BEDFORD BOROUGH COUNCIL

EMPLOYMENT MONITORING REPORT

| 2008 - 2009 |

Bedford Borough Council

EMPLOYMENT MONITORING REPORT 2008-2009

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 £4.00 by post from
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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 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 2008 and 31st March 2009.

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 2008/9 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 2008/9 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.

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)

APP. NO.	LOCATION	DEVELOPMENT	GROSS INT FLOORSPACE SQ METRES	SITE AREA HECTARES
97/01163/OUT	**LP H13** Land at Stewartby	B1/B2/B8 development	9,600 (40%)	2.40
01/02199/OUT	**LP H8** N of Bromham Rd, Biddenham	B1/B2 development	25,000 (max)	4.00
02/01322/OUT	**LP H11** Land at Wootton	B1/B2/B8 development	32,000 (40%)	8.00
07/00758/COU	Hangar 1, Shortstown	B1 and/or B8 use	20,000	

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	**E10** Elstow Brickworks	32,000 (40%)	8.00
LDF/TCAAP	**TC13** Railway Station, Bedford	20,000	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	-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
Total	**24,679**	**-26,547**	**-1,868**	**59.62**	**-23.16**	**36.46**						

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	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
Total	**36,772**	**-2,008**	**34,764**	**25.62**	**-4.15**	**21.47**						

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
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
Total	**61,451**	**-28,555**	**32,896**	**85.24**	**-27.31**	**57.93**						

* 15 month survey

TABLE 4 (NEXT PAGE)
SCHEDULE OF COMPLETIONS & OUTSTANDING SUPPLY IN THE MILTON KEYNES AND SOUTH MIDLANDS SUB-REGIONAL STRATEGY GROWTH AREA AT 31 MARCH 2009

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
BEDFORD																			
CROSS PARK IND ESTATE																			
07/02437/MAF	Land at Telford Way	B1c/B2/B8 development	74													4224			0.84
EASTCOTTS PARK, CAMBRIDGE ROAD (E2)																			
98/00975/OUT	Land south of Cambridge Road	B1/B2/B8 development														40360			10.09
MURDOCK ROAD IND ESTATE																			
07/02630/FUL	adj 5-7 Murdock Road	B2/B8 development	14												500				0.13
07/03176/COU	Unit 6, Manton Lane	c/u B2 unit to B1/B8					-462				462								0.00
08/01682/FUL	Unit 5, Manton Lane	extn and mezzanine to B2	4				337												0.00
ELMS FARM IND ESTATE																			
08/01877/FUL	Shuttleworth Rd	extn to B8 unit											651						0.00
08/03048/COU	Caxton Rd	c/u B8 to Sui Generis	28				908						-1227						-0.07
ARKWRIGHT ROAD IND ESTATE																			
08/02988/COU	17 Arkwright Rd	c/u B8 to Sui Generis											-587						-0.05
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											300						0.00
04/00700/COU	62 Beaconsfied Street	c/u B1 to C3		-270														-0.02	
05/00110/FUL	1 Endsleigh Rd	c/u to B1 from C3			1888														0.30
05/00980/FUL	Brewery, Havelock St	Redevelopment B1 from B2	6		526		-236												0.00
06/03176/MAF	Upper floors, 15-17 High St	c/u B1 to C3		-1260														0.00	
06/03282/MAF	r/o 1-11 St Leonard's St	c/u to S			167											-1095			-0.23
07/00247/COU	Upper floor, 53 High St	c/u B1 to D2 snooker hall			-562														0.00
07/00754/CNS	8-12 The Broadway	Demolition for C3					-623												-0.36
07/02464/MAF	42-44 Ashburnham Road	c/u B1 to C3		-1800														-0.29	
08/02446/FUL	Upper floors, 12-16 Greyfriars	c/u B1 to C3			-608														0.00
09/00129/S73	12 Fenlake Industrial Estate	c/u B8 to B2				385						-385						0.00	
BEDFORD TOTALS				**-3330**	**693**	**385**	**-76**				**462**	**-385**	**-863**		**500**	**43489**		**-0.31**	**10.60**
KEMPSTON																			
WOBURN ROAD / CHANTRY ROAD INDUSTRIAL ESTATE																			
06/01687/FUL	16-17 Ronald Close	B8 extension											412						0.00
07/00780/FUL	Wolseley Rd	B8 extension											1065						0.00
07/02853/FUL	1 Adams Close	B1 extension		470														0.00	
02/00787/OUT	H7 Land west of Kempston	B1 development			7722														2.00
04/00585/FUL	12a Stuart Road	c/u B8 to C3											-210						-0.03
KEMPSTON TOTALS				**470**	**7722**								**1267**					**0.00**	**1.97**

