



UNIVERSAL DESTINATIONS & EXPERIENCES UK PROJECT

Former Kempston Hardwick Brickworks
and adjoining land, Bedford

Environmental Statement Volume 3

Appendix 18.1 - Long List of Committed Developments

Report reference: 4.18.1.0

Revision number: 00

Date: June 2025



CONTENTS

APPENDIX 18.1: LONG LIST OF COMMITTED DEVELOPMENTS	1
---	----------

TABLES

Table 1 – List of Committed Developments
--

APPENDIX 18.1: LONG LIST OF COMMITTED DEVELOPMENTS

Table 1 below, along with **Figure 18.1: Committed Developments (Volume 2)**, shows the long list of Committed Developments considered for the cumulative effects assessment. This list was fixed during the week commencing 27 January 2025, and therefore any developments that entered the planning portal system after this date have not been included in the cumulative effects assessment.

Table 1 – List of Committed Developments

Number on Figure 18.1	Planning Reference	Distance and Address from the Proposed Development	Decision Date	Status	Description of Committed Development	Grid Reference (Easting / Northing)	Scoped in to Cumulative Effects Assessment
1	21/00999/OUTEIS	9.63km Mk East Development London Road Newport Pagnell	10 February 2022	Approved	Hybrid planning application encompassing: (i) outline element (with all matters reserved) for a large-scale mixed-use urban extension (creating a new community) comprising: residential development; employment including business, general industry and storage/distribution uses; a secondary school and primary schools; a community hub containing a range of commercial and community uses; a new linear park along the River Ouzel corridor; open space and linked amenities; new redways, access roads and associated highways improvements; associated infrastructure works; demolition of existing structures and (ii) detailed element for strategic highway and multi-modal transport infrastructure, including: new road and redway extensions; a new bridge over the M1 motorway; a new bridge over the River Ouzel; works to the Tongwell Street corridor between Tongwell roundabout and Pineham roundabout including new bridge over the River Ouzel; alignment alterations to A509 and Newport Road; and associated utilities, earthworks and drainage works.	488962, 241760	Yes
2	21/02760/FUL CB/21/04086/FULL 21/02526/MAF	5.2km	15 May 2024	Approved	Full application for the installation, operation and subsequent decommissioning of a renewable energy scheme comprising ground mounted photovoltaic solar arrays, associated infrastructure, security fencing and measures and access improvements including landscaping and biodiversity measures and permissive footpath.	496459, 246527	No
3	22/01979/REM	9.63km	21 December 2022	Approved	Approval of reserved matters for the access, appearance, landscaping, layout, and scale pursuant to outline planning permission ref. 21/00999/OUTEIS for the erection of a primary substation and associated works.	488962, 241760	No (already addressed as part of 1)
4	CB/21/00199/REG3	7.82km Site of former Flitwick Leisure Centre, Steppingley Road, Flitwick, Bedford, MK45 1TH	05 May 2021	Approved	Hybrid Planning Application seeking Full planning permission for Care Facility comprising of 88 Independent Housing Apartments, a residential care home consisting of 72 bedrooms, an 8-bed short breaks facility, with associated ancillary uses including community, hair salon, cafe, and health and Outline planning permission with all matters reserved for residential development (use class C3).	502626, 235514	No
5	CB/23/01751/OUT	4.79km Land North of Braeburn Way and Unit C 187 High Street Cranfield	10 April 2024	Approved	Hybrid application part Outline application for the erection of up to 180 dwellings, together with open space, landscaping, drainage features and associated infrastructure. With all other matters reserved apart from access (from Eight Acres) and FULL application for demolition of existing buildings and reconfiguration of existing parking to construct new car park.	495520, 242799	Yes
6	CB/19/02897/RM	4.67km Land off Mill Road, Cranfield	24 July 2020	Approved	Reserved Matters following outline application CB/17/01042/OUT APP/P0240/W/17/3181269: The erection of 78 dwellings with public open space, landscaping and a sustainable drainage system (SuDS) and land for provision of a doctor's surgery. Reserved matters for the erection of 78 dwellings with public open space, landscaping and a sustainable drainage system.	495617, 242991	Yes
7	CB/20/02607/RM	4.31km East End Farm, Bedford Road, Cranfield, Bedford, MK43 0EU	04 February 2021	Approved	Resubmission of Reserved matters: Application pursuant to outline planning permission CB/18/02018/OUT for 48 dwellinghouses and associated public open space at land at East End Farm, Cranfield, all matters reserved except access.	496229, 242518	Yes

