



BEDFORD BOROUGH COUNCIL



Employment Monitoring Report

2019 - 2020



This Employment Monitoring Report was prepared by the
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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 B8¹ development which has been granted planning permission, and/or been completed between 1st April 2019 and 31st March 2020.

The Bedford Borough Local Plan 2030 was adopted by Full Council on 15 January 2020. Retained policies are listed in the Local Plan 2030.

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 and B8 completions and outstanding permissions for 2019/20 for the Borough.

¹ **B1 Business** - Offices (other than those that fall within A2 above), research and development of products and processes, light industry appropriate in a residential area. (See Town and Country Planning (Use Classes) Order).

B2 General Industry - Use for industrial processes other than one falling within class B1 above (excluding incineration purposes, chemical treatment or landfill or hazardous waste). (See Town and Country Planning (Use Classes) Order).

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

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, floor space as well as site area is recorded in the report. Employment floor space is broken down into B1, B2 and B8 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)

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.	Location	Development	Gross Internal Floorspace (GIA)	Site Area (ha)
Outstanding S106 Gains				
19/02247/MAF	Former Hazelwoods Foods, Dallas Road	350 dwellings (C3)		-2.73
19/02296/CWS	Land North Of Bromham Road Biddenham	Dwellings/Employment		
19/02245/CWS	Former Bridgeman Joinery Site and Adjoining Field High Street Harrold	62 dwellings with some 'work from home', new offices		
19/02017/CWS	Land At Great Denham Kingswood Way and Land West Of Kempston Ridge Road	Dwellings/Employment		
19/01269/CWS	Land East and West Of Broadmead Road Stewartby	Dwellings/Employment		
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				45.22

TABLE 1

SUMMARY OF B1, B2 AND B8 COMPLETIONS AND SUPPLY IN BEDFORD BOROUGH 2001-2019/20

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
Total	418,194	-240,081	178,113	181.45	-67.19	114.26						

TABLE 2: SCHEDULE OF COMPLETIONS & OUTSTANDING SUPPLY IN THE BOROUGH AT 31ST MARCH 2020

APP NO.	SITE ADDRESS	DEVELOPMENT	GROSS INTERNAL FLOORSPACE (sq m)														GROSS SITE	
			B1 / (B1C)		B2		B1 / B2		B1 / B8		B8		B2 / B8		B1 / B2 / B8		AREA (ha)	
			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																		
ARKWRIGHT ROAD IND ESTATE																		
1800579MAF	Land east of Eastcotts Road, Bedford	24 off: B1 and B8 units								2,860								0.61
NOT WITHIN AN INDUSTRIAL ESTATE																		
1601963CPNP	1A Tavistock Place	c/u B8 to C3																-0.02
1601903COU	80b Bromham Road	c/u C3 to B1(a)	64															0.01
1603120COU	60 High Street	c/u A1 to B1(a)	330															0.03
1700345CPNO	8-10 Howard Street	c/u B1(a) to C3	-700															-0.08
1700925S73A	76 Amphill Road	c/u ground floor storage to C3	-54															-0.01
1701122CPNO	3 St Peters Street	c/u B1 to C3	-590															-0.06
1701566CPNO	Alexandre House, 2-4 Mill Street	c/u B1 to C3	-160															-0.02
1702167CPNO	Harpur House, 62 Harpur Street	c/u B1 to C3	-560															-0.06
1702189CPNO	24 St Cuthberts Street	c/u B1 to C3	-160															-0.02
1702546CPNO	21-23 and No. 27 Mill Street	c/u B1 to C3	-1,040															-0.1
1702634COU	Cowper Building, Riverside Square	c/u B1 to C1	-362															-0.04
1702858CPNO	Technology House, 239 Amphill Road	c/u B1 to C3		-8,361														-3.03
1703010MAF	Unit 3 Midland Structures, Amphill Road	Erection of three additional commercial units									1,822							0.95
1703561FUL	3 St Peters Street, Bedford	c/u B1 to A4	-82															-0.01
1800555MDC4	South of Jct of Paula Radcliffe Way & Clapham Road	Microbrewery (B2) + B1, B2, B8, Leisure (D2), A3 and A4.				577							378					1.64
1801688COU	21 Brunel Road Bedford Bedfordshire MK41 9TG	Change of use from industrial unit to B8 with A1 Counter.									45							0.05
1900717CPNO	Enterprise House 4 - 6 Union Street Bedford	Change of use from Offices (Use Class B1(a)) to dwelling house																-396
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	

