

**BEDFORD LOCAL PLAN 2030 EXAMINATION**

**STATEMENT OF BEDFORD BOROUGH COUNCIL**

**DOCUMENT REFERENCE: BBC08**

**Matter 8  
Supply of Housing Land**

**UPDATE  
May 2019**

**Week 3**

**Tuesday 18 June 2019**



In paragraph 8.2.4 of its Matter 8 statement the Council indicated that it would be updating its evidence on housing completions and forecast of deliverable sites prior to the examination hearings. This work has now been undertaken and is available in the examination library.

A summary of the updated information using the same format as the table in the Council's matter 8 statement is set out below.

Source of supply	Dwellings numbers forecast to be delivered in the five year period 2019/20-2023/24	Dwelling numbers forecast to be delivered in the full plan period 2015/16-2029/30
Completions 1 April 2015 to 31 March 2019	4928	4928
Sites with planning permission or prior approval	3970	5233
Windfall	560	1070
Proposed allocation sites	964	2061
Capacity to be identified in neighbourhood plans	436	2260
Total	10857	15552
Local Plan housing requirement		14550
Local Plan housing surplus		1002

On the basis of the figures above and using a 5% buffer, the five year land supply based only on those sites which already have planning permission is 5.67 years. When the sites allocated in the Local Plan 2030 are added, the supply rises to 7.43 years.

As a consequence of the updates outlined above the Council will invite the Inspectors to modify Policy 3S of the plan to read

**Policy 3S – Amount and distribution of housing development**

A minimum of ~~3,636~~ 3319 new dwellings will be allocated and distributed as follows:

- i. Bedford urban area: ~~2,532~~ 2497 dwellings (of which ~~1,785~~ 1,750 dwellings will be delivered by 2030)
- ii. Urban extensions: 210 dwellings
- iii. Stewartby strategic brownfield allocation: 1,000 dwellings (of which 100 dwellings will be delivered by 2030)
- iv. *Criterion deleted*

- v. Key service centres: 2,000 dwellings
- vi. Rural service centres: 260 dwellings

In the settlements listed below, it will be necessary to identify sites to meet the following levels of development, generally in and around defined Settlement Policy Area boundaries. Other than in Roxton, all sites will be allocated in Neighbourhood Development Plans:

- i Bromham – 500 homes
- ii Clapham – 500 homes
- iii Great Barford – 500 homes  
Sharnbrook – 500 homes
- iv Carlton – 25-50 homes
- v Harrold – 25-50 homes
- vi Milton Ernest – 25-50 homes
- vii Oakley – 25-50 homes
- viii Roxton – 25-50 homes (see Policy 28)
- ix Turvey – 25-50 homes  
Willington – 25-50 homes