



BEDFORD BOROUGH COUNCIL



# EMPLOYMENT MONITORING REPORT 2013-2014





# EMPLOYMENT MONITORING REPORT 2013-14



INVESTOR IN PEOPLE



This Employment Monitoring Report was prepared by the Planning  
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## 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 2013 and 31st March 2014.

The East of England Plan was revoked on 3 January 2013.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 Council adopted the Allocations and Designations Local Plan 17th July 2013. This document contains sites allocated for employment. Some of these sites will already appear in the Employment Monitoring Report because they are already the subject of a planning application.

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 2013/14 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 2013/14 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 signed. 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

## POTENTIAL NEW EMPLOYMENT SITES/LOSSES

### Outstanding S106 Consents

APP NO.	LOCATION	DEVELOPMENT	GROSS INT. FLOORSPACE	SITE AREA HAs
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

### Outstanding S106 Losses

1001618MAO	Former Hazelwoods Foods, Dallas Road, Bedford	c/u B8 to residential		-3.01
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### Allocated Employment Sites without Planning Permission

TCAAP	TC13 Railway Station		20,000	2.000
	AD5 Wixams Northern Expansion	B1 development	2,000 (40%)	5.000
	AD6 Land Sout of Ford End Road, Bedford	B1/B2/B8 development	1,600 (40%)	0.400
ADLP	AD7 Land East of Eastcotts Road, Bedford	B1/B2 units	2,116 (40%)	0.529
	AD11 Land at Medbury Farm, Elstow	B1 Business Park	12,400 (40%)	31.000
	AD12 Land at Bell Farm, Kempston	B1/B8 development	7,200 (40%)	18.000
	AD13 Marston Vale Innovation Park (2), Wootton	B1/B2 development	4,000 (40%)	10.000
	AD14 Land at Cardington Cross, Bedford	B1/B2/B8 development	2,800 (40%)	7.000
	AD15 Manton Lane Reservoir Site, Bedford	B1/B2 development	2,400 (40%)	6.000
	AD16 Land west of Manton Lane, Bedford	B1/B2 development	1,360 (40%)	3.400
	AD17 Land west of B530, Kempston	B1/B2/B8 development	1,360 (40%)	3.400
	AD23 Bedford River Valley Park Enabling Development	B1 development	5,420 (40%)	13.550



TABLE 1

## SUMMARY OF B1, B2 AND B8 COMPLETIONS AND SUPPLY IN THE GROWTH AREA 2001-2013/14

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
2013/14	6,327	-16,134	-9,807	1.3	-11.15	-9.85	194,999	-65,568	129,431	40.56	-12.69	27.87
<b>Total</b>	<b>77507</b>	<b>-104793</b>	<b>-27286</b>	<b>63.46</b>	<b>-36.98</b>	<b>26.48</b>						

TABLE 2

## SUMMARY OF B1, B2 AND B8 COMPLETSION AND SUPPLY IN THE RURAL POLICY AREA 2001-2013/14

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
2013/14	2,259	0	2,259	4.91	0.00	4.91	97,638	-1,626	96,012	25.71	-0.14	25.57
<b>Total</b>	<b>58,154</b>	<b>-7,278</b>	<b>50,876</b>	<b>34.81</b>	<b>-4.37</b>	<b>30.44</b>						

TABLE 3

## SUMMARY OF B1, B2 AND B8 COMPLETIONS AND SUPPLY IN BEDFORD BOROUGH 2001-2013/14

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
2013/14	8,586	-16,134	-7,548	6.21	-11.15	-4.94	292,637	-67,194	225,443	66.27	-12.83	53.44
<b>Total</b>	<b>135,661</b>	<b>-112,071</b>	<b>23,590</b>	<b>98.27</b>	<b>-41.35</b>	<b>56.92</b>						