Number on Figure 18.1	Planning Reference	Distance and Address from the Proposed Development	Decision Date	Status	Description of Committed Development	Grid Reference (Easting / Northing)	Scoped in to Cumulative Effects Assessment
8	CB/22/04299/OUT	5.12km Land north of Cranfield Airport, College Road, Cranfield	20 October 2023	Approved	Outline Application: with all matters reserved except for access, for the maintenance, repair and overhaul of aircraft and associated research and development activity, comprising up to 16 aircraft hangar bays, offices, workshops and storage buildings, compass swing pad and associated works, aircraft engine ground running enclosure and associated works, aircraft wash stand, airfield infrastructure works comprising construction of aprons, taxiways and runway works, upgrades of aeronautical ground lighting, and navigational aids, site perimeter fencing, drainage, car parking, security gate houses and controlled vehicle and pedestrian access, landscaping, earth bunds, earth works, electrical sub-stations, demolition works, utility works, temporary site office, modifications to public rights of way and modifications to the Crawley Road / College Road / Astwood Road highway junction. EIA development accompanied by an Environmental Statement.	494963, 243224	Yes
9	CB/20/03803/FULL	6.68km Cranfield University, University Way, Cranfield MK43 0FQ	05 February 2021	Approved	Proposed Installation of a 1.5MWth (megawatt thermal) Pilot Hydrogen Production Plant [Class E(g)(ii) (Research & Development) and F1(a) (Education) uses] with Associated Control Cabin Outbuilding and Access; Hard/Soft Landscaping; Boundary Treatment; Utility Connections; Lighting Columns; and Associated Development.	493972, 242023	Yes
10	CB/22/04182/FULL	5.03km Cranfield Airport, College Road, Cranfield	24 January 2023	Approved	Airport aviation Fuel Farm including vehicular access, landscaping, drainage and associated works.	495367, 242771	Yes
11	CB/20/02736/FULL	8.35km Flitwick Railway Station, Steppingley Road, Flitwick, Bedford , MK45 1AJ	14 October 2020	Approved	Re-development of land adjacent to Flitwick Railway Station to provide a new transport interchange hub, including the demolition of a standalone premises comprising A5 use; the provision of a new bus interchange area with associated bus shelters; a new drop-off/pick-up layby; re-arranged layouts of existing cycling, motorcycle and car parking facilities, revised vehicular and pedestrian access; landscaping works; and revisions to the existing Tesco access.	503227, 235060	No
12	CB/22/04108/FULL	7.95km Land South of Steppingley Road Flitwick		Awaiting Decision	Erection of 200 dwellings, including new access roads, landscaping, open space, SuDs attenuation and associated infrastructure and engineering works.	502569, 235431	No
13	CB/23/02951/FULL	9.25km Land to the south of Bedford Road, Aspley Guise		Awaiting Decision	Erection of Pre-School building, including woodland school area, outdoor play and learning facilities, new adoptable access from Bedford Road to serve the new Pre-School and the existing Lower School, including new circulation space, coach drop off and car park, community public open space and community orchard and erection of 6 detached dwellings.	494551, 236034	No
14	CB/23/00467/FULL	7.9km Land the rear of Waterworks House, The Old Waterworks, The Pump House, 12 and 15 Shefford Road and 11 to 21 Jacques Lane, Clophill, Bedford		Awaiting Decision	Demolition of existing structures and erection of 33 dwellings, a new access, public open space and associated works.	509590, 238292	No
15	CB/22/00588/OUT	6.39km Land to the rear of 29-33 Clophill Road, Maulden	25 January 2023	Approved	Outline Application: Development comprising demolition of existing commercial building and erection of up to 30 dwellings, together with all ancillary works. All matters reserved except access.	506583, 237695	No

