

Central Bedfordshire Council Local Plan (2015-2035)

**Housing Implementation Strategy
(January 2018)**

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1. Introduction

1.1 Context

- 1.1.1 To boost the supply of housing, one of the steps which the National Planning Policy Framework (NPPF) requires Local Authorities to undertake is the production of a Housing Implementation Strategy. Specifically, paragraph 48 of the NPPF states that local planning authorities should:

, illustrate the expected rate of housing delivery through a housing trajectory for the plan period and set out a housing implementation strategy for the full range of housing describing how they will maintain delivery of a five-year supply of housing land to meet their housing target...'

- 1.1.2 This document presents the Housing Implementation Strategy for Central Bedfordshire Council which has been produced as part of the plan-making process for the 2015 to 2035 Local Plan. The accompanying Housing Trajectory can be found in Appendix A.

1.2 Local Plan (2015 to 2035)

- 1.2.1 The Local Plan covers the period 2015 to 2035 and is due to be submitted to the Planning Inspectorate in March 2018. This Plan makes a range of small, medium and strategic sized housing allocations to meet the Plan's housing requirement of **39,350**.

2. Housing Requirement

2.1 Plan requirement

- 2.1.1 The Housing Need for Central Bedfordshire is identified in the Luton and Central Bedfordshire Strategic Housing Market Assessment (December 2017). This SHMA concludes that the Full Objectively Assessed Need for Housing in Central Bedfordshire is 32,000 homes over the 20 year period from 2015-2035.
- 2.1.2 In addition to the above Objectively Assessed Need (OAN), the emerging Plan, for the period 2015-2035, commits to accommodating 7,350 homes from Luton Borough Council's unmet housing need. This increases the Plan requirement to **39,350**.
- 2.1.3 The plan requirement of 39,350 will require the delivery of 1,968 dwellings per annum. Due to shortfall that has accumulated since 2015 this figure will be higher for the earlier period of the plan.

3. Sources of Supply

3.1 Housing Completions

- 3.1.1 At 30th September 2017 there have been a net total of 4,335 dwelling completions in Central Bedfordshire since the beginning of the plan period.

Table 1: Dwelling completions since the beginning of Plan period

Year	Dwelling Completions
2015	1626
2016	1773
Q1 & Q2 2017	936
Total	4,335

- 3.1.2 Housing monitoring records show that Central Bedfordshire is now experiencing a period of unprecedented growth. Since 2012/13 annual housing completions have been rising and the Council expects that this trend will continue. This is shown in Figure 1.

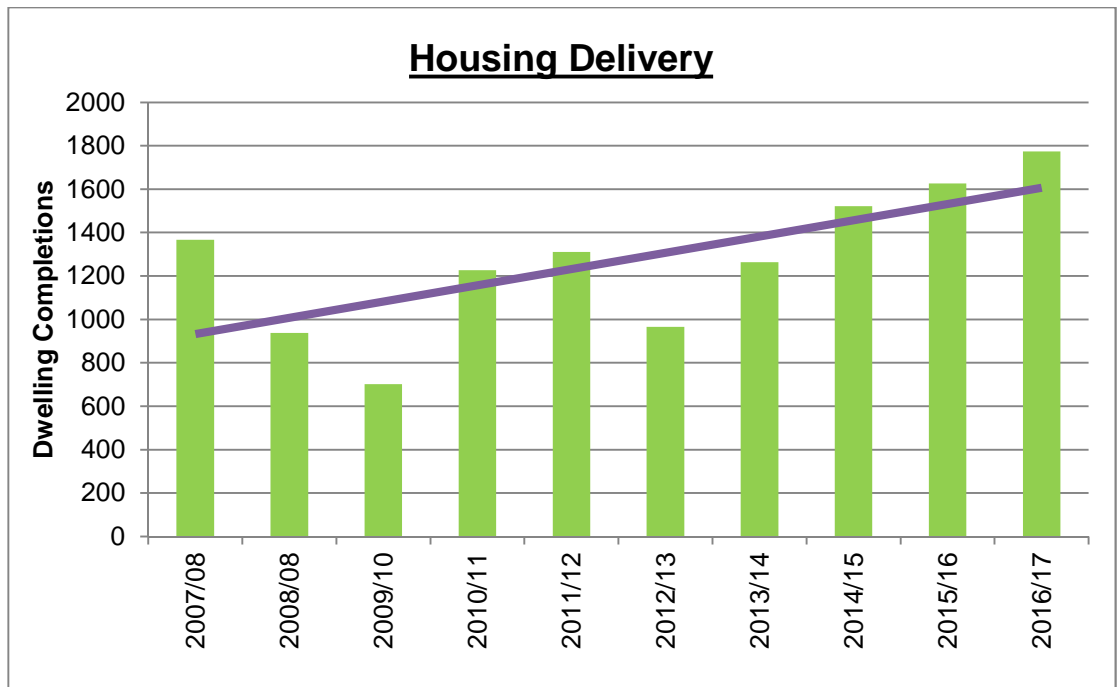


Figure 1: Dwelling completions since the beginning of Plan period

3.2 Housing Delivery

3.2.1 Figure 2 below sets out the annual housing requirement across the plan period after shortfall and a 5% buffer (for the first 5 years) are taken into account. This shows that although an increase in annual completions is required, due to recent increases in delivery, the step change is not significant.

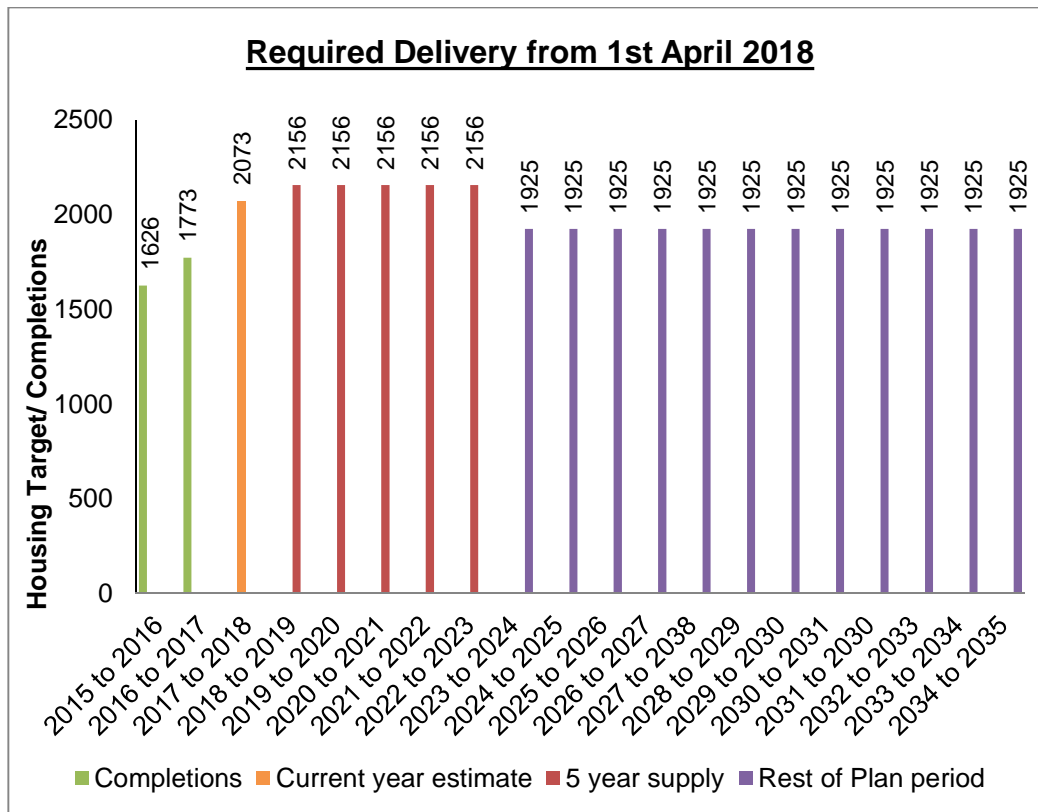


Figure 2: Required delivery across the Plan period from 1st April 2018

3.2.2 The Council monitors housing completions on a quarterly basis. Existing commitments are set out in Table 2 below. Of the 39,350 dwellings required by the emerging Local Plan over 2015-2035, 23,528 are already committed. The Housing Trajectory details the expected delivery timescale for each committed site of 10 dwellings or more.

Table 2: Existing commitments

	Number of dwellings
Net Completions (April 1 st 2015- September 29 th 2017)	4,335
Existing allocations	7,742
Strategic Sites (with planning permission)	6,780
Large windfall (with planning permission)	4,023
Small windfall (with planning permission)	648
Total	23,528

- 3.2.4 After existing commitments are taken into account, a residual of 15,822 dwellings remain to be delivered over the Plan period. These will be delivered via allocations in the plan and windfall.

3.3 Windfall

- 3.3.1 A Windfall Topic Paper has been produced to support this SHLAA. This paper concludes that there is compelling evidence for a windfall allowance, not only in the first five years, but in years 6-15.
- 3.3.2 Analysis of past trend data tells us that on average 478 dwellings are completed on non garden land windfall sites per annum. This is a significant proportion of Central Bedfordshire's annual housing delivery. The paper concludes that an allowance for small windfall sites only would be appropriate in the five year supply period. Beyond the five year supply period an allowance for all windfall is supported by past trend data. The windfall allowance for years 6-15 is calculated by using broad locations as required by Planning Practice Guidance. The Windfall Topic Paper recommends that a discount is applied to any allowance to take account of any impact on delivery from large allocations. The allowances set out in the SHLAA are set at 140 for small sites in the five years supply period and 287 for all sites (at broad locations) from years 6-15. These allowances are deliberately conservative to ensure that they can be met. It is realistic to expect that they will be comfortably surpassed.

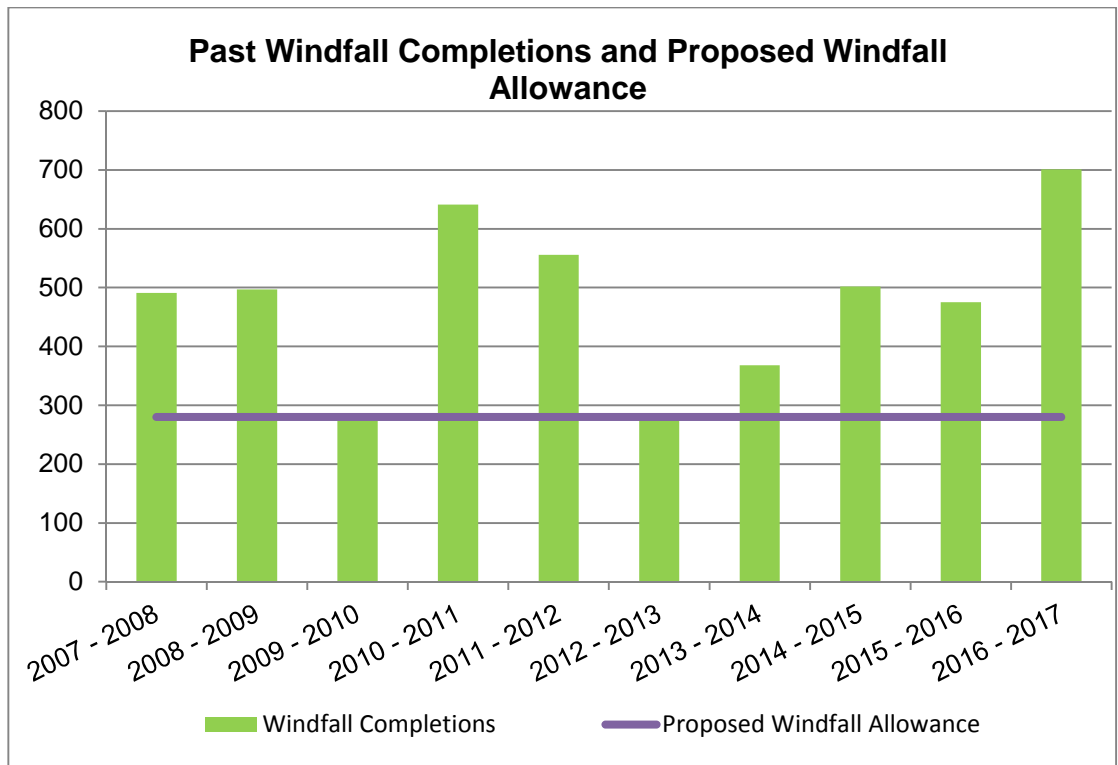


Figure 3: Past windfall completions and proposed windfall allowance

3.4 Neighbourhood Plans

- 3.4.1 There are currently 30 designated areas for Neighbourhood Planning in Central Bedfordshire. Of these areas, only 3 groups have reached the stage of adopting a Neighbourhood Plan. However, none of these Neighbourhood Plans allocate sites for housing and therefore there are not any Neighbourhood Plan Housing Allocations to be fed into the Housing Trajectory at this time.
- 3.4.2 The Council will continue to monitor the progress of the Neighbourhood Planning groups and update the Housing Trajectory accordingly when Neighbourhood Plans are adopted which include Housing Allocations.

3.5 Local Plan Allocations

- 3.5.1 The SHLAA found an excess of sites, and it was not necessary to allocate them all and indeed it would not be conducive to sustainable development if they were all developed. Therefore the most appropriate of the deliverable and developable sites have been selected for allocation. As part of this selection process the Council has also paid due regard to settlement capacity and effects of cumulative development. For this reason a number of sites listed in the SHLAA have not been selected for allocation.

3.6 Strategic Allocations

3.6.1 The Local Plan allocates four strategic-scale sites for housing development over the plan period. These sites are listed with their corresponding housing figures in Table 3. Due to the strategic nature of these sites it is recognised (with the exception Marston Vale New Villages) that they will take longer to plan and will therefore not deliver until later in the plan period. These strategic sites will be delivered by multiple house builders and are therefore expected to have high annual completion rates. Once development has commenced they are expected to provide a sustained level of housing to the end of the plan period.

Table 3: Strategic Allocations in the Local Plan

SHLAA ID	Allocation ref	Strategic Allocation Site	Total Number of dwellings	Expected plan period delivery
NLP426	SA1	North of Luton	4,000	3,100
NLP370	SA2	Marston Vale New Villages	5,000	3,700
NLP419	SA3	East of Arleseey	2,000	1,600
NLP433	SA4	New Village East of Biggleswade	1,500	1,500
Total			12,500	9,900

3.7 Small and Medium Allocations

3.7.1 In order to meet and sustain the new annual housing requirement, the Council has resolved to allocate a combination of strategic and small and medium housing sites. The small and medium allocations will, due to their size, deliver sooner than the strategic sites. These sites will therefore provide the step change in delivery which is required early on in the plan period to not only address the increase in annual requirement but to also address the shortfall that has accrued since 2015. A total of 52 small and medium sites are to be allocated by the Local Plan and these will provide approximately 5,505 dwellings during the plan period. These are listed in Table 4 below.

