that the Council is working to deliver. Full planning permission has been granted. The whole development is nearing completion.	Deliverable	0	0	0	0	82	82	82	82	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	82			
HT162 (HT152)	CBC Housing Service project	None	S	Houghton Regis	Red House Court, Houghton Regis Central	Brownfield	Status: The site is wholly owned by CBC who have committed to its development. Existing use: Existing sheltered housing and vacant supermarket site.	CBC has committed to the delivery of a C.170 (137 net) apartment, assisted living complex. An architect has been appointed and a planning application is expected to be submitted in 2016. Potential Barriers: None	Developable	0	0	0	0	137	137	0	0	0	0	0	137	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	137			
Other																																										
HT163 (HT155)	15/02223	Out pending S106	S	Houghton Regis	Nursery Site at North Houghton Regis (Windy Willows)	Brownfield	The owners of this site intend to develop it. It is adjacent to the North Houghton Regis strategic development and will be within the development limit of the town.	This site adjoins the boundary of the Houghton Regis North strategic development. It has a resolution to grant. Potential Barriers: None identified	Developable	0	0	0	0	30	30	0	0	0	0	0	15	15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	30				
HT164 (HT156)	15/02821	None	S	Dunstable	Linpac site, Luton Road, Dunstable	Brownfield	This is a brownfield site within Dunstable. The landowners has submitted an outline planning application.	This application is currently being determined. It has a strong prospect of being able to deliver housing in the next 5 years. The agent is confident that it can be delivered within the five year period. Potential Barriers: None identified	Developable	0	0	0	0	100	100	0	0	0	0	0	40	60	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	100			
Other completions on wholly completed sites (15 dwellings and above)										114		1,009	1	0	1,009	0																										
All small sites of less than 15 dwgs with planning permission at 31/03/15 (RM, FULL & OUT) (see note 1)										323	43	1,484	209	527	2,011	509	256	132	68	35	18	9	5	3	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	527
Small Sites (less than 15 dwellings) Windfall Allowance (based on delivery of 180 non garden land sites per annum)													0	467	467	467	0	48	112	145	162																				0	467
Total										1,668	45	6,900	215	27,774	29,804	9,207	1,947	2,118	2,041	1,847	1,254	1,895	1,869	1,708	1,716	1,529	1,340	1,090	920	835	795	620	570	570	570	2,540	4,870	22,904				

Total housing delivery 2011-2031		29,804 Breakdown of completions	
		2011/12	1,310
Five year requirement	9,674	2012/13	966
Net Five year supply (2016-2021)	9,207	2013/14	1,264
Backlog	467	2014/15	1,522
No. Years	4.76	2015/16	1,626
% of 5 year requirement	95.17	Total	6,688
Net Completions since 2011	6,688		

Note: 1. At 31/03/2016 there were 666 (net) dwellings with planning permission on sites of 14 dwellings or less. These have been spread across the plan period using past information on annual completions and expiry rates. Information on how this has been derived is set out in the Windfall Topic Paper.

Note: 2. H1(15) and H1 (17) - Figures take into account a reduction in dwelling numbers due to overhead high voltage transmission lines

Appendix 11

Status of allocated residential sites [as at 31/03/16]

Table 1: Status of residential sites allocated through the Site Allocations DPD (2011)

