



BEDFORD BOROUGH COUNCIL



EMPLOYMENT MONITORING REPORT 2012-13



BEDFORD BOROUGH COUNCIL

EMPLOYMENT MONITORING REPORT 2012-13



INVESTOR IN PEOPLE



This Employment Monitoring Report was prepared by the
Planning Policy Group of Planning, Strategic Transport & Housing Services
Environment and Sustainable Communities Directorate

Paul Rowland

Head of Planning, Strategic Transport & Housing Services,

Bedford Borough Council, Borough Hall, Cauldwell Street, Bedford MK42 9AP

Telephone: (01234) 267422 - Facsimile: (01234) 325671

e-mail: planning@bedford.gov.uk

CONTENTS

INTRODUCTION & POLICY BACKGROUND	3	
METHODOLOGY	3	
DEFINITIONS	4	
POTENTIAL NEW EMPLOYMENT SITES/LOSSES	4	
TABLE 1	Summary of B1, B2 and B8 completions and supply in the Core Strategy and Rural Issues Plan Growth Area 2001 – 2012/13	5
TABLE 2	Summary of B1, B2 and B8 completions and supply in the Rural Policy Area 2001 – 2012/13	5
TABLE 3	Summary of B1, B2 and B8 completions and supply in Bedford Borough 2001 – 2012/13	5
TABLE 4	Schedule of completions and outstanding supply in the Core Strategy and Rural Issues Plan Growth Area at 31 March 2013	6
TABLE 5	Schedule of completions and outstanding supply in the Rural Policy Area at 31 March 2013	9

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 2012 and 31st March 2013.

The East of England Plan was revoked on 3 January 2013. The East of England Plan contained targets for employment that were carried forward into the local economic development strategy.

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 Core Strategy and Rural Issues Plan.

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 2012/13 for the Growth Area.

Table 5 is in the form of a schedule listing details of all B1, B2 and B8 completions and outstanding permissions for 2012/13 for the Rural Policy Area.

METHODOLOGY

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 implemented. 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 1% of the total B1, B2 and B8 provision and in monitoring terms are therefore inconsequential.

Both gains and losses of B1, B2 and 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, car parking 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 and B8 developments
 redevelopment within the B1, B2 and B8 range
 changes of use of non B1, B2 and B8 to B1, B2, B8 use and vice versa
 vehicle service (B2) tyre and exhaust fitting centre (B1) and builders', contractors' and
 plant hire yard (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, e.g.. (40%)

POTENTIAL NEW EMPLOYMENT SITES/LOSSES

Outstanding S106 Consents

APP NO.	LOCATION	DEVELOPMENT	GROSS INT. FLOORSPACE	SITE AREA HAs
0102199OUT	N Bromham Rd, Biddenham, LPH8	B1/B2 development	25,000 (max)	4
0201322OUT	Land at Wootton LPH11	B1/B2/B8 development	32,000 (40%)	8
0902265MAO	Beds Police HQ, Woburn Rd, Kempston	B1a development	10,995	9.5
112252MAF	AD6 r/o Eastcotts Rd, Bedford	B1/B2 development	1,680	0.67
1300477MAF	Land east of Ampthill Rd, Elstow	Mixed dev inc B1a/B2/B8	603	

Outstanding S106 Losses

1101254MAF	r/o Eastcotts Rd, Bedford	Residential development	-8,346	-1.73
1102149MAF	139-145 Tavistock St, Bedford	Residential development	-820	-0.09
1201039MAF	Melbourne House, 3 Kingsway, Bedford	Residential development	-1924	-0.21
1200989FUL	Agriculture House, 55 Goldington Road, Bedford	Residential development	-1,289	-0.21

Allocated Employment Sites without Planning Permission

LP/A&D	E4/AD16 Land west of B530, Bedford		13,600 (40%)	3.4
TCAAP	TC13 Railway Station		20,000	2

TABLE 1

SUMMARY OF B1, B2 AND B8 COMPLETIONS AND SUPPLY IN THE MILTON KEYNES AND SOUTH MIDLANDS SRS GROWTH AREA 2001-2012/13

YEAR	COMPLETIONS						SUPPLY					
	Gross Int Floorspace - sq m			Site Area - Hectares			Gross Int Floorspace - Sq m			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	11.3				11.01	-2.96	38.05
2003				7.08	-2	5.08				38.82	-6.78	31.54
2004/5*				13.69	-5.11	8.58				31.87	-2.55	29.32
5005/6	0	-2,956	-2,956	0	-0.59	-0.59	131,203	-5,268	125,935	34	-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	1.9	-0.93	0.97	187,288	-7,090	170,198	39.99	-1.53	38.46
2008/9	855	-3,715	-2,860	0	-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	0	0	189,239	-41,718	147,521	33.71	-2.84	30.87
2010/11	13,300	-37,285	-23,985	2	-1.43	0.57	189,968	-44,341	145,627	31.22	-1.84	29.38
2011/12	5,434	-5,434	0	0	0	0	214,163	-46,287	167,876	35.38	-2.34	33.04
2012/13	15,320	-16,150	-830	0.54	-1.24	-0.7	195,720	-44,466	151,254	36.67	-13.98	22.69
Total	71180	-88659	-17479	62.16	-25.83	36.33						

