



BEDFORD BOROUGH COUNCIL



Employment Monitoring Report

2021 - 2022



This Employment Monitoring Report was prepared by the
Planning Policy Team of Planning Services, Environment Directorate

Jon Shortland

Chief Officer – Planning, Infrastructure and Economic Growth

Bedford Borough Council, Borough Hall, Cauldwell Street, Bedford, MK42 9AP

Telephone (01234) 267422 Email: planning@bedford.gov.uk

Table of Contents

Introduction and Policy Background	1
Methodology	2
Definitions - Inclusions & Exclusions	3
Table 1 - Summary of B1/E(g), B2, B8 completions and outstanding supply In Bedford Borough 2001-2021/22	4
Table 2 - Schedule of completions in the borough 2021/22	5
Table 3 - Schedule outstanding supply in the borough at 31 March 2022	6
Table 4 - Summary of completions and outstanding supply in the borough at 31 March 2022	8

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. For the 2021/22 report, the Council has taken the opportunity to review its approach to employment monitoring. Following the changes to the Use Classes Order in 2021 the use class data held in the monitoring system has been updated to reflect the new classes. Breaking down floorspace data in to individual use classes where information is available will help to monitor employment floorspace completions and losses in the borough more effectively. Therefore, this year's report is presented in an updated format which does not match previous annual reports.

This report supports the employment monitoring data and analysis reported in the Council's Planning Monitoring Report 2021-2022.

The Use Classes Order was updated on 1 September 2020. Class B1 Business was revoked and replaced by Class E(g). Class E(g) uses which can be carried out in a residential area without detriment to its amenity are as follows:

- E(g)(i) Offices to carry out any operational or administrative functions.
- E(g)(ii) Research and development of products and processes.
- E(g)(iii) Industrial processes.

Use Class B2 General Industry and B8 Storage and Distribution are retained.

This report takes account of B2, B8 and E(g)¹ development which has been granted planning permission in the past and remains extant, and/or been completed between 1 April 2021 and 31 March 2022.

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 B2, B8 and E(g) – Completions for 2021/22 for the Borough.

Table 3 is in the form of a schedule listing details of all B2, B8 and E(g) – Outstanding permissions for 2021/22 for the Borough.

Table 4 provides a summary of all B2, B8 and E(g) completions and outstanding permissions in the Borough at 31 March 2022.

¹ Further information on Use Classes is available at <https://www.planningportal.co.uk/permission/common-projects/change-of-use/use-classes>.

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.

Both gains and losses of B2, B8 and E(g) 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 B2, B8 and E(g) as well as combinations of these types where information is available to enable more detailed monitoring.

Employment monitoring for 2021/22 was only carried out on sites where 100 sq.m or more of employment floorspace is proposed.

DEFINITIONS – Inclusions & Exclusions

Definitions of development included and excluded from monitoring:

Included in the listing are: all new (greenfield) B2, B8, E(g) developments
redevelopment within the B2, B8, E(g) range
changes of use of non B2, B8, E(g) to B2, B8, E(g) use and vice versa

Excluded from the listing are: expired permissions (these may be listed separately if significant)
new B2, B8, E(g) provision within the operational curtilage of an existing business, except where this results in a loss or gain of floor space

TABLE 1 – Summary of B1/E(g), B2, B8 completions and outstanding supply in Bedford Borough 2001-2021/22

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	-4.8	10.44				76.81	-4.42	72.39
2002				21.77	-8.9	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	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	0.7	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
2020/21	93,399	-207	93,192	22.25	0	22.25	264,393	-9,602	254,791	72.96	-3.03	69.93
2021/22	204,104	-2,264	201,840	54.66	-0.24	54.42	158,922	-10,006	148,916	205.7	-0.76	204.94
Total	715,697	-242,552	473,145	243.12	-62.63	180.49						

*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 – Schedule of completions in the borough 2021/22

