



BEDFORD BOROUGH COUNCIL



EMPLOYMENT MONITORING REPORT 2014-15



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2014-15



INVESTOR IN PEOPLE



This Employment Monitoring Report was prepared by the Planning Policy Team,
Environment and Sustainable Communities Directorate

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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 2014 and 31st March 2015.

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.

Following the adoption of the Allocations and Designations Local Plan the Council immediately started work on the preparation of a new Local Plan 2012-2032 which will be known as the Bedford borough Local Plan 2032 (BBLP 2032). As 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. It had been the Council's intention to consult on a draft plan in autumn 2014 but for a number of external factors such as the timing of census data releases and the need for engagement under the duty to cooperate. The Council does not expect to be able to undertake the next consultation on the plan until autumn 2015.

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 2014/15 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 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 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 (HAs)
Outstanding S106 Consents				
0201322OUT	H11 Land at Wootton			
0902265MAO	Bedfordshire Police HQ, Woburn Rd, Kempston	B1/B2/B8 development	32,000 (40%)	8.00
		B1a development	10,995	9.50
Outstanding S106 Losses				
1001618MAO	Former Hazelwoods Foods, Dallas Road	c/u B8 to residential		-3.01
1401288MAO	24 Lovell Rd	Replacement office building and 15 dws		
Allocations Employment Sites without Planning Permission				
TCAAP	TC13 Railway Station TCAAP		20,000	2.00
ADLP	AD7 land East of Eastcotts Road, Bedford	B1/B2 units	2116 (40%)	0.53
	AD11 Medbury Farm, Elstow	B1 Business Park	12400 (40%)	31.00
	AD12 Bell Farm, Kempston	B1/B8 development	7200 (40%)	18.00
	AD13 Marston Vale Innovation Park (2)	B1/B2 development	4000 (40%)	10.00
	AD14 land at Cardington Cross, Bedford	B1/B2/B8 development	2800 (40%)	7.00
	AD15 land west of Manton Lane, Bedford	B1/B2 development	2400 (40%)	6.00
	AD16 Land west of Manton Lane, Bedford	B1/B2 development	1360 (40%)	3.40
	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 2001-2014/15

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
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
Total	158,390	-140,457	17,933	104.55	-52.50	52.05						