Number on Figure 18.1	Planning Reference	Distance and Address from the Proposed Development	Decision Date	Status	Description of Committed Development	Grid Reference (Easting / Northing)	Scoped in to Cumulative Effects Assessment
16	CB/19/01902/FULL	8.03km Land off Maulden Road Flitwick MK45 1BN	08 April 2020	Approved	Proposed change of use from arable land to the provision of a new cemetery and country park; including access road, car park and landscaping.	503196, 235125	No
17	CB/21/05393/OUT	6.46km Land fronting Silsoe Road Maulden		Awaiting Decision	Outline application: for the development of up to 49 dwellings, vehicular and pedestrian access, green infrastructure including open space and landscaping, related drainage and other infrastructure works (all matters reserved other than access).	505877, 237582	No
18	22/01468/EIAWM	8.6km Land South Of St Neots Road, Bedford Incl. Land To North East And West Of Existing Willington Lock Quarry Extraction Area, The Existing Willington Lock Quarry And Mineral Processing Plant Site	04 December 2024	Approved	Proposed extension and consolidation of mineral extraction and the importation of inert material at Willington Lock Quarry.	512380, 251050	Yes
19	19/02808/S73WM	6.54km Willington Quarry Bedford Road Cople Bedford Bedfordshire MK44 3PG	14 June 2021	Approved	Extraction of sand and gravel from 69 hectares (170 acres) of land and re-filling with non-putrescible materials and subsequent restoration (including variation of conditions 3 and 11 of Planning Permission ref. 6/1983 to amend the approved restoration scheme and to allow the retention of the access road after completion of restoration operations to provide continued access to the site).	509699, 250239	No
20	20/02117/MAF	3.45km Land At Haynes Park Off Cotton End Road Wilstead Bedfordshire	14 August 2023	Approved	Meeting Hall (Class D1) incorporating ancillary facilities including toilets, medical rooms and circulation. Demolition of the pool structure and landscaping including reinstatement of historic landscape features, hard and soft standing and a wilderness garden (Cross Local Authority boundary application between Central Bedfordshire Council and Bedford Borough Council).	507222, 243723	No
21	23/01614/M73	0.94km Parcel 3.4 Wixams Village 3 Bedford Road Bedford Wixams MK45 3PD	02 February 2024	Approved	Reserved matters for 232 residential dwellings on parcel 3.4, including Appearance, Landscaping, Layout and Scale, pursuant to Outline permission 11/01380/M73, including variation of approved plans condition 1 attached to 21/02615/MAR to allow for amended location and mix of affordable units.	504461, 244483	Yes
22	23/02566/MAR	0.45km Aldi Zander Way Wixams Bedford Bedfordshire MK42 6EY	26 June 2024	Approved	All reserved matters for the erection of a Regional Distribution Centre (Use Class B8) with ancillary office accommodation (Use Class E(g)(i)), gatehouse and access arrangements, vehicle maintenance unit, recycling area, car parking, landscaping and other associated works, pursuant to outline permission ref. 15/00466/EIA.	504226, 244828	Yes
23	21/03124/MAR	2.78km Land Rear Of 25 To 39 Howard Close Wilstead Bedfordshire	09 August 2021	Approved	Application for Approval of Reserved Matters (Appearance, Landscaping, Layout and Scale) for the erection of 30 dwellings (including affordable, self-build and build for rent), pursuant to Outline Planning Permission 19/01019/MAO (allowed under appeal ref APP/K0235/W/19/3237824).	506476, 243052	No
24	22/00309/M73	0.06km British Car Auctions Kiln Road Kempston Hardwick Bedford Bedfordshire MK43 9PR	20 June 2022	Approved	Construction of motor vehicle auction centre, vehicle storage and parking areas, ancillary buildings for vehicle wash, valeting and inspection, roundabout and access road including variation of condition 16 attached to 03/00187/FUL to allow for extended hours of operation.	503415, 243963	No

