



BEDFORD BOROUGH COUNCIL



EMPLOYMENT MONITORING REPORT 2017-18



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INVESTOR IN PEOPLE



This Employment Monitoring Report was prepared by the Planning Policy Team
of Planning Services,
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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, and / or been completed between 1st April 2017 and 31st March 2018.

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 the subject of a planning application.

The Council has been working on the preparation of a new Local Plan. An Issues and Options consultation took place in January and February of 2014 which started to scope the scale of housing and economic growth which will be needed over the next 20 years. Further consultation took place from October to December 2015 and January to February 2016. A regulation 19 consultation on the Local Plan 2035: Plan for Submission took place from 22nd January 2018 to 29th March 2018. More information about the plan's timetable can be found on the council's website:

http://www.bedford.gov.uk/environment_and_planning/planning_town_and_country/planning_policy_its_purpose/local_development_scheme.aspx

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 borough as a whole.

Table 2 is in the form of a schedule listing details of all B1, B2 and B8 completions and outstanding permissions for 2017/18 for the borough.

METHODOLOGY

The council's 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 development has been carried out (partially or fully). If a site has been granted planning permission subject to an S106 agreement, 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.

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. The number of parking spaces is 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

APP NO	LOCATION	DEVELOPMENT	GROSS INT FLOORSPACE	SITE AREA (Ha)
Outstanding S106 Gains				
02/01322/MAO	H11 Land at Wootton (Marston Vale Innovation Park Phase 1)	B1/B2/B8 development	32,000 (40%)	8.00
18/00579/MAF	AD7 Land East of Eastcotts Road, Bedford	B1/B2 units	2860 (40%)	0.61
Allocations Employment Sites without Planning Permission				
TCAAP	TC13 Railway Station TCAAP		20,000	2.00
ADLP	AD11 Medbury Farm, Elstow	B1 Business Park	12400 (40%)	31.00
	AD13 Marston Vale Innovation Park (Phase 2)	B1/B2 development	4000 (40%)	10.00
	AD16 Land west of Manton Lane, Bedford	B1/B2 development	2400 (40%)	6.00
	AD17 Land west of B530, Bedford	B1/B2/B8 development	1360 (40%)	3.40
	AD23 Land at Bedford River Valley Park	B1 development	5420 (40%)	13.55

TABLE 1
SUMMARY OF B1, B2 AND B8 COMPLETIONS AND SUPPLY IN BEDFORD BOROUGH 2001-2017/18

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	56.00
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
2014/15	22,729	-28,386	-5,657	6.28	-11.15	-4.87	313,155	-79,815	233,340	72.06	-13.81	58.25
2015/16	24,225	-40,897	-16,672	2.62	-1.33	1.29	236,045	-47,791	188,254	59.83	-14.08	45.75
2016/17	25,355	-12,917	12,017	6.28	-3.46	2.83	530,137	-51,248	478,889	137.3	-13.29	124.01
2017/18	14,049	-29,314	-15,265	2.71	-5.94	-3.23	487,936	-27,164	460,772	152.77	-11.17	141.61
Total	222,019	-223,585	-1,987	116.16	-63.23	52.94						

*The survey for 2004/5 lasted 15 months as opposed to 12 months.

N.B. Where a negative supply has been generated this is as a result of change of use applications where employment space has been lost. Change of use of employment spaces, particularly offices, has contributed to the declining supply of employment space over the last 10 years.

