



BEDFORD BOROUGH COUNCIL



Bedford Borough Employment Monitoring Report

2025 - 2026



This report was prepared by the
Planning Policy Team of Planning Services, Environment Directorate

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

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

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Introduction and policy background

This report sets out the results of the borough's employment land survey for 1 April 2025 to 31 March 2026. For the 2021/22 report, the opportunity was taken to review our 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 Annual Monitoring Report 2025-2026 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 Class B1 Business was revoked and replaced by Class E(g).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 2025 and 31 March 2026.

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.

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. 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 2025/26 for the borough.

Table 4 is in the form of a schedule listing details of all B2, B8 and E(g) – outstanding permissions for 2025/26 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 2026.

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 section 106 agreement, 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 2001-2025/26

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
2025/26	4,889	-3,676	1,213
Total	766,938	-252,230	514,708

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
2025/26	0.70	-1.29	-0.59
Total	275.91	-69.14	206.77

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

Table 2 – Summary of B1/E(g), B2, B8 outstanding supply in Bedford borough 2001-2025/26

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
2025/26	195,282	-26,873	168,409

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
2025/26	54.24	-2.30	51.94

Table 3 – Schedule of completions in the borough 2025/26

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)
22/00328/FUL	135-137 Tavistock Street, Bedford	Change of use from office to residential	137	0	0	0	0	0	0	0	0	0	0	0	0	0
23/01014/CPNMA	Broadway House, 4-6 The Broadway, Bedford	Prior notification for change of use from office to residential	409	0	0	0	0	0	0	0	0	0	0	0	0	0
23/02753/CPNMA	Broadway House, 4-6 The Broadway, Bedford	Prior notification for change of use from office to residential	331	0	0	0	0	0	0	0	0	0	0	0	0	0
24/02425/CPNT	22A Newnham Street, Bedford, MK40 3JR	use from a workshop with storage, offices and retail (Class E) to a state-funded school (Class F1(a))	0	0	0	0	0	0	127	0	0	0	0	0	0	0
25/00348/S73A	12, 14 and 15 Manton Centre, Manton Lane, Bedford, MK41 7PX	Erection of a canopy anchored to existing hardstanding for the storage of pallets of goods	0	0	0	0	0	0	0	0	0	0	0	486	0	0
25/00397/CPNMA	3 George Street, Bedford, MK40 3RY	Prior notification for change of use from office to residential	120	0	0	0	0	0	0	0	0	0	0	0	0	0
25/00428/CPNMA	Broadway House, 4-6 The Broadway, Bedford	Prior notification for change of use from office to residential	331	0	0	0	0	0	0	0	0	0	0	0	0	0
22/02346/FUL	Unit 4 and 5 Greensbury Farm, Thurleigh Road, Bolnhurst	Recladding and reroofing of existing unit and change of use from light industrial and storage and distribution to Class E(g) and Class B8	0	0	0	0	319	0	0	0	0	0	283	0	0	602
25/01048/CPNMA	59 High Street, Harrold, MK43 7BH	Prior notification for change of use from office to residential	107	0	0	0	0	0	0	0	0	0	0	0	0	0
24/01453/MAF	Paragon Electronic Components Plc, Wolseley Road, Kempston, MK42 7UP	Two storey rear extension for self storage (B8 use)	0	0	0	0	0	0	0	0	0	0	0	1,219	0	0
25/00208/S73A	Stables House, 12A Stuart Road, Kempston, MK42 8HS	Change of use from light industrial (Class E(g)(iii)) to Class F1 learning and non-residential institution	0	0	0	0	212	0	0	0	0	0	0	0	0	0
25/01156/COU	1A Lyon Close, Kempston, MK42 7SB	Part change of use from B2/B8 to car storage and car sales (sui generis)	0	0	0	0	0	0	0	0	500	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)
25/00630/S73A	Twinwoods Business Park, Thurleigh Road, Milton Ernest, MK44 1FD	Demolition of Building 10, erection of new waste yard, shredding of biomass and provision of a bund	0	0	0	0	800	0	0	0	0	0	0	0	0	0
23/02468/MAF	Navigator MSL, Mill Road, Sharnbrook, MK44 1NP	Replacement cladding and erection of a single storey side and two storey rear extension	0	0	0	0	0	0	0	0	0	510	0	0	0	0
23/01022/MAR	Land to the east of Cherry Tree Cottage, Wyboston Road, Colesden	Reserved matters for commercial development (E(g) / B8) comprising 9 units pursuant to 20/01537/MAO	0	0	0	0	0	1,615	0	0	0	0	0	457	0	0
Borough totals			1,435	0	0	0	1,331	1,615	127	0	500	510	283	2,162	0	602

