



BEDFORD BOROUGH COUNCIL



Employment Monitoring Report

2024 - 2025



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Introduction and 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. For the 2021/22 report, the Council took the opportunity to review its approach to employment monitoring. Following the changes to the Use Classes Order in 2021 the use class data held in the monitoring system has been updated to reflect the new classes. Breaking down floorspace data into individual use classes where information is available will help to monitor employment floorspace completions and losses in the borough more effectively.

This report supports the employment monitoring data and analysis reported in the Council's Annual Planning Monitoring Report 2024-2025 which will be published later in the year.

The Use Classes Order was updated on 1 September 2020. Class B1 Business was revoked and replaced by Class E(g). Class E(g) uses which can be carried out in a residential area without detriment to its amenity are as follows:

- E(g)(i) Offices to carry out any operational or administrative functions.
- E(g)(ii) Research and development of products and processes.
- E(g)(iii) Industrial processes.

Use Class B2 General Industry and B8 Storage and Distribution are retained.

Further information on Use Classes is available on the [Planning Portal](#).

This report takes account of B2, B8 and E(g) development which has been granted planning permission in the past and remains extant, and/or been completed between 1 April 2024 and 31 March 2025.

Table 1 summarises the total area of employment land completed, 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 summarises the outstanding supply of planning permissions for employment uses, 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. Where a negative supply has been generated this is a result of change of use applications where employment floor space has been lost to non-employment uses.

Table 3 is in the form of a schedule listing details of all B2, B8 and E(g) – Completions for 2024/25 for the Borough.

Table 4 is in the form of a schedule listing details of all B2, B8 and E(g) – Outstanding permissions for 2024/25 for the Borough.

Table 5 provides a summary of all B2, B8 and E(g) completions and outstanding permissions in the Borough at 31 March 2025.

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.

Both gains and losses of B2, B8 and E(g) 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 B2, B8 and E(g) as well as combinations of these types where information is available to enable more detailed monitoring.

Definitions – Inclusions and exclusions

Definitions of development included and excluded from monitoring:

Included in the listing are

- all new (greenfield) B2, B8, E(g) developments
- redevelopment within the B2, B8, E(g) range
- changes of use of non B2, B8, E(g) to B2, B8, E(g) use and vice versa.

Excluded from the listing are

- expired permissions
- new B2, B8, E(g) provision within the operational curtilage of an existing business, except where this results in a loss or gain of floor space
- sites which involve the creation or loss of less than 100 sq. m of employment floorspace.

Table 1 – Summary of B1/E(g), B2, B8 completions in Bedford Borough 2001-2024/25

Year	Gain (sqm)	Loss (sqm)	Net (sqm)
2001			
2002			
2003			
2004/5*			
2005/6	6,736	-2,956	3,780
2006/7	17,100	-3,717	13,383
2007/8	28,007	-16,299	11,708
2008/9	9,608	-5,583	4,025
2009/10	16,268	-5,743	10,525
2010/11	21,408	-38,788	-17,380
2011/12	7,443	-6,549	894
2012/13	20,505	-16,302	4,203
2013/14	8,586	-16,134	-7,548
2014/15	22,729	-28,386	-5,657
2015/16	24,225	-40,897	-16,672
2016/17	25,355	-12,917	12,438
2017/18	14,049	-29,314	-15,265
2018/19	66,818	-3,463	63,355
2019/20	129,357	-13,033	116,324
2020/21	93,399	-207	93,192
2021/22	204,104	-2,264	201,840
2022/23	44,332	-3,294	41,038
2023/24	1,648	-544	1,104
2024/25	372	-2,164	-1,792
Total	762,049	-248,554	513,495

* The survey for 2004/05 lasted 15 months as opposed to 12 months.

