

Central
Bedfordshire

great
prospects

Authority Monitoring Report

2014/15

A great place to live and work

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INTRODUCTION

The requirement for a local authority to produce an Authority Monitoring Report 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, 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 southern Central Bedfordshire (the area formerly administered by South Bedfordshire District Council). The south LDF was being produced jointly with Luton Borough Council.

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 However, in southern Central Bedfordshire the Core Strategy being prepared jointly with Luton Borough Council was withdrawn from the examination process.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

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

BACKGROUND

Location and General Character

Central Bedfordshire comprises the former administrative areas of Mid Bedfordshire and South Bedfordshire Districts 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. 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 covers 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 council in England by area. The current population is 264,500 and it is one of the least densely populated unitary councils. 61% of Central Bedfordshire residents live in areas classified as urban. Approximately 65% of the population are within the working age group, being between 16 and 65 years of age.

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

Figure 1: Central Bedfordshire Council authority area and surrounding network



APPROACH AND 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, where the Inspector found that the Council had failed in its Duty to Cooperate (Localism Act 2012). A new Local Plan will be developed.

Some of the monitoring is based on the Development Strategy, given that the policies were in place during the majority of 2014/15. 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.

Appendix 1: Adopted Core Strategy & Development Management (CSDM) Policies

Appendix 2: Adopted Site Allocations Policies

Appendix 3: Saved Mid Bedfordshire Local Plan Policies

Appendix 4: CSDM Policy Monitoring Framework

Appendix 5: CSDM Policy Monitoring

Appendix 6: Saved South Bedfordshire Local Plan Policies and Monitoring

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 further developed but there is always a continued desire to improve and identify realistic targets for future policies, which relate to the indicators being developed. These will be reported in future AMRs.

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.

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 3, 4 & 5 detail the policy monitoring.

Significant Effect Indicators (Sustainability Indicators): These indicators 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

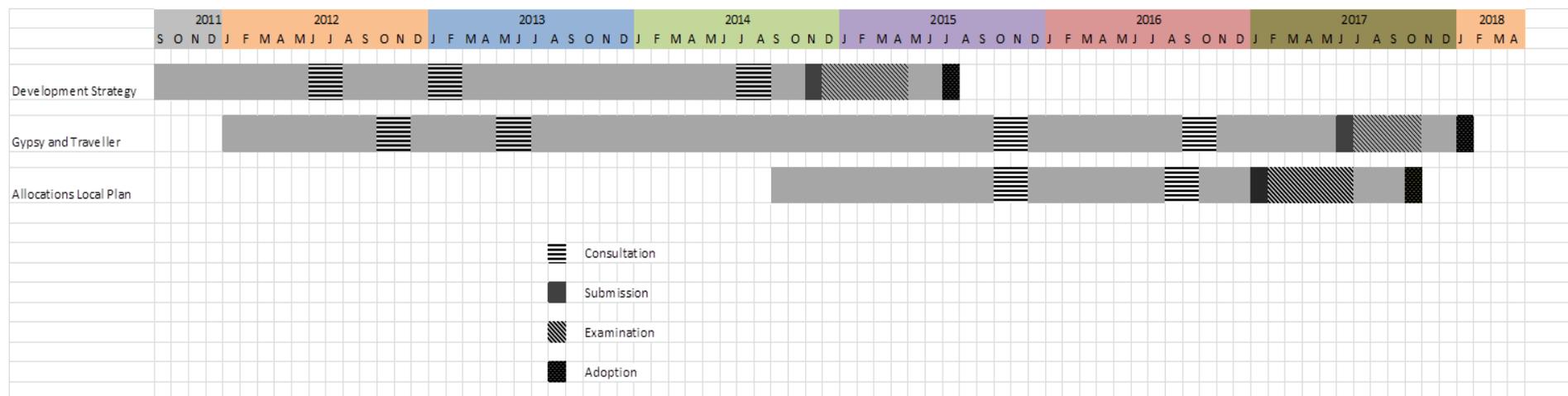
The Planning and Compulsory Purchase Act 2004 requires each local planning authority to produce a Local Development Scheme (LDS), which is essentially a work programme for the preparation of new planning policy documents. A Plan-Making Programme (LDS) has been created for Central Bedfordshire.

On 22nd April 2014 Central Bedfordshire Executive approved a Plan-Making Programme ([PDF 1.1MB](#)). This document identified which planning policy documents the Council intended to prepare along with the timetable for their production. This Programme focused solely on the preparation of three Local Plan documents: the Central Bedfordshire Development Strategy Local Plan, the Allocations Local Plan and the Gypsy and Traveller Local Plan.

In addition, the Localism Act 2012 and the Town and County Planning (England) Regulations 2012 introduced new requirement for one Local Plan where practicable. A new Plan-making Programme was produced in February 2015, primarily to update the timescales. Figure 2 and the tables in the Section below are from that Plan-Making Programme. A new LDS will be produced in early 2016.

In support of the plan-making activities that were carried out in the monitoring year 2014/15, a great deal of cooperation took place under the Duty to Cooperate, with neighbouring local authorities and other statutory bodies. Of particular importance was the production of a joint Strategic Housing Market Assessment (SHMA). The SHMA was commissioned jointly by Central Bedfordshire Council and Luton Borough Council. Furthermore, a Steering Group was set up to oversee the commissioning and production of this study and included officers from Bedford, Milton Keynes, Aylesbury Vale, Dacorum, St Albans, North Hertfordshire and Stevenage councils. However, the Inspector at the first sessions of the Development Strategy in February 2014 considered that the Council had failed its Duty to Cooperate and recommended that the Development Strategy be withdrawn.

Figure 2: Timeline for Plan preparation



(NB. Gypsy and Traveller Plan was been withdrawn in September 2014. The Development Strategy was withdrawn November 2015. Please visit the Central Bedfordshire Council website for an update on the status of the plans.

PROGRESS OF THE PLAN-MAKING PROGRAMME

2015 Programme focuses on the preparation of three Local Plan documents; the Central Bedfordshire Development Strategy Local Plan, the Allocations Local Plan and the Gypsy and Traveller Local Plan. In summary, progress on the 3 plans has now been halted and work on a new Central Bedfordshire Local Plan has begun (December 2015)

- The Gypsy and Traveller Plan was withdrawn from Examination in September 2014
- The Development Strategy was withdrawn in November 2015 following challenges in the High Court by the Council against the Inspector's recommendations
- The Allocations Plan proceeded to the point where a 'call for sites' was made in late 2014/early 2015. This work will be carried over into the new Central Bedfordshire Local Plan

Plan-Making Programme adopted February 2015.

Green indicates where the Plan was on target, red indicates where the plan was not.

Central Bedfordshire Development Strategy	
Role and content	To set out the vision, strategic objectives and spatial strategy for the area up to 2031 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 strategic-scale development sites will also be considered.
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 (including SA Scoping Report)	September 2011
Evidence Gathering	October 2011 - April 2012
Formal consultation (Regulation 18)	May - June 2012
Consideration of consultation responses and produce revised Plan	July - November 2012
Publication stage (Regulation 19)	December 2012 - February 2013 June - August 2014
Submission to Secretary of State	October 2014
Examination Hearings	February/March 2015
Receipt of Draft Inspector's Report	May 2015
Adoption	July 2015

Arrangements for production	
Management arrangements	Decisions will be taken by Central Bedfordshire Council's Executive. Day to day management of process by Head of Development Planning and Housing Strategy.
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 as part of the Annual Monitoring Report.

Gypsy and Traveller Local Plan	
Role and content	To identify the Councils approach to the provision of Gypsy and Traveller pitches and sites, including the allocation of new sites if required.
Status	Local Plan
Chain of conformity	General conformity national planning guidance
Geographic coverage	The entire administrative area of Central Bedfordshire
Projected timetable and milestones	
Commencement (including SA Scoping Report)	January 2012
Evidence Gathering	June - July 2015
Formal consultation (Regulation 18)	October - November 2015
Consideration of consultation responses and produce revised Plan	December 2015 - July 2016
Publication stage (Regulation 19)	September - October 2016
Submission to Secretary of State	June 2017
Examination Hearings	October 2017
Receipt of Draft Inspector's Report	December 2017
Adoption	February 2018

Arrangements for production	
Management arrangements	Decisions will be taken by CBC Executive. Day to day management of process by Head of Development Planning and Housing Strategy.
Resources required	Officers from the Development Planning team with input as necessary from other teams and departments. Consultants may be used for some aspects of 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 as part of the Annual Monitoring Report.

Allocations Local Plan	
Role and content	To review boundaries such as Green Belt, Settlement Envelopes etc., allocate non-strategic sites for development across a range of uses for the period up to 2031 and to provide standards for development
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 (including SA Scoping Report)	September 2014
Scoping and evidence gathering	September 2014 - September 2015
Formal consultation (Regulation 18)	October - November 2015
Consideration of consultation responses and produce revised Plan	December 2015 - April 2016
Publication stage (Regulation 19)	May - June 2016
Submission to Secretary of State	September 2016
Examination Hearings	January 2017
Receipt of Draft Inspector's Report	April 2017
Adoption	July 2017
Arrangements for production	
Management arrangements	Decisions will be taken by CBC Executive. Day to day management of process by Head of Development Planning and Housing Strategy.
Resources required	Officers from the Development Planning team with input as necessary from other teams and departments. Consultants may be used some aspects of 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 as part of the Annual Monitoring Report.

Other Documents	Purpose	Status
Policies Map	To illustrate geographically the adopted policies and proposals within adopted Local Plans and Neighbourhood Plans	A new Policies Map will be published every time a Local Plan or Neighbourhood Plan is adopted.
Statement of Community Involvement	This document sets out the standards and approach to involving the community and stakeholders in the production of policy documents & in the Dev. Management process.	The current SCI was adopted in October 2012
Authority Monitoring Report	To assess progress in preparing planning documents and monitor progress in planning policies, housing,	Each Monitoring Report covers the period from April to March and will be published each year

	employment and other development.	
Design for Central Bedfordshire: A Guide for Development	A document which gives detailed design principles to ensure that all 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 local authority 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.	An SPD for each of the former districts, Mid Bedfordshire and South Bedfordshire has been adopted. A new document will be prepared in conjunction with CIL.
Neighbourhood Plans	Parish and Town Councils can opt to produce a Neighbourhood Plan or Neighbourhood Development Order to provide for development in their parish.	If a Neighbourhood Plan is successful at Examination and passes a local referendum, CBC 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 Supplementary Planning Document	To set out the Council's position on type and tenure of housing.	SPD currently being produced.
Environmental Enhancement Strategy	To provide a cohesive guide to the approach the Council wishes to take on environmental matters through a compendium of existing and new documents and guidance. This includes: <ul style="list-style-type: none"> - Guidance for Renewables, Sustainable Urban Drainage systems (SUDs) and any other guides relating to the environment - Refreshed Landscape Character Assessment - Studies linking environment to health and economic benefits - Resource efficiency (energy and water) studies and toolkits. - Renewables capacity study. 	Will be produced as a series of documents. Some of the associated documents will hold status as being endorsed as Technical Guidance to inform planning decisions and some as SPD.

Risk management and contingencies

An analysis has been completed of the principal tasks associated with undertaking the preparation of planning policy documents. These risks, listed in the table below, have been taken into consideration in devising this Programme and will be closely monitored.

Key Risks/Owner	Action to Mitigate Risk and Comments	Risk Level
Challenging time-scales for preparing policy documents	<ol style="list-style-type: none"> Careful project management and regular review If necessary, adjustment of Programme through annual review. Prioritisation of other work <p>Uncertainty factors remain – e.g. the level of representations submitted on documents, time taken in Public Examination and reporting time, 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. There is no real slack.</p>	Medium
Premature planning applications for sites resulting in staff being redeployed to deal with time-intensive appeals	<ol style="list-style-type: none"> Regular monitoring and review of progress with a view to delivery on schedule If necessary, allocate relevant officer(s) and/or appeals consultants 	High
Too few staff, staff turnover, level of experience of staff and strong reliance on consultants	<ol style="list-style-type: none"> Scope for flexible use of staff from other teams is limited Recruit additional staff <p>Current difficulties in recruiting experienced staff</p>	Medium
Previously developed sites not being redeveloped because of lack of investment in essential infrastructure	<p>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.</p> <p>Current market downturn affects all development in the short term</p>	High
Financial resources	Regular budget monitoring	Medium
Capacity of Planning Inspectorate & other agencies to support document preparation	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 CLG	Low
Legal Challenge	Through ensuring preparation of 'sound' documents	Low

North

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

Refer to previous monitoring reports for more detailed information.

South

The Core Strategy being prepared jointly with Luton Borough Council was withdrawn from the examination process and will not be reported. Refer to previous monitoring reports.

CONTEXTUAL INDICATORS

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

- Population and Demography
- Housing
- Economy
- 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-and-democracy/local-government-in-central-bedfordshire/statistics-and-census-information/default.aspx>

Further information relating to the economy of Central Bedfordshire can be found in our Economic Monitoring Reports which 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/local-business/business-information-and-advice/business-central-bedfordshire/local-economic-information.aspx>

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 not be covered within this report as this is covered separately.

BUSINESS DEVELOPMENT AND TOWN CENTRES

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

BD1	B1a	B1b	B1c	B2	B8	B1-B8 Mixed	TOTAL
Gross	6,995.13	0	1,580	3,024.56	36,913.4	3,040	51,553.1
Loss	4,692.9	3,087	1,174.17	12,675	1,360	3,711.26	26,700.3
Net	2,302.23	-3,087	405.83	-9,650.44	35,553.4	-671.26	24,852.8

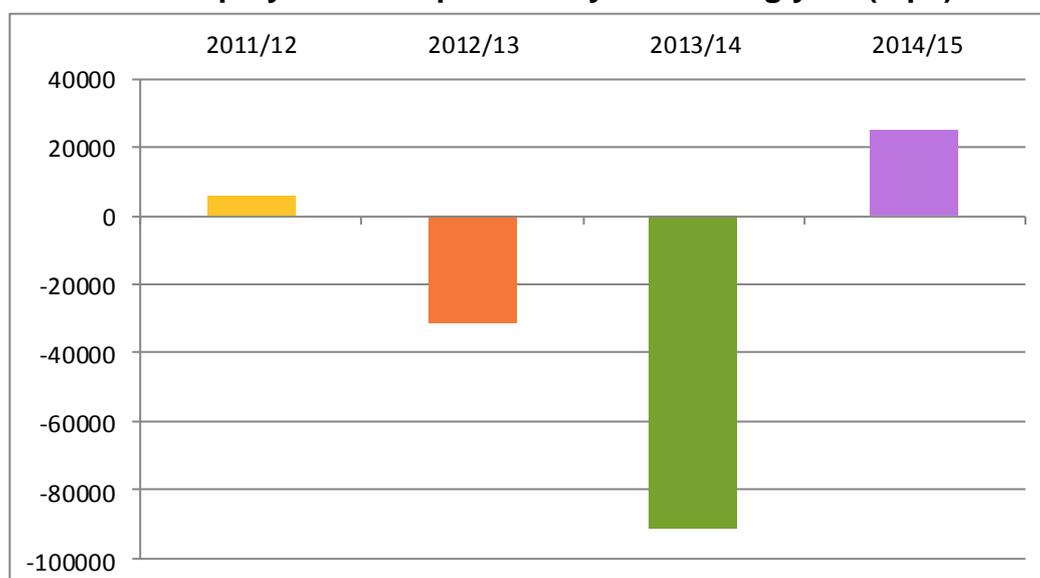
Gains:

The most significant gain of employment floorspace in 2014/15 was from the Prologis development at Boscombe Road, Dunstable (28,805sqm of B8, storage and distribution). Other notable employment floorspace gains in 2014/15 included the Center Parcs development at Millbrook (3,548 sqm B1a Office and 911 B8, storage and distribution), former Wyevale Site, Caddington (1,440 sqm B1a office) and development of vacant plot at Stratton Business Park, Biggleswade (2,547sqm of mixed employment uses).

Losses:

The largest single loss of employment floorspace in 2014/15 was from the demolition of Unit N, Montgomery Way, Biggleswade (9,297 sqm of B2, general industrial). 6,138.75 sqm of employment floorspace losses were to other commercial uses such as retail and leisure uses as well as changes of use to other employment use classes. The largest proportion of losses of employment floorspace was to residential developments (10,002.3 sqm).

Net employment completions by monitoring year (sqm)

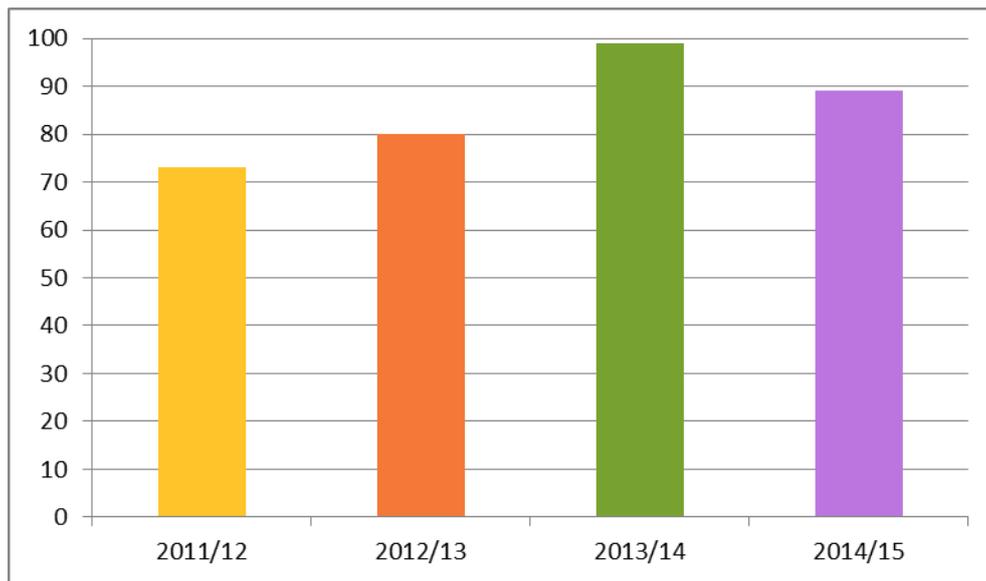


BD2: Total amount of additional employment floorspace on PDL (previously developed land) – by type (sqm)

BD2	B1a	B1b	B1c	B2	B8	B1-B8 Mixed	TOTAL
Gross gains	6,995.13	0	1,580	3,024.56	36,913.4	3,040	51,553.1
Of which on PDL	3,347.2	0	1,512	2,672.56	35,371.4	3,040	45,943.2
% on PDL	48%	0	96%	88%	96%	100%	89%

Although lower than the previous year the proportion of employment completions on previously developed land remain at a high level (89%).

Employment completions on PDL by monitoring year (%)

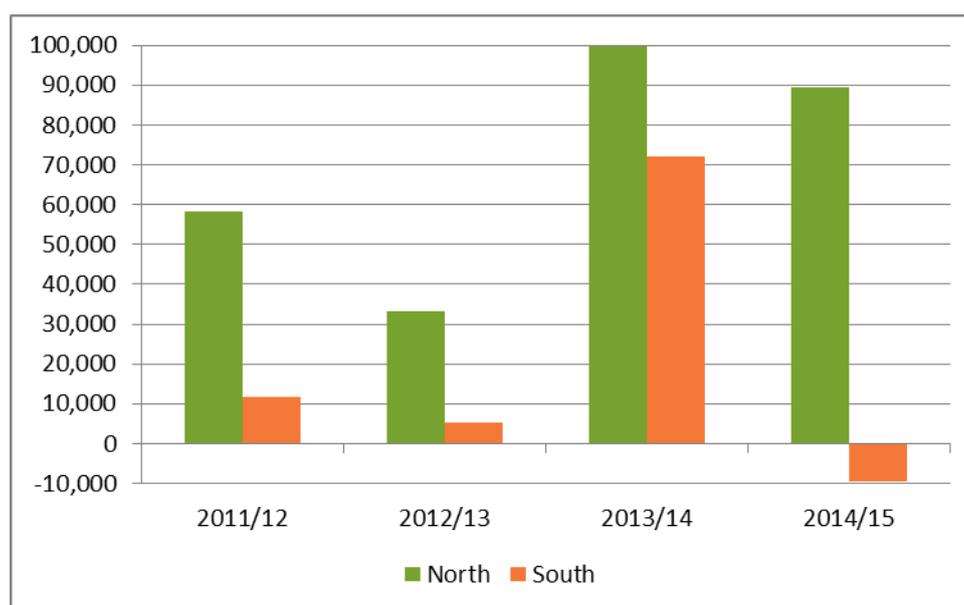


BD3: Employment land available – by type

Permissions	B1a	B1b	B1c	B2	B8	B1-B8 Mixed	TOTAL
Extant Planning Permissions North CBC (sqm)	-1,377	335	1,935	-3,585	38,739	53,570	89,417
Extant Planning Permissions - South CBC (sqm)	-7,113	0	-28,410	1,154	22,271	2,657	-9,441
Total	-5,736	335	-26,475	-2,431	61,010	56,227	79,976

There continues to be a significant level of land available for employment development from extant planning permissions across the authority area. However the net level of land available in the south is impacted by permissions for redevelopment of the former De La Rue site, Frenchs Avenue, Dunstable and demolition of units 1-8 Grovebury Road Leighton Buzzard which account for losses of 27,250sqm and 18,740sqm respectively.

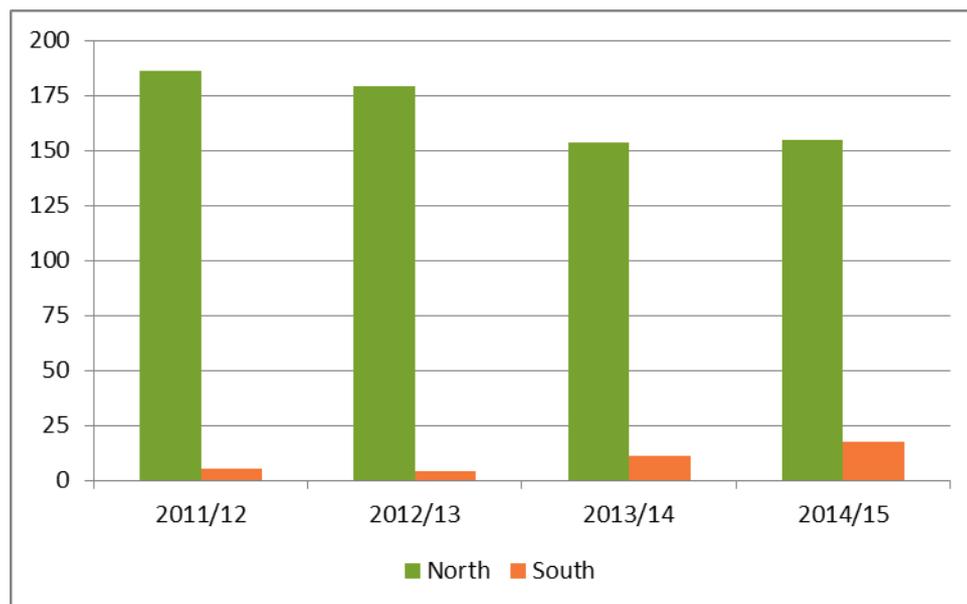
Extant employment permissions by area and monitoring year (sqm)



Allocations	B1a	B1b	B1c	B2	B8	B1-B8 Mixed	TOTAL
Extant North Site Allocations (ha)	7			0	0	106.02	113.02
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	137.75	166.75

There remains over 166ha of allocated employment land in Central Bedfordshire with the majority being located in the North as part of the Site Allocations DPD (adopted 2011). Allocated employment land in the South is more limited with 12.05ha available for employment use. These figures exclude allocated employment sites that currently have permission, these are include in the permissions table above.

Extant employment allocations by area and monitoring year (ha)



The status of Employment Allocations can be seen in:

Appendix 7a: Status of B1-B8 sites through the Site Allocations DPD – North (2011)

Appendix 7b: Status of B1-B8 sites through the Mid Bedfordshire Local Plan (2005)

Appendix 7c: Status of Cat 1 Main Employment Areas through the South Bedfordshire Local Plan (2004)

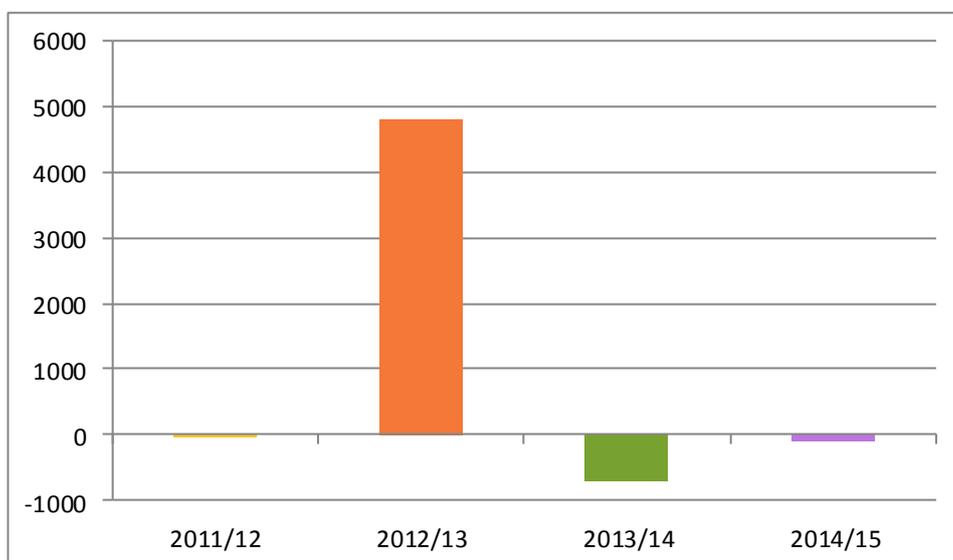
BD4: Total amount of floorspace for 'town centre uses' (sqm)

BD4		A1	A2	A3	A4	A5	D2	TOTAL
Ampthill	Gross	-	-	98.11	-	-	-	98.11
	Loss	-	-	-	-	-	-	-
	Net	-	-	98.11	-	-	-	98.11
Biggleswade	Gross	-	-	-	-	-	-	-
	Loss	7.5	-	-	-	-	-	7.5
	Net	-7.5	-	-	-	-	-	-7.5
Dunstable	Gross	-	-	-	-	-	-	-
	Loss	48	83	-	135	40	-	306
	Net	-48	-83	-	-135	-40	-	-306
Flitwick	Gross	130	-	-	-	-	-	130
	Loss	-	50	-	-	-	-	50
	Net	130	-50	-	-	-	-	80
Houghton Regis	Gross	-	-	-	-	-	-	0
	Loss	50	-	-	-	-	-	50
	Net	-50	-	-	-	-	-	-50
Leighton Buzzard	Gross	-	85	-	-	-	-	85
	Loss	-	-	-	-	-	-	-
	Net	-	85	-	-	-	-	85
Sandy	Gross	-	-	-	-	-	-	-
	Loss	-	-	-	-	-	-	-
	Net	-	-	-	-	-	-	-
TOTAL	Gross	130	85	98.11	-	-	-	313.11
	Loss	105.5	133	-	135	40	-	413.5
	Net	24.5	-48	98.11	-135	-40	-	-100.39

There were relatively few retail and leisure completions in town centres during 2014/15 and the majority of those recorded were from changes to other town centre uses. 107sqm of recorded losses were as part of residential conversions.

