



Bedford Borough Council

Employment monitoring report

| 2006 - 2007 |



BEDFORD BOROUGH COUNCIL

EMPLOYMENT MONITORING REPORT 2006-2007



INVESTOR IN PEOPLE



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

Copies of this report may be obtained at a price of £3.00 or £3.50 by post from
Planning Support Services at the address below.

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INTRODUCTION

This report is the latest in a series of reports monitoring the supply of employment land within the Bedford Borough Council area.

This Monitoring Report looks at the supply of employment land in the context of the adopted Structure Plan 2011 and the adopted Local Plan 2002 which identify the need for each of the constituent districts to audit its own land supply position. The Monitoring Report takes account of B1, B2 and B8 sites which have been granted planning permission, or/and been completed between 1st April 2006 and 31st March 2007.

Table 1 summarises the total area of employment land completed for each year from a base date of 1996.

Table 2 summarises the outstanding planning permission for employment use which existed at the end of each year from the base date of 1996.

Table 3 is in the form of a schedule listing details of all B1, B2 and B8 completions and outstanding permissions for 2006/7.

METHODOLOGY

The monitoring has been carried out in conformity with the general processes adopted by the other districts in the county and by the Bedfordshire County Council who monitor land on a countywide basis.

The development control 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. The County Council has adopted a similar cut-off point for its monitoring.

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, 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.

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 (S106)

<i>APP. NO.</i>	<i>LOCATION</i>	<i>DEVELOPMENT</i>	<i>GROSS INT FLOORSPACE SQ. METRES</i>	<i>SITE AREA HECTARES</i>
97/01163/OUT	H13 Land at Stewartby	B1, B2, B8 development	9,600 (40%)	2.40
01/02199/OUT	H8 Land north of Bromham Rd, Biddenham	B1, B2 development	25,000 (max)	4.00
02/01322/OUT	H11 Land at Wootton	B1, B2, B8 development	36,000 (40%)	9.00

ALLOCATED EMPLOYMENT SITES WITHOUT PLANNING PERMISSION

<i>ALLOCATION</i>	<i>LOCATION</i>	<i>GROSS INT FLOORSPACE SQ. METRES</i>	<i>SITE AREA HECTARES</i>
Local Plan (2002)	H17 Clapham Folly	1,600 (40%)	0.40
Local Plan (2002)	E4 Land west of B530, Bedford	13,600 (40%)	3.40
Local Plan (2002)	E5 Land east of B530, Bedford	5,440 (40%)	1.36
Local Plan (2002)	E10 Elstow Brickworks	32,000 (40%)	8.00
LDF TCAAP	TC13 Railway Station, Bedford	8,000 (40%)	2.00

TABLE 1 SUMMARY OF B1, B2 AND B8 COMPLETIONS 1996 - 2006/7

Year	Gross Internal Floorspace Sq Metres			Site Area Hectares		
	Gain	Loss	Net	Gain	Loss	Net
1996				2.49	-0.95	1.54
1997				94.59	-5.21	89.38
1998				2.68	-6.01	-3.33
1999				4.38	-20.72	-16.34
2000				1.55	-0.21	1.34
2001				15.24	-4.80	10.44
2002				21.77	-8.90	12.87
2003				17.11	-5.37	11.74
2004/5*				14.85	-5.24	9.61
2005/6	6,736	-2,956	3,780	1.55	-0.59	0.96
2006/7	17,100	-3,717	13,383	7.88	-0.75	7.13
Total	23,836	-6,673	17,163	184.09	-58.75	125.34

TABLE 2 SUMMARY OF OUTSTANDING B1, B2 AND B8 CONSENTS 1996 - 2006/7

Year	Gross Internal Floorspace Sq Metres			Site Area Hectares		
	Gain	Loss	Net	Gain	Loss	Net
1996				48.15	-6.19	41.96
1997				37.66	-4.25	33.40
1998				39.53	-8.27	31.26
1999				33.67	-5.36	28.31
2000				65.75	-7.21	58.54
2001				76.81	-4.42	72.39
2002				65.65	-5.07	60.58
2003				67.53	-7.17	60.36
2004/5*				64.53	-3.23	61.30
2005/6	252,486	-8,388	244,098	71.98	-3.19	68.79
2006/7	332,203	-17,142	315,061	78.54	-2.87	75.67