Site Name	Policy No.	Site Area (HA)	Number of dwellings allocated	Actual number of dwellings secured	Dwellings completed as at 31/03/2016	Dwellings outstanding as at 31/03/2016	Current Status	Affordable dwellings on planning application (%)	Affordable dwellings secured	Application Number
Land at Potton Road, Biggleswade	HA1	11.00	330	301	21	280	Under construction	35%	106	14/02013
Former London Road Council Offices, Biggleswade	HA2	0.57	38	38	38	0	Site complete	84%	32	09/06872
Land West of Station Road/New Road, Sandy	MA1	1.89	36	37	37	0	Site complete	35%	13	13/00865
Former Meller Beauty site, Sunderland Road, Sandy	HA3	2.07	75	75	75	0	Site complete	35%	26	13/00542
Land West of Abbey Lane, Ampthill	HA4	13.7	410	410	0	410	Outline permission	35%	144	12/01496
Land North of Church Street, Ampthill	HA5	1.29	38	38	38	0	Site complete	5%	2	13/00727
Land at Steppingley Road/Frogghall Road, Flitwick	MA2	16.90	450	400	19	381	Under construction	35%	140	14/04381
Land South of Wixams	MA3	59.50	1000	-	-	-	No planning application	-	-	-
Former Hostel site, Houghton Conquest	HA6	4.40	70	52	42	10	Under construction	33%	17	13/01265
Land rear of Central Garage, Cranfield	HA7	7.23	135	135	114	21	Under construction	30%	41	13/02497
Land at High Street/Lodge Road, Cranfield	HA8	0.69	25	20	-2	20	Under construction	30%	6	13/04201
Land at Moreteyne Farm, Marston Moretaine	MA4	24.70	125	125	7	118	Under construction	30%	38	14/04378
Land East of Sutton Mill Road, Potton	HA9	3.51	90	-	-	-	No planning application	-	-	-
Land East of Biggleswade Road, Potton	MA5	6.26	150	151	0	31	Part reserved matters	35%	53	15/01263
Land at Stanford Road, Shefford	HA10	4.46	120	95	95	0	Site complete	32%	31	12/01306
Land at Bridge Farm, Ivel Road, Shefford	MA6	5.02	70	85	85	0	Site complete	35%	30	12/01125

Land at Shawmer Farm, Stotfold	HA11	0.54	9	9	-	-	No planning application	-	-	-
Land at Arlesey Road, Stotfold	HA12	2.84	85	85	-	-	No planning application	-	-	-
Former Pig Development Unit, Hitchin Road, Fairfield	MA7	5.00	5	5	-	-	Allocation not taken forward	-	-	-
Land at Roker Park, Stotfold	HA13	1.47	43	43	0	43	Outline planning permission	35%	15	10/01172
Land at Roecroft School, Stotfold	HA14	1.52	40	40	-	-	No planning application	-	-	-
Land at Chase Farm/West & NE of High Street, Arlesey	MA8	77.30	1000	-	-	-	No planning application	-	-	-
Cranfield University Campus, Silsoe	MA9	25.30	380	344	235	98	Under construction	35%	120	11/02639
Land off Barford Road, Blunham	HA15	1.30	36	36	36	0	Site complete	35%	13	11/03412
Land at New Road, Clifton	HA16	3.57	80	73	13	60	Under construction	31.5%	23	13/01208
Land adj Castle Hill Court, Clophill	HA17	0.36	10	9	9	0	Site complete	35%	3	14/01107
Land rear of High Street, Clophill	HA18	0.36	6	5	5	0	Site complete	0%	0	12/03941
Land off Boot Lane, Dunton	HA19	0.77	15	24	24	0	Site complete	33%	8	13/00371
Sandy Road, Everton	HA20	0.26	7	7	-	-	No planning application	-	-	-
The Heath, Everton	HA21	0.25	8	8	8	0	Site complete	100%	8	13/00860
Land rear of The Wrestlers PH, High Street, Langford	HA22	0.59	9	10	0	10	Under construction	0%	0	14/04634
Land off Church Street, Langford	HA23	2.29	44	47	0	47	Under construction	35%	17	14/03608
Land at Moor Lane, Maulden	HA24	0.58	4	-	-	-	No planning application	-	-	-
Land rear of High Street, Meppershall	HA25	6.70	68	-	-	-	No planning application	-	-	-
Land rear of The Guinea PH, Moggerhanger	HA26	0.59	17	18	0	18	Full planning permission	35%	6	14/01818
Land at High Road, Shillington	HA27	0.77	24	20	20	0	Site complete	30%	6	13/01556
Land rear of Station Road, Lower Stondon	HA28	4.07	70	98	97	1	Under construction	35%	34	12/02929
Peckworth Industrial Estate, Stondon	HA29	0.43	13	-	-	-	No planning application	-	-	-
Flitwick Town Centre	TC2	2.87	85	-	-	-	No planning application	-	-	-

Table 2: Status of residential sites allocated through the Mid Bedfordshire Local Plan (2005)