TABLE 2 (next page)
SCHEDULE OF COMPLETIONS & OUTSTANDING SUPPLY IN BEDFORD BOROUGH AT 31 MARCH 2015

APP NO.	SITE ADDRESS	DEVELOPMENT	PARKING Total	B1			B2		B1/2			GROSS INTERNAL FLOORSPACE Sq M				GROSS SITE AREA				
				Comp.	O/S	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																		
1401748MAF	West of unit C, Wallis Way	storage and distribution warehouse (B8) with car parking and ancillary and transport offices	267										23,353			30200	7.55			
																	5.40			
MURDOCK ROAD IND ESTATE																				
0702630FUL	adi 5-7 Murdock Road	B2/B8 development	14												500		0.13			
ELMS FARM IND ESTATE																				
0801877FUL	20-21 Shuttleworth Rd	extn to B8 unit											651				0.00			
1001205MAF	Edison Road	B2/B8 development	24												1177		0.00			
1302283FUL	r/o Baco Metal Centre, Edison Road	clu car storage (B8) to car sales (sui gen)											-127				-0.03			
1302436FUL	Caxton Road, Elm Farm Ind. Estate	Erection of B8 building											375				0.16			
1402211FUL	South of 2 Elms Farm Ind Estate	gain B1/ B8 industrial unit	11									270					0.15			
ARKWRIGHT ROAD IND ESTATE																				
1102252MAF	r/o Eastcotts Road	B1 and B2 units							1683								1.33			
1302168FUL	Cambridge Road	erection of office/shop, conversion old office/shop to warehouse											342							
PRIORY BUSINESS PARK																				
1400705COU	Unit L, Stephenson Court, Fraser Rd	clu D1 to B1	27												581		0.03			
0102199OUT	H8 Land north of Bromham Rd. Bidd.	B1/B2 development															5.09			
0500980FUL	Brewery, Havelock St	B1 development from B2															0.00			
1100535EIA	Amphill Road, Bedford	mixed use inc	97					-2888							-4184		-8.80			
																	-2.98			
1101247COU	21 The Crescent	clu B1 to D1															-0.06			
1101254MAF	AD6 r/o Eastcotts Road, Bedford	clu B2 to C3															-1.73			
1102149MAF	139-145 Tavistock Street, Bedford	clu B1c to C3															-0.09			
1102221MAF	2 Old Ford End Road	clu B1 to C3															-0.25			
1201039MAF	Melbourne House, Kingsway, Bedford	clu B1 to res/hotel															-0.21			
1200989FUL	Agriculture House, 55 Goldington Rd	Loss of B use to C6															-0.21			
1201082COU	39 The Grove	clu B1(a) offices to C3 residential															-0.03			
1201527FUL	14-18 Lime Street (2nd floor)	clu B1 to C3															-0.12			
1300160FUL	Stonebridge Printers Ltd, 32 Breton Road	clu B2 to D1															-0.03			
1300343FUL	r/o 72-74 High St	clu B8 to C3															-0.03			
1300911MDC3	Bedford Bus Station, Ailhallows	Replacement bus station inc replacement B uses															-0.41			
1300904COU	157 Midland Road	clu pub to B1 and C3															0.08			
1301005MAF	9-11 Union Street	clu B1 to C3															-0.06			
1302087COU	West One, Unit 1c, 63-67 Bromham Road	clu B1 to D1															-0.19			
1302138COU	West One, Unit 1a, 63-67 Bromham Road	clu B1 to C3															0.00			
1202490FUL	Riverside North	development resulting in B1(a) loss															-0.56			
1301591CPNJ	87 High Street	clu B1 to C3															-0.05			
1301217CPNJ	14 St Cuthbert's Street	clu B1 to C3															-0.14			
1301347CPNJ	Swan House, 3 High Street	clu B1(a) to C3															-0.09			
1301344CPNJ	29 Goldington Road	clu B1(a) to C3															-0.13			
1301257CPNJ	Technology House, 239 Amphill Road	clu B1(a) to C3															-3.03			
1400437CPNJ	Albion House, 14-18 Lime Street (1st floor)	clu B1(a) to C3															0.00			
1302625CPNJ	Albion House, 14-18 Lime Street (2nd floor)	clu B1(a) to C3															0.00			
1300617FUL	Albion House, 14-18 Lime Street (roof space)	clu B1(a) to C3															0.00			
1401522DC3	15-17 Brunel Rd	perm clu B2 to sui gen following expiry of term use	6														-0.03			
1402329COU	98 High street	clu solicitors (A2) to options (D2) and offices (B1a) and dental practice (D2)															0.01			
1401389CPNJ	Block A, Rogers Court, 2 Kingsway	clu B1a to C3															-0.01			
1401483CPNJ	Greyfriars Chambers, 7 Greyfriars	clu B1a to C3															-0.2			
1201549MAF	1-13 Greyfriars and 57-65 Midland Rd	clu B1 to C3															-0.07			
1401551COU	Reuse Centre Ltd, Windsor Road	clu B1/B8 to A1															0			
1402078CPNJ	48 Kimbolton Road	clu B1a to C3															-0.09			
1401176FUL	59 Brunel Rd	B1c development															0			
1400944CPNJ	5 Union Street	clu B1 to C3															-0.01			
1402242CPNJ	45 Harpur St	clu B1 to C3															-0.22			
1402389CPNJ	Merton Centre, 45 St Peters St	clu B1 to C3															-0.59			
1402451CPNJ	Crescent House, 19 The Crescent	clu B1 to C3															-0.06			
1402515CPNJ	Pilgrims House, 4 Home Lane	clu B1 to C3															-0.14			
1402524CPNJ	Bldg adj to the Heights, 25 St Johns St	clu B1 to C3															-0.39			
1402673CPNJ	49a and 51 Bromham Rd	clu B1 to C3															-0.36			
1402773CPNJ	62-64 Bromham Rd	clu B1 to C3															-0.06			
1402858CPNJ	Swan House, 3 High Street	clu B1 to C3															-0.07			
1402912CPNJ	West One, 63-67 Bromham Rd	clu B1 to C3															-0.05			
1403046CPNJ	Dixon House, 77-97 Harpur St	clu B1 to C3															-0.05			
1500100CPNJ	41-43 Mill St	clu B1 to C3															-0.01			
1500403CPNJ	2 Thurlow Street	clu B1 to C3															-0.01			
1400463CPNJ	80 Tavistock Street	clu B1 to C3															-0.01			
1400265MAO	Chancerygate Business Centre, Telford Way	B1c/B2/B8															0.9			
																	4224			
BEDFORD TOTALS			44	-256	-13619	-39832.7	-8614	-3238	0	1683	0	270	812	20068	0	1677	0	34424	-12.12	11.4
KEMPSTON																				
WOBURN / CHANTRY ROAD INDUSTRIAL ESTATES																				
1402903MAF	Unit D, Ronald Close	Ext to industrial bldg	56	5														0.00		
1500053COU	Unit 23 Chantry Rd	clu B1 to B2																0.00		
0200787OUT	H7 Land west of Kempston	B1 development																2.00		
1201487FUL	52 Bunyan Road	clu B1 to flats																-0.03		
1300854FUL	Unit 1a, Lyan Close	clu B8 to B1/B2																0.00		
1401238COU	Unit 11 44 - 46 Bunyan Rd	clu B1 to B2																0.00		
KEMPSTON TOTALS			56	2	-500	7443	500	119	0	776	0	0	1321.1	-776	0	0	0	0	1.97	

