



BEDFORD BOROUGH COUNCIL



## EMPLOYMENT MONITORING REPORT 2015-2016



# EMPLOYMENT MONITORING REPORT

## 2015-16



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 2015 and 31<sup>st</sup> March 2016.

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. Changes have since been made to the plan's timetable and the end-date of the plan has moved from 2032 to 2035. The technical documents that have already been published will be updated to take account of this change and the amended documents will be available for comment in due course. Further information on the Local Plan can be found at [http://www.bedford.gov.uk/environment\\_and\\_planning/planning\\_town\\_and\\_country/planning\\_policy\\_its\\_purpose/local\\_plan\\_2035.aspx](http://www.bedford.gov.uk/environment_and_planning/planning_town_and_country/planning_policy_its_purpose/local_plan_2035.aspx)

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 2015/16 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  
 permitted development which allows certain building works and changes of use to be carried out without having to make a planning application

NB: Site addresses beginning with AD refer to the policy numbers for the sites in the Allocations and Designations Local Plan 2013. H11 refers to the policy number in the Local Plan 2002. TC13 refers to the policy number in the Town Centre Area Action Plan.

## POTENTIAL NEW EMPLOYMENT SITES/LOSSES

APP NO	LOCATION	DEVELOPMENT	GROSS INT FLOORSPACE	SITE AREA HAS
<b>Outstanding S106 Gains</b>				
0201322OUT	H11 Land at Wootton	B1/B2/B8 development	32,000 (40%)	8.00
0902265MAO	Bedfordshire Police HQ, Woburn Rd, Kempston	B1a development	10,995	9.50
1500466EIA	Land North Of Elstow Storage Depot	B1(c)/B2/B8 development	226600	63.17
1501296MAO	Bell Farm, Ridge Rd, Kempston	B1/B8 development	69,700	18.00
<b>Outstanding S106 Losses</b>				
1001618MAO	Former Hazelwoods Foods, Dallas Road	c/u B8 to residential		-3.01
1401288MAO	24 Lovell Rd	Replacement office bld		
<b>Allocated Employment Sites without Planning Permission</b>				
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
	AD15 Manton Lane Reservoir Site, Bedford	B1/B2 development	2400 (40%)	6.00
	AD16 Land west of Manton Lane, Bedford	B2/B8 development	1360 (40%)	3.40
	AD17 Land west of B530, Kempston	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 2001-2015/16

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
<b>Total</b>	<b>182,615</b>	<b>-181,354</b>	<b>1,261</b>	<b>107.17</b>	<b>-53.83</b>	<b>53.34</b>						

