

# **Central Bedfordshire Council Local Plan (2015-2035)**

**Functional Economic Market Assessment  
& Employment Land Review  
(July 2017)**

# **Central Bedfordshire Council : Functional Economic Market Assessment & Employment Land Review**

## **1. Introduction**

- 1.1 This is a Central Bedfordshire Council technical document which has been produced in support of the Local Plan 2015-2035. It is part of the evidence base required to underpin the statutory plan making process and provides an independent review of employment opportunities across Central Bedfordshire. The study was undertaken by Peter Brett Associates (PBA) and covers the whole of Central Bedfordshire.
- 1.2 The study comprises two main elements: defining the functional economic market area (FEMA) geography and forecasting the demand and supply of employment land over the plan period. The study was initiated in 2015 and completed in May 2016 and covers the period 2011-2031. It is considered that it forms a sound basis to inform the local plan.
- 1.3 This study forms part of the extensive evidence base of technical reports that will inform the Central Bedfordshire Local Plan (2015 to 2035).

## **2. Executive Summary and Key Findings**

### **Functional Economic Market Area (FEMA)**

- 2.1 In relation to FEMAs, Planning Practice Guidance states ‘the geography of commercial property markets should be thought of in terms of the requirements of the market in terms of the location of premises, and the spatial factors used in analysing demand and supply’.
- 2.2 FEMAs usually follow local authority boundaries. However, Central Bedfordshire is split between four sub-regional FEMAs: Bedford, Milton Keynes, Stevenage and Welwyn Garden City, and Luton. The property market suggests a similar geography although notes that much of the Central Bedfordshire economic demand is local and less well related (or interchangeable) with the wider FEMA. For strategic warehousing market demand is regionally or nationally footloose and there are few, if any, FEMA links.
- 2.3 For warehousing, and other local specialist uses (including R&D), the study identifies that Central Bedfordshire should look regionally when considering demand and supply. These are specialist markets that are either driven by the unique nature of the activity (R&D) or regional demand and supply factors.
- 2.4 The limited variance by employment sector within the four different travel to work areas (TTWAs) from the Central Bedfordshire average suggests that the commuting geography has limited implications for the employment markets within Central Bedfordshire. The labour market balance calculation therefore treats Central Bedfordshire as a standalone FEMA - so within the study both demand (workforce jobs) and supply (the resident labour force) are assessed for the area on its own.

### **Employment Land Review**

- 2.5 In total 96 employment sites have been assessed across Central Bedfordshire as part of this study. These comprise employment sites with an existing use; sites not in current employment use but with planning permission that have not been started and/or completed; and the ‘strategic sites’, which were reviewed as part of the previous 2012 ELR.

- 2.6 The key test for the assessments is paragraph 22 of the NPPF. This focuses on market potential, or commercial attractiveness - the prospects that a site, if offered to occupiers/developers in the context of a reasonably balanced market, would be taken up for employment use. For existing, occupied sites, the study considers whether, should a site fall vacant, it would have good prospects of being re-occupied or redeveloped for employment.
- 2.7 The study identifies that there is over 2,000,000 sqm of employment floor space within Central Bedfordshire and that whilst there is a degree of vacancy within this existing stock, that in relation to the vast majority of the existing sites, the Council should continue to protect them for employment use. The study further identifies that within existing and potential employment sites, there are key differences between individual sites which will have implications when considering the balance of supply with demand. This relates primarily to the market to which these sites will appeal: namely local occupiers or strategic/specialist occupiers.
- 2.8 The Experian forecast model suggests that over the twenty-year period to 2031, jobs in Central Bedfordshire will increase by 23,900. This is an increase of c.25% and relates to all jobs in Central Bedfordshire. Given past trends it is likely that 11,200 jobs will be delivered through B Class uses and 12,700 will be non-B Class jobs. This translates into the potential need for an additional 240,000 sqm of additional floor space.
- 2.9 It is important to note that the economic models identify potential jobs growth based on a number of assumptions and is considered to be a 'policy off' approach, in that it is the baseline level of jobs growth that would occur without any further policy interventions and does not reflect Central Bedfordshire's growth aspirations.
- 2.10 The study considers that there may be scope for further floor space in addition to the above forecasts arising predominantly from demands generated by specialist users and growth in the strategic warehousing and distribution sector, neither of which are considered to be adequately captured in the economic forecasting.
- 2.11 The study identifies a series of key recommendations including:
- To explore the promotion of Local Development Orders at Millbrook and Cranfield to assist the delivery of employment in growth sectors.
  - To safeguard the portfolio of existing employment sites in the short to medium term.
  - Provide a minimum portfolio of sites to meet the identified market demand (330,000 sqm) plus a margin for market flexibility, choice and friction.
  - Exercising flexibility in considering the balance of employment uses provided within mixed-use sites, including considering a reduction in quantity especially where this would increase prospects for the delivery of market-ready sites.
  - Consider new small-scale employment allocations that can be provided on a freehold basis to meet local needs and improve local choice in the network of towns and villages.
  - Using obligations on planning permissions to secure employment floor space as part of mixed-use developments. Given the short-term supply issues, these obligations should seek to secure early delivery of quality space.
  - Consider allocating strategic sites to meet footloose strategic warehousing demand in the new Local Plan, therefore contributing to the efficient operation of the national economy.

### **3. Implications for the Local Plan**

- 3.1 The FEMA and Employment Land Study shows that there is good economic potential across Central Bedfordshire and that the area is well placed to also meet 'footloose' strategic needs as well as local employment needs. This study will need to be considered alongside a number of other evidence base studies being undertaken by Central Bedfordshire Council in order to inform the most appropriate options for delivering sustainable economic growth across Central Bedfordshire. Other technical evidence that will help inform the locations taken forward to deliver the economic growth plan are transportation modelling, detailed site assessment work and the sustainability appraisal.



## Appendix A

# **Functional Economic Market Assessment & Employment Land Review**

**Central Bedfordshire Council Local Plan**

**Final Report**

**May 2016**



# **Functional Economic Market Assessment and Employment Land Review**

**Peter Brett Associates**

May 2016

Project Ref 35379

	Name	Position	Signature	Date
Prepared by	Jonathan Ngige	Graduate Planner	JN	February 2016
	Cathy Hall	Associate	CMH	May 2016
Reviewed by	Richard Pestell	Senior Associate	RP	April 2016
Approved by	Cristina Howick	Partner	CH	May 2016
For and on behalf of Peter Brett Associates LLP				

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# CONTENTS

<b>EXECUTIVE SUMMARY.....</b>	<b>I</b>
Understanding the context.....	i
Defining the FEMA geography .....	i
Site assessments .....	ii
Balancing the demand and supply of employment land.....	iii
<b>1 INTRODUCTION.....</b>	<b>1</b>
<b>2 PART A - POLICY CONTEXT.....</b>	<b>3</b>
National policy .....	3
Local policy .....	7
Other material considerations.....	9
Summary.....	20
<b>3 PART B - FUNCTIONAL ECONOMIC MARKET AREA .....</b>	<b>22</b>
What is a FEMA? .....	22
How should FEMAAs be drawn? .....	22
Commuting and migration .....	24
Property market view.....	29
FEMA implications.....	31
<b>4 PART C – ELR INTRODUCTION.....</b>	<b>32</b>
<b>5 PROPERTY MARKET PROFILE .....</b>	<b>33</b>
Introduction .....	33
Background.....	34
Offices.....	36
Industrial and distribution.....	47
Conclusions.....	58
<b>6 QUANTITY OF EMPLOYMENT LAND .....</b>	<b>60</b>
Introduction .....	60
Employment forecasts.....	60
Overall performance.....	61
Future demand.....	62
Jobs to land.....	66
Losses and churn.....	67
Frictional margin.....	69
Summary.....	70

<b>7</b>	<b>QUALITY OF EMPLOYMENT LAND</b>	<b>71</b>
	Introduction	71
	Site assessments	71
	Losses of employment land	82
	Summary	83
<b>8</b>	<b>PLANNED SUPPLY AND MARKET BALANCE</b>	<b>84</b>
	Reaching a market balance	84
	Making future allocations	86
	Recommended demand and supply balance	88
<b>9</b>	<b>ELR CONCLUSIONS</b>	<b>89</b>
	How many jobs and in which sectors?	89
	Planning for employment growth	91

## TABLES

Table 2.1: Net employment floorspace by type 2011-15 (sqm)	11
Table 2.2: 2012 employment floorspace and land requirements	12
Table 2.3: Experian and EEFM projections comparison	17
Table 2.4: Stevenage employment allocations	18
Table 2.5: Stevenage draft employment allocations	19
Table 3.1: Commuting patterns summary	26
Table 3.2: Commuting patterns 2001 vs 2011	27
Table 3.3: Proportion of TTWA jobs in Central Bedfordshire	27
Table 3.4: Central Bedfordshire employment by sector and TTWA	28
Table 5.1: Annual office take-up	37
Table 5.2: Annual R&D office take-up	39
Table 5.3: Years' supply of R&D floorspace	40
Table 5.4: Rents at Cranfield University Technology Park	41
Table 5.5: Annual office take-up (below 300 sqm)	43
Table 5.6: Years' supply of local office stock (less than 300 sqm)	44
Table 5.7: Average office rents (less than 300 sqm)	44
Table 5.8: Comparable office rents	45
Table 5.9: Annual industrial take-up	48
Table 5.10: Annual industrial take-up (units over 2,000 sqm)	50
Table 5.11: Years' supply of industrial stock (units over 2,000 sqm)	50
Table 5.12: Industrial rents within Central Beds (units over 2,000 sqm)	51
Table 5.13: Comparable industrial rents for larger units	52
Table 5.14: Annual industrial take up (units less than 2,000 sqm)	54

Table 5.15: Years' supply of industrial space (units less than 2,000 sqm) .....	54
Table 5.16: Average industrial rents (units less than 2,000 sqm) .....	55
Table 5.17: Comparable industrial rents for smaller units .....	55
Table 6.1: Additional floorspace need in Central Bedfordshire 2011-31 .....	67
Table 7.2: Existing employment floorspace by FEMA (sqm) .....	74
Table 7.3: Vacant floorspace within existing employment sites by FEMA (sqm) .....	74
Table 7.4: Strategic accessibility of existing employment sites (ha) .....	75
Table 7.5: Existing employment sites for safeguarding by FEMA (ha) .....	76
Table 7.6: Development sites by FEMA .....	78
Table 7.7: Sites with permission or allocated (sqm) .....	78
Table 7.8: Development sites for safeguarding by FEMA .....	79
Table 7.9: Strategic sites by FEMA .....	81
Table 7.10: Classification of potential sites by FEMA .....	81
Table 7.11: Potential future employment uses (ha) .....	82
Table 8.1: Initial demand and supply balance – all B classes .....	84
Table 8.2: Initial demand and supply balance – by office and industrial .....	85
Table 8.3: Demand and supply balance .....	86

## FIGURES

Figure 2-1: Net employment completions by monitoring year (sqm) .....	11
Figure 3-1 TTWA in and around Central Bedfordshire .....	25
Figure 3-2 Location of usual residence and place of work .....	26
Figure 3-3 Housing market areas in 2015 SHMA update .....	29
Figure 5-1: Key research and development sites .....	38
Figure 5-2: Key logistics locations .....	49
Figure 6-1: Jobs in Central Bedfordshire 1997 to 2015 .....	61
Figure 6-2: Office floorspace in Central Bedfordshire 2000-12 .....	62
Figure 6-3 Jobs in Central Bedfordshire by sector (2011) .....	62
Figure 6-4 Growth in total jobs within Central Bedfordshire 2011-31 .....	63
Figure 6-5 Jobs growth by sector 2011-31 .....	63
Figure 6-6: Job growth by Experian categories 2011-31 .....	64
Figure 9-1: Job growth by B-Class sector 2011 to 2031 .....	90

## **APPENDICES**

APPENDIX A EMPLOYMENT SECTORS

APPENDIX B SITE ASSESSMENTS

APPENDIX C SITE ASSESSMENT CRITERIA

APPENDIX D CONSULTATION SUMMARY

APPENDIX E PORTFOLIO OF SITES

## EXECUTIVE SUMMARY

1. This study was commissioned by Central Bedfordshire Council in August 2015. It comprises two main elements: defining the functional economic market area (FEMA) geography to inform Central Bedfordshire's plan-making purposes; and forecasting the demand and supply of employment land over the plan period.

