



BEDFORD BOROUGH COUNCIL



Employment Monitoring Report

2020 - 2021



This Employment Monitoring Report was prepared by the
Planning Policy Team of Planning Services, Environment Directorate

Jon Shortland

Chief Officer – Planning, Infrastructure and Economic Growth

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

Telephone (01234) 267422 Email: planning@bedford.gov.uk

Table of Contents

Introduction and Policy Background	1
Methodology	2
Definitions - Inclusions & Exclusions	3
Potential New Employment Sites / Losses	3
Table 1 - Summary of B1, B2, B8 and E, Completions And Supply In Bedford Borough 2001-2020/21	4
Table 2 - Schedule of Completions & Outstanding Supply In The Borough At 31 st March 2021	5 – 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 B1¹, B2², B8³ including applications under the new Use Class E⁴ development which has been granted planning permission, and/or been completed between 1st April 2020 and 31st March 2021.

Table 1 summarises the total area of employment land completed and the outstanding supply of planning permissions, by both gross internal floor space (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, B8 and E – Completions and outstanding permissions for 2020/21 for the Borough.

¹ **B1 Business** - Offices (and those that fall within Use Classes A(1,2,3) See note below), research and development of products and processes, light industry appropriate in a residential area. (See Town and Country Planning (Use Classes) Order).

² **B2 General Industry** - Use for industrial processes other than one falling within class B1above (excluding incineration purposes, chemical treatment or landfill or hazardous waste). (See Town and Country Planning (Use Classes) Order).

³ **B8 Storage or Distribution** - This class includes enclosed and open air storage (See Town and Country Planning (Use Classes) Order).

⁴ **E** From 1 September 2020, for purposes of Use Class, A1/2/3 & B1(a,b,c) to be treated as Use Class E. [Changes to Use Classes from 1 September 2020](#)

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 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.

Both gains and losses of B1, B2, B8 and E 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, floor space as well as site area is recorded in the report. Employment floor space is broken down into B1, B2, B8 and E as well as combinations of these types where information is available to enable more detailed monitoring.

DEFINITIONS – Inclusions & Exclusions

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)
 former use classes of A1 (shops), A2 (financial and professional), A3 (restaurants and cafes) as well as parts of D1 (non-residential institutions) and D2 (assembly and leisure) are now combined in Use Class E. Use Class E enjoys permitted development rights.

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 floor space

POTENTIAL NEW EMPLOYMENT SITES / LOSSES

Potential New Employment Sites / Losses

*AD16 Land west of Manton Lane was allocated as employment land. Planning permission is now approved for a school.

** Policies 10, 14 and 25: Employment areas of these sites to be determined through the development brief process.

App No. Outstanding S106 Gains	Location	Development	Site Area (ha)
19/02247/MAF	Former Hazelwoods Foods, Dallas Road	341 dwellings (C3)	-2.73
19/02296/CWS	Land North Of Bromham Road Biddenham	Dwellings (705) / Employment	
1800555MDC4	South of Jct of Paula Radcliffe Way & Clapham Road		1.64
2001605M73	Land N of Northern Distributor Rd, Fisherwood Rd		1.83
1801605NMA	Land South Of Fields Road		8.48
Potential Employment Sites Without Planning Permission			
Allocations & Designations Local Plan	AD11 Land at Medbury Farm, Elstow	B1 development (3 plots)	31.00
Allocations & Designations Local Plan	*AD16 Land west of Manton Lane	B1/B2 development	
Allocations & Designations Local Plan	AD17 Land west of B530, Bedford	B1/B2/B8 development	3.40
Allocations & Designations Local Plan	AD23 Land at Bedford River Valley Park	B1 development	13.55
Local Plan 2030	**Bedford Station – Policy 10	B1 development	
Local Plan 2030	**Land south of the river – Policy 14	Employment/Housing dev't	
Local Plan 2030	**Stewartby Brickworks – Policy 25	Employment/Housing dev't	
Totals			57.17