**TABLE 2 (next page)**

**SCHEDULE OF COMPLETIONS & OUTSTANDING SUPPLY IN BEDFORD BOROUGH AT 31 MARCH 2016**

APP NO.	SITE ADDRESS	DEVELOPMENT	PARKING		GROSS INTERNAL FLOORSPACE Sq M										GROSS SITE AREA Has.					
			Total	B1	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		
<b>BEDFORD</b>																				
<b>EASTCOTTS PARK, CAMBRIDGE ROAD (E2)</b>																				
1401748MAF	West of unit C, Wallis Way	storage and distribution warehouse (B8) with car parking	267	(inc 41																5.40
1501067MAF	Land at Cardington Cross	B1/B2/B8 development																		5.48
1502512MAF	Unit E, Wallis Way	c/u employment land to sui generis and erection of auction house																		-1.30
<b>MURDOCK ROAD IND ESTATE</b>																				
0702630FUL	adj 5-7 Murdock Road	B2/B8 development	14																	0.13
<b>ELMS FARM IND ESTATE</b>																				
1302283FUL	r/o Baco Metal Centre, Edison Road	c/u car storage (B8) to car sales (sui gen)																		-0.03
1302436FUL	Caxton Road, Elm Farm Ind. Estate	Erection of B8 building																		0.16
1402211FUL	South of 2 Elms Farm Ind Estate	gain B1/ B8 industrial unit	11																	0.15
<b>ARKWRIGHT ROAD IND ESTATE</b>																				
1102252MAF	r/o Eastcotts Road	B1 and B2 units																		1.33
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																	-2.98
1102149MAF	139-145 Tavistock Street, Bedford	c/u B1c to C3																		-0.09
1102221MAF	2 Old Ford End Road	c/u B1 to C3																		-0.25
1201039MAF	Melbourne House, Kingsway, Bedford	c/u B1 to C3	-48																	-0.21
1200989FUL	Agriculture House, 55 Goldington Rd	Loss of B use to C3																		-0.21
1201082COU	39 The Grove	c/u B1(a) offices to C3 residential	-3																	-0.03
1300160FUL	Stonebridge Printers Ltd, 32 Brereton Road	c/u B2 to D1																		-0.03
1300904COU	157 Midland Road	c/u pub to B1 and C3	7																	0.08
1302087COU	West One, Unit 1c, 63-67 Bromham Road	c/u B1 to D1	-16																	-0.19
1302138COU	West One, Unit 1a, 63-67 Bromham Road	c/u B1 to C3																		0.00
1301591CPNJ	87 High Street	c/u B1 to C3																		-0.05
1301217CPNJ	14 St Cuthbert's Street	c/u B1 to C3																		-0.14
1301257CPNJ	Technology House, 239 Amphill Road	c/u B1(a) to C3	-527																	-3.03
1302625CPNJ	Albion House, 14-18 Lime Street (2nd floor)	c/u B1(a) to C3																		0.00
1300617FUL	Albion House, 14-18 Lime Street (roof space)	c/u B1(a) to C3																		0.00
1400437CPNJ	Albion House, 14-18 Lime Street (1st floor)	c/u B1(a) to C3	-14																	0.00
1402329COU	98 High street	c/u solicitors (A2) to optician, dentist (D2) and offices (B1a)																		0.01
1401389CPNJ	Block A, Rogers Court, 2 Kingsway	c/u B1a to C3																		-0.01
1401551COU	Reuse Centre Ltd, Windsor Road	c/u B1/B8 to A1	-24																	0
1402078CPNJ	48 Kimbolton Road	c/u B1a to C3																		-0.09
1401176FUL	59 Brunel Rd	B1c development																		0
1402451CPNJ	Crescent House, 19 The Crescent	c/u B1 to C3																		-0.06
1402515/CPNJ	Pilgrims House, 4 Home Lane	c/u B1 to C3																		-0.14
1402773CPNJ	62-64 Bromham Rd	c/u B1 to C3																		-0.06
1402912CPNJ	West One, 63-67 Bromham Rd	c/u B1 to C3																		-0.05
1400463CPNJ	80 Tavistock Street	c/u B1 to C3																		-0.01
1400265MAO	Chancerygate Business Centre, Telford Way	B1c/B2/B8																		0.9
1500100CPNJ	41-43 Mill St	c/u B1 to C3																		-0.01
1500319CPNJ	Portman House, 59-63 Goldington Rd	c/u B1 to C3																		-0.14
1500403CPNJ	2 Thurlow Street	c/u B1 to C3																		-0.01
1500474CPNO	Bldg adj to the Heights, 25 St Johns St	c/u B1 to C3																		-0.39
1501110CPNO	Chesham House, 47 Bromham Rd Bedford	B1(a) to C3)																		
1501313CPNO	Merton Centre, 45 St Peters St	c/u B1 to C3																		-0.59
1501523CPNO	49A / 51 Bromham Road, MK40 2AA	c/u B1(a) to C3)																		-0.36
1501527CPNO	Chaddesley House, 12 Lime St Bedford	c/o B1(a) to C3																		
1501689CPNO	1st Floor, 61/63 Midland Road Bedford	c/u B1(a) to C3)																		
1501690CPNO	Dixon House, 77-97 Harpur St	c/u B1 to C3																		-0.05
1501887COU	Unit F, Bedford Business Pk, Mile Rd Bedford	c/u B1/B8 to D1 & D2																		-0.03
1502120COU	St Thomas More Upper Va School, Tyne Cres Bed	c/u C3 to B1	2																	0.05
1502285FUL	4-6 Haughton Road, Bedford MK42 9HQ	c/u B1(c) to C3	2																	-0.01
1502430FUL	14 - 16 Albany Road, Bedford MK40 3PH	c/u B1 to C3																		-0.04
1502490CPNP	27B Castle Road, Bedford	c/o B8 to C3																		-1.10

