



BEDFORD BOROUGH COUNCIL



# EMPLOYMENT MONITORING REPORT 2010-2011





BEDFORD BOROUGH COUNCIL

# EMPLOYMENT MONITORING REPORT 2010-2011



INVESTOR IN PEOPLE



This Employment Monitoring Report was prepared by the Planning Policy Group of Planning, Strategic Transport and Housing Services

Copies of this report may be obtained at a price of £3.00 or £4.00 by post from Planning Support Services at the address below.

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## INTRODUCTION & POLICY BACKGROUND

This Monitoring Report is the latest in a series of annual reports monitoring the supply of employment land within the Bedford Borough Council area. The report takes account of B1, B2 and B8 development which has been granted planning permission, or/and been completed between 1st April 2010 and 31st March 2011.

This report looks at the supply of employment land in the context of the Milton Keynes and South Midlands Sub-Regional Strategy (MKSM SRS) and the East of England Plan which identify the need for each of the constituent districts to audit its own land supply position. The local economic development strategy sets a target of 16,000 new jobs and the provision of up to 75 hectares of additional employment land to 2021 which are reflected in policies CP10 and CP11 of the Council's Core Strategy and Rural Issues Plan.

Table 1 summarises the total area of employment land completed and the outstanding supply of planning permissions, by both gross internal floorspace (sq m) and site area (hectares), for each year from a base date of 2001 for the Growth Area defined in the Milton Keynes and South Midland Sub-Regional Strategy.

Table 2 summarises the total area of employment land completed and the outstanding supply of planning permissions, by both gross internal floorspace (sq m) and site area (hectares), for each year from a base date of 2001 for the Rural Policy Area of the Borough.

Table 3 summarises the total area of employment land completed and the outstanding supply of planning permissions, by both gross internal floorspace (sq m) and site area (hectares), for each year from a base date of 2001 for the Borough as a whole.

Table 4 is in the form of a schedule listing details of all B1, B2 and B8 completions and outstanding permissions for 2010/11 for the MKSM SRS Growth Area.

Table 5 is in the form of a schedule listing details of all B1, B2 and B8 completions and outstanding permissions for 2010/11 for the Rural Policy Area.

## METHODOLOGY

The monitoring has been carried out in conformity with the general processes adopted by the other districts in the county.

The development management system is utilised to obtain the basic information on sites and uses, backed up by site visits where appropriate to confirm if the planning permission has been completed (partially or fully). If a site has been granted planning permission subject to a S106, the site is not included in the schedule of outstanding permissions until the agreement has been completed. These may however be listed separately in the year when a planning permission is granted subject to a S106 agreement being finalised, as an indication of potential employment use.

For the purposes of practical monitoring, the Borough Council has concluded that it is sensible to employ a lower range cut-off point which excludes very small sites of less than 0.025ha. Previous monitoring indicates that such sites account for approximately only 1% of the total B1, B2, B8 provision and in monitoring terms are therefore inconsequential.

Both gains and losses of B1, B2, B8 sites are monitored to show development trends and to provide an overall net figure. Site areas given in the report are stated in gross terms in that they include any internal road layout, landscaping, carparking etc which forms part of the scheme indicated on the planning application. The exception to this approach is on larger business or industrial parks where the site area is a net figure excluding general infrastructure and structural landscaping and is therefore a better reflection of available employment land.

From the monitoring year 2005/6 onwards, floorspace as well as site area is recorded in the report. Employment floorspace is broken down into B1, B2 and B8 as well as combinations of these types where information is available, to enable more detailed monitoring. Parking spaces are also recorded.

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## DEFINITIONS

Definitions of development included and excluded from monitoring.

### Included in the listing are:

- all new (greenfield) B1, B2, B8 developments
- redevelopment within the B1, B2, B8 range
- changes of use of non B1, B2, B8 to a B1, B2, B8 use or vice versa
- vehicle service (B2), tyre and exhaust fitting centres (B1) and builders', contractors' and plant hire yards (B8).