Site Name	Policy No.	Site Area (HA)	Number of dwellings allocated	Actual number of dwellings secured	Dwellings completed as at 31/03/2016	Dwellings outstanding as at 31/03/2016	Current Status	Affordable dwellings on planning application (%)	Affordable dwellings secured	Application Number
Land at Stewartby, Houghton Conquest	HO8(2)	5.45	50	120	-	-	Outline planning permission	28%	33	11/04348
Land East of Bedford Road, Marston Moretaine	HO8(3A)	31.08	480	535	387	155	Under construction	28%	134	Various
Elstow Storage Depot, Houghton Conquest *	HO8(4)	163.10	2250	2250	-	-	Outline planning permission	25%	562	99/01694
Land East of Biggleswade	HO8(8)	98.64	2100	2178	1086	1092	Under construction	28%	588	Various
Land South of Stotfold	HO8(10)	30.31	650	652	652	0	Site complete	28%	182	Various
Home Farm, Cranfield	HO8(26A)	16.81	350	389	70	319	Under construction	25%	92	Various
Land East of Lidlington	HO8(1)	2.00	60	72	72	0	Site complete	20%	14	05/01516
Land at High Street, Houghton Conquest	HO8(2A)	1.03	24	26	26	0	Site complete	28%	7	06/00558
Woburn Road, Marston Moretaine	HO8(3)	6.80	100	173	173	0	Site complete	20%	30	02/00445
Swaffield Close, Ampthill	HO8(5)	1.70	50	36	36	0	Site complete	36%	13	12/04411
Woburn Street, Ampthill	HO8(6)	0.95	30	30	30	0	Site complete	0%	0	01/00718
Tavistock Avenue, Ampthill	HO8(6A)	6.7	150	207	207	0	Site complete	28%	61	10/02746
Denel End, Flitwick	HO8(7)	1.45	40	33	33	0	Site complete	20%	7	00/01422
Hitchin Street, Biggleswade	HO8(9)	4.80	140	150	150	0	Site complete	20%	30	99/01834
Queen Street, Stotfold	HO8(11)	3.30	70	97	97	0	Site complete	22%	23	03/01541
Fairfield Hospital, Stotfold	HO8(12)	73.23	850	1048	1048	0	Site complete	28%	238	Various
House Lane, Arlesey	HO8(13)	1.20	30	62	62	0	Site complete	20%	7	01/00110
Cricketers Road, Arlesey	HO8(13A)	2.20	60	73	73	0	Site complete	22%	16	05/01141
Church Street, Langford	HO8(14)	0.90	25	18	18	0	Site complete	0%	0	99/00069
Garfield Farm, Langford	HO8(14A)	1.70	35	58	58	0	Site complete	28%	15	07/00423

The Dairy, Henlow	HO8(15)	2.40	70	61	61	0	Site complete	20%	12	99/01618
Land East of The Dairy, Henlow	HO8(15A)	1.42	30	38	38	0	Site complete	28%	11	07/02148
Broad Street, Clifton	HO8(16)	1.20	35	31	31	0	Site complete	20%	6	01/01099
Shefford Road/Pedley Lane, Clifton	HO8(17A)	1.70	35	39	39	0	Site complete	20%	8	04/00906
Land at Bedford Road, Henlow Camp	HO8(18)	6.40	150	183	183	0	Site complete	20%	34	00/01991
Shefford Town FC, Ivel Road, Shefford	HO8(19)	1.50	40	59	59	0	Site complete	Inspector recommends no affordable housing	0	08/02093
Amphill Road, Shefford	HO8(20)	1.00	20	22	22	0	Site complete	0%	0	98/00916
Amphill Road, Maulden	HO8(21)	1.60	45	46	46	0	Site complete	20%	9	03/01985
Hall End, Maulden	HO8(22)	1.10	20	26	26	0	Site complete	0%	0	01/00897
Woodlands Estate, Greenfield	HO8(22A)	1.38	20	42	42	0	Site complete	28%	12	07/01338
High Street, Meppershall	HO8(23)	2.60	75	66	66	0	Site complete	20%	13	99/00858
Myers Road, Potton	HO8(24)	2.50	70	69	69	0	Site complete	20%	14	98/00045
Sandy Road, Potton	HO8(25)	3.25	95	108	108	0	Site complete	20%	20	01/00334
Braybrooks Drive, Potton	HO8(25A)	0.89	20	21	21	0	Site complete	Below threshold	0	05/02056
College Farm, Silsoe	HO8(26)	2.8	90	106	106	0	Site complete	24%	25	Various