The high level of completions in 2012/13 seen in the chart below was primarily due to the development of a Morrison's store in Houghton Regis which accounted for 4,479sqm of A1 floorspace.

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



Woodside Industrial Estate Local Development Order (LDO) Monitoring

Central Bedfordshire Council adopted a Local Development Order for the Woodside Estate and surrounding area in Dunstable on 27 May 2014. The LDO will make it easier for businesses to grow and expand by relaxing some planning restrictions so that they can do 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.

App No.	Address	Parish	Description
14/03313/LDON	Unit 37, Verey Road	Dunstable	Change of Use from B2 to B8
15/00537/LDON	Unit 34, Humphrys Road	Dunstable	40m2 extension and alterations
15/00977/LDON	Unit DC1 Prologis, Boscombe Road	Dunstable	Installation of 2 mezzanine floors, extensions and general works
15/03203/LDON	Phase 2, Chalklands Place	Dunstable	Installation of mezzanine floor and alterations to cladding, windows etc.
15/03890/LDON	Unit 1, Prologis Park, Arenson Way	Houghton Regis	Installation of 5000 solar panels
14/03312/LDON	Unit 2, Humphrys Road	Dunstable	Change of Use from B2 to B8

HOUSING

H1: Plan period and housing targets

2014/15

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 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, and this was completed in October 2015. This SHMA update establishes and objectively assessed housing need for Central Bedfordshire of 29,500 for the period 2011-2031.

Start of SHMA Period	End of SHMA Period	Total Housing Requirement	Source of Requirement
2011	2031	29,500	SHMA update October 2015

Completions

H2 (a) & (b): Net dwelling completions

2014/15

Since the beginning of the SHMA period (1 April 2011), the housing completions in Central Bedfordshire can be summarised as follows:

Monitoring Year	North Central Bedfordshire	South Central Bedfordshire	Central Bedfordshire Total
2011/12	852	458	1,310
2012/13	656	310	966
2013/14	871	393	1,264
2014/15	1,019	503	1,522
TOTAL	3,398	1,664	5,062

Appendix 8: Summary of completions per parish since 2001

Appendix 9: Breakdown of all dwellings completed within the last monitoring year (1 April 2014 - 31 March 2015)

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 2015. The Housing Trajectory Detailed Site Schedule, which provides delivery information for individual developments of 15 dwellings and above can be found at **Appendix 10** this AMR.

Windfall

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

The Windfall Topic Paper, which can be found on the Council's website, 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).

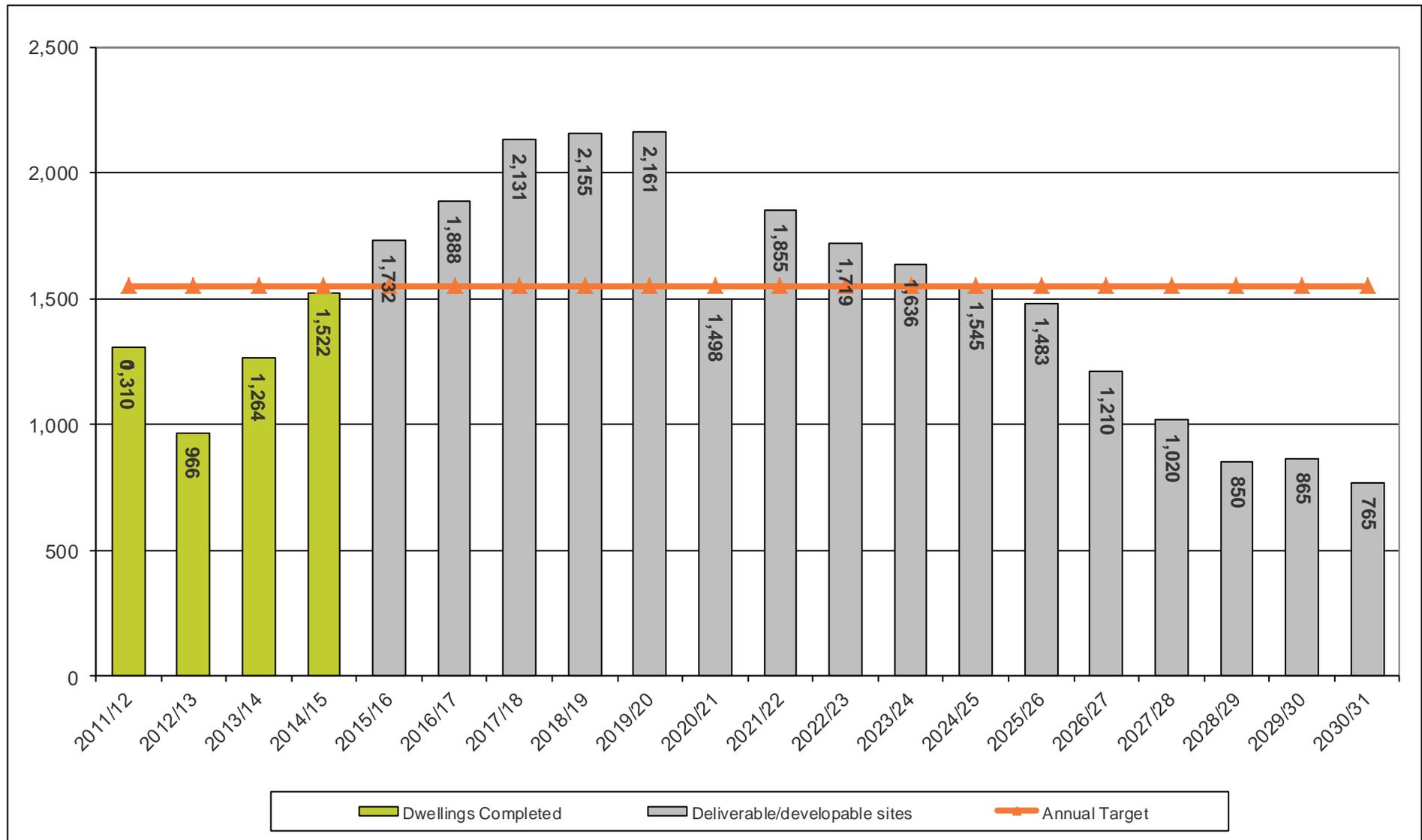


Figure 3: Central Bedfordshire Housing Trajectory Graph

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 for the period 2011-2031. This is equivalent to an annual requirement of 1,475 dwellings.

H2 (d): Central Bedfordshire	
Objectively Assessed Need	29,500
Annual requirement	1,475
Number of years left in plan	16
Completions to date (01/04/2011 – 31/03/2015)	5,062
Total shortfall	838

The steps taken to arrive at a five-year requirement are set out below:

Five year requirement (1st April 2015 – 31st March 2020)

1,475 x 5 years	=	7,375
2,375 + 838 shortfall	=	8,213
8,213 + 20% buffer	=	9,856

The five year requirement has been identified as 9,856 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 Detailed Site Schedule is appended to this AMR (Appendix 10). This demonstrates that 10,067 dwellings are expected to be delivered over the five year supply period. This is equivalent to 5.11 years supply.

9856 / 5 (years)	=	1,971.2
10,067/1971.2	=	5.11 years

H3: New and converted dwellings on PDL (previously developed land) 2014/15

H3		Total
North (of the 1019 completions)	Net	379
	% Net on PDL	37%
South (of the 503 completions)	Net	383
	% Net on PDL	76%
TOTAL (of the 1522 completions)	Net	762
	% Net on PDL	50%

H4: Net additional pitches (Gypsy and Traveller) 2014/15

Planning Application	Address	Parish	Net
CB/13/04088/LDCP	Long lake Meadow, High Road	Sandy	4
CB/13/04393/FULL	The Evergreens, Dunstable Road	Tilsworth	1
CB/14/01383/VOC	Chestnuts Caravan Park, Steppingley Road	Westoning	4
CB/14/04317/FULL	Riveroaks, Stanford Lane	Southill	5
TOTAL			14

H5: Gross affordable housing completions 2014/15

H5	Total
North	275
South	43
*First Buy/Help to Buy	519
TOTAL	837

*Data on First Buy/Help to Buy completions provided by Homes and Communities Agency. Due to the process by which First Buy/Help to Buy completions are reported it has not been possible to provide a breakdown of all affordable completions in Central Bedfordshire.

Planning applications for residential developments (10+ units) which achieved CABE (Commission for Architecture & the Built Environment) excellent design status for 2014/15

Planning App	Address	Parish	Description
CB/13/03597/OUT	Land at Frenchs Avenue	Dunstable	Mixed Use
CB/11/02261/OUT	Land at Pratts Quarry	Leighton Linlade	Residential
CB/13/02614/REN	48 Everton Road	Potton	Residential
CB/12/03613/OUT	Houghton Regis North (Site 1)	Houghton Regis	Mixed Use
CB/14/00627/RM	Land South of Potton Road	Biggleswade	Residential
CB/13/01208/FULL	Land at New Road	Clifton	Residential
CB/14/00529/RM	Land South of Potton Road	Biggleswade	Residential
CB/14/00780/RM	Land South of Potton Road	Biggleswade	Residential
CB/14/01274/RM	Marston Park	Marston Moretaine	Mixed Use
CB/13/00921/OUT	Land on the East Side of Biggleswade Road	Potton	Mixed Use
CB/13/03499/FULL	Russell House	Amphill	Residential
CB/13/04201/FULL	Land off High Street and Lodge Road	Cranfield	Residential
CB/14/02174/REG3	Flitwick Leisure Centre	Flitwick	Residential
CB/13/03494/FULL	Land South of Potton Road	Biggleswade	Mixed Use
CB/14/02509/RM	Land North of Potton Road	Biggleswade	Residential
CB/14/02573/RM	Land to the North East of Hitchmead Road	Biggleswade	Residential
CB/14/02515/OUT	Vehicle Storage Area	Caddington	Mixed Use
CB/14/03844/RM	Land at Former Cranfield University, Barton Road	Silsoe	Residential
CB/14/03488/FULL	The Dog and Duck, Parkside Drive	Houghton Regis	Residential
CB/14/03080/OUT	Former BTR site	Dunstable	Residential
CB/14/03608/RM	Land between 22 to 30 Church Street	Langford	Residential

CB/13/3477/OUT	Lower Wood Farm	Harlington	Residential
CB/14/03686/FULL	Land at Former Farris Garden Centre	Maulden	Residential
CB/14/04381/RM	Land off Steppingley Road and Froghall Road	Flitwick	Mixed Use
CB/14/01818/FULL	Land adjacent to The Guinea	Moggerhanger	Residential
CB/14/03543/RM	Central Bedfordshire College	Dunstable	Residential
CB/14/04104/FULL	Land off Vimy Road	Leighton Buzzard	Residential
CB/14/04336/RM	Former RAF, Swales Drive	Leighton Buzzard	Residential
CB/14/04378/RM	Land at Moreteyne Farm, Wood End	Marston Moretaine	Residential
CB/14/04668/RM	Land at Frenchs Avenue	Dunstable	Residential
CB/14/03056/FULL	Land at Bedford Road	Houghton Regis	Residential
CB/14/03520/FULL	Site of Former The Gables	Potton	Residential
CB/14/03047/OUT	Land to rear of The Old Red Lion	Houghton Regis	Residential
CB/14/04276/FULL	Goods Yard, Cambridge Road	Langford	Residential

Building for Life 12 Design Quality Criteria has been launched by CABI in partnership with Home Builders Federation and Design for Homes and is the industry standard for the design of new housing developments. It is based on the NPPF (National Planning Policy Framework) and the Government's commitment to build more homes, better homes and involve communities in planning.

ENVIRONMENTAL QUALITY

These indicators are reported for the Central Bedfordshire area as a whole.

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

Not monitored

E2: Change in Biodiversity Importance

County Wildlife Sites	Change	Date
Ravensdell Wood and Meadows CWA	Boundary Modified and site renamed	04/03/2015
Moorhen Farm Meadow CWS	Site renamed	04/03/2015

E3: Renewable Energy Generation

Application Number	Type	Address	Description	Granted Date
CB/14/03533/FULL	Biomass	Cranfield University	Erection of Biomass fuel store	17/11/2014
CB/14/02531/FULL	Biomass	Crawley House, Husborne Crawley	Erection of a high cube ISO shipping container to house a new biomass boiler	22/08/2014
CB/14/04985/VOC	Solar	Land at The Gateway (Former BTR) Dunstable	Installation of solar panels	16/03/2015
CB/14/04064/FULL	Solar	Land at Millfield Farm (Phase2) Caddington	Installation of solar PV panels	03/02/2015

CB/15/00350/FULL	Solar	Silverhaze, New Road, Clifton	Addition of solar panels to roof of garage	27/03/2015
CB/14/04464/NMA	Solar	Central Bedfordshire College	Solar panels to block C	10/12/2014
CB/14/03113/FULL	Solar	Land North of Leighton Road W of Hawthorn	Installation of a solar farm	23/01/2015
CB/13/03549/FULL	Solar	Land W of Fernbury Farm, Everton	Proposed Solar Park, installation of solar PV panels	30/04/2014
CB/14/03419/FULL	Solar	Land N of Clayhill Farm, Westoning	Proposed 21MW solar PV installation	29/01/2015
CB/14/03378/FULL	Solar	Land adj. to Four Winds Garage, Haynes	Installation of Solar PV panels	05/12/2014
CB/14/04079/FULL	Solar	Land W of Home Farm, Hyde	Installation of 250kW solar array	10/12/2014
CB/14/03472/NMA	Solar	Land to the rear of Hill Farm, Langford	Various changes to CB/13/02288/FULL	30/09/2014
CB/14/03319/FULL	Solar	Old Farm, Maulden	Addition of solar panels to roof	14/10/2014
CB/14/02884/FULL	Solar	Fernbury Farm, Everton	Installation of solar PV panels	19/11/2014
CB/14/3945/FULL	Solar	Marshalls Mono Ltd, Sandy	Installation of solar PV panels	01/12/2014
CB/14/02384/FULL	Solar	56-58 Sunderland Road, Sandy	Installation of solar panels	13/08/2014
CB/14/04183/FULL	Solar	Mead Open Farm, Great Billington	Construction of 100kW Solar Array	03/03/2015
CB/14/00082/FULL	Wind Turbine	Arlesey Landfill Site	Single wind turbine	06/06/2014
CB/14/00418/FULL	Wind Turbine	Hill Farm, Langford	Erection of 1 no. 500 KW wind turbine	07/07/2014
CB/13/02916/FULL	Wind Turbine	The RSPB Reserve, Sandy	Erection of one wind turbine	02/04/2014

Environment

General

Number of Sites of Special Scientific Interest (SSSI): **32 (42 distinct areas)**

Number of County Wildlife Sites (CWS): **261**

Number of Local Nature Reserves (LNR): **12**

Number of National Nature Reserves (NNR): **3**

Number of Local Geological Sites: **20**

(Source: Central Bedfordshire Council – GIS data)

Listed Buildings

Grade I: **62**

Grade II*: **99**

Grade II: **1746**

Conservation areas

There are **61** Conservation areas in Central Bedfordshire.

For further information on these, please visit:

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

LOCAL INDICATORS

Core Strategy and Development Management Policies

Appendix 4: CSDM Policy Monitoring Framework

Appendix 5: CSDM Policy Monitoring

Site Allocation

Appendix 7a: Status of B1-B8 sites allocated through the Site Allocations DPD

Appendix 11a: Status of sites allocated through the Site Allocations DPD

Saved Local Plan Policies

Mid Bedfordshire Local Plan Saved Policies

Appendix 3: Saved Mid Bedfordshire Local Plan Policies

Appendix 7b: Status of B1-B8 sites allocated through the Mid Bedfordshire Local Plan

Appendix 11b: Status of sites allocated through the Mid Bedfordshire Local Plan

South Bedfordshire Local Plan Saved Policies

Appendix 6: Saved South Bedfordshire Local Plan Policies and Monitoring

Appendix 7c: Status of B1-B8 sites allocated through the South Bedfordshire Local Plan

Appendix 11c: Status of sites allocated through the South Bedfordshire Local Plan

Appendix 1: Adopted Core Strategy & Development Management (CSDM) Policies

2009

Core Strategy Development Management 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	Not Started
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 Site, 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	Under Construction
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 and Froghall Road, Flitwick	Not Started
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	Not Started
EA5	Land West of University Way/Wharley End, Cranfield	Not Started
MA4	Land at Moreteyne Farm, Marston Moretaine	Not Started
HA9	Land East of Sutton Mill Road, Potton	Not Started
MA5	Land East of Biggleswade Road, Potton	Not Started
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, Stotfold	Not Started
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 & North-East 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	Not Started
HA17	Land adj. Castle Hill Court, Clophill	Under Construction
HA18	Land r/o High Street, Clophill	Complete
HA19	Land off Boot Lane, Dunton	Complete
HA20	Sandy Road, Everton	Complete
HA21	The Heath, Everton	Not Started
HA22	Land r/o The Wrestlers PH, High Street, Langford	Not Started
HA23	Land off Church Street, Langford	Not Started
HA24	Land at Moor Lane, Maulden	Not Started
EA7	Land adj. 29 Clophill Road, Maulden	-
HA25	Land r/o High Street, Meppershall	Not Started
HA26	Land r/o Guinea PH, Bedford Road, Moggerhanger	Not Started
HA27	Land at High Road, Shillington	Complete
HA28	Land r/o Station Road, Lower Stondon	Under Construction
HA29	Peckworth Industrial Estate, Bedford Road, Stondon	Not Started
EA8	Land at Quest Pit (NIRAH), Houghton Conquest	-
E1	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 in the North, and continue to be part of the development plan.

Saved Local Plan Policy	Description	Status
CS21	Important Countryside Gaps	-
H08 (1)	Land East of Lidlington	Complete
H08 (2)	Land at Stewartby	Not Started
H08 (2A)	Land at High Street, Houghton Conquest	Complete
H08 (3A)	Land East of Bedford Road, Marston Moretaine	Under Construction
H08 (4)	Land for Elstow New Settlement	Under Construction
H08 (5)	Land Adjacent to Swaffield Close, Ampthill	Complete
H08 (6A)	Land at Tavistock Avenue, Ampthill	Complete
H08 (8)	Land East of Biggleswade	Under Construction
H08 (10)	Land South of Stotfold	Under Construction
H08 (11)	Land at Queen Street, Stotfold	Complete
H08 (12)	Fairfield Hospital, Stotfold	Complete
H08 (13A)	Land West of High Street, South of Cricketers Road, Arlesey	Complete
H08 (14A)	Land at Garfield Farm, Langford	Complete
H08 (15A)	Land to the East of the Dairy, Henlow	Complete
H08 (19)	Shefford Town Football Club	Complete
H08 (22A)	Land East of the Woodlands Estate, Greenfield	Complete
H08 (25A)	Land r/o Braybrooks Drive, Potton	Complete
H08 (26)	College Farm, Silsoe	Under Construction
H08 (26A)	Home Farm, Cranfield	Under Construction
H010, H011	Travelling Showpeople	-

H012	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 Adjoining 29 Clophill Road, Maulden	-
EMP12	Local Airfields and Airstrips	-
TCS8	Biggleswade – Land at London Road	-

Appendix 4: CSDM Policy Monitoring Framework

Policy		Strategic Objective	Output indicator type	Indicator	Target	Monitoring Outcome
Council Vision	<ul style="list-style-type: none"> Realising the area's economic potential to be: 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; and Collaborative – we will work closely with our colleagues, partners and customers to deliver on these outcomes. 					
CS1:Development Strategy		1 2 3 4		Refer to policies CS3, CS4, CS5, CS6, CS9,CS10, CS12		

CS2: Developer Contributions	Planning Obligations	3 6	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 that has been spent.		
			Local	CS2(iii): money that has been transferred to other parties.		
			Local	CS2(iv): performance reports to show value of agreements signed/payments received/money spent and balance at end of quarter.		
			Local	CS2(v): breakdown of all payments received and expenditure.		
			Local	CS2(vi): receipt/ expenditure against obligation type.		

CS3:Healthy and Sustainable Communities	<p>The Council will ensure that appropriate infrastructure is provided for existing and growing communities by:</p> <p>Safeguarding existing community, education, open space, recreation, sports, play and health facilities.</p> <p>Supporting in principle, the upgrading of community, education, open space, recreation, sports, play and health facilities.</p> <p>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.</p> <p>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.</p> <p>Approving new development which provides new recreational and sports facilities and open</p>	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
			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. (Ha and type of facility)		Appendix 5

	space which meets the requirements of the Planning Obligations Strategy and the standards set out in the Standards from the Mid Bedfordshire Open Space, Sports and Recreation Needs Assessment Technical Report 2008. Annex E in CSDM.					
Policy CS4: Linking Communities – Accessibility and transport	The Council will seek to facilitate the delivery of strategic transportation schemes identified in the Local Transport Plan and other strategies: Road improvements Rail improvements National Cycle Network routes The Council will seek to maximise the capacity of the existing transport network. Where such 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.	3 7	Local	CS4(i): Percentage of new residential development within 30 minutes public transport time of 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
	The Council will focus new development in locations, which due to their convenient access		Local	CS4(ii): Kilometres of cycle route completed.		Monitoring mechanisms to be implemented

	<p>to local facilities and public transport, promote sustainable travel patterns. Development will be expected to contribute towards new facilities and services that support sustainable travel patterns.</p>		Local	CS4(iii): Length of public rights of way provided/lost as a result of development or other projects.		Appendix 5
	<p>When allocating land for development, priority will be given to development schemes that:</p> <p>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; develop innovative and adaptable approaches to public transport in rural areas of the district; and</p> <p>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.</p>		Significant Effects	Number of new travel plans completed.	To increase travel to work/school by means other than private car	Appendix 5

Policy CS5: Providing Homes	The Council will make provision for new housing sites sufficient to ensure the delivery of at least 17,950 new homes between 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		Refer to Housing chapter
			Core	H2(a): Net additional dwellings – in previous years		Reported in main report
			Core	H2(b): Net additional dwellings –for the reporting year		Reported in main report
			Core	H3: New and converted dwellings – on previously developed land	60% development to be on previously developed land	37% of completions on previously developed land for 2014/15
			Core	H4: Net Additional Pitches (G&T)		Reported in main report
			Core	CS5(i): Dwelling density per hectare		< 30 dwgs per ha = 445 30 to 50 dwgs per ha = 514 >50 dwgs per ha = 60
			Local	CS5(ii) Completion of development on allocations		Appendix 11a

			Local	CS5(iii): Percentage of development by settlement/area to be delivered through the Site Allocations DPD		381 dwellings (37%) completed in 2014/15 on Site Allocation sites
			Local	G&T(i): The levels of vacancy on permanent Gypsy & Traveller sites		Not monitored
			Local	G&T(ii): The levels of vacancy on Travelling Showpeople sites		Not monitored
			Local	G&T(iii): The number of illegal encampments and 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 and refused.		G&T Approved: 6 G&T Refused: 7 TS Approved: 0 TS Refused: 0

			Significant effects	Percentage of new development incorporating water efficiency measures		Monitoring mechanisms to be implemented
Policy CS6: Delivery and Timing of Housing Provision	The Council will maintain a 5-year housing land supply in accordance with PPS3. The Annual Monitoring Report 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 overall requirements. To maintain the 5-year supply, sites identified in the Site Allocations DPD will be added in line with the priority order to be set out in the Site Allocations DPD.	1	Core	H2(d): 5 Year Land Supply Statement		Reported in main report
Policy CS7: Affordable Housing	<p>New housing 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% or more units 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</p>	8	Core	H5: Gross affordable housing completions	New housing development for 4 or more dwellings should provide an element of affordable housing. Sites of 4 dwellings should include one affordable	Reported in main report

	<p>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. 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.</p> <p>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.</p> <p>Provision of fewer affordable homes may exceptionally be considered on sites only if the applicant produces evidence to demonstrate that to provide the full amount would make the scheme unviable.</p>				<p>dwelling. On all other qualifying sites, 35% or more units should be affordable.</p>	

Policy CS8: Exceptions Schemes	<p>The Council will support proposals for 100% affordable housing designed to meet local housing needs adjacent to the defined Settlement Envelopes provided that:</p> <p>The local need is demonstrated; The scheme is viable; The scheme will remain available in perpetuity to local people who demonstrate a need for affordable accommodation; The design and location of the scheme relates well to the built up area of the settlement; The mix of size and tenure will relate to the needs identified in that area.</p>	8	Local	CS8(i): No of exception schemes approved.	Constructed beyond the settlement envelope and provide 100% affordable housing.	None in 2014/15
Policy CS9: Providing Jobs	<p>The Council will plan for a minimum target of 17,000 net additional jobs in the district for the period 2001-2026.</p> <p>In support of this target, approximately 77 hectares 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</p>	1 9	Core	BD1: Total amount of additional employment floorspace – by type		Reported in main report
			Core	BD2: Total amount of employment floorspace on previously developed land – by type		Reported in main report
			Core	BD3: Employment land available – by type		Reported in main report

	range, quantity and quality of land is available to cater for all employment sectors or, identify where there is a demand that cannot be met by available sites.		Local	CS9(i): Number of 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 development
Policy CS10: Location of Employment Sites	The Council will safeguard for future employment use the Key Employment Sites pending review by the Site Allocations DPD.	4 9	Local	CS10(i): Completion of development on allocations		Appendix 7a and 7b – status of allocated employment sites.
	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 still occupied in part by existing users who would be displaced by redevelopment, alternative employment land will need to be available in the locality to allow them to relocate prior to redevelopment There will be a flexible approach to safeguarded sites which have been underperforming. The Council will support the employment generating		Local	CS10(ii): Percentage of development by settlement/area to be delivered through the Site Allocations DPD		No completions on SA DPD employment allocations. Refer to Appendix 7a for status of allocated sites.

