Bedford Borough Council

Employment monitoring report

| 2006 - 2007 |

Bedford Borough Council

EMPLOYMENT MONITORING REPORT 2006-2007

INVESTOR IN PEOPLE

POSITIVE ABOUT DISABLED 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)

APP. NO.	LOCATION	DEVELOPMENT	GROSS INT FLOORSPACE SQ METRES	SITE AREA HECTARES
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

ALLOCATION	LOCATION	GROSS INT FLOORSPACE SQ METRES	SITE AREA HECTARES
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

	Gross Internal Floorspace Sq Metres			Site Area Hectares		
Year	**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

	Gross Internal Floorspace Sq Metres			Site Area Hectares		
Year	**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	B1 Comp.	B1 O/S	B2 Comp.	B2 O/S	B1/B2 Comp.	B1/B2 O/S	B1/B8 Comp.	B1/B8 O/S	B8 Comp.	B8 O/S	B2/B8 Comp.	B2/B8 O/S	B1/B2/B8 Comp.	B1/B2/B8 O/S	Site Area - Has Completed	Site Area - Has O/S
BEDFORD																			
PRIORY BUSINESS PARK																			
06/01901/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 Telford 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															(40%)40360		10.09
06/01576/REM	Land south of Cambridge Road	B8 development	94									12218						2.41	
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 Steet	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		-236												0.00
05/03055/COU	Unit3, Manton Lane	c/u B1/B8 to B2	2			192				-192								0.00	
06/00419/COU	5-7 Melbourne Street	c/u car sales to B8	2									432						0.11	
06/01791/COU	23 Shuttleworth Rd	c/u B8 to B1/B2/B8	20									-891				891		0.00	
06/03340/DC3	53 Murdock Rd	c/u B1 to B8	10		-678								678						0.00
07/00115/DC3	35 Brunel Rd	c/u B1 to B1/B2/B8			-350												350		0.00
BEDFORD COMPLETIONS (NET) & OUTSTANDING CONSENTS (NET)				**-357**	**-4637**	**192**	**-236**			**-192**		**11759**	**978**		**3458**	**891**	**40710**	**2.22**	**12.14**
KEMPSTON																			
WOBURN ROAD IND ESTATE																			
06/01687/FUL	16-17 Ronald Close	B8 extension											412						0.00
04/01220/REM	Old Saddlery, College Street	c/u B2 to C3 residential				-1171												-0.30	
04/00585/FUL	12a Stuart Road	c/u B8 to C3 residential	4										-210						-0.03
05/00778/FUL	166-168 Bedford Rd	c/u B1 to B1/C3 residential		-466														-0.03	
05/03042/S73	r/o 1 Stuart Road	c/u B8 to C3 residential			-550														-0.90
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														-0.06
06/03343/FUL	Wolseley Rd	B2/B8 development	27				280						930						0.22
02/00787/OUT	H7 Land west of Kempston	B1 development			7722														2.00
KEMPSTON COMPLETIONS (NET) & OUTSTANDING CONSENTS (NET)				**-466**	**6916**	**-1671**	**280**						**1132**					**-0.39**	**1.23**