* 15 month survey

TABLE 3 SCHEDULE OF COMPLETIONS & OUTSTANDING CONSENTS AT 31 MARCH 2007

APP. NO.	SITE ADDRESS	DEVELOPMENT	PARKING SPACES	GROSS INTERNAL FLOORSPACE - SQ METRES				B1/B2/B8 Comp. O/S	B1/B2/B8 Comp. O/S	B2/B8 Comp. O/S	B1/B2/B8 Comp. O/S	SITE AREA - HAS Completed O/S
				B1 Comp. O/S	B2 Comp. O/S	B1/B2 Comp. O/S	B8 Comp. O/S					
BEDFORD												
PRIORY BUSINESS PARK												
06/01900/FUL	Land off Fraser Road (south site)	B1 development	59	1920								0.66
06/01902/FUL	Land off Fraser Road (north site)	B1 development	81	2774								0.76
CROSS PARK IND ESTATE												
04/00886/FUL	Land at Teiford Way	B1/B2/B8 development	63	455					3458			0.99
G PARK, CAMBRIDGE ROAD (E2)												
98/00975/OUT	Land south of Cambridge Road	B1/B2/B8 development	94				12218				(40%)40360	10.09
06/01576/REM	Land south of Cambridge Road	B8 development										
01/02384/FUL	7 Union Street	c/u B1 to C3 residential		-357								-0.30
02/01465/FUL	99 Ashburnham Road	c/u B1 to C3 residential		-330								-0.08
04/00236/OUT	16-18 Cauldwell Street	B1 development	26	216								0.10
04/02030/FUL	Box Clever, 239 Ampthill Road	c/u to D1/mixed B1		-1250								-0.40
04/02584/COU	Bedford Heights, Manton Lane	c/u B1 to D2		-718								-0.05
04/03179/FUL	28 Ford End Rd	c/u A1 to B8/C3 residential					300					0.03
05/00110/FUL	1 Endsleigh Rd	B1 development from C3		1888								0.30
05/00540/COU	34-36 Bromham Rd	c/u B1 to C3 residential		-580								-0.11
05/00598/FUL	BT Tower site, St John's Street	c/u & redevelopment to C3		-8510								-0.15
05/00980/FUL	Brewery, Havelock St	Redevelopment B1 from B2	6	526								0.00
05/03035/COU	Unit3, Manton Lane	c/u B1/B8 to B2	2	192								0.00
06/00419/COU	5-7 Melbourne Street	c/u car sales to B8	2				452					0.11
06/01791/COU	23 Shuttletworth Rd	c/u B8 to B1/B2/B8	20				-891					0.00
06/03340/DC3	53 Murdock Rd	c/u B1 to B8	10	-678								0.00
07/00115/DC3	35 Brunel Rd	c/u B1 to B1/B2/B8		-350								0.00

BEDFORD COMPLETIONS (NET) & OUTSTANDING CONSENTS (NET)	-357	-4637	192	-236	-192	11759	978	3458	891	40710	2.22	12.14
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KEMPSTON												
WOBURN ROAD IND ESTATE												
06/01687/FUL	16-17 Ronald Close	B8 extension										0.00
04/01220/REM	Old Saddlery, College Street	c/u B2 to C3 residential		-1171						412		-0.30
04/00585/FUL	12a Stuart Road	c/u B8 to C3 residential	4									-0.03
05/00778/FUL	166-168 Bedford Rd	c/u B1 to B1/C3 residential		-466						-210		-0.90
05/03042/573	r/o 1 Stuart Road	c/u B8 to C3 residential		-550								-0.06
05/03091/FUL	5/6, The Old Saddlery, College St	c/u B2 to C3 residential		-500								-0.06
06/03042/COU	33-39 High Street	c/u B1 to C3 residential		-256						930		0.22
06/03343/FUL	Wolsey Rd	B2/B8 development	27									2.00
02/00787/OUT	H7 Land west of Kempston	B1 development		7722								