### Understanding the context

2. The NPPF and PPG set the context for planning for economic development needs. At the heart of this is deliverability. Local authorities must make provision to meet their needs and co-operate where necessary with their neighbours. However, in making these plans, the onus is on local authorities to ensure that sites are not safeguarded where there is no prospect of delivery. In circumstances where employment development needs are competing with demands for space to accommodate other uses, particularly residential, this presents a challenge.
3. At a local level, the withdrawal of the Development Strategy has provided the Council with an opportunity for a new start in planning for its economic needs. In practice though, this new start is influenced by the stage its duty to co-operate partners and the need to plan for employment growth in the context of those strategies.
4. The evidence base work that the Council have commissioned to inform the withdrawn Development Strategy included an assessment of economic needs undertaken in two phases by GVA. Those studies identified need for 42 ha of employment land over the plan period. This need for additional floorspace was made together with a recommendation for releasing poorer quality existing employment sites. Based on this evidence, the withdrawn Development Strategy included six strategic employment allocations totalling up to 139 ha: North Houghton Regis, North Luton, East Leighton Linslade, Sundon rail freight interchange, land north east of Flitwick and Stratton Farm.
5. In considering the policy context, it is also relevant to consider the planned investments in infrastructure that are committed through mechanisms that extend beyond planning policy including the A5-M1 link, A6-M1 link, A428 improvements and East West Rail. For Central Bedfordshire, there are a number of schemes coming forward which will enable larger parts of the authority area to take advantage of the strategic road network that runs through it and have direct implications for the allocation of specific sites.

### Defining the FEMA geography

6. The Planning Practice Guidance defines FEMAs as '*the geography of commercial property markets should be thought of in terms of the requirements of the market in terms of the location of premises, and the spatial factors used in analysing demand and supply*'.



7. Planning policy is made at the level of local authorities, and therefore FEMAs should be approximated to local authority boundaries. But in the case of Central Bedfordshire this is difficult, because the statistical evidence suggests that the area of Central Bedfordshire is split between four sub-regional FEMAs: Bedford, Milton Keynes, Stevenage and Welwyn Garden City, and Luton.
8. The property market suggests a similar geography although notes that much of the Central Bedfordshire demand is local and not very well related (or interchangeable) with the wider FEMA. For strategic warehousing market demand is regionally or nationally footloose and there are few, if any, FEMA links.
9. For warehousing, and other local specialist uses (including R&D), the analysis suggests that Central Bedfordshire should look regionally when considering demand and supply. These are specialist markets are either driven by the unique nature of the activity (R&D) or regional demand and supply factors.
10. The limited variance by employment sector within the four different TTWAs from the Central Bedfordshire average suggests that the commuting geography has limited implications for the employment markets within Central Bedfordshire. As a pragmatic solution, the labour market balance calculation treats Central Bedfordshire as a standalone FEMA - so both demand (workforce jobs) and supply (the resident labour force) are assessed for the district on its own.

## Site assessments

11. We assessed 53 existing employment sites across Central Bedfordshire. The key test for these assessments is paragraph 22 of the NPPF. This focuses on market potential, or commercial attractiveness - the prospects that a site, if offered to occupiers/developers in the context of a reasonably balanced market, would be taken up for employment use. So, for existing, occupied sites, we are assessing whether, should a site fall vacant, it would have good prospects of being re-occupied or redeveloped for employment.
12. We assessed 16 development sites, comprising sites not in current employment use but with planning permission that have not been started and/or completed, as well as allocations in the adopted development plan. Additionally we assessed 27 'strategic sites', totalling some 802 hectares; all these sites were reviewed as part of the previous ELR but only a handful were taken forward as allocations in the withdrawn Development Strategy document.
13. Our site assessments have identified that there is over 2,000,000 sqm of employment floorspace within Central Bedfordshire. Whilst there is a degree of vacancy within this existing stock, we have found that for the vast majority of the existing sites we have looked at, the Council should continue to protect them for employment use through policies of 'protect, monitor and manage'.

14. The analysis of the supply pipeline indicates that there is in the order of 300,000 sqm of employment floorspace either with permission or allocated within Central Bedfordshire. The majority of this space is for industrial use, albeit there is flexibility within many of the allocations and to some degree within those sites that permitted as to whether they are built out for office or industrial use.
15. Drawing together the analysis of the sites, we have identified that within existing and potential employment sites, there are key differences between the sites which will have implications when considering the balance of supply with demand. This relates primarily to the market to which these sites will appeal: namely local occupiers or strategic/specialist occupiers.

## **Balancing the demand and supply of employment land**

16. Experian forecast that over the twenty-year period to 2031, jobs in Central Bedfordshire will increase by 23,900 to 123,100 i.e. an increase of c.25%. This relates to all jobs in Central Bedfordshire. Given the remit of this study, we do not consider growth in non-B Class jobs of 12,700 any further in this report.
17. For our purposes, there will be 11,200 net additional B Class jobs arising in the in Central Bedfordshire in the period 2011 to 2031. This translates into the potential need for an additional 240,000 sqm of additional floorspace.
18. However, we consider that there may be scope for further floorspace in addition to these forecasts. This arises chiefly from demands generated by specialist users and growth in the strategic warehousing and distribution sector, neither of which are not adequately captured in the forecasting.
19. Moving beyond the forecasts, the market demand indicates that there is need for 330,500 sqm of additional employment floorspace, comprising 134,200 sqm of office floorspace and 196,200 sqm of industrial floorspace. As noted above we do not think these estimates capture the potential for R&D jobs, nor full market demand for logistics space.
20. To underpin these conclusions, we have provided a series of key recommendations:
  - In relation to research and development: explore the promotion of LDOs at Millbrook and Cranfield to assist the delivery of employment in growth sectors
  - The identified oversupply of floorspace in Central Bedfordshire is not present in the short term; to ensure the existing supply is not stretched any further, it is important safeguard the portfolio of existing employment sites in the short to medium term
  - Provide a minimum portfolio of sites to meet the identified market demand (330,000 sqm) plus a margin for market flexibility, choice and friction. This margin should not exceed 470,000 sqm (around 20% of the built stock). The Council

should consider reducing this margin to 10% in line with the recommendations below.

- The Council should exercise flexibility in considering the balance of employment uses provided within mixed-use sites, including considering a reduction in quantity especially where this would increase prospects for the delivery of market-ready sites.
- To improve local choice in the network of towns and villages, the Council should consider new small-scale employment allocations that can be provided on a freehold basis to meet local needs.
- To secure new employment space, using obligations on planning permissions to secure employment floorspace as part of mixed-use developments. Given the short-term supply issues, these obligations should seek to secure early delivery and the Council should explore pursuing early delivery of quality space over quantity.
- The withdrawn Development Strategy promoted a number of sites we consider suitable to meet footloose strategic warehousing demand. The Council should consider allocation them in the new local plan. By meeting this national demand in Central Bedfordshire the Council is contributing to the efficient operation of the national economy.

# 1 INTRODUCTION

- 1.1 This study was commissioned by Central Bedfordshire Council (CBC) in August 2015. The objectives of the study were identified by CBC as:
- *to provide a spatial definition of the Functional Economic Market Area(s) that lie within or across the study area;*
  - *to characterise and describe the FEMA(s) and relationships to any other FEMAs across the study area, and the work of the Local Enterprise Partnerships and specifically SEMLEP.*
  - *to identify the Travel to Work patterns across the FEMA(s) within the study area and key flows to employment locations;*
  - *to review the existing employment study, review the Central Bedfordshire commercial land and property market performance and update projections of future job and land requirements in light of this and the recent EEFM update;*
  - *to identify the current markets and sub markets (including for goods and services) for B uses across the study and FEMA area(s);*
  - *to assess and profile existing sites, identifying current users and uses, number of employees, wider economic and commercial value and critically those sites that should be retained for the delivery of economic and employment growth and those that could be released for alternative uses, having regard to B use employment sectors;*
  - *to identify specific actions the Council could undertake to provide a range of size and type of land and premises in order to be responsive to market demand, encourage sites to come forward and to attract greater inward investment;*
  - *to review the relationship between the employment strategies for any neighbouring authorities with whom Central Bedfordshire may share a FEMA;*
  - *to consider the potential impacts on future employment requirements that could arise from changes to future commuting patterns;*
  - *to consider the impact and employment land policy response arising from the growth of the Council's key employment sectors and new strategic infrastructure projects and key economic assets; and*
  - *to consider the housing demand arising from the level of jobs growth planned.*
- 1.2 To address these requirements, the study is structured in three parts:
- A. We take stock of the current situation in Central Bedfordshire with regard to policy context and existing evidence base for the local authority area, as well providing a brief review of the position in adjoining local authorities;
  - B. We define the Functional Economic Market Area for Central Bedfordshire including looking at travel to work geographies and considering how the property market views the geography;

C. We progress to the remaining stages of an Employment Land Review including:

- Section 5 provides a profile of the commercial property market as it relates to Central Bedfordshire
- Sections 6, 7 and 8 consider the future in terms of demand, supply and market balance with regard to both quantitative and qualitative factors;
- Section 9 provides the conclusions and recommendations to this report.

1.3 For the avoidance of doubt, this study has not considered land needs other than for employment. Our recommendations are made from an economic perspective and based on economic objectives, both strategic and local.

## 2 PART A - POLICY CONTEXT

- 2.1 This section provides an overview of current policy, setting out the national framework to which Central Bedfordshire's future policies must conform, in preparing and progressing the authority's employment land policies towards adoption. We first address the national planning context before considering the local level policies, both in Central Bedfordshire and its neighbouring authorities.

### National policy

#### National Planning Policy Framework

- 2.2 For economic development, as for housing and other land uses, the guiding principle of national planning policy is the presumption in favour of sustainable development. As set out at paragraph 14 of the NPPF, this says that local plans should positively seek opportunities to meet the development needs of their area, and those needs should be met in full unless the adverse impact of doing so would significantly and demonstrably outweigh the benefits, or specific policies in the NPPF indicates that development should be restricted.
- 2.3 Other parts of the NPPF reinforce this central principle and expand on its practical implications. Provisions which bear specifically on this study include:
- Planning should to all it can positively to support sustainable economic growth. It should not act as an impediment to such growth. Significant weight should be placed on this objective throughout the planning system (paragraph 19).
  - This principle applies equally to rural areas. In these areas planning should support sustainable development for all types of business activity, both through well-designed new build and conversion of existing buildings. Activities specifically mentioned are development and diversification of agricultural/land-based businesses, tourism and leisure, and the retention of local services and community facilities in villages (paragraph 28).
  - Local Plans should (paragraph 21):
    - Set out a clear economic vision and strategy for their area
    - Identify strategic sites, or set criteria to help identify other sites, for development in line with that strategy
    - Support existing business sectors and where possible plan for new or emerging sectors likely to locate in their area;
    - In particular, plan positively for clusters or networks of knowledge-driven, creative or high-technology industries
    - Identify priority areas for economic regeneration, infrastructure provision and environmental enhancement
    - Avoid the long-term protection of sites allocated for employment uses where there is no reasonable prospect of their being used for that purpose

- Facilitate flexible working practices such as mixing business uses with housing.
- The plans should be supported by an evidence base that (paragraph 160):
  - Assesses needs for land and floorspace, both quantitative and qualitative, for all foreseeable types of economic activity over the plan period (the NPPF particularly mentions the needs of the food production industry)
  - Reflects a clear understanding of business needs
  - Is based on close work with the business community to understand their needs and also identify and address barriers to investment, including lack of housing, infrastructure or viability (paragraph 160).
  - This evidence is the subject of the present advice note. The PPG provides more detailed guidance about it, which we summarise in the next section. Later we supplement this guidance with our own advice.
- Local authorities should work strategically across local boundaries, and in particular:
  - In building evidence bases, collaborate with neighbouring and county authorities and Local Enterprise Partnerships (paragraph 160)
  - In policy-making, co-ordinate strategic priorities across boundaries and accommodate the needs of neighbouring authorities that do not have enough sustainable capacity in their own areas (paragraphs 179-180).

## Planning Practice Guidance

- 2.4 The National Planning Policy Guidance (PPG) provides further detail on the needs assessment mentioned at paragraph 160 of the NPPF. This is found under three headings:
- *The approach to assessing need* (paragraphs 002-007) sets out general principles
  - *Scope of assessments* (paragraphs 008-013) deals with the geographies that should the assessments should cover
  - *Methodology: assessing [need for] economic and town centre uses* (paragraphs 031-034) describes the assessment process.
- 2.5 Below, we summarise these sections in turn.
- The approach to assessing need*
- 2.6 The first sub-section covers both housing and economic development. It makes three main points about the objective assessment of development needs:
- The assessment should take no account of constraints on development, such as the availability of land, viability of development, infrastructure or environmental impacts. These factors should be considered when setting policy targets but they have no bearing on need<sup>1</sup>.