			Gross internal area (sqm)													
App no.	Site address	Development	E(g)(i)		E(g)(ii)		E(g)(iii)		E(g) unspecified		B2		B8		E(g) B2 B8 mixed	
			Loss	Gain	Loss	Gain	Loss	Gain	Loss	Gain	Loss	Gain	Loss	Gain	Loss	Gain
Bedford																
19/01567/COU	Suite B2 Emerald Court	COU from B1 to D1	250	0	0	0	0	0	0	0	0	0	0	0	0	0
19/01860/MAF	Reservoir site, Manton Lane	Erection of B8 unit	0	0	0	0	0	0	0	0	0	0	0	16,254	0	0
19/01014/FUL	64 Harpur Street	Three storey office extension	185	344	0	0	0	0	0	0	0	0	0	0	0	0
17/03561/FUL	3 St Peters Street	COU from office to drinking establishment	153	0	0	0	0	0	0	0	0	0	0	0	0	0
17/02634/COU	Cowper Building, Riverside Square	COU from office to hotel rooms	370	0	0	0	0	0	0	0	0	0	0	0	0	0
19/01040/COU	26 Harpur Street	COU from office to rough sleeper hub	295	0	0	0	0	0	0	0	0	0	0	0	0	0
18/01272/CPNO	St Johns Terrace, Kingsway	COU from office to 6 flats	190	0	0	0	0	0	0	0	0	0	0	0	0	0
20/02078/CPNO	St Johns Terrace, 3-7 Ampthill Street	COU from office to 9 flats	696	0	0	0	0	0	0	0	0	0	0	0	0	0
18/02231/MDC4	Land at Fairhill	Erection of microbrewery	0	0	0	0	0	0	0	0	0	4,836	0	0	0	0
Elstow																
17/03048/MAR	Wixams Northern Expansion Area	Erection of a distribution centre	0	4,867	0	0	0	0	0	0	0	1,014	0	93,404	0	0
Sharnbrook																
19/01890/COU	The Engine Shed, Station Yard	COU from office to fitness studio	125	0	0	0	0	0	0	0	0	0	0	0	0	0
Stewartby																
17/02009/MAR	Land east and west of Broadmead Road	Erection of 8 B1, B2 and B8 units	0	1,140	0	0	0	0	0	0	0	5,464	0	1,681	0	0
Wilden																
18/01411/FUL	Crowhill Farm, 4 Ravenden Road	COU of barn to industrial use	0	0	0	0	0	0	0	0	0	315	0	0	0	0
Wixams																
19/02724/MAR	Land north of Watson Road	3 employment units	0	4,834	0	0	0	0	0	0	0	0	0	46,130	0	0
Wootton																
19/00742/MAR	Land south of Fields Road	2 commercial units (Plots 4 & 5)	0	2,007	0	0	0	0	0	0	0	0	0	21,181	0	0
Wyboston, Chawston & Colesden																
19/00841/FUL	Gleneden Plant Sales, Great North Road	Erection of a workshop	0	0	0	0	0	265	0	0	0	0	0	0	0	0
21/01930/S73A	Gleneden Plant Sales, Great North Road	Erecton of 2 workshops	0	0	0	0	0	368	0	0	0	0	0	0	0	0
Borough totals			2,264	13,192	0	0	0	633	0	0	0	11,629	0	178,650	0	0