Year	Gain (ha)	Loss (ha)	Net (ha)
2001	15.24	-4.8	10.44
2002	21.77	-8.9	12.87
2003	17.11	-5.37	11.74
2004/5*	14.85	-5.24	9.61
2005/6	1.55	-0.59	0.96
2006/7	7.88	-0.75	7.13
2007/8	3.86	-0.93	2.93
2008/9	2.98	-0.73	2.25
2009/10	0.61	0	0.61
2010/11	2.68	-1.43	1.25
2011/12	0.77	-0.07	0.7
2012/13	2.76	-1.39	1.37
2013/14	6.21	-11.15	-4.94
2014/15	6.28	-11.15	-4.87
2015/16	2.62	-1.33	1.29
2016/17	6.28	-3.46	2.82
2017/18	2.71	-5.94	-3.23
2018/19	16.34	-0.69	15.65
2019/20	48.95	-3.27	45.68
2020/21	22.25	0	22.25
2021/22	54.66	-0.24	54.42
2022/23	14.66	-0.26	14.4
2023/24	1.55	-0.05	1.5
2024/25	0.64	-0.11	0.53
Total	275.21	-67.85	207.36

Table 2 – Summary of B1/E(g), B2, B8 outstanding supply in Bedford Borough 2001-2024/25

Year	Gain (sqm)	Loss (sqm)	Net (sqm)
2001			
2002			
2003			
2004/5*			
2005/6	252,486	-8,388	244,098
2006/7	332,203	-17,142	315,061
2007/8	328,332	-18,670	309,662
2008/9	350,812	-17,004	333,308
2009/10	355,753	-43,513	312,240
2010/11	275,720	-47,617	228,103
2011/12	308,941	-48,548	260,393
2012/13	290,187	-46,575	243,612
2013/14	292,637	-67,194	225,443
2014/15	313,155	-79,815	233,340
2015/16	236,045	-47,791	188,254
2016/17	530,137	-51,248	478,889
2017/18	487,936	-27,164	460,772
2018/19	494,105	-22,465	471,640
2019/20	288,526	-10,365	278,161
2020/21	264,393	-9,602	254,791
2021/22	158,922	-10,006	148,916
2022/23	44,339	-12,539	31,800
2023/24	67,121	-17,916	49,205
2024/25	177,140	-18,098	159,042

YEAR	Gain (ha)	Loss (ha)	Net (ha)
2001	76.81	-4.42	72.39
2002	65.65	-5.07	60.58
2003	67.53	-7.17	60.36
2004/5*	64.53	-3.23	61.3
2005/6	71.98	-3.19	68.79
2006/7	78.54	-2.87	75.67
2007/8	72.49	-2.57	69.92
2008/9	75.19	-1.41	73.78
2009/10	65.29	-3.46	61.83
2010/11	46.36	-1.99	44.37
2011/12	58.49	-2.49	56
2012/13	60.08	-13.98	46.1
2013/14	66.27	-12.83	53.44
2014/15	72.06	-13.81	58.25
2015/16	59.83	-14.08	45.75
2016/17	137.3	-13.29	124.01
2017/18	152.77	-11.17	141.61
2018/19	125.65	-6.38	119.27
2019/20	71.209	-3.079	68.13
2020/21	72.96	-3.03	69.93
2021/22	205.7	-0.76	204.94
2022/23	64.15	-7.43	56.72
2023/24	74.54	-4.06	70.48
2024/25	99.32	-3.80	95.52

