



BEDFORD BOROUGH COUNCIL



Employment Monitoring Report

2018 - 2019



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 2018 and 31st March 2019.

The Council adopted the Allocations and Designations Local Plan on 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 2030. 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 15 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 another 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. In January 2018 a regulation 19 consultation (plan for submission) took place – the last required consultation before the Council submitted the plan to the planning Inspectorate for examination in public.

The consultation demonstrated that the inclusion of a new settlement at Colworth would not be possible so a further regulation 19 consultation was held in September 2018 before the plan was submitted for examination. The Local Plan 2030 does not allocate any new sites for employment uses. Evidence demonstrates current provision fulfils the need for employment land in the borough.

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 2018/19 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. The number of parking spaces is also recorded.

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

App No.	Location	Development	Gross Internal Floorspace (GIA)	Site Area (ha)
Outstanding S106 Gains				
1001618MAO	Former Hazelwoods Foods, Dallas Road	c/u B2 to Residential		-3.01
Allocations Employment Sites Without Planning Permission				
Town Centre Area Action Plan (TCAAP)	TC13 Railway Station TCAAP		20,000	2.00
Allocations & Designations Local Plan	AD15 land east of Manton Lane, Bedford	B1/B2 development	2400 (40%)	6.00
	AD16 Land west of Manton Lane	B1/B2 development	2400 (40%)	6.00
	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 2001-2018/19

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	61.30
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	56.00
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	12,438	6.28	-3.46	2.82	530,137	-51,248	478,889	137.30	-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
Total	288,837	-227,048	61,789	132.50	-63.92	68.58						

*The survey for 2004/5 lasted 15 months as opposed to 12 months.

N.B. Where a negative supply has been generated this is as a result of change of use applications where employment space has been lost. Change of use of employment spaces, particularly offices, has contributed to the declining supply of employment space over the last 10 years.

TABLE 2 (NEXT PAGE)

SCHEDULE OF COMPLETIONS & OUTSTANDING SUPPLY IN THE BOROUGH AT 31ST MARCH 2019

APP NO.	SITE ADDRESS	DEVELOPMENT	GROSS INTERNAL FLOORSPACE sq m												GROSS SITE AREA (ha)						
			B1		B2		B1 / B2		B1 / B8		B8		B2 / B8		B1 / B2 / B8		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																	-200	-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 Ampthill 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	
1601829MAO	Reservoir Site, Manton Lane, Bedford	Redevelopment of reservoir to provide B8 and B2																		13,838	3.25
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	-0.10	
1702634COU	Cowper Building, Riverside Square	c/u B1 to C1																	-362	-0.04	
1702858CPNO	Technology House, 239 Ampthill Road	c/u B1 to C3																	-8,361	-3.03	

APP NO.	SITE ADDRESS	DEVELOPMENT	GROSS INTERNAL FLOORSPACE sq m														GROSS SITE AREA (ha)	
			B1		B2		B1 / B2		B1 / B8		B8		B2 / B8		B1 / B2 / B8		Comp	O/S
			Comp	O/S	Comp	O/S	Comp	O/S	Comp	O/S	Comp	O/S	Comp	O/S	Comp	O/S		
1703030M73	Melbourne House, 3 Kingsway, Bedford	c/u B1 to C3		-1,924														-0.21
1703010MAF	Unit 3 Midland Structures, Ampthill 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
1800099MAF	Blackburns Metals Ltd, Edison Road, Bedford	Extension to existing industrial unit B1/B2/B8					453					1,715						0.94
1800555MDC4	South of Jct of Paula Radcliffe Way & Clapham Road	Microbrewery (B2) + B1, B2, B8, Leisure (D2), A3 and A4.				577						378						1.64
1801158S73A	1 Shuttleworth Road Bedford Bedfordshire MK41 0TY	Change of use (B2 to fitness centre D2 Use).			-450													-0.05
1803230DEM	69 Cardington Road Bedford Bedfordshire MK42 0BQ	Demolition of Autoglass industry unit and old office building.					-790											-0.37
1801688COU	21 Brunel Road Bedford Bedfordshire MK41 9TG	Change of use from industrial unit to B8 with A1 Counter.										45						0.05
BEDFORD TOTALS			-720	-12,879	-450	577	-337	0	0	2,860	1,760	2,000	0	13,838	0	0	0.49	2.91
KEMPSTON																		
1703582MAR	Former Bell Farm Ridge Road Kempston Beds	Erection of storage and distribution (B8) with B1. UNIT 3.	967									8,897						1.93
1703582MAR	Former Bell Farm Ridge Rd Kempston	Erection of storage and distribution (B8) with B1. UNIT 4.	300									2,508						1.16