Table 4: Small and Medium Allocations in the Local Plan

SHLAA ID	Allocation ref	Site Name	Parish	Approx. capacity
NLP223 / NLP403	HAS01	Land adjoining Lewis Lane	Arlesey	67
NLP318	HAS02	Land to rear of 214-216 High Street	Arlesey	20
NLP419		Land to the East of Arlesey	Arlesey	2000
NLP168	HAS03	Land off Meadow View, Aspley Guise	Aspley Guise	37
NLP123	HAS04	Land at Luton Rd	Barton le Clay	168
NLP158	HAS05	Land to the East of Barton le Clay	Barton le Clay	498
NLP258/ ALP194	HAS06	Land north of Biggleswade	Biggleswade	401
NLP433		West Sunderland Farm (one village only)	Biggleswade	1500
NLP439	HAS07	Caddington Park	Caddington	66
NLP082	HAS08	Land on the South East of the Greenway	Campton and Chicksands	66
NLP435	HAS09	Chapel Farm	Chalton	54
ALP149 /ALP213 / NLP297	HAS10	New Road	Clifton	54
ALP109/ NLP 315	HAS11	East End Farm	Cranfield	48
NLP139	HAS12	Land west off Lodge Rd Cranfield	Cranfield	15
NLP324	HAS13	Land north of Greenfield Way	Dunton	37
NLP483	HAS14	Land off Eaton Park	Eaton Bray	49
ALP094	HAS15	Green Lane	Everton	23
NLP165	HAS16	Land at Manor Farm	Everton	19
NLP039	HAS17	Steppingley Road, Flitwick	Flitwick	216
NLP492	HAS18	Site adjacent to Flitwick Garden Allotments, off Steppingley Road, Flitwick	Flitwick	35
NLP101/ ALP467	HAS19	Land at Upper Gravenhurst	Gravenhurst	39
ALP117/ NLP381	HAS20	Land to the west of Midland Mainline Railway	Harlington	435
ALP181/ NLP107	HAS21	Land west of Sundon Road	Harlington	154
NLP502	HAS22	Land south of Northwood End Road, Haynes	Haynes	29
NLP268	HAS23	Land adjacent to Derwent Lower School	Henlow	101
NLP327	HAS24	Land to the South West of the A5	Hockliffe	77
NLP413/ ALP125	HAS25	Land at Leighton Road, Hockliffe	Hockliffe	23
NLP538	HAS26	A5 Watling Street, Hockliffe	Hockliffe	41
NLP191/ ALP224	HAS27	Wixams Southern Extension	Houghton Conquest	650
ALP307	HAS28	Bidwell Gospel Hall (Dell Mount)	Houghton Regis	25
NLP546	HAS29	Land to the east of Houghton Regis	Houghton Regis	355

SHLAA ID	Allocation ref	Site Name	Parish	Approx. capacity
NLP066/ ALP071/ ALP132	HAS30	Thistle Hill Field	Langford	70
NLP230	HAS31	Bridge Field	Langford	67
ALP064/ NLP072	HAS32	Northern Chamberlains Barn	Leighton Linlade	175
NLP049	HAS33	Land north of Soulbury Rd	Leighton Linlade	55
NLP464/ALP 090	HAS34	The Chiltern-Hunt Land	Leighton Linlade	138
NLP370		Marston Valley	Lidlington	5000
NLP199	HAS35	Wood End Lane	Marston Moretaine	63
ALP051	HAS36	Land north of Clophill Road	Maulden	25
ALP116	HAS37	Land between 129A and 131 Clophill Road	Maulden	21
NLP253	HAS38	Land fronting Silsoe Rd Maulden	Maulden	39
NLP237	HAS39	Land at 32 Shefford Road (Bandland Nursery)	Meppershall	55
NLP286/ ALP180	HAS40	Land adj to Park Rd /Bedford Rd (A603)	Moggerhanger	30
NLP207	HAS41	Land at Thorncote Rd Northhill (Close Field)	Northhill	21
NLP478/ ALP398	HAS42	The Pound, Upper Caldecote	Northhill	33
NLP542	HAS43	One Acre Field, Sandy Road	Potton	12
NLP373	HAS44	Line Field	Shefford	72
ALP167/ NLP188	HAS45	Land to the south and east of High Road	Shillington	42
ALP266	HAS46	Land rear of Station Road (Lower Stondon Northern Expansion)	Stondon	244
NLP281/ ALP298	HAS47	Land off the Pastures Lower Stondon	Stondon	33
NLP426		North Luton SUE	Sundon	4000
NLP325	HAS48	Land South of High Street	Sutton	37
NLP405/ NLP378 (inc NLP152/153 and ALP086/NLP 184)	HAS49	Land to the east of Leighton Rd Toddington	Toddington	92
NLP411	HAS50	Alma Farm	Toddington	159
NLP136	HAS51	Land off Flitwick Rd Westoning	Westoning	135
NLP317	HAS52	West View Farm	Westoning	85

4. Supply and Delivery

4.1 Supply over the Plan Period

The Council's proposed housing supply is summarised in Figure 6 in the final chapter of this document, and is set out in detail in the Housing Trajectory. As shown, a supply of 41,830 houses has been identified as being deliverable or developable over the plan period. This represents a supply surplus of 2,480 dwellings when set against the plan requirement of 39,350. It is important that there is a surplus in the supply in order to account for any potential non-delivery or delayed delivery up to 2035. Figure 4 below shows the delivery that is expected annually against what is required. Delivery rates peak in 2024/25 as this is when all the strategic sites are expected to begin delivering at optimum or near optimum rates. As there are a number of years of oversupply the annual rates then reduce towards the end of the plan period.

4.1.1 Figure 4 illustrates the required supply at the 1st April 2018 set against projected delivery. Housing supply is however fluid and the numbers presented will change over time. Specifically, it is expected that the required supply will be adjusted annually to reflect delivery. For example where delivery peaks, housing requirements in the following years will reduce accordingly.

4.2 Five Year Housing Land Supply

4.2.1 When taking completions to 30th September into account and applying the Local Plan requirement, the five year requirement for 1st April 2018 to 31st March 2023 is **10,781** the derivation of this requirement is set out below:

- Plan Requirement = 39,350
- Annual Requirement = 1,967.5
- Shortfall = 430.5¹
- Annual Requirement x 5 = 9,837.5
- (Annual Requirement x 5) + Shortfall = 10,268
- (Annual Requirement x 5) + Shortfall + 5% Buffer² = 10,781

Number of years supply = 5.09 years

¹ In order to provide a five year housing land supply estimate for 1st April 2018, completions for 2017/18 have been partially estimated.

² The Buffer is added to the requirement and the shortfall

4.2.2 While ensuring that there are sufficient deliverable and developable sites to meet the plan requirement, it is also necessary to ensure that a five year supply of deliverable sites is demonstrated. The five year requirement has seen a significant increase due to the rise in the annual requirement and also the impact of undersupply since the beginning of the plan period in 2015. To address this increase, and as discussed above, a significant number of small and medium sized allocations are planned to be delivered within the five year supply period.

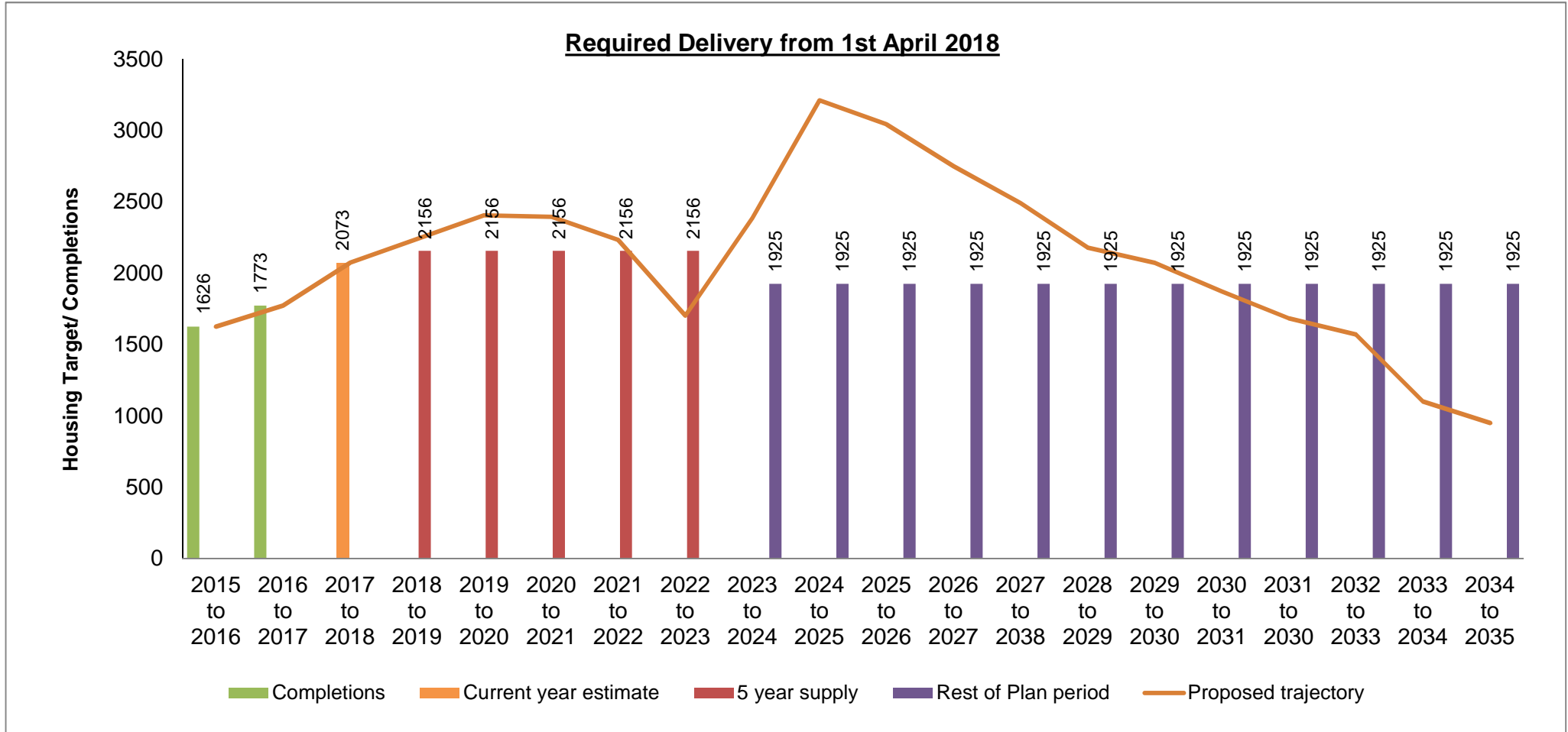


Figure 4: Required delivery from 1st April 2018 in comparison with proposed trajectory

5. Monitoring and Risks

5.1 Monitoring

5.1.1 The Council will continue to produce an Authority Monitoring Report (AMR) to monitor the implementation of the Local Plan, including the impact on housing delivery against Plan targets. Further to this, the Council is currently carrying out a quarterly-monitoring programme. The Council is therefore able to monitor and update the five year supply position every three months and respond accordingly.

5.2 Risks

5.2.1 The Council recognises that there are a number of factors that could impact upon housing delivery. To minimise the risks to the supply, the Council has worked closely with site promoters, internal specialists and statutory agencies to identify potential risks and constraints early on the process.

5.2.2 However, some risks such as potential economic downturns are outside of the Council's control and would affect delivery of housing nationally and not just in Central Bedfordshire.

5.2.3 In order to account for potential non-delivery or delayed delivery the Council has resolved to make provision for additional supply. The Housing Trajectory shows that while the Plan requirement is 39,350, a total of 41,830 dwellings are expected to be delivered within the Plan period. In addition to this, a conservative windfall allowance has been applied although it is anticipated that annual windfall completions will exceed this allowance.

5.3 Strategic Approach

5.3.1 During production of the SHLAA for the emerging Plan, a small number of sites were identified which were subject to uncertainty making them inappropriate for allocation in this Plan period. Uncertainty on these sites centred on strategic transport improvements in close proximity to or within the site boundary. These sites have been identified as potential future growth locations, to be re-considered at the Plan's partial review. As part of this review an assessment will be undertaken to determine whether uncertainties have been resolved and whether sites offer potential opportunities in relation to essential new infrastructure. These locations are:

- Aspley Guise (north of the Railway Line)
- East of Biggleswade (east of the allocated village, south of Sutton, west of Dunton)

- North, South & East of Tempsford (East of A1)
- West of Luton

6. Summary

6.1 Summary of Housing Supply

6.1.1 The table below lists the sources of housing supply and their dwellings contribution within the Plan period.

Table 5: Summary of Housing Supply

Supply Source	Number of dwellings to be delivered within the plan period
Completions to 30 th September 2017	4,335
Existing allocations	7,742
Strategic sites (with planning permission)	6,780
Large windfall (with planning permission)	4,023
Small windfall (with planning permission)	648
New strategic allocations	9,900
New small and medium allocations	5,505
Small site windfall	307
All site windfall (total of broad locations)	2,590
Total Supply	41,830

Appendix A: Summary Housing Trajectory

Source of Supply	Total	Year																				Post Plan Period
		2015 to 2016	2016 to 2017	2017 to 2018	2018 to 2019	2019 to 2020	2020 to 2021	2021 to 2022	2022 to 2023	2023 to 2024	2024 to 2025	2025 to 2026	2026 to 2027	2027 to 2028	2028 to 2029	2029 to 2030	2030 to 2031	2031 to 2032	2032 to 2033	2033 to 2034	2034 to 2035	
Plan Requirement	39350	1968	1968	1968	1968	1968	1968	1968	1968	1968	1968	1968	1968	1968	1968	1968	1968	1968	1968	1968	1968	
Cumulative requirement		1968	3935	5903	7870	9838	11805	13773	15740	17708	19675	21643	23610	25578	27545	29513	31480	33448	35415	37383	39350	
Shortfall to be added to five year supply period		-342	-195	106	86	86	86	86	86													
Plan Requirement + Shortfall	39350	1626	1773	2073	2054	2054	2054	2054	2054	1968	1968	1968	1968	1968	1968	1968	1968	1968	1968	1968	1968	
With 5% buffer moved forward to 5 year supply period	39350	1626	1773	2073	2156	2156	2156	2156	2156	1925	1925	1925	1925	1925	1925	1925	1925	1925	1925	1925	1925	
Existing Commitments and Completions (including estimations for 2017 to 2018)	23528	1626	1773	2073	2220	2311	1967	1381	824	1095	1350	1254	1178	1049	700	700	683	504	390	250	200	2850
Strategic Allocation: North of Luton	4000								50	100	150	200	200	300	300	300	300	300	300	300	300	900
Strategic Allocation: East of Arlesey	2000									50	100	100	150	150	150	150	150	150	150	150	150	400
Strategic Allocation: Marston Vale New Villages	5000							50	100	250	300	300	300	300	300	300	300	300	300	300	300	1300
Strategic Allocation: East of Biggleswade Phase 1	1500									50	150	150	150	150	150	150	150	150	150	100	0	0
Strategic Allocation Total	9900	0	0	0	0	0	0	50	150	450	700	750	800	900	900	900	900	900	900	850	750	2600
New Small / Medium Site Allocations	5505				20	80	358	699	609	715	918	764	495	344	300	193	10	0	0	0	0	0
Small Windfall Allowance						15	71	102	119													
Windfall Allowance (based on broad locations)	2590									133	250	283	284	205	287	287	287	287	287			N/A
Total Sum	41830	1626	1773	2073	2240	2406	2396	2232	1702	2393	3218	3051	2757	2498	2187	2080	1880	1691	1577	1100	950	5450
Cumulative delivery		1626	3399	5472	7712	10118	12514	14746	16448	18841	22059	25110	27867	30365	32552	34632	36512	38203	39780	40880	41830	
Surplus/shortfall		-342	-536	-431	-158	281	709	974	708	1134	2384	3468	4257	4788	5007	5120	5032	4756	4365	3498	2480	
Total Contingency Including windfall	2480																					
% uplift on 39,350	6%																					

Five year housing land supply summary

Five year supply requirement	10,781
Five year housing land supply	10,976
Difference	195
Number of years supply	5.09

Appendix B: Housing Trajectory Detailed Site Schedule

Central Bedfordshire Housing Trajectory

Detailed Site Schedule for the Emerging Local Plan 2015-2035
(Completions and commitments as at 31/09/2017)