\*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  
2014

APP NO.	SITE ADDRESS	DEVELOPMENT	PARKING		GROSS INTERNAL FLOORSPACE Sq M										GROSS SITE AREA				
			Total	B1		B2		B1/2		B1/8		B8		B2/8		B1/2/8		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
BEDFORD																			
EASTCOTTS PARK, CAMBRIDGE ROAD (E2)																			
9800975OUT	Land south of Cambridge Road	B1/B2/B8 development														30200		7.55	
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	
1001205MAF	Edison Road	B2/B8 development	24											1177				0.00	
1200880COU	2 Napier Road	c/u B1 to D1	-24	-617														-0.12	
1300478FUL	4-6 Sergeants Way	c/u B1/B8 to Sui Gen (fitness centre)	-24							-888								-0.16	
1301598LDP	Unit 4, Edison Road	MOT testing station (B2)		-539		539													
1302283FUL	r/o Baco Metal Centre, Edison Road	c/u car storage (B8) to car sales (sui gen)										-127						-0.03	
1202378LDE	2 Caxton Court, Caxton Road	B8 use										3932						0.79	
ARKWRIGHT ROAD IND ESTATE																			
0802988COU	17 Arkwright Road	c/u B8 to Sui Gen (tool hire)										-587						-0.05	
1102252MAF	r/o Eastcotts Road	B1 and B2 units erection of office/shop, conversion old office/shop to warehouse						1683										1.33	
1302168FUL	Cambridge Road											342							
0102199OUT	H8 Land north of Bromham Rd, Bidd.	B1/B2 development																5.09	
0500980FUL	Brewery, Havelock St	B1 development from B2			526													0.00	
1002667COU	15 Cardington Road	c/u B1 to D1		-727														-0.82	
1201522FUL	65-67 Newnham Ave	c/u B8 to C3 residential																-0.19	
1100535EIA	Amphthill Road, Bedford	mixed use inc	97		836		-2888					-4184						-8.80 -2.98	
					930														
1101247COU	21 The Crescent	c/u B1 to D1			-678													-0.06	
1102149MAF	139-145 Tavistock Street, Bedford	c/u B1c to C3			-820													-0.09	
1101254MAF	AD6 r/o Eastcotts Road, Bedford	c/u B2 to C3										-8346						-1.73	
1102221MAF	2 Old Ford End Road	c/u B1 to C3			-1000													-0.25	
1201039MAF	Melbourne House, Kingsway, Bedford	c/u B1 to C3 residential	-48		-1924													-0.21	
1102560FUL	Units 1-3, 7 Melbourne Street	c/u B2/B8 to D1										-300						-0.08	
1102410DC3	21-23 Gadsby Street	c/u B1a to day centre		-367														-0.04	
1200989FUL	Agriculture House, 55 Goldington Rd	Loss of B use to C3 residential			-1289													-0.21	
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	
1201527FUL	14-18 Lime Street (2nd floor)	c/u B1 to C3	-14		-681													-0.12	
1300160FUL	32 Brereton Road	c/u B2 to D1					-350											-0.03	
1300343FUL	r/o 72-74 High St	c/u B8 to C3	-2									-111						-0.41	
1300617FUL	Albion House, 14-18 Lime Street (roof space)	c/u B1(a) to C3			-556													0.00	
1300904COU	157 Midland Road	c/u pub to B1 and C3	7		241													0.08	