Number on Figure 18.1	Planning Reference	Distance and Address from the Proposed Development	Decision Date	Status	Description of Committed Development	Grid Reference (Easting / Northing)	Scoped in to Cumulative Effects Assessment
25	23/01008/MAR	2.41km Village 4, Parcel 4 Bedford Road Wixams Bedfordshire	16 January 2024	Approved	Reserved Matters application for appearance, landscaping, layout and scale for the erection of 111 new dwellings, parking, landscaping and associated works pursuant to Outline Planning Permission 11/01380/M73.	503849, 244090	Yes
26	21/02615/MAR	0.6km Parcel 3.4 Wixams Village 3 Bedford Road Bedford Wixams MK45 3PD	20 December 2022	Approved	Reserved matters for 232 residential dwellings on parcel 3.4, including Appearance, Landscaping, Layout and Scale, pursuant to Outline permission 11/01380/M73.	504461, 244483	Yes
27	23/01600/OUT	4.61km Land Off Manor Way Cotton End Bedfordshire	31 January 2024	Appeal in progress	Outline application with all matters reserved except access, for the erection of 9 self-build houses.	508600, 245164	No
28	23/01833/FUL	4.56km Site Formerly Known As 161 High Road Cotton End Bedfordshire		Awaiting Decision	Erection of 8 dwellings with landscaping and other associated works.	508370, 245132	No
29	19/02446/MAF	2.34km Land At Former Gas Works Site Ford End Road Bedford Bedfordshire	16 September 2020	Approved	Remediation of contamination including removal and backfilling of materials.	503994, 249318	No
30	19/01904/MAO	5.08km Land At Junction Of A422 And A428 In The Parish Of Bromham Stagsden Road Bromham Bedfordshire	29 January 2024	Approved	Outline application for the erection of up to 390 dwellings (C3 use), a sports pavilion, parking, public open space, equipped play spaces, playing fields, landscaping, earth works, sustainable drainage system and other associated infrastructure, with all matters reserved except for vehicular accesses including a new roundabout on Stagsden Road and segregated pedestrian and cycle routes.	499728, 250208	Yes
31	20/00488/MAR	5.03km Land Off Clapham Road And Manton Lane Bedford Bedfordshire MK41 7PB	29 July 2022	Approved	All reserved matters for the erection of school buildings and the provision of associated indoor and outdoor sports facilities / pitches, pursuant to Outline permission 16/00111/MAO (allowed under appeal reference APP/K0235/W/18/3203051).	504311, 251778	No
32	22/00762/M73	5.03km Land Off Clapham Road And Manton Lane Bedford Bedfordshire MK41 7PB	29 July 2022	Approved	All reserved matters for the erection of school buildings and the provision of associated indoor and outdoor sports facilities / pitches, pursuant to Outline permission 16/00111/MAO (allowed under appeal reference APP/K0235/W/18/3203051) and non-material amendment 22/01652/NMA, including variation of approved plans condition 1 and conditions 7, 8 and 9 attached to 20/00488/MAR.	504311, 251778	No
33	23/02577/M73	4.91km Land Off Clapham Road And Manton Lane Bedford Bedfordshire	19 February 2024	Approved	Outline application for the construction of school buildings, indoor tennis courts and pavilion building, outdoor tennis courts and rugby pitches. All matters reserved except access, including removal of condition 19 attached to 16/00111/MAO (allowed under appeal reference APP/K0235/W/18/3203051) to remove the requirement for the provision of a Public Right of Way.	504311, 251778	No

Number on Figure 18.1	Planning Reference	Distance and Address from the Proposed Development	Decision Date	Status	Description of Committed Development	Grid Reference (Easting / Northing)	Scoped in to Cumulative Effects Assessment
34	19/01860/MAF	4.69km A F Blakemore And Son Manton Lane Bedford Bedfordshire MK41 7BJ	10 December 2021	Approved	Erection of commercial building (Use Class B8) along with access and servicing arrangements, car parking, landscaping and associated works including substation, sprinkler tanks and pump house.	504437, 251419	No
35	21/01742/M73	4.61km A F Blakemore And Son Manton Lane Bedford Bedfordshire MK41 7BJ	10 December 2021	Approved	Erection of commercial building (Use Class B8) along with access and servicing arrangements, car parking, landscaping and associated works including substation, sprinkler tanks and pump house. Variation of approved plans condition 2 attached to 19/01860/MAF, to allow for changes to elevations, fencing, Anglian Water enclosure, surfacing, car and cycle parking, relocation of transformer.	504437, 251419	No
36	19/00593/MAO	6.75km Land At Graze Hill Ravensden Bedfordshire	11 April 2024	Approved	Outline planning application for residential development of up to 165 dwellings and an extension to the Country Park with all matters reserved except for access.	505978, 253749	No
37	22/01581/MAF	7.02km Land North Of College Farm Green Lane Clapham Bedfordshire	08 March 2024	Approved	Construction and operation of a solar photovoltaic farm including fencing, internal service tracks, inverters, transformer stations, cabling, CCTV, landscaping, substations and ancillary cabins.	503684, 252969	No
38	23/02238/M73	7.02km Land North Of College Farm Green Lane Clapham Bedfordshire	08 March 2024	Approved	Construction and operation of a solar photovoltaic farm including fencing, internal service tracks, inverters, transformer stations, cabling, CCTV, landscaping, substations and ancillary cabins, including variation of approved plans condition 1 attached to 22/01581/MAF, to allow for exclusion of solar panels from an area of significant archaeological interest and relocation to the southern extent of the panel deployment area, use of a ground intrusive panel frame mounting system to replace the approved sleeper system with all cables to be buried underground and removal of the maximum 10 work personnel on site, as referred to in the approved Planning Statement.	503684, 252969	No
39	22/00759/COU	3.90km Priory Marina Barkers Lane Bedford Bedfordshire MK41 9DJ	19 April 2023	Approved	Change of Use of 22 existing leisure moorings to a residential use and associated ancillary infrastructure at Priory Waterside and Marina.	506902, 249260	No
40	22/01588/FUL	3.90km Priory Marina Barkers Lane Bedford Bedfordshire MK41 9DJ	02 January 2024	Approved	Proposed development of 5 floating homes and the addition of a new automated access gate.	506902, 249260	No
41	18/01502/MAF	5.25km Land East of Meadow Lane Cardington Bedfordshire	07 March 2022	Approved	Commercial glasshouse with packing facility and office space, with reservoir, car parking and landscaping.	508645, 249562	No
42	23/01034/MAR	8.05km Land Between Sandy Road And Wood Lane Willington Bedfordshire	22 May 2024	Approved	Reserved Matters (Appearance, Landscaping, Layout and Scale) for the provision of 50 residential dwellings (Use Class C3) and associated works pursuant to Outline Permission: 20/02151/MA.	511925, 249483	No

