



BEDFORD BOROUGH COUNCIL

EMPLOYMENT MONITORING REPORT

| 2007 - 2008 |



BEDFORD BOROUGH COUNCIL

EMPLOYMENT MONITORING REPORT 2007-2008



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 £4.00 by post from
Planning Support Services at the address below.

Town Hall, St Paul's Square, Bedford MK40 1SJ
Telephone: (01234) 267422 - Facsimile: (01234) 325671
e-mail: planning@bedford.gov.uk

CONTENTS

INTRODUCTION	3
METHODOLOGY	3
DEFINITIONS	4
POTENTIAL EMPLOYMENT SITES (S106)	4
ALLOCATED EMPLOYMENT SITES WITHOUT PLANNING PERMISSION	4
TABLE 1 Summary of B1, B2 and B8 Completions and Supply in the Milton Keynes and South Midland Sub-Regional Strategy Growth Area 2001 - 2007/8	5
TABLE 2 Summary of B1, B2 and B8 Completions and Supply in the Rural Policy Area 2001 - 2007/8	5
TABLE 3 Summary of B1, B2 and B8 Completions and Supply in Bedford Borough 2001 - 2007/8	5
TABLE 4 Schedule of B1, B2 and B8 Completions and Supply in the Milton Keynes and South Midland Sub-Regional Strategy Growth Area at 31 March 2008	7
TABLE 4 Schedule of B1, B2 and B8 Completions and Supply in the Rural Policy Area at 31 March 2008	10

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 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 Monitoring Report takes account of B1, B2 and B8 sites which have been granted planning permission, or/and been completed between 1st April 2007 and 31st March 2008.

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 2007/8 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 2007/8 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 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	Land at Stewartby LP H13	B1/B2/B8 development	9,600 (40%)	2.40
01/02199/OUT	N of Bromham Rd, Biddenham LP H8	B1/B2 development	25,000 (max)	4.00
02/01322/OUT	Land at Wootton LP H11	B1/B2/B8 development	36,000 (40%)	9.00
07/00146/MAF	Brickworks, Green Lane, Stewartby	B1a development	6,900	
07/00758/COU	Hangar 1, Shortstown	B1 and/or B8 use	20,000	
07/01364/MAF	Land east of B530, Bedford LP E5	B1c/B2/B8 development	8,685	2.61
07/02417/MAF	Former Coronation Brickworks, KH	B1a, B1c/B2/B8 development	15,822	4.15

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	Clapham Folly H17	1,600 (40%)	0.40
Local Plan 2002	Land west of B530, Bedford E4	13,600 (40%)	3.40
Local Plan 2002	Elstow Brickworks E10	32,000 (40%)	8.00
LDF/TCAAP	Railway Station, Bedford TC13	8,000 (40%)	2.00

TABLE 1 SUMMARY OF B1, B2 AND B8 COMPLETIONS AND SUPPLY IN THE MILTON KEYNES AND SOUTH MIDLANDS SRS GROWTH AREA 2001 - 2007/8

YEAR	COMPLETIONS						SUPPLY					
	Gross Internal Floorspace Sq Metres			Site Area Hectares			Gross Internal Floorspace Sq Metres			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	-2956	-2956	0.00	-0.59	-0.59	131203	-5268	125935	34.00	-2.09	31.91
2006/7	14886	-3577	11309	3.61	-0.69	2.92	166345	-13668	152677	42.84	-1.78	41.06
2007/8	8938	-16299	-7361	1.90	-0.93	0.97	187288	-17090	170198	39.99	-1.53	38.46
Total	23,824	-22,832	992	59.62	-22.85	36.77						