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<sup>1</sup> Reference ID: 2a-004-20140306



- Local planning authorities are strongly recommended to use the standard method set out later in the Guidance. Any departures from that method should be justified in terms of specific local circumstances<sup>2</sup>.
- Authorities should work with neighbours, in line with the Duty to Co-operate, so that assessments of development needs cover market areas that straddle local authority boundaries. *'This is because needs are rarely constrained precisely by ... administrative boundaries.'*
  - For employment (B-class) uses, these are functional economic market areas; the next sub-section adds that for town centre uses authorities should use trade draw areas.
  - Where joint assessments are not practical due to different plan-making timetables, single-authority assessments may be acceptable; in that case authorities should refer to neighbours' evidence bases; and future timetables should be co-ordinated so that assessments are undertaken jointly<sup>3</sup>.

2.7 For economic development, paragraph 007 suggests that the relevant area is the 'functional economic market area'.

### *Scope of assessments*

2.8 The PPG introduces functional economic market areas (FEMAs) as follows:

*'The geography of commercial property markets should be thought of in terms of the requirements of the market in terms of the location of premises and the spatial factors used in analysing demand and supply often referred to as the functional economic market areas.'*

2.9 The above sentence conveys a broad suggestion that FEMAs are a way of analysing market geography, but does not tell us what a FEMA is or why it is useful. The PPG does not consider these questions further, but goes on to discuss how the boundaries of FEMAs should be drawn, noting that *'since patterns of economic activity vary from place to place there is no standard approach'*. It lists a series of factors which *'it is possible'* to take into account, comprising Local Economic Partnership (LEP) boundaries, travel-to-work areas, housing market areas, flows of goods, services and information, service market for consumers, catchment areas of social and cultural facilities and the transport network.

### *Methodology for assessing economic and town centre uses*

2.10 The guidance on assessing needs is shorter and less specific for economic development than housing. Although the title of the section refers to the whole economy and town centre uses, the subtitles are comment only cover 'employment' or 'business' uses – a term which is not officially defined, but by convention refers to the B Use Classes, comprising industry, warehousing, offices and research and development. The PPG lists requirements that the needs assessment should meet, including types of evidence, data sources and conclusions (outputs). But it does not

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<sup>2</sup> Reference ID: 2a-005-20140306

<sup>3</sup> Reference ID: 2a-007-20150320



provide a logical framework or step-by-step process to show how different streams of evidence should be analysed and combined to produce conclusions. The lists are set out under five headings, as summarised below.

- *How should the current situation be assessed?*

This section calls for a review of recent trends and the current situation, presumably to set the context for the analysis of future needs. There is a long list of factors that should be reviewed, covering demand (business requirements, recent take-up), supply (the existing stock of employment land, recent development, employment land lost to other uses, physical / ownership constraints) and the balance between the two (rental values, land values, evidence of oversupply and market failure).

- *How should employment land be analysed?*

This section suggests a broad logical structure for the assessment of future need. It suggests that the study should estimate the future demand for land and floorspace, based on projections and forecasts, and compare it with supply. It adds that demand and supply should be broken down into market segments, which may relate to geographical sub-areas and /or types of property and occupier (offices, general business, warehousing, and 'specialist economic uses').

- *How should future trends be analysed?*

- What type of employment land is needed?*

In these sections the Guidance expands on the requirements summarised above. It specifies that forecasts of need should be both quantitative (floorspace and numbers of units) and qualitative (characteristics of sites), and it should be broken down by sectors. It also lists types of evidence that should be considered, comprising forecasts or projections of labour demand and labour supply, analysis of past take-up, consultations, studies of business trends and monitoring of statistics.

- *How should employment land requirements be derived?*

Finally the Guidance explains that to translate employment forecasts into land requirements involves four relationships: industrial sectors to land-use classes, industrial sectors to type of property, employment to floorspace (employment density) and floorspace to site area (plot ratio).

## Permitted development rights

2.11 The Town and Country Planning (General Permitted Development) (England) Order 2015 (GPDO) came into force in April 2015 and included the following change of use provisions:

- from B8 to C3 (Residential) during a three year period up to 15 April 2018 (Part 3 Class P) through prior approval process and limited to 500 sq m;
- from B1(a) to C3 during a three-year period up to 30 May 2016 (Part 3 Class O) through prior approval process. No floorspace limit;

- from uses including B1 to a state school or registered nursery (Part 3 Class T) through prior approval process;
- from any A Class, B1 or D Class Use to a temporary flexible use (including A1, A2, A3 and B1) for a single continuous period of up to two years (Part 4 Class D), limited to 150 sq m.

- 2.12 A subsequent announcement in October 2015 confirmed the permanence of the right to convert Class B1(a) floorspace into C3 use. The GPDO includes an exemption which applies to areas within 17 local authorities, but the announcement has confirmed that this exemption will expire in May 2019. The onus is now placed on local authorities to consider making Article 4 directions to remove the rights and require a planning application for the change of use.
- 2.13 In an attempt to protect office space many planning authorities have regained planning control through Article 4 Directions that exempt parts of their areas from PDRs. However, no such exemptions are in place in Central Bedfordshire.

## Local policy

- 2.14 Much of the development plan was either adopted or was in its advanced stages of preparation at the time Central Bedfordshire Council was formed. As such, the documents either relate to the former authority areas of Mid Bedfordshire or South Bedfordshire; the relevant documents are therefore referred to as either North (former Mid Bedfordshire) or South (former South Bedfordshire). The development plan for Central Bedfordshire comprises the following:
- North Core Strategy and Development Management Policies Development Plan Document (November 2009)
  - North Site Allocations Development Plan Document (April 2011)
  - Saved policies of the Mid Bedfordshire Local Plan (December 2005)
  - Saved policies of the South Bedfordshire Local Plan Review (January 2004)
- 2.15 In addition, South Bedfordshire was previously advancing a joint Core Strategy with Luton. This was withdrawn by the Luton and South Bedfordshire joint committee in July 2011. Whilst Central Bedfordshire has 'endorsed' it for development management purposes for the South area of the authority, it pre-dates the publication of the NPPF which curtails its usage.
- 2.16 In November 2015, CBC withdrew the Development Strategy (Submission version, October 2014) and has now commenced work on their new Local Plan.

## Development plan policy and allocations

### *North area*

- 2.17 The North Core Strategy sets out the objective of securing at least 17,000 net additional jobs in the 25 years to 2026 (Policy CS9). To meet this requirement, the document sets out that 77ha of additional B Class land will be identified for the period 2010 to 2026.

- 2.18 Policy CS1 sets out that this planned employment growth will be located within Biggleswade, Sandy, Ampthill, Flitwick, Shefford, Potton, Cranfield, Arlesey, Stotfold and Fairfield Park. Policy CS10 expands on this, setting out that Key Employment Sites will be safeguarded pending a then-planned review of the Site Allocations DPD. The new local plan will now take on the task of these allocations.

### *South area*

- 2.19 The key employment policies in the South Bedfordshire Local Plan are Policies E1 and E2. The former relates to 'main employment areas' as defined on the accompanying Proposals Map and safeguards them for B Class Use. Policy E2 sets out criteria against which existing or allocated employment land outside the main employment areas will be considered for release.
- 2.20 Joint Luton and South Bedfordshire Core Strategy Policy CS9 lends support for redevelopment of existing employment sites where the proposed development would broaden job opportunities and sets a sequential preference for considering such sites, with priority given to B Use Classes.

### *Withdrawn policy*

- 2.21 The Development Strategy was based on the delivery of 27,000 net new jobs, including non-B Classes, between 2011 and 2031. This target was termed 'ambitious' but was considered necessary to deliver sustainable economic growth. Policy 6 of the Development Strategy therefore identified both strategic allocation sites and standalone employment sites in order to accommodate this planned growth. That policy set out that:

*'The Council will work with the development industry, landowners and local communities to deliver an appropriate portfolio of employment land within Central Bedfordshire.*

*The portfolio will consist of:*

- *existing allocated employment sites (as identified on the Policies Map);*
- *established (non-allocated) sites in employment use;*
- *allocations from the North Site Allocations DPD;*
- *up to 139ha of additional Strategic Sites; and.*
- *existing Significant Facilities as identified in Policy 51.'*

- 2.22 The strategic employment allocations, totalling up to 139ha are listed in Table 6 of the document as follows:

- North Houghton Regis – 30ha (and further beyond 2031)
- North Luton – 13ha (and further beyond 2031)
- East Leighton Linslade – 16ha
- Sundon Rail Freight Interchange – 40ha
- North East of Flitwick – up to 18ha
- Stratton Farm, Biggleswade – 22ha

- 2.23 The document sets out that the Council are ‘truly open for business’ and that they will actively support delivery using tools such as Local Development Orders (LDO), masterplans, planning and development briefs and innovative financing mechanisms’. Two LDOs are now in place within Central Bedfordshire: at Stratton Business Park and Woodside Industrial Estate.
- 2.24 Three further policies relate to employment uses:
- Policy 7: Employment Sites and Uses – sets out the criteria for changes of use for non-B Class employment-generating uses of allocated/existing sites away from B1, B2 and B8 uses. This includes impact on overall supply, demonstration of marketing and complementarity with existing uses;
  - Policy 8: Change of Use – sets out criteria for change of use of existing/allocated B Class sites into non-employment generating uses.
  - Policy 9: Employment proposals outside settlement envelopes – provides the proposals will be considered favourably subject to compliance with a sequential approach against existing and allocated sites and the criteria set out in Policy 7.

## Other material considerations

### Supplementary planning documents

- 2.25 Nine development briefs and masterplans have been prepared by CBC and are adopted as supplementary planning or technical guidance. These adopted briefs relate to a number of sites which include B Class employment uses, namely:
- Land north of Luton and Sundon RFI framework plan (March 2015) which sets out the vision of ‘*a sustainable series of residential character areas, separated by green corridors linking Luton with the wider countryside and building upon the existing strong sense of identity to be found within Central Bedfordshire’s local villages and residential areas in Luton. The commercial area and Sundon RFI will be located at the western end of the development closest to the new M1 junction 11A. These areas of development will form distinctive places, whilst ensuring that they appropriately integrate and connect*<sup>4</sup>.
  - East Leighton Linslade (June 2013), which is badged as a strategic urban extension, includes the aim ‘*to secure a much better range of serviced employment sites within the town; this will assist growth within the local economy (in accordance with the National Planning Policy Framework) and improve levels of self-containment thereby reducing outward commuting from the town*’<sup>5</sup>.
  - North Houghton Regis framework plan (October 2012) sets out the vision of a strategic urban extension comprising a residential-led, mixed-use scheme of 7,000 dwellings and 40 ha of employment land. The aims set out in the framework include the objective ‘*to contribute to providing a wide range of new employment opportunities to help enable the diversification and enhancement of*

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<sup>4</sup> Para. 2.2.1

<sup>5</sup> Para. 3.1

*the local economy*<sup>6</sup>. The framework identifies the delivery of the A5/M1 link<sup>7</sup> as critical to delivery of the urban extension.

- Wixam Park master plan document (April 2015) refers to the North Site Allocations DPD allocation of 5ha of employment land and explains the relationship of the Wixams sites with the land in Bedford borough for a new settlement of up to 4,500 homes, including railway station. The indicative framework plan is informed by the principle that the employment sites should '*be easily accessible both from the development and the highway network*'<sup>8</sup>.
- Arlesey Cross masterplan document (March 2014) sets out a vision for growth to the east and west of Arlesey comprising housing and employment development. The land use mix and quantum of uses identifies the potential for '*10 ha of employment. This is made up by both traditional employment areas and other land uses which involve job creation, including extra care and retail*'<sup>9</sup>. The indicative quantum of employment for B Class uses is therefore anticipated to lower than the overall 10 ha identified. The masterplan sets out the principle that the main employment area will be provided on the eastern side of Arlesey with direct linkage to a new proposed junction on the A507 which is noted to be '*important in making the employment land as marketable as possible, something that will be paramount given that economic conditions remain difficult*'<sup>10</sup>; a secondary employment area for small-scale units is envisaged closer to the existing built-up area, but still on the eastern part of the site.

2.26 These briefs and masterplans therefore cover four of the strategic sites that were being advanced through the withdrawn Development Strategy and identified at paragraph 2.22. In relation to the other sites (Arlesey Cross, East Leighton Linslade and Wixams), these were all subject to allocations in existing policy documents and were intended to be carried forward in the withdrawn Development Strategy.