Number on Figure 18.1	Planning Reference	Distance and Address from the Proposed Development	Decision Date	Status	Description of Committed Development	Grid Reference (Easting / Northing)	Scoped in to Cumulative Effects Assessment
43	20/02151/MAO	8.05km Land Between Sandy Road And Wood Lane Willington Bedfordshire	24 August 2023	Approved	Outline application with all matters reserved except access, for up to 50 dwellings, open space and vehicular access off Sandy Road.	511925, 249483	No
44	21/02804/MAF	2.12km Richardson Milling (UK) Ltd Mile Road And Land At Windsor Road Bedford Bedfordshire MK42 9TB	24 February 2022	Approved	Demolition of existing BT office and shed, car wash and car sales building, warehouse building with associated offices, offices adjacent to existing mill building, canopied area, part of existing energy centre and silos. Erection of new B2/B8 building with associated offices, erection of new silos, production area conveyor, process hall, process tower, process turret, new intake/outload building, gatehouse and weighbridge, enclosed pallet storage area, covered service area, new pellet silo, pellet press building, filter enclosure, bulk outload building extension and grinding building. Car parking provision, new accesses onto Windsor Road, service yard area, plant equipment and all ancillary works.	505791, 247916	Yes
45	19/02247/MAF	1.85km Former Hazlewood Foods Ltd Site Dallas Road Bedford Bedfordshire MK42 9EL	17 August 2021	Approved	Application for full planning permission consisting of 341 dwellings (Use Class C3) to include townhouses, duplexes and apartments in a series of separate buildings varying from 3 to 7 storeys, with associated car parking, servicing and plant, on site open space, pedestrian and vehicle access, landscaping and all associated works.	504243, 248571	Yes
46	23/01975/M73	2.3km Former Hazlewood Foods Ltd Site Dallas Road Bedford Bedfordshire	4 March 2024	Approved	Application for full planning permission consisting of 341 dwellings (Use Class C3) to include townhouses, duplexes and apartments in a series of separate buildings varying from 3 to 7 storeys, with associated car parking, servicing and plant, on site open space, pedestrian and vehicle access, landscaping and all associated works, including variation of approved plans condition 1 attached to 19/02247/MAF, to allow for alterations to roofs, change of glass balustrades to metal and the addition of doors to improve fire safety.	504493, 249033	Yes
47	20/00901/EIA	3.48km RAF Cardington The Highway Shortstown Bedfordshire MK42 0TE	27 April 2021	Approved	Erection of 592 dwellings and associated works.	508136, 246363	Yes
48	23/02783/EIA	2.35km Land Off Canberra Road Shortstown Bedfordshire		Awaiting Decision	Hybrid application for (1) Outline planning application (all matters reserved except for means of access in respect of junction arrangements onto the A600) for up to 1000 residential dwellings (including Use Classes C2/C3), a local centre, mobility hub, primary school, open space, play space, sports facilities, allotments, landscaping and associated infrastructure and works; AND, (2) Full planning permission for infrastructure works including two access points onto the A600, internal roads, pumping station, heat hub, cycleways and pedestrian routes, landscaping, drainage, lighting and other associated infrastructure and works.	507383, 246207	Yes
49	23/01877/MAF	0.23km 1 Progress Park Elstow Bedford Bedfordshire MK42 9XE		Awaiting Decision	Demolition of link building between two existing industrial unit to subdivide site. New vehicular ramp (5 degree or shallower) with a retaining wall either side. Unfinished land between buildings to become service road to rear. Erection of fencing to create two separate properties.	504304, 246739	Yes
50	N/A – Understood to be Permitted Development	0.0km	N/A	Unsure	Network Rail overbridge to replace Kempston Hardwick level crossing along Manor Road.	502602, 244789	Yes