	<p>redevelopment of these sites allowing for appropriate non B1 to 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 acknowledged gaps in the employment market or to meet demand for a particular use.</p> <p>Support will be given to the growth/intensification of employment uses at Cranfield University and Technology Park, Shuttleworth College and Millbrook Proving Ground. The growth of these sites will be subject to Development Management Policy DM11.</p> <p>The broad level of employment provision to be allocated at the main settlements and growth areas is outlined below</p>					
<p>Policy CS11: Rural Economy and Tourism</p>	<p>The Council will seek to support the rural economy and promote tourism by: Safeguarding rural employment</p>	<p>9</p>	<p>Local</p>	<p>CS11(i): Number of redundant buildings outside the settlement envelope reused</p>		<p>Appendix 5</p>

	<p>sites in the district unless it can clearly be demonstrated that they are unfit for purpose and unable to be redeveloped for employment use. Supporting diversification of the rural economy and the conversion of redundant properties to commercial, industrial, tourism and recreational uses in the first instance. Providing for new small-scale employment allocations in the rural area where appropriate and there is demand locally. Supporting diversification of redundant horticultural or farm buildings in settlements or in the countryside for employment purposes. Supporting proposals for tourist or leisure developments in settlements 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.</p>			for employment purposes (sqm).		
			Local	CS11(ii): Number of agricultural buildings converted to residential use .		Appendix 5
			Local	CS11(iii): Number of conversions to employment use in rural areas (sqm).		Appendix 5
			Local	CS11(iv): Number of rural employment sites lost to other uses (sqm).		Appendix 5
			Local	CS11(v): Number of permissions for tourist related development		Appendix 5
Policy CS12: Town Centres and Retailing	The Council will support & encourage new retail & service provision that provides for more sustainable communities.	9	Local	BD4: Total amount of floorspace for 'town centres uses'		Reported in main report

	<p>In Major Service Centres, town centre boundaries will be established, within which new retail and service provision should be focused. Development will be assessed against the sequential approach in PPS6.</p> <p>In Minor Service Centres, additional retail provision that meets the needs of that centre and that consolidates and enhances existing retail provision will be supported. Specific opportunities will be identified at Stotfold and Arlesey to create new local shopping facilities.</p> <p>In Villages, important retail and other community facilities will be retained and additional local provision supported.</p>		Local	CS12(i): Additional retail provision provided/lost within Minor Service Centres (sqm)	Appendix 5
			Local	CS12(ii): Number of local shops, facilities and services provided/lost in villages (sqm)	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 LA area		Appendix 5
Policy 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 local distinctiveness of Mid Bedfordshire's places, spaces and buildings in design and employs a range of urban design tools including 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; and</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.

Policy CS15: Heritage	<p>The Council will:</p> <p>Protect, conserve and enhance the district's heritage including its Listed Buildings, Scheduled Ancient Monuments, Conservation Areas, Registered Parks and Gardens and archaeology and their setting. Conserve and where appropriate enhance the quality and integrity of the local built and natural environment, including historic structures or open green spaces considered to be of special local interest. Designate and keep under review Conservation Areas in order to protect or enhance their special architectural or historic interest. This will include the implementation of an on-going programme of Conservation Area Character Appraisals to include a review of their special interest and boundaries.</p> <p>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.</p>	10	Local	CS15(i): The number of listed buildings removed or added from/to the statutory list or at risk	Reduce number of buildings at risk	2 buildings at risk were removed from the register and 2 new buildings at risk were added to the register during 2014/15
			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 2014/15
			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

Policy CS16: Landscape and Woodland	<p>The Council will:</p> <p>Protect, conserve and enhance the Chilterns Area of Outstanding Natural Beauty;</p> <p>Conserve and enhance the varied countryside character and local distinctiveness in accordance with the findings of the Mid Bedfordshire Landscape Character Assessment;</p> <p>Resist development where it will have an adverse effect on important landscape features or highly sensitive landscapes;</p> <p>Require development to enhance landscapes of lesser quality in accordance with the Landscape Character Assessment;</p> <p>Continue to support the creation of the Forest of Marston Vale recognising the need to regenerate the environmentally damaged landscape through woodland creation to achieve the target of 30% woodland cover in the Forest area by 2030;</p> <p>Conserve woodlands including ancient and semi-natural woodland, hedgerows and veteran trees; and</p> <p>Promote an increase in tree cover outside of the Forest of Marston Vale, where it would not threaten other valuable habitats.</p>	<p>11</p>	<p>Local</p>	<p>CS16(i): Planning applications within the AONB</p>		
			<p>Local</p>	<p>CS16(ii): Creation of the Forest of Marston Vale</p>	<p>30% woodland cover in the forest areas by 2030</p>	<p>10% woodland cover in forest areas</p>
			<p>Local</p>	<p>CS16(iii): Number of Tree Preservation Orders (TPO's)</p>		<p>1 TPO during the monitoring period.</p> <p>Land at Woodside Lodge, Woodside, Aspley Guise</p>

CS17: Green Infrastructure	The Council will: Seek a net gain in green infrastructure 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. Take forward priority areas for the provision of new green infrastructure in the Forest of Marston Vale (including the Bedford and Milton Keynes Waterway), the Ivel Valley, the Greensand Ridge, the Flit Valley and the Chilterns. 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.	11	Local	CS17(i): Green spaces within development envelopes (hectares) lost/developed	Net gain in green infrastructure provision	Monitoring mechanisms to be implemented
	Local		CS17(ii): Net loss/gain of accessible greenspace		Monitoring mechanisms to be implemented	
	Local		Refer to CS2 – Planning Obligation contributions		Not reported	
Policy CS18: Biodiversity and Geological Conservation	The Council will: Support the designation, management, and protection of biodiversity and geology including national designations (SSSI's), locally important County Wildlife Sites (CWS's)	11	Core	CS18(i): E2 Change in areas of biodiversity importance		Reported in main report

	<p>and Regionally Important Geological and Geomorphological Sites (RIGGS); as well as those local priority habitats and species identified in the Local Biodiversity Action Plan.</p> <p>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.</p> <p>Development that would fragment or prejudice the biodiversity network will not be permitted.</p>		Local	CS18(ii): Area of Sites of Special Scientific Interest in favourable condition		Appendix 5
			Local	NI197 Improved local biodiversity – active management of local sites		162 (60.6%) of 267 sites in CBC are in positive conservation management
Policy DM1: Renewable Energy	<p>The Council will consider favourably proposals for renewable energy installations. Proposals should satisfy the following criteria:</p> <p>Have good accessibility to the transport network;</p> <p>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;</p> <p>In other areas identified through the Landscape Character Assessment as having high</p>	3		See policy CS13		

	<p>sensitivity, be located and designed so as to respect the character of the landscape.</p> <p>Proposals for all new development of more than 10 dwellings or 1,000 square metres of non-residential buildings should contribute to renewable energy targets by incorporating 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>Policy DM2: Sustainable Construction of New Buildings</p>	<p>All proposals for new development should contribute towards sustainable building principles. Where the minimum standards are not met, evidence will be required to demonstrate why this would not be feasible or viable.</p> <p>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</p>	<p>3 5</p>	<p>Local</p>	<p>BREEAM</p>		<p>Monitoring mechanisms to be implemented</p>

	<p>will increase the environmental credentials of a building including green roofs.</p> <p>Major developments and developments which will have high water consumption should incorporate measures to minimise their use of 'white' water.</p> <p>The provision of Sustainable Urban Drainage Systems for the disposal of surface water within and leading from development sites will be expected.</p>					
<p>Policy 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.</p> <p>Contribute positively to creating a sense of place and respect local distinctiveness through design and use of materials.</p> <p>Use land efficiently.</p> <p>Use energy efficiently.</p> <p>Respect the amenity of surrounding properties.</p> <p>Enhance community safety.</p> <p>Comply with the current guidance on noise, waste management, vibration, odour, water, light and airborne pollution.</p> <p>Incorporate appropriate access and linkages, including provision for pedestrians, cyclists and</p>	<p>3</p>	<p>Core</p>	<p>H6: Housing quality – Building for Life Assessments</p>		<p>Reported in main report</p>

	<p>public transport. Provide adequate areas for parking and servicing. Provide hard and soft landscaping appropriate in scale and design to the development and its setting. Incorporate public art in line with the thresholds determined by the Planning Obligations Strat. ensure that public buildings are accessible for all, and comply with current guidance on accessibility to other buildings Respect and complement the context and setting of all historically sensitive sites particularly those that are designated.</p>					
<p>Policy 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>3</p>	<p>Local</p>	<p>DM4(i): Percentage of development in settlement envelopes</p>		<p>60% of housing completions 13% of A class (retail) completions 44% of B class (employment) completions 78% Leisure development completions for 2014/15 are within settlement envelopes</p>

	<p>Within the Settlement Envelopes of both Major and Minor Service Centres, the Council will approve housing, employment and other settlement related development commensurate 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 and service facilities to serve the village and 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 harm the character of the area. They must be suitably landscaped or screened from the surrounding countryside and buildings may not be erected on the extended garden area.</p>					
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Policy 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 either in visual or functional terms.	11	Local	DM5(i): Net loss/gain of Important Open Space	Net loss of 30,848 sqm
	Redevelopment or partial redevelopment of an Important Open Space will only be considered favourably: Where proposals would result in enhanced provision in functional terms (both the facility itself and its location), Where there are exceptional circumstances resulting in overall community benefit; Where there would be no adverse effect on the visual quality of the settlement		Local	DM5(ii): number of applications resulting in a loss of Important Open Space	4 applications: 07/01987 11/02639 13/00967 13/04085
Policy DM6: Development within Green Belt Infill Boundaries	The Council will consider infill development acceptable in principle within 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/refusals in i) the greenbelt ii) infill	Not reported

<p>Policy DM7: Development in Town Centres</p>	<p>The Council will support and encourage additional convenience and comparison retail provision and other uses such as cultural, leisure and entertainment facilities inside the 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 200 square metres, including mezzanines, will be assessed against the criteria set out in PPS6.</p> <p>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.</p> <p>Proposals for residential development at ground floor level within town centres will only be approved if it can be demonstrated that there is no</p>	<p>6</p>		<p>Refer to CS12 – Core indicator - BD4: Total amount of floorspace for ‘town centres uses’</p>		<p>Reported in main report</p>
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	need for the premises to be used for other town centre related uses.					
Policy DM8: Village Shops and Pubs	<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:</p> <p>There are other facilities performing the same function within easy walking distance of the village community, and</p> <p>The applicant provides evidence that there is no prospect of the use continuing even if permission is refused.</p>	6		Refer to policy CS12		
Policy DM9: Providing a range of transport	<p>The Council, when considering development proposals will:</p> <p>Require planning applications for all developments of 50 or more dwellings or 1,000 square metres of commercial development to submit a Transport Assessment and Travel Plan. Travel Plans will be required to demonstrate 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</p>	7		Refer to policy CS4		

	<p>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>Policy 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, population projections and census information;</p> <p>The existing housing mix of the locality;</p> <p>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>Policy 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 or redevelopment of the facilities at Cranfield University and Technology Park, Shuttleworth College, Millbrook Proving Ground and RAF Henlow and DISC Chicksands.</p> <p>All proposals for significant development at these facilities will be assessed in terms of their:</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>9</p>	<p>Local</p>	<p>DM11(i): Management plans, development briefs or masterplans approved.</p>		<p>Wixam Park Master Plan adopted 31 March 2015</p>
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<p>Policy 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 when considered in terms of their:</p> <p>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; 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>Proposals will be approved if they are considered acceptable against the above criteria.</p>	<p>9</p>		<p>Refer to policy CS11</p>		
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<p>Policy DM13: Heritage in Development</p>	<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 inappropriate development will be refused.</p>	<p>10</p>		<p>Refer to policy CS15</p>		
<p>Policy DM14: Landscape and Woodland</p>	<p>The Council will ensure that: The highest level of protection will be given to the landscape of the Chilterns AONB, where any development which has an adverse impact on the landscape will be refused; 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 that have an unacceptable impact on the landscape quality of the area will be refused. Proposals for development that</p>	<p>11</p>		<p>Refer to policy CS16</p>		

	<p>lie within the Greensand Ridge or the Flit Valley will be required to conserve or enhance the landscape. Any proposals that have an adverse impact on the landscape 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 Preservations Orders will be used to protect trees under threat from development. Any trees or hedgerows lost will be expected to be replaced.</p> <p>Tree planting or contributions towards planting for the purposes of enhancing the landscape will be sought from</p>					
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	<p>new developments. Any planting for the purposes of mitigating the carbon impact of new development will be sought in line with government advice.</p>					
<p>Policy DM15: Biodiversity</p>	<p>The Council will ensure that:</p> <p>Where planning applications are considered to have an impact on wildlife, whether habitats or species or where applications are close to nationally or locally designated sites or important species, advice will be sought from relevant national and local organisations and applications considered to be harmful to wildlife will be refused.</p> <p>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.</p> <p>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.</p>	<p>11</p>		<p>Refer to policy CS18</p>		

	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 where appropriate.					
Policy DM16: Green Infrastructure	<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 Chapter 3 Spatial Strategy, and in accordance with the mechanisms in the Planning Obligations Strategy.</p> <p>Which adversely affects identified green infrastructure assets and/or prevents the implementation of green infrastructure projects will not be permitted.</p>	11		Refer to policy CS17 and CS2		
Policy DM17: Accessible Greenspaces	<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</p>	3		Refer to policy CS2 and CS3		

	<p>and children's playspace for the enjoyment of residents in accordance with the Council's open space standards.</p> <p>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>Policy 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</p>	<p>11</p>	<p>Local</p>	<p>DM18(i) Number of permissions for horse related facilities</p>		<p>Appendix 5</p>

	<p>buildings/extensions will be considered in the context of the Landscape Character Assessment.</p> <p>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>					
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Appendix 5: CSDM Policy Monitoring

G&T (iii): The number of illegal encampments and enforcement action carried out
Not reported

G&T (iv): Traveller Count (July 2015)

Number of caravans			
Social Rent	Authorised	Unauthorised	TOTAL
15	140	0	155

CS2: Legal Agreements Negotiated (NB. Amount negotiated only due once planning permission is implemented)

Application Number	Location	Parish	Signed Date	Total Negotiated
CB/13/03499/FULL	Russell House 14 Dunstable Street	Ampthill	1 July 2014	£270,058.15
CB/14/00649/VOC	Land N Side of Church Street	Ampthill	28 May 2014	£535,731.28
CB/14/01101/OUT	Land between 56 & 58 Oliver Street	Ampthill	9 Sept 2014	£12,869
CB/14/03163/FULL	Churchfields, Gas House Lane	Ampthill	10 Oct 2014	£16,018
CB/14/03196/FULL	Land at 52 Oliver Street	Ampthill	6 Oct 2014	£24,438
CB/14/03888/FULL	21A & 21B Woburn Street	Ampthill	25 Nov 2014	£14,236
CB/14/01275/VOC	Crossways Park, Hitchin Road	Arlesey	5 June 2014	£270,111.32
CB/14/01874/FULL	Wilbury Farm, Hitchin Road	Arlesey	29 Aug 2014	£38,712.00
CB/14/03368/FULL	Land adj to The Vicars Inn, Church Lane	Arlesey	12 Dec 2014	£12,390.00

CB/14/00679/FULL	Radwell Lake, Mill Lane	Aspley Guise	23 Apr 2014	£16,216.00
CB/14/03962/FULL	Powage House, Church Street	Aspley Guise	14 Dec 2014	£26,144.00
CB/13/04181/FULL	The Cottage, Narrow Path	Aspley Heath	19 May 2014	£11,941.00
CB/14/00935/FULL	71A Church Road	Aspley Heath	14 Jul 2014	£30,729.00
CB/13/03494/FULL	Land South of Potton Road	Biggleswade	30 Sep 2014	£372,914.00
CB/14/00288/FULL	Biggleswade Academy, Mead End	Biggleswade	30 Jun 2014	£5,000.00
CB/14/01252/FULL	Rear of 47 Potton Road	Biggleswade	18 Sep 2014	£12,390.00
CB/14/01761/FULL	36 Drove Road	Biggleswade	22 Jul 2014	£17,666.00
CB/14/03353/FULL	25 Drove Road	Biggleswade	21 Oct 2014	£11,309.00
CB/14/03586/VOC	157 Potton Road	Biggleswade	7 Nov 2014	£12,805.96
CB/14/04244/FULL	40 Barford Road	Blunham	24 Dec 2014	£4,840.00
CB/14/03558/FULL	Land adj. to 38 Greenway	Campton	23 Dec 2014	£12,153.00
CB/13/01208/FULL	Land at New Road	Clifton	6 Jun 2014	£917,770.88
CB/14/0271/FULL	79 & 81 Broad Street	Clifton	23 Oct 2014	£16,546.00
CB/14/01107/FULL	Land to the East of Castle Hill Court, Shefford Road	Clophill	15 Jul 2014	£81,877.00
CB/14/01271/FULL	126A High Street	Clophill	27 Aug 2014	£4,868.00
CB/14/02302/FULL	Land adj. to The Green Man, The Green	Clophill	6 Jun 2014	£24,094.00
CB/14/02892/FULL	100 High Street	Clophill	6 Oct 2014	£245,967.86
CB/13/04201/FULL	Land off High Street and Lodge Road	Cranfield	18 Aug 2014	£245,967.86

CB/14/02638/FULL	Manor Farm, Bourne End Road	Cranfield	29 Sep 2014	£23,856.00
CB/14/02732/FULL	114 Bedford Road	Cranfield	24 Sep 2014	£16,597.00
CB/13/04235/FULL	Land adj. to 67 Clophill Road	Gravenhurst	25 Apr 2014	£9,417.00
CB/14/01186/FULL	69 High Street	Gravenhurst	28 May 2014	£3,437.00
CB/14/01942/FULL	67 High Street	Greenfield	10 Jul 2014	£13,395.00
CB/14/02436/FULL	Land adj. to 41 High Street	Greenfield	4 Aug 2014	£13,395.00
CB/14/02718/FULL	51 Ampthill Road	Flitwick	21 Aug 2014	£6,201.00
CB/14/02305/FULL	89 Westoning Road	Harlington	28 Jul 2014	£11,630.00
CB/14/02080/FULL	12A Park Lane	Henlow	6 Aug 2014	£3,871.00
CB/14/03258/FULL	Henlow Lakes and Riverside, Arlese y Road	Henlow	18 Nov 2014	£11,581.00
CB/11/04348/VOC	Land N of Stewartby, W of Railway	Houghton Conquest	11 Apr 2014	£2,361.00
CB/14/01327/FULL	How End Farm, How End Road	Houghton Conquest	11 Jun 2014	£14,510.00
CB/14/01743/FULL	15 manor Lodge, Wavendon Road	Hulcote & Salford	9 Jul 2014	£4,151.00
CB/14/02624/FULL	The Boot, 110 High Street	Langford	7 Oct 2014	£20,644.00
CB/14/04036/FULL	The Salvation Army Hall, 3 High Street	Langford	9 Dec 2014	£3,631.00
CB/13/04397/FULL	St Chads, 1 Woburn Road	Marston Moretaine	7 Apr 2014	£32,764.00
CB/14/03686	Land at Former Farrs Garden Centre	Maulden	28 Jan 2014	£61,186.00
CB/14/00744/FULL	6 Bedford Road	Moggerhanger	28 Apr 2014	£2,528.00

CB/14/01818/FULL	Land adj. to The Guinea, Bedford Road	Moggerhanger	6 Feb 2014	£130,514.00
CB/14/02644/FULL	Manor Farm, 21 St Johns Road	Moggerhanger	27 Aug 2014	£23,639.00
CB/14/01026/FULL	1A Hatch, Sandy	Northill	10 Feb 2014	£1,555.00
CB/14/03791/FULL	Windyridge, Ickwell Rd, Upper Caldecote	Northill	5 Dec 2014	£3,409.00
CB/13/00921/OUT	Land on E side of, Biggleswade Road	Potton	22 Jul 2014	£905,277.98
CB/13/02614/REN	48 Everton Road	Potton	17 Apr 2014	£464,212.06
CB/14/01265/FULL	Land r/o 26-30 Sutton Mill Road	Potton	28 May 2014	£3,917.00
CB/14/03520/FULL	Site of Former The Gables, Mill Lane	Potton	3 Mar 2015	£69,085.00
CB/14/01137/FULL	Segenhoe Manor, Segenhoe	Ridgmont	21 May 2014	£14,135.00
CB/14/02884/FULL	Fernbury Farm, Tempsford Road	Sandy	19 Dec 2014	£35,000.00
CB/14/01662/FULL	3 New Street	Shefford	7 Jul 2014	£ 26,022.00
CB/14/04034/FULL	60A Clifton Road	Shefford	9 Jan 2015	£3,549.00
CB/13/04428/FULL	Hadenham Farm, Gravenhurst Road	Shillington	9 Apr 2014	£11,513.00
CB/14/00600/FULL	Silsoe House, 2 Ampthill Road	Silsoe	14 Apr 2014	£12,313.00
CB/14/03158/FULL	Thrift End Farm, Silsoe Road	Silsoe	26 Sep 2014	£14,845.00
CB/14/03500/FULL	18, 20 and 22 Newbury Lane	Silsoe	27 Oct 2014	£13,941.00
CB/14/00430/FULL	Land to the r/o Little Orchard, Bedford Road	Stondon	17 Apr 2014	£11,581.00
CB/14/01664/VOC	Club House, Mount Pleasant Golf Course, Station Road	Stondon	25 Jun 2014	£8,262.00

CB/14/00148/FULL	34 Baldock Road	Stotfold	16 May 2014	£9,122.00
CB/14/00410/FULL	97 The Green	Stotfold	27 May 2014	£30,638.00
CB/14/01184/FULL	Land S of Stotfold North	Stotfold	3 Sep 2014	£18,139.00
CB/14/01323/FULL	82 High Street	Stotfold	27 Jun 2014	£12,757.00
CB/14/01589/FULL	The Pig and Whistle, 40 Brook Street	Stotfold	31 Mar 2014	£80,450.00
CB/14/02697/FULL	21 Arlesey Road	Stotfold	10 Sep 2014	£25,514.00
CB/14/03569/FULL	The Crown, 39 The Green	Stotfold	7 Nov 2014	£30,638.00
CB/14/03599/FULL	Land r/o 110-120 Hitchin Road	Stotfold	18 Dec 2014	£5,187.00
CB/14/02713/FULL	Home Farm, 1 High Street	Wrestlingworth	18 Nov 2014	£168,621.00
TOTAL				£5,654,754.35

CS3 (i): The number of new sport and leisure facilities provided / (iv): New recreational and sports facilities provided

App No.	Parish	Description	Area (sqm)	In Settlement Envelope
13/01968	Henlow	New sports pavilion & community building	73	73
13/01531	Amphill	New sports welfare pavilion/toilets	46	0
TOTAL			119	73

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. **Flitton Moor** and **Stotfold Water Mill Nature Reserve** were awarded Green Flag Community Awards and **Millennium Country Park** was given a Green Flag Award. The Green Flag Award scheme is the benchmark national standard for parks and green spaces in the UK and recognises excellence in their management.

