



BEDFORD BOROUGH COUNCIL



EMPLOYMENT MONITORING REPORT 2016-17



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2016-17



INVESTOR IN PEOPLE



This Employment Monitoring Report was prepared by the Planning Policy Team,
Environment 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 2016 and 31st March 2017.

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 2035. 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. The next consultation was held between October and December 2015, developing the vision and objectives for the plan, a draft spatial strategy and asking for comments on the site assessment methodology. A further consultation was held in January and February 2016 on additional evidence to support the plan and the latest consultation was held between April and June 2017, requesting representations on the possible inclusion of a new settlement in the plan, and on a series of site options to meet the housing need.

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 2016/17 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 Losses				
1001618MAO	Former Hazelwoods Foods, Dallas Road	c/u B2 to residential		-3.01
Allocations Employment Sites without Planning Permission				
LP 2002	H11 Land at Wootton	B1/B2/B8 development	77,354	25.21
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
	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 2001-2016/17

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
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
Total	207,970	-194,271	13,278	113.45	-57.29	56.17						

TABLE 2 (next page)
SCHEDULE OF COMPLETIONS & OUTSTANDING SUPPLY IN THE BOROUGH AT 31 MARCH 2017

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		
BEDFORD																		
EASTCOTTS PARK, CAMBRIDGE ROAD (E2)																		
1401748MAF	West of unit C, Wallis Way	storage and distribution warehouse (B8) with car parking																23353
1501067MAF	Land at Cardington Cross	B1/B2/B8 development																14389
1502512MAF	Unit E, Wallis Way	c/u employment land to sui generis & erection of auction house																-3210
MURDOCK ROAD IND ESTATE off Manton Lane																		
1502954FUL	25 Murdock Road	c/u B8 to B2																65
ELMS FARM IND ESTATE (EFIE)																		
1302283FUL	r/o Baco Metal Centre, Edison Road	c/u car storage (B8) to car sales (sui gen)																-127
1302436FUL	Caxton Road, Elm Farm Ind. Estate	Erection of B8 building																375
1402211FUL	South of 2 Napier Rd EFIE	gain B1/ B8 industrial unit																270
ARKWRIGHT ROAD IND ESTATE																		
1102252MAF	r/o Eastcotts Road	B1 and B2 units																1683
WINDSOR ROAD / MILE ROAD IND ESTATE																		
1601916COU	Unit D, Bed Bus Park, Mile Road	c/u B1(a) to D1																-146
NOT WITHIN IND ESTATE																		
0500980FUL	Brewery, Havelock St	B1 development from B2																526
1100535EIA	Amphill Road, Bedford	mixed use inc																-2888
1102221MAF	2 Old Ford End Road	c/u B1 to C3																-1000
1201039MAF	Melbourne House, Kingsway, Bedford	c/u B1 to C3																-1924
1201082COU	39 The Grove	c/u B1(a) offices to C3 residential																-181
1300904COU	157 Midland Road	c/u pub to B1 and C3																241
1301217CPNJ	14 St Cuthbert's Street	c/u B1 to C3																-718
1301257CPNJ	Technology House, 239 Amphill Road	c/u B1(a) to C3																-8361
1402329COU	98 High street	c/u A2 to B1a, D1 and D2																-113
1401551COU	Reuse Centre Ltd, Windsor Road	c/u B1/B8 to A1																-226
1402078CPNJ	48 Kimbolton Road	c/u B1a to C3																-544
1401176FUL	59 Brunel Rd	B1c development																157
1402515CPNJ	Pilgrims House, 4 Home Lane	c/u B1 to C3																-1021
1402912CPNJ	West One, 63-67 Bromham Rd	c/u B1 to C3																-656
1400265MAO	Chancerygate Business Centre, Telford Way	B1c/B2/B8																
1500403CPNJ	2 Thurlow Street	c/u B1 to C3																-220
1501110CPNO	Chesham House, 47 Bromham Rd Bedford	B1(a) to C3																-780
1501523CPNO	49A / 51 Bromham Road, MK40 2AA	c/u B1(a) to C3																-2184
1501689CPNO	1st Floor, 61/63 Midland Road Bedford	c/uB1(a) to C3																-940
1501690CPNO	Dixon House, 77-97 Harpur St	c/u B1 to C3																-1032
1501887COU	Unit F, Bedford Business Pk, Mile Rd Bedford	c/u B1/B8 to D1 & D2																
1502120COU	St Thomas More Upper Va School	c/u C3 to B1																
1502285FUL	4-6 Houghton Road, Bedford MK42 9HQ	c/u B1(c) to C3																-106
1502430FUL	14 - 16 Albany Road, Bedford MK40 3PH	c/u B1 to C3																-392
1502490CPNP	27B Castle Road, Bedford	c/o B8 to C3																
1502561CPNO	23 Foster Hill Road, Bedford MK40 2ES	B1(a) to C3																-174
1502820CPNO	Swan House, 3 High Street	c/u B1 to C3																-1548
1503096S73A	G/floor 45 Harpur Street, Bedford	B1(a) to C3 - retro																-31
1600710CPNO	48-50 Harpur St, Bedford MK40 2QT	B1(a) to C3																-462
1600156CPNO	The Central Club, 45 Harper Street Bedford	c/u B1(a) to C3																-1161
1600664CPNO	55 St Peters Street	c/u B1(a) to C3																-100
1600526MAF	317-319 Amphill Road	Extension to B2 industrial unit																516
1601114CPNO	1 Trevor Street	c/u B1(a) to C3																-350
1601120CPNO	Flourette, 65 Harpur Street	c/u B1(a) to C3																-113
1601257CPNO	Merton Centre, 45 St Peters Street	c/u B1(a) to C3																-7014