APP NO.	SITE ADDRESS	DEVELOPMENT	PARKING		GROSS INTERNAL FLOORSPACE Sq M										GROSS SITE AREA Has.							
			Total	B1	B1			B2		B1/2		B1/8		B8		B2/8		B1/2/8		Comp.	O/S	
					Comp.	B1a	O/S	Comp.	O/S	Comp.	O/S	Comp.	O/S	Comp.	O/S	Comp.	O/S					
1502561CPNO	23 Foster Hill Road, Bedford MK40 2ES	B1(a) to C3)																				
1502820CPNO	Swan House, 3 High Street	c/u B1 to C3																			-0.07	
1503091CPNO	8 - 10 Howard Street, Bedford	B1(a) to C3)																				
1600710CPNO	48-50 Harpur St, Bedford MK40 2QT	B1(a) to C3)																				
1600156CPNO	The Central Club, 45 Harper Street Bedford	c/u B1(a) to C3)																			-0.22	
<b>BEDFORD TOTALS</b>			<b>25</b>	<b>-498</b>	<b>-18987.4</b>	<b>-24915.3</b>	<b>-455.5</b>	<b>-2888</b>	<b>0</b>	<b>1683</b>	<b>0</b>	<b>39</b>	<b>0</b>	<b>19307</b>	<b>0</b>	<b>500</b>	<b>0</b>	<b>15403</b>	<b>-1.259</b>	<b>9.164</b>		
<b>KEMPSTON</b>																						
<b>WOBURN / CHANTRY ROAD INDUSTRIAL ESTATES</b>																						
1201487FUL	52 Bunyan Road	c/u B1 to flats		-3		-160															-0.03	
1300954FUL	Unit 1a, Lyon Close	c/u B8 to B1/B2							776					-776							0.00	
1401238COU	Unit 11 44 - 46 Bunyan Rd	c/u B1 to B2				-119		119													0.00	
1500053COU	Unit 23, Chantry Road, Kempston	c/u B1 to B2				-500		500													-0.06	
15/01264/CPNO	136 - 140 Bedford Road	c/u B1(a)) to C3				-352																
1501455COU	80 College Street, Kempston	c/u B1 to D1				-380																
<b>KEMPSTON TOTALS</b>			<b>0</b>	<b>-3</b>	<b>-852</b>	<b>-659</b>	<b>500</b>	<b>119</b>	<b>776</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>-776</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>-0.06</b>	<b>-0.026</b>
<b>BOLNHURST &amp; KEYSOE</b>																						
1300607EXT	Wychtree Farm, Keysoe Row West	c/u agricultural to B1	10			203															0.09	
<b>CLAPHAM</b>																						
1402778FUL	Store 2, East Woodlands Park, Bedford Rd	Rep storage bldg	11 (Inc 5 LGV)																		0.00	
<b>CARDINGTON</b>																						
1400679FUL	Summerhill Farm, Cople Road	c/u barns B8 to café A1/ A3	28											-245							-0.04	
<b>COLMWORTH</b>																						
0400595FUL	Church Farm, Church Road	c/u agricultural to B1		6		300															0.17	
1402348CPNM	The Gables, Roothams Green	c/u agricultural to B1/B2/B8																			0.01	
<b>COPE</b>																						
1201730FUL	Dog Farm Barns, Bedford Road	c/u barns to B1 offices		11		225															0.30	
<b>DEAN AND SHELTON</b>																						
1302620FUL	Leesons Farm, Shelton Road, Upper Dean	new barn and extension to barn for storage												167							0.03	
<b>EASTCOTTS</b>																						
0700758COU	Hangar 1, Shortstown	B2 and/or B8 use												-19510		19510					0.00	
1300612MAR	RAF Cardington Phase 2a	Development inc. B1				576															0.00	
1301826COU	21a South Drive	c/u garage to distant selling pharmacy (B8)												38							0.05	
<b>ELSTOW</b>																						
<b>PROGRESS PARK Phase 2</b>																						
1300477MAF	Land east of Ampthill Road	Dev inc. B1c/B2/B8	30																		1.58	
9900957FUL	Lynn Farm, Wilstead Rd	c/u agricultural to B1		13		235															0.07	
<b>GT BARFORD</b>																						
0201165FUL	Former Bridgeman Wks, High St	B1 development				326															0.00	
13/01634/MAF	The Nurseries, New Road	Erection of new warehouse B8 use with offices, external storage				195								900							0.40	
1301749FUL	The Warehouse, 104d Green End Road	c/u B1(c ) to C3		-2		-523															-0.14	
<b>HAROLD</b>																						
1500151CPNJ	59B High Street, Harrold	c/u B1 to C3				-62															-0.07	
1500179CPNJ	59B High Street, Harrold	c/u B1 to C3				-64															-0.01	