## Evidence base

### *Annual monitoring report*

2.27 CBC's most recent Annual Monitoring Report (AMR) covers the period April 2014 to March 2015. Measure BD1 of the AMR sets out changes in employment floorspace in the period since April 2011. The figure below is taken from the AMR and shows that over the period, there has been a net loss of employment floorspace.

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<sup>6</sup> Para. 3.1.3

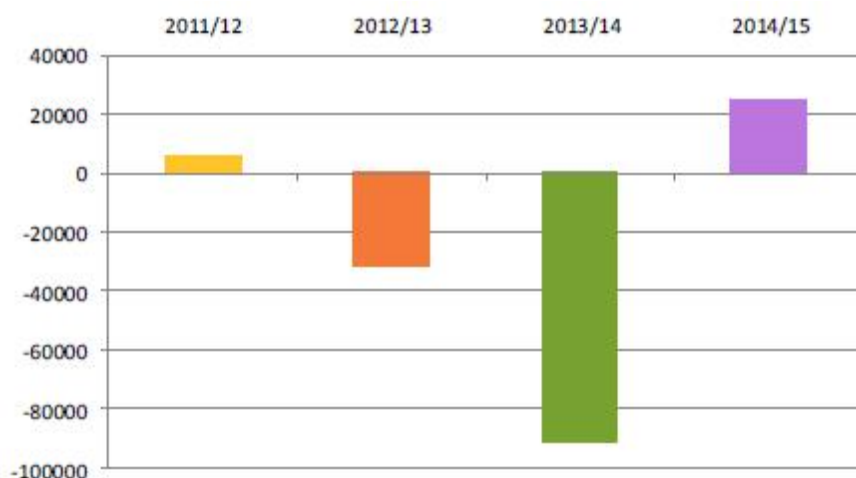
<sup>7</sup> See para. 2.77

<sup>8</sup> Para. 4.5

<sup>9</sup> Para. 4.3

<sup>10</sup> Para. 4.6

**Figure 2-1: Net employment completions by monitoring year (sqm)**



Source: Central Bedfordshire AMR 2014/15

- 2.28 The table below split this out by sector for the period. Until the last year, only in the first year was there net growth in employment floorspace in the authority area:

**Table 2.1: Net employment floorspace by type 2011-15 (sqm)**

	B1a	B1b	B1c	B2	B8	B0 <sup>11</sup>	Total
2011/12 <sup>12</sup>	1,490	0	455	1,894	1,828	0	5,667
2012/13	-13,893	0	-3,822	-7,691	-11,464	5,421	-31,429
2013/14	-6,763	-375	-19,019	-7,310	-54,778	-1,962	-901,207
2014/15	2,302	-3,087	406	-9,650	35,553	-671	24,853
2011-15	-16,864	-3,462	-21,980	-22,757	-28,861	2,788	-91,136

Source: Central Bedfordshire AMRs

- 2.29 In the last year of monitoring, the notable addition to the stock was Prologis Park at Dunstable (Use Class B8) which accounted for 28,000 sqm; conversely the main loss was at Montgomery Way in Biggleswade (Use Class B2).

### *Employment and Economic Study*

- 2.30 GVA carried out a two-stage Employment and Economic Study (EES) in 2012 on behalf of the Council. The Stage 1 report established the baseline policy, economic and land conditions in Central Bedfordshire and reviewed allocated employment sites in order to understand the balance of supply and demand to inform a 'realistic jobs target' in the period up to 2031 to form part of the now-withdrawn Development Strategy. Stage 2 considered the major sites proposed in the development strategy in detail and made a series of recommendations geared to ensuring the right policy conditions were in place to support economic growth.

<sup>11</sup> B0 refers to mixed B1, 2 and 8. For the purposes of later analysis of losses by office and industrial, B0 floorspace is split equally between office and industrial.

<sup>12</sup> South area 'general B1' split category split equally between B1a and B1c to allow comparison



- 2.31 The EES identified job growth of 18,000 in the period to from 2011 to 2031, based on the 2012 EEFM. This translated into a gross land requirement for 42 hectares, as set out in the table below:

**Table 2.2: 2012 employment floorspace and land requirements**

Use	Net floorspace (sqm)	Gross floorspace (sqm)	Gross land (ha)
Office	90,800	123,300	15
B1b, B1c and B2	-28,800	21,400	5
Warehouses	66,600	83,800	21
Total	128,600	228,400	42

- 2.32 Central Bedfordshire had an aspirational job target of 27,000 additional jobs between 2011 and 2031.
- 2.33 The EES identified professional and other private services, information & communication and transport & storage as the major growth sectors in Central Bedfordshire between 2011 and 2031. Manufacturing is the only sector set to decline over the period. The majority of the job growth in Central Bedfordshire is set to be in Non-B Class employment.
- 2.34 The EES identified an oversupply of employment land in Central Bedfordshire. In total 145.3 hectares of vacant employment land in Central Bedfordshire was identified. Projected demand based on both the Experian and the 2012 EEFM models showed an oversupply of employment land of 97.1 hectares for each respective model. Most of the oversupply was in industrial land.
- 2.35 Stage 2 of the EES comprised a more detailed look at where future employment growth in Central Bedfordshire should be located. The EES made a number of recommendations:
- Central Bedfordshire should release the weakest employment sites i.e. those assessed to be very poor
  - Recognise the importance of non-B Class jobs in meeting employment growth objectives
  - Maintain the importance of the green belt while balancing this out with the need for high quality sites.
  - Identify additional sites for offices
  - Consider high scoring sites for strategic warehousing
  - Recognise the potential of mixed use schemes in meeting economic growth
  - Establish a strong relationship between developers and employers
  - Develop a more effective employment land and floorspace monitoring framework.

### *Luton & Central Bedfordshire Strategic Housing Market Assessment Update*

- 2.36 ORS prepared an update to their 2010 Strategic Housing Market Assessment (SHMA) on behalf of Luton and Central Bedfordshire Councils in 2015. The SHMA covers the administrative areas of Luton and Central Bedfordshire as a 'best-fit' for the functional Housing Market Area (HMA). The SHMA update considered the Objectively Assessed Need (OAN) for the HMA in a manner compliant with the NPPF and PPG.
- 2.37 The 'starting point' for estimating the OAN is the CLG household projections. The projections suggest that the number of households in Luton and Central Bedfordshire would increase by 53,300 between 2001 and 2031. ORS did not consider this figure to be appropriate because the CLG population projections are based on short-term trends. A 10-year migration trend scenario yielded a housing need of 42,900 dwellings across Luton and Central Bedfordshire between 2011 and 2031.
- 2.38 The SHMA noted the planned increase of 45,000 jobs across the two authorities. This is an increase in dwellings from the demographic starting point in order to ensure that there is sufficient housing to balance out the proposed increase in jobs. As such, the SHMA identifies an OAN of 47,300 dwellings in both Luton and Central Bedfordshire which is equivalent to an annual requirement of 2,365 dwellings per year between 2011 and 2031.

### *Stevenage, North Hertfordshire and Central Bedfordshire FEMA*

- 2.39 On behalf of the three authorities, NLP carried out a FEMA study ('the SNHCB FEMA'). The study area, which extended across the whole of Stevenage and North Hertfordshire but only extended partially across Central Bedfordshire, drew on the 2001 travel-to-work area (TTWA) for Stevenage. Within Central Bedfordshire, the A6 effectively forms the western boundary of the study area, referred to as 'Eastern Central Bedfordshire' and includes Biggleswade, Sandy, Arlesey and Stotfold.
- 2.40 With regard to recent performance, the SNHCB FEMA notes that in the period 1991 to 2014:
- In Stevenage, employment growth has been driven by most particularly by professional services. The same is true in Eastern Central Bedfordshire, though to a lesser extent. In North Hertfordshire, the converse holds true i.e. jobs losses have been most significant in that sector.
  - Eastern Central Bedfordshire's main employment sectors are wholesale and transport, business services, retail, education and construction. When compared to Stevenage and North Hertfordshire, Eastern Central Bedfordshire has stronger representation in agriculture and mining, public administration and media/arts. Conversely it has relatively limited computing/IT and utilities and services employment.
  - As with North Hertfordshire, Central Bedfordshire's labour force increased at a greater than jobs, pointing to increasing levels of out-commuting. Conversely



Stevenage's number of workforce jobs grew at a faster rate than working-age population, pointing to increased importing of labour.

- Whilst 'only moderate employment growth' relative to regional and UK average was achieved in the study area, this was largely due to employment losses in North Hertfordshire. Eastern Central Bedfordshire's role remained largely unchanged, with Stevenage being the main driver of jobs growth.

- 2.41 In terms of geographical distribution, the A1(M) corridor is the main focus of employment in all three areas. However, because the study only considers part of Central Bedfordshire, in order to provide specific figures for Eastern Central Bedfordshire, local authority-wide sector splits have been applied to estimated employment levels. NLP acknowledge that, as a consequence, 'it is likely that workforce job numbers in some sectors will be underestimated and some will be overestimated' because the flat approach will obscure sector specialisations within Eastern Central Bedfordshire.
- 2.42 Irrespective of these caveats, the overall point that Eastern Central Bedfordshire is the smallest economy, accommodating 22% of total workforce jobs within the main study area despite constituting a relatively large geographical area.
- 2.43 NLP set out that although the economic roles and functions of the three local authorities are distinct; because the various specialisms are complementary, it suggests '*that the area represents a relative functional economic market area in sector and employment terms*'.
- 2.44 Analysis of the property market for Central Bedfordshire is drawn primarily from the GVA study and therefore refers to the same five employment market areas of which two (Biggleswade and Sandy; and Stotfold, Shefford and Arlesey) are within Eastern Central Bedfordshire.
- 2.45 The SNHCB FEMA pre-dates the withdrawal of the Development Strategy. As such, in considering the impact of potential policy changes on the FEMA geography, it looks at, as one scenario, higher containment in Central Bedfordshire (as well as North Hertfordshire) because of the impact this might have on commuting patterns and therefore overall spatial demand and supply balance. The scenario tested does not envisage a significant shift in the dynamic between the three areas i.e. Stevenage remains the driving force in terms of importing labour and Eastern Central Bedfordshire remaining a net exporter of labour; however, it would mean that Eastern Central Bedfordshire would become a smaller net exporter. Ultimately, NLP conclude that this would not alter the FEMA geography but would in fact strengthen it.
- 2.46 Based on a level of labour force containment of 55% within the study area, NLP conclude that Stevenage, North Hertfordshire and Eastern Central Bedfordshire 'can be considered a relevant and valid FEMA'. They set out that this is confirmed by the relatively low level of in-commuting.
- 2.47 In considering its overall conclusions, it should be remembered that the SNHCB FEMA is underpinned by 2012 EEFM data and also pre-dates the publication of the 2011 TTWAs, so is reliant on 2001 data. Accordingly, much of the analysis

undertaken to test the 2001 TTWAs has now been superseded, as NLP acknowledge. We consider in the following sections the implications of the new TTWA geography and also the latest economic forecasts on the FEMA geography.

## Adjoining authorities

### *Aylesbury Vale*

- 2.48 Following the withdrawal of the Vale of Aylesbury Plan in early 2014, Aylesbury Vale is currently the process of bringing forward a new Local Plan to replace the saved policies of the 2004 plan that are currently in place. As part of this process a draft Housing and Economic Land Availability Assessment (HELAA) was published alongside the Local Plan Issues and Options draft. The HELAA identified capacity for 22,593 dwellings across 190 sites and 636,770 sq.m of employment floorspace across 64 sites. As the Local Plan is still in its early draft stages, no allocations have been proposed.
- 2.49 ORS and Atkins were commissioned jointly by the four Buckinghamshire Councils, including AVDC, to identify both HMAs and FEMAs for the county and its surrounding areas. Five were identified based on analysis of TTWAs as the key component of the definition of FEMAs, with supplementary analysis on transport network, property markets, sectoral composition, supply chains, retail catchments and administrative geography.
- 2.50 In relation to Aylesbury Vale, we note that this was considered to fall into four different FEMAs, namely:
- Aylesbury town is at the centre of its own sub-FEMA within a **Central Buckinghamshire FEMA**. Wycombe, Chiltern and Beaconsfield make up the other sub-FEMA within this overall FEMA
  - The northern parts of Aylesbury Vale District are better related to a **Milton Keynes FEMA** and share distinct property market and sectoral strengths
  - The eastern section of Aylesbury Vale, near to Dunstable and Luton is defined as being within **Hertfordshire FEMA**; however, this is largely because economic activity is limited here so there is no justification for amendment to the published TTWA
  - Similarly, the western part of the District has limited economic activity such that there is no evidence to suggest that it should not fall into the **Oxfordshire FEMA**
- 2.51 It should be noted that the Buckinghamshire FEMA report pre-dates the publication of the 2011 Census TTWAs.