### Excluded from the listing are:

- expired permissions (these may be listed separately if significant)
- new B1, B2, B8 provision within the operational curtilage of an existing firm, except where this results in an increase in floorspace.

Where the gross internal floorspace is not determined by the application/permission it has been calculated at an appropriate site ratio shown in brackets, eg. (40%).

## POTENTIAL EMPLOYMENT SITES

### Outstanding S106 Consents

<i>APP. NO.</i>	<i>LOCATION</i>	<i>DEVELOPMENT</i>	<i>GROSS INT FLOORSPACE SQ. METRES</i>	<i>SITE AREA HECTARES</i>
0102199OUT	<b>LPH8</b> N of Bromham Rd, Biddenham	B1/B2 development	25,000 (max)	4.00
0201322OUT	<b>LPH11</b> Land at Wootton	B1/B2/B8 development	32,000(40%)	8.00

### Allocated Employment Sites without Planning Permission

<i>ALLOCATION</i>	<i>LOCATION</i>	<i>GROSS INT FLOORSPACE SQ. METRES</i>	<i>SITE AREA HECTARES</i>
LP 2002	<b>E4</b> Land west of B530, Bedford	13,600 (40%)	3.40
LP 2002	<b>E10</b> Elstow Brickworks	32,000 (40%)	8.00
LDF/TCAAP	<b>TC13</b> Railway Station, Bedford	20,000	2.00

### NB.

The following site is no longer included in the report, planning permission having expired.

<i>APP. NO.</i>	<i>LOCATION</i>	<i>DEVELOPMENT</i>	<i>GROSS INT FLOORSPACE SQ. METRES</i>	<i>SITE AREA HECTARES</i>
0601770M73	Land at Thurleigh Airfield	B1 & B2 development	71,200	17.80



**TABLE 1 SUMMARY OF B1, B2 AND B8 COMPLETIONS AND SUPPLY IN THE MILTON KEYNES AND SOUTH MIDLANDS SRS GROWTH AREA 2001 - 2010/11**

YEAR	COMPLETIONS						SUPPLY					
	Gross Int Floorspace - sq m			Site Area - Hectares			Gross Int Floorspace - SqM			Site Area - Hectares		
	GAIN	Loss	NET	GAIN	Loss	NET	GAIN	Loss	NET	GAIN	Loss	NET
2001				13.26	-4.75	8.51				54.64	-2.67	51.97
2002				20.08	-8.78	11.30				41.01	-2.96	38.05
2003				7.08	-2.00	5.08				38.82	-6.78	31.54
2004/5*				13.69	-5.11	8.58				31.87	-2.55	29.32
2005/6	0	-2,956	-2,956	0.00	-0.59	-0.59	131,203	-5,268	125,935	34.00	-2.09	31.91
2006/7	14,886	-3,577	11,309	3.61	-0.69	2.92	166,345	-13,668	152,677	42.84	-1.78	41.06
2007/8	8,938	-16,299	-7,361	1.90	-0.93	0.97	187,288	-17,090	170,198	39.99	-1.53	38.46
2008/9	855	-3,715	-2,860	0.00	-0.31	-0.31	205,368	-15,924	189,444	43.01	-0.79	42.22
2009/10	12,447	-3,243	9,204	0.00	0.00	0.00	189,239	-41,718	147,521	33.71	-2.84	30.87
2010/11	13,300	-37,285	-23,985	2.00	-1.43	0.57	189,968	-44,341	145,627	31.22	-1.84	29.38
<b>Total</b>	<b>50,426</b>	<b>-67,075</b>	<b>-16,649</b>	<b>61.62</b>	<b>-24.59</b>	<b>37.03</b>						