TABLE 2 (next page)
SCHEDULE OF COMPLETIONS & OUTSTANDING SUPPLY IN THE BOROUGH AT 31st MARCH
2018

APP NO.	SITE ADDRESS	DEVELOPMENT	GROSS INTERNAL FLOORSPACE sq m												GROSS SITE AREA (ha)			
			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	Comp.	O/S
BEDFORD																		
EASTCOTTS PARK, CAMBRIDGE ROAD (E2)																		
1401748MAF	West of unit C, Wallis Way	storage and distribution warehouse (B8) with car parking										23353						5.40
1502512MAF	Unit E, Wallis Way	c/u employment land to sui generis & erection of auction house															-3210	-1.30
MURDOCK ROAD IND ESTATE off Manton Lane																		
1502954FUL	25 Murdock Road	c/u B8 to B2			65							-65						0.00
ELMS FARM IND ESTATE (EFIE)																		
1302436FUL	Caxton Road, Elm Farm Ind. Estate	Erection of B8 building										375						0.16
1402211FUL	South of 2 Napier Rd EFIE	Gain B1/ B8 industrial unit							270									0.15
ARKWRIGHT ROAD IND ESTATE																		
1102252MAF	r/o Eastcotts Road	B1 and B2 units						1683										1.33
NOT WITHIN IND ESTATE																		
0102199OUT	H8 Land north of Bromham Rd, Biddenham	B1/B2 Development																5.09
1301217CPNJ	14 St Cuthbert's Street	c/u B1 to C3	-718															-0.14
1402912CPNJ	West One, 63-67 Bromham Rd	c/u B1 to C3		-656														-0.05
1500403CPNJ	2 Thurlow Street	c/u B1 to C3		-220														-0.01
1500415S73A	157 Midland Road	c/u pub to B1 and C3	241															0.08
1501110CPNO	Chesham House, 47 Bromham Rd Bedford	B1(a) to C3	-780															-0.05
1501523CPNO	49A / 51 Bromham Road, MK40 2AA	c/u B1(a) to C3	-2184															-0.36
1501689CPNO	1st Floor, 61/63 Midland Road Bedford	c/u B1(a) to C3		-940														-0.19
1501887COU	Unit F, Bedford Business Pk, Mile Rd Bedford	c/u B1/B8 to D1 & D2								-231								-0.03
1502120COU	St Thomas More Upper Va School	c/u C3 to B1																0.05
1502285FUL	4-6 Houghton Road, Bedford MK42 9HQ	c/u B1(c) to C3		-106														-0.01
1502430FUL	14 - 16 Albany Road, Bedford MK40 3PH	c/u B1 to C3		-392														-0.04
1502490CPNP	27B Castle Road, Bedford	c/o B8 to C3											-110					-0.05
1502561CPNO	23 Foster Hill Road, Bedford MK40 2ES	B1(a) to C3		-174														-0.03
1502820CPNO	Swan House, 3 High Street	c/u B1 to C3	-1548															-0.07
1600156CPNO	The Central Club, 45 Harper Street Bedford	c/u B1(a) to C3		-1161														-0.12
1600664CPNO	55 St Peters Street	c/u B1(a) to C3		-100														-0.01
1600526MAF	317-319 Amphill Road	Extension to B2 industrial unit			516													0.00
1601120CPNO	Fleurette, 65 Harpur Street	c/u B1(a) to C3		-113														-0.02
1601257CPNO	Merton Centre, 45 St Peters Street	c/u B1(a) to C3	-7014															-0.65
1601869CPNO	73-75 Harpur Street	c/u B1(a) to C3	-192															0.00
1601963CPNP	1A Tavistock Place	c/u B8 to C3											-200					-0.02
1602171CPNO	59-61 Bromham Road	c/u B1(a) to C3	-1300															-0.14
1601903COU	80b Bromham Road	c/u C3 to B1(a)		64														0.02
1602205COU	1-3 Silver Street	c/u A4 to B1(a) - second floor	244															0.00
1602348CPNO	5-7 Ashburnham Road	c/u B1(a) to C3	-190															-0.05
1602403MAR	Chancerygate Business Centre, Telford Way	B1c/B2/B8													3400			0.90
1603120COU	60 High Street	c/u A1 to B1(a)		330														0.03
1603706CPNO	Bldg adj to the Heights, 25 St Johns St	c/u B1 to C3	-3252															-0.39
1700345CPNO	8-10 Howard Street	c/u B1(a) to C3		-700														-0.08
1700515COU	Linden House, 18 Linden Road	c/u B1 to C3	-204															-2.01
1701079CPNO	Chailey House, 26-30 Cardington Road	c/u B1 to C3	-866															-0.29
1700925S73A	76 Amphill Road	c/u ground floor storage to C3	-54															-0.03
1701007CPNO	24 St Cuthberts Street	c/u B1 to C3		-160														-0.02
1701008CPNO	24 St Cuthberts Street	c/u B1 to C3		-160														-0.02
1701122CPNO	3 St Peters Street	c/u B1 to C3		-590														-0.03
1701566CPNO	Alexandre House, 2-4 Mill Street	c/u B1 to C3		-160														-0.33
1701638COU	Church Lane	c/u D1 to B1		140														0.05
1701508FUL	Land east of Limegrove House, Caxton Road	Erection an an employment unit (B8)										545						0.14
1601829MAO	Reservoir Site, Manton Lane	Redevelopment of reservoir to provide B8 and B2																3.25
1702167CPNO	Harpur House, 62 Harpur Street	c/u B1 to C3	-560															-0.03
1702189CPNO	24 St Cuthberts Street	c/u B1 to C3	-160															-0.02
1702219FUL	46B Hartington Street	c/u B2 to C3			-40													-0.03
1702546CPNO	21-23 and No. 27 Mill Street	c/u B1 to C3	-1040															-0.06
1702634COU	Cowper Building, Riverside Square	c/u B1 to C1	-362															-0.04
1702830CPNO	Charter House, 59-61 Bromham Road	c/u B1 to C3	-740															-0.16
1702858CPNO	Technology House, 239 Amphill Road	c/u B1 to C3	-8361															-3.03
1703382CPNO	22 Mill Street	c/u B1 to C3	-415															-0.03
1703030M73	Melbourne House, Kingsway, Bedford	c/u B1 to C3		-1924														-0.21
1703434CPNO	Chailey House, 26-30 Cardington road	c/u B1 to C3	-1520															-0.27