APP NO.	SITE ADDRESS	DEVELOPMENT	GROSS INTERNAL FLOORSPACE sq m														GROSS SITE AREA (ha)	
			B1		B2		B1 / B2		B1 / B8		B8		B2 / B8		B1 / B2 / B8		Comp	O/S
			Comp	O/S	Comp	O/S	Comp	O/S	Comp	O/S	Comp	O/S	Comp	O/S	Comp	O/S		
1703582MAR	Former Bell Farm Ridge Road Kempston Beds	Erection of storage and distribution (B8) with B1. UNIT 5.	443								3,948							1.18
1501296MAO	Former Bell Farm Ridge Road Kempston Beds	Erection of storage and distribution (B8) B1 office space. UNIT 2.		836							6,596							3.56
1501296MAO	Former Bell Farm Ridge Road Kempston Beds	Erection of storage and distribution (B8) B1 Office space. (B1). UNIT 1.		5,203							57,041							6.51
1801965MAR	Former Bell Farm Ridge Road Kempston Beds	Phase 3, storage and distribution (B8) 47,566 sqm + B1 office space.		2,754							44,809							10.06
1802740S73A	80 College Street Kempston Bedford	Change of use B1 to D2 to allow continued use of building as gym.	-312															-0.04
KEMPSTON TOTALS			1,398	8,793	0	0	0	0	0	0	15,353	108,446	0	0	0	0	4.23	20.13
CARDINGTON																		
1800853FUL	Pastures Farm, Southill Road, Cardington, Beds.	Change of use: Agricultural bldg to workshop and storage B1c.	215															0.02
COLMWORTH																		
1801034MAF	North of Tythe Farm, School Lane Colmworth Beds	Erection of a building for B2 & B8.											1,218					0.17

APP NO.	SITE ADDRESS	DEVELOPMENT	GROSS INTERNAL FLOORSPACE sq m														GROSS SITE AREA (ha)	
			B1		B2		B1 / B2		B1 / B8		B8		B2 / B8		B1 / B2 / B8		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														22.27
HARROLD																		
1703578FUL	Town Farm House, 76 High Street, Harrold	Extension to existing industrial unit			47													0.16
MILTON ERNEST																		
1700133CPNQ	Hollow Farm Rushden Road	c/u B8 to C3									-898							-0.09
OAKLEY																		
1601766FUL	Station House, Station Rd, Oakley	c/u to and extensions to B1(a)		139														0.00
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																		
18 00626 FUL	Land At Great North Road Roxton Bedfordshire	Use of land for open storage (B8)									4,113							0.10
SHARNBROOK																		
1700487FUL	Unit 24, Stoke Mill, Mill Road	Single storey extension to industrial building	40															0.08

APP NO.	SITE ADDRESS	DEVELOPMENT	GROSS INTERNAL FLOORSPACE sq m														GROSS SITE AREA (ha)	
			B1		B2		B1 / B2		B1 / B8		B8		B2 / B8		B1 / B2 / B8		Comp	O/S
			Comp	O/S	Comp	O/S	Comp	O/S	Comp	O/S	Comp	O/S	Comp	O/S	Comp	O/S		
SOULDROP																		
1500905MAF	Former Milwaukee Night Club Rushden Road	14 x B1 and B8 (office / light industrial and warehouse) units															2,250	0.77
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					3.10
THURLEIGH																		
THURLEIGH AIRFIELD BUSINESS PARK (E11)																		
1601550MAF	Land at South Thurleigh Airfield	B8 with B1 development		590									3,270					16.00
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
WILSTEAD																		
WIXAMS																		
1500466EIA	H14 The Wixams	B1/B2/B8 development		28,500		9,000												3.16
1302227MAF	Land north of the Causeway	c/u employment land to C3		-8,992														-2.80

APP NO.	SITE ADDRESS	DEVELOPMENT	GROSS INTERNAL FLOORSPACE sq m														GROSS SITE AREA (ha)	
			B1		B2		B1 / B2		B1 / B8		B8		B2 / B8		B1 / B2 / B8		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 1.					576					7,330						1.67
1800956MAF	Land off Watson Road Wilstead Estate Bedford	Development of an industrial unit having B1c, B2 & B8 use. UNIT 2.		288								4,255						1.00
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
1703048MAR	Wixams Northern Expansion Area, Kenneth Way	Reserved matters application for the erection of B8, B1 and B2. B&M.										92,831						25.26
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: Plots 1E-F (B1c/B2/B8).														1,518		1.88
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
1801605NMA	Land South Of Fields Road Wootton Beds	Plot 4 (B1C /B2/B8).														24,058		2.18

APP NO.	SITE ADDRESS	DEVELOPMENT	GROSS INTERNAL FLOORSPACE sq m														GROSS SITE AREA (ha)		
			B1		B2		B1 / B2		B1 / B8		B8		B2 / B8		B1 / B2 / B8		Comp	O/S	
			Comp	O/S	Comp	O/S	Comp	O/S	Comp	O/S	Comp	O/S	Comp	O/S	Comp	O/S			
1801605NMA	Land South Of Fields Road Wootton Beds	Plot 5 (B1C/B2/B8).															15,328		3.43
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 & COLEDEN																			
1603036FUL	W&B Eng Ltd, Roxton Rd, Chawston	new B2 building & B1(a) ancillary	230		782														0.36
1701703FUL	College Farm, Chawston Lane, Chawston	c/u B1 to annex	-133																-0.05
BOROUGH TOTALS			870	34,967	379	15,357	-337	576	0	3,190	20,328	360,858	2,971	15,056	39,144	41,636	15.65	119.27	

Summary of Completions & Outstanding Supply In The Borough At 31st March 2019

	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	2,195	57,232	829	15,356.7	453	576	0	3,190	21,226	361,058	2,971	15,056	39,144	41,636	16.34	125.65
Losses	-1,325	-22,265	-450	0	-790	0	0	0	-898	-200	0	0	0	0	-0.69	-6.38
Net	870	34,967	379	15,357	-337	576	0	3,190	20,328	360,858	2,971	15,056	39,144	41,636	15.65	119.27