CS4: Number of new travel plans completed

Date	Location
June 2014	Millbrook
October 2014	Langford
November 2014	Stotfold
January 2015	Marston Moretaine
January 2015	Cranfield
February 2015	Lower Stondon
February 2015	Silsoe
February 2015	Stotfold
March 2015	Stotfold
March 2015	Shefford
March 2015	Amphill

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

3,760m provided / 3,041m lost

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

App No.	Location	B1a (sqm)	B1b (sqm)	B1c (sqm)	B2 (sqm)	B8 (sqm)	B1/B8 (sqm)
10/01285	Cranfield	0	0	0	0	270	0
14/02176	Cranfield	0	0	0	0	0	1,620
14/03794	Cranfield	0	0	0	752	0	0
12/00191	Marston Moretaine	0	0	68	0	0	0
14/00687	Northill	0	0	0	0	1,260	0
TOTAL		0	0	68	752	1,530	1,620

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

App No.	Parish	Description
CB/12/00911/FULL	Lidlington	Agricultural building converted to 3 dwellings
CB/12/02358/FULL	Woburn	Agricultural building converted to 1 dwelling
CB/12/04345/FULL	Clifton	Agricultural building converted to 1 dwelling

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

App No.	Change from	B1a (sqm)	B1b (sqm)	B1c (sqm)	B2 (sqm)	B8 (sqm)	Mixed B uses (sqm)
12/03650	School	680	0	0	0	0	0
10/01285	Agricultural Barn	0	0	0	0	270	0
14/02176	Agricultural Barn	0	0	0	0	0	1,620
14/03794	Agricultural Barn	0	0	0	752	0	0
12/00191	Agricultural Barn	0	0	68	0	0	0
14/00687	Horticulture	0	0	0	0	1,260	0
14/01190	Post Office	71	0	0	0	0	0
TOTAL		751	0	68	752	1,530	1,620

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

App No.	Loss to	B1a (sqm)	B1b (sqm)	B1c (sqm)	B2 (sqm)	B8 (sqm)	Mixed B uses (sqm)
13/03602	Residential	380	0	0	0	0	0
13/04031	Residential	234	0	0	0	0	0
TOTAL		614	0	0	0	0	0

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

App No.	Location	Description
CB/14/03143/FULL	Wrest Park and Land at Wrest Park, Silsoe	Change of use of parts of the house/ garden for wedding venue/ parking
CB/14/03258/FULL	Henlow Lakes and Riverside, Henlow	Relocation of approved tea room, clubhouse and play area
CB/14/04968/FULL	Henlow Lakes and Riverside, Henlow	New toilet/shower blocks
CB/14/02148/FULL	Holme Mills, Langford Road, Biggleswade	Change of use from agriculture land to grassed events field and overflow car park

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

App No.	Parish	A1 (sqm)	A2 (sqm)	A3 (sqm)	A4 (sqm)	A5 (sqm)	D2 (sqm)
13/02519	Shefford	-289	0	289	0	0	0
TOTAL		-289	0	289	0	0	0

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

App No.	Parish	A1 (sqm)	A2 (sqm)	A3 (sqm)	A4 (sqm)	A5 (sqm)	D2 (sqm)
11/04416	Blunham	0	0	0	-324	0	0
11/02644	Clifton	96.2	0	0	0	0	0
14/02010	Harlington	0	0	58.6	0	0	0
13/00671	Henlow	-36	0	0	0	0	0
13/01968	Henlow	0	0	0	0	0	73
14/00122	Henlow	-48	0	0	48	0	0
10/03096	Millbrook	1,744	0	3,358	0	0	8,657
13/00079	Pulloxhill	0	0	0	-100	0	0
13/01320	Steppingley	0	0	0	0	0	21
12/01473	Westoning	0	0	0	0	0	170
14/01190	Woburn	-71	0	0	0	0	0
TOTAL		1685.2	0	3416.6	-376	0	8921

CS13 (ii): Per capita reduction in CO₂ emissions in the LA 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
Grand 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: <http://www.gov.uk/government/publications/local-authority-emissions-estimates>)

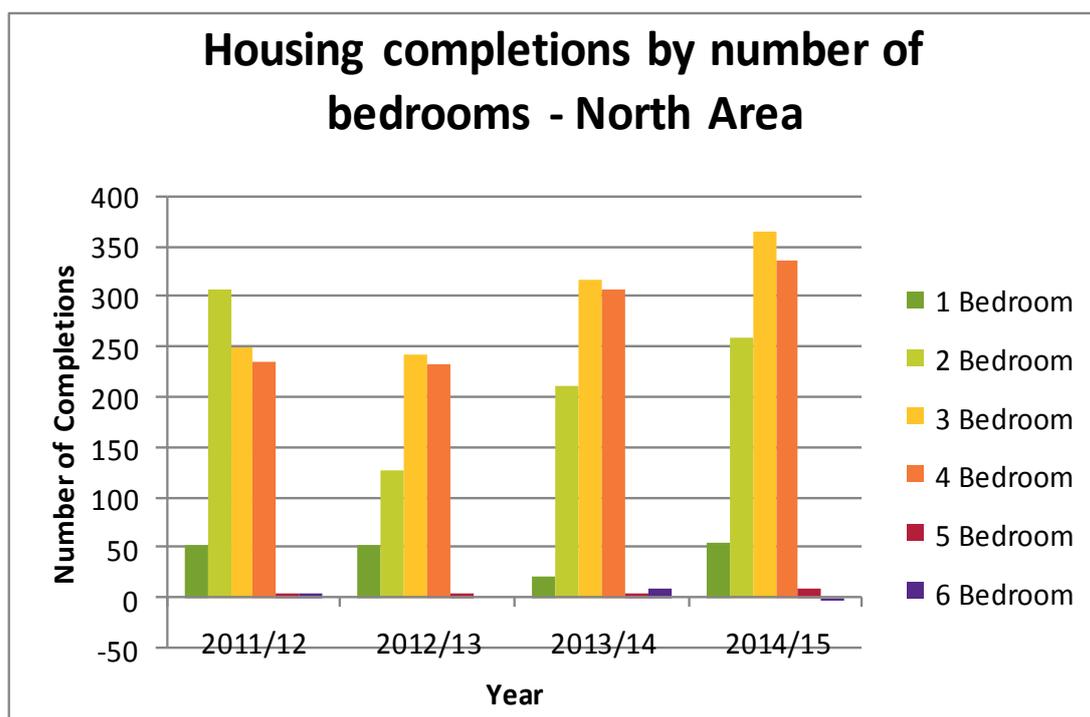
CS18 (ii): Area of Sites of Special Scientific Interest (SSSI) in favourable condition

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	17.7	17.7	0	0	100
Deacon Hill	35.36	35.36	0	0	100
Flitwick Moor	58.9	45.26	13.64	0	100
Kings Wood & Glebe Meadow	36.07	26.64	9.43	0	100
Knocking Hoe	8.09	8.09	0	0	100
Marston Thrift	37.65	37.65	0	0	100
Maulden Church Meadow	4.19	0	4.19	0	100
Maulden Heath	7.55	4.78	2.77	0	100
Maulden Wood & Pennyfather's Hill	148.43	148.43	0	0	100
Potton Wood	85.23	85.23	0	0	100
Pulloxhill Marsh	5.08	4.25	0.83	0	100
Sandy Warren	16.38	16.38	0	0	100
Southill Lake & Woods	25.56	25.56	0	0	100
Wavendon Heath Ponds	4.68	0	4.68	0	0
TOTAL	490.87	455.4	35.54	0	100

(Source: Natural England)

DM10: Housing Mix

Year	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom	Net Completions
2011/12	53	308	250	234	4	3	852
2012/13	51	127	241	232	5	0	656
2013/14	22	211	317	308	5	8	871
2014/15	55	258	364	336	8	-2	1019



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

App No.	Parish	Description
CB/14/04558/FULL	Maulden	Change of use from agricultural/equestrian building to equestrian/garden use
CB/14/02635/FULL	Tingrith	Equestrian ménage extension to existing stables
CB/14/02690/FULL	Maulden	Change of use from agricultural land to pasture land for horse
CB/14/02457/FULL	Potton	All weather horse exercise area
CB/14/00465/FULL	Clophill	Erection of 2 stable

CB/14/01327/FULL	Houghton Conquest	Alterations and extensions to stable block for conversion to self contained dwelling
CB/14/02486/FULL	Millbrook	Demolition of existing stable block and erection of smaller stable block
CB/14/00899/FULL	Northhill	Demolition of stables to convert to dwellings
CB/14/04837/FULL	Northhill	Demotion of stable to convert to dwelling
CB/14/01542/FULL	Northhill	Extension to existing stable block
CB/14/03863/FULL	Flitwick	Replacement of domestic stable block
CB/14/01487/FULL	Stondon	Stables to existing paddock
CB/14/02635/FULL	Tingrith	Extension to existing stables

Appendix 6: Saved South Bedfordshire Local Plan Policies and Monitoring

Saved Local Plan Policy	Description	Monitoring Status
SD1	Sustainability Keynote Policy	-
GB2	Major Developed Sites in the Green Belt	<p>Toddington Services: 14/03795 – New cold water storage tank and pump kiosk 14/04912 – New cold water storage tank and pump kiosk</p> <p>Whipsnade Wildlife Park: 14/02854 – Extension to existing Cloisters building 14/03024 – New entrance building</p> <p>Faldo Road Industrial Estate: 14/02108 – Replacement telecommunication antenna 14/03018 – Extension to unit K5</p> <p>East Hyde Sewage Treatment Works: No new permissions</p>
GB3	Green Belt Villages	<p>Villages (Category 2)</p> <p>12/02382 – Stanbridge – Conversion of 2 dwellings to 1</p>
GB4	Safeguarding Land for Long-Term Requirements (White Land)	No change to safeguarded areas
NE3	Control of Development in the Areas of Great Landscape Value (AGLV)	8 Permissions granted within AGLV for a total of 327 new dwellings, 2 replacement dwellings, 352sqm of B2 floorspace and 317sqm of B8 floorspace.
NE10	Diversifying the Use of Agricultural Land	-
NE11	Controlling Horse-Related Development	Appendix 5, Table 1

NE12	The Re-Use and Adaptation of Rural Buildings	3 completions: 13/00547 – Billington 14/00041 – Eaton Bray 10/00138 - Tilsworth
NE13	Control of Agricultural and Forestry Development in the Countryside	-
BE6	Control of Development in Areas of Special Character	New permissions: 14/04383 – Stanbridge 14/00903 – Slip End
BE7	Conservation and Enhancement of Historic Parks and Gardens	-
BE8	Design Considerations	-
T4	Public Transport Services along Former Luton/Dunstable Rail Line	Development of the Luton – Dunstable guided busway completed
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	Appendix 12c
H2	Making Provision for Housing via 'Fall-in' Sites	285 completions on fall-in sites (57% of total completions)
H3	Meeting Local Housing Needs	Refer to main report H2a/b/c/d, H3 and H4
H4	Providing Affordable Housing	Refer to main report H5
H5	Providing Affordable Housing in Rural Areas	No affordable housing completed in rural areas
H7	Controlling the Loss of Residential Accommodation	16 residential properties lost, 12 as part of residential conversion schemes
H8	Control of Extensions to Dwellings	-
H9	Controlling the Conversion of Property to form Dwellings	57 dwellings completed from conversions and changes of use (11% of total completions)
H10	Control of Agricultural Workers Dwellings	No new permissions

H11	Sub-Division of Agricultural Holdings and Proposals for New Agricultural Workers Dwellings	No new permissions
H12	Controlling Infilling in Villages	-
H13	Extensions to Dwellings in the Green Belt	-
H14	Replacement Dwellings in the Green Belt	0 replacement dwellings completed in the Green Belt
H15	Mobile Homes and Residential Caravans in the Green Belt	-
E1	Providing for B1-B8 Development within Main Employment Areas (Category 1)	Main Report: BD1, BD2, BD3, Table 2
E2	Control of Development on Employment Land outside Main Employment Areas (Category 2)	Main Report: BD1, BD2, BD3, Table 3
TCS1	Sustaining & Enhancing the District's Town Centres	Main Report: BD4
TCS2	Main Shopping Areas	No completions
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	Table 4
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 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 Standard	-
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	-

Table 1: Number of permissions for horse related facilities

App No.	Parish	Description
CB/14/02804/FULL	Eggington	Erection of horse stables
CB/14/03051/FULL	Chalton	Change of use from storage and stables to studio ancillary to main house
CB/14/00425/FULL	Kensworth	Erection of 3 stables
CB/14/04018/FULL	Tilsworth	Various amendments to stables

Table 2: Completions in Main Employment Areas (Cat 1)

App No.	B1a (sqm)	B1b (sqm)	B1c (sqm)	B2 (sqm)	B8 (sqm)	Mixed B uses (sqm)
13/00187	0	0	0	0	28,805	0
13/01445	187	0	526	0	110	0
14/02656	-21	0	0	0	0	-351.26
12/04434	0	0	0	458	0	0
14/04787	0	0	-190	0	0	0
13/03666	0	0	-45.2	0	0	0
TOTAL	166	0	290.8	0	28,915	-351.26

Table 3: Employment sites outside Main Employment Areas (Cat 2) lost to other uses

App No.	Loss To	B1a (SqM)	B1b (SqM)	B1c (SqM)	B2 (SqM)	B8 (SqM)	Mixed B uses (SqM)
11/04546	Residential	0	0	90	0	0	0
14/03732	Residential	322	0	0	0	0	0
14/00460	Residential	310	0	0	0	0	0
13/02607	Residential	185	0	0	0	0	0
13/00540	Residential	140	0	0	0	0	0
14/03302	Residential	130	0	0	0	0	0
13/00201	Residential	108	0	0	0	0	0
13/02138	Residential	63	0	0	0	0	0
13/00469	Residential	35	0	0	0	0	0

13/02618	Residential	0	0	48.5	0	0	0
12/04259	Residential	1,102	0	0	0	0	0
13/03196	Residential	341	0	0	0	0	0
13/04086	D1	308	0	0	0	0	0
12/04349	Residential	123	0	0	0	0	0
13/00889	D1	49.2	0	0	0	0	0
14/02873	D2	0	0	185.8	0	0	0
13/02567	Residential	47	0	0	0	0	0
13/03471	Residential	0	0	0	1,616	0	0
13/02767	A1	37.9	0	0	0	0	0
TOTAL		3,301.1	0	234.3	1,616	0	0

Table 4: Local and Village shopping facilities

App. No	Parish	A1 (sqm)	A2 (sqm)	A3 (sqm)	A4 (sqm)	A5 (sqm)
13/01718	Caddington	-39.2	0	0	0	0
11/00270	Dunstable	-54	0	0	0	0
14/01257	Dunstable	-130	0	0	0	130
14/00449	Hockliffe	-355	0	0	0	0
12/02356	Houghton Regis	0	0	0	47	0
13/01271	Leighton Linlade	353	0	0	0	0
14/00546	Leighton Linlade	-86	0	0	0	0
14/01166	Leighton Linlade	-139	0	0	0	139
14/01510	Leighton Linlade	0	0	0	-138	0
14/03802	Leighton Linlade	0	0	0	0	9.68
08/00510	Leighton Linlade	0	0	0	-107	0
13/02541	Slip End	558	0	0	-305	0
13/03851	Streatley	0	0	0	-396	0
13/02733	Studham	-2,081	0	0	0	0
13/02767	Toddington	37.9	0	0	0	0
12/02286	Toddington	-67	0	67	0	0
13/01992	Toddington	-147	0	0	0	0
14/01888	Toddington	128	0	0	0	0
14/01890	Toddington	0	0	0	60	0
14/03263	Toddington	24.3	-48.7	24.4	0	0
TOTAL		-1,997	-48.7	91.4	-839	278.68

Other indicators

Legal Agreements Negotiated

(NB. Amount negotiated due once planning permission is implemented. Source: Central Bedfordshire Development Management)

Application Number	Location	Parish	Signed Date	Total Negotiated ^(see note)
CB/13/04366/FULL	Manor Farm, Stanbridge Road	Billington	10 Apr 2014	£5,126.00
CB/14/03496/FULL	Manor Farm, Stanbridge Road	Billington	23 Oct 2014	£6,953.00
CB/14/02515/OUT	Vehicle Storage Area, Chaul End Road	Caddington	28 Nov 2014	£3,278,353.33
CB/14/03080/OUT	Former BTR site, London Rd	Caddington	6 Jan 2015	£426,741.00
CB/14/03050/FULL	New Farm Yard, Tebworth Road	Chalgrave	25 Sep 2014	£6,918.00
CB/13/03597/OUT	Land at Frenchs Avenue	Dunstable	2 Apr 2014	£1,451,604.00
CB/13/04445/FULL	141 High Street North	Dunstable	28 Apr 2014	£9,888.00
CB/14/00700/FULL	5 Blows Road	Dunstable	28 Apr 2014	£11,582.00
CB/14/00805/FULL	R/o 9 Cross Street North	Dunstable	30 Apr 2014	£7,416.00
CB/14/01878/FULL	63 West Hill	Dunstable	10 Jul 2014	£11,530.00
CB/14/02094/FULL	34 West Street	Dunstable	1 Aug 2014	£2,472.00
CB/14/02245/FULL	19 & 19A High Street South	Dunstable	27 Nov 2014	£19,060.00
CB/14/03144/FULL	71-77 High Street North	Dunstable	28 Oct 2014	£14,832.00
CB/14/03727/FULL	Land at Kiln Way	Dunstable	26 Nov 2014	£15,721.00
CB/14/03732/FULL	Nash House, 204A High Street South	Dunstable	3 Dec 2014	£22,248.00
CB/14/03868/FULL	51 High Street South	Dunstable	2 Dec 2014	£2,420.00

CB/14/04277/FULL	R/o 1-5 Kingsbury Avenue	Dunstable	17 Dec 2014	£23,164.00
CB/14/04277/FULL	White Lion Retail Park, Boscombe Road	Dunstable	6 Feb 2015	£80,000.00
CB/14/04720/FULL	11-12 High Street South	Dunstable	28 Mar 2015	£27,000.00
CB/14/02467/FULL	Wavertree, Tring Road	Eaton Bray	5 Sep 2014	£4,643.00
CB/14/03858/FULL	Land at 2 Totternhoe Road	Eaton Bray	20 Nov 2014	£5,623.00
CB/14/03113/FULL	Land North of Leighton Road	Eggington	23 Jan 2015	£4,900.00
CB/14/02265/FULL	Potters End Barn, Potters End	Eversholt	4 Sep 2014	£13,345.00
CB/14/02051/FULL	Land West of 71 Woburn	Heath & Reach	15 Sep 2014	£3,537.00
CB/14/04318/FULL	Dukes Head, 7-9 Leighton Road	Heath & Reach	20 Feb 2015	£10,780.00
CB/12/03613/OUT	Houghton Regis North Site 1 (Land on Northern Side)	Houghton Regis	2 Jun 2014	£36,977,084.00
CB/14/01698/FULL	The Dog and Duck, Parkside Drive	Houghton Regis	7 Jul 2014	£17,018.00
CB/14/03047/OUT	Land to the r/o The Old Red Lion, Bedford Road	Houghton Regis	20 Mar 2015	£1,120,401.91
CB/14/03056/FULL	Land at Bedford Road	Houghton Regis	13 Mar 2015	£3,261,191.56
CB/14/03122/FULL	4 Bedford Road	Houghton Regis	19 Jan 2015	£2,978.00
CB/14/03488/FULL	The Dog and Duck, Parkside Drive	Houghton Regis	22 Dec 2014	£19,440.00
CB/14/03184/OUT	Hollicks Lane Farm, Hollicks Lane	Kensworth	12 Nov 2014	£7,834.00
CB/11/02261/OUT	Pulford Corner	Leighton Buzzard	16 Apr 2014	£643,936.60
CB/14/00546/FULL	54 Hockliffe Street	Leighton Buzzard	22 Apr 2014	£2,340.00

CB/14/00914/FULL	35 Garden Hedge	Leighton Buzzard	13 Jun 2014	£5,913.00
CB/14/01612/FULL	54 North Street	Leighton Buzzard	18 Jun 2014	£2,244.00
CB/14/02968/FULL	Lecton House, Lake Street	Leighton Buzzard	27 Oct 2014	£18,616.00
CB/14/04104/FULL	Land off Vimy Road (Phase 4)	Leighton Buzzard	13 Jan 2015	£74,673.48
CB/14/04018/FULL	Tilsworth Stud Farm, Stanbridge Road	Tilsworth	20 Feb 2015	£5,187.00
CB/14/01945/FULL	Herne Farm, Park Road	Toddington	1 Aug 2014	£10,372.00
CB/14/04089/FULL	Bennetts Cottage, The Green	Whipsnade	15 Dec 2014	£4,077.00
TOTAL				£46,518,760.97

Traveller Count (July 2015)

Number of caravans			
Social Rent	Authorised	Unauthorised	TOTAL
42	215	6	263

Local Authorities are obliged to undertake a bi-annual statistical count of the number of caravans on both authorised and unauthorised sites across their area of remit. Within Central Bedfordshire, there are a total of **43** Traveller sites; **37** of these are authorised sites with planning permission, the other **6** are either unauthorised sites or sites that are tolerated because of the length of their existence. Authorised sites are classed as those that have been granted planning permission, unauthorised sites are those without but these may be subject to outstanding appeals. Under the Traveller Count Guidance, Social Rent covers pitches provided by the Local Authority or Registered Providers of Social Housing.

New sport and leisure facilities provided

App No.	Location	Description	Area (sqm)
07/01448	Houghton Regis	LEAP and LAP at Houghton Quarry	500
TOTAL			500

Number of tree preservation orders (TPOs)

Ref No.	Location	Confirmed	Date
14/00002	Leighton Linlade	Yes	02/04/2014
14/00003	Leighton Linlade	Yes	27/10/2014

Travel Plans Completed

Date	Location
August 2014	Houghton Regis
October 2014	Dunstable
November 2014	Dunstable
December 2014	Eaton Bray
January 2015	Houghton Regis
January 2015	Dunstable
February 2015	Leighton Buzzard
February 2015	Houghton Regis
February 2015	Dunstable
February 2015	Houghton Regis

Travel Plans are seen as an effective tool in delivering the Government's objectives for more sustainable transport. These are long-term strategies for improving and managing access to a site and focus on the promotion of sustainable transport modes and the minimisation of single occupancy car trips. Travel Plans help to ensure appropriate locations are chosen for development and contain specific local level objectives.

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/Recovering Condition
Barton Hills	47.86	44.18	3.68	0	0	100
Blows Downs	33.35	0	33.35	0	0	100
Double Arches Pit	1.71	1.71	0	0	0	100
Dropshot Marsh	2.72	0	2.72	0	0	100
Dunstable and Whipsnade Downs	73.32	34.61	38.71	0	0	100
Fancott Woods and Meadows	13.19	13.19	0	0	0	100
Galley and Warden Hills	47.5	11.05	36.45	0	0	100
Houghton Regis Marl Lakes	21.04	15.55	0	0	5.49	73.89
Kensworth Chalk Pit	130.91	130.91	0	0	0	100
Kings and Bakers Woods and Heaths	211.64	120.06	84.81	0	6.77	96.8
Nares Gladley Marsh	5.37	5.37	0	0	0	100
Nine Acres Pit	20.42	0	0	20.42	0	0
Smithcombe, Sharpenhoe & Sundon Hills	87.49	6.07	78.45	0	2.97	96.61
Sundon Chalk Quarry	26.8	25.3	1.49	0	0	100
Tebworth Marsh	5.74	5.74	0	0	0	100
Totternhoe Chalk Quarry	13.47	10.59	2.88	0	0	100
Totternhoe Knolls	13.44	0	13.44	0	0	100
Totternhoe Stone Pit	2.22	2.22	0	0	0	100
TOTAL	758.19	426.55	295.98	20.42	15.23	92.63

Length of public right of way provided/lost as a result of development and other projects

270m provided / 685m lost

The loss of any recreational open space

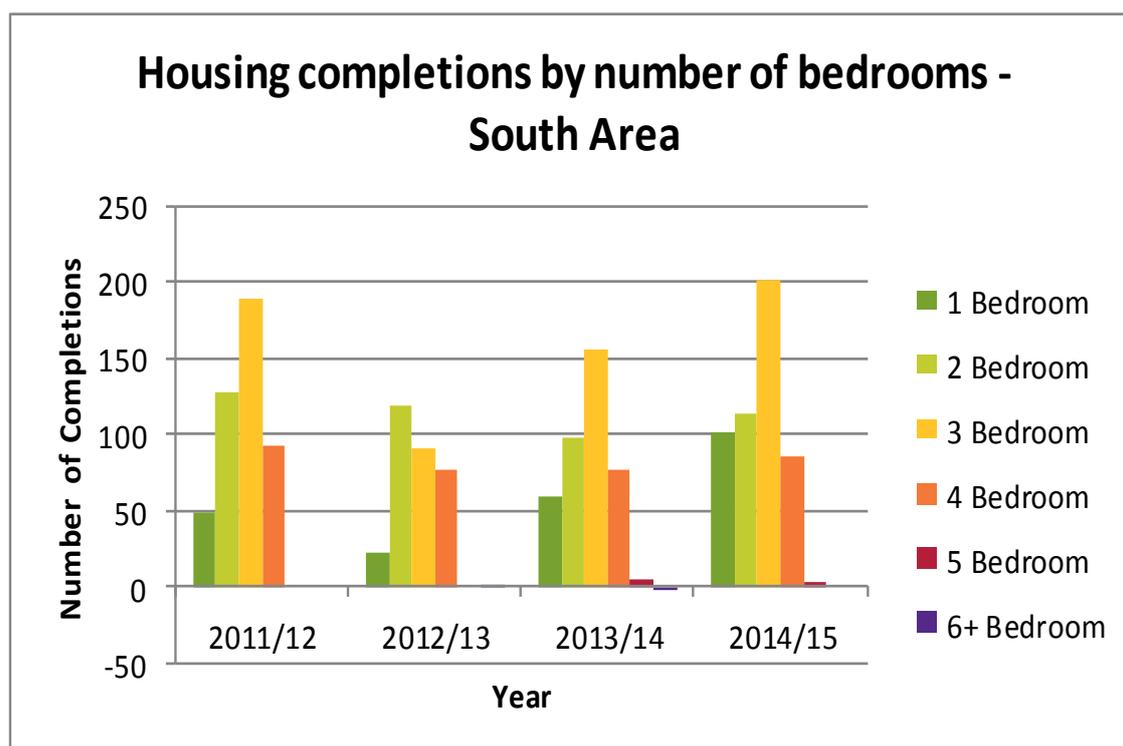
None

Country Parks – Number of Green Flag Awards

Within the south of Central Bedfordshire a total of 4 Country Parks were awarded Green Flag Awards. **Linslade Wood** and **Studham Common** were awarded Green Flag Community Awards and **Grove House Gardens** and **Priory Gardens** were given Green Flag Awards. The Green Flag Award scheme is the benchmark national standard for parks and green spaces in the UK and recognises excellence in their management.