* Elstow Storage Depot is an estimate only

Table 3: Status of residential sites allocated through the South Bedfordshire Local Plan (2004)

Site Name	Policy No.	Site Area (HA)	Number of dwellings allocated	Actual number of dwellings secured	Dwellings completed as at 31/03/2016	Dwellings outstanding as at 31/03/2016	Current Status	Affordable dwellings on planning application (%)	Affordable dwellings secured	Application Number
Carter's Scrap Yard, French's Avenue, Dunstable	H1(1)	1.49	72	92	92	0	Site complete	23%	21	03/01666
Hartwell Trucks, Skimpot Road, Dunstable	H1(2)	1.86	100	118	118	0	Site complete	23%	27	05/00306
Balkan Cars, High St North, Dunstable	H1(3)	0.69	28	-	-	-	No planning permission	-	-	-
Gas Works Site, North Station Way, Dunstable	H1(4)	0.95	46	-	-	-	No planning permission	-	-	-
Regent Street/Manchester Place, Dunstable	H1(5)	1.08	29	-	-	-	No planning permission	-	-	-
Car Park/Carter's Yard, Luton Road, Dunstable	H1(6)	2.36	87	160	160	0	Site complete	22%	35	03/01605
Hartwell Ford, Station Road, Dunstable	H1(7)	1.10	72	87	87	0	Site complete	35%	30	08/00116
Three Valleys Water, High St South, Dunstable	H1(8)	0.58	10	-	-	-	No planning permission	-	-	-
Brooke Engineering, Union Street, Dunstable	H1(9)	0.76	27	27	27	0	Site complete	11%	3	00/00717
Car Auction Site, Stanbridge Road, Leighton Buzzard	H1(10)	0.77	63	63	63	0	Site complete	19%	12	02/00549
Camden Motors Site, Lake Street, Leighton Buzzard	H1(11)	0.86	52	52	52	0	Site complete	15%	8	01/00295
Dunham & Haines Site, Leighton Road, Linslade	H1(12)	0.89	54	105	105	0	Site complete	38%	40	Various
Land at RAF Stanbridge, Leighton Buzzard	H1(13)	10.54	422	175	0	175	Under construction	30%	52	14/04336
Pratts Pit, Billington Road, Leighton Buzzard	H1(14)	9.75	407	407	407	0	Site complete	15%	61	02/00840
Pratts Quarry, Billington Road, Leighton Buzzard	H1(15)	33.00	1200	1199			Under construction	23%	276	Various
Allotments, Weston Avenue, Linslade	H1(16)	-	-	-	-	-	Allocation not taken forward	-	-	-
Land at Grovebury Farm, Leighton Buzzard	H1(17)	17.20	600	561	226	335	Under construction	38%	215	Various

Car Storage Site, Grove Road, Slip End	H1(18)	-	-	-	-	-	Allocation not taken forward	-	-	-
Land at Dunstable Road/Folly Lane, Caddington	H1(19)	3.76	80	50	-	-	Outline planning permission	38%	19	10/03478
Waddington's Yard/White Horse Close, Hockliffe	H1(20)	0.81	38	36	36	0	Site complete	20%	7	03/01836
A5 Garage, Watling Street, Hockliffe	H1(21)	1.06	40	43	43	0	Site complete	19%	8	12/01886
Faldo Road/Bedford Road, Barton-le-Clay	H1(22)	1.1	37	32	32	0	Site complete	0%	0	99/00740
Renault Sports, Park Road North, Houghton Regis	H1(23)	0.60	30	22	22	0	Site complete	0%	0	99/00032
Avery's Garage/Plantation Road, Leighton Buzzard	H1(24)	0.69	28	24	24	0	Site complete	0%	0	05/00971
Land off Baker Street/North Street, Leighton Buzzard	H1(25)	0.49	20	12	0	12	Under construction	0%	0	12/01255
Nursery Gardens, r/o Wing Road, Leighton Buzzard	H1(26)	0.80	32	180*	180	0	Site complete	10%	18	05/00753
Former Railway Sidings, Wing Road, Linslade	H1(27)	0.89	24	-	-	-	No planning permission	-	-	-
Land at Grove Road, Slip End	H1(28)	-	-	-	-	-	Allocation not taken forward	-	-	-
Conger Lane/Recreation Ground, Toddington	H1(29)	-	-	-	-	-	Allocation not taken forward	-	-	-
The Paddocks, Dunstable	H1(30)	-	-	-	-	-	Allocation not taken forward	-	-	-
Brickyard Quarry, Leighton Buzzard	H1(31)	5.90	236	165	0	165	Outline planning permission	22%	36	11/00501