TRAJECTORY REF NO. (previous reference numbers are shown in brackets)	POLICY NO. PLANNING APPLICATION NO.	PERMISSION TYPE Full Outline RM	PARISH	NAME & SITE ADDRESS	LAND TYPE Greenfield Brownfield Mixed	AVAILABLE?	ACHIEVABLE?	CONCLUSION	Number of dwellings built on site since 1st April 2015	Dwelling losses since 2015	Dwellings expected to contribute toward the 5 year housing land supply	5 year supply period																	Beyond 2035	Total identified supply remaining (2015-2035 plan period)	Total delivery for 2015-2035 plan period (net)		
												2017/18 (Q3-Q4)	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34				2034/35	
Allocated Sites																																	
HT001	HA4 CB/16/01993	RM	Amphill	Warren Farm Land off Flitwick Road	Greenfield		Status: Allocation HA4 with RM permission Previous Use: Vacant scrubland Potential Barriers: None identified	Deliverable	9	0	95	30	40	40	15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	125	134
HT001a	HA4 CB/16/00919	RM	Amphill	Warren Farm Land off Flitwick Road	Greenfield		Status: Allocation HA4 with RM permission Previous Use: Vacant scrubland Potential Barriers: None identified	Deliverable	37	0	189	33	80	80	29	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	222	259
HT002	HA5 CB/13/00727	FULL	Amphill	Land North of Church Street	Greenfield		Status: Complete Site Complete	Complete	38	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	38	
HT005	MA8 CB/17/01158	OUTLINE (pending)	Arlesey	Land at Chase Farm & Land West/NE of High Street (East)	Greenfield		Status: Allocation MA8 Site owned by CBC Existing Use: Agricultural land Potential Barriers: LPA will seek to work with applicant on matters relating to viability	Developable	0	0	0	0	0	0	0	0	0	40	75	125	150	150	100	100	100	100	90	0	0	0	1,030	1,030	
HT006	MA8 CB/16/01211	FULL (pending)	Arlesey	Land at Chase Farm & Land West/NE of High Street (West)	Greenfield		Status: Allocation MA8 Site in multiple ownership but with intention to develop Existing Use: Agricultural land Potential Barriers: Land in multiple ownership	Developable	0	0	0	0	0	0	0	0	40	100	100	100	14	0	0	0	0	0	0	0	0	0	354	354	
HT006a	MA8 16/01420	FULL	Arlesey	Land West of High Street (Parcel 1)	Greenfield		Status: Allocation MA8 with Outline permission Existing Use: Agricultural land Potential Barriers: None identified	Deliverable	0	0	40	0	40	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	40	40	
HT006b	MA8 16/01608	OUTLINE	Arlesey	Land at White Horse Field, High Street	Greenfield		Status: Allocation MA8. Landowner intent to develop Existing Use: Agricultural land Potential Barriers: None identified	Deliverable	0	0	56	0	0	40	16	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	56	56	
HT007	HA1 CB/14/02013 CB/15/04897	FULL	Biggleswade	Land at Potton Road	Mixed		Status: Allocation HA1 with Full permission Previous Use: Agricultural land/ redundant nursery Potential Barriers: None identified	Deliverable	267	0	8	25	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	33	300	
HT009a	HO8(8) CB/14/00529	RM	Biggleswade	Land East of Biggleswade	Greenfield		Status: Allocation HO8(8) with RM permission Previous Use: Fields Potential Barriers: None identified	Deliverable	51	0	9	0	9	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9	60	
HT009b	HO8(8) CB/14/00780	RM	Biggleswade	Land East of Biggleswade	Greenfield		Status: Complete Site Complete	Complete	46	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	46	
HT009c	HO8(8) CB/14/00627	RM	Biggleswade	Land East of Biggleswade (Blocks 1-7, 46-48a, 50, 51a)	Greenfield		Status: Allocation HO8(8) with RM permission Previous Use: Fields Potential Barriers: None identified	Deliverable	130	0	98	60	98	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	158	288	
HT009d	HO8(8) CB/14/02509	RM	Biggleswade	Land East of Biggleswade	Greenfield		Status: Allocation HO8(8) with RM permission Previous Use: Fields Potential Barriers: None identified	Deliverable	59	0	11	20	11	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	31	90	
HT009e	HO8(8) CB/14/02573	RM	Biggleswade	Land East of Biggleswade	Greenfield		Status: Allocation HO8(8) with RM permission Existing Use: Fields Potential Barriers: None identified	Deliverable	0	0	43	0	0	15	28	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	43	43	

TRAJECTORY REF NO. (previous reference numbers are shown in brackets)	POLICY NO. PLANNING APPLICATION NO.	PERMISSION TYPE Full Outline RM	PARISH	NAME & SITE ADDRESS	LAND TYPE Greenfield Brownfield Mixed	AVAILABLE?	ACHIEVABLE?	CONCLUSION	Number of dwellings built on site since 1st April 2015	Dwelling losses since 2015	Dwellings expected to contribute toward the 5 year housing land supply	2017/18 (Q3-Q4)	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	Beyond 2035	Total identified supply remaining (2015-2035 plan period)	Total delivery for 2015-2035 plan period (net)	
HT009f	HO8(8) CB/13/03494	FULL	Biggleswade	Local Centre, Land East of Biggleswade	Greenfield	Status: Allocation HO8(8) with Full permission Existing Use: Fields	Full permission for 51 apartments. Remaining 19 dwellings under construction and close to completion [September 2017 Site Visit] Potential Barriers: None identified	Deliverable	32	0	0	19	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	19	51	
HT014	HO8(8) MB/05/01423	OUTLINE (Pending S106)	Biggleswade	Site 4, Land East of Biggleswade	Greenfield	Status: Allocation HO8(8) with Outline permission Existing Use: Fields	This is part of a larger allocation which is already under construction. Agent responsible for collating occupation forecasts expects delivery to commence in 2018 with completion by 2021. Considered to be slightly ambitious annual delivery in light of other sites still being built out Potential Barriers: Land ownership - not considered to be deliverable at present	Developable	0	0	0	0	0	0	0	0	0	40	100	100	100	33	0	0	0	0	0	0	0	0	0	373	373
HT015a	HO8(8) CB/16/03258	RM	Biggleswade	Site 3, Land East of Biggleswade	Greenfield	Status: Allocation HO8(8) with RM permission Existing Use: Fields	RM approval for 67 dwellings. This site forms one half of Kings Reach Site 3. 2 dwellings complete with 35 under construction [September 2017 Site Visit] Potential Barriers: None identified	Deliverable	2	0	30	35	30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	65	67	
HT015b	HO8(8) CB/16/05906	RM	Biggleswade	Site 3, Land East of Biggleswade	Greenfield	Status: Allocation HO8(8) with RM permission Existing Use: Fields	RM approval for 134 dwellings. This site forms one half of Kings Reach Site 3. Some groundworks are currently underway [September 2017 Site Visit] Potential Barriers: None identified	Deliverable	0	0	134	0	0	40	40	40	14	0	0	0	0	0	0	0	0	0	0	0	0	0	134	134	
HT022	HO8(8) CB/11/00066	RM	Biggleswade	Land East of Biggleswade	Greenfield	Status: Complete	Site Complete	Complete	111	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	111		
HT027	HO8(8) CB/13/01969	RM	Biggleswade	Land East of Biggleswade	Greenfield	Status: Complete	Site Complete	Complete	23	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	23		
HT028	HO8(8) CB/13/04012	RM	Biggleswade	Land East of Biggleswade	Greenfield	Status: Complete	Site Complete	Complete	34	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	34		
HT031	HO8(8) CB/11/00142	RM	Biggleswade	Land East of Biggleswade	Greenfield	Status: Complete	Site Complete	Complete	97	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	97		
HT033	H1(19)	None	Caddington	Land at Dunstable Road & Folly Lane (North)	Greenfield	Status: Allocation H1(19) Landowner intent to develop Existing Use: Agricultural land	Application withdrawn Potential Barriers: Application withdrawn - site has been removed from the 5 year supply	Uncertain	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
HT034	H1(19) CB/10/03478	OUTLINE (pending S106)	Caddington	Land at Dunstable Road & Folly Lane (South)	Greenfield	Status: Allocation H1(19) Landowner intent to develop Existing Use: Agricultural land	This scheme has been removed from the 5 year supply until more information is provided to justify its inclusion Potential Barriers: lack of progress	Uncertain	0	0	0	0	0	0	0	0	0	20	30	0	0	0	0	0	0	0	0	0	0	0	50	50	
HT035	HA16 CB/13/01208	FULL	Clifton	Land at New Road	Greenfield	Status: Allocation HA16 with Full permission Previous Use: Open land	51 dwellings completed with 22 under construction [September 2017 Site Visit]. Taylor Wimpey have finished building on site and High Street Homes are underway on all remaining plots Potential Barriers: None identified - collaboration agreement signed. Part of site was not purchased by Taylor Wimpey but another developer now bringing forward remaining plots	Deliverable	51	0	7	15	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	22	73	
HT036	HA17 CB/14/01107	FULL	Clophill	Land adjacent Castle Hill Court, Shefford Road	Greenfield	Status: Complete	Site Complete	Complete	9	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9		
HT038	HA7 CB/13/02497	FULL	Cranfield	Land r/o Central Garage, High Street	Greenfield	Status: Complete	Site Complete	Complete	100	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	100		
HT039	HO8(26A) CB/10/01384	RM	Cranfield	Home Farm	Greenfield	Status: Complete	Site Complete	Complete	83	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	83		
HT039a	HO8(26A) CB/16/05523	RM	Cranfield	Home Farm	Greenfield	Status: Allocation HO8(26A) with RM permission Previous Use: Agricultural land	Water End Homes have taken on the remaining 43 dwellings from CB/10/01384. Scheme revised down to 42 during determination of application Potential Barriers: None identified	Deliverable	0	0	42	0	21	21	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	42	42	
HT040	HO8(26A) CB/10/02546	RM	Cranfield	Home Farm	Greenfield	Status: Complete	Site Complete	Complete	47	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	47		
HT040a	HO8(26A) CB/15/03955	RM	Cranfield	Home Farm	Greenfield	Status: Allocation HO8(26A) with RM permission Previous Use: Agricultural land	Phase 3 of a larger site which is under construction and the replanned part of CB/10/02546. 82 dwellings complete and 61 under construction [September 2017 Site Visit]. 33 units removed under re-plan application CB/16/05868 (see below) Potential Barriers: None identified	Deliverable	82	0	28	40	28	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	68	150	
HT040b	HO8(26A) CB/16/05868	RM	Cranfield	Home Farm	Greenfield	Status: Allocation HO8(26A) with RM permission Previous Use: Agricultural land	Replan of CB/15/03955, 33 dwellings replaced with 38 dwellings under this application. 22 dwellings under construction [September 2017 Site Visit].	Deliverable	0	0	23	15	23	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	38	38	
HT041	HO8(26A) CB/10/03467	RM	Cranfield	Home Farm	Greenfield	Status: Complete	Site Complete	Complete	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12		

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HT041a	HO8(26A) CB/16/01192	FULL	Cranfield	Home Farm	Greenfield	Status: Allocation HO8(26A) with RM permission Previous Use: Agricultural land	Full approval for a Community Centre and 10 dwellings on part of a larger allocated site (HO8 26A). Site not started [September 2017 Site Visit] Potential Barriers: None identified	Deliverable	0	0	10	0	0	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10	10
HT042	HA8 CB/13/04201 CB/16/05507	FULL	Cranfield	Home Farm	Greenfield	Status: Allocation HA8 with Full permission Previous Use: Vacant land	4 dwellings completed with 8 under construction [September 2017 Site Visit] Potential Barriers: None identified	Deliverable	4	2	10	6	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	16	18
HT043	H1(2) CB/12/04384 CB14/03727	RM	Dunstable	Hartwell Trucks, Skimpot Road	Brownfield	Status: Complete	Site Complete	Complete	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	
HT044	H1(3)	None	Dunstable	Balkan Cars, High Street North	Brownfield	Status: Allocation H1(3) Existing Use: Mixed commercial	Information provided by Development Management. No movement on this site to date. 28 dwellings removed from supply. Potential Barriers: No progress	Uncertain	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
HT045	H1(4)	None	Dunstable	Gas Works Site, North Station Way	Brownfield	Status: Allocation H1(4) Existing Use: Former Gas Works	Information supplied by Development Management Potential Barriers: The cost of decontamination could render the site unviable. The site is unlikely to deliver	Not Viable	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
HT046	H1(5)	None	Dunstable	Regent Street/ Manchester Place	Brownfield	Status: Allocation H1(5) Existing Use: Mixed commercial	Information provided by Development Management. No movement on this site to date and no application for remaining allocation Potential Barriers: No progress	Uncertain	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
HT048	H1(8)	None	Dunstable	Three Valleys Water Premises, High Street South	Brownfield	Status: Allocation H1(8) No intent to develop Existing Use: Former Water Works	No movement on this site Potential Barriers: Land owner has indicated no houses will be built - 10 dwellings have 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	
HT050	HA20 CB/16/04926	FULL	Everton	21 Sandy Road	Greenfield	Status: Allocation HA20 Landowner intent to develop Existing Use: Farm buildings	Information received from the landowner indicates that the delivery will commence at the end of 2017. Full approval for 7 dwellings. Site not started [September 2017 Site Visit] Potential Barriers: None identified	Deliverable	0	0	7	0	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7	7	
HT052	MA2 CB/14/04381	RM	Flitwick	Land at Steppingley Road & Frogghall Road	Greenfield	Status: Allocation MA2 with RM permission Previous Use: Agricultural land	RM application approved for 400 dwellings. 185 dwellings completed with 29 under construction [September 2017 Site Visit]. The site is being built out by Bovis Homes and Taylor Wimpey. Potential Barriers: None identified	Deliverable	185	0	185	30	80	80	25	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	215	400	
HT52a	MA2 CB/16/02536	OUT	Flitwick	Land off Steppingley Road and Frogghall Road	Greenfield	Status: Allocation MA2 with Outline permission Previous Use: Agricultural Land	Outline permission for C2 care home and 15 extra care dwellings. Potential Barriers: None identified	Deliverable	0	0	15	0	0	0	15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	15	15		
HT053	TC2 CB/15/04675	FULL	Flitwick	Land r/o Hilldene Close, Steppingley Road	Brownfield	Status: Allocation TC2 with Full permission Existing Use: Residential and commercial	Site is under construction with 2 complete. [Site Visit September 2017] Potential Barriers: None identified	Deliverable	2	3	40	15	20	20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	55	54	
HT055	HA6 CB/13/01265	RM	Houghton Conquest	Land at the Former Hostel Site	Brownfield	Status: Allocation HA6 with RM permission Previous Use: Derelict former hostel workers site	50 dwellings complete with the remaining 2 plots not started due to the location of the marketing office. Adjacent Morris Homes land likely to start in coming months [September 2017 Site Visit] Potential Barriers: None identified	Deliverable	30	0	2	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	32		
HT056	HO8(2) CB/11/04348 17/03816	OUTLINE VOC RM (pending)	Houghton Conquest	Land at Stewartby (Stewartby Park)	Greenfield	Status: Allocation HO8(2) with Outline permission Existing Use: Open field	This is the Phase 3 of a larger cross boundary scheme comprising approximately 730 dwellings. Phase 1 has commenced within Bedford Borough. Information provided to the Council direct from Persimmon Homes states the following "Persimmon Homes will be building out the proportion of the site which falls within Central Bedfordshire. We will be hoping to start this element in March 2019 with a completion date December 2020" A RM application has been submitted. Potential Barriers: None identified	Deliverable	0	0	120	0	20	60	40	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	120	120	