Housing Mix

Year	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom	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	5	2	503



Appendix 7a: Status of B1-B8 sites allocated through the Site Allocations DPD (2011) as at 31/03/2015

Site	Policy Ref	Class	Area of Allocated Site (ha) (gross)	Planning App. Number	Area Completed (ha)	Outstanding land with Planning Permission (ha)	Land under construction (ha)	Allocated land without Planning Permission (ha)
Land East of Stratton Park, Biggleswade	EA1	B1,B2,B8	15.00	None	0	0	0	15.00
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 and Wharley End, Cranfield	EA5	B1	5.00	None	0	0	0	5.00
Land between A421 and Marston Gate Distribution Park, Brogborough	EA6	B1,B2,B8	11.38	12/04484/OUT	0	11.38	0	0
Land adjacent to 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	58.00	None	0	0	0	58.0
*Station Road/New Road, Sandy	MA1	B2,B8 loss	1.00	None	-1.00	0	0	0
Land at Steppingley Road and 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/RM	0	7.00	0	0
Land at Biggleswade Road, Potton	MA5	B1	1.00	13/00921/OUT	0	1.00	0	0
Bridge Farm (and adjoining land), Ivel Road, Shefford	MA6	B1	2.00	12/01123/OUT	0	0	0	2.00
Land at former Pig Development Unit, Hitchin Road, Fairfield	MA7	B1,B2,B8	5.75	Residential Development	0	0	0	0
Land at Chase Farm and Land West and 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	Retail Use	0	0	0	0
TOTAL			141.25		-1.00	20.48	0	113.02

*Station Road/New Road, Sandy – The element of this mixed use site allocated for employment purposes has been redeveloped for retail use (10/04078 – New Tesco store).

Appendix 7b: Status of B1-B8 sites allocated through the Mid Bedfordshire Local Plan (2005) as at 31/03/2015

Site	Policy Ref	Class	Area of Allocated Site (ha) (gross)	Planning App. Number	Area Completed (ha)	Outstanding land with Planning Permission (ha)	Land under construction (ha)	Allocated land without Planning Permission (ha)
Phase 1, 2 & 3, Stratton Business Park, Biggleswade	EMP4(1)	B1,B2,B8	34.96	11/03734/FULL 13/01463/FULL	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/OUT	3.7	0.89	0	1.11
Land West of Girtford Bridge, Sandy	EMP4(3)	B1,B2,B8	16.51	12/03997/FULL 13/03822/FULL	13.04	1.5	0	1.97
Land at Bedford Road, Marston Moretaine	HO8(3A)	B1	3	Residential Development	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/OUT	0	2.27	0	0
Land Adjoining 29 Clophill Road, Maulden	EMP4(10A)	B1,B2,B8	0.37	None	0	0	0	0.37
TOTAL			154.89		105.55	4.66	0	41.68
*Land forming Phase III, Shefford Industrial Estate, Shefford	EMP4(10)	N/A	0.85	Residential development	0.85	0	0	0
** Robinsons Depot and Land off Steppingley Road, Flitwick	TCS7	B1	1.72	None	0	0	0	Area to be determined

* 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 has not been fully determined.

*** Areas adjusted to reflect accurate measurements.

Appendix 7c: Status of B1-B8 Employment sites (Category 1) allocated through the South Bedfordshire Local Plan (2004) as at 31/03/2015

Site	Policy Ref	Gross Site Area (ha)	Area Completed (ha)	Outstanding Land with Planning Permission (ha)	Planning App. Number	Land Under Construction (ha)	Allocated Land without Planning Permission (ha)
Land off Grovebury Road, Adj. Leighton Buzzard Bypass	E1	4.1	0	2.51	12/02071/OUT	0	1.59
Land at Chartmoor Road, Grovebury Road, Leighton Buzzard	E1	3.16	0	0	None	0	3.16
Land at Firbank Way, Leighton Buzzard	E1	0.42	0	0	None	0	0.42
Land rear of Billington Road, Leighton Buzzard	E1	0.43	0	0	None	0	0.43
Land at Arenson Way, Woodside Park, Dunstable	E1	0.82	0	0	None	0	0.82
Former Linpac site, Luton Road, Dunstable	E1	3.77	0	0	None	0	3.77
Unit 4, Humphrys Road, Woodside Park, Houghton Regis	E1	0.62	0	0.62	15/02001/FULL	0	0
Unit 6, Humphrys Road, Woodside Park, Houghton Regis	E1	0.61	0	0.61	15/02001/FULL	0	0
Unit 13, Humphrys Road, Woodside Park, Houghton Regis	E1	0.88	0	0.88	15/02001/FULL	0	0
Unit 14, Humphrys Road, Woodside Park, Houghton Regis	E1	0.64	0	0.64	15/02001/FULL	0	0
Plot 23, Eyncourt Road, Woodside Park, Houghton Regis	E1	0.77	0	0.6	None	0	0.77
Land rear of Youngs Estate, Stanbridge Road, Leighton Buzzard	E1	1.09	0	0	None	0	1.09
TOTAL		17.31	0	5.86		0	12.05

Appendix 8a: Net Housing Completions by Parish since 2001 (North)

Parish	01 to 07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	TOTAL
Amphill	75	43	9	-2	-1	179	68	40	39	450
Arlesey	274	59	5	11	11	12	5	8		385
Aspley Guise	7	2	2	0	0	1	5	3	2	22
Aspley Heath	34		1	1	0	0	2			38
Astwick	0									0
Battlesden	0							1		1
Biggleswade	467	17	113	33	154	185	151	220	204	1544
Blunham	7				2		6	31	4	50
Brogborough	4					1		2	16	23
Campton & Chicksands	8							1		9
Clifton	86	2	15	5	9	19	14	12	29	191
Clophill	8	11	1		4	1	2	5		32
Cranfield	59	24	4	16	8	6	5	2	38	162
Dunton	1	1	1		2			8	16	29
Edworth	0		1							1
Eversholt	1	4		0						5
Everton	3					1			8	12
Eyeworth	0									0
Fairfield	0							1		1
Flitton & Greenfield	58	3	10	8	2	2		2	2	87
Flitwick	278	82	4	12	12	6	9	14	12	429
Gravenhurst	7		2				1		2	12
Harlington	5	4		8		1		1	12	31
Haynes	20		1		0	0		1	-1	21
Henlow	286	2	7	30	35	6		-1	27	392
Houghton Conquest	35	2	9	1	27	10	2	1	23	110
Hulcote & Salford	0			1			1		1	3
Husborne Crawley	2					-1			1	2
Langford	32	1	59	4	7	6	2	6	1	118
Lidlington	45	36							7	88
Marston Moretaine	300	10	6	2		34	87	66	86	591
Maulden	88	8	2	14	1	19	7	11	3	153
Meppershall	84	19	1		13	2	1	1	1	122
Millbrook	1	1								2
Milton Bryan	0					2				2
Moggerhanger	10		1		2	1	1			15
Northill	30	2	2		2	12	12	1	10	71
Old Warden	5					8		1		14
Potsgrove	0						2			2
Potton	207	17	4	3	4	1	26	21		283
Pulloxhill	14	-1	23	12	8	3	2		4	65
Ridgmont	2		1		3		1			7
Sandy	382	46	14	3	35	26	3	10	102	621
Shefford	227	23	126	1	39	31	26	110	93	676
Shillington	19	2	5		2	5	2	18	19	72
Silsoe	31	6	18	16	36	34	70	141	102	454

Southill	19	1	2	1		0	0			23
Steppingley	0									0
Stondon	218	16	8	5	5	29		5	39	325
Stotfold	651	262	242	183	172	207	130	113	116	2076
Sutton	0				0				1	1
Tempsford	7	4	8							19
Tingrith	1						8			9
Westoning	54	5	11		15	2		3		90
Woburn	6			6	1	1	5	12	1	32
Wrestlingworth	8	6	2	4					-1	19
Totals	4166	720	720	378	610	852	656	871	1019	9992

Appendix 8b: Net Housing Completions by Parish since 2001 (South)

Parish	01 to 07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	TOTAL
Barton-le-Clay	48	22	16	0	6	18	3	-	1	114
Billington	17	0	0	0	0	-	-	16	2	35
Caddington	57	6	10	0	2	25	1	8	-	109
Chalgrave	4	0	0	1	0	-	-	-	-	5
Chalton	4	4	0	0	1	-	-	-	-	9
Dunstable	904	229	6	113	177	106	52	111	161	1859
Eaton Bray	18	2	0	1	1	1	9	2	12	46
Eggington	0	0	0	0	0	-	-	1	-	1
Heath_Reach	45	2	6	1	1	3	1	1	10	70
Hockliffe	28	0	12	3	37	6	-	23	20	129
Hyde	0	0	0	-1	0	-	-	-	-	-1
Houghton Regis	145	4	9	27	111	83	23	41	41	484
Kensworth	8	1	1	0	4	-	1	5	-	20
Leighton Linlade	1825	372	157	174	262	212	208	176	221	3607
Slip End	1	0	0	0	0	-	-	0	1	2
Stanbridge	2	0	0	0	0	1	1	7	-1	10
Streatley	0	0	0	0	0	1	-	-	1	2
Studham	4	0	0	0	1	1	-	-2	11	15
Sundon	1	0	0	0	0	-	-	-	-	1
Tilsworth	6	0	0	0	1	1	1	2	12	23
Toddington	35	4	0	3	14	-	10	2	11	79
Totternhoe	2	1	0	0	0	-	-	0	-	3
Whipsnade	1	0	0	0	-1	-	-	0	-	0
TOTAL	3155	647	217	322	617	458	310	393	503	6622

Appendix 9: Housing Completions as at 31/03/2015

Start Date: 01/04/2014 End Date: 31/03/2015

Case Ref	Location	Number of Completions		Number of Losses
		Gross	Net	
Parish: Ampthill				
CB/09/01212/FULL	Land To The Rear Of 61 And 63, Arthur Street, Ampthill	1	1	0
CB/11/03274/RM	Land At, Station Road/Bypass Road , Ampthill, Beds. MK45 2UN	13	13	0
CB/12/04411/FULL	Land off Swaffield Close, Ampthill, Bedford, MK45 2HJ	19	19	0
CB/13/00159/FULL	1 Verne Drive, Ampthill, Bedford, MK45 2PS	1	1	0
CB/13/03728/FULL	20 Dunstable Street, Ampthill, Bedford, MK45 2JT	1	1	0
CB/14/00383/FULL	21 Woburn Street, Ampthill, Bedford, MK45 2HP	2	2	0
CB/14/02683/FULL	7A Baker Street, Ampthill, Bedford, MK45 2QE	1	1	0
MB/08/00604/FULL	1 Saunders Piece, Ampthill, Bedford, MK45 2QB	1	1	0
Parish: Ampthill		39	39	0
Parish: Aspley Guise				
CB/13/03012/FULL	Delft Cottage, Wood Lane, Aspley Guise, Milton Keynes, MK17 8EJ	1	0	1
CB/14/04347/LDCE	The Annexe, 33 The Mount, Aspley Guise, Milton Keynes, MK17 8DZ	1	1	0
CB/14/04701/FULL	The Old Woodyard, 27 Mount Pleasant, Aspley Guise, Milton Keynes, MK17 8JZ	1	1	0
Parish: Aspley Guise		3	2	1
Parish: Barton-Le-Clay				
CB/11/03784/FULL	Rectory Farm, Hexton Road, Barton-le-Clay, Bedford, MK45 4JZ	1	1	0
Parish: Barton-Le-Clay		1	1	0

Case Ref	Location	Number of Completions		Number of Losses
		Gross	Net	
Parish: Biggleswade				
CB/11/00066/RM	Land South Of, Potton Road, Biggleswade	53	53	0
CB/11/00142/RM	Land South Of, Potton Road, Biggleswade	25	25	0
CB/11/01778/FULL	1 Willow Trees, Holme Mills, Biggleswade, SG18 9JZ	0	-1	1
CB/11/02327/RM	Land South Of, Potton Road, Biggleswade	17	17	0
CB/11/04055/FULL	57 - 59 London Road, Biggleswade, SG18 8ED	3	3	0
CB/12/02835/RM	Land South Of, Potton Road, Biggleswade	11	11	0
CB/12/04103/FULL	2 Shortmead Street, Biggleswade, SG18 0AP	5	5	0
CB/12/04440/FULL	157 Potton Road, Biggleswade, SG18 0EJ	0	-1	1
CB/12/04498/FULL	Millenium House, 85 Shortmead Street, Biggleswade, SG18 0BB	1	1	0
CB/13/00991/FULL	9 Chapel Fields, Biggleswade, SG18 0ND	2	2	0
CB/13/01969/RM	Land South Of, Potton Road, Biggleswade	43	43	0
CB/13/02209/NMA	Land South Of, Potton Road, Biggleswade	8	8	0
CB/13/02621/FULL	2 Sandpiper Close, Biggleswade, SG18 8DT	1	1	0
CB/13/02900/FULL	Land South Of, Potton Road, Biggleswade	9	9	0
CB/13/03169/FULL	23 and 25 Broad Mead, Biggleswade, SG18 8LF	2	1	1
CB/13/03560/RM	Land South Of, Potton Road, Biggleswade	4	4	0
CB/13/04012/RM	Land South Of, Potton Road, Biggleswade	15	15	0
CB/13/04241/FULL	Eagle House, 135 Potton Road, Biggleswade, SG18 0ED	2	2	0
CB/14/01170/FULL	The White Horse, 1 High Street, Biggleswade, SG18 0JE	2	1	1
CB/14/01761/FULL	36 Drove Road, Biggleswade, SG18 8HD	4	3	1
CB/14/03353/FULL	25 Drove Road, Biggleswade	2	2	0
Parish: Biggleswade		209	204	5
Parish: Billington				
CB/13/00547/FULL	Spring Farm, Slapton Road, Little Billington, Leighton Buzzard, LU7 9BP	1	1	0
CB/14/03509/LDCE	East View, Green Farm, Leighton Road, Great Billington, Leighton Buzzard, LU7 9BL	1	1	0
Parish: Billington		2	2	0
Parish: Blunham				
CB/10/03186/FULL	Rear of 21, High Street, Blunham	1	1	0
CB/11/04416/FULL	The Salutation Inn, 20 High Street, Blunham, Bedford, MK44 3NL	2	2	0
CB/12/00241/FULL	66 Grange Road, Blunham, Bedford, MK44 3NS	1	0	1
CB/13/03036/FULL	38 Barford Road, Blunham, Bedford, MK44 3ND	1	1	0
Parish: Blunham		5	4	1
Parish: Brogborough				
CB/13/00967/RM	Brogborough Club House, Bedford Road, Brogborough, Bedford, MK43 0XY	16	16	0
Parish: Brogborough		16	16	0

Case Ref	Location	Number of Completions		Number of Losses
		Gross	Net	
Parish: Clifton				
CB/11/00741/FULL	28 Grange Street, Clifton, Shefford, SG17 5EW	3	2	1
CB/11/04446/FULL	104 Shefford Road, Clifton, Shefford, SG17 5RF	3	2	1
CB/12/01329/RM	Land off of Chapel Close, Clifton, Shefford, SG17 5YG	3	3	0
CB/12/03085/FULL	Land East of 1 Pedley Lane, Clifton, Shefford, SG17 5EN	1	1	0
CB/12/03210/NMA	Land rear of 1- 5 Pedley Lane, Clifton, Shefford, SG17 5EN	11	11	0
CB/12/03957/FULL	61 Shefford Road, Clifton, Shefford, SG17 5RQ	3	3	0
CB/12/04345/FULL	Barn Adjacent Pedley Farm, Grange Street, Clifton	1	1	0
CB/13/00108/RM	The Red House, 80 Broad Street, Clifton, Shefford, SG17 5RP	3	3	0
CB/13/02807/FULL	14 Whiston Crescent, Clifton, Shefford, SG17 5HJ	1	1	0
CB/13/03364/FULL	6 Whiston Crescent, Clifton, Shefford, SG17 5HJ	1	1	0
CB/14/02102/FULL	104 Shefford Road, Clifton, Shefford, SG17 5RF	1	1	0
Parish: Clifton		31	29	2
Parish: Cranfield				
CB/10/03805/FULL	Land Off, Birch Close, Cranfield	3	3	0
CB/12/02420/FULL	6 Lodge Road, Cranfield, Bedford, MK43 0BG	1	0	1
CB/13/02497/FULL	Land At Central Garage, High Street, Cranfield	35	35	0
CB/13/02637/FULL	The Carpenters Arms, 93 High Street, Cranfield, Bedford, MK43 0DP	2	2	0
CB/13/02926/FULL	Four Winds Bungalow, College Road, Cranfield, Bedford, MK43 0AH	0	-1	1
CB/13/03696/FULL	Mobile Home, Horseshoe Farm, Astwood Road, Cranfield, Bedford, MK43 0AU	1	1	0
CB/14/00504/LDCP	1& 2 Royce Road, Cranfield, Bedford, MK43 0SY	2	0	2
CB/14/02740/LDCP	21 and 22 Prince Philip Avenue, Cranfield, Bedford, MK43 0SX	0	-2	2
Parish: Cranfield		44	38	6

Case Ref	Location	Number of Completions		Number of Losses
		Gross	Net	
Parish: Dunstable				
CB/09/05031/FULL	30 Kirby Road, Dunstable, LU6 3JH	1	1	0
CB/09/06050/FULL	Land rear of, 1-7 Capron Road, Dunstable	1	1	0
CB/10/04252/FULL	Former Trico Site, High Street North, Dunstable	58	58	0
CB/10/04522/FULL	No.1 and The Chestnuts Friars Walk, Dunstable, LU6 3JA	10	9	1
CB/11/00270/FULL	125 High Street South, Dunstable, LU6 3SQ	1	1	0
CB/12/03743/FULL	Flat 7, 43-45 High Street North, Dunstable, LU6 1JE	2	1	1
CB/12/03745/FULL	Flat 4, 43-45 High Street North, Dunstable, LU6 1JE	3	2	1
CB/12/03795/FULL	Land adjacent to 75 King Street, Dunstable, LU5 4BJ	1	1	0
CB/12/03891/FULL	61 Kirby Road, Dunstable, LU6 3JH	1	1	0
CB/12/04249/RM	Former BTR Site, London Road, Dunstable	32	32	0
CB/12/04384/RM	Land off Kiln Way, Dunstable, LU5 4GZ	4	4	0
CB/12/04435/REN	Former The Borough Arms, 24 Albion Street, Dunstable	2	2	0
CB/13/00201/FULL	6a Church Street, Dunstable, LU5 4RU	2	2	0
CB/13/00540/FULL	12 - 14 High Street South, Dunstable, LU6 3HA	4	4	0
CB/13/01908/REG3	187 Westfield Road, Dunstable, LU6 1DR	2	2	0
CB/13/02112/FULL	43 High Street North, Dunstable, LU6 1JE	1	1	0
CB/13/02138/PADO	116 High Street South, Dunstable, LU6 3HJ	3	3	0
CB/13/02281/FULL	Land to the rear of 4 Great Northern Road, Dunstable LU5 4BP	7	7	0
CB/13/02607/PADO	31 High Street North, Dunstable, LU6 1HX	9	9	0
CB/13/03504/FULL	Land rear of 18 - 16 Totternhoe Road, Dunstable, LU6 2AG	1	1	0
CB/13/03806/FULL	2 Albion Street, Dunstable, LU6 1SA	3	3	0
CB/13/04439/FULL	Land adj to 10 Lovers Walk, Dunstable, LU5 4BG	2	2	0
CB/14/00700/FULL	5 Blows Road, Dunstable, LU5 4DB	2	1	1
CB/14/00805/FULL	Rear of 9 Cross Street North, Dunstable, LU6 1ND	3	3	0
CB/14/03302/LDCE	4 Queensway Parade, Dunstable, LU5 4DW	1	1	0
CB/14/03732/FULL	Nash House, 204A High Street South, Dunstable, LU6 3HS	9	9	0
Parish: Dunstable		165	161	4
Parish: Dunton				
CB/13/00371/FULL	Land at Boot Lane, Dunton, Biggleswade, SG18 8RP	16	16	0
Parish: Dunton		16	16	0
Parish: Eaton Bray				
CB/10/02052/FULL	18 Moor End, Eaton Bray, Dunstable, LU6 2HN	1	1	0
CB/11/04496/FULL	Land rear of White Horse PH, Park Lane Eaton Bray, Dunstable, LU6 2DG	4	4	0
CB/14/00041/FULL	Wavertree, Tring Road, Dunstable, LU6 2JX	1	1	0
SB/06/00669/FULL	ROEBUCK GARAGE, HIGH STREET, EATON BRAY, LU6 2DN	6	6	0
Parish: Eaton Bray		12	12	0

Case Ref	Location	Number of Completions		Number of Losses
		Gross	Net	
Parish: Everton				
CB/13/00860/FULL	Land opposite No's 70 - 78 and adjacent to No 69 Sandy Road, Everton	8	8	0
Parish: Everton		8	8	0
Parish: Flitton/Greenfield				
CB/12/03573/FULL	28 High Street, Greenfield, Bedford, MK45 5DD	3	2	1
Parish: Flitton/Greenfield		3	2	1
Parish: Flitwick				
CB/10/04404/FULL	2 High Street, Flitwick, Bedford, MK45 1DS	1	0	1
CB/11/03077/FULL	12, Windmill Road, Flitwick	1	0	1
CB/12/04493/FULL	Ground Floor, 2 High Street, Flitwick, Bedford, MK45 1DS	1	1	0
CB/13/00247/FULL	Land Adjacent 6 Brookes Road, Flitwick, Bedford, MK45 1BX	2	2	0
CB/13/01179/FULL	3 Villa Gardens, High Street, Flitwick, Bedford, MK45 1DS	1	1	0
CB/13/02118/FULL	9 Station Road, Flitwick, Bedford, MK45 1JR	5	4	1
CB/13/03118/FULL	12A Hornes End Road, Flitwick, Bedford, MK45 1JH	2	1	1
CB/13/04133/RM	16 Hinksley Road, Flitwick, Bedford, MK45 1HH	1	1	0
CB/14/00003/FULL	Land to the rear of 34, 36 & 38 Hinksley Road, Flitwick, Bedford, MK45 1HH	1	1	0
CB/14/01960/RM	12 Falcon Crescent, Flitwick, Bedford, MK45 1LY	1	1	0
Parish: Flitwick		16	12	4
Parish: Gravenhurst				
CB/12/03312/FULL	27 Parkside, Upper Gravenhurst, Bedford, MK45 4JJ	1	1	0
CB/14/01186/FULL	69 High Street, Gravenhurst, Bedford, MK45 4HZ	1	1	0
Parish: Gravenhurst		2	2	0
Parish: Harlington				
CB/11/03832/FULL	Hillside, 32 Sundon Road, Harlington, Dunstable, LU5 6LS	13	11	2
CB/12/03281/FULL	33 Barton Road, Harlington, Dunstable, LU5 6LG	1	1	0
Parish: Harlington		14	12	2
Parish: Haynes				
CB/14/03250/FULL	12 Plummers Lane, Haynes, Bedford, MK45 3PL	0	-1	1
Parish: Haynes		0	-1	1
Parish: Heath & Reach				
CB/13/04161/RM	Heath Motors, Woburn Road, Heath And Reach, Leighton Buzzard, LU7 0AP	10	10	0
Parish: Heath & Reach		10	10	0

Case Ref	Location	Number of Completions		Number of Losses
		Gross	Net	
Parish: Henlow				
CB/09/06626/FULL	Land Rear Of Town Farm Court And 53, High Street, Henlow	21	21	0
CB/13/00671/FULL	6 & 6a High Street, Henlow, SG16 6BS	3	3	0
CB/14/00314/FULL	Land to the rear of 28 Langford Road, Henlow, SG16 6AF	2	2	0
CB/14/02080/FULL	12A Park Lane, Henlow, SG16 6AT	1	1	0
Parish: Henlow		27	27	0
Parish: Hockliffe				
CB/12/01886/FULL	Land at Watling Street, Hockliffe, Leighton Buzzard, LU7 9LZ	20	20	0
Parish: Hockliffe		20	20	0
Parish: Houghton Conquest				
CB/13/01265/RM	Land To East Of Ampthill Road Opposite Sheffield House, Ampthill Road, Houghton Conquest	20	20	0
CB/13/03391/FULL	The Limes, Rectory Lane, Houghton Conquest, Bedford, MK45 3LD	3	3	0
Parish: Houghton Conquest		23	23	0
Parish: Houghton Regis				
CB/11/00723/RM	Land At Houghton Quarry, Houghton Road, Dunstable	38	38	0
CB/12/02356/FULL	The Dog And Duck, Parkside Drive, Houghton Regis, Dunstable, LU5 5QN	2	1	1
CB/12/04046/FULL	Mobile Home At, Thorn Green Farm, Thorngreen Farm Road, Houghton Regis	0	-1	1
CB/13/01129/DEM	74-76 High Street, Houghton Regis, Dunstable, LU5 5BJ	0	-1	1
CB/13/02618/FULL	10A Dunstable Road, Houghton Regis, Dunstable, LU5 5DB	1	1	0
CB/13/02643/FULL	91 Houghton Road, Dunstable, LU5 5AB	0	-1	1
CB/14/01698/FULL	The Dog And Duck, Parkside Drive, Houghton Regis, Dunstable, LU5 5QN	2	2	0
CB/14/03122/FULL	4 Bedford Road, Houghton Regis, Dunstable, LU5 5DJ	3	2	1
Parish: Houghton Regis		46	41	5
Parish: Hulcote/Salford				
CB/11/00197/FULL	1 Manor Close, Salford, Milton Keynes, MK17 8BL	2	1	1
Parish: Hulcote/Salford		2	1	1
Parish: Husborne Crawley				
CB/13/02961/FULL	Lousada Plc, Bedford Road, Husborne Crawley, Bedford, MK43 0UT	1	1	0
Parish: Husborne Crawley		1	1	0