### *Bedford*

- 2.52 Bedford's development plan comprises of the Bedford Core Strategy and Rural Issues Plan (2008) and saved policies of the Bedford Borough Local Plan (2002). Work is underway on the preparation of a new Local Plan covering a plan period to 2032. The Core Strategy defined two policy areas in Bedford – the Bedford Growth Area and the Rural Policy Area with the Growth Area being the main focus for new employment provision.

- 2.53 The Core Strategy split the housing and employment allocation to Policy CP10 of the Core Strategy makes provision for a minimum of 16,000 jobs between 2001 and 2021. Policy CP11 allocates 75 hectares of employment land in Bedford.

### *Milton Keynes*

- 2.54 The Core Strategy (July 2013) and the Milton Keynes Local Plan (December 2005 2005) together form the most recent development plan for Milton Keynes. The Local Plan was 'saved' by the Government Office. While Milton Keynes has an adopted Core Strategy, a large majority of its Development Management policies are contained within the Milton Keynes Local Plan.
- 2.55 The Council has since begun work on a new Local Plan called Plan:MK. Initial consultation on the plan was carried out in 2014. The Council published Plan:MK *Strategic Development Directions* for a formal 12-week public consultation in January 2016.
- 2.56 The Local Plan set out the spatial distribution of employment land. Large footprint employment uses totalling some 60.3ha were allocated in the Eastern Expansion Area (bounded by the M1), while smaller B1, B2 and B8 uses were allocated in the Western and Northern Expansion Areas. The Eastern Expansion Area in particular is located close to Milton Keynes's borough boundary with Central Bedfordshire.
- 2.57 Policy CS3 of the Core Strategy deals with employment land allocations. 27 sites totalling 216ha has been identified for employment use. This includes 65.9 ha identified in the Eastern Expansion Area for B2 and B8 uses. In addition, Central Milton Keynes was identified as '*the primary focus for the development of additional office (B1a) and high technology/research and development (B1b) floorspace within the Borough*'.

### *Milton Keynes Employment Land Review and Economic Growth Study*

- 2.58 GVA Bilfinger prepared a two phase Economic Growth and Employment Land Study (EGELS) on behalf of Milton Keynes Council and the Milton Keynes Development Partnership in 2015. The first phase of the EGELS brings together the baseline findings on the likely level of job growth in Milton Keynes up to 2031 including an assessment of potential employment sites.
- 2.59 Phase 1 of the EGELS study identified financial services, IT consulting, security-related services, transport and related supply-chain activities and food and beverage manufacturing as the strongest performing sectors in Milton Keynes.
- 2.60 The market in which Milton Keynes operates was found to extend beyond the borough's administrative boundary and cover much of south east England<sup>13</sup>. Whilst the report does identify in definitive terms a FEMA for Milton Keynes, it is relevant to the conclusions that the commercial property and business market extends beyond the South East Midlands LEP (SEMLEP) area to link to London, Oxford, Birmingham and Cambridge, whereas the labour market reach is more locally-focused, extending

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<sup>13</sup> Para. 5.17

into Central Bedfordshire as the greatest contributor of inflows of labour, as well as other neighbouring authorities of South Northamptonshire, Aylesbury Vale, Northampton, Bedford and Luton<sup>14</sup>.

2.61 Experian and EEFM forecasts were used in the EGELS. Experian identified a total of 38,630 new jobs over the Plan:MK period (2011-2031), with the majority of the jobs arising in office-based activities. The EEFM model identified 47,000 new jobs between 2011 and 2031. In contrast to the Experian model, EEFM estimated that the greatest scale of growth was anticipated to be in non-B class sectors.

2.62 The table below summarises the Experian and EEFM land requirements

**Table 2.3: Experian and EEFM projections comparison**

Forecaster	Land requirement (ha)	Floorspace requirement (sqm)
Experian	124	730,000
EEFM	159	860,000

2.63 Both forecasts conclude that the majority of floorspace will be required in the warehouse and distribution sector, within which a supply shortfall was identified.

2.64 Phase 2 of the EGELS provides recommendations based on Phase 1 findings. Phase 2 focused on the more qualitative aspect of existing and potential employment sites. The report recommended that:

- Milton Keynes Council should consider the allocation of additional land for warehousing and logistics along the M1 to meet the identified shortfall of 49 hectares of employment land.
- Reinforce Central Milton Keynes' role as a hub for knowledge-intensive activities. Redevelopment of old office stock could meet demand for Grade A office space.
- Encourage mixed-use developments

### *North Hertfordshire*

2.65 The district's development plan comprises of saved policies from the Local Plan No.2 with Alterations (1996). North Hertfordshire District Council is currently preparing a new Local Plan, set to run up to 2031.

2.66 The Local Plan (1996) made a number of allocations for employment land in Hitchin, Letchworth Garden City, Baldock and Royston. Due to the dated nature of the Local Plan, it is assumed that majority of the allocated development sites have been built out.

2.67 The emerging Local Plan is currently at the preferred options stage. The last round of consultation took at the end of 2014 into early 2015. The draft plan seeks to provide 3,600 additional jobs over the plan period.

2.68 Draft Policy ETC1 deals with the provision and distribution of employment land. The policy states that the Council will safeguard employment land in Hitchin, Letchworth Garden City, Baldock and Royston with additional land identified at the former Power

<sup>14</sup> Para. 5.28

Station, Letchworth Garden City (1.5ha); east of Baldock (8ha); and west of Royston (10.9ha). A total of 207 hectares are included in draft allocations.

- 2.69 Emerging Policy ETC2 seeks to promote the expansion of the knowledge economy in the district by supporting redevelopment of existing sites and the development of allocated employment sites. Further draft policies set out appropriate uses in employment locations (ETC3) and allow employment uses outside designated employment sites (ETC4).

### Stevenage

- 2.70 The development plan comprises the Stevenage District Plan Second Review (2004). While a number of policies in the plan have been deleted, due weight is given to the saved policies. The Council is currently consulting on its emerging Local Plan which covers a period from 2011 to 2031. A publication draft of the Local Plan was published in January 2016 and includes allocations totalling some 45ha, as set out in the table below.

**Table 2.4: Stevenage employment allocations**

Site	Site area (ha)	Net floorspace (sqm)	Use class
Former Kodak site, Bessemer Drive	3.44	15,500	B1/B2/B8
Caxton Way	0.79	3,600	B1/B2/B8
Six Hills Way	0.46	2,100	B1
North of Maxwell Road	5.64	25,500	B1
West of Gunnels Wood Road	25.68	120,000	B1/B2
South of Broadhall Way	9.47	45,000	B1/B2

Source: Stevenage District Local Plan (2004)

- 2.71 In the Stevenage West development area, Policy SW12 allocates between 10 and 12 hectares of land for B1 and B2 uses. Policy SW13 allocates 3,000 sqm of floorspace for small business units close to the main centre.
- 2.72 Draft Policy SP3 of the emerging Local Plan seeks to:
- Provide at least 140,000 sqm of B-Class employment floorspace over the plan period
  - Permit high-density B-Class employment uses in the most accessible locations
  - Remodel Gunnels Wood to modern requirements and encourage the development of a Bioscience Catalyst to the south of the employment area.
  - Protect an employment area at Pin Green and retain a range of B-class employment accommodation in suitable locations elsewhere in the town.
  - Work with Central Bedfordshire Council, North Hertfordshire District Council and Welwyn Hatfield Borough Council to ensure an appropriate level of employment provision within the A1(M) / A1 corridor through:
    - i A new, strategic employment allocation at Baldock to be delivered through North Hertfordshire's local plan;

- ii The continued development of the Stratton Farm Business Park at Biggleswade through Central Bedfordshire's local plan; and/or
- iii The retention of key employment areas within Welwyn Garden City through Welwyn Hatfield's local plan.
- Recognise the important role played by the town's retail, health and other non-B Class land uses in providing employment.

2.73 Policy EC1 proposes a number of allocations in Stevenage. The proposed employment sites set out in the table below:

**Table 2.5: Stevenage draft employment allocations**

Reference	Site	Use classes	Target floorspace provision (sqm)
EC 1/1	GSK / Stevenage Bioscience Catalyst	B1(b) with ancillary uses	50,000
EC 1/2	South of Bessemer Drive, Gunned Wood	B1(a), B1(b)	12,000m
EC 1/3	West of Gunned Wood Road	B1(b), B1(c)	4,000m
EC 1/4	Land west of North Road	B1(c), B2 and / or B8	20,000m
EC 1/5	Stevenage Central	B1(a)	35,000m
EC 1/6	West of Stevenage	B1(a)*, B1(b), B1(c)	10,000m
EC 1/7	Land west of Junction 8	B8 and ancillary uses	12,500m

2.74 With the exception of one site, most of Stevenage's employment land allocations are located along the A1(M).

## Local Enterprise Partnership

2.75 Central Bedfordshire is within the South East Midlands Local Enterprise Partnership (SEMLP) area. The current Strategic Economic Plan (SEP) for the period to 2020/1 sets out the aim of delivering infrastructure to support 86,700 new homes and 111,200 new jobs. The SEP, which was informed by the EEFM, identifies Cranfield Technology Park and Cranfield University, and Millbrook Proving Ground as key assets that will support higher levels of economic growth within the sub-region.

2.76 In addition, the SEP outlines a number of key infrastructure projects across the LEP area including Woodside Link (Dunstable). This is noted to comprise 3.3km of new road which will link to the proposed Junction 11a on the M1. The link will include junctions which access into one of the key development sites in the LEP area (Houghton Regis North) which is anticipated to include new employment floorspace.

## Transformational investment

2.77 In addition to the Woodside Link, there are a number of other key infrastructure investments that are expected to deliver significant benefits to Central Bedfordshire over the plan period. These are:



- M1 Junction 10a improvements: although located outside Central Bedfordshire, these improvements are adjacent to the authority's boundary and are therefore expected to have implications.
- A421 dualling: joint project with MKBC to improve strategic access between Junction 13 of the M1 with central Milton Keynes.
- A5/M1 link road (Dunstable northern bypass): a 2.9 mile dual carriageway will run east from the A5 north of Dunstable to the M1 at a new junction J11a. It will be part funded by Highways England but will also be subject to significant developer contributions associated with the emerging urban extension allocation north of Houghton Regis.
- A6/M1 link road (Luton northern bypass): new strategic link road from the A6, linking into J11a of the M1. No funding has been secured from Highways England and it is anticipated that it will be funded by developer contributions associated with an emerging urban extension allocation (land north of Luton).
- East/West rail: the central section of which will establish a strategic rail connection for passengers and freight between Cambridge and Bedford. The route has now been announced as running via Sandy, through the northern part of Central Bedfordshire.

## Summary

- 2.78 The NPPF and PPG set the context for planning for economic development needs. At the heart of this is deliverability. Local authorities must make provision to meet their needs and co-operate where necessary with their neighbours. However, in making these plans, there is a clear onus on local authorities to ensure that sites are not safeguarded where there is no prospect of delivery. In circumstances where employment development needs are competing with demands for space to accommodate other uses, particularly residential, this presents a challenge for local authorities.
- 2.79 At a local level, the withdrawal of the Development Strategy has provided the Council with an opportunity for a new start in planning for its economic needs. In practice though, this new start is influenced by the stage its duty to co-operate partners have reached in planning for their economic development needs. A review of emerging policy indicates that Bedford, Stevenage, North Herts and Milton Keynes are looking to allocate in the order of 540 ha of employment land.
- 2.80 Furthermore, evidence base work undertaken jointly by the Council with Luton Borough Council has confirmed that Central Bedfordshire's FEMA does not coincide with its boundaries. The need to plan for employment growth in the context of those strategies being advanced by neighbouring authorities is clear.
- 2.81 The evidence base work that the Council have commissioned to inform the withdrawn Development Strategy included an assessment of economic needs undertaken in two phases by GVA. Those studies identified need for 42 ha of employment land over the plan period. This need for additional floorspace was made together with a recommendation for releasing poorer quality existing employment sites and also

consider making strategic allocations on the basis of scoring criteria devised by the authors. Based on this evidence, the withdrawn Development Strategic included six strategic employment allocations totalling up to 139 ha: North Houghton Regis, North Luton, East Leighton Linslade, Sundon rail freight interchange, land north east of Flitwick and Stratton Farm.