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HT057	Emerging DS Policy 60 CB/12/03613	OUTLINE	Houghton Regis	North of Houghton Regis (Site 1)	Greenfield	Status: South Endorsed Core Strategy CS16 & CS17 with Outline permission Existing Use: Agricultural	This site has outline planning permission and there will be multiple housebuilders and start points. Due to continued uncertainty over delivery this site has been removed from the 5 year supply until sufficient information is received to support its delivery Potential Barriers: Lack of progress	Developable	0	0	0	0	0	0	0	0	0	100	200	200	200	200	200	200	200	200	200	200	200	200	2,850	2,300	2,300		
HT058	Emerging DS Policy 60 CB/15/00297	OUTLINE	Houghton Regis	North of Houghton Regis (Site 2 - Land West of Bidwell)	Greenfield	Status: South Endorsed Core Strategy CS16 & CS17 with Outline permission Existing Use: Agricultural	This site has outline hybrid planning permission for up to 1,850 homes. The Council's Housing Trajectory reflects the appropriate level of delivery anticipated for this site. It is known that the substantial majority of HRN2 is now being marketed for release to developers and the HRN2 consortium are in the process of securing S38 and S278 approval for the main highway infrastructure. The outline hybrid planning permission already provides the necessary planning permission for strategic drainage infrastructure and the estate roads. Following the initial marketing of the site, three named housing providers have already been identified for the first four phases of development. These are Linden Homes, Bloor Homes and Bellway. The first phase development is capable of delivering more than 100 homes without the need for any enabling infrastructure as this parcel will be served directly off the existing A5120 Bedford Road. Two other major housing sites are already underway in the immediate vicinity, off Bedford Road (Taylor Wimpey and Persimmon), and it is understood the existing services are capable of supporting new housing in this location within the immediate future without significant enabling work. The other three phases for which housing providers have been named are to be served from the existing Thorn Road and thus will require limited enabling works. The situation has not changed and the developers are awaiting formal approval of the S38/S278 Highway works before taking ownership of the sites and submitting reserved matters applications. 2 PPAs are being finalised for RM applications Potential Barriers: None identified	Deliverable	0	0	680	0	80	150	150	150	150	150	150	150	150	150	150	150	150	120	0	0	0	0	0	0	0	1,850	1,850
HT058a	CB/15/03411	RM	Houghton Regis	North of Houghton Regis (Site 2 - Land r/o The Old Red Lion)	Greenfield	Status: South Endorsed Core Strategy CS16 & CS17 with RM permission Existing Use: Agricultural	This site is being built by Persimmon Homes. 29 dwellings complete with 22 under construction [September 2017 Site Visit] Potential Barriers: None identified	Deliverable	29	0	11	22	11	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	33	62		
HT060	Emerging DS Policy 60 CB/14/03056	FULL	Houghton Regis	North of Houghton Regis (Site 1 - Bedford Road Site)	Greenfield	Status: South Endorsed Core Strategy CS16 & CS17 with Full permission Previous Use: Agricultural	This site is being built by Taylor Wimpey. 72 dwellings complete with 38 under construction [September 2017 Site Visit] Potential Barriers: None identified	Deliverable	72	0	59	38	50	9	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	97	169		
HT061	HA22 CB/14/04634	FULL	Langford	Land r/o The Wrestlers PH, High Street	Greenfield	Status: Complete	Site Complete	Complete	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10			
HT062	HA23 CB/14/03608	RM	Langford	Land between 30 Church Street & The Fields	Greenfield	Status: Allocation HA23 with RM permission Existing Use: Open fields	Assisted living supported homes for older people. 11 dwellings completed with remaining 36 under construction [September 2017 Site Visit] Potential Barriers: None identified	Deliverable	11	0	18	18	18	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	36	47		
HT063	H1(12) CB/11/03933 CB/14/04104	FULL	Leighton Linslade	Land at Vimy Road	Brownfield	Status: Complete	Site Complete	Complete	20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	20			
HT064	H1(13) CB/14/04336	RM	Leighton Linslade	Land at RAF Stanbridge	Brownfield	Status: Allocation H1(13) with RM permission Previous Use: Former MoD site	This site is owned by Catalyst Housing. Work on site had halted but they have recently appointed Stack London to undertake construction and they are back underway. A schedule of accommodation received from Catalyst indicates first completions expected in Q3 2017/18 with final completion in Q2 2019/20. 14 dwellings completed with 61 under construction (September 2017 site visit) Potential Barriers: previous barriers have been removed.	Deliverable	14	0	125	36	78	47	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	161	175		
HT64a	H1(13) CB/16/05201	RM	Leighton Linslade	Land at RAF Stanbridge	Brownfield	Status: Allocation H1(13) with RM permission Previous Use: Former MoD site	Permission has been granted for 3 dwellings which are additional to the 175 already permitted. Info from developer indicates completion in 2018/19. Potential Barriers: None identified	Deliverable	0	0	3	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	3		
HT071	H1(15) CB/12/00825	RM	Leighton Linslade	Pratts Quarry, Billington Road (Site 15C)	Brownfield	Status: Complete	Site Complete	Complete	75	0	0	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	Leighton Linslade	Grovebury Farm (Site 17A South)	Greenfield	Status: Allocation H1(17) with RM permission Existing Use: Farm	143 dwellings completed with 35 under construction [September 2017 Site Visit] Potential Barriers: None identified	Deliverable	143	0	5	35	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	40	183			
HT073	H1(17A) CB/13/01356	RM	Leighton Linslade	Grovebury Farm (Site 17A North)	Greenfield	Status: Complete	Site Complete	Complete	71	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	71				
HT073a	H1(17A) CB/14/04082	FULL	Leighton Linslade	Land at Theedway and Billington Road (Grovebury Farm Site 17A)	Greenfield	Status: Allocation H1(17) with Full permission Previous Use: Farm	Site complete	Complete	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10				

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HT074	H1(17B) CB/12/02889 CB/17/04379	OUTLINE RM (pending)	Leighton Linslade	Grovebury Farm (Site 17B) Land at Theedway	Greenfield	Status: Allocation H1(17) with Outline permission Existing Use: Farm	This is part of a larger development which is under construction. RM submitted. The application is progressing well and Persimmon anticipate being onsite by February 2018. It will be a two year build. Potential Barriers: None identified	Deliverable	0	0	116	0	30	70	16	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	116	116		
HT075	H1(25) CB/12/01255	FULL	Leighton Linslade	Land off Baker Street, r/o 55-69 North Street	Brownfield	Status: Complete	Site Complete	Complete	13	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12			
HT075a	H1(25) CB/15/00181	RM	Leighton Linslade	Land off Baker Street, r/o 55-69 North Street	Brownfield	Status: Complete	Site Complete	Complete	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3				
HT075b	H1(25)	None	Leighton Linslade	Land off Baker Street, r/o 55-69 North Street	Brownfield	Status: Allocation H1(25) with Outline permission Existing Use: Mixed use	Remaining part of H1(25) allocation expected to deliver 6 dwellings Potential Barriers: No application has been submitted	Developable	0	0	0	0	0	0	0	0	0	6	0	0	0	0	0	0	0	0	0	0	0	0	6	6			
HT076	H1(27)	None	Leighton Linslade	Former Railway Sidings, Wing Road	Brownfield	Status: Allocation H1(27) Existing Use: Former Railway Sidings	Information provided by Development Management. No application has been submitted Potential Barriers: Mitigation of the noise from the railway. No progress. 24 dwellings have been removed from the trajectory.	Uncertain	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
HT077	H1(31) CB/11/00501 CB/16/02054	OUTLINE RM (pending)	Leighton Linslade	Brickyard Quarry	Brownfield	Status: Allocation H1(31) with Outline permission and RM pending Existing Use: Former Quarry	Taylor Wimpey have submitted a RM for which there is a PPA. The Taylor Wimpey Planning Manager on 22.03.17. confirmed that work on site will commence in 2018 with the first completions in 2019. It is to be a three year build and will be delivered within the five year period. Potential Barriers: None identified	Deliverable	0	0	165	0	0	50	50	50	15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	165	165		
HT078	CB/11/02827	OUTLINE	Leighton Buzzard & Eggington	East of Leighton Linslade (Clipstone Park)	Greenfield	Status: Promoted site in withdrawn Development Strategy with Outline permission Landowner intent to develop Existing Use: Agricultural	Permission has been granted for 1210 dwellings and 70 assisted living units. Proforma submitted by the landowner after discussions with housebuilders indicates delivery will commence in 2018 at a build rate of 150 per year, however the figures in the Trajectory have been pushed back 1 year. Planning applications for service roads at both northern and southern ends of the development are to come forward in 2017 to open up the site for development. The landowner is in the process of selling the land to housebuilders. It is anticipated that the first RM application will be submitted in January 2018. Potential Barriers: None identified	Deliverable	0	0	530	0	0	80	150	150	150	150	150	150	150	150	0	0	0	0	0	0	0	0	0	0	1,280	1,280	
HT079	CB/11/01937	OUTLINE	Leighton Buzzard & Eggington	East of Leighton Linslade (Chamberlains Barn)	Greenfield	Status: Promoted site in withdrawn Development Strategy with Outline permission Landowner intent to develop Existing Use: Agricultural	Permission has been granted for up to 950 dwellings. Full permission for the vehicular access road has been granted. It will take 12-18 months to complete but housing will be delivered prior to its completion. In terms of the progress of this scheme; the area plan has been submitted and approved; 16 of the 17 pre commencement conditions have come in and are being discharged; The remaining condition is the design code which is being worked on now. Correspondence from the land owner sets out that ground engineering works are currently being undertaken in accordance with the agreed restoration scheme and that the first phase of 360 units will be handed over to the purchaser in September 2018. The agent (Savills) have informed the council that the completion rate will be approximately 20 in 2018 and 150 per annum thereafter. A conservative approach has however been taken in this Trajectory. The first RM for C.300 dwellings will be submitted in December 2017 for which a PPA will be signed. A housebuilder in in the process of purchasing the land and it is expected that construction will commence in September 2018. Potential barriers: None identified	Deliverable	0	0	550	0	0	100	150	150	150	150	150	150	100	0	0	0	0	0	0	0	0	0	0	0	0	950	950
HT080	CB/11/04444	OUTLINE	Leighton Buzzard & Eggington	East of Leighton Linslade (Stearn Land)	Greenfield	Status: Promoted site in withdrawn Development Strategy with Outline permission Landowner intent to develop Existing Use: Agricultural	Permission has been granted for up to 270 dwellings. Information received from the landowner indicates that delivery will not commence until 2022 Potential Barriers: None identified	Developable	0	0	0	0	0	0	0	0	0	25	75	75	75	20	0	0	0	0	0	0	0	0	0	270	270		
HT081	MA4 CB/14/04378	RM	Marston Moretaine	Land at Moreteyne Farm	Greenfield	Status: Contingency allocation MA4 with RM permission Previous Use: Agricultural	78 dwellings complete with 31 under construction [September 2017 Site Visit]. 3 year build Potential Barriers: None identified	Deliverable	78	0	22	25	22	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	47	125			
HT082	MA4 Cont. CB/15/00209	OUTLINE	Marston Moretaine	Land at Moreteyne Farm	Greenfield	Status: Contingency allocation MA4 with RM permission Existing Use: Agricultural	The site will be built out by David Wilson Homes and Barratt Homes. Outline for 365 units, 247 of which have been superseded by approved RM application (below). Second RM application has been registered Potential Barriers: None identified	Deliverable	0	0	118	0	0	0	88	30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	118	118		

TRAJECTORY REF NO. (previous reference numbers are shown in brackets)	POLICY NO. PLANNING APPLICATION NO.	PERMISSION TYPE Full Outline RM	PARISH	NAME & SITE ADDRESS	LAND TYPE Greenfield Brownfield Mixed	AVAILABLE?	ACHIEVABLE?	CONCLUSION	Number of dwellings built on site since 1st April 2015	Dwelling losses since 2015	Dwellings expected to contribute toward the 5 year housing land supply	2017/18 (Q3-Q4)	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	Beyond 2035	Total identified supply remaining (2015-2035 plan period)	Total delivery for 2015-2035 plan period (net)	
	MA4 Cont. CB/16/04277	RM	Marston Moretaine	Land at Moreteyne Farm	Greenfield	Status: Contingency allocation MA4 with RM permission Site acquired by house builders Existing Use: Agricultural	The site will be built out by David Wilson Homes and Barratt Homes. First RM approval for 247 dwellings. 71 dwellings under construction [September 2017 Site Visit] Potential Barriers: None identified	Deliverable	0	0	212	35	100	100	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	247	247
HT083	HO8(3A) CB/14/03886	RM	Marston Moretaine	Land East of Bedford Road	Greenfield	Status: Complete	Site Complete	Complete	15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	15	
HT084	HO8(3A) CB/10/04231	RM	Marston Moretaine	Land East of Bedford Road	Greenfield	Status: Allocation HO8(3A) with RM permission Previous Use: Agricultural	Original RM approval has been amended (see HT085). Only 4 dwellings remain to be completed, these are by the show home and will be at the end of the build [September 2017 Site Visit] Potential Barriers: None identified	Deliverable	15	0	4	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4	19
HT085	HO8(3A) Various	Various	Marston Moretaine	Land East of Bedford Road	Greenfield	Status: Complete	11/02280 / 12/00108 / 12/00263 / 15/00884	Complete	11	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	11	
HT086	CB/13/01673	NMA	Marston Moretaine	Land East of Bedford Road	Greenfield	Status: Complete	Site Complete	Complete	70	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	70	
HT087	HO8(3A) CB/12/03205	RM	Marston Moretaine	Land East of Bedford Road	Greenfield	Status: Allocation HO8(3A) with RM permission Previous Use: Agricultural	4 out of 5 remaining plots are under construction [September 2017 Site Visit] Potential Barriers: None identified	Deliverable	66	0	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5	71	
HT087a	HO8(3A) CB/15/02652	FULL	Marston Moretaine	Land East of Bedford Road	Greenfield	Status: Complete	Site Complete	Complete	39	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	39	
HT087b	HO8(3A) CB/15/00028 CB/15/02061 CB/15/04150	Various	Marston Moretaine	Land East of Bedford Road	Greenfield	Status: Complete	Site Complete	Complete	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4	
HT088	HA24	None	Maulden	Land at Moor Lane	Brownfield	Status: Allocation HA24 Landowner intent to develop Existing Use: Agricultural	No planning application has been submitted Potential Barriers: None identified.	Developable	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4	4	
HT089	HA25 CB/16/01769	FULL	Meppershall	Land behind Meppershall Village Hall, High Street	Mixed	Status: Allocation HA25 with Full permission Existing Use: Village Hall & Fields	30 plots under construction [September 2017 Site Visit]. A new village hall is to be provided prior to the occupation of the 60th dwelling - this is reflected in the delivery rates. Village Hall under construction Potential Barriers: None identified	Deliverable	0	0	63	15	30	33	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	78	78
HT090	HA26 CB/14/01818	FULL	Moggerhanger	Land r/o The Guinea PH, Bedford Road	Greenfield	Status: Allocation HA26 with Full permission Previous Use: Fields	Developer on site with 18 plots under construction [September 2017 Site Visit]. Wheatley Homes own the site and intend to build it out during 2017/18 Potential Barriers: None identified	Deliverable	0	0	0	18	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	18	18
HT091	HA9	None	Potton	Land South of The Paddocks	Greenfield	Status: Allocation HA9 Existing Use: Fields	Agent states that a landowner agreement has been signed to sell to a named house builder and a site layout has been prepared showing 90 units of mixed housing including affordable. The landowners have now signed up to a PPA Potential Barriers: None identified	Deliverable	0	0	90	0	0	27	36	27	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	90	90
HT092a	MA5 CB/15/01263	RM	Potton	Land at Biggleswade Road (Phase 1)	Greenfield	Status: Complete	Site Complete	Complete	31	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	31	
HT092	MA5 CB/16/00436	RM	Potton	Land at Biggleswade Road (Phase 2)	Greenfield	Status: Allocation MA5 with RM permission Existing Use: Grazing land	This site is Phase 2 and currently has 49 dwellings under construction [September 2017 Site Visit]. Information received from the house builder indicates that the entire site will be built out by the end of 2019/20 Potential Barriers: None identified	Deliverable	0	0	80	40	48	32	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	120	120
HT094a	MA1 CB/13/03675 CB/14/03280	FULL	Sandy	Station Road/New Road	Brownfield	Status: Complete	Site Complete	Complete	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	
HT095	HA3 CB/13/00542	RM	Sandy	Meller Beauty Premises, Sunderland Road	Brownfield	Status: Complete	Site Complete	Complete	18	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	18	
HT100	MA9 CB/11/02639 CB/14/03844 CB/15/03559	RM NMA	Silsoe	Cranfield University Campus	Brownfield	Status: Complete	Site Complete	Complete	110	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	110	
HT100a	MA9 CB/15/03559	FULL	Silsoe	Cranfield University Campus	Brownfield	Status: Allocation MA9 Previous Use: College Farm	5 plots remain to be started [September 2017 Site Visit] Potential Barriers: None identified	Deliverable	18	0	5	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5	23	
HT103	HA28 CB/12/02929	FULL	Stondon	Land r/o Station Road & Bedford Road	Greenfield	Status: Complete	Site Complete	Complete	62	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	62	