APP NO.	SITE ADDRESS	DEVELOPMENT	PARKING		GROSS INTERNAL FLOORSPACE Sq M										GROSS SITE AREA					
			Total	B1	B1 Comp.	O/S	B2 Comp.	O/S	B1/2 Comp.	O/S	B1/8 Comp.	O/S	B8 Comp.	O/S	B2/8 Comp.	O/S	B1/2/8 Comp.	O/S	Comp.	HAS. 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
CLAPHAM 1402776FUL 1402870FUL	Store 2, East Woodlands Park, Bedford Rd Woodlands Park, Bedford Rd	Rep storage bldg demo B8 and erection of nursery building	11									-59	9							0.00 -0.03
CARDINGTON 1400679FUL	Summerhill Farm, Cople Road	c/u barns B8 to café A1/ A3	28										-245							-0.04
COLMWORTH 0400595FUL 1402348CPNM	Church Farm, Church Road The Gables, Roothams Green	c/u agricultural to B1 c/u agricultural to B1/B2/B8	6			300												145		0.17 0.01
COPE 1201730FUL	Dog Farm Barns, Bedford Road	c/u barns to B1 offices	11			225														0.30
DEAN AND SHELTON 1302620FUL	Leesons Farm, Shelton Road, Upper Dean	new barn and extension to barn for storage											167							0.03
EASTCOTTS 0700756COU 1300612MAR 1301826COU	Hangar 1, Shortstown RAF Cardington Phase 2a 21a South Drive	B2 and/or B8 use Development inc. B1 c/u garage to distant selling pharmacy (B8)				576						-19510		19510						0.00 0.00 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, Wilestead Rd	c/u agricultural to B1	13			235														0.07
GT BARFORD 0201165FUL 0901382FUL 1000206FUL 1101579OUT 1301634FUL 1301749FUL	Former Bridgeman Wks, High St 59a Addingtons Road The Nurseries, New Road The Nurseries, New Road The Nurseries, New Road The Warehouse, 104d Green End Road	B1 development c/u to B1 c/u to B8 open storage B2/B8 development B1/B8 building c/u B1(c) to C3	6		200	326														0.00 0.07 0.09 0.48
			-2		195	-523					900			1557						0.40 -0.14
KEMPSTON RURAL 1400188M73A	Land at Kingsbourne, Bury End	c/u B1a to B1/B8			1474.5						488									0.9
KEYSOE 1400999OUT	Tops Farm, Keysoe Row, East Keysoe	Erection of 3 dws	9						-250											-0.22
LT BARFORD 1201787FUL 1202498COU	Vincent House, Alington Road James Pain Brewery, Alington Road	ext to B8 industrial building c/u B2 to B1c/B2/B8						-1103				2035		1103						0.00 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 1201362EXT	Former DERA/Twinwoods Business Park land at Twinwoods Business Park	c/u Crown Land to B1/B2/B8 B8 development (Datacentre)	45					227				21431						28038		2.40 3.06
1302524COU 1400515FUL 1402779FUL	Hollow Farm, Rushden Rd 41 Rushden Rd The Beaver Woodchip Co, Radwell Rd	c/u part of agricultural building to B8 c/u agricultural/paddock land to B8 and ext to car park c/u B8 to B1/B2 and ext to bldg	200	200		51		150			923 7105									0.09 0.80 0.00
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
PAVENHAM 1402096FUL	Stafford Farm, Bedford Rd	B2 Development	40					927												0.09
PODINGTON 1102214FUL 1201565FUL 1202062FUL	land at Airfield Fm, Podington Airfield 23 Podington Airfield Drome Sawmills, Airfield Road	c/u land for B8 B1(a) office building Dev including B1/B2/B8 construction	13			229												865		1.49 0.16 0.60
RAVENS DEN 1100344FUL	Tycroes Farm/land adj Oldways Road	c/u to B1 (and extn) and B8	10			462						490								0.90
SHARNBROOK 1400859FULWM	Monoworld Ltd, Rushden Rd	B8 building	4									2120								
SOULDROP 1401348FUL	Cross Weir Farm, Chapel Lane	c/u B1 to C3	-9			-234														-0.09
SWINESHEAD 1200020MAF	Sunny Farm, Pertenhall Road	B8 Building										3640								0.00
STEWARTBY 9701163OUT 1102621MAF 1100173FUL	H13 Land at Stewartby Coronation Business Park, KH Units 10/11 Stanley Wks, Ampthill Rd	B1/B2/B8 development B1(a)/B2/B8 development B1c development (4 units)	262	58		5456 1134		5456 2658				2728 10586								2.40 4.16 0.00