TABLE 1

SUMMARY OF B1, B2, B8 And E - COMPLETIONS AND SUPPLY IN BEDFORD BOROUGH 2001-2020/21

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	46.1
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	12,438	6.28	-3.46	2.82	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
2018/19	66,818	-3,463	63,355	16.34	-0.69	15.65	494,105	-22,465	471,640	125.65	-6.38	119.27
2019/20	129,357	-13,033	116,324	48.95	-3.27	45.68	288,526	-10,365	278,161	71.209	-3.079	68.13
2020/21	93,399	-207	93,192	22.25	0.00	22.25	264,393	-9,602	254,791	72.96	-3.03	69.93
Total	511,593	-240,288	271,305	203.71	-67.19	136.52						

*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: SCHEDULE OF COMPLETIONS & OUTSTANDING SUPPLY IN THE BOROUGH AT 31ST MARCH 2021

App No.	Site Address	Development	B1a B1c B1c (m2)		B2 (m2)		B1 B2 (m2)		B1 B8 (m2)		B8 (m2)		B2 B8 (m2)		B1 B2 B8 (m2)		Eg (m2)		Site Area (ha)		
			Comp	OS	Comp	OS	Comp	OS	Comp	OS	Comp	OS	Comp	OS	Comp	OS	Comp	OS	Comp	OS	
Bedford																					
Elm Farm Industrial Estate																					
2000044MAR	3M UK Plc Hudson Road, Elm Farm Ind.	Demolition of existing building and erection of B2B8 buildings		1,500							20,330									4.91	
Not Within An Industrial Estate																					
1702858CPNO	Technology House, 239 Ampthill Road	cu B1 to C3		-8,361																-3.03	
1800555MDC4	South of Jct of Paula Radcliffe Way & Clapham Road	Microbrewery (B2) + B1, B2, B8, Leisure (D2), A3 and A4.			577						378									1.64	
1900769COU	14 Alexa Court Aston Road Bedford	Installation of Motorcycle MOT bay and Change of Use to B2	90																		
1901014FUL	64 Harpur Street Bedford	Three storey extension and basement extension to office building		66																	
1901040COU	26 Harpur Street Bedford	Temporary Change of Use from offices (use class A2 and B1)		-163																	
1901104FUL	65 And 67 St Johns Street Bedford	Change of use of first floor of No.67 from C3 (residential) to B1		144																0.03	
1901567COU	Emerald Court Pilgrim Centre Bedford	Change of use from Use Class B1 'Business' to Use Class D1		-588																	
1901860MAF	Reservoir Site, Manton Lane, Bedford	Redevelopment of reservoir to provide B8 and B2		2,327									13,899							3.29	
1902128COU	75 High Street Bedford	Change of use of first and second floors from B1 (office) to D2	-93																		
1902507FUL	Twiflex Ltd Ampthill Road Bedford	Single storey rear extension		81																	
Bedford Totals			-3	-4,994	577	0	0	0	0	0	0	378	20,330	0	13,899	0	0	0	0	1.64	5.20