- 2.82 In considering the policy context, it is also relevant to consider the planned investments in infrastructure that are committed through mechanisms that extend beyond planning policy including the A5-M1 link, A6-M1 link, A428 improvements and East West Rail. For Central Bedfordshire, there are a number of schemes coming forward which will enable larger parts of the authority area to take advantage of the strategic road network that runs through it. This is likely to have direct implications for the allocation of specific sites; indeed, these infrastructure improvements related closely to the then-draft strategic employment allocations detailed above.
- 2.83 This policy and evidence context provides the starting for both the functional economic market area assessment and the employment land review in parts B and C of this report.



## 3 PART B - FUNCTIONAL ECONOMIC MARKET AREA

### What is a FEMA?

- 3.1 The National Planning Practice Guidance (PPG) at paragraph 012 advises that economic development needs' – which include the need for employment land as well as other economic uses – should be assessed in relation to functional economic market areas. Its explanation of what these areas are takes up a single sentence:

*'The geography of commercial property markets should be thought of in terms of the requirements of the market in terms of the location of premises, and the spatial factors used in analysing demand and supply – often referred to as the functional economic market area.'*

- 3.2 In summary, the above sentence says that 'functional economic market area' means 'the locational requirements of the market and the spatial factors used to analyse demand and supply. It conveys a broad suggestion that FEMAs are a way of analysing market geography, but does not tell us what a FEMA is or why it is useful. The gap is partially filled by an earlier CLG guidance note, published in 2010, on which the PPG is clearly based. The note provides a clearer definition and rationale for the concept of a FEMA. We quote key passages below, but the whole document repays careful reading.

*'Economic flows often overlap local authority boundaries. This means that the functional area over which the local economy and its key markets operate will not necessarily adhere to administrative boundaries. Instead, key economic markets broadly correspond to sub-regions or city regions - known as functional economic market areas (FEMAs)...*

*Whereas the national or regional level is often seen as too large to tackle many of the issues facing individual urban economies, local authority areas can be too small if they cover a smaller geographical area than their economic markets. Policies designed at a local authority level, for example, may not fully consider the costs and benefits of implementing a policy if this spreads beyond their administrative boundaries. This can make it harder to tackle economic challenges effectively.*

*If economic policy is formulated at the FEMA level, as a closer fit to the area's real economic market, most of the impacts of the policy area will be contained. There will be less risk of local policies which are against the wider sub-regional or national interest, and local partners will be able to make more strategic decisions on economic development.'*

### How should FEMAs be drawn?

- 3.3 Regarding the practical definition of individual FEMAs, the PPG advises that there is no standard approach, but factors that 'it is possible' to take into account include:

- Coverage of Local Enterprise Partnerships (LEPs)
- Travel-to-Work Areas
- Housing market areas
- Flows of goods, services and information
- Service market for consumers
- Administrative areas
- Catchment areas of cultural and social facilities
- The transport network.

3.4 Again this list is based on the 2010 CLG note, which provides useful clarification, beginning with the labour market angle:

*'The most widely accepted approach to identifying FEMAs is by reference to Travel to Work Areas (TTWAs), which are relatively self-contained, internally contiguous labour market areas. A commonly used definition is that: of the resident economically active population at least 75 per cent work in the area; and of all those working in the area at least 75 per cent also live in the area...*

*TTWAs are often treated as the default definition of FEMAs for two reasons:*

*The labour market is fundamental to policy-relevant definitions of FEMAs... and*

*TTWAs are the only sub-regional economic area robustly defined under the remit of National Statistics.'*

3.5 This explanation is important. As mentioned earlier, the rationale for FEMAs is that the planning policies of any given local authority are likely to impact on other local authorities within the same market area. The main instance of such cross-boundary impacts relate to the labour market. Because many people live in one local authority district and work in another, if an authority provides development land for economic uses the businesses that eventually occupy that land will provide jobs for residents of neighbouring authorities. This is an important reason why travel to work (commuting) is the main criterion in defining FEMAs.

3.6 After travel to work the CLG economic note goes on to discuss other relevant criteria – which are identical to the PPG ones listed at paragraph 3 above, except that the item called 'flows of goods, services and information' in the PPG is called 'supply chains in industry and commerce' in the economic note. The note comments on the different indicators as follows:

- With regard to housing it explains that there is no agreed method for defining market areas, but the National Housing and Planning Unit has recently commissioned a study to develop such a method. We note that the NHPAU study was published later in 2010 and does indeed provide a comprehensive set of housing market areas (HMAs), based on analysis of migration and commuting.
- In relation to supply chains, the note advises that the evidence is 'very difficult to map': input-output tables provide a method that 'may be viable, but it is questionable whether the information [they provide] has much value, since it is not based on data about real links'.

- Regarding service markets for consumers, the note makes it clear that the subject is relevant to consumer services such as shopping centres, airports, concert halls or hospitals, rather than the employment (B-class) uses that this study focuses on.
- In regard to administrative areas, the note suggests that analysis should take account of local authority boundaries, because the decisions that are informed by that analysis will be taken by local authorities. Therefore it recommends that FEMA boundaries be 'best fitted' to local authority areas.
- Finally the note advises that 'transport data are not the best data sources for FEMA definitions'... the key role of transport will be reflected using other FEMA definitions, such as TTWAs, as these flows are partly shaped by transport availability'.

3.7 Based on these discussions of different indicators, the 2010 economic note concludes that the best way to define FEMAs may be to:

*'Analyse Census commuting or migration data, as the most complete and reliable flow data, and supplement them with data from other economic markets'.*

3.8 The PPG suggests a single data source for defining FEMAs - the ONS Travel-to-Work Areas (TTWAs), which as noted earlier are based on commuting only. It seems reasonable to assume that this is not intended as exhaustive, and therefore it does not imply that other data sources are not useful or relevant.

3.9 Following this approach, in the next section we consider commuting, as analysed in the new geography of TTWAs published on 18 August 2015, and compare these TTWAs with the housing market areas (HMAs) defined by migration flows. Separately, we set out a more qualitative analysis of the commercial property market that will supplement these statistics.

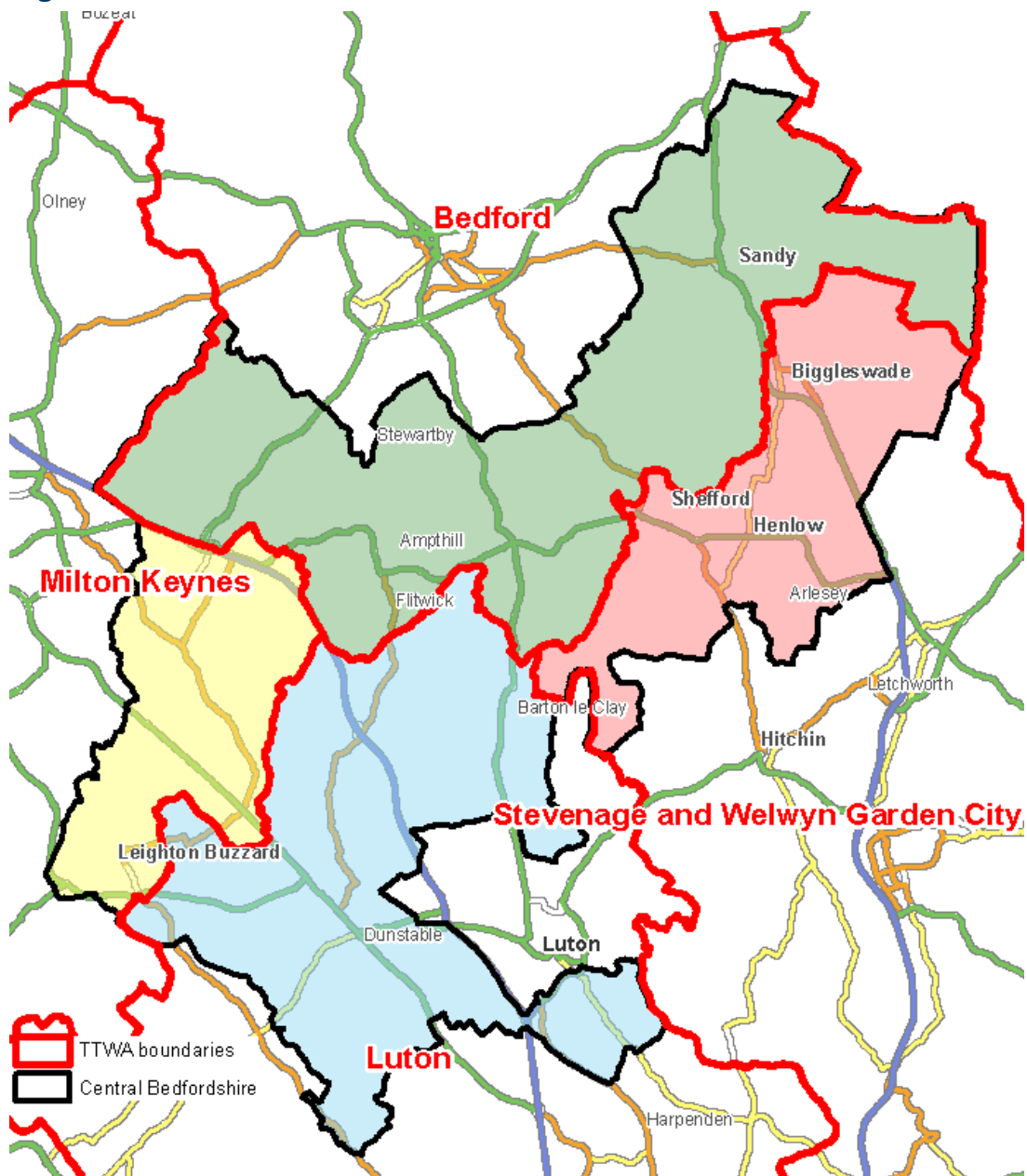
## Commuting and migration

3.10 The Office of National Statistics (ONS) has used commuting data from the 2011 Census to provide a new set of TTWAs, which was published in August 2015. The results are shown in the map overleaf. TTWA boundaries and names are shown in red and local authority boundaries and names are shown in red.

3.11 Central Bedfordshire is split between four TTWAs, centred on the main urban agglomerations that surround the district:

- Milton Keynes TTWA
- Bedford TTWA
- Stevenage and Welwyn Garden City TTWA
- Luton TTWA, which also includes the towns of Dunstable, Hemel Hempstead and St Albans.

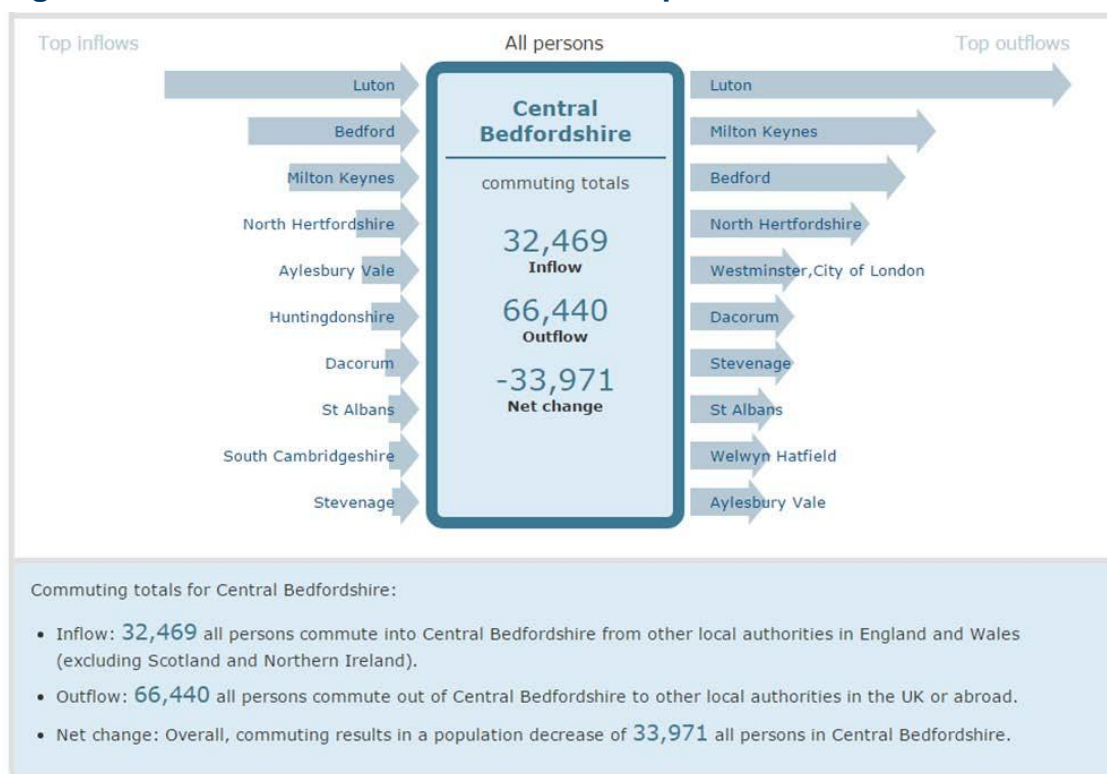
**Figure 3-1 TTWA in and around Central Bedfordshire**



Source: ONS

- 3.12 This geography is as one would expect, given that Central Bedfordshire is a very large and mostly rural area, of which different sections look to employment and service centres in different directions. Thus, Central Bedfordshire is a very open labour market and a net exporter of labour. At the 2011 Census, the district had 105,800 working residents, of whom just over 60% had their main workplace in other local authority areas. Conversely there were 72,100 people working in the district, of which 45% lived in other local authority areas. The main origins and destinations of those commuters are pictured below.