APP NO.	SITE ADDRESS	DEVELOPMENT	PARKING		GROSS INTERNAL FLOORSPACE Sq M										GROSS SITE AREA Has.						
			Total	B1	B1			B2		B1/2		B1/8		B8		B2/8		B1/2/8		Comp.	O/S
					Comp.	B1a	B1b	O/S	Comp.	O/S	Comp.	O/S	Comp.	O/S	Comp.	O/S	Comp.	O/S			
<b>KEYSOE</b>																					
1400999OUT	Tops Farm, Keysoe Row, East Keysoe	Erection of 3 dws	9(21 removed)																		-0.22
<b>LT BARFORD</b>																					
1201787FUL	Vincent House, Alington Road	ext to B8 industrial building											2035								0.00
<b>LT STAUGHTON</b>																					
1301089EXT	Green End Farm, Green End	c/u to B1 (0701692COU)		22																	0.25
<b>MILTON ERNEST</b>																					
<b>TWINWOODS BUSINESS PARK</b>																					
0200885COU	Former DERA/Twinwoods Business Park	c/u Crown Land to B1/B2/B8																			2.40
1201362EXT	land at Twinwoods Business Park	B8 development (Datacentre)	45										21431								3.06
1402779FUL	The Beaver Woodchip Co, Radwell Rd	c/u B8 to B1/B2 and ext to bldg					51	150													0.00
<b>OAKLEY</b>																					
1302323FUL	The Oil Depot, Highfield Road	B1 development		11	233																0.26
<b>ODELL</b>																					
1100226EXT	Dungee Farm, Dungee Rd	c/u agricultural bldgs to B1 use	5		225																0.06
<b>PAVENHAM</b>																					
1402056FUL	Stafford Farm, Bedford Rd	B2 Development	40					927													0.09
<b>PODINGTON</b>																					
1102214FUL	land at Airfield Fm, Podington Airfield	c/u land for B8																			1.49
1201565FUL	23 Podington Airfield	B1(a) office building		13	229																0.16
1202062FUL	Drome Sawmills, Airfield Road	Dev including B1/B2/B8 construction																			0.60
<b>RAVENS DEN</b>																					
1100344FUL	Tycroes Farm/land adj Oldways Road	c/u to B1 (and extn) and B8	10		462								490								0.90
<b>SHARNBROOK</b>																					
1400859FULWM	Monoworld Ltd, Rushden Rd	B8 building	4(16 total)										2120								
<b>SOULDROP</b>																					
1401348FUL	Cross Weir Farm, Chapel Lane	c/u B1 to C3		-9	-234																-0.09
<b>SWINESHEAD</b>																					
1200020MAF	Sunny Farm, Pertenhall Road	B8 Building											3640								0.00
<b>STEWARTBY</b>																					
9701163OUT	H13 Land at Stewartby	B1/B2/B8 development			4987		5017						2728								1.90
1102621MAF	Coronation Business Park, KH	B1(a)/B2/B8 development	262	58	1134		2658						10586								4.16
<b>THURLEIGH</b>																					
<b>THURLEIGH AIRFIELD BUSINESS PARK (E11)</b>																					
0201045FUL	Land at Thurleigh Airfield	B1/B2/B8 development	47																		0.00
1200679FULWM	Keysoe Road	c/u land from military use to B8																			0.22
1300086FUL	Keysoe Road	Replacement office building			342																0.93
1402596CPNJ	The Cottage, Blackburn Hall Farm, Whitwick, Green Rd	c/u B1 to C3			-129.3																-0.44
<b>TURVEY</b>																					
1402582CPNJ	The Old Hay Barn., Bamfords Yard, Bamfords Lane	c/u B1 to C3			-85																-0.009
1500956CPNO	Unit 5, The Old hay Barn, Bamfords Yard, Bamfords Lane																				
<b>WILDEN</b>																					
14/01134/S73A	Crowhill Farm, Ravensden Rd	c/u agricultural building to B8 use											324								0.10
1400772FUL	Grovelands Farm, Colesden Road	c/u B2 to B8	27 (inc 5 bus)				-176.4						462.1								0.00

