



BEDFORD BOROUGH COUNCIL



Employment Monitoring Report

2022 - 2023



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. For the 2021/22 report, the Council took 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.

This report supports the employment monitoring data and analysis reported in the Council's Annual Planning Monitoring Report 2022-2023 which will be published later in the year.

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 Class B1 Business was revoked and replaced by Class E(g).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 2022 and 31 March 2023.

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 2022/23 for the Borough.

Table 3 is in the form of a schedule listing details of all B2, B8 and E(g) – Outstanding permissions for 2022/23 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 2023.

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.

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
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
sites which involve the creation or loss of less than 100 sq. m of employment floorspace

TABLE 1 – Summary of B1/E(g), B2, B8 completions and outstanding supply in Bedford Borough 2001-2022/23

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
2022/23	44,332	-3,294	41,038	14.66	-0.26	14.4	44,339	-12,539	31,800	64.15	-7.43	56.72
Total	760,029	-245,846	514,183	273.02	-67.69	205.33						

*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 2022/23

			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																		
19/02263/CPNO	67 Harpur Street	COU from office to residential	122	0	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		
20/00450/CPNO	15 Kingsway	COU from office to residential	224	0	0	0	0	0	0	0	0	0	0	0	0	0		
20/00503/CPNO	Equipoise House, 8-12 Grove Place	COU from office to residential	863	0	0	0	0	0	0	0	0	0	0	0	0	0		
20/00557/CPNO	65 Harpur Street	COU from office to residential	125	0	0	0	0	0	0	0	0	0	0	0	0	0		
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		
20/02103/CPNO	46 Harpur Street	COU from office to residential	392	0	0	0	0	0	0	0	0	0	0	0	0	0		
20/02855/CPNO	64 Harpur Street	COU from office to residential	186	0	0	0	0	0	0	0	0	0	0	0	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		
21/02848/COU	Unit 1-3 Windsor Road	COU from B2 to B8	0	0	0	0	0	0	0	0	186	0	0	186	0	0		
Kempston																		
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		
Ravensden																		
21/00616/CPNR	Struttle 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		
Wixams																		
20/01605/M73	Land north of Northern Distributor Road	Erection of commercial units	0	0	0	0	0	0	0	0	0	0	0	0	0	6,970		
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		
22/01457/FUL	Unit 1 Goosey Lodge Works	Extension to existing workshop	0	0	0	0	0	0	0	0	0	738	0	0	0	0		
Borough totals			2,284	1,510	0	0	233	0	0	6,415	777	848	0	8,267	0	27,292		

TABLE 3 – Schedule of outstanding supply in the borough at 31 March 2023

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																
21/01164/CPNO	Technology House, 239 Ampthill Road	COU from office to 18 x flats	1,912	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
21/03168/FUL	20-21 Shuttleworth Road	Rear extension	0	0	0	0	0	184	0	0	0	0	0	0	0	0
22/00328/FUL	135-137 Tavistock Street	COU from office to 3 x flats	137	0	0	0	0	0	0	0	0	0	0	0	0	0
22/00448/FUL	Kempston Ltd, Brunel Road	Single storey extension	0	0	0	0	0	0	0	0	0	209	0	0	0	0
22/00745/FUL	69-71 Bromham Road	New third floor above existing office building	0	278	0	0	0	0	0	0	0	0	0	0	0	0
22/00956/CPNMA	113 High Street	COU from office to 4 x flats	304	0	0	0	0	0	0	0	0	0	0	0	0	0
22/01137/CPNMA	11 Lurke Street	COU from office to 26 x flats	1,179	0	0	0	0	0	0	0	0	0	0	0	0	0
22/01725/MAF	Former Midland Structures, Ampthill Road	Erection of three commercial units	0	0	0	0	0	0	0	0	0	0	0	1,822	0	0
22/02763/FUL	First and second floors 22B Foster Hill Road	COU from office to residential	112	0	0	0	0	0	0	0	0	0	0	0	0	0
Bolnhurst and Keysoe																
22/02346/FUL	Unit 4 and 5 Greensbury Farm	COU from E(g) (iii) and B8 to Class E(g) and B8	0	0	0	0	319	0	0	0	0	0	283	0	0	602
Elstow																
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																
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
22/01009/FUL	Unit 2 Lyon Close	Rear extension to existing warehouse	0	0	0	0	0	0	0	0	0	0	0	224	0	0
Kempston Rural																
23/00167/CPNR	Top Farm, West End Road	COU of barn to Class E(g) (i)	0	419	0	0	0	0	0	0	0	0	0	0	0	0
Milton Ernest																
22/01308/FUL	The Beaver Woodchip Co, Radwell Road	Erection of a commercial building	0	0	0	0	0	0	0	0	0	183	0	0	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

			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
Sharnbrook																
21/02839/M73	Colworth Science Park	Erection of hydroponics demonstrator and skills centre	0	0	0	0	0	0	0	7,851	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
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
Wootton																
21/02077/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
Borough totals			7,345	6,268	0	0	319	1,265	0	23,399	1,619	2,354	3,256	10,451	0	602

*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 2023
These figures are presented in the current monitoring period row of Table 1

	Gross internal area (sqm)													
	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	1,510	6,268	0	0	0	1,265	6,415	23,399	848	2,354	8,267	10,451	27,292	602
Losses	2,284	7,345	0	0	233	319	0	0	777	1,619	0	3,256	0	0
Net	-774	-1,077	0	0	-233	946	6,415	23,399	71	735	8,267	7,195	27,292	602