Table 3 – Schedule of completions in the borough 2024/25

Application reference	Site address	Development	E(g)(i) loss (sqm)	E(g)(i) gain (sqm)	E(g)(ii) loss (sqm)	E(g)(ii) gain (sqm)	E(g)(iii) loss (sqm)	E(g)(iii) gain (sqm)	E(g) unspecified loss (sqm)	E(g) unspecified gain (sqm)	B2 loss (sqm)	B2 gain (sqm)	B8 loss (sqm)	B8 gain (sqm)	E(g) B2 B8 mixed loss (sqm)	E(g) B2 B8 mixed gain (sqm)
23/01275/COU	1 Brereton Road, Bedford	Change of use of two office units to retail	167	0	0	0	0	0	0	0	0	0	0	0	0	0
23/01278/FUL	Land at Unit 2 Windsor Road, Bedford	Erection of industrial unit	0	0	0	0	0	0	0	0	0	100	0	0	0	0
23/01315/CPNMA	1 Lurke Street, Bedford	Prior notification for change of use from offices to 23 flats	1,229	0	0	0	0	0	0	0	0	0	0	0	0	0
23/02444/S73A	First and second floors 12A Fenlake Road Industrial Estate, Bedford	Change of use from industrial to public worship and provision of education (Class F1)	0	0	0	0	0	0	0	0	768	0	0	0	0	0
23/01968/S73	Rushey Ford Business Park, West End Road, Kempston	Erection of two storey office building	0	149	0	0	0	0	0	0	0	0	0	0	0	0
24/01517/FUL	Laing O'Rourke, Barford Road, Little Barford	Erection of a workshop	0	0	0	0	0	0	0	0	0	123	0	0	0	0
Borough totals			1,396	149	0	0	0	0	0	0	768	223	0	0	0	0

Table 4 – Schedule of outstanding supply in the borough at 31 March 2025

Application reference	Site address	Development	E(g)(i) loss (sqm)	E(g)(i) gain (sqm)	E(g)(ii) loss (sqm)	E(g)(ii) gain (sqm)	E(g)(iii) loss (sqm)	E(g)(iii) gain (sqm)	E(g) unspecified loss (sqm)	E(g) unspecified gain (sqm)	B2 loss (sqm)	B2 gain (sqm)	B8 loss (sqm)	B8 gain (sqm)	E(g) B2 B8 mixed loss (sqm)	E(g) B2 B8 mixed gain (sqm)
20/00076/MAO	Land south of Goldington Road, Bedford	Demolition of workshop and erection of up to 21,500 sqm employment floorspace	0	0	0	0	0	0	0	0	930	0	0	0	0	21,500
21/01164/CPNO	Technology House, 239 Ampthill Road, Bedford	COU from office to residential	1,912	0	0	0	0	0	0	0	0	0	0	0	0	0
21/02804/MAF	Richardson Milling (UK) Ltd, Mile Road and land at Windsor Road, Bedford	Demolition of existing office and erection of new B2/B8 building.	2,066	1,461	0	0	0	0	0	0	1,619	1,489	2,805	7,245	0	0
21/03168/FUL	20-21 Shuttleworth Road, Bedford	Rear extension to existing building	0	0	0	0	0	184	0	0	0	0	0	0	0	0
22/00328/FUL	135-137 Tavistock Street, Bedford	COU from office to residential	137	0	0	0	0	0	0	0	0	0	0	0	0	0
22/00745/FUL	69-71 Bromham Road, Bedford	New third floor above existing office building	0	278	0	0	0	0	0	0	0	0	0	0	0	0
22/01137/CPNMA	11 Lurke Street, Bedford	COU from office to residential	1,179	0	0	0	0	0	0	0	0	0	0	0	0	0
22/01725/MAF	Former Midland Structures Site, Ampthill Road, Bedford	Erection of three commercial units	0	0	0	0	0	0	0	0	0	0	0	1,822	0	0
22/02763/FUL	First and second floors 22B Foster Hill Road, Bedford	COU from office to residential	112	0	0	0	0	0	0	0	0	0	0	0	0	0
23/00138/FUL	Car park at 3 Duke Street, Bedford	Erection of a two storey office building	0	128	0	0	0	0	0	0	0	0	0	0	0	0
23/01014/CPNMA	Broadway House, 4-6 The Broadway, Bedford	COU from office to residential	409	0	0	0	0	0	0	0	0	0	0	0	0	0
23/01823/CPNMA	1-6 Claire Court and 8, 10 and 10A Lime Street, Bedford	COU from office to residential	321	0	0	0	0	0	0	0	0	0	0	0	0	0
23/02753/CPNMA	Broadway House, 4-6 The Broadway, Bedford	COU from office to residential	331	0	0	0	0	0	0	0	0	0	0	0	0	0
24/01691/FUL	GPark Bedford, Wallis Way, Bedford	Erection of a workshop for vehicle servicing	0	0	0	0	0	0	0	0	0	343	0	0	0	0
24/01945/MAF	DHL Johnson Matthey, The Morewood Centre, Wallis Way, Bedford	Removal of dray docks and construction of a side extension	0	0	0	0	0	0	0	0	0	0	0	318	0	0
24/02158/CPNMA	16 St Cuthberts Street, Bedford	COU from office to residential	2,143	0	0	0	0	0	0	0	0	0	0	0	0	0
24/02317/CPNMA	16A Ridgmount Street, Bedford	COU from office to residential	183	0	0	0	0	0	0	0	0	0	0	0	0	0
24/02425/CPNT	22A Newnham Street, Bedford	COU from a workshop, storage, offices and retail to a state-funded school	127	0	0	0	0	0	0	0	0	0	0	0	0	0