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		
1601869CPNO	73-75 Harpur Street	c/u B1(a) to C3																
1601113CPNO	Figara House, 11-13 Mill Street	c/u B1(a) to C3	-750	-192														-0.03
1601963CPNP	1A Tavistock Place	c/u B8 to C3																-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
1602838S73A	31 Castle Lane	c/u C3 to B1(a)	100															0.01
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
BEDFORD TOTALS			-3829	-32390	-2888	581	0	1683	0	39	-4184	23226	0	0	14389	1014	2.16	0.70
KEMPSTON																		
0902265MAO	Bedfordshire Police HQ, Woburn Rd	B1a development		10995														9.50
1401238COU	Unit 11 44 - 46 Bunyan Rd	c/u B1 to B2	-119		119													0.00
1500221S73A	Units 8-10, 44-46 Bunyan Road	c/u B1(a) to D1	-115															0.00
1501455COU	80 College Street, Kempston	c/u B1 to D1	-380															-0.03
1501296MAO	Bell Farm, Ridge Road, Kempston	B8 with B1 ancillary										65032						18.07
1502426S73A	1 Park Road	c/u B8 to sui generis										-100						0.00
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																-0.01
1602591FUL	Old Stanley Works, 3 Amptill 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																-0.67
1603629FUL	Rushey Fords, West End Road	c/u Agric to B1 and extension to building, and new B8		418														0.26
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			-614	12289	119	783	0	0	0	0	-100	63176	0	0	0	96	-0.03	27.78
BOLNHURST & KEYSOE																		
1300607EXT	Wychtree Farm, Keysoe Row West	c/u agricultural to B1		203														0.09
CLAPHAM																		
1402778FUL	Store 2, East Woodlands Park, Bedford Rd	Rep storage bldg																0.00
CARDINGTON																		
1400679FUL	Summerhill Farm, Cople Road	c/u barns B8 to café A1/ A3																-0.04
COLMWORTH																		
1402348CPNM	The Gables, Roothams Green	c/u agricultural to B1/B2/B8																0.01
COPE																		
1201730FUL	Dog Farm Barns, Bedford Road	c/u barns to B1 offices		225														0.30
DEAN AND SHELTON																		
1302620FUL	Leesons Farm, Shelton Road, Upper Dean	new barn and extension to barn for storage																0.03
EASTCOTTS																		
1300612MAR	RAF Cardington Phase 2a	Development inc. B1		576														0.00
1603275COU	Progress House, Old Harrowden Rd	c/u C3 (curtilage) to B8 (open storage)																0.09
ELSTOW																		