App No.	Site Address	Development	B1a B1c B1c (m2)		B2 (m ²)		B1 B2 (m2)		B1 B8 (m2)		B8 (m ²)		B2 B8 (m2)		B1 B2 B8 (m2)		Eg (m ²)		Site Area (ha)		
			Comp	OS	Comp	OS	Comp	OS	Comp	OS	Comp	OS	Comp	OS	Comp	OS	Comp	OS	Comp	OS	
Kempston																					
1703582MAR	Former Bell Farm Ridge Road Kempston	Erection of storage and distribution (B8) with B1. UNIT 4.	6,707								299									0.71	
1703582MAR	Former Bell Farm Ridge Road Kempston	Erection of storage and distribution (B8) with B1. UNIT 4.	6,707								299									0.71	
1703582MAR	Former Bell Farm Ridge Road Kempston	Erection of storage and distribution (B8) with B1. UNIT 5.	3,954								438									1.07	
1802981MAF	Former Bell Farm Ridge Road Kempston	Change of use of Unit 3 to Use Class B1c & B8	8,897								967									2.31	
1900994FUL	15-17 Railton Road Kempston	Change of use from B1 to B2	-114		114																
1901538FUL	Unit B And C Ronald Close Kempston	Erection of steel framed warehouse building	220																	0.44	
1802753MAF	Wolseley Road Kempston	Demolition and extension of existing B1B2B8 building											1,310								0.34
Kempston Totals			26,371	0	114	0	0	0	0	0	2,003	0	0	1,310	0	0	0	0	5.24	0.34	
Elstow																					
1702657MAR	ALDI, Land off Hardwick Hill, Elstow	Reserved matters for the construction of B8 and B1		3,800							80,729										20.78
Felmersham																					
2001301573	New Farm, Moor End Lane, Radwell	CoU agricultural buildings for use as PDI facility (B2) and covered car storage (B8).	3,290																	0.85	
Little Staughton																					
2000174MAF	Land At Little Staughton Airfield	Erection of aircraft maintenance and repair hangar, external plant building, apron hardstanding etc		137							2,472										0.76

App No.	Site Address	Development	B1a B1c B1c (m2)		B2 (m ²)		B1 B2 (m2)		B1 B8 (m2)		B8 (m ²)		B2 B8 (m2)		B1 B2 B8 (m2)		Eg (m ²)		Site Area (ha)	
			Comp	OS	Comp	OS	Comp	OS	Comp	OS	Comp	OS	Comp	OS	Comp	OS	Comp	OS	Comp	OS
Oakley 1601766FUL	Station House, Station Rd, Oakley	cu to and extensions to B1(a)		139																
Radwell 2001301S73	New Farm, Moor End Lane, Radwell	Change of use for (B2) and covered car storage (B8).											2,971							1.05
Roxton 1800626FUL	Land At Great North Road, Roxton	Use of land for open storage (B8)									1,870									0.43
Sharnbrook 1901861FUL	Steadfast Roofing Ltd, Station Road	Erection of ancillary steel portal framed yard building for the storage and operation of roof training rigs.		123															0.29	
1901890COU	The Engine Shed, Station Yard, Templars Way	Change of use from B1 to D2 (Fitness studio)		-210															-0.04	
2002360MAF	Colworth Science Park, Colworth Road	Erection of Advanced Manufacturing Facility under Use Class E(g) and associated works.																	3,230	14.76
Stagsden 1902708FUL	Land At Kinsbourne Bury End Stagsden	Demolition of buildings and construction of a commercial building for B1 and B8 use		810																0.26
Stewartby 1702009MAR	Land East and West of Broadmead Road	Reserved matters for the detailed design of proposed B1, B2 & B8		1,140		5,464						1,681								3.10
2000144M73	Land East And West Of Broadmead Road	All reserved matters for the Detailed design of proposed B1, B2 & B8 Units				3,356														0.37