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			B1 / (B1C)		B2		B1 / B2		B1 / B8		B8		B2 / B8		B1 / B2 / B8		AREA (ha)		
			Comp	O/S	Comp	O/S	Comp	O/S	Comp	O/S	Comp	O/S	Comp	O/S	Comp	O/S	Comp	O/S	
1901040COU	26 Harpur Street Bedford	Temporary Change of Use from offices (use class A2 and B1)		-163															
19/01104/FUL	65 And 67 St Johns Street Bedford	Change of use of first floor of No.67 from C3 (residential) to B1		144															0.028
1901567COU	Emerald Court Pilgrim Centre Bedford	Change of use from Use Class B1 'Business' to Use Class D1		-588															
19/01860/MAF	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 Bedfordshire MK42 9RD	Single storey rear extension		81															
BEDFORD TOTALS			-3,314	-6,893	0	577	0	0	2,860	0	1,667	378	0	13,899	0	0	1.23	1.928	
KEMPSTON																			
1703582MAR	Former Bell Farm Ridge Road Kempston Beds	Erection of storage and distribution (B8) with B1. UNIT 4.		6,707								299							0.71
1703582MAR	Former Bell Farm Ridge Road Kempston Beds	Erection of storage and distribution (B8) with B1. UNIT 5.		3,954								438							1.07
18/02981/MAF	Site Of Former Bell Farm Ridge Road Kempston	Change of use of Unit 3 to Use Class B1c & B8		8,897								967							2.31
19/00994/FUL	15-17 Railton Road Kempston	Change of use from B1 to B2		-114		114													
19/01538/FUL	Unit B And C Ronald Close Kempston	Erection of steel framed warehouse building		220															0.444
19/00768/AOC	Wolseley Road Kempston	demolition and extension of existing B1/B2/B8 building				694						649							0.385
KEMPSTON TOTALS			0	19,664	0	808	0	0	0	0	0	2,353	0	0	0	0	0	5	
CLAPHAM																			
1803160FUL	Woodlands Park Bedford Road Clapham	extension to office/storage building to create three additional offices	376																0.134
COLMWORTH																			
1801034MAF	North of Tythe Farm, School Lane Colmworth Beds	Erection of a building for B2 & B8.											1,218						0.17

TABLE 2: SCHEDULE OF COMPLETIONS & OUTSTANDING SUPPLY IN THE BOROUGH AT 31ST MARCH 2020

APP NO.	SITE ADDRESS	DEVELOPMENT	GROSS INTERNAL FLOORSPACE (sq m)														GROSS SITE	
			B1 / (B1C)		B2		B1 / B2		B1 / B8		B8		B2 / B8		B1 / B2 / B8		AREA (ha)	
			Comp	O/S	Comp	O/S	Comp	O/S	Comp	O/S	Comp	O/S	Comp	O/S	Comp	O/S	Comp	O/S
ELSTOW 1702657MAR	Land off Hardwick Hill, Elstow (ALDI Stores)	Reserved matters for the construction of B8 and B1		3,417									81,568					22.27
OAKLEY 1601766FUL	Station House, Station Rd, Oakley	c/u to and extensions to B1(a)		139														0
RADWELL 18/02005/FUL	New Farm Moor End Lane Radwell Bedford	Change of use for (B2) and covered car storage (B8).												2,971				1.05
ROXTON 1800626FUL	Land At Great North Road Roxton Bedfordshire	Use of land for open storage (B8)											4,113					0.1
SHARNBROOK 19/01861/FUL	Steadfast Roofing Ltd Station Road Sharnbrook	Erection of ancillary steel portal framed yard building for the storage and operation of roof training rigs.		122.6														0.29
1901890COU	The Engine Shed Station Yard Templars Way	Change of use from B1 to D2 (Fitness studio)		-210														-0.039
STEVINGTON 1602195CPNO	Park Farm, Park Road, Stevington	c/u B1 to C3		-160														-0.01
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					3.1
THURLEIGH AIRFIELD BUSINESS PARK (E11) 1601550MAF	Land at South Thurleigh Airfield	B8 with B1 development	590										3,270					16
1701640FUL	Land at south of Thurleigh Airfield, Whitwick Green Road	Creation of new hardstanding for vehicle storage (B8)											2,184					0.22
WILDEN 1801411FUL	Crowhill Farm 4 Ravensden Road Wilden Bedford	Change of use of existing barn to B2 general industrial use.				316												0.04
19/01711/FUL	Bryher Farm Colesden Road Wilden	Demolition of existing storage unit (B8) and erection of new factory unit (B1(c))		352										-280				0.21
Wilstead 1800956MAF	Land off Watson Road Wilstead Estate Bedford	Development of an industrial unit having B1c, B2 & B8 use. UNIT 1.						576						7,330				1.67