Number on Figure 18.1	Planning Reference	Distance and Address from the Proposed Development	Decision Date	Status	Description of Committed Development	Grid Reference (Easting / Northing)	Scoped in to Cumulative Effects Assessment
51	24/00586/FUL	8.38km Chicheley Road Little Crawley North Crawley Milton Keynes MK16 9LS	13 November 2024	Awaiting Decision	Full planning permission for the erection of 18 No. dwellings with associated parking, landscaping and road infrastructure including creation of new vehicular access and footpath connection from Chicheley Road.	492333, 245042	No
52	PLN/2025/0038	8.4km 5 Lyefield Chicheley Road North Crawley Milton Keynes MK16 9LP		Awaiting Decision	Application for Full planning permission consisting of the demolition of one dwelling with the erection of 10 dwellings.	492422, 245020	No
53	24/00810/MAO	5.6km Land South Of Northampton Road Bromham Bedfordshire		Awaiting Decision	Outline planning permission with all matters reserved except the means of access via Northampton Road for: up to 315 new homes (class C3), a 64-bed care home (class C2), 0.2 hectares of land for a GP surgery or other community use (class E and F2), convenience store (class E) and associated car parking (including charging points for electric vehicles and recycling bank), public open space, skate-park, outdoor gym, play areas and ancillary uses.	499679, 250946	Yes
54	24/01026/MAO	5.63km Land North Of Northampton Road Bromham Bedfordshire		Awaiting Decision	Outline residential development for up to 179 dwellings, landscaping, open space and associated infrastructure with all matters reserved except for access.	500027, 251255	No
55	24/01006/MAO	5.8km Land North Of Lower Farm Road Bromham Bedfordshire MK43 8JN		Awaiting Decision	Outline application with all matters reserved except for access for up to 93 dwellings, open space and associated infrastructure.	501490, 251810	No
56	24/01252/FUL	3.1km 2A Ashburnham Road Bedford Bedfordshire MK40 1DS		Awaiting Decision	Proposed Demolition of existing two storey commercial building and erection of new block of 7 two bedroom flats.	504280, 249664	No
57	24/01244/MAF	2.8km Queens Work (Land) Ford End Road Bedford Bedfordshire		Awaiting Decision	Erection of 107 residential apartments, together with access, car parking, landscaping and associated works.	504161, 249515	Yes
58	24/01663/M73	0.07km Land Adjacent Interchange Park Amphill Road Kempston Bedfordshire		Application Withdrawn	Erection of 5110sqm Class A1 Non Food Retail Floorspace, 1858sqm Class B2 Industrial use, Public House/Family Restaurant and Ancillary works including Variation of Condition 1 attached to 04/02245/S73 to remove restrictions on alteration to the disposition of the floorspace of the 5 Units and to facilitate minor landscaping works., and Variation of Condition 2 attached to 04/02245/S73 to bring the goods restriction in line with that imposed on Units 3-5.	503955, 246903	No
59	24/01566/MAO	2.3km Land On The East Of Duck End Lane Wilstead Bedfordshire		Awaiting Decision	Outline application with all matters reserved, except access, for the erection of up to 149 dwellings and associated works.	506245, 244034	Yes
60	24/01283/MAO	4.55km Land Off Manor Way Cotton End Bedfordshire MK45 3AH		Awaiting Decision	Outline application with all matters reserved except access, for the erection of 13 self-build houses and 6 affordable units (19 dwellings)	508676, 245332	No