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
EASTCOTTS																			
97/01416/OUT	Land at RAF Cardington	B1/B2/B8 development	446		5734										33754				**11.76**
ELSTOW																			
PROGRESS PARK Phase 2																			
07/01364/MAF	E5 Land east of B530, Bedford	B1c/B2/B8	204														8685		2.61
99/00957/FUL	Lynn Farm, Wilstead Rd	c/u agricultural to B1	13		235														0.07
06/02493/COU	Former Elstow Lower School	c/u D1 to B1a	10		217														0.06
																			2.74
STEWARTBY																			
07/00146/MAF	Brickworks, Green Lane	B1a development	285		6900														0.00
07/02417/MAF	Former Coronation Brickworks, KH	B1a/B1c/B2/B8 development	405		4750												11072		4.15
																			4.15
WILSTEAD																			
WILSTEAD INDUSTRIAL PARK																			
07/00839/MAF	K Watson Ltd	B1c/B2/B8 development	111										-3252				7775		0.00
07/00840/MAO	K Watson Ltd	B1c/B2/B8 development	346								2697		-6344				17527		0.00
																			0.00
WIXAMS																			
99/01645/OUT	H14 Wixams	B1/B2/B8 development			28500		9000						9000						**11.00**
NON URBAN TOTALS					**46336**		**9000**				**2697**		**-596**		**33754**		**45059**		**29.65**
MILTON KEYNES & SOUTH MIDLANDS SUB REGIONAL NET COMPLETIONS AND OUTSTANDING SUPPLY				**-2860**	**54751**	**385**	**8924**				**3159**	**-385**	**-192**		**34254**		**88548**	**-0.31**	**42.22**

TABLE 5 (OVERLEAF)
SCHEDULE OF COMPLETIONS & OUTSTANDING SUPPLY IN THE RURAL POLICY AREA AT 31 MARCH 2009

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
BLETSOE																			
08/02546/COU	Coombelands Park, Thurleigh Rd	c/u B8 to B2	67				2109												**0.00**
BOLNHURST & KEYSOE																			
06/00937/FUL	Wychtree Farm, Keysoe Row West	c/u agricultural to B1a	8		225														0.09
08/00495/S73	Park Farm, Riseley Rd, Keysoe	c/u land & bldgs to B8	4									340						0.18	
08/02660/FUL	Brook End Farm, Keysoe	c/u agricultural to B1	7		152														0.15
																		0.18	**0.24**
CARDINGTON																			
07/02203/FUL	Home Farm, Cople Rd	c/u agricultural to B1c/B8	3							269								**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												2685				0.89
07/03761/LDE	Bryher Farm, Colesden Rd	c/u agricultural to B2				618												0.05	
																		0.05	**1.06**
COPLE																			
08/02085/FUL	Dog Farm Bungalow, Bedford Rd	c/u agricultural to B1	11		240														**0.30**
DEAN & SHELTON																			
08/02457/S73	Millcroft, Shelton	c/u land/bldgs to inc B8	6									480						**0.34**	
ELSTOW																			
07/02720/S73	Pear Tree Farm, Wilstead Rd	c/u bldgs B1 to B2		-1038		1038												0.00	
09/00040/COU	Pear Tree Farm, Wilstead Rd	c/u bldgs to B2	4				170												0.01
																		0.00	**0.01**
HARROLD																			
02/01165/FUL	Former Bridgeman Wks, High St	B1 development			326														**0.00**