TABLE 3 – Schedule of outstanding supply in the borough at 31 March 2022

App no.	Site address	Development	Gross internal area (sqm)													
			E(g)(i)		E(g)(ii)		E(g)(iii)		E(g) unspecified		B2		B8		E(g) B2 B8 mixed	
			Loss	Gain	Loss	Gain	Loss	Gain	Loss	Gain	Loss	Gain	Loss	Gain	Loss	Gain
Bedford																
19/01104/FUL	65 & 67 St Johns Street	COU from C3 to office and retail	0	67	0	0	0	0	0	0	0	0	0	0	0	0
20/00044/MAR	3M UK Plc, Hudson Road	Demolish existing and erection of B2/B8 units	0	1,510	0	0	0	0	0	0	0	0	0	0	0	20,322
20/01446/MAF	69 Cardington Road	Erection of B8 storage facility	0	0	0	0	0	0	0	0	0	0	0	7,490	0	0
20/03068/MAF	South of Cardington Road / north of St Martins Way	Three storey class E(g) building	0	0	0	0	0	0	0	2,787	0	0	0	0	0	0
21/01165/CPNO	14-16 Albany Road	COU from office to residential	372	0	0	0	0	0	0	0	0	0	0	0	0	0
21/01507/FUL	Limegrove House, Caxton Road	Two storey office extension	0	140	0	0	0	0	0	0	0	0	0	0	0	0
21/02136/CPNO	Aecom House, 200 Horne Lane	COU from office to 29 x flats	1,635	0	0	0	0	0	0	0	0	0	0	0	0	0
21/02804/MAF	Richardson Milling Ltd, Mile Road	Demolish existing and erection of B2/B8 building	2,066	1,461	0	0	0	0	0	0	1,619	1,489	2,805	7,245	0	0
Elstow																
17/02657/MAR	Land off Hardwick Hill	Regional distribution centre	0	4,184	0	0	0	0	0	0	0	0	0	77,386	0	0
21/01366/CPNR	Medbury Farm	COU of barn to light industrial	0	0	0	0	0	293	0	0	0	0	0	0	0	0
Great Barford																
21/02128/FUL	Tool Hire Express, New Road	Two storey office extension	0	327	0	0	0	0	0	0	0	0	0	0	0	0
Kempston																
18/02753/MAF	Former Volvo Truck Centre, Wolseley Road	Demolition, extension and erection of new building	0	0	0	0	0	0	0	0	517	1,310	0	0	0	0
20/02915/FUL	11 Ronald Close	Extension and erection of new workshop	0	0	0	0	0	0	0	0	0	309	0	0	0	0
21/03208/FUL	Gavin Fleetcare, Triumph Way	New vehicle service workshop	0	0	0	0	0	0	0	0	0	164	0	0	0	0
21/00724/FUL	12 Wolseley Road	COU from B2 to B8	0	0	0	0	0	0	0	0	591	0	0	591	0	0
Pavenham																
21/01062/FUL	Pax Hill, High Street	COU of barn to light industrial	0	0	0	0	0	500	0	0	0	0	0	0	0	0
Ravensden																
21/00616/CPNR	Struttie End Farm, Renhold Road	COU of barn to flexible class E(g) use	0	0	0	0	0	0	0	438	0	0	0	0	0	0
Sharnbrook																
19/01861/FUL	Steadfast Roofing, Station Road	Erection of an industrial building	0	0	0	0	0	0	0	0	0	110	0	0	0	0
20/02360/MAF	Colworth Science Park	Erection of a manufacturing facility	0	0	0	0	0	0	0	3,190	0	0	0	0	0	0
Stagsden																
19/02708/FUL	Kinsbourne, Bury End	Erection of a B8 building	0	0	0	0	0	0	0	0	0	0	0	810	0	0

			Gross internal area (sqm)													
App no.	Site address	Development	E(g)(i)		E(g)(ii)		E(g)(iii)		E(g) unspecified		B2		B8		E(g) B2 B8 mixed	
			Loss	Gain	Loss	Gain	Loss	Gain	Loss	Gain	Loss	Gain	Loss	Gain	Loss	Gain
Stewartby																
18/03022/EIA	Former Stewartby Brickworks	Mixed use redevelopment*	0	3,500	0	0	0	0	0	0	0	0	0	0	0	0
Wilden																
19/01711/FUL	Bryher Farm, Colesden Road	Demolish existing and erection of industrial unit	0	143	0	0	0	288	0	0	0	0	168	0	0	0
Wixams																
20/01605/M73	Land north of Northern Distributor Road	Erection fo commercial units	0	0	0	0	0	0	0	0	0	0	0	0	0	6,970
Wootton																
17/00666/MAO	Land south of Fields Road	Employment units	0	0	0	0	0	0	0	13,748	0	0	0	0	0	0
Wyboston, Chawston & Colesden																
20/01537/MAO	Land east of Cherry Tree Cottage	Erection of E(g)/B8 buildings	0	0	0	0	0	0	0	1,800	0	0	0	350	0	0
Wymington																
21/01189/FUL	32 High Street	COU from commercial to C3	0	0	0	0	233	0	0	0	0	0	0	0	0	0
Borough totals			4,073	11,332	0	0	233	1,081	0	21,963	2,727	3,382	2,973	93,872	0	27,292

*The amount of employment floorspace to be lost at the former Stewartby Brickworks is unknown

TABLE 4 – Summary of completions and outstanding supply in the borough at 31 March 2022
These figures are presented in the current monitoring period row of Table 1

	E(g)(i)		E(g)(ii)		E(g)(iii)		E(g) unspecified		B2		B8		E(g) B2 B8 mixed	
	Comp	O/S	Comp	O/S	Comp	O/S	Comp	O/S	Comp	O/S	Comp	O/S	Comp	O/S
Gains	13,192	11,332	0	0	633	1,081	0	21,963	11,629	3,382	178,650	93,872	0	27,292
Losses	2,264	4,073	0	0	0	233	0	0	0	2,727	0	2,973	0	0
Net	10,928	7,259	0	0	633	848	0	21,963	11,629	655	178,650	90,899	0	27,292