**TABLE 2 SUMMARY OF B1, B2 AND B8 COMPLETIONS AND SUPPLY IN THE RURAL POLICY AREA 2001 - 2010/11**

YEAR	COMPLETIONS						SUPPLY					
	Gross Int Floorspace - SqM			Site Area - Hectares			Gross Int Floorspace - SqM			Site Area - Hectares		
	GAIN	Loss	NET	GAIN	Loss	NET	GAIN	Loss	NET	GAIN	Loss	NET
2001				1.98	-0.05	1.93				22.17	-1.75	20.42
2002				1.69	-0.12	1.57				24.64	-2.11	22.53
2003				10.03	-3.37	6.66				28.21	-0.39	27.82
2004/5*				1.16	-0.13	1.03				32.66	-0.68	31.98
2005/6	6,736	0	6,736	1.55	0.00	1.55	121,283	-3,120	118,163	37.98	-1.10	36.88
2006/7	2,214	-140	2,074	4.27	-0.06	4.21	165,858	-3,474	162,384	35.70	-1.09	34.61
2007/8	19,069	0	19,069	1.96	0.00	1.96	141,044	-1,580	139,464	32.50	-1.04	31.46
2008/9	8,753	-1,868	6,885	2.98	-0.42	2.56	145,444	-1,080	144,364	32.18	-0.62	31.56
2009/10	3,821	-2,500	1,321	0.61	0.00	0.61	166,514	-1,795	164,719	31.58	-0.62	30.96
2010/11	81,08	-1,503	6,605	0.68	0.00	0.68	85,752	-3,276	82,476	15.14	-0.15	14.99
<b>Total</b>	<b>48,701</b>	<b>-6,011</b>	<b>42,690</b>	<b>26.91</b>	<b>-4.15</b>	<b>22.76</b>						

**TABLE 3 SUMMARY OF B1, B2 AND B8 COMPLETIONS AND SUPPLY IN BEDFORD BOROUGH 2001 - 2010/11**

YEAR	COMPLETIONS						SUPPLY					
	Gross Int Floorspace - SqM			Site Area - Hectares			Gross Int Floorspace - SqM			Site Area - Hectares		
	GAIN	Loss	NET	GAIN	Loss	NET	GAIN	Loss	NET	GAIN	Loss	NET
2001				15.24	-4.80	10.44				76.81	-4.42	72.39
2002				21.77	-8.90	12.87				65.65	-5.07	60.58
2003				17.11	-5.37	11.74				67.53	-7.17	60.36
2004/5*				14.85	-5.24	9.61				64.53	-3.23	61.30
2005/6	6,736	-2,956	3,780	1.55	-0.59	0.96	252,486	-8,388	244,098	71.98	-3.19	68.79
2006/7	17,100	-3,717	13,383	7.88	-0.75	7.13	332,203	-17,142	315,061	78.54	-2.87	75.67
2007/8	28,007	-16,299	11,708	3.86	-0.93	2.93	328,332	-18,670	309,662	72.49	-2.57	69.92
2008/9	9,608	-5,583	4,025	2.98	-0.73	2.25	350,812	-17,004	333,308	75.19	-1.41	73.78
2009/10	16,268	-5,743	10,525	0.61	0.00	0.61	355,753	-43,513	312,240	65.29	-3.46	61.83
2010/11	21,408	-38,788	-17,380	2.68	-1.43	1.25	275,720	-47,617	228,103	46.36	-1.99	44.37
<b>Total</b>	<b>99,127</b>	<b>-73,086</b>	<b>26,041</b>	<b>88.53</b>	<b>-28.74</b>	<b>59.79</b>						

\*15 month survey

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**TABLE 4** (NEXT PAGE)

**SCHEDULE OF COMPLETIONS & OUTSTANDING SUPPLY IN THE MILTON KEYNES  
AND SOUTH MIDLANDS SUB-REGIONAL STRATEGY GROWTH AREA  
AT 31 MARCH 2011**