Case Ref	Location	Number of Completions		Number of Losses
		Gross	Net	
Parish: Langford				
CB/14/04036/FULL	The Salvation Army Hall, 3 High Street, Langford, Biggleswade, SG18 9RP	1	1	0
Parish: Langford		1	1	0
Parish: Leighton-Linslade				
CB/10/03014/RM	Site 15D Phases 1 & 2 Johnson Drive, Pratts Quarry, Leighton Buzzard	4	4	0
CB/11/02161/FULL	Land adjoining 2 Lywood Road, Leighton Buzzard, LU7 4RA	2	2	0
CB/11/03933/FULL	Land at Vimy Road, Linslade, Leighton Buzzard, LU7 1ER	32	32	0
CB/12/00744/RM	Site 15C, Pratts Quarry, Billington Road, Leighton Buzzard	14	14	0
CB/12/00751/RM	Site 15C, Pratts Quarry, Billington Road, Leighton Buzzard	9	9	0
CB/12/00825/RM	Site 15C, Pratts Quarry Billington Road, Leighton Buzzard	40	40	0
CB/12/00851/FULL	Amenity Land Adjacent 2, Lywood Road, Leighton Buzzard	1	1	0
CB/12/04259/FULL	Sovereign House, Hockliffe Street, Leighton Buzzard, LU7 1GT	12	12	0
CB/12/04349/FULL	Griffen Chambers, 13 High Street, Leighton Buzzard, LU7 1DN	2	2	0
CB/13/00731/REN	Lyvenette, Billington Road, Leighton Buzzard, LU7 9HH	4	4	0
CB/13/01356/RM	Site 17A land at Grovebury Farm, Grovebury Road, Leighton Buzzard, LU7 4TF	83	83	0
CB/13/01847/RM	50 Hockliffe Road, Leighton Buzzard, LU7 3FN	2	2	0
CB/13/02294/FULL	45 - 49 Billington Road, Leighton Buzzard, LU7 4TG	3	2	1
CB/13/02963/RM	Site 17A Land At Grovebury Farm, Grovebury Road, Leighton Buzzard	12	12	0
CB/13/03035/FULL	27 East Street, Leighton Buzzard, LU7 1HX	2	1	1
CB/14/00546/FULL	54 Hockliffe Street, Leighton Buzzard, LU7 1HJ	1	1	0
CB/14/00914/FULL	35 Garden Hedge, Leighton Buzzard, LU7 1DJ	1	1	0
CB/14/01510/DEM	The Falcon, 10 Stanbridge Road, Leighton Buzzard, LU7 4QJ	0	-1	1
Parish: Leighton-Linslade		224	221	3
Parish: Lidlington				
CB/12/00911/FULL	Barns located at Thrupp End Farm, Station Road, Lidlington, Bedford, MK43 0SL	3	3	0
CB/14/00112/RM	The Royal Oak, Church Street, Lidlington, Bedford, MK43 0RJ	4	4	0
Parish: Lidlington		7	7	0

Case Ref	Location	Number of Completions		Number of Losses
		Gross	Net	
Parish: Marston Moretaine				
CB/10/04231/RM	Land East of Bedford Road, Marston Moretaine	16	16	0
CB/12/00108/NMA	Land Off, Bedford Road, Marston Moretaine	1	1	0
CB/12/03205/RM	Land off Bedford Road, Marston Moretaine	36	36	0
CB/13/01673/NMA	Land Off Bedford Road, Marston Moretaine	31	31	0
CB/13/04397/FULL	St Chads, 1 Woburn Road, Marston Moretaine, Bedford, MK43 0NH	2	2	0
Parish: Marston Moretaine		86	86	0
Parish: Maulden				
CB/13/02572/FULL	Leon House, Duck End Lane, Maulden, Bedford, MK45 2DL	1	1	0
CB/13/02786/FULL	The Lodge, 31 Clophill Road, Maulden, Bedford, MK45 2AA	1	1	0
CB/14/00076/FULL	5 Flitwick Road, Maulden, Bedford, MK45 2DN	2	1	1
Parish: Maulden		4	3	1
Parish: Meppershall				
CB/11/00612/FULL	Land To Rear And 47, Hoo Road, Meppershall	1	1	0
Parish: Meppershall		1	1	0
Parish: Northill				
CB/10/00085/FULL	The Kings Head, Great North Road, Lower Caldecote	1	0	1
CB/13/00554/FULL	Land off Biggleswade Road, Upper Caldecote, Biggleswade, SG18 9BD	10	10	0
Parish: Northill		11	10	1
Parish: Potton				
CB/11/03065/FULL	Crown Cottage, 14 Market Square, Potton, Sandy, SG19 2NP	2	1	1
CB/14/03520/FULL	Site of Former The Gables, Mill Lane, Potton	0	-1	1
Parish: Potton		2	0	2
Parish: Pulloxhill				
CB/13/00079/FULL	The Chequers, Church Road, Pulloxhill, Bedford, MK45 5HD	3	3	0
CB/13/01858/FULL	The Gables, Flitton Road, Pulloxhill, Bedford, MK45 5HW	1	1	0
Parish: Pulloxhill		4	4	0

Case Ref	Location	Number of Completions		Number of Losses
		Gross	Net	
Parish: Sandy				
CB/12/01589/FULL	7 St Neots Road, Sandy, SG19 1LB	1	1	0
CB/12/02561/FULL	Land at 28 The Avenue, Sandy, SG19 1ER	1	1	0
CB/13/00077/FULL	Village Hall, The Green, Beeston, Sandy, SG19 1PF	1	1	0
CB/13/00542/RM	Former Meller Beauty Premises, Sunderland Road, Sandy, SG19 1QY	57	57	0
CB/13/00723/FULL	31 - 35 Cambridge Road, Sandy, SG19 1JF	1	1	0
CB/13/00865/RM	Land off Station Road, Sandy, SG19 1AW	34	34	0
CB/13/02581/FULL	Land adjacent to 130 St Neots Road, Sandy, SG19 1BS	3	3	0
CB/13/03251/FULL	38 Bedford Road, Sandy, SG19 1EW	1	1	0
CB/13/03675/FULL	Land to the west of Station Road, Sandy, SG19 1AW	2	2	0
MB/08/02416/FULL	Land Adjoining 32, Brickhill Road, Sandy	1	1	0
Parish: Sandy		102	102	0
Parish: Shefford				
CB/11/02917/FULL	Dawsons Ltd, Victoria Road, Shefford, SG17 5AL	2	2	0
CB/12/01125/FULL	Bridge Farm, Ivel Road, Shefford, Beds. SG17 5LB	46	46	0
CB/12/01306/FULL	Land Off, Stanford Road, Shefford, SG17 5DS	45	45	0
CB/13/03794/FULL	134 Ampthill Road, Shefford, SG17 5BH	1	1	0
CB/14/01662/FULL	3 New Street, Shefford, SG17 5BW	0	-1	1
Parish: Shefford		94	93	1
Parish: Shillington				
CB/11/02366/FULL	59 High Road, Shillington, Hitchin, SG5 3LP	3	3	0
CB/12/00504/FULL	Corn Mill Farm, Gravenhurst Road, Shillington, Hitchin, SG5 3HQ	1	1	0
CB/13/01556/RM	Stables rear of 50 High Road, Shillington, Hitchin, SG5 3PJ	15	15	0
CB/13/03594/FULL	25 High Road, Shillington, Hitchin, SG5 3LL	0	-1	1
CB/13/03602/PADO	Willow Barn, Hanscombe End Road, Shillington, Hitchin, SG5 3HJ	1	1	0
Parish: Shillington		20	19	1

Case Ref	Location	Number of Completions		Number of Losses
		Gross	Net	
Parish: Silsoe				
CB/10/01314/FULL	Swallows, West End Road, Silsoe, Bedford, MK45 4DU	1	1	0
CB/11/02639/RM	Land And Buildings At Cranfield University, Barton Road, Silsoe	67	67	0
CB/12/01344/FULL	Silsoe College Farm Land At, West End Road, Silsoe	5	5	0
CB/12/01413/FULL	Land Adjoining West End Road, College Farm, Silsoe	1	1	0
CB/12/03766/FULL	Silsoe House, 2 Amphill Road, Silsoe, Bedford, MK45 4DX	8	3	5
CB/13/04085/FULL	Rear of 17 Holly Walk, Silsoe, Bedford, MK45 4EB	1	1	0
CB/14/00600/FULL	Silsoe House, 2 Amphill Road, Silsoe, Bedford, MK45 4DX	1	1	0
CB/14/03158/FULL	Thrift End Farm, Silsoe Road, Flitton, Bedford, MK45 5EE	1	1	0
MB/07/01987/RM	Silsoe College Farm Land At, West End Road, Silsoe	22	22	0
Parish: Silsoe		107	102	5
Parish: Slip End				
CB/14/00903/FULL	81-83 Front Street, Slip End, Luton, LU1 4BP	2	1	1
Parish: Slip End		2	1	1
Parish: Stanbridge				
CB/12/02382/FULL	10 - 12 Peddars Lane, Stanbridge, Leighton Buzzard, LU7 9JD	1	-1	2
Parish: Stanbridge		1	-1	2
Parish: Stondon				
CB/12/02929/FULL	186, 188 and land rear of Station Road, Lower Stondon, Henlow, SG16 6JQ	36	36	0
CB/13/01975/REN	Land at 52-54 Bedford Road, Lower Stondon, Henlow, SG16 6DZ	3	3	0
Parish: Stondon		39	39	0
Parish: Stotfold				
CB/11/01830/RM	Parcel 4 And 4A, Land South Of Stotfold, Norton Road, Stotfold	43	43	0
CB/11/03316/FULL	48 Vaughan Road, Stotfold, Hitchin, SG5 4EJ	1	1	0
CB/12/02503/FULL	Land off Taylors Road, Stotfold, Hitchin, SG5 4AY	69	69	0
CB/12/04272/FULL	32 Astwick Road, Stotfold, Hitchin, SG5 4AT	3	3	0
Parish: Stotfold		116	116	0
Parish: Streatley				
CB/13/03851/FULL	The Lynmore, Sharpenhoe Road, Sharpenhoe, Bedford, MK45 4SH	1	1	0
Parish: Streatley		1	1	0

Case Ref	Location	Number of Completions		Number of Losses
		Gross	Net	
Parish: Studham				
CB/13/02733/FULL	Bell Farm 15 Dunstable Road, Studham, Dunstable, LU6 2QG	12	11	1
Parish: Studham		12	11	1
Parish: Sutton				
CB/13/04031/PADO	Rose Villa Court, Potton Road, Biggleswade, SG18 0EP	1	1	0
Parish: Sutton		1	1	0
Parish: Tilsworth				
CB/10/00138/FULL	Granary Farm, Stanbridge Road, Tilsworth, Leighton Buzzard, LU7 9PW	1	1	0
CB/13/03471/FULL	Greenhill Farm, Dunstable Road, Tilsworth, Leighton Buzzard, LU7 9PU	11	11	0
Parish: Tilsworth		12	12	0
Parish: Toddington				
CB/12/03060/FULL	Sow and Pigs, 19 Church Square, Toddington, Dunstable, LU5 6AA	2	2	0
CB/13/01616/LDCE	59 Station Road, Toddington, Dunstable, LU5 6BN	9	9	0
Parish: Toddington		11	11	0
Parish: Woburn				
CB/12/02358/FULL	Barn At Hundreds Farm Approx 80 Metres NW Of Farmhouse, Hundreds Farm, Longslade Lane, Woburn	1	1	0
Parish: Woburn		1	1	0
Parish: Wrestlingworth/Cockayne Hatley				
CB/14/00409/FULL	Molehill Farmhouse, Sutton Road, Eyeworth, Sandy, SG19 2TP	0	-1	1
Parish: Wrestlingworth/Cockayne Hatley		0	-1	1

Total Number of Completions(Gross) : 1574

Total Number of Completions(Net) : 1522

Total Number of Losses : 52

Ref:	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	Site Area (Ha)	Greenfield/Brownfield/Mixed	Available	Achievable	Conclusion	Total number of dwellings already built on site since 2011	Total residual number of dwellings under construction, permitted/allocated	Total completions expected within the plan period	Number of residual which are expected to contribute towards the 5 year land supply	2015/16	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	Post 2033	Total Identified Supply Remaining (plan period)		
HT009d	CB/14/02509	RM	N	Biggleswade	Land East of Biggleswade	2.52	Greenfield	Status: Allocated site HO8(8) Previous Use: Fields	Work on site to commence June 2016 (Site Manager). Occupation shows that this site will be built out by mid 2018. Potential barriers: None identified	Deliverable	0	90	90	90	0	30	50	10	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	1.31	Greenfield	Status: Allocated site HO8(8) Previous Use: Fields	Occupation forecast received from agent indicates delivery to commence prior to March 2019. to be completed by end 2019. Potential barriers: None identified	Deliverable	0	48	43	43	0	0	0	7	36	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. Under construction (September 2015) Potential barriers: None identified	Deliverable	0	51	51	51	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	51		
HT010	CB/12/02835	RM	N	Biggleswade	Land East of Biggleswade Block 31,32	1.38	Greenfield	Status: Allocated site HO8(8)	Site Complete	Complete	39	0	39	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	8.6	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.	Deliverable	0	354	354	154	0	0	0	54	100	100	100	0	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	7.16	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	201	201	201	0	0	60	80	61	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	201
HT017	CB/13/02900	Full	N	Biggleswade	Land East of Biggleswade	0.11	Greenfield	Status: Allocated site HO8(8)	Site Complete	Complete	9	0	9	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	5.96	Greenfield	Status: Allocated site HO8(8) Previous Use: Fields	Site visit undertaken in March 2015. 35 under construction and the remainder expected to be completed during 2016/17.	Deliverable	117	111	228	111	55	56	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	111	
HT023	CB/11/02327	RM	N	Biggleswade	Land South of Potton Road	3.59	Greenfield	Status: Allocated site HO8(8) Previous Use: Fields	Site Complete	Complete	67	0	67	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	3.59	Greenfield	Status: Allocated site HO8(8)	Site Complete	Complete	8	0	8	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	1.73	Greenfield	Status: Allocated site HO8(8) Previous Use: Fields	Site visit undertaken in March 2015. 23 under construction to be completed 2015/16.	Deliverable	43	23	66	23	23	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	23	
HT028	CB/13/04012	RM	N	Biggleswade	Land East of Biggleswade	1.73	Greenfield	Status: Allocated site HO8(8) Previous Use: Fields	Site under construction. Site visit in September - site is almost complete	Deliverable	15	34	49	34	34	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	34	
HT030	CB/13/03560	RM	N	Biggleswade	Land East of Biggleswade	3.59	Greenfield	Status: Allocated site HO8(8) Previous Use: Fields	Site Complete	Complete	4	0	4	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	3.78	Greenfield	Status: Allocated site HO8(8) Previous Use: Fields	Site visit undertaken September 2015. 11 houses and two blocks of flats under construction. Site will be built out in 2016/17.	Deliverable	25	97	122	97	81	16	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	97	
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	1.3	Greenfield	Status: Allocated site HA15 in the Adopted Site Allocations DPD Existing Use: Site complete	Site Complete	Complete	36	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)	3.76	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	Developable	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) Landowner intent to develop Previous Use: Agricultural	Information based on information received from land owners. Application registered for 50 dwellings. Resolution to approve, subject to S106 Potential barriers: Relocation of Scout hut - land swap being arranged.	Developable	0	50	50	0	0	0	0	0	0	0	0	25	25	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	2.57	Greenfield	Status: Allocated site HA16 in the Adopted Site Allocations DPD. Landowner intent to develop. Existing Use: Open land and residential garden	Full permission has been granted for 73 dwellings. 24 dwellings under construction when the site was visited in September 2015. Potential Barriers: None identified	Deliverable	0	73	73	73	25	48	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	73	

Ref:	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	Site Area (Ha)	Greenfield/Brownfield/Mixed	Available	Achievable	Conclusion	Total number of dwellings already built on site since 2011	Total residual number of dwellings under construction, permitted/allocated	Total completions expected within the plan period	Number of residual which are expected to contribute towards the 5 year land surplus	2015/16	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	Post 2033	Total Identified Supply Remaining (plan period)		
HT036	HA17 CB/14/01107	Full	N	Clophill	Land adjacent Castle Hill Court, Shefford Road, Clophill	0.36	Greenfield	Status: Allocated site HA17 in the Adopted Site Allocations DPD. Landowner intent to develop. Existing Use: Vacant unused land.	Site visit undertaken March 2015. 4 under construction, completion expected 2015/16. Potential barriers: None identified	Deliverable	0	9	9	9	9	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9	
HT037	HA18 CB/12/03941	Full	N	Clophill	Dwelling and garden land to the rear of 122a & 124 High Street, Clophill	0.36	Mixed	Status: Allocated site HA18 in the Adopted Site Allocations DPD. Existing Use: Site Complete.	Site visit undertaken March 2014. Site complete. Potential barriers: None identified	Complete	5	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	7.23	Greenfield	Status: Allocated site HA7 in Adopted Site Allocations DPD. Site owned by developer. Existing Use: Agricultural fields	Site visit undertaken March 2015. 34 under construction, completion expected 2016/17. Discussion with site manager (September 2015) - Site is scheduled for completion by July 2016. Potential barriers: None identified.	Deliverable	35	100	135	100	60	40	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	100	
HT039	HA8 CB/13/04201 , CB/10/01384 (part of)	Full	N	Cranfield	1 & 2 High Street, Cranfield	0.69	Brownfield	Status: Allocated site HA8 in Adopted Site Allocations DPD. The University is shortly completing the sale of the site to a developer.	Not started as at March 2015 site visit. A non-material amendment has been submitted. Information from the agent confirms that the house builder is looking to start on site in 2016. House builder has confirmed that this site will commence in January 2016 and will be built out within 2.5 years. Potential barriers: None identified	Deliverable	0	62	62	62	0	25	37	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	62
HT040 & HT041	CB/10/02546, CB/10/01384,	RM	N	Cranfield	Home Farm	16.81	Greenfield	Status: Allocated site HO8(26A) RM planning permission Existing Use: Farm land	Information on delivery provided by Persimmon. 55 dwellings are expected to be completed in 2015/16 with 50-60 per annum thereafter. Site visit in September 2015 - 14 have been completed since April 2015. Potential barriers: None identified	Deliverable	3	313	316	275	55	55	55	55	55	38	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	313
HT042	CB10/03467	RM	N	Cranfield	Home Farm		Greenfield	Status: Allocated site HO8(26A) RM planning permission Existing Use: Farm land	Work on the wider site has commenced Potential barriers: None identified	Deliverable	0	12	12	12	0	0	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12	
HT043	H1(2) CB/12/04384	RM	S	Dunstable	Hartwell Trucks, Skimpot Rd, Dunstable	1.86	Brownfield	Status: Allocated site H1(2) Previous Use: Former railway estate land	Site complete	Complete	8	0	8	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	0.69	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.	Developable	0	28	28	0	0	0	0	0	0	0	0	0	0	10	18	0	0	0	0	0	0	0	0	0	28	
HT045	H1(4)	None	S	Dunstable	Gas Works Site, North Station Way, Dunstable	0.95	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 should be taken out of the Trajectory	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	
HT046	H1(5)	No application for remaining allocation	S	Dunstable	Regent Street/Manchester Place, Dunstable	1.08	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	Developable	0	26	26	0	0	0	0	0	0	0	26	0	0	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	1.10	Brownfield	Status: Allocated site H1(7) Previous Use: Car Storage site	Site complete	Complete	32	0	32	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	0.58	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
HT049	HA19 CB/13/00371	Full	N	Dunton	Land off Boot Lane, Dunton	0.77	Greenfield	Status: Allocated site HA19 in the Adopted Site Allocations DPD. Site under construction.	Site Complete	Complete	24	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	0.26	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 2016/17. Potential barriers: None identified.	Deliverable	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
HT051	HA21 CB/13/00860	Full	N	Everton	Part of The Heath, Everton	0.25	Greenfield	Status: Allocated site HA21 in the Adopted Site Allocations DPD. Under construction. Existing Use: Farm	Site Complete	Complete	8	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

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HT052	MA2 CB/14/04381	RM	N	Flitwick	Land at Steppingley Road and Frogghall Road, Flitwick	16.88	Greenfield	Status: RM permission for 400 dwellings. Landowner intent to develop. Existing Use: Open fields and farm structures	RM application approved for 400 dwellings. Site visit on 23/09/15 - All groundworks have been done and 10 are under construction with 3 not far off. The sales office has been very busy. Both house builders are looking to build 50 dwellings per annum. Potential barriers: None identified.	Deliverable	0	400	400	400	40	100	100	100	60	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	400
HT053	TC2	None	N	Flitwick	Flitwick Town Centre	2.87	Brownfield	Status: Allocated site TC2 in Adopted Site Allocations DPD. Land owned by developer.	Discussions with Economic Development are underway to coordinate with the Town Centre Development. A reduction in the number of dwellings set out by the original allocation is likely. An application is expected before the end of 2015. Potential barriers: Viability issues are currently being addressed. The delivery of this site has been moved back to 2017/18 to allow for this.	Deliverable	0	50	50	50	0	0	20	20	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	50
HT054	H1(21) CB/12/01886	Full	S	Hockliffe	A5 Garage, Watling St, Hockliffe	1.06	Brownfield	Status: Allocated site H1 (21) Previous Use: Garage	Site complete.	Complete	43	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	4.4	Brownfield	Status: Allocated site HA6 in Adopted Site Allocations DPD. Landowner intent to develop Existing Use: Derelict former hostel workers site	Site visit undertaken March 2015. 20 dwellings built, 10 under construction. Completion expected 2015/16. Potential barriers: None identified	Deliverable	20	32	52	32	32	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	32	
HT056	CB/11/04348	VOC	N	Houghton Conquest	Land at Stewarby	5.45	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. Potential barriers: None identified	Deliverable	0	120	120	120	0	0	0	0	120	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	120	
HT057	Emerging DS Policy 60 CB/12/03613	Outline	S	Houghton Regis	North of Houghton Regis (Site 1)	292.00	Greenfield	Status: South Endorsed Core Strategy CS16 & CS17 Previous Use: Agricultural	Data in trajectory reflects delivery at the lower end of the range in the parameter application. There will be multiple housebuilders on site. The site was referred to the Secretary of State but it was not called in. The consortium consider that delivery will commence in 2016/17 but 2017/18 has been added into the trajectory as it is more realistic. Potential barriers: None identified	Deliverable	0	4,200	2,600	400	0	0	50	150	200	200	200	200	200	200	200	200	200	200	200	200	200	200	200	200	1,200	2,600
HT058	Emerging DS Policy 60 CB/15/00297	None	S	Houghton Regis	North of Houghton Regis - land West of Bidwell (Site 2)	289.00	Greenfield	Status: South Endorsed Core Strategy CS16 & CS17 Previous Use: Agricultural	Data in this trajectory is based on information provided by the Agent. And the case officer. This site has not been called in by the Secretary of State. Potential barriers: None identified	Deliverable	0	1,850	1,850	300	0	0	50	100	150	150	150	150	150	150	150	150	150	150	150	150	50	0	0	0	1,850	
HT058a	Emerging DS Policy 60 CB/14/3047 CB/14/03047 RM registered.	Outline	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	Outline permission for 62 dwellings. SoS has confirmed the application will not be called in. The site was sold within weeks of the outline permission being issued. A RM application has been submitted by a house builder. Delivery is expected well within the five year supply period. Potential barriers: None identified	Deliverable	0	62	62	62	0	31	31	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)	14.00	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	Deliverable	0	300	300	0	0	0	0	0	0	0	50	75	75	75	75	25	0	0	0	0	0	0	0	0	0	300

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HT060	Emerging DS Policy 60 14/03056	Full	S	Houghton Regis	Bedford Road Site (Site 1)	7.12	Greenfield	Status: South Endorsed Core Strategy CS16 & CS17 Previous Use: Agricultural	Work on this site has commenced. 6 units are under construction when a site visit was undertaken in September 2015. Potential Barriers: None identified	Deliverable	0	169	169	169	20	48	57	44	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	169
HT061	HA22 14/04634	Full	N	Langford	Land rear of The Wrestlers PH, High Street, Langford	0.59	Greenfield	Status: Allocated site HA22 in the Adopted Site Allocations DPD. Land owner intent to develop.	A site visit was undertaken in September 2015. Work on site has commenced.	Deliverable	0	12	12	12	0	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12	
HT062	HA23 14/03608	RM	N	Langford	Land between no. 30 Church Street and The Field, Langford	2.29	Greenfield	Status: Allocated site HA23 in the Adopted Site Allocations DPD for 44 supported housing for the elderly. Land owner intent to develop.	RM approval for 47 dwellings. Not started as at March 2015 site visit. Discussion with agent indicates that site clearance is to commence soon. Potential barriers: None identified	Deliverable	0	47	47	47	0	47	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	Full	S	Leighton Linlade	Land at Vimy Road	0.89	Brownfield	Status: Allocated site H1(12) Previous Use: Car dealer	Site Complete	Complete	32	0	32	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 Linlade	Land at RAF Stanbridge, Leighton Buzzard	10.54	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. A fully compliant S106 has been signed. The house builder is aiming to be on site in 2015/16 with delivery commencing in 2016/17. Potential barriers: None identified	Deliverable	0	175	175	175	0	40	50	50	35	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	175
HT065	H1(15) see note 2 SB/08/00726	RM	S	Leighton Linlade	Site 15B - Pratts Quarry, Billington Rd	2.96	Brownfield	Status: Allocated site H1(15)	Site Complete	Complete	9	0	9	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 Linlade	Site 15D Phases 1 & 2 Pratts Quarry,	4.81	Brownfield	Status: Allocated site H1(15)	Site Complete	Complete	230	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 Linlade	Site 15D Phase 3 - Pratts Quarry,	0.66	Brownfield	Status: Allocated site H1(15)	Site Complete	Complete	34	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 Linlade	Site 15D Phase 3 - Pratts Quarry,	0.66	Brownfield	Status: Allocated site H1(15)	Site Complete	Complete	34	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 Linlade	Site 15C - Pratts Quarry, Billington	1.72	Brownfield	Status: Allocated site H1(15)	Site Complete	Complete	49	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 Linlade	Site 15C - Pratts Quarry, Billington	1.74	Brownfield	Status: Allocated site H1(15)	Site visit undertaken in March 2015. Site complete	Complete	55	0	55	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 Linlade	Site 15C - Pratts Quarry, Billington Road	3.21	Brownfield	Status: Allocated site H1(15) Previous Use: Quarry	Site visit undertaken October 2015. 31 complete since April 2015. Remainder of plots under construction. Potential barriers: None identified	Deliverable	40	75	115	75	50	25	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	75
HT072	H1 (17A) CB/13/02963	RM	S	Leighton Linlade	Site 17A Grovebury Farm (South)	7.10	Greenfield	Status: Allocated site H1(17) Site acquired by developer Previous Use: Farm	Site visit undertaken October 2015. 36 have been completed since 31st March 2015. 41 under construction. On target for 60 completions in 2015/16 Potential barriers: None identified	Deliverable	12	183	195	183	60	63	60	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	183
HT073	H1 (17A) CB/13/01356	RM	S	Leighton Linlade	Site 17A Grovebury Farm (North)	13.31	Greenfield	Status: Allocated site H1(17) Previous Use: Farm	Site visit undertaken October 2015. 40 completed since 31st March 2015. 31 under construction. Site is nearing completion.	Deliverable	88	71	159	71	71	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	71
HT074	H1(17B) see note 2 CB/12/02889	Outline	S	Leighton Linlade	Site 17B Land at Grovebury Farm	3.69	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	116	116	116	0	10	56	50	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 Linlade	Land off Baker St, R/O 55-69 North St, Leighton Buzzard	0.49	Brownfield	Status: Allocated site H1(25), Full permission Previous Use: Mixed use	Information received from agent indicates delivery will commence in 2015/16. No site progress. Pushed back 1 year. Potential barriers: none identified	Deliverable	0	13	13	13	0	7	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	13
HT075a	H1(25) CB/15/00181	RM	S	Leighton Linlade	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	3	3	3	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	