TABLE 2

SUMMARY OF B1, B2 AND B8 COMPLETSION AND SUPPLY IN THE RURAL POLICY AREA 2001-2012/13

YEAR	COMPLETIONS						SUPPLY					
	Gross Int Floorspace - sq m			Site Area - Hectares			Gross Int Floorspace - Sq m			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
5005/6	6,736	0	6,736	1.55	0.00	1.55	121,283	-3,120	118,163	37.98	-1.1	36.88
2006/7	2,214	-140	2,074	4.27	-0.06	4.21	165,858	-3,474	162,384	35.7	-1.09	34.61
2007/8	19,069	0	19,069	1.96	0.00	1.96	141,044	-1,580	139,464	32.5	-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	8,108	-1,503	6,605	0.68	0.00	0.68	85,752	-3,276	82,476	15.14	-0.15	14.99
2011/12	2,009	-1,115	894	0.77	-0.07	0.70	94,778	-2,261	92,517	23.11	-0.15	22.96
2012/13	5,185	-152	5,033	2.22	-0.15	2.07	94,467	-2109	92,358	23.41	0	23.41
Total	55,895	-7,278	48,617	29.90	-4.37	25.53						

TABLE 3

SUMMARY OF B1, B2 AND B8 COMPLETIONS AND SUPPLY IN BEDFORD BOROUGH 2001-2012/13

YEAR	COMPLETIONS						SUPPLY					
	Gross Int Floorspace - sq m			Site Area - Hectares			Gross Int Floorspace - Sq m			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	61.3
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
2011/12	7,443	-6,549	894	0.77	-0.07	0.70	308,941	-48,548	260,393	58.49	-2.49	56
2012/13	20,505	-16,302	4,203	2.76	-1.39	1.37	290,187	-46,575	243,612	60.08	-13.98	46.10
Total	127,075	-95,937	31,138	92.06	-30.20	61.86						

*15 month survey

TABLE 4 (next page)
SCHEDULE OF COMPLETIONS & OUTSTANDING SUPPLY IN THE CORE
STRATEGY AND RURAL ISSUES PLAN GROWTH AREA AT 31 MARCH
2013

APP NO.	SITE ADDRESS	DEVELOPMENT	PARKING Total	GROSS INTERNAL FLOORSPACE Sq M												GROSS SITE AREA HAS.				
				B1		B2		B1/2		B1/8		B2/8		B1/2/8		Comp.	O/S			
				Comp.	O/S	Comp.	O/S	Comp.	O/S	Comp.	O/S	Comp.	O/S	Comp.	O/S					
BEDFORD																				
EASTCOTTS PARK, CAMBRIDGE ROAD (E2)																				
9800975OUT	Land south of Cambridge Road	B1/B2/B8 development													30200	7.55				
1000978REM	Site B Wallis Way	B1a, B2, B8 building	120	933	1908					3145						0.54				
MURDOCK ROAD IND ESTATE																				
0702630FUL	adj 5-7 Murdock Road	B2/B8 development	14									500				0.13				
ELMS FARM IND ESTATE																				
0801877FUL	20-21 Shuttleworth Rd	extrn to B8 unit								651						0.00				
0801237FUL	11-12 Shuttleworth Road	B1/B2/B8 development	13											190		0.06				
1001205MAF	Edison Road	B2/B8 development	24									1177				0.00				
1200880COU	2 Napier Road	c/u B1 to D1	-24	-617												-0.12				
ARKWRIGHT ROAD IND ESTATE																				
0802988COU	17 Arkwright Road	c/u B8 to Sui Gen (tool hire)								-587						-0.05				
ST MARTINS WAY IND ESTATE																				
0902197COU	2 Cardington Gate, St Martins Way	c/u B8 to Sui Generis (bus depot)								-4254						-0.97				
PRIORY BUSINESS PARK																				
1001489COU	Unipath Building, Stannad Way	c/u B1 to B8		-8921						8921						0.00				
0500980FUL	Brewery, Havelock St	B1 development from B2														0.00				
1002667COU	15 Cardington Road	c/u B1 to D1														-0.82				
1001388MAF	65-67 Newnham Ave	c/u B8 to C3 residential														-0.19				
1100535EIA	Amphill Road, Bedford	mixed use inc	97	743	-2888					-4184						-11.78				
1101247COU	21 The Crescent	c/u B1 to D1														-0.06				
1101745FUL	32 Brereton Road	c/u B2 to D1														-0.03				
1101918FUL	Swan House, 3 High Street	c/u B1(a) to C3														-0.09				
1102221MAF	2 Old Ford End Road	c/u B1 to C3														-0.25				
1102414COU	Melbourne House, Kingsway, Bedford	c/u B1 to res/hotel	-48													-0.21				
1102560FUL	Units 1-3, 7 Melbourne Street	c/u B2/B8 to D1														-0.08				
1102410DC3	21-23 Gadsby Street	c/u B1a to day centre														-0.04				
1200641MAF	Cauldwell House, 12-16 Cauldwell St	c/u B1a to D1 education use														-0.27				
1201082COU	39 The Grove	c/u B1(a) offices to C3 residential	-3	-181												-0.03				
1201948FUL	65 Goldington Road	c/u B1(a) offices to C3 residential	-5	-345												-0.10				
BEDFORD TOTALS			188	-10963	-4303	1908	-3238	0	0	0	0	7812	-4420	0	1677	0	30390	0	-0.7	-6.11