Application reference	Site address	Development	E(g)(i) loss (sqm)	E(g)(i) gain (sqm)	E(g)(ii) loss (sqm)	E(g)(ii) gain (sqm)	E(g)(iii) loss (sqm)	E(g)(iii) gain (sqm)	E(g) unspecified loss (sqm)	E(g) unspecified gain (sqm)	B2 loss (sqm)	B2 gain (sqm)	B8 loss (sqm)	B8 gain (sqm)	E(g) B2 B8 mixed loss (sqm)	E(g) B2 B8 mixed gain (sqm)
22/01534/FUL	Mobile Freezer Rentals Ltd, Greensbury Farm, Thurleigh Road, Bolnhurst	Demolition of existing and erection of two new industrial units with offices	266	237	0	0	0	0	0	0	0	701	0	0	0	0
22/02346/FUL	Unit 4 and 5 Greensbury Farm, Thurleigh Road, Bolnhurst	COU from E(g)(iii) and B8 to Class E(g) and B8	0	0	0	0	319	0	0	0	0	0	283	0	0	602
22/02658/MAF	Bromham Mill, Bridge End, Bromham	Redevelopment including erection of 6 office units	0	262	0	0	0	0	0	0	0	0	0	0	0	0
23/00725/CPNR	Home Farm, Cople Road, Cardington	COU of barn to Class E(g)(iii)	0	0	0	0	0	323	0	0	0	0	0	0	0	0
23/02269/COU	New Road Farm, 8A Bedford Road, Cople	COU from workshop to storage	0	0	0	0	111	0	0	0	0	0	0	111	0	0
22/01009/FUL	Unit 2 Lyon Close, Kempston	Rear extension to existing warehouse	0	0	0	0	0	0	0	0	0	0	0	224	0	0
24/02446/FUL	Vanquish House, Wolseley Road, Kempston	First floor office extension	0	270	0	0	0	0	0	0	0	0	0	0	0	0
23/00167/CPNR	Top Farm, West End Road, Kempston	COU of barn to Class E(g)(i)	0	419	0	0	0	0	0	0	0	0	0	0	0	0
23/01180/FUL	Brigade House, Allington Road, Little Barford	Extension of manufacturing building	0	0	0	0	0	0	0	0	0	220	0	0	0	0
22/01308/FUL	The Beaver Woodchip Co, Radwell Road, Milton Ernest	New commercial building	0	0	0	0	0	0	0	0	0	183	0	0	0	0
23/01869/CPNR	Greys Farm, Wymington Road, Podington	COU of barn to Class E(g)(iii)	0	0	0	0	0	767	0	0	0	0	0	0	0	0
23/01368/MAF	Colworth Science Park, Sharnbrook	Demolish annexe, restaurant and outbuilding. Extend former operations building	0	0	0	0	0	0	2,445	2,589	0	0	0	0	0	0
23/02468/MAF	Navigator MSL, Mill Road, Sharnbrook	Single storey side and two storey rear extension	0	0	0	0	0	0	0	0	0	510	0	0	0	0
19/02708/FUL	Kinsbourne, Bury End, Stagsden	Erection of a B8 building	0	0	0	0	0	0	0	0	0	0	0	810	0	0
23/01809/MAF	Unit 3 and land at Kinsbourne, Bury End, Stagsden	Demolition of existing car repair building and erection of two light industrial buildings	0	0	0	0	0	1,200	0	0	232	0	0	0	0	0
23/01712/FUL	Basmead Manor, Staploe	Erection of office building	0	124	0	0	0	0	0	0	0	0	0	0	0	0
18/03022/EIA	Former Stewartby Brickworks, Broadmead Road, Stewartby	Mixed use redevelopment*	0	3,500	0	0	0	0	0	0	0	0	0	0	0	0
23/02673/MAF	Stewartby Business Park, Broadmead Road, Stewartby	Erection of two industrial units	0	0	0	0	0	0	0	0	0	0	0	0	0	860
19/01711/FUL	Bryher Farm, Colesden Road, Wilden	Demolish existing and erection of industrial unit	0	143	0	0	0	288	0	0	0	0	168	0	0	0