APP NO.	SITE ADDRESS	DEVELOPMENT	PARKING			GROSS INTERNAL FLOORSPACE Sq M										GROSS SITE AREA			
			Total	B1		B2		B1/2		B1/8		B8		B2/8		B1/2/8		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
				B1a	B1b	B1c													
1301005MAF	9-11 Union Street	c/u B1 to C3	-3		-405													-0.06	
1302087COU	West One, Unit 1c, 63-67 Bromham Road	c/u B1 to D1	-16		-295													-0.19	
1302138COU	West One, Unit 1a, 63-67 Bromham Road	c/u B1 to C3			-295													0.00	
1202490FUL	Riverside North	development resulting in B1(a) loss			-9284													-0.56	
1301591CPNJ	87 High Street	c/u B1 to C3			-308													-0.05	
1301217CPNJ	14 St Cuthbert's Street	c/u B1 to C3			-718													-0.14	
1301242CPNJ	31-33 Goldington Road	c/u B1 to C3			-455													-0.04	
1301344CPNJ	29 Goldington Road	c/u B1(a) to C3	-14		-842													-0.13	
1301347CPNJ	Swan House, 3 High Street	c/u B1(a) to C3			-663													-0.09	
1301229CPNJ	Albion House, 14-18 Lime Street (1st floor)	c/u B1(a) to C3	-14		-681													0.00	
1301257CPNJ	Technology House, 239 Ampthill Road	c/u B1(a) to C3	-527		-8361													-3.03	
1302625CPNJ	Albion House, 14-18 Lime Street (2nd floor)	c/u B1(a) to C3			-681													0.00	
BEDFORD TOTALS			-29	-13581	-16599	539	-3238	0	1683	-888	0	3045	-11775	0	1677	0	30200	-10.36	4.54
KEMPSTON																			
0200787OUT	H7 Land west of Kempston	B1 development			7722													2.00	
1201487FUL	52 Bunyan Road	c/u B1 to flats	-3		-160													-0.03	
1300121COU	82 Singer Way	c/u B1/B2 to B1/B2/B8				-778								778				0.00	
1300954FUL	Unit 1a, Lyon Close	c/u B8 to B1/B2						776				-776						0.00	
KEMPSTON TOTALS			0	0	7562	-778	0	0	776	0	0	0	-776	778	0	0	0	0	1.97
EASTCOTTS																			
0700758COU	Hangar 1, Shortstown	B2 and/or B8 use										-19510		19510				0.00	
1300612MAR	RAF Cardington Phase 2a	Development inc. B1			576													0.00	
1301826COU	21a South Drive	c/u garage to distant selling pharmacy (B8)										38						0.05	
ELSTOW																			
PROGRESS PARK Phase 2																			
1300477MAF	Land east of Ampthill Road	Dev inc. B1c/B2/B8	30													1224		1.58	
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, Ampthill 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	

APP NO.	SITE ADDRESS	DEVELOPMENT	PARKING		GROSS INTERNAL FLOORSPACE Sq M												GROSS SITE AREA		
			Total	B1		B2		B1/2		B1/8		B8		B2/8		B1/2/8		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
WILSTEAD																			
WILSTEAD INDUSTRIAL PARK																			
0700839MAF	off Watson Road	B1(c)/B2/B8 development	117									-3252				3700		0.00	
0902501MAR	off Watson Road	B1(c)/B2/B8 development	344							2700		-6344				17048		0.00	
1302401FUL	Kenneth Way	extension to B1(c)/B2/B8 unit	9													650		0.20	
1400264FUL	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	
1302227MAF	Land north of the Causeway	c/u employment land to C3																-2.92	
PARISH TOTALS			759	908	35919	170	17114	0	0	0	2700	0	22056	0	19510	0	22622	0.51	21.36
GROWTH AREA TOTALS			730	-12673	26882	-69	13876	0	2459	-888	2700	3045	9505	778	21187	0	52822	-9.85	27.87

TABLE 5 (next page)  
SCHEDULE OF COMPLETIONS & OUTSTANDING SUPPLY IN THE  
RURAL POLICY AREA AT 31 MARCH 2014

APP NO.	SITE ADDRESS	DEVELOPMENT	PARKING			GROSS INTERNAL FLOORSPACE Sq M										GROSS SITE AREA			
			Total	B1		B2		B1/2		B1/8		B8		B2/8		B1/2/8		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
BOLNHURST & KEYSOE																			
1300607EXT	Wychtree Farm, Keysoe Row West	c/u agricultural to B1	10		203													0.09	
BROMHAM																			
1400009S73A	Quarry Road, Lower Farm Road	c/u land for storage of vehicles																3.64	
COLMWORTH																			
0400595FUL	Church Farm, Church Road	c/u agricultural to B1	6		300													0.17	
COPE																			
1201730FUL	Dog Farm Barns, Bedford Road	c/u barns to B1 offices	11		225													0.30	
DEAN AND SHELTON																			
1302620FUL	Leesons Farm, Shelton Rd, Upper Dean	new barn and extension to barn for storage										167						0.03	
GT BARFORD																			
0901382FUL	59a Addingtons Road	c/u to B1	6		200													0.07	
1000206FUL	The Nurseries, New Road	c/u to B8 open stororage																0.09	
1101579OUT	The Nurseries, New Road	B2/B8 development												1557				0.48	
1301634FUL	The Nurseries, New Road	B1/B8 building			195							900						0.40	
1301749FUL	The Warehouse, 104d Green End Road	c/u B1(c ) to C3	-2		-523													-0.14	
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	
1202498COU	James Pain Brewery, Alington Road	c/u B2 to B1c/B2/B8					-1103									1103		0.00	
LT STAUGHTON																			
1301089EXT	Green End Farm, Green End	c/u to B1 (0701692COU)	22		443													0.25	
MILTON ERNEST																			
TWINWOODS BUSINESS PARK																			
0200885COU	Twinwoods Business Park	c/u Crown Land to B1/B2/B8				227										28038		2.40	
1201362EXT	land at Twinwoods Business Park	B8 development (Datacentre)	45									21431						3.06	
1302524COU	Hollow Farm, Rushden Rd	c/u part of agricultural building to B8										923						0.09	
OAKLEY																			
1302323FUL	The Oil Depot, Highfield Road	B1 development	11		233													0.26	
ODELL																			
1100226EXT	Dungee Farm, Dungee Rd	c/u agricultural bldgs to B1 use	5		225													0.06	