APP NO.	SITE ADDRESS	DEVELOPMENT	PARKING Total	GROSS INTERNAL FLOORSPACE Sq M										GROSS SITE AREA HAS.						
				B1		B2		B1/2		B1/8		B2/8		B1/2/8		Comp.	O/S			
				Comp.	O/S	Comp.	O/S	Comp.	O/S	Comp.	O/S	Comp.	O/S	Comp.	O/S	Comp.	O/S			
KEMPSTON																				
WOBURN / CHANTRY ROAD INDUSTRIAL ESTATES																				
1001637FUL	Unit 14 Ronald Close	B8 extension								413							0.00			
0200787OUT	H7 Land west of Kempston	B1 development		7722													2.00			
1201487FUL	52 Bunyan Road	c/u B1 to flats	-3	-160													-0.03			
KEMPSTON TOTALS			-3	0	7562	0	0	0	0	0	0	413	0	0	0	0	1.97			
EASTCOTTS																				
0700758COU	Hangar 1, Shortstown	B2 and/or B8 use								-19510		19510					0.00			
ELSTOW																				
PROGRESS PARK Phase 2																				
1102707MAF	Land east of B530	B1c/B2/B8	101											4425			3.87			
9900957FUL	Lynn Farm, Wilstead Rd	c/u agricultural to B1	13	235													0.07			
0900040COU	Pear Tree Farm, Wilstead Rd	c/u bldgs to B2	4		170												0.01			
STEWARTBY																				
9701163OUT	H13 Land at Stewartby	B1/B2/B8 development		5456	5456					2728							2.40			
1102621MAF	Coronation Business Park, KH	B1(a)/B2/B8 development	320	1134	2658					10586							4.16			
1100173FUL	Units 10/11 Stanley Wks, Amphill Rd	B1c development (4 units)		407													0.00			
1200648MAR	land east and west of Broadmead Rd	B1 office and workshop depot	23	908													0.50			
WILSTEAD																				
WILSTEAD INDUSTRIAL PARK																				
0700839MAF	off Watson Road	B1(c)/B2/B8 development	117														0.00			
0902501MAR	off Watson Road	B1(c)/B2/B8 development	344						2700	-3252				3700			0.00			
										-6344				17698			0.00			
0901296FUL	12-13 Dane Lane	c/u B1c to C3 residential		-389													-0.10			
WIXAMS																				
9901645OUT	H14 The Wixams	B1/B2/B8 development		28500	9000					9000							11.00			
1101265MAO	land north of Watson Road	B8 building and assoc facilities								28810							4.92			
PARISH TOTALS			922	0	36251	0	17284	0	0	0	2700	0	22018	0	19510	0	25823	0	0	26.83
GROWTH AREA TOTALS			1107	-10963	39510	1908	14046	0	0	0	2700	8225	17598	0	21187	0	56213	0	-0.7	22.69