Application reference	Site address	Development	E(g)(i) loss (sqm)	E(g)(i) gain (sqm)	E(g)(ii) loss (sqm)	E(g)(ii) gain (sqm)	E(g)(iii) loss (sqm)	E(g)(iii) gain (sqm)	E(g) unspecified loss (sqm)	E(g) unspecified gain (sqm)	B2 loss (sqm)	B2 gain (sqm)	B8 loss (sqm)	B8 gain (sqm)	E(g) B2 B8 mixed loss (sqm)	E(g) B2 B8 mixed gain (sqm)
22/02694/MAF	Land at Crowhill Farm, Ravensden Road, Wilden	Erection of a new storage building	0	0	0	0	0	0	0	0	0	0	0	0	1,024	0
23/02566/MAR	Land at Zander Way, Wixams	Regional distribution centre with ancillary office space	0	3,379	0	0	0	0	0	0	0	0	0	0	84,406	0
21/02077/MAO	Land south of Fields Road, Wootton	Employment units	0	0	0	0	0	0	0	13,748	0	0	0	0	0	0
22/01774/MAO	Land south of A428 Wyboston Lakes, Great North Road, Wyboston	Business park with up to 23,400 sqm floorspace	0	0	0	0	0	0	0	23,400	0	0	0	0	0	0
23/01022/MAR	Land east of Cherry Tree Cottage, Wyboston Road, Colesden	Erection of E(g) / B8 buildings	0	0	0	0	0	0	0	1,615	0	0	0	0	457	0
Borough totals			9,186	10,201	0	0	430	2,762	2,445	41,352	2,781	3,446	3,256	96,417	0	22,962

* The amount of employment floorspace to be lost at the former Stewartby brickworks is unknown.

Table 5 – Summary of completions and outstanding supply in the borough at 31 March 2025

In 2024/25 there was a net loss of 1,792 sqm E(g)(i) and B2 floorspace. At the end of the monitoring year, there was employment floorspace (net) to be implemented equating to 159,042 sqm. This includes sites which have extant planning permissions. The majority of this floorspace is within B8 uses.

These figures are presented in the current monitoring period row of Table 1 and Table 2

	E(g)(i) completions (sqm)	E(g)(i) supply (sqm)	E(g)(ii) completions (sqm)	E(g)(ii) supply (sqm)	E(g)(iii) completions (sqm)	E(g)(iii) supply (sqm)	E(g) unspecified completions (sqm)	E(g) unspecified supply (sqm)	B2 completions (sqm)	B2 supply (sqm)	B8 completions (sqm)	B8 supply (sqm)	E(g) B2 B8 mixed completions (sqm)	E(g) B2 B8 mixed supply (sqm)
Gains	149	10,201	0	0	0	2,762	0	41,352	223	3,446	0	96,417	0	22,962
Losses	1,396	9,186	0	0	0	430	0	2,445	768	2,781	0	3,256	0	0
Net	-1,247	1,015	0	0	0	2,332	0	38,907	-545	665	0	93,161	0	22,962