TRAJECTORY REF NO. (previous reference numbers are shown in brackets)	POLICY NO. PLANNING APPLICATION NO.	PERMISSION TYPE Full Outline RM	PARISH	NAME & SITE ADDRESS	LAND TYPE Greenfield Brownfield Mixed	AVAILABLE?	ACHIEVABLE?	CONCLUSION	Number of dwellings built on site since 1st April 2015	Dwelling losses since 2015	Dwellings expected to contribute toward the 5 year housing land supply	2017/18 (Q3-Q4)	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	Beyond 2035	Total identified supply remaining (2015-2035 plan period)	Total delivery for 2015-2035 plan period (net)	
HT104	HA29	None	Stondon	Peckworth Industrial Estate, Bedford Road	Brownfield	Status: Allocation HA29 Landowner intent to develop Existing Use: Industrial Estate	Information supplied by agent indicates delivery to commence 2016/17. Businesses have vacated the site and the owners are negotiating with a housebuilder and progressing an application. An application has not been received. Potential Barriers: No application has been submitted.	Developable	0	0	0	0	0	0	0	0	0	0	13	0	0	0	0	0	0	0	0	0	0	0	0	13	13
HT105	HA11	None	Stotfold	Land at Shawmer Farm, West of Hitchin Road	Greenfield	Status: Allocation HA11 Site has been sold Existing Use: Agricultural	Potential Barriers: Site has been moved out of the 5 year supply due to lack of certainty over delivery.	Uncertain	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9	0	0	0	0	0	0	9	9
HT106	HA12	None	Stotfold	Land at Arlesey Road	Greenfield	Status: Allocation HA12 Landowner intent to develop Existing Use: Agricultural	This site is allocated for 40 dwellings. 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	Developable	0	0	0	0	0	0	0	0	0	20	20	0	0	0	0	0	0	0	0	0	0	0	0	40	40
HT108	HA13 CB/10/01172 CB/15/04836	OUTLINE FULL (pending legal agreement)	Stotfold	Land at Roker Park, The Green	Greenfield	Status: Allocation HA13 with Outline permission Existing Use: Football Ground	Rowan Homes are to build 62 residential units. Information received from agent indicates that the new football facility will be provided in early 2017 and that work on the residential development will commence late 2017 Potential Barriers: None identified	Deliverable	0	0	62	0	40	22	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	62	62
HT111	HO8(10) CB/11/01830	RM	Stotfold	Land South of Stotfold (Parcel 4 & 4A)	Greenfield	Status: Complete	Site Complete	Complete	28	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	28	28
HT111a	HO8(10) CB/14/01184	FULL	Stotfold	Land South of Stotfold (Parcel 4B)	Greenfield	Status: Allocation HO8(10) with Full permission Existing Use: Agricultural	These dwellings will be apartments above the retail unit. Retail unit currently not started [September 2017 Site Visit] Potential Barriers: None identified	Deliverable	0	0	3	0	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	3
HT116	MA3	None	Wixams (Houghton Conquest)	Land South of The Wixams	Greenfield	Status: Allocation MA3 Landowner intent to develop Existing Use: Agricultural	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. No known barriers to development	Developable	0	0	0	0	0	0	0	0	0	50	100	100	100	100	100	100	100	100	100	50	0	0	1,000	1,000	
HT117	HO8(4) MB/99/01694	OUTLINE	Wixams (Houghton Conquest)	Wixams	Brownfield	Status: Allocation HO8(4) with Outline permission & RM pending Previous Use: Former Storage Depot	The Wixams new settlement crosses the administrative boundary of Bedford Borough and Central Bedfordshire. Approximately 2,000 dwellings are to be delivered in Central Bedfordshire. Phasing is such that housing delivery is well underway within Bedford Borough. RMs for road infrastructure and Design Codes have been approved. RM submitted by Morris Homes for 187 homes and RM approved for 217 dwellings by Abbey Developments at Village 4 Barratt David Wilson is the named house builder for Village 2. Barratts held a public event at Wixams to announce they are taking on almost all of Village 2. This could amount to around 300 dwellings in Central Beds. They are seeking a PPA with Central Bedfordshire and Bedford Borough Village 3 will provide in the region of 1,600 dwellings approximately 75% of which will be within Central Bedfordshire. Potential Barriers: None identified	Deliverable	0	0	300	0	0	50	50	50	150	150	150	150	150	150	150	150	150	150	104	0	0	0	0	1,604	1,604
HT117a	HO8(4) CB/16/04143	RM (pending)	Wixams (Houghton Conquest)	Land off Amphil Road, Houghton Conquest Wixams	Brownfield	Status: Allocation HO8(4) with Outline permission & RM pending Previous Use: Former Storage Depot	Application for 187 dwellings will be going to a joint committee on 6th November. 8 of the 187 homes are in Bedford Borough CBC staff spoke to Morris Homes who commented that work on site would commence in 2017. Roads currently being built Potential Barriers: None identified		0	0	179	0	45	45	45	44	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	179	179

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HT117b	HO8(4) CB/17/00821	RM	Wixams (Houghton Conquest)	Parcel 4.1, Village 4 off Amphill Road, Houghton Conquest Wixams	Brownfield	Status: Allocation HO8(4) with Outline permission & RM pending Previous Use: Former Storage Depot	RM approval for 217 dwellings. The site will be built out by Abbey Developments. Information supplied by Abbey Homes' agent indicates that work on site will commence in late summer 2017 but no homes would be built before April 2018. They are looking to build at a rate of 50 dwellings per year. Groundworks currently being undertaken [September 2017 Site Visit] Potential Barriers: None identified	Complete	0	0	217	0	50	50	50	50	17	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	217	217
Unallocated Sites (Committed Windfall 10+)										0																						0	0	
HT119 (HT120)	CB/12/03223	FULL	Amphill	The Limes, Dunstable Street	Brownfield	Status: Complete	Site Complete	Complete	14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	14	14
HT120 (HT120a)	CB/13/03499	FULL	Amphill	Russell House, 14 Dunstable Street	Brownfield	Status: Complete	Site Complete	Complete	16	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	16	16
HT120i	CB/16/04703	Full	Amphill	Russell House, 14 Dunstable Street	Brownfield	Status: Not Started	Full permission granted for 24 apartments. Potential Barriers: None identified		0	0	24	0	0	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	24	24	
HT120a	CB/17/02134	PADO	Arlesey	Hampden House, Hitchin Road, Arlesey	Brownfield	Status: PADO Previous Use: Office building	Prior Approval granted for change of use of office block to 39 flats. Site not started [September 2017 Site Visit] Potential Barriers: None identified	Deliverable	0	0	39	0	0	0	39	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	39	39	
HT121 (HT121)	CB/11/02358	RM	Arlesey	Crossway Park, Portland Industrial Estate	Brownfield	Status: Complete	Site Complete	Complete	43	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	43	43
HT121a	CB/15/04768 CB/17/01842	FULL NMA	Biggleswade	67 Shortmead Street	Brownfield	Status: Full permission Previous Use: Former Builders Yard	3 dwellings complete with all remaining plots under construction [September 2017 Site Visit] Potential Barriers: None identified	Deliverable	3	1	0	46	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	46	48	
HT121b	CB/17/01277	OUTLINE	Biggleswade	Land at Saxon Drive	Greenfield	Status: Outline permission Existing Use: Greenfield, landowner intent to develop	This site has outline planning permission for 200 dwellings. The landowner is in the process of marketing the site. There is reasonable prospect that the site will deliver within 5 years Potential Barriers: None identified	Deliverable	0	0	150	0	0	0	50	50	50	50	0	0	0	0	0	0	0	0	0	0	0	0	0	0	200	200
HT122 (HT124)	TC1 CB/16/03048	None	Biggleswade	Biggleswade Town Centre Master Plan	Brownfield	Status: Emerging site through Master Plan. Possibility that some units could come forward within the plan period Existing Use: Brownfield	A full planning application has been granted for 9 dwellings at Bonds Lane. This forms part of a site identified for mixed use development in the Mid Beds Local Plan. Existing structures are being demolished. Potential Barriers: None identified	Deliverable	0	0	9	0	0	9	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9	9	
HT122a	CB/16/00181	FULL	Biggleswade	Land r/o 33-57 Shortmead Street	Brownfield	Status: Full permission Existing Use: Brownfield	Full permission for 30 dwellings on a brownfield site within the Settlement Envelope of Biggleswade. The site has not started. Potential Barriers: None identified	Deliverable	0	0	30	0	15	15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	30	30	
HT122b	CB/16/04658	FULL	Biggleswade	Land north of Potten Road, Biggleswade	Greenfield	Status: Full permission Existing Use: Greenfield, landowner intent to develop	This site has full planning permission for 227 dwellings. The build rate timetable which was signed as part of the S106 agreement confirms that the development will be completed within 5 years of the date of permission. Site manager has confirmed that once completion nears at the adjacent site, construction will move across and start on this site. Potential Barriers: None identified	Deliverable	0	0	227	0	40	60	60	60	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	227	227
HT122c	CB/16/04323 CB/17/04633	OUTLINE RM (pending)	Blunham	Land at Barford Road, Blunham	Greenfield	Status: Outline permission (pending S106) Existing Use: Agricultural land, landowner intent to develop	This site has outline planning permission for up to 79 dwellings and a RM application has been submitted. The build rate timetable which was signed as part of the S106 agreement confirms that the development will be completed within 5 years of the date of approval. Potential Barriers: None identified	Deliverable	0	0	79	0	0	40	39	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	79	79
HT122d	CB/16/04369	OUTLINE	Blunham	Land at Barford Road, Blunham	Greenfield	Status: Outline permission Existing Use: Agricultural land, landowner intent to develop	This site has outline planning permission for up to 44 dwellings with an RM application expected soon. The build rate timetable which was signed as part of the S106 agreement confirms that the development will be completed within 5 years of the date of approval. Potential Barriers: None identified	Deliverable	0	0	44	0	20	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	44	44	
HT123 (HT126a)	CB/16/05909	RM	Caddington	Chaul End Vehicle Storage Centre, Chaul End Road (Phase 2)	Mixed	Status: Brownfield site identified in the emerging Neighbourhood Plan Available for development Existing Use: Vehicle storage	Site has been purchased by Redrow and has Reserved matters planning permission. Information in Trajectory is based on discussion with house builder. Redrow are looking to build in the region of 40-50 per annum. Potential Barriers: None identified	Deliverable	0	0	184	0	4	45	45	45	45	28	0	0	0	0	0	0	0	0	0	0	0	0	0	212	212	

TRAJECTORY REF NO. (previous reference numbers are shown in brackets)	POLICY NO. PLANNING APPLICATION NO.	PERMISSION TYPE Full Outline RM	PARISH	NAME & SITE ADDRESS	LAND TYPE Greenfield Brownfield Mixed	AVAILABLE?	ACHIEVABLE?	CONCLUSION	Number of dwellings built on site since 1st April 2015	Dwelling losses since 2015	Dwellings expected to contribute toward the 5 year housing land supply	2017/18 (Q3-Q4)	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	Beyond 2035	Total identified supply remaining (2015-2035 plan period)	Total delivery for 2015-2035 plan period (net)	
HT124 (HT126b)	CB/15/03313	RM	Caddington	Chaul End Vehicle Storage Centre, Chaul End Road	Brownfield	Status: Brownfield site with RM permission Previous Use: Vehicle storage	60 dwellings complete and 30 under construction [September 2017 Site Visit] Potential Barriers: None identified	Deliverable	60	0	23	30	23	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	53	113
HT125 (HT127a)	CB/16/02077	RM	Caddington	Former BTR site, London Road	Brownfield	Status: RM permission Previous Use: Former Tyre and Rubber works	RM approval for 50 dwellings. The Housebuilder is Abbey Development Ltd. 12 dwellings complete and 18 under construction (September 2017 site visit) Potential Barriers: None identified	Deliverable	12	0	23	15	23	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	38	50
HT126 (HT127b)	CB/14/05007 CB/17/04313	OUTLINE RM (pending)	Cranfield	Land West of Mill Road (Phase 2)	Greenfield	Status: Outline Existing Use: Agricultural	228 dwellings (net) to be delivered. RM application for Phase 2 (117 dwellings) has been approved. Other sites in the Cranfield area are delivering and selling well. The housebuilder is Bloor Homes (South Midlands) Potential Barriers: None identified	Deliverable	0	0	117	0	0	0	48	48	21	0	0	0	0	0	0	0	0	0	0	0	0	0	0	117	117
HT126(1)	CB/16/04924	RM	Cranfield	Land West of Mill Road (phase 1)	Greenfield	Status: RM Previous Use: Agricultural	228 dwellings (net) to be delivered across the whole of the site. The first Reserved Matters application has been granted for 113 units. Other sites in the Cranfield area are delivering and selling well. The housebuilder is Bloor Homes (South Midlands) and they are on site with 47 dwellings under construction [September 2017 Site Visit] Potential Barriers: None identified	Deliverable	0	2	93	20	48	45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	113	111	
HT126a	CB/16/03469	FULL	Clifton	Clifton Park, New Road	Greenfield	Status: Full permission Existing Use: Woodland	Full permission for 29 additional park homes on extension to existing site. Build rate timetable has been agreed to as part of the S106 agreement to deliver 100% of the dwellings within 5 years of the date of permission. Site clearance started [September 2017 Site Visit] Potential Barriers: None identified	Deliverable	0	0	29	0	10	10	9	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	29	29
H126b	CB/15/02733	OUTLINE	Clifton	Land off Hitchin Lane	Greenfield	Status: Outline permission Existing Use: Agricultural	Outline permission for 97 dwellings granted at appeal. It is considered that this site is capable of delivering within the 5 year supply period. Potential Barriers: None identified	Deliverable	0	0	97	0	0	50	47	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	97	97
HT127 (HT128)	CB/14/03686 CB/15/01927 CB/15/02830	FULL	Maulden	Land at former Farris Garden Centre, Cliphill Road	Brownfield	Status: Full permission Previous Use: Former Garden Centre	13 dwellings complete with 4 under construction [September 2017 Site Visit] Potential Barriers: None identified	Deliverable	13	0	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4	17	
HT128 (HT132)	CB/13/01368 CB/15/03052	OUTLINE RM	Dunstable	Dukeminstor Estate	Brownfield	Status: RM permission Housebuilder has purchased site Existing Use: Commercial	Persimmon homes have gained RM permission. There is a reasonable prospect that this site will be completed within the five year supply period. Potential Barriers: None identified	Deliverable	0	0	170	0	35	45	45	45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	170	170
HT129 (HT134)	CB/13/03597 CB/14/04668 CB/15/04514	OUTLINE RM NMA	Dunstable	Land at French Avenue	Mixed	Status: RM permission Previous Use: Vacant factory building	208 dwellings complete with 18 under construction [September 2017 Site Visit]. 150 were built in 2016/17. Potential Barriers: None identified	Deliverable	208	0	0	32	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	32	240	
HT130 (HT135)	Emerging sites through Town Centre Master Plan	None	Dunstable	Dunstable Master Plan Site 1: Ashton Square Car Park	Brownfield	Status: Emerging site through Master Plan Existing Use: Car Park	Information supplied by Economic Growth - a small area may be released 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	Uncertain	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
HT131 (HT136)	Emerging sites through Town Centre Master Plan	None	Dunstable	Dunstable Master Plan Site 2: Priory House Gardens	Brownfield	Status: Emerging site through Master Plan Existing Use: Priory House Gardens	Information supplied by Economic Growth Potential Barriers: The site can only come forward once a replacement medical centre is developed elsewhere in Dunstable	Uncertain	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
HT133 (HT138)	Emerging sites through Town Centre Master Plan	None	Dunstable	Dunstable Master Plan Site 3: Redevelopment of Wilkinson's area	Brownfield	Status: Emerging site through Master Plan Existing Use: Retail Store	Information supplied by Economic Growth Potential Barriers: The site can only come forward once the Quadrant Shopping Centre site is redeveloped/refurbished	Uncertain	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
HT132 (HT137)	CB/10/02067 CB/14/03543	OUTLINE RM	Dunstable	Dunstable College	Brownfield	Status: Complete	Site complete	Complete	109	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	109	
HT134 (HT138a)	CB/14/04720	FULL	Dunstable	11-15 High Street South	Brownfield	Status: Full permission Previous Use: Vacant retail unit and surrounding land	The proposal is for residential development at a vacant site. Existing structures are being demolished [June 2017 Site Visit] Potential Barriers: None identified	Deliverable	0	0	26	0	26	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	26	26	
HT134a	CB/15/04829	FULL	Dunstable	Downing View 1-3 Loring Road	Brownfield	Status: Full permission Existing Use: Vacant Care Home	This proposal has full planning permission for 17 flats. There is reasonable prospect that the site will deliver housing within 5 years. Potential Barriers: None identified	Deliverable	0	0	17	0	17	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	17	17	