KEMPSTON COMPLETIONS (NET) & OUTSTANDING CONSENTS (NET)	-466	6916	-1671	280	1132	1132	-0.39	1.23
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APP. NO.	SITE ADDRESS	DEVELOPMENT	PARKING SPACES	B1		B2		GROSS INTERNAL FLOORSPACE - SQ METRES		B2/B8 Comp. O/S	B1/B2/B8 Comp. O/S	SITE AREA - HAS Completed O/S
				Comp.	O/S	Comp.	O/S	BI/BZ Comp.	B8 Comp.			
BOLNHURST 05/02773/COU 06/00937/FUL	Mount Pleasant Farm, School Lane Wychtree Farm, Keysoe Row West	c/u agricultural to B1 (a) c/u agricultural to B1(a)	8	356 225								0.10 0.09 0.19
CARDINGTON 05/0758/FUL 06/00590/FUL	Summerhill Farm, Cople Road Home Farm, Cople Rd	c/u agricultural to B1(c)/B8 c/u agricultural to B1	6 15	269		177						0.04 0.05 0.09
CLAPHAM 05/03128/573	Fairfield Farm, Twinwood Road	c/u agricultural to B8					1850					0.20
COLMWORTH 04/00595/FUL 04/01232/FUL 05/02654/OUT	Church Farm, Church Road Tythe Farm, School Lane Dacca Farm, Colesden Road	c/u agricultural to B1 c/u agricultural to B1/B2/B8 B1/B2/B8 development	6 81 72	300							3808 1716	0.17 1.15 0.86 2.18
EASTCOTTS 97/01416/OUT	Land at RAF Cardington	B1/B2/B8 development	446	5734						33754		11.76
ELSTOW 99/00957/FUL 99/01645/OUT 06/02493/OUT	Lynn Farm, Wilstead Rd Land at Wikams LP H14 Former Elstow Lower School	c/u agricultural to B1 B1/B2/B8 development c/u D1 to B1(a)	13 10	235 28500 217					9000			0.07 11.00 0.06 11.13
HAROLD 04/03004/OUT	Former Leather Works, 119 Odell Rd	c/u B2 to C3 residential										-0.42
KEMPSTON RURAL 06/01368/FUL	Kempston Nurseries, 59 Green End Rd	c/u to B1	24	462								0.30

APP. NO.	SITE ADDRESS	DEVELOPMENT	PARKING SPACES	B1		B2		B1/B2		GROSS INTERNAL FLOORSPACE - SQ METRES		B2/B8	B1/B2/B8	SITE AREA - HAS	
				Comp.	O/S	Comp.	O/S	Comp.	O/S	Comp.	O/S			Completed	O/S
MILTON ERNEST 02/00885/OUT 06/03177/COU	DERA Tunnel Site Twinwoods Business Park	c/u to B1/B2/B8 c/u bldg to D2		35000 -184	910 -310		9900			4.52 -0.05					
OAKLEY 03/02160/OUT	Land at Highfield Road	B1(a) development	27	750											0.36
PAVENHAM 02/01426/FUL	Stafford Farm, Bedford Road	Extensions to B2 use	6		292										0.21
PODINGTON 04/01848/FUL 06/01733/REM	Grange Farm, Farnish N of Gorerong Fm, Podington Airfield	c/u agricultural to B1 c/u land/B8 development	8	316		400				2.06					0.04
SHARNBROOK 05/02052/FUL 05/02986/COM 06/02163/FUL	Station Road Winsey House Farm, Rushden Rd Old Embankment, Station Rd	B1 development c/u agricultural to B2 B1 development	15 31	360 970	792					2.05					0.03 0.28
SOULDROP 05/01320/OUT	Souldrop Turn, Rushden Rd	B1/B8 development	70			2900									0.77
STAGSDEN 04/03407/FUL	Firs Farm, West End	c/u to B1/B1 development	32	1120											0.36
STAPLOE 05/02789/COU	Cottage Fm Bldings, Upper Staploe	c/u agricultural to B1	4	132											0.08