**Figure 3-2 Location of usual residence and place of work**



Source: ONS, Census WU01EW - Location of usual residence and place of work by sex (MSOA level)

- 3.13 Historical analysis of the economic geography of Central Bedfordshire, undertaken as part of the Local Economic Assessment (2011) and previous employment land review studies, identified that the FEMA of Central Bedfordshire is complex. There are clear commuting, labour market, economic activity, commercial property markets and administrative linkages to surrounding areas. However, based on a high degree of local supply-chain activity, overlapping TTWAs and a self-containment rate 37% within the administrative area, the Central Bedfordshire Local Authority administrative boundary has historically been utilised as the primary FEMA, recognising the need to engage with neighbouring authority areas.

**Table 3.1: Commuting patterns summary**

Live in \ Work in	Central Beds	Elsewhere	Total	Workplace containment
Central Beds	39,661	32,469	72,130	55%
Elsewhere	66,131			
Total	105,792			
Residential containment	37%			

Source: ONS (WF01BEW)

- 3.14 This data cannot be compared directly with 2001 Census data because, whilst home workers are excluded from the former, the 2001 data included them. The effect is

that residential containment is higher than suggested by Table 3-1. In advance of directly comparable 2011 Census data being released, the table below makes a manual adjustment for this with reference to other 2011 Census data<sup>15</sup>. This confirms that over the 10-year period, although there has been a decline which is reflected in the new TTWA geography and the increased pull of Milton Keynes, the overall level of self-containment has not fallen as much as initially assumed.

**Table 3.2: Commuting patterns 2001 vs 2011**

<div>Live in Work in</div>	Central Beds	Elsewhere	Total	Workplace containment
2001				
Central Beds	60,130	29,169	89,299	67%
Elsewhere	60,554			
Total	120,684			
Residential containment	50%			
2011				
Central Beds	54,675	32,469	87,144	63%
Elsewhere	66,131			
Total	120,806			
Residential containment	45%			

Source: ONS KS09A & WF01BEW

- 3.15 The ONS Business Register and Employment Survey (BRES) data provides further insight into the TTWA geography. The table below shows the proportion of jobs within each TTWA that are within Central Bedfordshire. This confirms that whilst Central Bedfordshire represents the minority of jobs in each TTWA, it is the Bedford TTWA that is the most significant.

**Table 3.3: Proportion of TTWA jobs in Central Bedfordshire**

TTWA	Total workplace population	Proportion TTWA jobs in Central Beds
Bedford	105,067	30.26%
Luton	320,522	10.06%
Milton Keynes	183,883	8.74%
Stevenage and Welwyn Garden City	179,512	8.67%

Source: BRES

<sup>15</sup> WP7103EW Workplace and usual residence by method of travel to work (2001 specification) (Workplace population)



- 3.16 Further analysis enables us to split Central Bedfordshire's jobs out into sectors, by the relevant TTWA, and compare these against the sector average for the authority as a whole. The table below shows that there is relatively little variation between the different TTWAs i.e. for those parts of the relevant TTWAs that overlap into Central Bedfordshire, the differences in terms the employment make-up of those areas are relatively limited. The exception to this is the office sector where those parts of the authority area located in the Luton and Milton Keynes TTWAs take a greater proportion of employment than the average for Central Bedfordshire.

**Table 3.4: Central Bedfordshire employment by sector and TTWA**

	Stevenage	Bedford	Milton Keynes	Luton	Central Beds average
Industrial	7%	6%	5%	7%	6%
Manufacturing	10%	11%	13%	11%	11%
Office	16%	24%	17%	23%	21%
Wholesale	10%	8%	12%	9%	9%
Non-B	56%	51%	52%	50%	52%
Total	100%	100%	100%	100%	

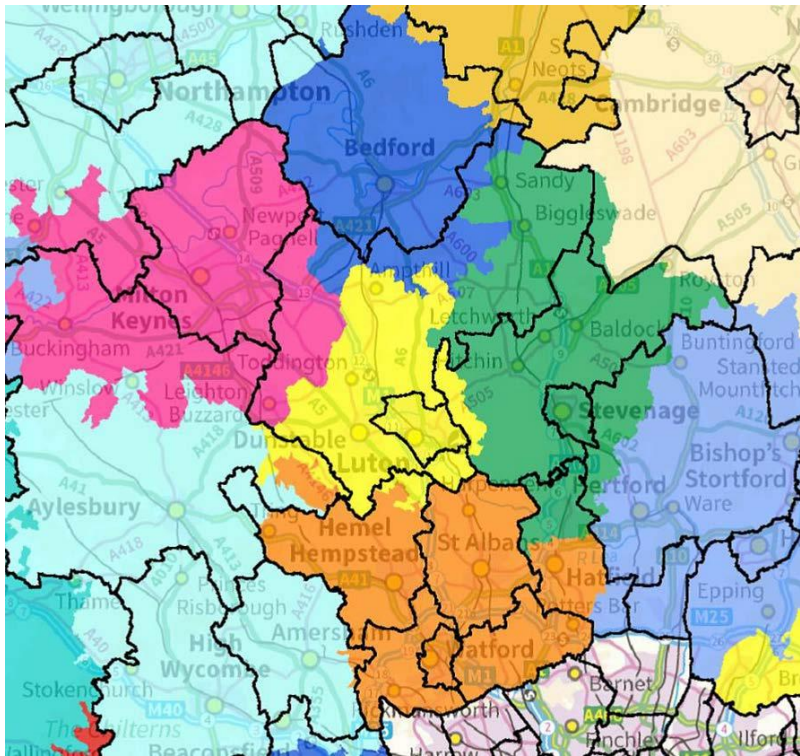
Source: BRES

- 3.17 The area's travel-to-work geography is strikingly similar to the housing market geography shown in the Luton and Central Bedfordshire SHMA (2015 Update), largely on the basis of migration statistics – albeit of an earlier vintage<sup>16</sup> than those set out above.

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<sup>16</sup> 2001 TTWAs

**Figure 3-3 Housing market areas in 2015 SHMA update**



- 3.18 The map above, extracted from the SHMA, shows that Central Bedfordshire falls into four different housing market areas: Luton (shaded yellow), Stevenage (green), Bedford (blue) and Milton Keynes (pink).

## Property market view

- 3.19 Although the TTWAs indicate that Central Bedfordshire is split into four separate areas, the commercial property market analysis suggests that this is not strongly reflected in terms of business space and land requirements.
- 3.20 The market geography of the wider area identifies Milton Keynes and Cambridge, and to a lesser extent Luton and Stevenage as performing well. Whilst Central Bedfordshire is within close proximity of these centres, particularly Milton Keynes and Luton, there is limited evidence to suggest that if employers are unable to find space in those locations they would look to locations within Central Bedfordshire. Instead, discussions with commercial agents active in the area suggest that the majority of business occupiers are highly localised i.e. with perhaps the exception of Dunstable and its relationship with Luton, they have limited functional relationship with the economy of the larger centres outside the local authority area and focus on locations within Central Bedfordshire such as Biggleswade and Sandy as their area of search. This is evident in the type of employment space and land that accounts for a large proportion of the employment stock which is primarily catering to employment sectors e.g. offices and light industry serving the needs of resident population. This is explored in further detail in Section 5.



- 3.21 So from a property market perspective the links between Central Bedfordshire and the core of the four FEMAs are weak. This is not to draw the conclusion that they do not exist; only that land and property in Central Bedfordshire is not perceived as a close substitute for space in the core of the FEMAs.
- 3.22 Consultations have shown two key markets where the FEMA geography does not fit at all. The first relates to strategic warehousing. Central Bedfordshire is located within proximity of the UK logistics and distribution 'Golden Triangle': an area bounded by the M1, M6 and M69 which is highly accessible for the whole of country. Although Central Bedfordshire is not within this area, the scarcity of available sites and the footloose nature of demand for space in this sector means that occupiers will consider locations further along these corridors. In the case of Central Bedfordshire, the M1 corridor, and to a lesser extent the A1, represent areas of search that are likely to extend beyond the FEMA geography.
- 3.23 So demand for this type of space in Central Bedfordshire is a function of the national and regional warehousing market. This is a point we will return to in Part C of this study but here we summarise the position as one of tight supply; meaning that occupiers will actively consider Central Bedfordshire as a substitute location to those throughout the Midlands.
- 3.24 The second main market group is for R&D. Central Bedfordshire has a number of sites specialising in R&D. These generally operate outside any FEMA and demand for land and property is strongly tied to the sector involved or the main occupier.
- 3.25 This pronounced difference in demand is indicative of the fact that the various employment sectors have different market geographies. As set out at paragraph 3.3, the PPG refers to sub-regional markets as forming FEMAs; in the case of the logistics and distribution sector which operates on regional or superregional basis, the market geography is simply not practical for the purposes of a local authority-based FEMA. For this reason, these super-regional demands are not factored into the definition of the FEMA for Central Bedfordshire.
- 3.26 Finally; there is market evidence that a growing shortage of property in and around London is having a positive market demand influence. While Central Bedfordshire is too far from London to be influenced directly, it is influenced indirectly as London firms, priced out of the Capital, move to occupy property around the M25 and displaced demand 'ripples outwards'. This demand is mainly small industrial and warehousing businesses that are looking for inexpensive light industrial property. So over time the Central Bedfordshire FEMA geography may change – extending further south towards London and those locations which can be London substitutes.
- 3.27 There is no evidence of displaced office demand from London. Even if this was to grow, for example as a result of change of use/permitted development losses of office stock in London, evidence suggests it would locate in main centres such as Milton Keynes and would not currently consider Central Bedfordshire to be a prime location given the existing office stock and levels of availability (excluding R&D facilities).

## FEMA implications

- 3.28 As the CLG economics note points out, policy is made at the level of local authorities, and therefore FEMAAs should be approximated to local authority boundaries. But in the case of Central Bedfordshire this is difficult, because the statistical evidence suggests that the area of Central Bedfordshire is split between four sub-regional FEMAAs.
- 3.29 The property market suggests a similar geography although notes that much of the Central Bedfordshire demand is local and not very well related (or interchangeable) with the wider FEMA. For strategic warehousing market demand is regionally or nationally footloose and there are few, if any, FEMA links.
- 3.30 The limited variance by employment sector within the four different TTWAs from the Central Bedfordshire average suggests that the commuting geography has limited implications for the employment markets within Central Bedfordshire.
- 3.31 As a pragmatic solution we suggest that our labour market balance calculation initially treat Central Bedfordshire as a standalone FEMA - so both demand (workforce jobs) and supply (the resident labour force) are assessed for the authority area on its own.
- 3.32 For warehousing, and other local specialist uses (including R&D), the analysis suggests that Central Bedfordshire should look regionally when considering demand and supply. These are specialist markets are either driven by the unique nature of the activity (R&D) or regional demand and supply factors.

## 4 PART C – ELR INTRODUCTION

- 4.1 This part of the study sets out the forecast future market requirement for industrial/warehousing and office space based on both short and longer term factors of demand and supply. This analysis comprises several key elements:
- Short-term demand based on market analysis
  - Long-term demand based on employment forecasts
  - Short-term planned supply comprising land with planning permission that could be brought forward
  - Long-term planned supply comprising the land currently allocated and proposed for allocation.
- 4.2 This analysis of the forecast demand for employment land based on market analysis and employment forecasts; together with the calculation of planned supply informs an assessment of the market balance i.e. the relationship between forecast demand and planned supply.