APP NO.	SITE ADDRESS	DEVELOPMENT	PARKING		GROSS INTERNAL FLOORSPACE Sq M												GROSS SITE AREA		
			Total	B1		B2		B1/2		B1/8		B8		B2/8		B1/2/8		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
PODINGTON																			
1001744COU	r/o Specialist Plant, Podington Airfield	c/u land to open B8																0.52	
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	
1300100FUL	Paddock View, Grange Farm House, Irchester Rd	c/u barn and stables to B use	21			47												0.11	
1202062FUL	Drome Sawmills, Airfield Road	Dev including B1/B2/B8 construction														865		0.60	
RAVENS DEN																			
1100344FUL	Tycroes Farm/land adj Oldways Road	c/u to B1 (and extn) and B8	10			462							490					0.90	
SWINESHEAD																			
1200020MAF	Sunny Farm, Pertenhall Road	B8 Building											3640					0.00	
THURLEIGH																			
THURLEIGH AIRFIELD BUSINESS PARK (E11)																			
0201045FUL	Land at Thurleigh Airfield	B1/B2/B8 development	47													1832		0.00	
1100906FUL	Thurleigh Airfield Business Park	B8 unit										450						0.00	
1200679FULWA	Keysoe Road	c/u land from military use to B8																0.22	
1202265FUL	Land adj 52 Keysoe Road	single storey extension for B8 storage	1										77				0.03		
1300086FUL	Keysoe Road	Replacement office building				342												0.93	
WILDEN																			
1000060FUL	Crowhill Farm, Ravensden Rd	B1 development	5			285												0.05	
1301951FUL	Dacca Farm, Colesden Road	Replacement B8 unit											20					0.06	
WILLINGTON																			
1300510AGR	r/o Mill Farm, Barford Road	erection of steel agricultural storage building											464						
WYBOSTON, CHAWSTON & COLES DEN																			
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					0.20	
1300906S73A	2a Rookery Road	Use of land as car storage (B8)											700					0.10	
1302075OUT	The Manor, 129 The Lane	B2 building	60					600										0.27	



APP NO.	SITE ADDRESS	DEVELOPMENT	PARKING		GROSS INTERNAL FLOORSPACE Sq M												GROSS SITE AREA		
			Total	B1		B2		B1/2		B1/8		B8		B2/8		B1/2/8		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
WYMINGTON																			
0900550MAF	Goosey Lodge Farm, Wymington Lane	B2 extensions					906											0.00	
1000730FUL	Goosey Lodge Farm, Wymington Lane	B1a extension			950													0.00	
1100907FUL	Goosey Lodge, Wymington Lane	Extn to B2 building					727											0.00	
1101232MAF	Formerly 87-89 Rushden Road	c/u B2 to residential																0.62	
YILDEN																			
1200019LDE	Unit 2a, Middle Lodge	Establishment of buildings for B use										903						0.09	
RURAL POLICY AREA TOTALS			498	0	30442	227	1130	0	0	0	0	2032	31045	0	1557	0	31838	4.91	25.57
BOROUGH TOTALS			1228	-12673	57324	158	15006	0	2459	-888	2700	5077	40550	778	22744	0	84660	-4.94	53.44

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