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APP NO.	SITE ADDRESS	DEVELOPMENT	GROSS INTERNAL FLOORSPACE (sq m)														GROSS SITE		
			B1 / (B1C)		B2		B1 / B2		B1 / B8		B8		B2 / B8		B1 / B2 / B8		AREA (ha)		
			Comp	O/S	Comp	O/S	Comp	O/S	Comp	O/S	Comp	O/S	Comp	O/S	Comp	O/S	Comp	O/S	
1800956MAF	Land off Watson Road Wilstead Estate Bedford	Development of an industrial unit having B1c, B2 & B8 use. UNIT 2.	288											4,255				1	
1800956MAF	Land off Watson Road Wilstead Estate Bedford	Development of an industrial unit having B1c, B2 & B8 use. UNIT 3.	223											3,475				0.66	
WIXAMS 1703048MAR	Wixams Northern Expansion Area, Kenneth Way	Reserved matters application for the erection of B8, B1 and B2. B&M.												93,367				26.3	
1302227MAF	Land north of the Causeway	c/u employment land to C3	-8,992															-2.8	
1901137MAR	Land North of Watson Road	3 emp units (B8, B1) to a total of 52,025 square metres												52,025				13.99	
WOOTTON 1801605NMA	Land South Of Fields Road Wootton Beds	Hybrid application: Plot 1D (B1c/B2/B8).		213														0.21	
1801605NMA	Land South Of Fields Road Wootton Beds	Hybrid application: Plots 1E-F (B1c/B2/B8).															1,518	0.72	
1801605NMA	Land South Of Fields Road Wootton Beds	Plot 2A & 2B (B1A/B1B research and development/B1C).		7,710														1.89	
1801605NMA	Land South Of Fields Road Wootton Beds	Unit 3 (B1A /B1B/B1C).		6,038														1.67	
1900742MAR	Land South Of Fields Road Wootton Beds	Plot 4A (B1/B8)		810										3,226				0.894	
1900742MAR	Land South Of Fields Road Wootton Beds	Plot 4B (B1/B8)		322										2,480				0.668	
1900742MAR	Land South Of Fields Road Wootton Beds	Plot 4C (B1/B8)		433										4,211				1.195	
1801605NMA	Land South Of Fields Road Wootton Beds	Plot 4 (B1C /B2/B8).															24,058	2.18	
1900742MAR	Land South Of Fields Road Wootton Beds	Plot 5 (B1/B8)		1,561										11,264				3.015	
1801605NMA	Land South Of Fields Road Wootton Beds	Plot 6 (B1c/B2/B8).															37,626	8.48	
1601467FUL	Belmont, Woburn Rd	B1/B8 development								330								0.51	
WYBOSTON, CHAWSTON & COLESDEN 1701703FUL	College Farm, Chawston Lane, Chawston	c/u B1 to annex	-133															-0.05	
BOROUGH TOTALS			-10,962	34,659	0	7,165	576	0	2,860	330	104,601	158,906	19,249	13,899	0	63,202	45.68	68.13	

TABLE 2: SCHEDULE OF COMPLETIONS & OUTSTANDING SUPPLY IN THE BOROUGH AT 31ST MARCH 2020

Summary of Completions & Outstanding Supply In The Borough At 31st March 2020																
These figures are presented in the current monitoring period row of Table 1																
	B1		B2		B1 / B2		B1 / B8		B8		B2 / B8		B1 / B2 / B8		AREA (ha)	
	Comp	O/S	Comp	O/S	Comp	O/S	Comp	O/S	Comp	O/S	Comp	O/S	Comp	O/S	Comp	O/S
Gains	1,871	44,744	0	7,165	576	0	2,860	330	104,801	159,186	19,249	13,899	0	63,202	48.95	71.21
Losses	-12,833	-10,085	0	0	0	0	0	0	-200	-280	0	0	0	0	-3.27	-3.08
Net	-10,962	34,659	0	7,165	576	0	2,860	330	104,601	158,906	19,249	13,899	0	63,202	45.68	68.13