TABLE 5 (next page)
SCHEDULE OF COMPLETIONS & OUTSTANDING SUPPLY IN THE
RURAL POLICY AREA AT 31 MARCH 2013

APP NO.	SITE ADDRESS	DEVELOPMENT	PARKING Total	GROSS INTERNAL FLOORSPACE Sq M										GROSS SITE AREA HAS.					
				B1		B2		B1/2		B1/8		B8		B2/8		B1/2/8		Comp.	O/S
				Comp.	O/S	Comp.	O/S	Comp.	O/S	Comp.	O/S	Comp.	O/S	Comp.	O/S	Comp.	O/S		
BLETSOE																			
0802546COU	Coombelands Park, Thurleigh Rd	c/u B8 to B2	67			2109												0.00	
BOLNHURST & KEYSOE																			
1000091FUL	Wychtree Farm, Keysoe Row West	c/u agricultural to B1	10		203													0.09	
1000407FUL	Brook End Farm, Keysoe	c/u B1 to tourist accommodation		-152														-0.15	
COLMWORTH																			
0400595FUL	Church Farm, Church Road	c/u agricultural to B1	6		300													0.17	
0401232FUL	Tythe Farm, School Lane	c/u agricultural to B1/B2/B8	57										2537					0.89	
1201760COU	Tythe Farm, School Lane	c/u agricultural to B8 open storage								0								0.55	
COPEL																			
1201730FUL	Dog Farm Barns, Bedford Road	c/u barns to B1 offices	11		225													0.30	
GT BARFORD																			
0901382FUL	59a Addingtons Road	c/u to B1	6		200													0.07	
1000206FUL	The Nurseries, New Road	c/u to B8 open storage																0.09	
1101579OUT	The Nurseries, New Road	B2/B8 development											1557					0.48	
HARROLD																			
0201165FUL	Former Bridgeman Wks, High St	B1 development			326													0.00	
LT BARFORD																			
1201787FUL	Vincent House, Alington Road	ext to B8 industrial building											2035					0.00	
LT STAUGHTON																			
1001277EXT	Green End Farm, Green End	c/u to B1 (0701692COU)	22		443													0.25	
MILTON ERNEST																			
TWINWOODS BUSINESS PARK																			
0200885COU	Former DERA/Twinwoods Business Park	c/u Crown Land to B1/B2/B8																	
1201362EXT	land at Twinwoods Business Park	B8 development (Datacentre)	45															2.43	
																		3.06	
ODELL																			
1100226EXT	Dungee Farm, Dungee Rd	c/u agricultural bldgs to B1 use	5		225													0.06	
PODINGTON																			
1001744COU	r/o Specialist Plant, Podington Airfield	c/u land to open B8																0.17	
1102214FUL	land at Airfield Fm, Podington Airfield	c/u land for B8																1.49	
1201565FUL	23 Podington Airfield	B1(a) office building	13		229													0.16	
1200289S73	land at Airfield Fm, Podington Airfield	use of land as B8 storage																0.60	
RAVENS DEN																			
1100344FUL	Tycroes Farm/land adj Oldways Road	c/u to B1 (and extn) and B8	10		462													0.90	
SHARNBROOK																			
1200126FULWM	Monoworld, Rushden Road	B8 building and yard extension								900								0.39	

APP NO.	SITE ADDRESS	DEVELOPMENT	PARKING Total	GROSS INTERNAL FLOORSPACE Sq M												GROSS SITE AREA HAS.				
				B1		B2		B1/2		B1/8		B8		B2/8		B1/2/8		Comp	O/S	
				Comp.	O/S	Comp.	O/S	Comp.	O/S	Comp.	O/S	Comp.	O/S	Comp.	O/S	Comp.	O/S			
SWINESHEAD																				
1200020MAF	Sunny Farm, Pertenhall Road	B8 Building										3640						0		
THURLEIGH																				
THURLEIGH AIRFIELD BUSINESS PARK (E11)																				
0201045FUL	Land at Thurleigh Airfield	B1/B2/B8 development	47															0.00		
1100906FUL	Thurleigh Airfield Business Park	B8 unit										450						0.00		
1200679FULWM	Keysoe Road	c/u land from military use to B8																0.22		
WILDEN																				
1000060FUL	Crowhill Farm, Ravensden Rd	B1 development	5		285													0.05		
1200844S73A	Land at Dacca Farm, Colesden Rd	c/u to B8 storage facility with hardstanding	6								1748						0.22			
WYBOSTON, CHAWSTON & COLEDEN																				
EATON PARK																				
0801890MAO	Land south of A428, Wyboston	B1 Innovation Centre	613		18500													6.17		
0100338FUL	land at Wyboston Lakes	Innovation & Technology Centre	377		7800													6.07		
1200234FUL	Wyboston Lakes	B8 building										138						0.03		
1201924FUL	Lower Honeydon Farm, Honeydon	c/u barn to B8 storage/hardstanding	3									739						0.2		
WYMINGTON																				
0900550MAF	Goosey Lodge Farm, Wymington Lane	B2 extensions																0.00		
1000730FUL	Goosey Lodge Farm, Wymington Lane	B1a extension			950													0.00		
1100907FUL	Goosey Lodge, Wymington Lane	Extn to B2 building																0.00		
RURAL POLICY AREA TOTALS			1303	-152	30148	0	3742	0	0	900	1748	26814	0	1557	2537	30097	0	2.07	23.41	
BOROUGH TOTALS			2410	-11115	69658	1908	17788	0	0	900	2700	9973	44412	0	22744	2537	86310	0	1.37	46.10