APP NO.	SITE ADDRESS	DEVELOPMENT	PARKING		GROSS INTERNAL FLOORSPACE Sq M												GROSS SITE AREA Has.				
			Total	B1	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		
					B1a	B1b	B1c														
<b>WILSTEAD</b>																					
<b>WILSTEAD INDUSTRIAL PARK</b>																					
0902501MAR	Wilstead Industrial Pk Depot off Watson Rd	B1(c)/B2/B8 development	344																	0.00	
1302401FUL	Kenneth Way	extension to B1(c)/B2/B8 unit	9																	0.20	
<b>WIXAMS</b>																					
9901645OUT	H14 The Wixams	B1/B2/B8 development																		6.08	
1600477/MAO	land north of Watson Road	B8 building and assoc facilities																		4.92	
1302227MAF	Land north of the Causeway	c/u employment land to C3																		-2.92	
<b>WOOTTON</b>																					
1402810FUL	Acrey Fields House, Woburn Rd	Storage unit																		0.02	
<b>WYBOSTON, CHAWSTON &amp; COLEDEN</b>																					
<b>EATON PARK</b>																					
0801890MAO	Land south of A428, Wyboston	B1 Innovation Centre		613																6.17	
0100338FUL	land at Wyboston Lakes	Innovation & Technology Centre	377																	6.07	
1300906S73A	2a Rookery Road	Use of land as car storage (B8)																		0.10	
1302075OUT	The Manor, 129 The Lane	B2 building		60																0.27	
1401083CPNJ	Tythe Farm, Staploe Road	c/u B1 to C3																		-0.51	
<b>WYMINGTON</b>																					
0900550MAF	Goosey Lodge Farm, Wymington Lane	B2 extensions																		0.00	
1000730FUL	Goosey Lodge Farm, Wymington Lane	B1a extension																		0.00	
13/02475/MAF	Formerly 87-89 Rushden Road	c/u B2 to residential																		0.62	
<b>RURAL TOTALS</b>			<b>1192</b>	<b>867</b>	<b>868</b>	<b>34362.4</b>	<b>0</b>	<b>19270.6</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2700</b>	<b>-18248</b>	<b>66875.1</b>	<b>19510</b>	<b>-371</b>	<b>1224</b>	<b>66268.02</b>	<b>2.61</b>	<b>36.66</b>	
<b>BOROUGH TOTALS</b>			<b>1217</b>	<b>366</b>	<b>-18971.4</b>	<b>8788.1</b>	<b>44.5</b>	<b>16501.6</b>	<b>776</b>	<b>1683</b>	<b>0</b>	<b>2739</b>	<b>-19024</b>	<b>86182.1</b>	<b>19510</b>	<b>129</b>	<b>1224</b>	<b>81671.02</b>	<b>1.294</b>	<b>45.797</b>	

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