APP NO.	SITE ADDRESS	DEVELOPMENT	GROSS INTERNAL FLOORSPACE sq m												GROSS SITE AREA (ha)			
			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		
1703010MAF	Unit 3 Midland Structures, Amphill Road	Erection of three additional commercial units																0.95
1703561FUL	3 St Peters Street, Bedford	c/u B1 to A4		-82														-0.01
1800010COU	7-9 The Arcade	c/u from B1 to Sui Generis		-92														-0.01
1800099MAF	Blackburns Metals Ltd, Edison Road, Bedford	Extension to existing industrial unit B1/B2/B8															2118	0.94
BEDFORD TOTALS			-19337	-18834	65	476	0	1683	0	39	310	25410	0	13838	3400	-1092	-3.31	11.43
KEMPSTON																		
0902265MAO	Bedfordshire Police HQ, Woburn Rd	B1a development		10995														9.50
1602454CPNO	261-265 Bedford Road	c/u B1(a) to C3	-514															-0.15
1602282MAF	Kiln Road, Kempston Hardwick	New B1(a) building	1564															0.78
1603397CPNP	Land adj to 21 Rosedale Way	c/u B8 to C3									-38							-0.01
1602591FUL	Old Stanley Works, 3 Amphill Road	Demolition of B1 to new B1(a), B2 and B8	-498		96										96			0.00
1603613COU	6 Interchange Retail Park 3 Polo Field Way	c/u B8 to D2									-1850							-0.67
1603629FUL	Rushey Fords, West End Road	c/u Agric to B1 and extension to building, and new B8	418								32							0.26
1701054S73A	281-285 Bedford Road, Kempston	c/u A3 to B1	70															0.01
1601856MAR	Bell Farm Ridge Road, Kempston	Reserved matters										65000						18.07
1700959COU	Unit 2, Wolseley Court, Kempston	c/u B1 to D2		-71														-0.07
WOBURN / CHANTRY ROAD INDUSTRIAL ESTATE																		
1600320FUL	2 Adams Close, Kempston	B1(c) extension		324														0.00
1600525FUL	Unit 2, Postley Road	B2 extension			687													0.00
KEMPSTON TOTALS			1040	11248	783	0	0	0	0	0	-1856	65000	0	0	96	0	0.22	27.50
CLAPHAM																		
1402778FUL	Store 2, East Woodlands Park, Bedford Rd	Rep storage bldg													-371			0.00
CARDINGTON																		
1400679FUL	Summerhill Farm, Cople Road	c/u barns B8 to café A1/ A3									-245							-0.04
COLMWORTH																		
1402348CPNM	The Gables, Roothams Green	c/u agricultural to B1/B2/B8													145			0.01
EASTCOTTS																		
1300612MAR	RAF Cardington Phase 2a	Development inc. B1		576														0.00
ELSTOW																		
1602773LDEWM	Elstow Railhead Plant, The Old Brickworks, Wilstead Road	Application for a lawful development certificate for the existing use of B8									3646							0.36
1602781FULWM	Elstow Coated Stone Plant, The Old Brickworks, Wilstead Road	Application for retrospective permission for the retention of a 540sqm storage shed									540							0.05
1702657MAR	Land off Hardwick Hill, Elstow	Reserved matters for the construction of B8 and B1		4184								76701						20.50
HARROLD																		
1703578FUL	Town Farm House, 76 High Street, Harrold	Extension to existing industrial unit				47												0.16
MILTON ERNEST																		
1402779FUL	The Beaver Woodchip Co, Radwell Rd	c/u B8 to B1/B2 and ext to bldg	51		150						-106							0.00
1700133CPNQ	Hollow Farm Rushden Road	c/u B8 to C3									-895							-0.09
OAKLEY																		
1601766FUL	Station House, Station Rd	c/u to and extensions to B1(a)		139														0.00
1700112FUL	The Factory, Willow Vale, Pavenham Road	c/u B2 to sui generis				-312												-0.02
PAVENHAM																		
1402056FUL	Stafford Farm, Bedford Rd	B2 Development			927													0.09
1603490S73A	Pax Hill, High Street, Pavenham	c/u grain store to storage and distribution									840							0.10
PODINGTON																		
1603448FUL	Land off Airfield Road, Hinwick	Erection of a steel unit		221														2.08
RENHOLD																		
1502924FUL	Castle Dairy Farm, St Neots Road	replace B8 building with C3 dwellinghouse										-846						-0.67
SHARNBROOK																		
1400859FULWM	Monoworld Ltd, Rushden Rd	B8 building										2120						4.53
1700487FUL	Unit 24, Stoke Mill, Mill Road	Single storey extension to industrial building		40														0.80