TRAJECTORY REF NO. (previous reference numbers are shown in brackets)	POLICY NO. PLANNING APPLICATION NO.	PERMISSION TYPE Full Outline RM	PARISH	NAME & SITE ADDRESS	LAND TYPE Greenfield Brownfield Mixed	AVAILABLE?	ACHIEVABLE?	CONCLUSION	Number of dwellings built on site since 1st April 2015	Dwelling losses since 2015	Dwellings expected to contribute toward the 5 year housing land supply	2017/18 (Q3-Q4)	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	Beyond 2035	Total identified supply remaining (2015-2035 plan period)	Total delivery for 2015-2035 plan period (net)	
HT134b	CB/16/03188	FULL	Dunstable	Ashton Middle School, High Street North	Brownfield	Status: Full permission Existing Use: Vacant Middle School	Full permission for the conversion of Ashton Middle School to provide 113 dwellings. Conversions for 29 dwellings under construction and remainder of site being cleared [September 2017 Site Visit] Potential Barriers: None identified	Deliverable	0	0	88	25	63	25	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	113	113
HT134c (HT164)	CB/15/02821	OUTLINE	Dunstable	Linpac GPG International, Luton Road	Brownfield	Status: Outline permission Existing Use: Former industrial site	This proposal gained outline planning consent on 31/08/16. Information received from the agent indicates that delivery on the site will commence in 2017/18 however no RM has been submitted. The information in the trajectory has been pushed back. Potential Barriers: None identified	Deliverable	0	0	100	0	0	40	60	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	100	100
HT134d	CB/16/04840	REG3	Dunstable	Croft Green Sheltered Housing, Croft Green	Brownfield	Status: REG3 permission Site owned by Central Bedfordshire Council Existing Use: Residential	Permission for the demolition of 9 flats and replacement with 24 sheltered housing apartments. Construction has not commenced. Potential Barriers: Delivery unlikely	Uncertain	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
HT134e	CB/16/05134	FULL	Dunstable	Former Trico Site	Brownfield	Status: Full Planning permission	Full permission for 38 houses and 23 flats. There is reasonable prospect that this sites will deliver within 5 years. Potential Barriers: None identified	Deliverable	0	0	61	0	10	31	20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	61	61
HT134f	CB/16/05657	FULL	Dunstable	Land adjacent to 192 High Street North and north west of and adjoining Tavistock Street, Tavistock Street, Dunstable	Brownfield	Status: Full Planning permission	Resolution to grant permission for 55 dwellings. S106 has been agreed and is awaiting signing. There is reasonable prospect that the sites will be delivered within 5 years. Potential Barriers: None identified	Deliverable	0	0	55	0	0	20	35	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	55	55
HT135 (HT138b)	CB/16/03885	OUTLINE	Fairfield	Land at East Lodge, Hitchin Road	Greenfield	Status: Outline permission Existing Use: Vacant land	Information received from the agent indicates that the site will be built out during 2017/18. There is a realistic prospect that delivery will occur during the five year supply period. Potential Barriers: None identified	Deliverable	0	0	18	0	0	18	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	18	18
HT135a	CB/16/01455 CB/17/00358	OUTLINE RM	Fairfield	Land East of Hitchin Road/South of Pig Unit, Hitchin Road	Greenfield	Status: Outline permission Existing Use: Agricultural	S106 agreement has been signed which commits the applicant to deliver 55% of the total dwellings within five years from the date of the approval. A RM application has been approved and the site is currently being levelled and prepped. Site Manager on adjacent site states they will move over once build is nearing completion Potential Barriers: None identified	Deliverable	0	0	122	19	25	25	24	24	24	24	15	0	0	0	0	0	0	0	0	0	0	0	0	180	180
HT136 (HT138c)	CB/14/02174	REG3	Flitwick	Flitwick Leisure Centre Site, Steppingley Road	Brownfield	Status: Outline REG3 permission Site is owned by CBC Previous Use: Vacant Leisure Centre	The new Leisure Centre has been delivered. The Council aim to dispose of the old Leisure Centre site to a developer in 2016/17. The site will deliver a care home and in the region of 40-50 C3 dwellings. The old Leisure Centre has been demolished. Potential Barriers: None identified	Deliverable	0	0	45	0	0	0	20	25	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	45	45
HT136a	CB/16/02069	OUTLINE	Flitton & Greenfield	Land off Greenfield Road	Greenfield	Status: Outline permission Existing Use: Agricultural	Originally a scheme for 24 dwellings awarded at appeal. Revised scheme for 13 dwellings on half of the site now has outline permission Potential Barriers: None identified	Deliverable	0	0	13	0	13	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	13	13
HT137 (HT138d)	CB/15/04081	OUTLINE	Gravenhurst	Land at 7-37 Barton Road	Greenfield	Status: Outline permission Existing Use: Agriculture	Outline permission for up to 24 dwellings. A build rate timetable has been agreed to ensure delivery of the scheme within 5 years of approval Potential Barriers: None identified	Deliverable	0	0	24	0	12	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	24	24
HT138 (HT138c)	CB/14/02348	OUTLINE (Pending legal agreement)	Harlington	Land at Station Road	Brownfield	Status: Outline permission subject to legal agreement Existing Use: Vacant yard	Outline permission pending for up to 45 dwellings. The S106 is out for engrossment. A decision will be issued before the end of November 2017. Potential Barriers: Legal agreement	Deliverable	0	0	45	0	0	0	20	25	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	45	45
HT139	CB/09/06626	FULL	Henlow	Land r/o Town Farm Court & 53 High Street	Brownfield	Status: Complete	Site Complete	Complete	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8	
HT140 (HT139a)	CB/15/01362 CB/17/01389	OUTLINE RM	Houghton Conquest	Land off Chapel End Road	Greenfield	Status: Outline permission Existing Use: Agricultural	Kier Living have acquired the site and the RM application has been approved. Site has started with 8 dwellings under construction [September 2017 Site Visit] Potential Barriers: None Identified	Deliverable	0	0	110	15	48	48	14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	125	125
HT141 (HT139b)	CB/15/03706 CB/17/00149	OUTLINE RM	Houghton Conquest	Land off Bedford Road & r/o Duck End Close	Greenfield	Status: Outline permission Existing Use: Agricultural	As part of the S106 the applicant has signed up to a build rate timetable which guarantees the development will be built out within three years of the date of approval. Site has started with 10 dwellings under construction [September 2017 Site Visit] Potential Barriers: None identified	Deliverable	0	0	47	5	35	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	52	52	

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HT141a (HT163)	CB/15/02223	OUTLINE	Houghton Regis	Nursery Site at North Houghton Regis (Windy Willows)	Brownfield	Status: Outline permission Landowner intent to develop Existing Use: Various commercial use and horticulture	This site adjoins the boundary of the North Houghton Regis strategic development and has outline permission for up to 30 dwellings Potential Barriers: None identified	Deliverable	0	0	0	0	0	0	0	0	0	15	15	0	0	0	0	0	0	0	0	0	0	0	30	30
HT142 (HT141)	CB/14/04276	FULL	Langford	Goods Yard, Cambridge Road	Brownfield	Status: Full permission Previous Use: Former goods yard	The site is being developed by an affordable housing provider. All plots under construction [September 2017 Site Visit] Potential Barriers: None identified	Deliverable	0	0	22	0	22	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	22	22
HT143 (HT142)	CB/16/00374	RM	Langford	Land East of Station Road	Greenfield	Status: RM permission Existing Use: Agricultural	David Wilson Homes anticipate that the site will be built out by 2020. 14 dwellings complete with 35 under construction [September 2017 Site Visit] Potential Barriers: None identified	Deliverable	14	0	66	30	55	11	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	96	110
HT144 (HT142a)	CB/15/02419	FULL	Langford	Land North of Flexmore Way	Greenfield	Status: Full permission Landowner intent to develop Existing Use: Agricultural	41 dwellings (net) to be delivered by David Wilson Homes. As part of the S106 agreement a Build Rate Timetable has been agreed to deliver all the proposed dwellings within 5 years of the date of the approval. NMA approved to re-plan some of the site Potential Barriers: None identified	Deliverable	0	0	41	0	0	0	20	21	0	0	0	0	0	0	0	0	0	0	0	0	0	0	41	41
HT145 (HT143)	CB/11/00170	FULL	Leighton Linslade	Former Millers Dairy Site, 1-2 Leighton Road	Brownfield	Status: Full permission Previous Use: Former Dairy site	Site complete	Complete	19	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	19	19
HT146 (HT143a)	CB/14/04406	OUTLINE	Leighton Linslade	Station Approach, Station Road	Brownfield	Status: Outline permission Existing Use: Vacant commercial uses	Outline permission for 25 dwellings. Potential Barriers: No progress	Developable	0	0	0	0	0	0	0	0	0	25	0	0	0	0	0	0	0	0	0	0	0	0	25	25
HT147 (HT144)	CB/11/02261 CB/15/04389	OUTLINE RM	Leighton Linslade	Pulford Corner, Billington Road	Greenfield	Status: RM permission Previous Use: Former quarry land	53 dwelling complete with 22 under construction [September 2017 Site Visit] Potential Barriers: None identified	Deliverable	53	0	0	22	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	22	75
HT147a	CB/16/01187 CB/17/01646 CB/17/01658 CB/17/01668 CB/17/01686 CB/17/01692	PADO	Leighton Linslade	Arden House, West Street	Brownfield	Status: Prior approval granted Existing Use: Vacant offices	Prior approvals granted for conversion of offices to 18 flats over 5 floors Potential Barriers: None identified	Deliverable	0	0	18	0	18	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	18	18
HT148	CB/15/02258	FULL	Lidlington	Land off Marston Road	Greenfield	Status: Full permission Previous Use: Grazing land	Site is under construction [September 2017 Site Visit] Potential Barriers: None identified	Deliverable	0	0	21	10	21	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	31	31
HT148i	CB/16/05887	OUTLINE	Lidlington	Land opposite The Lane & Lombard Street	Greenfield	Status: Outline permission Previous Use: Scrub land	Outline permission for 40 dwellings. There is reasonable prospect that this site will deliver within 5 years. Potential Barriers: None identified	Deliverable	0	0	40	0	0	20	20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	40	40
HT148a	CB/16/02590 CB/17/03308	OUTLINE RM	Potton	Land South of Sandy Road	Greenfield	Status: Outline permission Existing Use: Agricultural land	A Build Rate Timetable has been signed as part of the S106 agreement to deliver 100% of the dwellings within 5 years of the date of RM approval. RM application approved Potential Barriers: None identified	Deliverable	0	0	90	0	0	0	40	50	0	0	0	0	0	0	0	0	0	0	0	0	0	0	90	90
HT148b	CB/16/04460	OUTLINE	Potton	Land opposite Playing Field and Mill Lane	Greenfield	Status: Outline permission Existing Use: Paddock land	A Build Rate Timetable has been signed as part of the S106 agreement to fully deliver this scheme within five years of the signing of the agreement. Potential Barriers: None identified	Deliverable	0	0	62	0	0	0	30	32	0	0	0	0	0	0	0	0	0	0	0	0	0	0	62	62
HT149 (HT144a)	CB/14/02084 CB/15/02631	OUTLINE RM	Marston Moretaine	Land off Bedford Road	Greenfield	Status: RM permission Previous Use: Agricultural land	Information provided by the housebuilder (BDW) indicates that the site will be built out during 2017/18. 10 dwellings complete with 19 under construction [September 2017 Site Visit] Potential Barriers: None identified	Deliverable	10	0	20	20	20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	40	50
HT149a	CB/14/02084 CB/16/01373	OUTLINE RM	Marston Moretaine	Land off Bedford Road	Greenfield	Status: RM permission Previous Use: Agricultural land	This site is part of the larger Marston Park development and will deliver 8 dwellings as part of the Local Centre. Roads and car park are complete but the site is currently the site compound for adjacent development parcel [September 2017 Site Visit] Potential Barriers: None identified	Deliverable	0	0	8	0	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8	8
HT149b	CB/16/03283	OUTLINE	Northill	Land West of the Pastures, Upper Caldecote	Greenfield	Status: Outline permission Previous Use: Agricultural land	Outline planning permission has been granted. The land has been sold to a house builder and it is expected to deliver within 5 years. Potential Barriers: None identified	Deliverable	0	0	40	0	0	40	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	40	40
HT150 (HT144b)	CB/14/01726 CB/15/04892	OUTLINE RM	Shefford	Land off Campton Road	Greenfield	Status: RM permission Previous Use: Agricultural land and structures	Information supplied by the housebuilder (Bovis Homes) indicates that the site will be fully completed by 2020. 21 dwellings complete with 59 under construction [September 2017 Site Visit] Potential Barriers: None identified	Deliverable	21	0	84	35	58	26	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	119	140

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HT151 (HT144c)	CB/15/02657 CB/15/02929	FULL	Shefford	Bridge Farm, Ivel Road	Greenfield	Status: Full permission Previous Use: Agricultural land	42 dwellings complete with all remaining plots under construction [September 2017 Site Visit] Potential Barriers: None identified	Deliverable	42	1	0	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7	48	
HT151a	CB/16/02741	FULL	Shefford	Land at 20 Amphill Road	Brownfield	Status: Full permission Existing Use: Vacant commercial premises	Brownfield site in the centre of Shefford to deliver 26 dwellings following demolition. Demolition has completed and site is now level [September 2017 Site Visit] Potential Barriers: None identified	Deliverable	0	0	26	0	13	13	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	26	26
HT152 (HT144d)	CB/15/03102 CB/17/02941	FULL (pending S106)	Shillington	Land to the East of High Road	Mixed	Status: Full application pending S106 agreement Existing Use: Village Hall and surrounding land	This site was granted permission subject to the signing of a S106 agreement. The agent anticipates delivery of the dwellings to occur after 2022. Separate Full application registered for new village hall and 26 dwellings Potential Barriers: Funding	Deliverable	0	0	26	0	0	0	0	26	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	26	26
HT152a	CB/15/03329 CB/17/02058 (pending)	OUTLINE RM (pending)	Shillington	Land between 30 & 40 Hanscombe End Road	Greenfield	Status: Outline permission Existing Use: Vacant land	This site was granted outline permission in October 2016. Build Rate Timetable signed which guarantees delivery of the housing within 3 years of the date of RM permission. An RM application has been submitted and is awaiting approval Potential Barriers: None identified	Deliverable	0	0	15	0	0	15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	15	15	
HT153 (HT144e)	CB/15/03172 CB/17/04812	OUTLINE RM (pending)	Silsoe	Land r/o 16-36 Newbury Lane	Greenfield	Status: Outline permission Existing Use: Vacant land	This site was granted outline permission in November 2016. Build Rate Timetable signed which shows that 23 units will be delivered in year 5. RM application registered Potential Barriers: None identified	Deliverable	0	0	23	0	0	0	0	23	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	23	23
HT153a	CB/16/03105	OUTLINE	Stondon	Stondon Museum	Brownfield	Status: Outline planning permission	This site was granted outline permission in October 2016. A RM applications is expected imminently. Potential barriers: None identified	Deliverable	0	0	24	0	0	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	24	24	
HT153b	CB/16/02314	FULL	Stondon	Land r/o 104-168 Station Road	Greenfield	Status: Full permission Landowner intent to develop Existing Use: Grazing land	Build Rate Timetable has been agreed to as part of the S106 agreement to deliver 100% of the dwellings within 5 years of the date of permission. Bovis Homes will build the site. Potential Barriers: None identified	Deliverable	0	0	80	0	40	40	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	80	80
HT154 (HT145)	CB/12/02503	FULL	Stotfold	Land & buildings South East of Taylors Road	Brownfield	Status: Complete	Site Complete	Complete	26	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	26	
HT155 (HT146)	CB/10/02061 CB/12/01722 CB/15/03723	OUTLINE RM FULL	Stotfold	Land at 59 & 69 The Green	Brownfield	Status: RM permission Landowner intent to develop Previous Use: Salvation Army Hall	37 dwellings with 1 loss giving a net of 36 dwellings. 35 dwellings complete with 2 under construction [September 2017 Site Visit] Potential Barriers: None identified	Deliverable	35	1	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	36	
HT156 (HT146a)	CB/15/03182	FULL	Fairfield	Land at former Pig Development Unit, Hitchin Road	Brownfield	Status: Departure from Allocation MA7 Landowner intent to develop. Previous Use: Former pig development unit	24 dwellings complete with 41 plots under construction [September 2017 Site Visit] Potential Barriers: None identified	Deliverable	24	0	81	26	50	31	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	107	131	
HT157 (HT146b)	CB/15/04226 CB/17/01585	OUTLINE FULL	Stotfold	Land between Astwick Road & Taylors Road	Greenfield	Status: Outline permission Previous Use: Agricultural land	Outline permission for 26 dwellings granted 11/08/16. Build Rate Timetable has been signed as part of the S106 agreement to deliver all 26 dwellings within 3 years of the date of RM approval Full application has been approved for 26 dwellings. Potential Barriers: None identified	Deliverable	0	0	26	0	16	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	26	26
HT157a	CB/16/01148 CB/17/02417	OUTLINE RM (pending)	Stotfold	Land adj St Mary's Lower School, Rook Tree Lane	Greenfield	Status: Outline permission Existing Use: Paddock land	Outline permission granted for 15 dwellings. RM application registered and awaiting determination Potential Barriers: None identified	Deliverable	0	0	15	0	15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	15	15	
HT157b	CB/17/01642	OUTLINE	Stotfold	Land rear of Silver Birch Avenue	Greenfield	Status: Outline permission Existing Use:	Outline permission for up to 95 dwellings. As part of the legal agreement Taylor Wimpey have agreed to comply with a build rate timetable which sets out delivery of the site will be completed by four years after the date of the outline permission.	Deliverable	0	0	95	0	0	10	50	35	0	0	0	0	0	0	0	0	0	0	0	0	0	0	95	95	
HT158	CB/14/02124	FULL	Arlesey	Land rear of Twin Acres, Hitchin Road, Arlesey, SG15 6SE	Greenfield	Status: Full permission Existing Use:	Development started and good progress made when the site was visited at the end of September 2017. Most of the site has been developed. Potential barriers: None identified	Deliverable	0	0	10	0	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10	10	
HT159	CB/16/00860 CB/16/05923	REG3 NMA	Biggleswade	Land at Dunton Lane Biggleswade	Greenfield	Status: NMA Existing Use: Agricultural Land	CBC-led scheme for a new Council-operated G&T site which is due to start March 2018. Potential barriers: None identified	Deliverable	0	0	12	0	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12	12	