TABLE 2 SUMMARY OF B1, B2 AND B8 COMPLETIONS AND SUPPLY IN THE RURAL POLICY AREA 2001 - 2007/8

YEAR	COMPLETIONS						SUPPLY					
	Gross Internal Floorspace Sq Metres			Site Area Hectares			Gross Internal Floorspace Sq Metres			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	6736	0	6736	1.55	0.00	1.55	12183	-3120	118163	37.98	-1.10	36.88
2006/7	2214	-140	2074	4.27	-0.06	4.21	165858	-3474	162384	35.70	-1.09	34.61
2007/8	19069	0	19069	1.96	0.00	1.96	141044	-1580	139464	32.50	-1.04	31.46
Total	28,019	-140	27,879	22.64	-3.73	18.91						

TABLE 3 SUMMARY OF B1, B2 AND B8 COMPLETIONS AND SUPPLY IN BEDFORD BOROUGH 2001 - 2007/8

YEAR	COMPLETIONS						SUPPLY					
	Gross Internal Floorspace Sq Metres			Site Area Hectares			Gross Internal Floorspace Sq Metres			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
Total	51,843	-22,972	28,871	82.26	-26.58	55.68						

TABLE 4 (NEXT PAGE)

**SCHEDULE OF COMPLETIONS & OUTSTANDING SUPPLY IN THE MILTON KEYNES
AND SOUTH MIDLANDS SUB-REGIONAL STRATEGY GROWTH AREA
AT 31 MARCH 2008**

APP. NO.	SITE ADDRESS	DEVELOPMENT	PARKING SPACES	GROSS INTERNAL FLOORSPACE - SQ METRES				B2/B8 Comp. O/S	B1/B2/B8 Comp. O/S	SITE AREA - HAS Completed O/S				
				B1/B2 Comp. O/S	B2 Comp. O/S	B1/B2/B8 Comp. O/S	B8 Comp. O/S							
BEDFORD														
PRIORY BUSINESS PARK														
06/01901/FUL	Land off Fraser Road	B1 development	59	1920						0.66				
06/01902/FUL	Land off Fraser Road	B1 development	81	2774						0.76				
CROSS PARK IND ESTATE														
07/02437/MAF	Land at Telford Way	B1(c)/B2/B8 development	74					4224		0.84				
G PARK, CAMBRIDGE ROAD LP E2														
OUT														
05/00110/FUL	Land south of Cambridge Rd	B1/B2/B8 development												
05/00483/FUL	1 Endsleigh Rd	B1 development from C3		1888										
05/00540/COU	49-53 Goldington Rd	c/u to C3 residential		-4875						-0.37				
05/00598/FUL	34-36 Bromham Rd	c/u B1 to C3 residential		-580						-0.11				
05/00980/FUL	BT Tower site, St John's St	c/u B1/ redevelopment to C3		-8510						-0.15				
06/03340/DC3	Brewery, Havelock St	Redevelopment B1 from B2	6	526			678			0.00				
06/03176/MAF	53 Murdock Rd	c/u B1 to B8	10	-678						0.00				
06/03282/MAF	15-17 High St	c/u B1 to A3 and C3		-1260						-0.05				
07/00115/DC3	r/o 1-11 St Leonard's St	c/u to C3 and B1		167						-0.23				
07/00247/COU	35 Brunel Rd	c/u B2 to B1/B2/B8		-562						0.00				
07/00754/CNS	2nd Fl, 53 High St	c/u B1 to D2 snooker hall								0.00				
07/01347/FUL	8-12 The Broadway	Demolition workshop & offices								-0.06				
07/01365/COU	11-12 Shuttieworth Road	c/u B1/B2/B8 to D2												
07/01713/COU	38 Mill Street	c/u D1 to B1		330						-0.24				
07/02464/MAF	25-27 Sergeants Way	c/u B8 to B1	5	350						0.04				
07/02542/COU	42-44 Ashburnham Road	c/u B1 to C3 residential		-1800						0.00				
07/02574/COU	Jensa House, Caxton Road	c/u B1/B8 to B2 (vehicle repair)												
07/02630/FUL	532 Goldington Road	c/u D2 to B8 storage								0.04				
07/03176/COU	adj 5-7 Murdock Road	B2/B8 development	14							0.00				
	Unit 6, Manton Lane	c/u B2 unit to B1/B8								0.00				
BEDFORD TOTALS														
				-9269	-1041	-350	-213	-646	1088	500	-350	43489	0.63	10.73
KEMPSTON														
CHANTRY ROAD INDUSTRIAL ESTATE														
06/01687/FUL	16-17 Ronald Close	B8 extension												
02/00787/OUT	Land west of Kempston LP H7	B1 development		7722										0.00
05/03042/573	r/o 1 Stuart Road	c/u B8 to C3 residential		-550										2.00
06/03042/COU	33-39 High Street	c/u B1 to C3 residential												-0.90
06/03343/FUL	Wolseley Rd	B2/B8 development												
07/00780/FUL	Wolseley Rd	B8 extension	27	-256										-0.06
07/00816/573	r/o 36-38 Stuart Road	c/u site to B8												0.22
07/01005/COU	102-104 High Street	c/u A1 to B8	9											0.05
07/02853/FUL	1 Adams Close	Extns to factory		470										0.13
KEMPSTON TOTALS														
				-256	7642	280	1496	1477	566	412	-350	43489	0.34	1.10