APP NO.	SITE ADDRESS	DEVELOPMENT	GROSS INTERNAL FLOORSPACE sq m												GROSS SITE AREA (ha)				
			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			
SOULDROP 1500905MAF	Former Milwaukees Night Club Rushden Road	14 x B1 and B8 (office / light industrial and warehouse) units															2250	0.77	
STEVEINGTON 1602195CPNO	Park Farm, Park Road	c/u B1 to C3		-160														-0.01	
STEWARTBY 1102621MAF	Coronation Business Park, KH	B1(a)/B2/B8 development		1134		2658											10586	4.16	
1702009MAR	Land East and West of Broadmead Road	Reserved matters for the detailed design of proposed B1, B2 & B8		1140		5464											1681	2.70	
THURLEIGH 1601550MAF	Land at South Thurleigh Airfield	B8 with B1 development		590													3270	0.00	
1701640FUL	Land at south of Thurleigh Airfield, Whitwick Green Road	Creation of new hardstanding for vehicle storage (B8)															2184	0.22	
1402596CPNJ	Manor Farm, Whitwick Green Rd	c/u B1 to C3		-129														-0.44	
WILDEN 1400772FUL	Grovelands Farm, Colesden Road	c/u B2 to B8				-176											462	0.00	
1600746FUL	Dacca Farm, Ducks Cross	c/u C3 to B1/B2/B8																0.07	
1700629FUL	Enterprise works, Chequers Hill, Wilden	Storage associated with B1 use		118													156	0.12	
WILSTEAD WIXAMS 9901645OUT	H14 The Wixams	B1/B2/B8 development		28500		9000												3.16	
1302227MAF	Land north of the Causeway	c/u employment land to C3																-2.92	
1500466EIA	Wixams northern expansion	B8 development															26941	16.18	
1600477MAO	land north of Watson Road	B8 building and assoc facilities															28810	4.92	
1703048MAR	Wixams Northern Expansion Area, Kenneth Way	Reserved matters application for the erection of B8, B1 and B2															69213	26.30	
1702657MAR	Wixams northern expansion	B8 development															88000	20.52	
WOOTTON 1601467FUL	Belmont, Woburn Rd	B1/B8 development															330	0.51	
WYBOSTON, CHAWSTON & COLEDEN 1600052FUL	H E Payne Ltd, The Lane	new B2 buildings		530														0.00	
1603036FUL	W&B Eng Ltd, Roxton Rd, Chawston	new B2 building & B1(a) ancillary				355												0.00	
1701703FUL	College Farm, Chawston Lane, Chawston	c/u B1 to annex		-133														-0.46	
1702357CPNO	Tythe Barn, Tythe Farm, Staploe Road	c/u B1 to C3		-1088														-0.51	
WYMINGTON 1302475MAF	Formerly 87-89 Rushden Road	c/u B2 to residential				-6000												-0.62	
BOROUGH TOTALS				-18246	28076	-4251	17688	0	1683	0	369	3591	398175	0	13467	3641	1314	-3.23	141.61

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