APP. NO.	SITE ADDRESS	DEVELOPMENT	PARKING SPACES	B1		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	B1/B2 Comp.	B8 Comp.			Completed	O/S
STEWARTBY 06/01062/S73 07/00436/FUL 07/00480/COU	Coronation Brickworks (E9) C P Farm, Woburn Road C P Farm, Woburn Road	B1/B2/B8 development c/u land & bldgs to B8 c/u agricultural to B2				234		919		(40%)14960		1.02 0.07	3.74 1.09 3.74
THURLEIGH THURLEIGH AIRFIELD BUSINESS PARK (E1) 06/01770/M73	Land at Thurleigh Airfield	B1/B2 development											
04/00168/FUL	Manor Farm, Whitwick Green Rd	c/u agricultural to B1	79				(40%)71200					17.80 0.93	18.73
TURVEY 05/01186/FUL	New Barn, Carlton Road	c/u agricultural to B1(a)	7										0.09
WILDEN 06/02512/OUT 06/03170/FUL	Chequers Hill Garage Crowhill Farm, Ravensden Rd	B1(b/c) development B1 development	9 5			468 285						0.22 0.05	0.27
WILSTEAD 05/00890/S73 06/00296/S73 06/00781/COU	off Watson Road Former Bakery, Church Road 2-8 Longmeadow Drive	B1(c)/B2/B8 development c/u B1 to C3 residential c/u C3 residential to B1(a & b)	61 16			-140 545				2676		-0.06 0.13	1.06 -0.06 1.19
WOOTTON 04/01724/COU 05/00289/FUL	Hall End Farm, 68 Hall End Road Whitworth Fm, Bourne End	c/u agricultural to B1 c/u agricultural to B1	23 22			448 475						0.23 0.20	0.43

APP. NO.	SITE ADDRESS	DEVELOPMENT	PARKING SPACES	B1			B2			GROSS INTERNAL FLOORSPACE - SQ METRES			B2/B8			B1/B2/B8			SITE AREA - HAS Completed O/S	
				Comp.	O/S		Comp.	O/S		Comp.	O/S		Comp.	O/S		Comp.	O/S			Comp.
WYBOSTON, CHAWSTON & COLESDEN																				
06/00564/FUL	COLMWORTH BUSINESS PARK Plot 4	B1 development	60	1022	1150														0.16	0.19
06/01128/573	Land off A428, Wyboston	B1(b) development		18500																5.80
05/00651/FUL	Spinney View Farm, Chawston Lane	c/u agricultural to B1/B8	10					324											0.16	6.12
WYMINGTON																				
04/01908/COU	Poplar Farm, 61 High Street	c/u agricultural to B1(c)/B8	4																	0.32
04/00621/FUL	87-89 Rushden Rd	c/u B2 to C3 residential																		-0.62
				882	98818	1026	15112	71200	3666	1319	20750	33754	23160	5.30	62.30					

APP. NO.	SITE ADDRESS	DEVELOPMENT	PARKING SPACES	B1			B2			GROSS INTERNAL FLOORSPACE - SQ METRES			B2/B8			B1/B2/B8			SITE AREA - HAS Completed O/S			
				Comp.	O/S		Comp.	O/S		Comp.	O/S		Comp.	O/S		Comp.	O/S			Comp.	O/S	
BOROUGH COMPLETIONS (NET) & OUTSTANDING CONSENTS (NET)																						
				59	101097	-453	15156	71200	-192	3666	13078	22860	37212	891	63870	7.13	75.67					