APP. NO.	SITE ADDRESS	DEVELOPMENT	PARKING SPACES	GROSS INTERNAL FLOORSPACE - SQ METRES				B2/B8 Comp. O/S	B1/B2 Comp. O/S	B2 Comp. O/S	B1/B2 Comp. O/S	B2/B8 Comp. O/S	B1/B2/B8 Comp. O/S	SITE AREA - HAS Completed O/S
				B1/B2 Comp. O/S	B1 Comp. O/S	B2 Comp. O/S	B8 Comp. O/S							
<b>BEDFORD</b>														
<b>CROSS PARK IND ESTATE</b>														
0702437MAF	Land at Telford Way	B1c/B2/B8 development	74									4224	0.84	
<b>EASTCOTTS PARK, CAMBRIDGE ROAD (E2)</b>														
98009750UT	Land south of Cambridge Road	B1/B2/B8 development	120	1957	933	2138	1908					30200	755	
1000978REM	Site B Wallis Way	B1a, B2, B8 building											0.54	
<b>MURDOCK ROAD IND ESTATE</b>														
0702630FUL	adj 5-7 Murdock Road	B2/B8 development	14								500		0.13	
0900301COU	Units 1-2, Manton Lane	c/u B2 to B1/B8 and D1					-138						0.00	
<b>ELMS FARM IND ESTATE</b>														
0801877FUL	20-21 Shuttlesworth Rd	extn to B8 unit	13										0.00	
0801237FUL	11-12 Shuttlesworth Road	B1/B2/B8 development	6										0.06	
0902714COU	13a Shuttlesworth Road	c/u B8 to B2				218							0.00	
0902188COU	15-17 Sergeants Way	c/u B8 to B2				311							0.00	
1001205MAF	Edison Road	B2/B8 development	24								1177		0.00	
<b>ARKWRIGHT ROAD IND ESTATE</b>														
0802988COU	17 Arkwright Road	c/u B8 to Sui Gen											-0.05	
<b>ST MARTINS WAY IND ESTATE</b>														
0902197COU	2 Cardington Gate, St Martins Way	c/u B8 to Sui Gen											-0.97	
<b>PRIORY BUSINESS PARK</b>														
1001489COU	Unipath Building, Stannad Way	c/u B1 to B8											0.00	
0500980FUL	Brewery, Havelock St	B1 development from B2											0.00	
0603282MAF	r/o 1-11 St Leonard's St	c/u to C3											0.00	
0802446FUL	Upper floors, 12-16 Greyfriars	c/u B1 to C3											0.00	
0901332FUL	front 245 Amphil Road	c/u B2 to D1/B1											0.00	
0902429FUL	rear 245 Amphil Road	c/u B2 to B1/B8											0.00	
1001173FUL	48 Kimbolton Road	c/u part C3 to B1a											0.00	
1001702MAF	Technology House, Amphil Road	demo B8 unit											0.00	
1002667COU	15 Cardington Road	c/u B1 to D1											0.00	
1003069COU	Unit 8, Bedford Bus Centre, Mile Rd	c/u B1/B2 to B1/B2/B8											0.00	
	Queens Works Office block	Demolition B1											0.00	
	Camford Works, Amphil Road	Demolition B2											0.00	
<b>BEDFORD TOTALS</b>				<b>671</b>	<b>-8797</b>	<b>-25645</b>	<b>1770</b>	<b>-483</b>	<b>2486</b>	<b>138</b>	<b>-402 7876</b>	<b>1677</b>	<b>-612 34614</b>	<b>0.57</b>
													<b>7.28</b>	