App No.	Site Address	Development	B1a B1c B1c (m2)		B2 (m ²)		B1 B2 (m2)		B1 B8 (m2)		B8 (m ²)		B2 B8 (m2)		B1 B2 B8 (m2)		Eg (m ²)		Site Area (ha)	
			Comp	OS	Comp	OS	Comp	OS	Comp	OS	Comp	OS	Comp	OS	Comp	OS	Comp	OS	Comp	OS
2000215COU	Flat Stewartby Village Hall Churchill Close	Change of use of flat (C3) to office (B1(a))		55																
Wilden																				
1801411FUL	Crowhill Farm, 4 Ravensden Road	Change of use of existing barn to B2 general industrial use.				316														0.04
1901711FUL	Bryher Farm Colesden Road Wilden	Demolition of existing storage unit (B8) and erection of new factory unit (B1(c))		352								-280								0.21
Wixams																				
1800956MAF	Land off Watson Road Wilstead Estate Bedford	Development of an industrial unit having B1c, B2 & B8 use. UNIT 1.						576					7330							1.67
1800956MAF	Land off Watson Road Wilstead Estate Bedford	Development of an industrial unit having B1c, B2 & B8 use. UNIT 2.		288									4255							1.00
1800956MAF	Land off Watson Road Wilstead Estate Bedford	Development of an industrial unit having B1c, B2 & B8 use. UNIT 3.		223									3475							0.66
1902724MAR	Land North of Watson Road	3 emp units (B8, B1) to a total of 52,025 square metres											50,964							10.55
2001605M73	Land N of Northern Distributor Rd, Fisherwood Rd	Erection of commercial units (Use Classes B1(c), B2 and B8 applied flexibly)														7,370				1.83
Wootton																				
1601467FUL	Belmont, Woburn Rd	B1/B8 development								330										0.51
1801605NMA	Land South Of Fields Road	Hybrid application: Plot 1D (B1cB2B8).		213																0.21

App No.	Site Address	Development	B1a B1c B1c (m2)		B2 (m ²)		B1 B2 (m2)		B1 B8 (m2)		B8 (m ²)		B2 B8 (m2)		B1 B2 B8 (m2)		Eg (m ²)		Site Area (ha)	
			Comp	OS	Comp	OS	Comp	OS	Comp	OS	Comp	OS	Comp	OS	Comp	OS	Comp	OS	Comp	OS
1801605NMA	Land South Of Fields Road	Hybrid application: Plots 1E-F (B1cB2B8).													1,518				0.72	
1801605NMA	Land South Of Fields Road	Plot 2A & 2B (B1AB1B research and developmentB1C).		7,710																1.89
1801605NMA	Land South Of Fields Road	Unit 3 (B1A B1BB1C).		6,038																1.67
1900742MAR	Land South Of Fields Road	Plot 4A (B1B8)		810							3,226									0.89
1900742MAR	Land South Of Fields Road	Plot 4B (B1B8)		322							2,480									0.67
1900742MAR	Land South Of Fields Road	Plot 4C (B1B8)		433							4,211									1.20
1801605NMA	Land South Of Fields Road	Plot 4 (B1C B2B8).													24,058					2.18
1900742MAR	Land South Of Fields Road	Plot 5 (B1B8)		1,561							11,264									3.02
1801605NMA	Land South Of Fields Road	Plot 6 (B1cB2B8).													37,626					8.48
Wyboston, Chawston & Colesden																				
1900841FUL	Gleneden Plant Sales Ltd, Gt. North Road	Erection of new workshop with associated parking									272									0.01
Borough Totals			30,169	18,439	691	9,136	576	0	330	0	4,251	177,349	18,031	15,209	39,144	31,428	0	3,230	22.25	69.93

Summary of Completions & Outstanding Supply In The Borough At 31st March 2021

These figures are presented in the current monitoring period row of Table 1

	B1a B1c B1c (m2)		B2 (m ²)		B1 B2 (m2)		B1 B8 (m2)		B8 (m ²)		B2 B8 (m2)		B1 B2 B8 (m2)		Eg (m ²)		Site Area (ha)	
	Comp	OS	Comp	OS	Comp	OS	Comp	OS	Comp	OS	Comp	OS	Comp	OS	Comp	OS	Comp	OS
Gains	30,376	27,761	691	9,136	576	0	330	0	4,251	177,629	18,031	15,209	39,144	31,428	0	3,230	22.25	72.96
Losses	-207	-9,322	0	0	0	0	0	0	0	-280	0	0	0	0	0	-0	0.00	-3.03
Net	30,169	18,439	691	9,136	576	0	330	0	4,251	177,349	18,031	15,209	39,144	31,428	0	3,230	22.25	69.93