Table 4 – Schedule of outstanding supply in the borough at 31 March 2026

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
21/02804/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
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
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
23/01823/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
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
25/00148/FUL	Land east of Prima Controls Systems, Windsor Road, Bedford	COU of warehouse (Class B8) and site to car sales (sui generis)	0	0	0	0	0	0	0	0	0	0	482	0	0	0
25/00590/CPNMA	Technology House, 239 Ampthill Road, Bedford	COU from office to residential	318	0	0	0	0	0	0	0	0	0	0	0	0	0
25/00591/CPNMA	Technology House, 239 Ampthill Road, Bedford	COU from office to residential	318	0	0	0	0	0	0	0	0	0	0	0	0	0
25/00592/CPNMA	Technology House, 239 Ampthill Road, Bedford	COU from office to residential	318	0	0	0	0	0	0	0	0	0	0	0	0	0
25/00609/CPNMA	Technology House, 239 Ampthill Road, Bedford	COU from office to residential	707	0	0	0	0	0	0	0	0	0	0	0	0	0
25/00763/MAF	Former E.On Energy Site, Caxton Road, Bedford	Demolition of existing office and erection of new B2/B8 buildings and B8 open storage	6,296	0	0	0	0	0	0	0	0	0	0	0	0	8,113
25/00838/FUL	Gurvir House 2-8 Cauldwell Street and 5-7 St Johns Street and 9-11 St Johns Street, Bedford	Second and third floor extension and COU of retail and office units to residential	70	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)
25/00937/CPNMA	6 Foster Hill Road, Bedford	COU from office to residential	129	0	0	0	0	0	0	0	0	0	0	0	0	0
25/01001/CPNMA	Aecom House, 200 Horne Lane, Bedford	COU from office to residential	1,635	0	0	0	0	0	0	0	0	0	0	0	0	0
25/01393/CPNMA	16-18 Harpur Street, Bedford	COU from office to residential	622	0	0	0	0	0	0	0	0	0	0	0	0	0
25/01575/FUL	Meeting Hall, 38 Barkers Lane, Bedford	COU of gospel hall to vehicle storage, pre-delivery checks, and valeting area (Class B8)	0	0	0	0	0	0	0	0	0	0	0	478	0	0
25/01845/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
25/02351/CPNMA	59 St Peters Street, Bedford	COU from office to residential	154	0	0	0	0	0	0	0	0	0	0	0	0	0
25/02376/CPNMA	35A Garfield Street, Bedford	COU from office to residential	108	0	0	0	0	0	0	0	0	0	0	0	0	0
25/02393/FUL	27-29 Midland Road, Bedford	Installation of a replacement shopfront and partial COU of f/f from retail to office	0	133	0	0	0	0	0	0	0	0	0	0	0	0
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
25/01544/FUL	Bromham Mill, Bridge End, Bromham	Redevelopment including COU of Mill House to a wellbeing hub and offices	0	75	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
25/01107/CPNR	Mill Barn, Medbury Farm, Medbury Lane, Elstow	COU of barn to a flexible Class B2, B8, C1, E or F2(c) use	0	176	0	0	0	209	0	0	0	0	0	0	0	0
22/02684/MDC3	Land west of Interchange Way, Kempston	Removal of existing telecommunications apparatus and development of up to 100,000 sq.ft Class B8 with ancillary office space	0	0	0	0	0	0	0	0	0	0	0	9,290	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
25/02509/CPNMA	1 Cater Street, Kempston	COU from office to residential	100	0	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

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)
22/01308/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
25/02198/MAF	Units 80 and 81 Twinwoods Business Park, Thurleigh Road, Milton Ernest	Demolition of existing buildings and development of Class B2/B8 open storage and warehouse	0	0	0	0	0	0	0	0	0	0	0	0	546	2,276
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
25/00671/FUL	Unit 14-15 Stoke Mill, Mill Road, Sharnbrook	Demolition of grain store and erection of a E(g)/B8 building	0	0	0	0	0	0	0	0	0	0	0	0	0	540
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
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	1,024	0	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	84,406	0	0
24/02197/MOF	Plots 2 and 3 Bedford Commercial Park, Swallow Way, Wootton	Hybrid: Plot 2 (full) for Class E(g)(iii) / B2 / B8 use. Plot 3 (outline) for Class E(g) use	0	950	0	0	0	0	0	6,876	0	0	0	8,267	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
Borough totals			16,933	10,854	0	0	430	2,787	2,445	32,865	2,781	2,936	3,738	111,949	546	33,891

* 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 2026

In 2025/26 there was a net gain of 1,213 sqm floorspace. At the end of the monitoring year, there was employment floorspace (net) to be implemented equating to 168,409 sqm. This includes sites which have extant planning permissions. The majority of this floorspace is in B8 storage and distribution use.

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	0	10,854	0	0	1,615	2,787	0	32,865	510	2,936	2,162	111,949	602	33,891
Losses	1,435	16,933	0	0	1,331	430	127	2,445	500	2,781	283	3,738	0	546
Net	-1,435	-6,079	0	0	284	2,357	-127	30,420	10	155	1,879	108,211	602	33,345