* Larger scheme including 80 dwellings on the allocated site

Glossary

Term	Abbreviation	Definition
Authority Monitoring Report	AMR	An annual public report to be produced by local authorities to assess their progress on the implementation of the LDS and the effectiveness of the Local Plans in terms of policy achievement
Development Plan	-	The Local Plan document together with any adopted Neighbourhood Plans constitutes the statutory development plan. Documents that set out the vision for shaping Central Bedfordshire and contain the policies which guide planning decisions
Local Plan	-	Formal document that sets out planning policy in the area
Development Plan Documents	DPD	The term for a range of policy plans that are shown geographically on an adopted Proposals Map. Subject to independent examination
Site Allocations	SA	Allocation of sites for specific or mixed uses or development contained in Local Plan documents. Policies will identify any specific requirements for individual proposals
Development Management Policies	-	These constitute a set of criteria-based policies which are required to ensure that all development within an area meets the spatial vision and objectives set out in the Local Plan
Policies Map	-	The adopted Policies Map illustrates, on a base map a registered scale, all the policies contained in Local Plan documents, together with any saved policies. It must be revised as each new Local Plan or Neighbourhood Plan is adopted, and it should always reflect the up-to-date planning strategy for the area. Proposals for changes to the adopted policies map accompany submitted local plan documents in the form of a submission policies map
Supplementary Planning Documents	SPD	Provide supplementary information in respect of the policies in Local Plan documents or saved policies. They do not form part of the Development Plan and are not subject to independent examination
Sustainability Appraisal	SA	A tool for appraising policies to ensure they reflect sustainable development objectives (e.g. social, environmental and economic factors) and a requirement in the Act to be undertaken for all Local Plans. This process incorporates the requirements of the Strategic Environmental Assessment Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment

Neighbourhood Plans	NP	In Central Bedfordshire, Town & Parish Councils are the bodies who can produce Neighbourhood Plans. There are two types of documents that can be produced; Neighbourhood Plans which may allocate land for development and/or include policies against which planning applications are judged, and Neighbourhood Development Orders which can grant planning permission for a specific type of development
Examination	-	A local planning authority must submit a Local Plan for independent examination to the Secretary of State, publish a notice and invite representations, to be made within a specified period of at least six weeks
Local Planning Authority	LPA	The local authority or council that is empowered by law to exercise statutory town planning function for a particular area
Local Development Scheme	LDS	Essentially a work programme for new planning policy documents. Identifies relevant policy guidance, timetables for production, risks and mitigation strategies and looks at all aspects that feed into the process
Local Development Framework	LDF	A suite of planning documents which outline the district's planning policies, saved policies and supplementary planning guidance
Sustainable Communities Strategy	SCS	A document that demonstrates how local organisations and agencies will work together to improve the economic, social and environmental wellbeing of their areas
Duty to Cooperate	DtC	The Duty to Cooperate places a legal duty on local planning authorities, county councils in England and public bodies to engage constructively, actively and on an ongoing basis to maximise the effectiveness of Local Plan preparation in the context of strategic cross boundary matters. It is not a duty to agree but local planning authorities should make every effort to secure the necessary cooperation on cross boundary matters before they submit their Local Plans for examination
Localism Act 2011	-	The Localism Act 2011 is an Act of Parliament that changes the powers of local government in England. The aim of the act is to facilitate the devolution of decision-making powers from central government control to individuals and communities
National Planning Policy Framework	NPPF	The NPPF sets out the Government's planning policies for England and how these are expected to be applied. It provides a framework within which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities

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