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
LT BARFORD																			
07/02290/MAF	Barford Rd	c/u land to storage and new bldg				1580												0.37	
LT STAUGHTON																			
07/01692/COU	Green End Farm, Green End	c/u agricultural to B1	22		443														0.25
KEMPSTON RURAL																			
06/01368/FUL	Kempston Nurseries, 59 Green End Rd	c/u to B1	24		462														0.30
MILTON ERNEST																			
TWINWOODS BUSINESS PARK																			
02/00885/COU	Former DERA	c/u to B1/B2/B8														33064			2.83
08/00798/FUL	Milton House Farm, Bedford Rd	c/u to and new B1			390														0.07
																			2.90
OAKLEY																			
07/00800/REM	Land at Highfield Road	B1a development	27	770														0.36	
ODELL																			
07/03316/OUT	Former Leather Works, 119 Odell Rd	c/u B2 to C3				-830												-0.42	
08/00487/FUL	Dungee Farm, Dungee Rd	c/u agricultural to B1	5		225														0.06
																		-0.42	0.06
PODINGTON																			
04/01848/FUL	Grange Farm, Farndish	c/u agricultural to B1	8		316														0.04
SHARNBROOK																			
05/02052/FUL	Station Road	B1 development		360														0.03	
06/02163/FUL	Old Embankment, Station Rd	B1 development	31	896														0.28	
07/02211/MAO	Colworth House Estate	B1b development	151		4430														0.00
																		0.31	

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
SOULDROP																			
06/01717/COU	Former bldgs, Cross Weir Farm	c/u agricultural to B8										1200						0.52	
07/00287/MAF	Souldrop Turn, Rushden Rd	B1/B8 development	84								2250								0.77
																		0.52	**0.77**
STAGSDEN																			
08/00226/MAF	Firs Farm, West End	redevelopment to B1	34	1140														**0.36**	
STAPLOE & DULOE																			
08/01027/S73	College Farm, Duloe	c/u bldg to B1c/ B8	21	265								250						**0.16**	
THURLEIGH																			
THURLEIGH AIRFIELD BUSINESS PARK (E11)																			
06/01770/M73	Land at Thurleigh Airfield	B1/B2 development						71200											17.80
04/00168/FUL	Manor Farm, Whitwick Green Road	c/u agricultural to B1	79		2000														0.93
																			18.73
TURVEY																			
05/01186/FUL	New Barn, Carlton Road	c/u agricultural to B1a	7		185														**0.09**
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	
																		0.12	**0.05**
WILSTEAD																			
06/00781/COU	2-8 Longmeadow Drive	c/u C3 to B1/B1b	16		545														0.13
08/00629/COU	Netherwood Farm, Ivy Lane	use as B8	15									750						0.30	
08/03101/S73	Village Farm, Cotton End Rd	c/u land to caravan storage																0.23	
																		0.53	**0.13**

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
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
WYBOSTON, CHAWSTON & COLESDEN																			
EATON PARK																			
06/01128/S73	Land off A428, Wyboston	B1b 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					-1080												-0.62
04/01908/COU	Poplar Farm, 61 High Street	c/u agricultural to B1c/B8	4								265								0.32
																			-0.30
EAST OF ENGLAND RURAL POLICY AREA NET COMPLETIONS & OUTSTANDING SUPPLY				**2770**	**29947**	**826**	**2779**		**71200**	**269**	**2839**	**3020**	**1850**		**2685**		**33064**	**2.56**	**31.56**
BEDFORD BOROUGH NET COMPLETIONS & OUTSTANDING SUPPLY				**-90**	**84698**	**1211**	**11703**		**71200**	**269**	**5998**	**2635**	**1658**		**36939**		**121612**	**2.25**	**73.78**

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