TRAJECTORY REF NO. (previous reference numbers are shown in brackets)	POLICY NO. PLANNING APPLICATION NO.	PERMISSION TYPE Full Outline RM	PARISH	NAME & SITE ADDRESS	LAND TYPE Greenfield Brownfield Mixed	AVAILABLE?	ACHIEVABLE?	CONCLUSION	Number of dwellings built on site since 1st April 2015	Dwelling losses since 2015	Dwellings expected to contribute toward the 5 year housing land supply	2017/18 (Q3-Q4)	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	Beyond 2035	Total identified supply remaining (2015-2035 plan period)	Total delivery for 2015-2035 plan period (net)		
HT160	CB/17/00573	FULL	Biggleswade	The Saxon Centre, Kingsfield Road, Biggleswade	Greenfield	Status: Full permission Existing Use: vacant plot	Permission granted end of Q2 2017. This is a resubmission of a previously approved scheme Potential barriers: None identified	Deliverable	0	0	14	0	0	14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	14	14	
HT161	CB/17/01827	FULL	Biggleswade	The Old Maltings, Church Street, Biggleswade, SG18 0JS	Brownfield	Status: Full permission Existing Use:	Development under construction, demolition, conversion and re-build in progress when the site was visited at the end of September 2017. Potential Barriers: None identified	Deliverable	0	1	10	0	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10	9	
HT162	CB/16/04498	FULL	Chalgrave	A 5 Salvage Works, Watling Street, Hockliffe, Leighton Buzzard, LU7 9PY	Brownfield	Status: Full permission Existing Use:	Full permission for 12 new dwellings (10 net) granted end of Q2 2017. The site will be delivered by Coleman New Homes. Known developer interest. Agent expects start on site in Spring 2019 with full build out during the same year. Potential Barriers: None identified	Deliverable	0	0	10	0	0	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10	10	
HT163	CB/16/01635	FULL	Dunstable	37 & 39 High Street South, Dunstable, LU6 3RZ	Brownfield	Status: Full permission Existing Use:	Full permission for the conversion of an existing building to 10 new flats. Permission granted end of Q2 2017 Potential Barriers: None identified	Deliverable	0	0	10	0	0	0	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10	10	
HT164	CB/16/02069	OUTLINE	Flitton & Greenfield	Land Off Greenfield Road, Flitton	Greenfield	Status: Outline permission Existing Use:	Outline permission granted for development of up to 13 residential units. Expect RM in spring 2018 with development starting early 2019 and build out that year. This is considered to be realistic. Potential barriers: None identified	Deliverable	0	0	13	0	0	13	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	13	13	
HT165	CB/16/02011	RM	Harlington	Lower Wood Farm, Sundon Road, Harlington, Dunstable, LU5 6LN	Greenfield	Status: RM permission Existing Use:	Reserved matters permission for the development of 13 new dwellings. Permission granted in April 2017. Potential barriers: Existing industrial units to be demolished which could delay delivery	Deliverable	0	0	13	0	0	0	13	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	13	13	
HT166	CB/17/01911	FULL	Harlington	Chiltern Aquatics Centre, Westoning Road, Harlington, Dunstable, LU5 6PA	Brownfield	Status: Full permission Existing Use:	Full permission granted August 2017 for 10 residential units. Council officer spoke to agent. Expect to discharge conditions early 2018. Expect first completions early 2019/20. This is considered to be realistic. Potential barriers: None identified	Deliverable	0	0	10	0	0	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10	10	
HT167	CB/16/00232	FULL	Heath and Reach	Land at Double Arches Farm, Eastern Way, Heath And Reach, Leighton Buzzard, LU7 9LF	Brownfield	Status: Full permission Existing Use:	Full permission for a mixed use site. When the site was visited at the end of September 2017 the employment units were under construction Potential barriers: None identified	Deliverable	0	0	11	0	0	11	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	11	11	
HT168	CB/14/03488	FULL	Houghton Regis	The Dog And Duck, Parkside Drive, Houghton Regis, Dunstable, LU5 5QN	Brownfield	Status: Full permission Existing Use:	Full permission for 12 dwellings. Permission is due to expire 16/12/2017, no sign of development starting. Potential barriers: Site has not commenced and is due to expire. 12 dwellings have been removed due to lack of commencement on site.	Uncertain	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
HT169	CB/16/02301	FULL	Leighton Linslade	Aldi Foodstore Ltd, Vimy Road, Linslade, Leighton Buzzard, LU7 1ER	Brownfield	Status: Full permission Existing Use:	Full permission granted in Q2 2016. Work is dependent on altering the Aldi car park but now the store wish to extend. Anticipate submission for an application for a small rear extension early 2018 - the development of the flats will follow. The agent suggests that delivery commencing in September/October 2018 is feasible. Potential barriers: None identified - delivery in the Trajectory should be moved to the end of the 5 year supply	Deliverable	0	0	10	0	0	0	0	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10	10	
HT170	CB/16/04121	RM	Silsoe	Silsoe Lower School, High Street, Silsoe, Bedford, MK45 4ES	Brownfield	Status: RM permission Existing Use:	Outline permission granted. The site has been sold. A RM application has recently been submitted and a demolition license is in place. They are ready to build once permission is granted. Expect build out within a year of approval. Potential barriers: None identified	Deliverable	0	0	14	0	0	14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	14	14		
HT171	CB/15/04664	FULL	Woburn	Land adj. to Timber Lane, Woburn	Greenfield	Status: Full permission Existing Use:	Full permission for 10 dwellings. Ground works had started when the site was visited at the end of September 2017. Potential Barriers: None identified	Deliverable	0	0	10	0	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10	10		
Older Persons Accommodation											0																							
HT200 (HT158)	MANOP Extra Care	None	Amphill	Houghton Lodge	Brownfield	Status: Selected as a site to provide extra care accommodation Site owned by CBC Existing Use: Council offices, day centre, nursery	This is one of four independent living schemes which the Council is working to deliver. No dates are available for this site Potential Barriers: The existing uses need to be relocated	Uncertain	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	81	81
HT201 (HT159)	MANOP Extra Care CB/17/01236	OUTLINE	Biggleswade	Sorrell Way	Greenfield	Status: Selected as a site to provide extra care accommodation for the elderly Site owned by CBC Existing Use: Vacant land	This is one of four independent living schemes which the Council is working to deliver. Scheme registered on 14/03/2017 for 93 extra care units. The land owner is in the process of marketing the site. Potential Barriers: Viability issues have been resolved	Deliverable	0	0	93	0	0	0	0	93	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	93	93	

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HT202 (HT160)	MANOP Extra Care	FULL	Dunstable	Priory View, Church Street	Brownfield	Status: Complete	Site Complete	Complete	83	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	83		
HT203 (HT161)	MANOP H1 (17A) CB/13/03019	FULL	Leighton Linslade	Greenfields, Billington Road (Part of H1 (17A))	Greenfield	Status: Complete	Site Complete	Complete	82	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	82			
HT204 (HT162)	CBC Housing Service Project 16/03378	FULL	Houghton Regis	Red House Court, Houghton Regis Central	Brownfield	Status: The site is wholly owned by CBC who have committed to its development Existing Use: Existing sheltered housing and vacant supermarket site	Full permission has been granted for a development of a CBC scheme comprising 168 independent living apartments following the demolition of the 33 existing sheltered housing units. Completion is scheduled for December 2020 Potential Barriers: None	Deliverable	0	0	135	0	0	0	135	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	135		
Strategic allocations identified in the emerging Local Plan 2015-2035											0																						
HT205	SA1	Emerging Allocation	Sundon	North Luton	Greenfield	Status: Submitted through Call for sites process - land owner intent to develop Existing Use: Agricultural land	This site was submitted to the Council as part of the call for sites process for residential development. It has been assessed as being suitable for strategic scale development. Delivery rates have been supplied by the agent and these have been used to inform the figures in this trajectory. A framework plan has been produced to aide in streamlining the process. Potential barriers: Multiple land owners. Flood mitigation measures.	Deliverable	0	0	50	0	0	0	0	50	100	150	200	200	300	300	300	300	300	300	300	300	300	300	900	3,100	3,100
HT206	SA2	Emerging Allocation	Lidlington, Marston, Brogborough	Marston Vale New Villages	Greenfield	Status: Submitted through Call for sites process - land owner intent to develop Existing Use: Agricultural land	This site was submitted to the Council as part of the call for sites process for residential development. It has been assessed as being suitable for strategic scale development. Information provided by the promoter indicates that this site can begin delivery within the five year supply period. Potential barriers: None identified	Deliverable	0	0	150	0	0	0	50	100	250	300	300	300	300	300	300	300	300	300	300	300	300	300	1300	3,700	3,700
HT207	SA3	Emerging Allocation	Arlesey	East of Arlesey	Greenfield	Status: Submitted through Call for sites process - land owner intent to develop Existing Use: Agricultural land	This site was submitted to the Council as part of the call for sites process for residential development. It has been assessed as being suitable for strategic scale development and is scheduled to deliver housing after the five year supply period. Adjacent allocation MA8 benefits from an outline planning application. Potential barriers: Multiple land owners. Delivery is dependent upon the completion of the link road.	Developable	0	0	0	0	0	0	0	0	50	100	100	150	150	150	150	150	150	150	150	150	150	150	400	1,600	1,600
HT208	SA4	Emerging Allocation	Biggleswade	East of Biggleswade	Greenfield	Status: Submitted through Call for sites process - land owner intent to develop Existing Use: Agricultural land	This site was submitted to the Council as part of the call for sites process for residential development. It has been assessed as being suitable for strategic scale development and is scheduled to deliver housing after the five year supply period. Potential barriers: None identified	Developable	0	0	0	0	0	0	0	0	50	150	150	150	150	150	150	150	150	150	150	100	0	0	1,500	1,500	
Small and medium allocations identified in the emerging Local Plan 2015-2035											0																						
HT209	HAS01	Emerging Allocation	Arlesey	Land adjoining Lewis Lane, Arlesey	Greenfield	Status: Submitted through Call for sites process - land owner intent to develop Existing Use:	This site was submitted to the Council as part of the call for sites process for residential development. It has been assessed as being suitable for development. Potential barriers: None identified	Deliverable	0	0	67	0	0	0	10	40	17	0	0	0	0	0	0	0	0	0	0	0	0	0	0	67	67
HT210	HAS02	Emerging Allocation	Arlesey	Land to rear of 214-216 High Street, Arlesey	Greenfield	Status: Submitted through Call for sites process - land owner intent to develop Existing Use: Fields	This site was submitted to the Council as part of the call for sites process for residential development. It has been assessed as being suitable for development. The site is not available now due to the Arlesey Cross development. Potential barriers: Multiple ownership	Developable	0	0	0	0	0	0	0	0	0	10	10	0	0	0	0	0	0	0	0	0	0	0	0	20	20
HT211	HAS03	Emerging Allocation	Aspley Guise	Land off Meadow View, Aspley Guise		Status: Submitted through Call for sites process - land owner intent to develop Existing Use: Agricultural	This site was submitted to the Council as part of the call for sites process for residential development. It has been assessed as being suitable for development. The site is owned by Central Bedfordshire Council Potential barriers: None identified	Deliverable	0	0	37	0	0	0	15	22	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	37	37
HT212	HAS04	Emerging Allocation	Barton le Clay	Land at Luton Road, Barton le Clay		Status: Submitted through Call for sites process - land owner intent to develop Existing Use: Sports ground	This site was submitted to the Council as part of the call for sites process for residential development. It has been assessed as being suitable for development. The site is owned by Central Bedfordshire Council Potential barriers: provision of replacement sports pitches required. Tenancy issues	Developable	0	0	0	0	0	0	0	0	25	50	50	43	0	0	0	0	0	0	0	0	0	0	0	168	168
HT213	HAS05	Emerging Allocation	Barton le Clay	Land to the East of Barton le Clay	Greenfield	Status: Submitted through Call for sites process - land owner intent to develop Existing Use: Agricultural	This site was submitted to the Council as part of the call for sites process for residential development. It has been assessed as being suitable for development. Potential barriers: None identified	Developable	0	0	0	0	0	0	0	0	25	80	80	80	80	80	80	73	0	0	0	0	0	0	0	498	498