APP. NO.	SITE ADDRESS	DEVELOPMENT	PARKING SPACES	GROSS INTERNAL FLOORSPACE - SQ METRES				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	B1/B8 Comp. O/S						B8 Comp. O/S		
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	The Wixams LP H14	B1/B2/B8 development	10	28500	9000			9000			11.00				
06/02493/COU	Former Elstow Lower School	c/u D1 to B1(a)		217							0.06				
STEWARTBY															
06/01062/573	Coronation Brickworks LPE9	B1/B2/B8 development								(40%)14960	3.74				
WILSTEAD															
WILSTEAD INDUSTRIAL PARK															
07/00839/MAF	K Watson Ltd	B1(c)/B2/B8 development	111				2585				0.00				
07/00840/MAO	K Watson Ltd	B1(c)/B2/B8 development	343								0.00				
NON-URBAN TOTALS				34686	9000	2585	-394	33754	39359	26.63					
MILTON KEYNES & SOUTH MIDLAND SUB REGIONAL NET COMPLETIONS & OUTSTANDING SUPPLY															
				-9525	41287	-70	8787	1939	2584	1083	34254	-350	82848	0.97	38.46

TABLE 4 (OVERLEAF)
**SCHEDULE OF COMPLETIONS & OUTSTANDING SUPPLY IN THE
RURAL POLICY AREA AT 31 MARCH 2008**

APP. NO.	SITE ADDRESS	DEVELOPMENT	PARKING SPACES	BI		B2	GROSS INTERNAL FLOORSPACE - SQ METRES		B2/B8	B1/B2/B8	SITE AREA - HAS	
				Comp.	O/S		Comp.	O/S				Comp.
BOLNHURST & KEYSOE												
05/02773/COU	Mt Pleasant Farm, School Lane	c/u agricultural to B1(a)	8	356	225						0.10	
06/00937/FUL	Wychtree Farm, Keysoe Row West	c/u agricultural to B1(a)									0.09	
											0.10	
CARDINGTON												
05/01758/FUL	Summerhill Farm, Cople Road	c/u agricultural to B1(c)/B8	6				152				0.04	
07/02203/FUL	Home Farm, Cople Rd	c/u agricultural to B1(c)/B8	3				269				0.05	
											0.04	
											0.05	
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	63					789	2685		0.26	
05/02654/OUT	Dacca Farm, Colesden Road	B1/B2/B8 development	72								0.89	
											0.86	
											0.26	
											1.92	
HAROLD												
07/03316/OUT	Leather Works, 119 Odell Rd	c/u B2 to C3 residential									-0.42	
LT BARFORD												
07/02290/MAF	Barford Rd	c/u land to storage & new bldg							1580		0.37	
LT STAUGHTON												
07/01692/COU	Green End Farm, Green End	c/u to B1	22		443						0.25	
KEMPSTON RURAL												
06/01368/FUL	K'n Nurseries, 59 Green End Rd	c/u to B1	24		462						0.30	