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			Total	B1	B1 Comp.	O/S	B2 Comp.	O/S	B1/2 Comp.	O/S	B1/8 Comp.	O/S	B8 Comp.	O/S	B2/8 Comp.	O/S	B1/2/8 Comp.	O/S	HAS. Comp.	O/S
THURLEIGH																				
THURLEIGH AIRFIELD BUSINESS PARK (E11)																				
0201045FUL	Land at Thurleigh Airfield	B1/B2/B8 development	47															1832	0.00	
1200679FULWM	Keysoe Road	c/u land from military use to B8																	0.22	
1300086FUL	Keysoe Road	Replacement office building				342													0.93	
1402296CPNJ	The Cottage, Blackburn Hall Farm, Whitwick, Green RD	c/u B1 to C3				-129.3													-0.44	
TURVEY																				
1402582CPNJ	The Old Hay Barn, Formerly the Old Electric Store, Bamfords Yard, Bamfords Lane	c/u B1 to C3																	-0.009	
WILDEN																				
1000060FUL	Crowhill Farm, Ravensden Rd	B1 development		5		285													0.05	
1400179CPNM	Crowhill Farm, Ravensden Rd	c/u agricultural building to B use				500													0.05	
1400772FUL	Grovelands Farm, Colesden Road	c/u B2 to B8		27				-176.4											0.00	
1401134S73A	Crowhill Farm, 4 Ravensden Road	c/u agricultural building to storage B8 (dev already carried out)	11								324	462.1							0.10	
WILSTEAD																				
WILSTEAD INDUSTRIAL PARK																				
0700839MAF	off Watson Road	B1(c)/B2/B8 development	117																0.00	
0902501MAR	off Watson Road	B1(c)/B2/B8 development	344								2700	-3252	-6344				3700	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																	-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	
WOOTTON																				
1402810FUL	Acrey Fields House, Woburn Rd	Storage unit																401		
WYBOSTON, CHAWSTON & COLESDEN																				
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	
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)		60				600					700						0.10	
1302075OUT	The Manor, 129 The Lane	B2 building																	0.27	
1402892COLU	Maple Tree Farm, Chawston Lane	c/u B1c to B8	42					-739					739						-0.51	
1401083CPNJ	Tythe Farm, Slaptoe Road	c/u B1 to C3																		
WYMINGTON																				
0900530MAF	Goosey Lodge Farm, Wymington Lane	B2 extensions																	0.00	
1000730FUL	Goosey Lodge Farm, Wymington Lane	B1a extension				950		906											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	
PARISH TOTALS			1571	1067	2620.5	64182.4	-888	19270.6	0	0	0	2700	7907	56412.1	1103	21067	3700	49802	6.12	44.89
BOROUGH TOTALS			1671	813	-11498.5	31792.7	-9002	16151.6	0	2459	0	2970	10040.1	75704.1	1103	22744	3700	84226	-6.00	58.26



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