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HT076	H1(27)	None	S	Leighton Linlade	Former Railway Sidings, Wing Road, Linlade	0.89	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	Developable	0	24	24	0	0	0	0	0	0	0	10	14	0	0	0	0	0	0	0	0	0	0	0	24	
HT077	H1(31) CB/11/00501	Outline	S	Leighton Linlade	Brickyard Quarry, Leighton Buzzard	5.90	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 in the trajectory. The site has been cleared and levelled. Potential barriers: Delivery has been pushed back to allow for additional environmental work.	Deliverable	0	165	165	165	0	0	50	65	50	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	165
HT078	Emerging DS Policy 62 CB/11/02827	Outline	S	Leighton Buzzard and Eggington	East of Leighton Linlade - Clipstone Park	246	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 delivery to commence in 2017/18. Potential barriers: None identified	Deliverable	0	1,280	1,280	320	0	0	80	120	120	120	120	120	120	120	120	120	120	0	0	0	0	0	0	1,280	
HT079	Emerging DS Policy 62 11/01937	Outline	S	Leighton Buzzard and Eggington	East of Leighton Linlade - Chamberlains Barn		Greenfield	Status: South Endorsed Core Strategy CS18/Emerging DS Policy 62 Landowner intent to develop Existing: Agricultural	Permission has been granted for up to 950 dwellings. Information received from agent indicates delivery to commence in 2016/17. Potential barriers: None identified	Deliverable	0	890	890	250	0	0	50	100	100	100	100	100	100	100	100	100	40	0	0	0	0	0	0	890	
HT080	Emerging DS Policy 62 11/04444	Outline	S	Leighton Buzzard and Eggington	East of Leighton Linlade - Steam Land		Greenfield	Status: South Endorsed Core Strategy CS18/Emerging DS Policy 62. Landowner intent to develop Existing: Agricultural	permission has been granted for up to 270 dwellings. Information received from landowner indicates that delivery will not commence until 2021. Potential barriers: None identified	Developable	0	270	270	0	0	0	0	0	0	0	25	25	75	75	70	0	0	0	0	0	0	0	270		
HT081	MA4 14/04378 RM	RM	N	Marston Moretaine	Land at Moreteyne Farm, Marston Moretaine	24.65	Greenfield	Status: Allocated site MA4 in Adopted Site Allocations DPD. Landowner intent to develop Existing Use: Agriculture	RM granted. Information received by developer indicating delivery to commence in 2015/16. Site visit in September 2015 - 21 units under construction. This will be a three year build. Potential barriers: None identified	Deliverable	0	125	125	125	20	40	40	25	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	125	
HT082	MA4 contingency allocation 15/00209 OUT	Outline - S106 pending	N	Marston Moretaine	Land at Moreteyne Farm, Marston Moretaine	TBC	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. There is a resolution to approve the outline application. The S106 has been drafted and is ready to go out. The site will be marketed towards the end of 2015. The agent anticipates that 15 units will be built before the end of 2016 (calendar year) Potential barriers: None identified	Deliverable	0	365	365	215	0	15	50	75	75	75	75	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	0.43	Greenfield	Status: Allocated site HO8(3A). Site owned by house builder. Existing Use: Site being cleared.	This site is part of a larger allocation which is under construction. It has been purchased by a house builder and delivery is expected within the five year supply period. Potential Barriers: None identified	Deliverable	0	15	15	15	0	15	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	5.4	Greenfield	Status: Allocated site HO8(3A) Existing Use: Site Under construction	Site visit undertaken March 2015. 10 under construction and 14 not started.	Deliverable	149	24	173	24	10	14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	24		
HT085	CB/11/02280 CB/12/00108 CB/12/00263	NMA NMA RM	N	Marston Moretaine	Land East of Bedford Road	Various	Greenfield	Status: Allocated site HO8(3A) Existing Use: Site under construction	Site visit undertaken March 2015. 5 under construction on 12/00263	Deliverable	13	5	18	5	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5		
HT086	CB/13/01673	NMA	N	Marston Moretaine	Land East of Bedford Road	TBC	Greenfield	Status: Allocated site HO8(3A). Site owned by house builder Existing Use: Site being cleared	Site visit undertaken March 2015. 58 under construction. Information provided by house builder indicates delivery to be completed by 2016/17.	Deliverable	57	70	127	70	58	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	70		
HT087	CB/12/03205	RM	N	Marston Moretaine	Land East of Bedford Road	TBC	Greenfield	Status: Allocated site HO8(3A). Site owned by house builder. Existing Use: Site being cleared.	Site visit undertaken March 2015. 42 under construction. Information provided by house builder indicates delivery to be completed by 2016/17.	Deliverable	36	111	147	111	66	45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	111	
HT088	HA24	None	N	Maulden	Land at Moor Lane, Maulden	0.32	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 submitted. However, such a small site could come forward very quickly. Potential barriers: None identified.	Deliverable	0	4	4	4	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4	

Ref:	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	Site Area (Ha)	Greenfield/Brownfield/Mixed	Available	Achievable	Conclusion	Total number of dwellings already built on site since 2011	Total residual number of dwellings under construction, permitted/allocated	Total completions expected within the plan period	Number of residual which are expected to contribute towards the 5 year land surplus	2015/16	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	Post 2033	Total Identified Supply Remaining (plan period)		
HT089	HA25	None	N	Meppershall	Land behind Meppershall Village Hall, High Street, Meppershall	6.7	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	73	73	0	0	0	0	0	0	0	25	48	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	0.59	Greenfield	Status: Allocated site HA26 in the Adopted Site Allocations DPD. Landowner intent to develop. Existing use: Agriculture	Information supplied by agent indicates that delivery will commence in 2015. The site has been cleared but no work had commenced when a site visit was undertaken in September 2015. Potential barriers: none identified	Deliverable	0	18	18	18	0	18	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	18
HT091	HA9	None	N	Potton	Land to the South of 'The Paddocks', Potton	3.51	Greenfield	Status: Allocated site HA9 in Adopted Site Allocations DPD. Landowner intent to develop	No application submitted. Discussions held with agent who are confident that the site will be delivered with the five year period. Progress has been made and a landowner agreement has been signed. However, an application has not been submitted and the site has not been sold to a house builder. Potential barriers: none identified	Developable	0	90	90	0	0	0	0	0	0	0	30	30	30	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	7.61	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 indicates that the entire site will be built out by the end of 2019/20. Potential barriers: None identified	Deliverable	0	120	120	120	0	0	43	42	35	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. Site purchase is proceeding. The house builder intends that all plots will be completed in the year 2016/17. Potential Barriers: None identified		0	31	31	31	0	31	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	1.89	Brownfield	Status: Allocated site MA1 in Adopted Site Allocations DPD. Landowner intent to develop	Site Complete	Complete	34	0	34	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	Full	N	Sandy	Station Road/New Road, Sandy	2.89	Brownfield	Status: Allocated site MA1 in Adopted Site Allocations DPD. Landowner intent to develop	Site Complete	Complete	2	0	2	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	2.07	Brownfield	Status: Allocated site HA3 in Adopted Site Allocations DPD. Landowner intent to develop	Site visit undertaken March 2015. 18 under construction. Site Agent confirmed the remainder to be completed 2015/16.	Deliverable	57	18	75	18	18	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	18	
HT096	HA10 CB/12/01306	Full	N	Shefford	Land off Stanford Road, Shefford	7.99	Greenfield	Status: Allocated site HA10 in Adopted Site Allocations DPD. Landowner intent to develop	Site Complete	Complete	95	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	Shefford	Bridge Farm (and adjoining land), Ivel Road, Shefford	5.02	Greenfield	Status: Allocated site MA6 in Adopted Site Allocations DPD. Landowner intent to develop	Site Complete	Complete	85	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	0.77	Brownfield	Status: Allocated site HA27 in the Adopted Site Allocations DPD Existing Use: Site under construction.	Site Complete	Complete	20	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	RM	N	Silsoe	Cranfield University Campus, Silsoe	25.29	Brownfield	Status: Allocated site MA9 in the Adopted Site Allocations DPD. Site under construction. Existing Use: Previous educational Facility	Site visit undertaken in March 2015. 43 dwellings under construction and 55 not started	Deliverable	235	98	333	98	43	55	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	98	
HT100a	CB/14/02717	Full	N	Silsoe	Silsoe College Farm	0.98	Brownfield	Status: Allocated site MA9 in the Adopted Site Allocations DPD. Site under construction. Existing Use: Previous educational Facility	This is part of a larger allocation which is under construction. It is realistic to assume that it will be delivered within the five year supply period. Potential Barriers: None identified	Deliverable	0	23	23	23	0	23	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	23	
HT101	CB/10/04185 MB/07/01987 CB/12/01314	Full	N	Silsoe	Silsoe College Farm Land	3.98	Brownfield	Status: Allocated site HO8(26) Existing Use: Redundant farm buildings and student residences	site complete	Complete	88	0	88	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	

Ref:	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	Site Area (Ha)	Greenfield/Brownfield/Mixed	Available	Achievable	Conclusion	Total number of dwellings already built on site since 2011	Total residual number of dwellings under construction, permitted/allocated	Total completions expected within the plan period	Number of residual which are expected to contribute towards the 5 year land supply	2015/16	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	Post 2033	Total Identified Supply Remaining (plan period)			
HT102	CB/12/01344	Full	N	Silsoe	Land at West End Road	0.19	Brownfield	Status: Allocated site HO8(26) Existing Use: Redundant farm buildings and student residences	site complete	Complete	7	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	4.07	Greenfield	Status: Allocated site HA28 in the Adopted Site Allocations DPD. Site under construction.	Site visit undertaken March 2015. 38 under construction, completion due 2015/16	Deliverable	36	62	98	62	38	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	62		
HT104	HA29	None	N	Stondon	Peckworth Industrial Estate, Bedford Road, Lower Stondon, Henlow	0.43	Brownfield	Status: Allocated site HA29 in the Adopted Site Allocations DPD. Landowner intent to develop Existing Use: Industrial. Last lease expires in 2014	Information supplied by agent indicates delivery to commence 2016/17. Businesses have vacated the site. The Landowner is finalising an application. Potential barriers: None identified	Deliverable	0	13	13	13	0	0	13	0	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	0.54	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.	Developable	0	9	9	0	0	0	0	0	0	0	0	9	0	0	0	0	0	0	0	0	0	0	0	0	0	9	
HT106	HA12	None	N	Stotfold	Land at Arlesey Road, Stotfold	2.84	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	50	50	0	0	0	0	0	0	0	20	15	15	0	0	0	0	0	0	0	0	0	0	0	0	0	50
HT108	HA13 CB/10/01172	Outline	N	Stotfold	Land at Roker Park, The Green, Stotfold	1.47	Greenfield	Status: Allocated site HA13 in Adopted Site Allocations DPD (landowner intent to develop) Existing Use: Football Club site	Information received from agent indicates delivery will commence in 2016/17. Submission of a detailed application for 61 units is expected soon. Potential barriers: None identified	Deliverable	0	61	61	61	0	61	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	61	
HT109	HA14	None	N	Stotfold	Land at Roecroft School, Stotfold	1.52	Brownfield	Status: Allocated site HA14 in the Adopted Site Allocations DPD. Site owned by local authority. Existing Use: School	Information supplied by CBC officer who considers development to commence in 2018/19. 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 site cannot therefore be included in the 5 year supply.	Developable	0	40	40	0	0	0	0	0	0	0	40	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	40
HT110, HT112-114	Various	All RM	N	Stotfold	Various LSS	Various	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	305	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	
HT111	CB/11/01830	RM	N	Stotfold	Parcel 4 & 4A, Land South of Stotfold	1.99	Greenfield	Status: Allocated site HO8(10). Previous Use: Agricultural fields	Site visit undertaken in March 2015. 19 under construction. Site agent confirmed the remaining to be completed in 2015.	Deliverable	98	28	126	28	28	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	28	
HT111a	CB/14/01184	Full	N	Stotfold	Parcel 4b, Land South of Stotfold	0.072	Greenfield	Status: Allocated site HO8(10). Previous Use: Agricultural fields	Site visit undertaken March 2015. Not Started	Deliverable	0	3	3	3	3	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 See Note 4	None	S	Sundon & Streatley	North of Luton	267.159	Greenfield	Status: South Endorsed Core Strategy CS14/Emerging DS Policy 61. Landowner intent to develop Previous Use: Agricultural	Work is underway on the Framework Plan. 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	4,000	2,500	0	0	0	0	0	0	0	250	250	250	250	250	250	250	250	250	250	250	250	250	250	1,000	2,500	
HT116	MA3	None	N	Wixams	Land South of The Wixams	59.45	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	1,000	1,000	0	0	0	0	0	0	0	0	50	100	100	100	100	100	100	100	100	100	100	50	0	0	1,000	

Ref:	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	Site Area (Ha)	Greenfield/Brownfield/Mixed	Available	Achievable	Conclusion	Total number of dwellings already built on site since 2011	Total residual number of dwellings under construction, permitted/allocated	Total completions expected within the plan period	Number of residual which are expected to contribute towards the 5 year land surplus	2015/16	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	Post 2033	Total Identified Supply Remaining (plan period)	
HT117	MB/99/01694	Outline	N	Wixams	Wixams	163.1	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. Previous information provided by the agent indicated delivery to commence in Central Bedfordshire in 2015/16. This has since been moved back 1 year. Potential barriers: None identified	Deliverable	0	2,250	1,994	434	0	30	84	100	110	110	110	110	140	150	150	150	150	150	150	150	150	150	150	106	1,994
HT118	Emerging DS Policy 63	None	N	Wixams	Wixams Southern Extension	69	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	500	500	0	0	0	0	0	0	0	0	50	100	100	100	100	50	0	0	0	0	0	0	0	500
Unallocated Sites (Committed Windfall 15+)																													0	0					
HT119	CB/11/03274	RM	N	Ampthill	Land adjacent to Station Road	1.35	Brownfield	Status: Reserved Matters planning permission Existing Use: Open Storage for vehicles	Complete	Complete	37	0	37	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
HT120	CB/12/03223	Full	N	Ampthill	The Limes, Dunstable Street	1.04	Brownfield	Status: Full planning permission landowner intent to develop Previous Use: Former Council offices	Full permission granted. All units under construction. Potential barriers: None identified	Deliverable	26	14	40	14	14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	14
HT120a	CB/13/03499	Full	N	Ampthill	Russell House, 14 Dunstable Street		Brownfield	Status: Full planning permission landowner intent to develop Existing Use: Curtilage of Russell House	Full permission granted. Information provided by house builder indicates delivery to commence in 2015/16. Site visit undertaken in October 2015 - work on site has commenced. Potential barriers: None identified	Deliverable	0	16	16	16	0	16	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	16
HT121	CB/12/02664	RM	N	Arlesey	High St and land to rear of 35-41 High Street	0.3	Brownfield	Status: Reserved Matters planning permission Existing Use: Commercial sale and display of motor vehicles	Delivery information not received from agent. Discussions with Development management indicate that this scheme is related to the delivery of the larger allocation at Arlesey. Potential barriers: None identified	Developable	0	18	18	0	0	0	0	0	0	0	18	0	0	0	0	0	0	0	0	0	0	0	0	0	18
HT122	CB/11/02358	RM	N	Arlesey	Crossway Park, Portland Industrial Estate	0.78	Brownfield	Status: Reserved Matters planning permission. Site has been sold to a housing association. Previous Use: Industrial Estate	Site visit undertaken March 2015. All plots under construction Potential Barriers: None identified	Deliverable	0	43	43	43	43	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	43
HT124	Emerging Sites through Town Centre Master Plan	None	N	Biggleswade	Biggleswade Town Centre Master Plan	TBC	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	Developable	0	30	30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	15	15	0	0	0	30	
HT126	CB/13/00967	RM	N	Brogborough	Former Brogborough Sports and Social Club, Bedford Rd	0.45	Brownfield	Status: Reserved Matters planning permission Previous Use: Social Club	Site complete	Complete	16	0	16	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
HT126a (previously HT153)	CB/14/02515	Outline	S	Caddington	Chaul End Vehicle Storage Centre, Chaul End Road	23.3	Mixed	Status: Site identified in the emerging Neighbourhood Plan. And allocated in the emerging Development Strategy. The site is brownfield land and is available for development. Existing Use: Vehicle storage	Site has been purchased by a house builder. RM application for 113 dwellings on the southern parcel has been submitted. Information in Trajectory based on discussion with house builder. Anticipate work commencing on site by end of 2015 with first houses delivered by March/April 2016. Looking to build in region of 40-50 per annum. Potential Barriers: None identified	Deliverable	0	330	330	180	0	45	45	45	45	45	45	45	15	0	0	0	0	0	0	0	0	0	0	0	330
HT127	CB/12/04249	RM	S	Caddington	Former BTR site, London Road, Dunstable	4.04	Brownfield	Status: Reserved Matters planning permission Existing Use: Tyre and Rubber works	Site survey undertaken March 2015. 48 complete, 16 under construction. Potential Barriers: None identified	Deliverable	48	16	64	16	16	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	16

Ref:	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	Site Area (Ha)	Greenfield/Brownfield/Mixed	Available	Achievable	Conclusion	Total number of dwellings already built on site since 2011	Total residual number of dwellings under construction, permitted/allocated	Total completions expected within the plan period	Number of residual which are expected to contribute towards the 5 year land surplus	2015/16	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	Post 2033	Total Identified Supply Remaining (plan period)		
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. RM is anticipated by the end of December 2015. Work on site is expected to start in 2016 with delivery commencing late 2016 or early 2017. Potential Barriers: None identified	Deliverable	0	50	50	50	0	20	30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	50	
HT127b	CB/14/05007	Out	N	Cranfield	Land to the West of Mill Road, Cranfield		Greenfield	Status: Resolution to grant outline planning permission Existing Use: Tyre and Rubber works	The site will not be marketed until the S106 is signed. Other sites in the Cranfield area are delivering and selling well. The applicant considers that the first legal completion will be by September 18. The council considers this to be conservative. Potential Barriers: None Identified	Deliverable	0	230	230	80	0	0	0	35	45	45	45	45	15	0	0	0	0	0	0	0	0	0	0	0	230	
HT128	CB/14/03686	Full	N	Maulden	Land at former Farris Garden Centre, Clophill Rd	TBC		Status: Full planning permission Previous Use: Garden centre	The site has full planning permission. This site is expected to be delivered within the 5 year supply period. Potential barriers: None identified	Deliverable	0	17	17	17	0	17	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	17	
HT129	CB/10/04252	Full	S	Dunstable	Former Trico Site, High Street North, Dunstable	4.52	Brownfield	Status: Full planning permission Existing Use: Industrial Uses	Site survey undertaken March 2015. 11 under construction, 10 not started.	Deliverable	142	21	163	21	21	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	21	
HT130	CB/12/01409	RM	S	Dunstable	White Lion Retail Park, Boscombe Road	0.44	Brownfield	Status: Reserved Matters permission. Land owner intent to develop Existing Use: General Industrial	This site has reserved matters permission. The site is small and would be expected to be developed relatively quickly. Potential barriers: None identified	Deliverable	0	24	24	24	0	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	24	
HT131	CB/12/01941	Outline	S	Dunstable	Land adjacent to 192 High St N and NW of and adjoining Tavistock Street	1.05	Brownfield	Status: Outline Planning Permission Existing Use: Employment yard and open storage	Agent confirmed that marketing and RM will take place in 2016. Delivery pushed back to 2017/18. Potential Barriers: None identified	Deliverable	0	48	48	48	0	0	48	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	48	
HT132	CB/13/01368	Outline	S	Dunstable	Dukeminster	6.5	Brownfield	Status: The site has been purchased by a house builder. Existing Use: Commercial use	Work on site expected to commence late 2015/16. Outline granted for 170 dwellings. Site bought by housebuilder - PPA entered into. The housebuilder has requested a meeting to discuss a revised scheme of c.300 dwellings. Delivery is expected within the 5 year supply period Potential barriers: None identified	Deliverable	0	170	170	165	0	30	45	45	45	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	170
HT133	CB/14/03866/PA DO	Permitted Development - Prior Approval not required	S	Dunstable	Icknield House, 40 West Street	0.17	Brownfield	Status: Permitted Development Existing Use: Offices	Prior approval for change of use of offices to 35 flats. A house builder has gained building control consent. Site visit October 2015 - site is under construction. Potential barriers: None identified	Deliverable	0	35	35	35	35	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	35	
HT134	CB/14/04668	RM	S	Dunstable	Land at Frenchs Avenue	8.01	Mixed	Status: RM Planning Permission Existing Use: Employment units/grassland	Site visit in September 2015. 21 have been completed since 31st March 2015. 76 are under construction. Blocks of flats are well advanced. Agent confirmed in October 2015 that the rates shown in this trajectory are still applicable. Potential barriers: None identified	Deliverable	0	240	240	240	40	92	75	33	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	240	
HT135	Emerging Sites Through Town Centre Master Plan	None	S	Dunstable	Dunstable Master Plan Site 1: Ashton Square Car Park	TBC	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	140	140	0	0	0	0	0	0	0	40	50	50	0	0	0	0	0	0	0	0	0	0	0	0	140
HT136	Emerging Sites Through Town Centre Master Plan	None	S	Dunstable	Dunstable Master Plan Site 2: Priory House Gardens	TBC	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	18	18	0	0	0	0	0	0	0	18	0	0	0	0	0	0	0	0	0	0	0	0	0	18	
HT137	CB/14/03543	RM	S	Dunstable	Dunstable College	3.78	Brownfield	Status: RM permission Existing Use: College Site/Grounds	Site has been purchased by a house builder. Information received by housebuilder indicates that work on site will commence by May 2015. 6 dwellings will be delivered per month. Site visit October 2015 40 under construction. Potential barriers: None identified	Deliverable	0	109	109	109	48	61	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	109	