APP. NO.	SITE ADDRESS	DEVELOPMENT	PARKING SPACES	B1		B2		GROSS INTERNAL FLOORSPACE - SQ METRES		B2/B8		B1/B2/B8 Comp. O/S	B2/B8 Comp. O/S	B1/B2/B8 Comp. O/S	SITE AREA - HAS Completed O/S	
				Comp.	O/S	Comp.	O/S	Comp.	O/S	Comp.	O/S					
<b>KEMPSTON</b>																
<b>WOBURN / CHANTRY ROAD INDUSTRIAL ESTATES</b>																
0700780FUL	Wolsley Rd	B8 extension				1180			1065				-1180		0.00	
0901659FUL	Wolsley Rd	c/u B2/B8 to B2								413					0.00	
1001637FUL	Unit 14 Ronald Close	B8 extension													0.00	
0200787OUT	H7 Land west of Kempston	B1 development			7722										2.00	
<b>KEMPSTON TOTALS</b>					<b>7722</b>	<b>1180</b>			<b>1478</b>	<b>-1180</b>					<b>2.00</b>	
<b>EASTCOTTS</b>																
0700758COU	Hangar 1, Shortstown	B2 and/or B8 use							-19510				19510		0.00	
<b>ELSTOW</b>																
<b>PROGRESS PARK Phase 2</b>																
1000688EX TM	E5 Land east of B530, Bedford	B1c/B2/B8	204											8685	2.61	
<b>STEWARTBY</b>																
9701163OUT	H13 Land at Stewartby	B1/B2/B8 development			5456	5456		2728							2.40	
0702474MAF	Coronation Business Park, KH	B1a/b & B2/B8 development	392		4750								11072		4.09	
<b>WILSTEAD</b>																
<b>WILSTEAD INDUSTRIAL PARK</b>																
0700839MAF	off Watson Road	B1(c)/B2/B8 development	117						-3252					3700	0.00	
0902501MAR	off Watson Road	B1(c)/B2/B8 development	344						-6344					17698	0.00	
<b>WIXAMS</b>																
9901645OUT	H14 The Wixams	B1/B2/B8 development			28500	9000			9000						11.00	
<b>NON URBAN TOTALS</b>					<b>38706</b>	<b>14456</b>			<b>-17378</b>	<b>30582</b>				<b>30083</b>	<b>2010</b>	
<b>MILTON KEYNES &amp; SOUTH MIDLANDS SUB REGIONAL STRATEGY</b>																
<b>NET COMPLETIONS AND OUTSTANDING SUPPLY</b>																
				<b>671</b>	<b>37631</b>	<b>-24465</b>	<b>16226</b>	<b>-483</b>	<b>2486</b>	<b>2838</b>	<b>-402-8024</b>	<b>-1180</b>	<b>32259</b>	<b>-612 64697</b>	<b>0.57</b>	<b>2938</b>

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**TABLE 5 (OVERLEAF)**  
**SCHEDULE OF COMPLETIONS & OUTSTANDING SUPPLY IN THE**  
**RURAL POLICY AREA AT 31 MARCH 2011**

APP. NO.	SITE ADDRESS	DEVELOPMENT	PARKING SPACES	B1		B2		BI/B2		GROSS INTERNAL FLOORSPACE - SQ METRES		B2/B8 Comp. O/S	B1/B2/B8 Comp. O/S	SITE AREA - HAS	
				Comp.	O/S	Comp.	O/S	Comp.	O/S	Comp.	O/S			Completed	O/S
<b>BLETSOE</b> 0802546COU	Coombelands Park, Thurleigh Rd	c/u B8 to B2	67		2109										0.00
<b>BOLNHURST &amp; KEYSOE</b> 1000091FUL 1000407FUL	Wyghtree Farm, Keysoe Row West Brook End Farm, Keysoe	c/u agricultural to B1 c/u B1 to tourist accom.	10	203 -152											0.09 -0.15
<b>COLMWORTH</b> 0400595FUL 0401232FUL	Church Farm, Church Road Tythe Farm, School Lane	c/u agricultural to B1 c/u agricultural to B1/B2/B8	6 57	300									2537		0.17 0.89
<b>COPEL</b> 0900186573	Dog Farm Bungalow, Bedford Rd	c/u agricultural to B1	11	240											0.30
<b>ELSTOW</b> 9900957FUL 0900040COU	Lynn Farm, Winstead Rd Pear Tree Farm, Winstead Rd	c/u agricultural to B1 c/u bldgs to B2	13 4	235	170										0.07 0.01
<b>GT BARFORD</b> 0900631COU 0901382FUL	The Nurseries, New Road 59a Addingtons Road	c/u to B2/B8 c/u to B1	6	200							380				0.04 0.07
<b>HARROLD</b> 0201165FUL	Former Bridgeman Wks, High St	B1 development		326											0.00
<b>LT BARFORD</b> 0702290MAF 0900597COU	Barford Rd Vincent House, Alington Road	Industrial bldg c/u B8 to B1(b/c) and/or B8			1580										0.00 0.00
<b>LT STAUGHTON</b> 1001277EXT	Green End Farm, Green End	c/u to B1 (0701692COU)	22	443											0.25
<b>MILTON ERNEST TWINWOODS BUSINESS PARK</b> 0200885COU 0901085MAF	Former DERA land at Twinwoods Business Park	c/u Crown Land to B1/B2/B8 B8 development	45												2.43 3.06
<b>ODELL</b> 0800487FUL	Dungee Farm, Dungee Rd	c/u agricultural bldgs to B1	5	225											0.06
<b>PODINGTON</b> 0401848FUL 1001744COU	Grange Farm, Farndish r/o Specialist Plant, Podington Airfield	c/u agricultural to B1 c/u land to open B8	8	316											0.04 0.69