APP. NO.	SITE ADDRESS	DEVELOPMENT	PARKING SPACES	GROSS INTERNAL FLOORSPACE - SQ METRES B1 Comp.	B1 O/S	B2 Comp.	B2 O/S	B1/B2 Comp.	B1/B2 O/S	B1/B8 Comp.	B1/B8 O/S	B8 Comp.	B8 O/S	B2/B8 Comp.	B2/B8 O/S	B1/B2/B8 Comp.	B1/B2/B8 O/S	SITE AREA - HAS Completed	SITE AREA - HAS O/S
BOLNHURST																			
05/02773/COU	Mount Pleasant Farm, School Lane	c/u agricultural to B1 (a)			356														0.10
06/00937/FUL	Wychtree Farm, Keysoe Row West	c/u agricultural to B1(a)	8		225														0.09
																			0.19
CARDINGTON																			
05/01758/FUL	Summerhill Farm, Cople Road	c/u agricultural to B1(c)/B8	6								177								0.04
06/00590/FUL	Home Farm, Cople Rd	c/u agricultual to B1	15		269														0.05
																			0.09
CLAPHAM																			
05/03128/S73	Fairfield Farm, Twinwood Road	c/u agricultural to B8											1850						**0.20**
COLMWORTH																			
04/00595/FUL	Church Farm, Church Road	c/u agricultural to B1	6		300														0.17
04/01232/FUL	Tythe Farm, School Lane	c/u agricultural to B1/B2/B8	81														3808		1.15
05/02654/OUT	Dacca Farm, Colesden Road	B1/B2/B8 development	72														1716		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	Lynn Farm, Wilstead Rd	c/u agricultural to B1	13		235														0.07
99/01645/OUT	Land at Wixams LP H14	B1/B2/B8 development			28500		9000						9000						11.00
06/02493/OUT	Former Elstow Lower School	c/u D1 to B1(a)	10		217														0.06
																			11.13
HARROLD																			
04/03004/OUT	Former Leather Works, 119 Odell Rd	c/u B2 to C3 residential					-500												**-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	GROSS INTERNAL FLOORSPACE - SQ METRES B1 Comp.	B1 O/S	B2 Comp.	B2 O/S	B1/B2 Comp.	B1/B2 O/S	B1/B8 Comp.	B1/B8 O/S	B8 Comp.	B8 O/S	B2/B8 Comp.	B2/B8 O/S	B1/B2/B8 Comp.	B1/B2/B8 O/S	SITE AREA - HAS Completed	O/S
MILTON ERNEST																			
02/00885/OUT	DERA Tunnel Site	c/u to B1/B2/B8			35000		9110						9900						4.52
06/03177/COU	Twinwoods Business Park	c/u bldg to D2			-184		-310												-0.05
																			4.47
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	Grange Farm, Farndish	c/u agricultural to B1	8		316														0.04
06/01733/REM	N of Gorerong Fm, Podington Airfield	c/u land/B8 development										400						2.06	
																		2.06	**0.04**
SHARNBROOK																			
05/02052/FUL	Station Road	B1 development			360														0.03
05/02986/COM	Winsey House Farm, Rushden Rd	c/u agricultural to B2	15			792												2.05	
06/02163/FUL	Old Embankment, Station Rd	B1 development	31		970														0.28
																		2.05	**0.31**
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	GROSS INTERNAL FLOORSPACE - SQ METRES B1 Comp.	B1 O/S	B2 Comp.	B2 O/S	B1/B2 Comp.	B1/B2 O/S	B1/B8 Comp.	B1/B8 O/S	B8 Comp.	B8 O/S	B2/B8 Comp.	B2/B8 O/S	B1/B2/B8 Comp.	B1/B2/B8 O/S	SITE AREA - HAS Completed	SITE AREA - HAS O/S
STEWARTBY																			
06/01062/S73	Coronation Brickworks (E9)	B1/B2/B8 development														(40%) 14960			3.74
07/00436/FUL	C P Farm, Woburn Road	c/u land & bldgs to B8										919						1.02	
07/00480/COU	C P Farm, Woburn Road	c/u agricultural to B2				234												0.07	
																		1.09	**3.74**
THURLEIGH																			
THURLEIGH AIRFIELD BUSINESS PARK (E11)																			
06/01770/M73	Land at Thurleigh Airfield	B1/B2 development						(40%)71200											17.80
04/00168/FUL	Manor Farm, Whitwick Green Rd	c/u agricultural to B1	79		2000														0.93
																			18.73
TURVEY																			
05/01186/FUL	New Barn, Carlton Road	c/u agricultural to B1(a)	7		185														**0.09**
WILDEN																			
06/02512/OUT	Chequers Hill Garage	B1(b/c) development	9		468														0.22
06/03170/FUL	Crowhill Farm, Ravensden Rd	B1 development	5		285														0.05
																			0.27
WILSTEAD																			
05/00890/S73	off Watson Road	B1(c)/B2/B8 development	61													2676			1.06
06/00296/S73	Former Bakery, Church Road	c/u B1 to C3 residential		-140														-0.06	
06/00781/COU	2-8 Longmeadow Drive	c/u C3 residential to B1(a & b)	16		545														0.13
																		-0.06	**1.19**
WOOTTON																			
04/01724/COU	Hall End Farm, 68 Hall End Road	c/u agricultural to B1	23		448														0.23
05/00289/FUL	Whitworth Fm, Bourne End	c/u agricultural to B1	22		475														0.20
																			0.43

APP. NO.	SITE ADDRESS	DEVELOPMENT	PARKING SPACES	GROSS INTERNAL FLOORSPACE - SQ METRES B1 Comp.	B1 O/S	B2 Comp.	B2 O/S	B1/B2 Comp.	B1/B2 O/S	B1/B8 Comp.	B1/B8 O/S	B8 Comp.	B8 O/S	B2/B8 Comp.	B2/B8 O/S	B1/B2/B8 Comp.	B1/B2/B8 O/S	SITE AREA - HAS Completed	SITE AREA - HAS O/S
WYBOSTON, CHAWSTON & COLESDEN																			
COLMWORTH BUSINESS PARK																			
06/00564/FUL	Plot 4	B1 development	60	1022	1150													0.16	0.19
EATON PARK																			
06/01128/S73	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								0.13
																		0.16	6.12
WYMINGTON																			
04/01908/COU	Poplar Farm, 61 High Street	c/u agricultural to B1(c)/B8	4								265								0.32
04/00621/FUL	87-89 Rushden Rd	c/u B2 to C3 residential					-2480												-0.62
																			-0.30
RURAL COMPLETIONS (NET) & OUTSTANDING CONSENTS (NET)				**882**	**98818**	**1026**	**15112**		**71200**		**3666**	**1319**	**20750**		**33754**		**23160**	**5.30**	**62.30**

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