APP. NO.	SITE ADDRESS	DEVELOPMENT	PARKING SPACES		B1		B2		GROSS INTERNAL FLOORSPACE - SQ METRES		B1/B2/B8		B1/B2/B8		B2/B8		B1/B2/B8		SITE AREA - HAS		
			Comp.	O/S	Comp.	O/S	Comp.	O/S	Comp.	O/S	Comp.	O/S	Comp.	O/S	Comp.	O/S	Comp.	O/S	Comp.	O/S	Completed
MILTON ERNEST																					
TWINWOODS BUSINESS PARK 02/00885/COU	Former DERA	c/u Crown Land to B1/B2/B8										15405	33257							1.28	2.85
OAKLEY 07/00800/REM	Land at Highfield Road	B1(a) development (3 units)	27		770																0.36
PODINGTON 04/01848/FUL	Grange Farm, Farndish	c/u agricultural to B1	8		316																0.04
SHARNBROOK																					
05/02052/FUL 06/02163/FUL	Station Road Old Embankment, Station Rd	B1 development B1 development	31		360 970															0.03 0.28	0.31
SOULDROP 07/00287/MAF	Souldrop Turn, Rushden Rd	B1/B8 development (14 units)	84						2250												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, Upper Staploe	c/u agricultural to B1	4		132																0.08
THURLEIGH																					
THURLEIGH AIRFIELD BUSINESS PARK (ETI) 06/01770/M73	Land at Thurleigh Airfield	B1 & B2 (max 2.5%) development								(40%)71200											17.80
TURVEY 05/01186/FUL	New Barn, Carlton Road	c/u agricultural to B1(a)	7		185																0.09

APP. NO.	SITE ADDRESS	DEVELOPMENT	PARKING SPACES	B1		B2		B1/B2		BI/BB		BB		B2/BB		B1/B2/BB		SITE AREA - HAS			
				Comp.	O/S	Comp.	O/S	Comp.	O/S	Comp.	O/S	Comp.	O/S	Comp.	O/S	Comp.	O/S	Comp.	O/S	Completed	O/S
WILDEN																					
06/03170/FUL	Crowhill Farm, Ravensden Rd	B1 development	5	285															0.05		
07/03276/COU	Chequers Hill Garage	c/u to B1	6	377															0.12		
																			0.17		
WILSTEAD																					
06/00781/COU	2-8 Longmeadow Drive	c/u C3 residential to B1(a & b)	16	545															0.13		
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								280							0.20		
07/00932/FUL	Wood Farm, Wootton Green	c/u to B8																	0.03		
																			0.43		
WYBOSTON, CHAWSTON & COLESDEN																					
COLMWORTH BUSINESS PARK																					
07/02596/FUL	Plot 4, Phoenix Park	B1(c) development	32	1270															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		
																			5.93		
WYMINGTON																					
04/00621/FUL	87-89 Rushden Rd	c/u B2 to C3 residential																	-0.62		
07/02914/S73	Goosey Lodge Farm	c/u bldgs to B1/2/8	37	70	542	-1080	65	140											0.06		
																			0.06	-0.62	
EAST OF ENGLAND RURAL POLICY AREA				1696	25913	542	0	71200	217	2843	420	1850	789	2685	15405	34973	196	31.46			
NET COMPLETIONS & OUTSTANDING SUPPLY																					
BEDFORD BOROUGH				-7829	67200	472	8787	71200	217	4782	3004	2933	789	36939	15055	117821	2.93	69.92			
NET COMPLETIONS & OUTSTANDING SUPPLY																					

Bedford Borough Council
Planning and Housing Services
Town Hall, St Paul's Square
Bedford MK40 1SJ

www.bedford.gov.uk