APP. NO.	SITE ADDRESS	DEVELOPMENT	PARKING SPACES	B1		B2		BI/B2		BI/B8		B2/B8		BI/B2/B8		SITE AREA - HAS		
				Comp.	O/S	Comp.	O/S	Comp.	O/S	Comp.	O/S	Comp.	O/S	Comp.	O/S	Completed	O/S	
<b>RISELEY</b> 1002328COU	Sackville Lodge, High Street	c/u land to B8															0.39	
<b>SHARNBROOK</b> 0800497MAO 1001177FUL	Colworth House Estate Unit 1, Station Yard, Station Road	Blb development c/u B1 to B8	93	5287 -480						480							0.00 0.00	
<b>SOULDROP</b> 0700287MAF	Souldrop Turn, Rushden Rd	BI/B8 development	84		2250												0.77	
<b>STAPLOE</b> 1001679COU	Lower Goodwick Farm, Begwary	c/u agric to B1c		763												0.11		
<b>THURLEIGH AIRFIELD BUSINESS PARK (EIT)</b> 0201045FUL	Land at Thurleigh Airfield	BI/B2/B8 development	47														0.00	0.00
<b>TURVEY</b> 0501186FUL	New Barn, Carlton Road	c/u agricultural to B1a	7		185												0.09	
<b>WILDEN</b> 1000060FUL 1002266FUL	Crowhill Farm, Ravensden Rd Chequers Hill Garage	BI development BI development	5 7		285 300		-300										0.05 0.00	
<b>WILSTEAD</b> 0600781COU	2-8 Longmeadow Drive	c/u C3 residential to B1a/b	16		545												0.13	
<b>WYBOSTON, CHAWSTON &amp; COLESDEN EATON PARK</b> 0601128573	Land off A428, Wyboston	Blb development			18500												5.80	
0500651FUL	Spinney View Farm, Chawston Lane	c/u agricultural to BI/B8	10							324							0.13	
<b>WYMINGTON</b> 0900550MAF 1000730FUL	Goosey Lodge Farm, Wymington Lane Goosey Lodge Farm, Wymington Lane	B2 extensions Biz extension			790	906											0.00 0.00	
<b>EAST OF ENGLAND RURAL POLICY AREA NET COMPLETIONS AND OUTSTANDING SUPPLY</b>				5570	23101	790	4465	-483	2486	5412	866	10583	-1180	32639	-1635	98046	0.68	14.99
<b>BEDFORD BOROUGH NET COMPLETIONS AND OUTSTANDING SUPPLY</b>				6241	60732	-23675	20691	-483	2486	5412	866	10583	-1180	32639	-1635	98046	1.25	44.37







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