Number on Figure 18.1	Planning Reference	Distance and Address from the Proposed Development	Decision Date	Status	Description of Committed Development	Grid Reference (Easting / Northing)	Scoped in to Cumulative Effects Assessment
61	24/01842/M73	1.5km Land On The South Of Keeley Lane Wootton Bedfordshire	23 January 2025	Approved	All Reserved Matters for residential development of up to 20 dwellings, public open space, landscaping, access to Keeley Lane, sustainable urban drainage systems and associated infrastructure, pursuant to Outline permission 22/01035/MAO, including removal of condition 8 attached to 23/02636/MAR to allow for permitted development rights to be reinstated.	500674, 245944	No
62	24/02463/MAO	1.8km Land At Bedford Road Wixams Bedford		Awaiting Decision	Outline Planning Application (all matters reserved except access) for a residential development of up to 375 dwellings (including affordable housing), nursery use (Use Class E(f)), a sports pavilion (Use Class F2(c)), ancillary commercial/community use (Use Class E(a)/(d)/(e), or F2(a)), a mobility hub, and associated infrastructure including provision of green infrastructure; new woodland planting; biodiversity enhancements; open space (including formal playspace and associated facilities); car parking; new pedestrian and cycle linkages; and drainage works (to include SuDS attenuation).	505914, 243225	Yes
63	24/02437/M73	5km Land Off Clapham Road And Manton Lane Bedford Bedfordshire MK41 7FZ		Awaiting Decision	Outline application for the construction of school buildings, indoor tennis courts and pavilion building, outdoor tennis courts and rugby pitches. All matters reserved except access, including variation of Condition 30 attached to appeal permission APP/K0235/W/18/3203051 (16/00111/MAO) to increase the limitation on the number of pupils for enrolment from 670 to 750.	504194, 251779	No
64	24/02439/MAO	1.6km Land North Of Hall End Road Wootton Bedfordshire		Awaiting Decision	Outline application with all matters reserved except for means of access for the erection of up to 90 dwellings with public open space, landscaping and sustainable drainage system (SuDS) and vehicular access point.	500055, 245511	No
65	24/02426/MAF	1.08km Land Off Bedford Road Wootton Bedfordshire		Awaiting Decision	Development of 50 residential units (Use Class C3) with provision of access, landscaping, vehicle and cycle parking, sustainable urban drainage systems and other associated works.	501222, 245900	No
66	24/02409/MAF	8.2km Land At Willow Farm Butler Street Ravensden Bedford Bedfordshire MK44 2RU		Awaiting Decision	Residential development for the erection of 20 dwellings and ancillary works.	506491, 254467	No
67	24/02391/MAO	9.7km Millfield End Land to The West Of Bedford Road Great Barford Bedfordshire		Awaiting Decision	Outline application with all matters reserved except access for Erection of up to 500 dwellings, and all necessary supporting infrastructure including the construction of new access on to Bedford Road, internal access roads, footways, cycleways, parking, sports pitches and pavilion/changing facilities, open space, play areas and landscaping, drainage, utilities and service infrastructure works.	512180, 252172	Yes
68	24/02293/MAR	4km Site Of Former 111 Warwick Avenue Bedford Bedfordshire		Awaiting Decision	Reserved Matters application for the erection of a block of 12 dwellings, Landscaping details, pursuant to Outline permission 23/01629/MAO.	504029, 250639	No
69	24/02231/MAO	2.56km Land At Village Farm 85 Cotton End Road Wilstead Bedford Bedfordshire MK45 3DB		Awaiting Decision	Outline application for the demolition of existing buildings and erection of up to 95 residential dwellings (including affordable housing), public open space (including play space) and associated drainage, landscaping, internal roads, utilities and other service infrastructure. All matters are reserved except means of access.	506639, 243736	No