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HT214	HAS06	Emerging Allocation	Biggleswade	Land North of Biggleswade	Greenfield	Status: Submitted through Call for sites process - land owner intent to develop Existing Use: Agricultural	This site was submitted to the Council as part of the call for sites process for residential development. A portion of the submitted site has been assessed as being suitable for development. The site is available now. Adjacent sites are rapidly being built out. The agent anticipates the delivery of 150 dwellings per annum which suggests two housebuilders will be on site. Potential barriers: None identified	Deliverable	0	0	110	0	0	0	30	80	150	141	0	0	0	0	0	0	0	0	0	0	0	0	0	401	401
HT215	HAS07	Emerging Allocation	Caddington	Caddington Park	Greenfield	Status: Submitted through Call for sites process - land owner intent to develop Existing Use: Vacant land	This site was submitted to the Council as part of the call for sites process for residential development. It has been assessed as being suitable for the development of key worker flats. Potential barriers: None identified	Developable	0	0	0	0	0	0	0	0	0	0	0	66	0	0	0	0	0	0	0	0	0	0	0	66	66
HT216	HAS08	Emerging Allocation	Campton and Chicksands	Land on the South East of the Greenway	Greenfield	Status: Submitted through Call for sites process - land owner intent to develop Existing Use: Agricultural	This site was submitted to the Council as part of the call for sites process for residential development. It has been assessed as being suitable for development. Potential barriers: None identified	Deliverable	0	0	66	0	0	10	40	16	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	66	66
HT217	HAS09	Emerging Allocation	Chalton	Chapel Farm	Greenfield	Status: Submitted through Call for sites process - land owner intent to develop Existing Use: Agricultural	This site was submitted to the Council as part of the call for sites process for residential development. It has been assessed as being suitable for development. Potential barriers: None identified	Deliverable	0	0	50	0	0	0	10	40	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	54	54
HT218	HAS10	Emerging Allocation	Clifton	New Road	Greenfield	Status: Submitted through Call for sites process - land owner intent to develop Existing Use: Agricultural	This site was submitted as three separate submission as part of the call for sites. It has been combined and has been assessed as being suitable for development. Potential barrier: Multiple land owners.	Developable	0	0	0	0	0	0	0	0	20	34	0	0	0	0	0	0	0	0	0	0	0	0	0	54	54
HT219	HAS11	Emerging Allocation	Cranfield	East End Farm	Greenfield	Status: Submitted through Call for sites process - land owner intent to develop Existing Use: Agricultural	This site was submitted to the Council as part of the call for sites process for residential development. It has been assessed as being suitable for development. Due to identified flooding issues mitigation work will be required. In the interest of robustness the site is considered to be developable rather than deliverable. Potential barriers: Potential delays to delivery due to mitigation work. Only a portion of the site is to be developed due to topography and landscape.	Developable	0	0	0	0	0	0	0	0	20	28	0	0	0	0	0	0	0	0	0	0	0	0	0	48	48
HT220	HAS12	Emerging Allocation	Cranfield	Land West of Lodge Road, Cranfield	Greenfield	Status: Submitted through Call for sites process - land owner intent to develop Existing Use: Vacant site	This site was submitted to the Council as part of the call for sites process for residential development. It has been assessed as being suitable for development. It is expected that it will be delivered within the five year supply period. An application for 15 dwellings has been received. Potential barriers: None identified	Deliverable	0	0	15	0	0	15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	15	15
HT221	HAS13	Emerging Allocation	Dunton	Land north of Greenfield Way	Greenfield	Status: Submitted through Call for sites process - land owner intent to develop Existing Use: Agricultural	This site was submitted to the Council as part of the call for sites process for residential development. It has been assessed as being suitable for development. Potential barriers: None identified	Deliverable	0	0	37	0	0	10	20	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	37	37
HT223	HAS14	Emerging Allocation	Eaton Bray	Land off Eaton Park	Greenfield	Status: Submitted through Call for sites process - land owner intent to develop Existing Use: Agricultural	This site was submitted as three separate submission as part of the call for sites. It has been combined and has been assessed as being suitable for development. Potential barriers: Flooding issues to be mitigated which could delay delivery	Deliverable	0	0	20	0	0	0	0	20	29	0	0	0	0	0	0	0	0	0	0	0	0	0	0	49	49
HT224	HAS15	Emerging Allocation	Everton	Green Lane	Greenfield	Status: Submitted through Call for sites process - land owner intent to develop Existing Use: Agricultural	This site was submitted as three separate submission as part of the call for sites. It has been combined and has been assessed as being suitable for development. Potential barriers: None identified	Deliverable	0	0	23	0	0	10	13	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	23	23
HT226	HAS16	Emerging Allocation	Everton	Land at Manor Farm	Greenfield	Status: Submitted through Call for sites process - land owner intent to develop Existing Use: Agricultural	This site was submitted as three separate submission as part of the call for sites. It has been combined and has been assessed as being suitable for development. Potential barriers: None identified	Deliverable	0	0	19	0	0	10	9	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	19	19
HT227	HAS17	Emerging Allocation	Flitwick	Land South West of Steppingley Road, Flitwick	Greenfield	Status: Submitted through Call for sites process - land owner intent to develop Existing Use: Agricultural	This site was submitted to the Council as part of the call for sites process for residential development. It has been assessed as being suitable for development. Flood and archaeological mitigation work will be required. Potential barriers: None identified	Deliverable	0	0	25	0	0	0	0	25	80	80	31	0	0	0	0	0	0	0	0	0	0	0	0	216	216
HT228	HAS18	Emerging Allocation	Flitwick	Site adj to Flitwick Garden Allotments off Steppingley Road	Greenfield	Status: Submitted through Call for sites process - land owner intent to develop Existing Use: Allotments	This site was submitted to the Council as part of the call for sites process for residential development. It has been assessed as being suitable for development. Potential barriers: None identified	Deliverable	0	0	10	0	0	0	0	10	20	5	0	0	0	0	0	0	0	0	0	0	0	0	0	35	35

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HT229	HAS19	Emerging Allocation	Gravenhurst	Land at Upper Gravenhurst/The Pyghtle	Greenfield	Status: Submitted through Call for sites process - land owner intent to develop Existing Use: Agricultural	This site was submitted as three separate submission as part of the call for sites. It has been combined and has been assessed as being suitable for development. Potential barriers: None identified	Deliverable	0	0	39	0	0	0	10	20	9	0	0	0	0	0	0	0	0	0	0	0	0	0	0	39	39
HT230	HAS20	Emerging Allocation	Harlington	Land to the West of Midland Mainline Railway	Greenfield	Status: Submitted through Call for sites process - land owner intent to develop Existing Use: Agricultural	This site was submitted to the Council as part of the call for sites process for residential development. It has been assessed as being suitable for development. Flood risk modelling has identified the presence of a ordinary watercourse. In the interest of robustness the site is considered to be developable rather than deliverable. Potential barriers: Potential delays due to flood risk, noise mitigation and the presence of pylons	Developable	0	0	0	0	0	0	0	0	0	0	25	80	80	80	80	80	10	0	0	0	0	0	0	435	435
HT231	HAS21	Emerging Allocation	Harlington	Land West of Sundon Road, Harlington	Greenfield	Status: Submitted through Call for sites process - land owner intent to develop Existing Use: Agricultural	This site was submitted to the Council as part of the call for sites process for residential development. Due to identified flooding issues mitigation work will be required. In the interest of robustness the site is considered to be developable rather than deliverable. Potential barriers: Potential delays to delivery due to mitigation work	Developable	0	0	0	0	0	0	0	0	0	25	50	50	29	0	0	0	0	0	0	0	0	0	0	154	154
HT232	HAS22	Emerging Allocation	Haynes	Land South of Northwood End Road	Greenfield	Status: Submitted through Call for sites process - land owner intent to develop Existing Use: Field	This site was submitted to the Council as part of the call for sites process for residential development. A portion of the site submitted has been assessed as being suitable for development. Potential barriers: None identified	Deliverable	0	0	29	0	0	0	10	19	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	29	29
HT233	HAS23	Emerging Allocation	Henlow	Land adj Derwent Lower School	Greenfield	Status: Submitted through Call for sites process - land owner intent to develop Existing Use: Agricultural	This site was submitted to the Council as part of the call for sites process for residential development. Site submission indicates that this site could be delivered in years 6-10 Potential barriers: None identified	Developable	0	0	0	0	0	0	0	0	0	25	40	36	0	0	0	0	0	0	0	0	0	0	0	101	101
HT234	HAS24	Emerging Allocation	Hockliffe	Land to the South West of the A5	Greenfield	Status: Submitted through Call for sites process - land owner intent to develop Existing Use: Agricultural	This site was submitted to the Council as part of the call for sites process for residential development. A portion of the site submitted has been assessed as being suitable for development. Potential barriers: None identified	Deliverable	0	0	77	0	0	0	20	40	17	0	0	0	0	0	0	0	0	0	0	0	0	0	0	77	77
HT235	HAS25	Emerging Allocation	Hockliffe	Land at Leighton Road, Hockliffe	Greenfield	Status: Submitted through Call for sites process - land owner intent to develop Existing Use: Pastoral land	This site was submitted to the Council as part of the call for sites process for residential development. It has been assessed as being suitable for development. It is also in the Neighbourhood Plan. It is anticipated that it will take 2 years to complete. Potential barriers: None identified	Deliverable	0	0	23	0	0	0	10	13	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	23	23
HT236	HAS26	Emerging Allocation	Hockliffe	A5 Watling Street, Hockliffe	Greenfield	Status: Submitted through Call for sites process - land owner intent to develop Existing Use: Agricultural	This site was submitted to the Council as part of the call for sites process for residential development. It has been assessed as being suitable for development. Potential barriers: None identified	Deliverable	0	0	41	0	0	0	10	21	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	41	41
HT237 (HT118)	HAS27	Emerging Allocation	Wixams (Houghton Conquest)	Wixams Southern Extension (Wixams Park)	Greenfield	Status: Promoted site in withdrawn Development Strategy. Submitted through Call for sites process - land owner intent to develop Existing Use: Agricultural	This site was submitted to the Council as part of the call for sites process for residential development. An outline application has been submitted for 650 dwellings and will be going to committee in 2018. The site promoters are signing a S106 which includes a build rate timetable to deliver 240 dwellings within 5 years of the date of the outline permission. Potential Barriers: None identified	Deliverable	0	0	260	0	20	60	60	60	60	60	60	60	60	60	60	30	0	0	0	0	0	0	0	650	650
HT238	HAS28	Emerging Allocation	Houghton Regis	Bidwell Gospel Hall (Dell Mount)	Brownfield	Status: Submitted through Call for sites process - land owner intent to develop Existing Use: Gospel hall	This site was submitted to the Council as part of the call for sites process for residential development. It has been assessed as being suitable for development. Potential barriers: None identified	Deliverable	0	0	25	0	0	0	10	15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	25	25
HT239	HAS29	Emerging Allocation	Houghton Regis	Land to the East of Houghton Regis	Greenfield	Status: Submitted through Call for sites process - land owner intent to develop Existing Use: Agricultural	This site was submitted to the Council as part of the call for sites process for residential development. It has been assessed as being suitable for development. Neighbouring commitments have not commenced development. Potential barriers: None identified	Developable	0	0	0	0	0	0	0	0	0	0	25	80	80	80	80	10	0	0	0	0	0	0	0	355	355
HT240	HAS30	Emerging Allocation	Langford	Thistle Hill Field	Greenfield	Status: Submitted through Call for sites process - land owner intent to develop Existing Use: Agricultural	This site was submitted to the Council as part of the call for sites process for residential development. It has been assessed as being suitable for development Potential barriers: Multiple landowners	Developable	0	0	0	0	0	0	0	0	0	20	40	10	0	0	0	0	0	0	0	0	0	0	0	70	70

TRAJECTORY REF NO. (previous reference numbers are shown in brackets)	POLICY NO. PLANNING APPLICATION NO.	PERMISSION TYPE Full Outline RM	PARISH	NAME & SITE ADDRESS	LAND TYPE Greenfield Brownfield Mixed	AVAILABLE?	ACHIEVABLE?	CONCLUSION	Number of dwellings built on site since 1st April 2015	Dwelling losses since 2015	Dwellings expected to contribute toward the 5 year housing land supply	2017/18 (Q3-Q4)	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	Beyond 2035	Total identified supply remaining (2015-2035 plan period)	Total delivery for 2015-2035 plan period (net)	
HT241	HAS31	Emerging Allocation	Langford	Bridge Field, Langford	Greenfield	Status: Submitted through Call for sites process - land owner intent to develop Existing Use: Agricultural	This site was submitted to the Council as part of the call for sites process for residential development. It has been assessed as being suitable for development. Potential barriers: None identified	Deliverable	0	0	67	0	0	0	20	40	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	67	67
HT242	HAS32	Emerging Allocation	Leighton Linslade	Northern Chamberlains Barn	Greenfield	Status: Submitted through Call for sites process - land owner intent to develop Existing Use: Agricultural	This site was submitted to the Council as part of the call for sites process for residential development. It has been assessed as being suitable for development. The adjacent allocation at Chamberlains barn has not commenced. Potential barriers: Neighbouring site has not commenced.	Developable	0	0	0	0	0	0	0	0	0	25	50	50	50	0	0	0	0	0	0	0	0	0	0	175	175
HT243	HAS33	Emerging Allocation	Leighton Linslade	Land North of Soulbury Road	Greenfield	Status: Submitted through Call for sites process - land owner intent to develop Existing Use: Agricultural	This site was submitted to the Council as part of the call for sites process for residential development. It has been assessed as being suitable for development. Potential barriers: None identified	Deliverable	0	0	55	0	0	0	20	35	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	55	55
HT244	HAS34	Emerging Allocation	Leighton Linslade	The Chiltern-Hunt Land	Greenfield	Status: Submitted through Call for sites process - land owner intent to develop Existing Use: Agricultural	This site was submitted to the Council as part of the call for sites process for residential development. It has been assessed as being suitable for development. The adjacent allocation at Chamberlains Barn has not commenced. Potential barriers: Neighbouring site has not commenced.	Developable	0	0	0	0	0	0	0	0	0	25	50	50	13	0	0	0	0	0	0	0	0	0	0	138	138
HT245	HAS35	Emerging Allocation	Marston Moretaine	Wood End Lane, Marston Moretaine	Greenfield	Status: Submitted through Call for sites process - land owner intent to develop Existing Use: Disused allotments	This site was submitted to the Council as part of the call for sites process for residential development. It has been assessed as being suitable for development. Potential barriers: None identified	Deliverable	0	0	63	0	0	0	0	20	43	0	0	0	0	0	0	0	0	0	0	0	0	0	0	63	63
HT246	HAS36	Emerging Allocation	Maulden	Land North of Clophill Road	Greenfield	Status: Submitted through Call for sites process - land owner intent to develop Existing Use: Agricultural	This site was submitted to the Council as part of the call for sites process for residential development. It has been assessed as being suitable for development. An outline planning applications have been submitted. Potential barriers: None identified	Deliverable	0	0	25	0	0	10	15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	25	25
HT247	HAS37	Emerging Allocation	Maulden	land between 129a and 131 Clophill Road, Maulden	Greenfield	Status: Submitted through Call for sites process - land owner intent to develop Existing Use: Agricultural	This site was submitted to the Council as part of the call for sites process for residential development. It has been assessed as being suitable for development. An outline planning applications have been submitted. Potential barriers: None identified	Deliverable	0	0	21	0	0	10	11	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	21	21
HT248	HAS38	Emerging Allocation	Maulden	Land fronting Silsoe Road, Maulden	Greenfield	Status: Submitted through Call for sites process - land owner intent to develop Existing Use: Agricultural	This site was submitted to the Council as part of the call for sites process for residential development. It has been assessed as being suitable for development. Potential barriers: None identified	Deliverable	0	0	39	0	0	0	10	20	9	0	0	0	0	0	0	0	0	0	0	0	0	0	0	39	39
HT249	HAS39	Emerging Allocation	Meppershall	Land at 32 Shefford Road (Bandland Nursery)	Greenfield	Status: Submitted through Call for sites process - land owner intent to develop Existing Use: Agricultural nursery	This site was submitted to the Council as part of the call for sites process for residential development. It has been assessed as being suitable for development. Potential barriers: None identified	Deliverable	0	0	55	0	0	0	0	15	40	0	0	0	0	0	0	0	0	0	0	0	0	0	0	55	55
HT250	HAS40	Emerging Allocation	Moggerhanger	Land adj Park Road/Bedford Road (A603)	Greenfield	Status: Submitted through Call for sites process - land owner intent to develop Existing Use: Agricultural	This site was submitted to the Council as part of the call for sites process for residential development. It has been assessed as being suitable for development. Potential barriers: None identified	Deliverable	0	0	30	0	0	0	10	20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	30	30
HT251	HAS41	Emerging Allocation	Northill	land at Thorncote Road, Northill - Close Field	Greenfield	Status: Submitted through Call for sites process - land owner intent to develop Existing Use: Agricultural	This site was submitted to the Council as part of the call for sites process for residential development. It has been assessed as being suitable for development. Potential barriers: None identified	Deliverable	0	0	21	0	0	0	10	11	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	21	21
HT252	HAS42	Emerging Allocation	Northill	The Pound Upper Caldecote	Greenfield	Status: Submitted through Call for sites process - land owner intent to develop Existing Use: Agricultural	This site was submitted to the Council as part of the call for sites process for residential development. A portion of the site submitted has been assessed as being suitable for development. The site promoter has suggested it will take 3 years to build. Potential barriers: None identified	Deliverable	0	0	33	0	0	0	10	13	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	33	33
HT253	HAS43	Emerging Allocation	Potton	One Acre Field, Sandy Road	Greenfield	Status: Submitted through Call for sites process - land owner intent to develop Existing Use: Agricultural	This site was submitted to the Council as part of the call for sites process for residential development. It has been assessed as being suitable for development. Potential barriers: None identified	Deliverable	0	0	12	0	0	0	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12	12

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Barton, Toddington and Harlington												0	0	0	0	0	0	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	0	0	0	70	70		
The rest of Central Bedfordshire												0	0	0	0	0	0	-11	26	41	41	41	41	41	41	41	41	41	41	41	41	41	41	41	41	41	41	41	0	0	0	343	343
Windfall Allowance (deductions have been made for permitted sites to avoid double counting)												0	0	0	0	0	0																									2,590	2,590
Total												4,447	112	10,976	1,137	2,240	2,406	2,396	2,232	1,702	2,393	3,218	3,051	2,757	2,498	2,187	2,080	1,880	1,691	1,577	1,100	950	5,450	37,495	41,830								

Plan Requirement	39,350	Breakdown of completions (net)	
Annual requirement	1,967.5	2015/16	1,626
No. years into OAN period	3.0	2016/17	1,773
No. years remaining	17.0	2017/18 Q1	311
Five year requirement	10,268.0	2017/18 Q2	625
Addition of 5% buffer	10,781	2017/18 Q3-4	1,137
		estimate	1,137
Net Five year supply	10,976	TOTAL	5,472
Deficit	-195	Shortfall	430.50
No. years supply	5.09		
% of 5 year requirement	101.80		



**Central
Bedfordshire**

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