Ref:	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	Site Area (Ha)	Greenfield/Brownfield/Mixed	Available	Achievable	Conclusion	Total number of dwellings already built on site since 2011	Total residual number of dwellings under construction, permitted/allocated	Total completions expected within the plan period	Number of residual which are expected to contribute towards the 5 year land supply	2015/16	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	Post 2033	Total Identified Supply Remaining (plan period)	
HT138	Emerging Sites Through Town Centre Master Plan	None	S	Dunstable	Dunstable Master Plan Site 3: Redevelopment of Wilkinson's area	TBC	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	15	15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	15
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. The agent was contacted on 15.10.15, and confirmed that the scheme is expected to be built out within 36 months. Potential barriers: None identified	Deliverable	0	26	26	26	0	0	26	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	26
HT154	Known Windfall CB/14/02174/REG3	Reg 3	N	Flitwick	Flitwick Leisure Centre Site, Steppingley Road	TBC	Brownfield	This site is owned by CBC who are in the process of development. The old site is to be developed for residential. Existing use: Leisure centre	The Council will sell the site to a developer once the new leisure centre is completed. It is under construction and is scheduled for completion in Winter 2016. It is possible that some work on site will commence in 2017/18. Potential barriers: None identified	Deliverable	0	72	72	72	0	0	0	30	42	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	72
HT139	CB/09/06626	Full	N	Henlow	Land Rear of Town Farm Court and 53 High Street	0.42	Brownfield	Status: Full planning permission Existing Use: Existing bungalows	Site survey undertaken March 2015. 8 under construction.	Deliverable	21	8	29	8	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8	
HT139a	CB/15/01362	Out	N	Houghton Conquest	Land off Chapel End Road, Houghton Conquest			Status: Resolution to grant Outline Planning permission Existing Use: Agricultural field	Site will not be marketed until the S106 has been finalised. The applicant considers that the first legal completions will be in October 2018. The Council considers this to be conservative.	Deliverable	0	125	125	80	0	0	0	35	45	45	0	0	0	0	0	0	0	0	0	0	0	0	0	125	
HT140	CB/11/00723	RM	S	Houghton Regis	Land at Houghton Quarry, Houghton Road	4.06	Brownfield	Status: Reserved Matters permission Existing Use: Quarry	Site survey undertaken March 2015. Site complete.	Complete	113	0	113	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
HT141	CB/14/04276	Full	N	Langford	Goods Yard, Cambridge Road, Langford	0.85	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	22	22	22	0	22	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	22	
HT142	CB/14/00186	Out	N	Langford	Land East of Station Road	6	Greenfield	Status: Outline planning permission Existing use: Farm Land	This site was granted planning permission at appeal. The applicant considers that the first legal completions will be in December 2017. This is considered conservative. Potential barriers: None identified	Deliverable	0	110	110	110	0	0	25	45	40	0	0	0	0	0	0	0	0	0	0	0	0	0	0	110	
HT143	CB/11/00170	Renewal - Full	S	Leighton Linlade	Former Millers Dairy Site 1-2 Leighton Road	0.3	Brownfield	Status: Full planning permission Land owner intent to develop Existing Use: Dairy site	This site has full planning permission. The site is small and is expected to be delivered within the five year supply period. Potential barriers: None identified	Deliverable	0	19	19	19	0	19	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	19	
HT143a	14/04406	Out	S	Leighton Linlade	Station Approach, Station Road, Linlade	0.3	Brownfield	Status: Outline Permission Existing use: Vacant and derelict	There is no indication at present of when this site will be developed	Developable	0	25	25	0	0	0	0	0	0	0	25	0	0	0	0	0	0	0	0	0	0	0	0	25	
HT144	CB/11/02261	Outline	S	Leighton Linlade	Pulford Corner	3.02	Greenfield	Status: Outline permission	Information on proforma completed by agent indicates delivery to commence 2015/16. RM application expected by the end of 2015. This is part of a larger development which is under construction. Potential barriers: None Identified	Deliverable	0	75	75	75	0	25	50	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	75	
HT144a	CB/14/02084	Outline	N	Marston Moretaine	Marston Park	TBC	Greenfield	Status: Outline permission. Landowner intent to develop.	Information provided by agent indicates that delivery will commence in 2017/18. Potential Barriers: None Identified	Deliverable	0	50	50	50	0	0	25	25	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	50	
HT144b	CB/15/00833	Outline (pending)	N	Shefford	Land off Campton Road, Shefford	8	Greenfield	Status: Pending outline planning permission	The site had been granted permission at appeal. The agent anticipates that delivery will commence in 2016. Potential Barrier: None identified	Deliverable	0	140	140	140	0	20	40	40	40	0	0	0	0	0	0	0	0	0	0	0	0	0	0	140	
HT144c	CB/15/02657	Full	N	Shefford	Bridge Farm, Shefford		Greenfield	Status: Full planning permission pending S106 Previous Use: Agricultural land	This site has full planning permission. It is solely owned by a house builder. Agent anticipates 25 units in 2016/17 and 24 in 2017/18 with development commencing January 2016. Potential barriers: None identified	Deliverable	0	49	49	49	0	25	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	49	

Ref:	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	Site Area (Ha)	Greenfield/Brownfield/Mixed	Available	Achievable	Conclusion	Total number of dwellings already built on site since 2011	Total residual number of dwellings under construction, permitted/allocated	Total completions expected within the plan period	Number of residual which are expected to contribute towards the 5 year land surplus	2015/16	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	Post 2033	Total Identified Supply Remaining (plan period)		
HT145	CB/12/02503	Full	N	Stotfold	Land and buildings SE of Taylors Road	3.16	Brownfield	Status: Full planning permission Previous Use: Employment buildings	Site survey undertaken March 2015. 26 under construction. Site expected to complete 2015.	Deliverable	92	26	118	26	26	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	26	
HT146	CB/12/01722	RM	N	Stotfold	Land at 59 and 69 The Green	1.28	Brownfield	Status: RM permission Landowner intent to develop Previous Use: Salvation Army Hall/building	Proforma completed by developer indicates that delivery will commence in 2015/16 Potential barriers: None identified	Deliverable	0	33	33	33	0	20	13	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	33	
HT146a	MA7 14/04048	Full	N	Stotfold	Land at former Pig Development Unit, Hitchin Road	5	Brownfield	Status: Allocated site MA7 in Adopted Site Allocations DPD. Land owner intent to develop. Existing Use: Former pig development	Application approved for 116 dwellings and a 70 bed care home. Proforma received by agent indicates that delivery is expected to commence 2016/17. The site is owned by a property developer. Potential Barriers: None - S106 has been signed	N/A	0	116	116	116	0	50	50	16	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	116		
HT147	CB13/02733	Full	S	Studham	Bell Farm, 15 Dunstable Road	1.54	Mixed	Status: Full planning permission Existing Use: A1 shops and retail buildings	Site visit undertaken March 2015. 12 dwellings completed, 11 under construction. Potential Barriers: None identified	Deliverable	12	11	23	11	11	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	11	
Older Persons Accommodation																												0								
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 on site need to be relocated	Developable	0	81	81	0	0	0	0	0	0	81	0	0	0	0	0	0	0	0	0	0	0	0	0	0	81	
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. A full planning application is expected in the new year (2016). The development is planned for completion at the end of 2018 beginning of 2019 Potential barriers: None identified	Deliverable	0	90	90	90	0	0	0	90	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	90
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. Site visit October 2015 - nearing completion.	Deliverable	0	83	83	83	83	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	83		
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. Site visit undertaken October 2015. All units under construction and nearing completion.	Deliverable	0	82	82	82	82	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	82	
HT152	CBC Housing Service project	None	S	Houghton Regis	Red House Court, Houghton Regis Central	1.45	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	Deliverable	0	137	137	137	0	0	0	0	137	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	137	
HT154	13/00725	Full	S	Leighton Buzzard and Eggington	Land at Former 16 North Street	0.24	Brownfield	Status: Full planning permission has been granted Existing use: Vacant vehicle repair workshop	Site visit October 2015. This development was completed in 2015.	Deliverable	0	31	31	31	31	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	31	
Other																												0								
HT155	15/02223 SoS	Out pending SoS decision	S	Houghton Regis	Nursery Site at North Houghton Regis (Windy Willows)	1.7	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 was approved at development management committee and has been referred to the SoS. Potential Barriers: None identified	Developable	0	30	30	0	0	0	0	0	0	0	15	15	0	0	0	0	0	0	0	0	0	0	0	0	30	

Ref:	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	Site Area (Ha)	Greenfield/Brownfield/Mixed	Available	Achievable	Conclusion	Total number of dwellings already built on site since 2011	Total residual number of dwellings under construction, permitted/allocated	Total completions expected within the plan period	Number of residual which are expected to contribute towards the 5 year land supply	2015/16	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	Post 2033	Total Identified Supply Remaining (plan period)								
HT156	15/02821	None	S	Dunstable	Linpac site, Luton Road, Dunstable	3.19	Brownfield	This is a brownfield site within Dunstable. The landowners has submitted an outline planning application.	This application is currently being determined.	Developable	0	100	100	0	0	0	0	0	0	0	50	50	0	0	0	0	0	0	0	0	0	0	0	0	100							
Other completions since 2011 on completed sites (15 dwellings and above)											527	0	527	0																												
All small sites of less than 15 dwgs with planning permission at 31/03/15 (RM, FULL & OUT) (see note 1)											1,162	456	1,618	441	222	114	59	30	16	8	4	2	1																			
Dwelling Losses											-171	0	-171	0																												
Small Sites Windfall Allowance (based on delivery of 180 non garden land sites per annum)												672	672	501	0	66	121	150	164	171																						
Total											5,062	28,098	28,788	10,091	1,732	1,973	2,070	2,155	2,161	1,498	1,855	1,719	1,636	1,545	1,483	1,210	1,020	850	865	765	650	600	2,306	24,537								

Total housing delivery 2011-2031	29,599	Breakdown of completions
		2011/12 1,310
		2012/13 966
Five year supply (2015-2020)	10,091	2013/14 1,264
		2014/15 1,522
Completions	5,062	2015/16 1,707 (projected)

Note 1. At 31/03/2015 there were 577 (net) dwellings with planning permission on sites of 14 dwellings or less and 125 of these were under construction. 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

Note 3. Site 1 Houghton Regic North (HT057) has the potential to deliver 5,150 dwellings in the plan period and beyond. This trajectory records 4,200 which is at the lower end of the dwellings numbers quoted in the pending parameter application

Note 4. It is anticipated that the North of Luton Strategic Allocation will in total deliver in the region of 4,000 dwellings, 3,200 of which are scheduled to be delivered within the plan period.

This Council now monitors housing delivery on a quarterly basis. Although these completions have not been added to the trajectory above, they provide an indication of the progress towards meeting annual housing targets.

Appendix 11a: Status of sites allocated through the Site Allocations DPD as at 31/03/2015

Site Address	Policy ref	Site Area (ha)	Total number of dwellings allocated	Actual number of dwellings secured	Total number of dwellings outstanding as at 31/03/15	Total number of dwellings completed as at 31/03/15	Current status	Percentage of affordable dwellings on planning application	Number of affordable dwellings secured	Planning Application number
Land at Potton Road, Biggleswade	HA1	11.00	330	301	301	0	Full application pending legal agreement	35%	105	CB/14/02013/FULL subject to legal agreement
Former London Road Council Offices, Biggleswade	HA2	0.57	38	38	0	38	Site Complete	-	-	CB/09/09872/FULL
Land West of Station Road/ New Road, Sandy	MA1	1.89	36	36	0	36	Site Complete	35%	13	CB/13/00865/RM
Former Meller Beauty Site, Sunderland Road, Sandy	HA3	2.07	75	75	18	57	Site is under construction	35%	26	CB/13/00542/RM
Land west of Abbey Lane, Ampthill	HA4	13.7	410	410	389	0	Site has outline planning permission	35%	144	CB/12/01496/OUT
Land north of Church Street, Ampthill	HA5	1.29	38	38	38	0	Site is under construction	5%	2	CB/13/00727/FULL
Land at Steppingley Road and Froghall Road, Flitwick	MA2	16.90	450	400	400	0	Site has reserved matters planning permission	35%	140	CB/14/04381/RM
Land South of Wixams	MA3	59.50	1000	1000	-	-	No current planning application	-	-	-
Land at Former Hostel Site, Houghton Conquest	HA6	4.40	70	52	32	20	Site is under construction	33%	17	CB/13/01265/RM
Land Rear of Central Garage, Cranfield	HA7	7.23	135	135	100	35	Site is under construction	30%	41	CB/13/02497/FULL
Land at High Street/Lodge Road, Cranfield	HA8	0.69	25	20	20	0	Full planning permission	30%	6	CB/13/04201/FULL
Land at Moreteyne Farm, Marston Moretaine	MA4	24.7	125	125	125	0	Site has reserved matters planning permission	30%	38	CB/14/04378/RM
Land East of Sutton Mill Road, Potton	HA9	3.51	90	90	-	-	No current planning application	-	-	-
Land East of Biggleswade Road, Potton	MA5	6.26	150	151	-	-	Outline planning permission	35%	53	CB/13/00921/OUT
Land at Stanford Road, Shefford	HA10	4.46	120	95	0	95	Site Complete	32%	30	CB/12/01306/FULL
Land at Bridge Farm, Ivel Road, Shefford	MA6	5.02	70	85	0	85	Site Complete	35%	30	CB/12/01125/FULL
Land at Shawmer Farm, Stotfold	HA11	0.54	9	9	-	-	No current planning application	-	-	-
Land at Arlesey Road, Stotfold	HA12	2.84	85	85	-	-	No current planning application	-	-	-
Land at former Pig Development Unit, Hitchin Road, Stotfold	MA7	5.00	5	5	5	0	Expired planning application	0	0	CB/11/03946/REN
Land at Roker Park, The Green, Stotfold	HA13	1.47	43	43	43	0	Site has outline planning permission	35%	15	CB/10/01172/OUT
Land at Roecroft School site, Stotfold	HA14	1.52	40	40	-	-	No current planning application	-	-	-
Land at Chase Farm and Land West and North-East of High Street, Arlesey	MA8	77.30	1000	1000	-	-	No current planning application	-	-	-
Cranfield University Campus, Silsoe	MA9	25.30	380	344	98	235	Site is under construction	35%	120	CB/11/02639/RM
Land off Barford Road, Blunham	HA15	1.30	36	36	0	36	Site Complete	35%	13	CB/11/03412/FULL
Land at New Road, Clifton	HA16	3.57	80	73	73	0	Full planning permission	31.50%	23	CB/13/01208/FULL
Land adj. Castle Hill Court, Clophill	HA17	0.36	10	9	9	0	Site is under construction	35%	3	CB/14/01107/FULL
Land r/o High Street, Clophill	HA18	0.36	6	5	0	5	Site Complete	0	0	CB/12/03941/FULL
Land off Boot Lane, Dunton	HA19	0.77	15	24	0	24	Site Complete	33%	8	CB/13/00371/FULL
Sandy Road, Everton	HA20	0.26	7	7	-	-	No current planning application	-	-	-
The Heath, Everton	HA21	0.25	8	8	0	8	Site Complete	100%	8	CB/13/00860/FULL
Land r/o The Wrestlers PH, High Street, Langford	HA22	0.59	9	12	12	0	Full planning permission	0	0	CB/14/04634/Full

Site Address	Policy ref	Site Area (ha)	Total number of dwellings allocated	Actual number of dwellings secured	Total number of dwellings outstanding as at 31/03/15	Total number of dwellings completed as at 31/03/15	Current status	Percentage of affordable dwellings on planning application	Number of affordable dwellings secured	Planning Application number
Land off Church Street, Langford	HA23	2.29	44	47	47	0	Site has reserved matters planning permission	35%	17	CB/14/03608/RM
Land at Moor Lane, Maulden	HA24	0.58	4	4	-	-	No current planning application	-	-	-
Land r/o High Street, Meppershall	HA25	6.70	68	68	-	-	No current planning application	-	-	-
Land r/o Guinea PH, Bedford Road, Moggerhanger	HA26	0.59	17	17	18	0	Full planning permission	35%	6	CB/14/01818/FULL
Land at High Road, Shillington	HA27	0.77	24	20	0	20	Site Complete	30%	6	CB/13/01556/RM
Land r/o Station Road, Lower Stondon	HA28	4.07	70	98	62	36	Site is under construction	35%	34	CB/12/02929/FULL
Peckworth Ind. Estate. Bedford Road, Stondon	HA29	0.43	13	13	-	-	No current planning application	-	-	-
Flitwick Town Centre	TC2	2.87	85	85	-	-	Masterplan approved at executive June 2008	-	-	-

Appendix 11b: Status of sites allocated through the Mid Bedfordshire Local Plan as at 31/03/2015

Site Address	Policy HO8 ref	Site Area (ha)	Total number of dwellings allocated	Actual number of dwellings secured	Total number of dwellings outstanding as at 31/03/15	Total number of dwellings completed	Current status	Percentage of affordable dwellings on planning application	Actual affordable dwellings secured	Planning Application number
SITES OUTSTANDING										
Land at Stewartby, Houghton Conquest	2	5.45	50				Outline planning permission	28%		CB/11/04348/VOC
Land East of Bedford Road, Marston Moretaine	3A	31.08	480	478	224	254	Site Under Construction	28%	134	Various planning applications
Elstow Depot, Houghton Conquest*	4	163.10	2250	2250	2250	0	Current Outline Application	25%	562	MB/99/01694/OUT
Land East of Biggleswade	8	98.64	2100	2127 with planning permission	1347	780	Site Under Construction	28%	588	Various planning applications
Land South of Stotfold	10	30.31	650	652	31	621	Site Under Construction	28%	182	Various planning applications
Home Farm, Cranfield	26A	16.81	350	371	368	3	Current Reserved Matters Application	25%	92	CB/10/02546/RM CB/10/01384/RM
COMPLETED SITES										
Land East of Lidlington	1	2.00	60				SITE COMPLETE	20%	14	05/01516 RM
Land at High Street, Houghton Conquest	2A	1.03	24				SITE COMPLETE	28%	7	06/00558
Woburn Road, Marston Moretaine	3	6.80	100				SITE COMPLETE	20%	30	29/02/0549 29/02/0445
Swaffield Close, Ampthill	5	1.70	50				SITE COMPLETE	36%	13	CB/12/04411/FULL
Woburn Street, Ampthill	6	0.95	30				SITE COMPLETE	Nil	Nil	01/01/0718
Tavistock Avenue, Ampthill	6A	6.7	150				SITE COMPLETE	28%	61	CB/10/02746/RM
Denel End, Flitwick	7	1.45	40				SITE COMPLETE	20%	7	19/01/1147 19/00/1422
Hitchin Street, Biggleswade	9	4.80	140				SITE COMPLETE	20%	30	07/99/1834 07/02/0748
Queen Street, Stotfold	11	3.30	70				SITE COMPLETE	22%	23	03/01541FULL
Fairfield Hospital, Stotfold*	12	73.23	850				SITE COMPLETE	28%	238	48/00/1151
House Lane, Arlesey	13	1.20	30				SITE COMPLETE	20%	7	02/01/0110
Cricketers Road, Arlesey	13A	2.20	60				SITE COMPLETE	22%	16	03/01331OUT 05/01141RM
Church Street, Langford	14	0.90	25				SITE COMPLETE	Nil	Nil	27/99/0069

Site Address	Policy HO8 ref	Site Area (ha)	Total number of dwellings allocated	Actual number of dwellings secured	Total number of dwellings outstanding as at 31/03/15	Total number of dwellings completed	Current status	Percentage of affordable dwellings on planning application	Actual affordable dwellings secured	Planning Application number
Garfield Farm, Langford	14A	1.70	35				SITE COMPLETE	28%	15	04/01542FULL 04/01867FULL
The Dairy, Henlow	15	2.40	70				SITE COMPLETE	20%	12	23/99/1618
Land East of The Diary, Henlow	15A	1.42	30				SITE COMPLETE	28%	11	07/01248/RM
Broad Street, Clifton	16	1.20	35				SITE COMPLETE	20%	6	10/99/1725 01/01099
Shefford Road/Pedley Lane, Clifton	17A	1.70	35				SITE COMPLETE	20%	8	04/00906
Land at Bedford Road, Henlow	18	6.40	150				SITE COMPLETE	20%	34	23/00/1991
Shefford Town FC, Ivel Road, Shefford	19	1.50	40				SITE COMPLETE	Inspectors recommend no affordable housing	Nil	MB/08/02093/FULL
Amphill Road, Shefford	20	1.00	20				SITE COMPLETE	Nil	Nil	42/98/0916
Amphill Road, Maulden	21	1.60	45				SITE COMPLETE	20%	9	30/03/01985
Hall End, Maulden	22	1.10	20				SITE COMPLETE	Nil	Nil	30/01/0897
Woodlands Estate, Pulloxhill	22A	1.38	20				SITE COMPLETE	28%	11	MB/07/01338
High Street, Meppershall	23	2.60	75				SITE COMPLETE	20%	13	31/02/0057
Myers Road, Potton	24	2.50	70				SITE COMPLETE	20%	14	37/98/0045
Sandy Road, Potton	25	3.25	95				SITE COMPLETE	20%	20	37/01/0334
Braybrooks Drive, Potton	25A	0.89	20				SITE COMPLETE	Below threshold	Nil	05/02056FULL
College Farm, Silsoe	26	2.8	90				SITE COMPLETE	24%	25	Various planning applications
TOTAL		481.40	8249						2157	
* Elstow is estimate only.										

Appendix 11c: Status of sites allocated through the South Bedfordshire Local Plan as at 31/03/2015

Site Address	Site Ref No. (H1)	Site Area (ha)	Local Plan Estimate of out-turn	Local plan allocations remaining	Current status	Dwellings Permitted	No of affordable dwellings secured	Percentage affordable	Planning Application/ Permission number(s)
Carter's Scrap Yard, French's Avenue, Dunstable	1	1.49	72	0	SITE COMPLETE	92	21	23%	03/01666 - 92 dwellings (completed)
Hartwell Trucks, Skimpot Rd, Dunstable	2	1.86	100	0	PART COMPLETE	118	27	23%	05/00306 - 110 dwellings (completed) 12/04384 - 8 dwellings (under construction)
Balkan Cars, High St North, Dunstable	3	0.69	28	28	NOT STARTED	0	0	0	No Application/Permission
Gas Works Site, North Station Way, Dunstable	4	0.95	46	46	NOT STARTED	0	0	0	No Application/Permission
Regent Street/ Manchester Place, Dunstable	5	1.08	29	26	PART COMPLETE	0	0	0	No Application/Permission
Car Park, Carter's Yard and adjoining area, Luton Rd, Dunstable	6	2.36	87	0	SITE COMPLETE	160	35	22%	03/01605 - 103 dwellings (completed) 05/00883 - 57 dwellings (completed)
Hartwell Ford, Station Rd, Dunstable	7	1.10	72	0	SITE COMPLETE	87	30	35%	08/00116 - 55 dwellings (completed) 10/01216 - 32 dwellings (completed)
Three Valleys Water Premises, High Street South, Dunstable	8	0.58	10	10	NOT STARTED	0	0	0	No Application/Permission
Brooke Engineering, Union St, Dunstable	9	0.76	n/a	0	SITE COMPLETE	27	3	11%	00/00717 - 27 dwellings (completed)
Former Car Auction Site, Stanbridge Rd, Leighton Buzzard	10	0.77	n/a	0	SITE COMPLETE	63	12	19%	02/00549 - 63 dwellings (completed)
Camden Motors Site, Lake St, Leighton Buzzard	11	0.86	n/a	0	SITE COMPLETE	52	8	15%	01/00295 - 52 dwellings (completed)
Dunham & Haines Site, Leighton Rd, Linslade	12	0.89	54	0	PART COMPLETE	105	40	38%	02/01308 - 41 dwellings (completed) 06/00771 - 32 dwellings (completed) 11/03933 - 32 dwellings (not started) 14/04104 - 20 dwellings (registered)
Land at RAF Stanbridge, Leighton Buzzard	13	10.54	422	422	NOT STARTED	0	0	0	13/02569 - Outline - 175 dwellings
Pratts Pit, Billington Rd, Leighton Buzzard	14	9.75	n/a	0	SITE COMPLETE	407	61	15%	02/00840 - 407 dwellings (completed)

Site Address	Site Ref No. (H1)	Site Area (ha)	Local Plan Estimate of out-turn	Local plan allocations remaining	Current status	Dwellings Permitted	No of affordable dwellings secured	Percentage affordable	Planning Application/ Permission number(s)
Pratts Quarry, Billington Rd, Leighton Buzzard	15	33.00	1200	0	UNDER CONSTRUCTION	1199	276	23%	04/01627 - 219 dwellings (completed) 05/01321 - 330 dwellings (completed) 08/00726 - 132 dwellings (completed) 10/03014 - 230 dwellings (226 completed) 11/01585 - 34 dwellings (completed) 11/01879 - 34 dwellings (completed) 12/00744 - 50 dwellings (under construction) 12/00751 - 55 dwellings (under construction) 12/00825 - 115 dwellings (under construction)
Allotments, Weston Avenue, Linslade	16				ALLOCATION NOT TAKEN FORWARD				
Land at Grovebury Farm, Leighton Buzzard	17	17.20	600	164	NOT STARTED	561	215	38%	12/02889 - Outline - 125 dwellings 13/01356 - 159 dwellings (not started) 13/02963 - 195 dwellings (not started) 13/03019 - 82 Extra Care dwellings (not started)
Car Storage Site, Grove Rd, Slip End	18				ALLOCATION NOT TAKEN FORWARD				
Land at Dunstable Rd & Folly Land, Caddington	19	3.76	80	80	NOT STARTED	0	0	0	10/04594 - Outline - registered 10/03478 - Outline - registered
Land between Waddington's Yard & White Horse Cl, Hockliffe	20	0.81	38	0	SITE COMPLETE	36	7	20%	03/01836 - 36 dwellings (completed)
A5 Garage, Watling St, Hockliffe	21	1.06	40	0	UNDER CONSTRUCTION	43	8	19%	12/01886 - 43 dwellings (under construction)
Land between Faldo Rd & Bedford Rd, Barton	22	1.1	37	0	SITE COMPLETE	32	0	0%	Remainder of larger allocation. 99/00740 - 32 dwellings (completed)
Renault Sports Ground, Park Rd North, Houghton Regis	23	0.60	30	0	SITE COMPLETE	22	0	0%	99/00032 - 22 dwellings (completed)
Avery's Garage & land at r/o 71-81 Plantation Rd, Leighton Buzzard	24	0.69	28	0	SITE COMPLETE	24	0	0%	05/00971 - 24 dwellings (completed)
Land off Baker St, R/O 55-69 North St, Leighton Buzzard	25	0.49	20	8	NOT STARTED	12	0	0%	12/01255 - 12 dwellings (not started)

Site Address	Site Ref No. (H1)	Site Area (ha)	Local Plan Estimate of out-turn	Local plan allocations remaining	Current status	Dwellings Permitted	No of affordable dwellings secured	Percentage affordable	Planning Application/ Permission number(s)
Nursery Gardens, R/O Wing Rd, Linslade	26	0.80	32	0	SITE COMPLETE	180*	18	10%	*Larger scheme including 80 dwellings on the allocated site: 05/00753 - 180 dwellings (completed)
Former Railway Sidings, Wing Road, Linslade	27	0.89	24	24	NOT STARTED	0	0	0	No Application/ Permission
Land at Grove Rd, Slip End	28				ALLOCATION NOT TAKEN FORWARD				
Land between Conger Lane & Recreation Ground, Toddington	29				ALLOCATION NOT TAKEN FORWARD				
The Paddocks, Dunstable	30				ALLOCATION NOT TAKEN FORWARD				
Brickyard Quarry, Leighton Buzzard	31	5.90	236	236	NOT STARTED	165	36	22%	11/00501 - Outline - 165 dwellings
TOTAL									

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