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
9900957FUL	Lynn Farm, Wilstead Rd	c/u agricultural to B1		235														0.07
FELMERSHAM & RADWELL																		
1600866S73A	New Farm, Moor End Lane, Radwell	c/u agricultural to B8 (open storage)									300							0.03
GT BARFORD																		
1301749FUL	The Warehouse, 104d Green End Road	c/u B1(c) to C3	-523															-0.14
1601502MAF	Nurseries, New Road	Demolition of B1/B2 and erection of 9 B1(a) units & 5 B8 u	2964		-224						1843							0.00
HARROLD																		
0201165FUL	Former Bridgeman Wks, High St	B1 development		326														0.00
1500179CPNJ	59B High Street, Harrold	c/u B1 to C3	-64															-0.01
KEYSOE																		
1400999OUT	Tops Farm, Keysoe Row, East Keysoe	Erection of 3 dws				-250												-0.22
LT BARFORD																		
1201787FUL	Vincent House, Alington Road	ext to B8 industrial building										2035						0.00
LT STAUGHTON																		
1301089EXT	Green End Farm, Green End	c/u to B1 (0701692COU)		443														0.25
MILTON ERNEST																		
TWINWOODS BUSINESS PARK																		
0200885COU	Former DERA/Twinwoods Business Park	c/u Crown Land to B1/B2/B8															28038	2.40
1201362EXT	land at Twinwoods Business Park	B8 development (Datacentre)									21431							3.06
1402779FUL	The Beaver Woodchip Co, Radwell Rd	c/u B8 to B1/B2 and ext to bldg		51		150												0.00
1700133CPNQ	Hollow Farm Rushden Road	c/u B8 to C3										-106						-0.09
1603655FUL	41 Rushden Rd	c/u agriculture to B8 (open storage)										-895						0.32
OAKLEY																		
1601766FUL	Station House, Station Rd	c/u to and extensions to B1(a)		139														0.00
PAVENHAM																		
1402056FUL	Stafford Farm, Bedford Rd	B2 Development				927												0.09
PODINGTON																		
1102214FUL	land at Airfield Farm, Podington Airfield	c/u land for B8																1.490
1202062FUL	Drome Sawmills, Airfield Road	Dev including B1/B2/B8 construction														865		0.60
RAVENS DEN																		
1100344FUL	Tycroes Farm/land adj Oldways Road	c/u to B1 (and extn) and B8		462									490					0.90
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
SOULDROP																		
1401348FUL	Cross Weir Farm, Chapel Lane	c/u B1 to C3	-234															-0.09
1500905MAF	Former Milwaukees Night Club Rushden Road	14 x B1 and B8 (office / light industrial and warehouse) units														2250		0.77
SWINESHEAD																		
1200020MAF	Sunny Farm, Pertenhall Road	B8 Building									3640							0.00

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																		
STEVEINGTON																																		
1602195CPNO	Park Farm, Park Road	c/u B1 to C3		-160														-0.01																
STEWARTBY																																		
9701163OUT	H13 Land at Stewartby	B1/B2/B8 development		4987		5017						2728						1.90																
1102621MAF	Coronation Business Park, KH	B1(a)/B2/B8 development		1134		2658						10586						4.16																
THURLEIGH																																		
THURLEIGH AIRFIELD BUSINESS PARK (E11)																																		
0201045FUL	Land at Thurleigh Airfield	B1/B2/B8 development												1832				0.00																
1601550MAF	Land at South Thurleigh Airfield	B8 with B1 development		590								3270						0.000																
1200679FULW	Keysoe Road	c/u land from military use to B8																0.22																
1300086FUL	Keysoe Road	Replacement office building		342														0.93																
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												156				0.07																
WILSTEAD																																		
WILSTEAD INDUSTRIAL PARK																																		
0902501MAR	Wilstead Industrial Pk Depot off Watson Rd	B1(c)/B2/B8 development (amended by - 16/00977/MAF)								2700		-6344				650	17048	0.00																
1302401FUL	Kenneth Way	extension to B1(c)/B2/B8 unit															0.20																	
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										226600						63.17																
1600477MAO	land north of Watson Road	B8 building and assoc facilities										28810						4.92																
WOOTTON																																		
1402810FUL	Acrey Fields House, Woburn Rd	Storage unit										401						0.02																
1601467FUL	Belmont, Woburn Rd	B1/B8 development								330								0.51																
WYBOSTON, CHAWSTON & COLESDEN																																		
EATON PARK																																		
0100338FUL	land at Wyboston Lakes	Innovation & Technology Centre		7800														6.07																
1300906S73A	2a Rookery Road	Use of land as car storage (B8)																0.10																
1302075OUT	The Manor, 129 The Lane	B2 building				600												0.27																
1401083CPNJ	Tythe Farm, Staploe Road	c/u B1 to C3		-1088														-0.51																
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																
WYMINGTON																																		
0900550MAF	Goosey Lodge Farm, Wymington Lane	B2 extensions				906												0.00																
1000730FUL	Goosey Lodge Farm, Wymington Lane	B1a extension		950														0.00																
1302475MAF	Formerly 87-89 Rushden Road	c/u B2 to residential																0.62																
BOROUGH TOTALS				-2300		26015		-2993		20551		0		1683		0		3069		2692		376498		0		-371		15039		51444		2.83		124.01



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BEDFORD BOROUGH COUNCIL