Number on Figure 18.1	Planning Reference	Distance and Address from the Proposed Development	Decision Date	Status	Description of Committed Development	Grid Reference (Easting / Northing)	Scoped in to Cumulative Effects Assessment
70	24/02197/MOF	Adjacent northwest Plots 1A-C, 2 And 3 Bedford Commercial Park Swallow Way Wootton MK43 9ST		Awaiting Decision	Hybrid planning application comprising full planning application for Plot 2 (Class E(g)iii light industrial/B2 general industrial/B8 storage and distribution), access, parking, drainage, landscaping and associated works; and outline planning application with all matters reserved for Plots 1A-C (Class E(b) food and drink/sui generis public house/C1 hotel/E(g)i office/E(g)ii research and development) and Plot 3 (Class E(g)i office/E(g)ii research and development/E(g)iii light industrial and ancillary B8 storage and distribution), access, parking, drainage, landscaping and associated works.	501605, 244747	Yes
71	24/02146/M73	0.6km Parcel 3.4 Wixams Village 3 Bedford Road Bedford Wixams MK45 3PD		Awaiting Decision	Reserved matters for 232 residential dwellings on parcel 3.4, including Appearance, Landscaping, Layout and Scale, pursuant to Outline permission 11/01380/M73, including variation of approved plans condition 1 attached to 23/01614/M73 to allow for revisions to the layout, including car parking and boundary treatment to plots 178-225.	504461, 244483	Yes
72	CB/23/01759/FULL	6.5km Land adjacent to High Gables, Clophill Road, Maulden, MK45 2AA	31 January 2025	Refused	Erection of 29 dwellings (bungalows) with associated infrastructure, landscaping, attenuation, car and cycle parking and circulation areas. Includes 10 affordable dwellings and 3 self/custom build plots.	506387, 237622	No
73	CB/23/01751/OUT	5km Land North of Braeburn Way and Unit C 187 High Street Cranfield	15 October 2024	Approved	Hybrid application part Outline application for the erection of up to 180 dwellings, together with open space, landscaping, drainage features and associated infrastructure. With all other matters reserved apart from access (from Eight Acres) and FULL application for demolition of existing buildings and reconfiguration of existing parking to construct new car park.	495520, 242799	No
74	CB/24/03746/OUT	4km Land east of Hazelwood Lane, Ampthill, Bedford, MK45 2HA		Awaiting Decision	Outline Application: Residential development of up to 19 self-build plots, 12 bungalows for the 55's and over, 70 residential dwellings (C3), including 30% affordable housing and 20 build to rent, a care home of up to 60 bedrooms, tree planting and landscaped spaces, including public open space and associated infrastructure. All matters reserved apart from access.	503556, 239290	No
75	CB/24/03618/OUT	5.6km Land Rear of 2 To 44, Crawley Road, Cranfield		Awaiting Decision	Outline Application: up to 150 dwellings, site access and highway works, green infrastructure including sustainable drainage, ecological habitats, children's play areas and amenity green space, and ancillary works. All matters reserved apart from access via Crawley Road.	496001, 243392	No
76	CB/24/03045/OUT	5.6km Land To The North and East of Crawley Road And to The South and West of Bourne End Road, Cranfield		Awaiting Decision	Outline Application: Erection up to 150 dwellings, site access and highway works, green infrastructure including sustainable drainage, ecological habitats, children's play areas and amenity green space, and ancillary works. All matters reserved except access via Crawley Road.	496001, 243392	No
77	CB/24/01599/FULL	6.4km Land to the rear of 29-33 Clophill Road, Maulden		Awaiting Decision	Hybrid planning application: 1. Outline planning permission, with all matters reserved except for access, for the erection of 4 self-build plots, and associated works, and; 2. Full planning permission for the demolition of existing building and the erection of 34 dwellings, vehicular access, and associated works.	506231, 237865	No
78	CB/24/01802/RM	0.75km Land East Of Ampthill Road And North Of Bedford Road Surrounding Great Thickthorn	27 November 2024	Approved	Reserved Matters: following Outline Application CB/17/02575/OUT (Mixed use development with access from Ampthill Road and Bedford Road comprising up to 650 dwellings and landscaping) Approval of appearance, landscaping, layout and scale for 351 dwellings with partial discharge of conditions 25 (Scheme of Noise	503859, 242775	Yes

Number on Figure 18.1	Planning Reference	Distance and Address from the Proposed Development	Decision Date	Status	Description of Committed Development	Grid Reference (Easting / Northing)	Scoped in to Cumulative Effects Assessment
		Farm, Bedford Road, Houghton Conquest			Attenuation Measures), 26 (Waste Audit Scheme), 31 (Renewable and Low Energy Sources) and 37 (Landscape and Ecological Management Plan) relevant to the Residential Areas 1-6.		
79	CB/25/01016/SCO	2.3km Rookery South ERF, Green Lane, Stewartby		Awaiting Decision	EIA Scoping Opinion: New Carbon Capture Facility.	501367, 241034	No
80*	TR020001	23.8km London Luton Airport, Airport Way, Luton	03 April 2025	Approved	Expansion of London Luton Airport from its current permitted cap of 18 million passengers per annum (mppa) up to 32 mppa, including: new terminal capacity; additional taxiways and other transport infrastructure; the construction of landside support buildings; surface access adjustments; mitigation works and other associated development.	512400, 221500	No

* Committed Development 80 has not been included in **Figure 18.1: Committed Developments (Volume 2)** due to distance.



WSP House
70 Chancery Lane
London
WC2A 1AF

wsp.com

PUBLIC