## 5 PROPERTY MARKET PROFILE

### Introduction

- 5.1 As noted earlier, the main purpose of this study is to assess the future demand and need for employment land over the plan period. For practical purposes these terms are synonymous. They mean the quantitative and qualitative profile of land that occupiers will want to occupy and landowners and developers will want to offer over the next 20 years. In line with the NPPF, the local planning authority should allocate enough land for employment to meet the needs identified for the plan period in full, provided that the area has enough sustainable capacity.
- 5.2 We approach the question in two stages:
- In this chapter we analyse the current property market, considering the demand for land and floorspace from business occupiers, the supply provided by landowners and developers and the balance between the two. This market balance drives the need for additional employment land. Where effective demand exceeds the land currently in employment use, there will be scope for new development and a resulting demand for additional land.
  - In the next chapter we look further ahead, to compare the likely demand over the plan period with the planned allocated for development.
- 5.3 We deal separately with two types of employment space:
- Offices (B1a)
  - Industrial space, which covers, light industry (B1c), general industry (B2), warehousing (B8), along with Research and Development (B1b) uses.
- 5.4 For each of these markets, and for sub-markets within them, we discuss in turn:
- Profile of occupier demand – what types of businesses are attracted to different parts of the borough, what they are looking for and how well their needs are met.
  - The balance of the market, to see where there is viable demand for new employment development, and conversely where existing sites are no longer in demand and viable.
- 5.5 Our assessment of market balance is based on analysis of market transactions and discussions with agents and stakeholders experienced in the local market. For market transactions, we use the property market database EGi. This resource records data on take-up and availability. Analysis of this data allows us to identify market trends. Qualitative research involved telephone consultations with a number of local agents. We also conducted a stakeholder workshop with the Central Bedfordshire Infrastructure and Development Board. Here developers, investors, council members and agents contributed their opinions and knowledge of the market. These discussions allow us to form a view on whether the market is likely to follow past trends. They also provide an understanding of any subjective issues influencing the market.

- 5.6 As main indicators we use rental values, recent take-up and floorspace availability (vacancy). In a property market context, 'take-up' means the occupation of business floorspace. This includes the leasing of both new-build property and secondary space. Secondary space represents the larger share of the market.<sup>17</sup> This distinction is important because in a planning context 'take-up' refers to the quantity of land developed to provide new property. Similarly, 'availability' refers to the floorspace represented by marketed properties. This includes both new and second-hand space. It does not cover development sites, unless they are being offered on a design-and-build basis.
- 5.7 In markets where take-up and rents are high and availability is low, there will likely be demand for more land. Conversely, if take-up is low, there is much floorspace available and rents are too low to support new development, or even the maintenance of existing buildings, then land may be surplus to requirements and should perhaps be released for other uses.

## Background

- 5.8 Although Central Bedfordshire does not have any major cities, it provides a range of employment land opportunities in the form of industrial, distribution and office accommodation. It is located in the south east of England, to the north of London, and benefits from strong road links with both the M1 and A1 run through it.
- 5.9 Drawing on this strategic accessibility, the distribution market is the current focus of commercial activity with large national and international occupiers such as Amazon and Superdrug investing in property here. The nature of this sector means it is reliant on access to major roads. As such, in Central Bedfordshire distribution-related activity is concentrated along the M1, with a secondary market along the A1. The hot spot for distribution is Dunstable and, further north, at Junction 13 of the M1. Planned improvements, including the A5-M1 link road should help maintain this advantage and open up sites which previously lacked the strategic accessibility required by occupiers.
- 5.10 While demand from the distribution sector remains high in Central Bedfordshire, the market outlook for offices is not as buoyant. In the years following the recession, significant office development has only been viable in major towns and cities. As Central Bedfordshire lacks a strong metropolitan centre, it was never likely to see the development of large-floorplate modern office blocks. That market is more than adequately catered for in the nearby main towns and cities, most obviously Milton Keynes.
- 5.11 However, a number of niche office developments appealing to the local market, servicing the network of Central Bedfordshire towns, have proven successful in Central Bedfordshire. But this is a difficult market for the property industry to address with higher development costs, ongoing management issues related to a large number of smaller units and the risk of more void periods. There is also reluctance

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<sup>17</sup> 'Secondary' stock refers to older, used stock. This includes refurbishments.

for the market to supply freehold property which is in demand. This reluctance applies to normal office (B1a) but also very light industrial (B1c) which some occupiers prefer because it provides additional flexibility to adapt the use of their property over the business cycle.

- 5.12 Where the office market has remained more resilient in Central Bedfordshire is related to the area's R&D sector. Central Bedfordshire has, along with a number of other sectors, identified high-performance engineering and R&D, as sectors in which growth is supported. Major occupiers such as Lockheed Martin and Nissan have property here.
- 5.13 Cranfield and Millbrook are internationally significant clusters of R&D uses, although they could be described as 'legacy' companies / activities. They chose to locate in the area many years ago and over time they have developed strong local clusters. These clusters have been encouraged to remain and invest in the area through a combination of positive planning policies, a skilled workforce and the availability of land to accommodate their growth aspirations.
- 5.14 The other growth sectors identified are agri-food, transport and logistics and the visitor economy. In line with this, the area has developed strength in 'agri business', which in part has been fostered by one of the first 'new style' Local Development Orders at Stratton, as part of the food enterprise zone designation.
- 5.15 Unlike the legacy R&D firms, this market is possibly more fragile because competition from other rural areas for the same sectors is more intense. Both Northamptonshire and Leicestershire, also located on the M1, are also targeting 'Food & Drink' as part of their respective strategic economic plans. Also the firms may be more footloose than the long-term legacy R&D clusters. So retaining and growing this sector in Central Bedfordshire may be even more dependent on positive planning and the supply of land than would otherwise be the case if the sector was not so highly sought after by nearby competitors.
- 5.16 Whilst Central Bedfordshire has some key sector strengths with strong growth potential, our consultations suggest that many of the infrastructure advantages are not unique to the area and this may even work against the Council area. This is because many other areas could equally compete for footloose investment. This means that if the type of site or property an occupier requires is not available in the local Central Bedfordshire area, footloose occupiers are very likely to locate elsewhere while still retaining this good strategic accessibility.
- 5.17 Because of this market permeability the property market for most uses in Central Bedfordshire today or in the future are often not defined by the district or even regional boundaries. This means that the Council has an opportunity to attract more growth by providing land attractive to footloose investment. But it can also be a threat if nearby local authority areas allocate a better portfolio of land.
- 5.18 The exception to this rule in Central Bedfordshire is the market for smaller-scale development. Smaller businesses, in both the office and the industrial markets, are often service-related. They are more likely to take secondary space close to the communities they serve before looking elsewhere for modern property.

- 5.19 The remainder of this chapter considers the office and industrial markets more fully, specifically looking towards identifying the potential for viable new development and the redundancy of old stock.

## Offices

### Overview

- 5.20 During the recession in the latter half of the 2000s, speculative office development came to a standstill in the UK. As the national economy has begun to improve (Since around 2010), speculative office building has restarted. This occurred firstly in London and now more recently in a number of core regional cities such as Manchester and around the Thames Valley. Overall, office development is only currently viable and financeable only in major towns and cities – or in particularly strong out-of-town locations. Developers will also look to establish a pre-let to a blue-chip covenant on a long lease, giving added security to their investment.
- 5.21 As there are no larger cities in Central Bedfordshire, there has been very little development of traditional office space in recent years. Agents report that occupiers looking for larger office spaces are likely to look to Luton or Milton Keynes. This type of premises fails to be viable in Central Bedfordshire, not only due to the recession, but also owing to the fact that the area is not seen as an office location: there is a fundamental lack of demand for larger office spaces.
- 5.22 There are a small number of locations which buck this trend and where office space has been more successful. These are mainly associated with the R&D sector. Lockheed Martin has a large site outside Ampthill which includes a significant amount of office space. There are also offices at Cranfield University Technology Park which perform well. Although this sector has brought a certain level of success to the office market in Central Bedfordshire, it should not be overestimated. This market is inconsistent, with a lot of space taken one year, and then very little the next. Demand is driven by the unique nature and business cycle of the sectors concerned.
- 5.23 Elsewhere, Whitbread have taken a significant amount of space at Nimbus Business Park in Dunstable. However, demand for offices in business park locations is ‘lumpy’ and whilst these larger companies may take spaces occasionally, demand is not consistently strong.
- 5.24 There is also a market for smaller office spaces in Central Bedfordshire. This market is mainly driven by small, local occupiers such as law and accountancy firms. Demand for this type of space is spread throughout the area because these businesses are often focused on serving local communities, although some will choose locations for other reasons, including proximity the occupier’s place of residence. However some demand is also generated because business owners seek space near to where they work.
- 5.25 The market for this type of space is also inconsistent. Annual take-up is unpredictable and the rents achieved are fairly poor but this is partly because the local market does not want (or need) to pay the premium for new space. Most of the



market is adequately catered for the existing stock with some refurbishment and renewal where justified. But

- 5.26 Demand for office space in Central Bedfordshire is generally weak. The average annual take-up is close to 3,500 sq m per annum (Table 5.1). When compared to neighbouring areas, it is clear that Central Bedfordshire does not perform strongly. Over the same time period, the average take-up of office space in Milton Keynes was more than 36,000 sq m.

**Table 5.1: Annual office take-up**

Year	Total take-up (sqm)
2010-11	2,539
2011-12	5,437
2012-13	2,790
2013-14	4,565
2014-15	2,164
2015	1,442
Total	18,937
Average annual take-up (2010-14)	3,499

Source: EGI/PBA

## Research and development

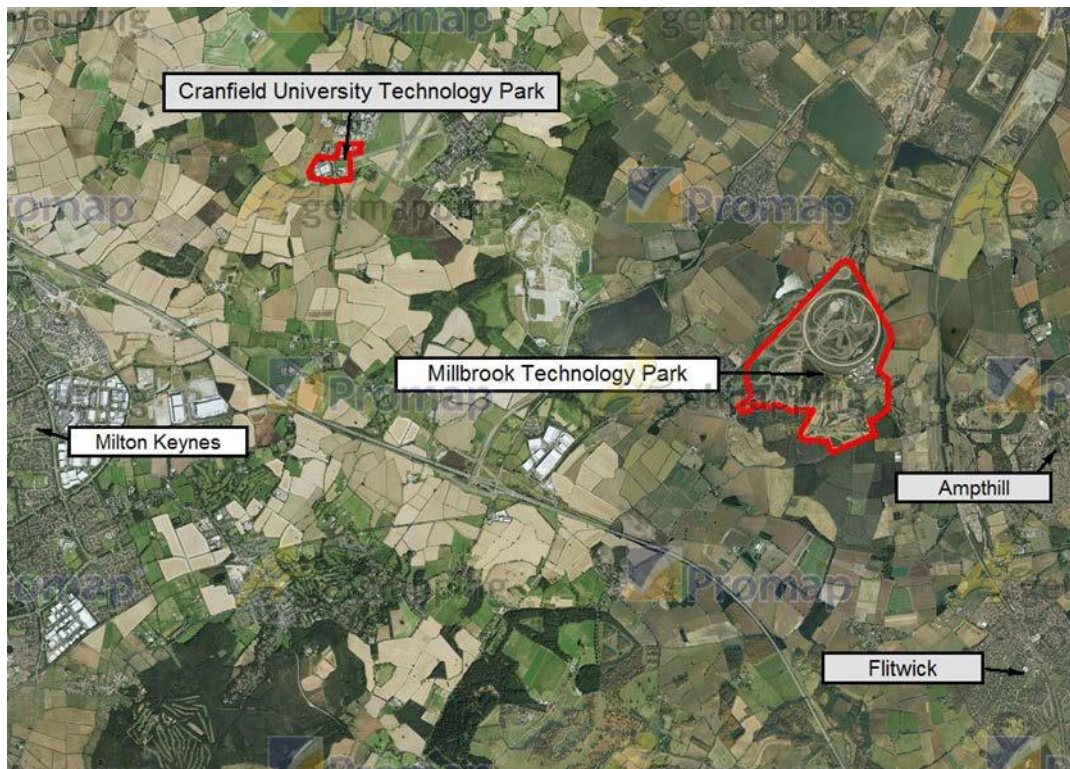
### *Demand*

- 5.27 Central Bedfordshire has attracted demand from a wide range of R&D businesses. These occupiers represent a variety of sectors including the science, technology and automotive sectors. Occupiers not only vary in terms of sector, but also in terms of size. They range from smaller start-ups to large international corporate businesses such as Lockheed Martin and Nissan.
- 5.28 Because the type and size of these businesses varies, it is difficult to identify trends in property requirements. Smaller start-ups take spaces as small as 30 sq m, whilst larger corporate businesses may take land for large, bespoke premises which they occupy alone. However, the one constant is that all of these businesses look for high-quality modern premises.
- 5.29 With R&D, it is often the case that sectors cluster in locations where they can share knowledge and resources. This is evident at Cranfield Technology Park. Here, there is a concentration of science and technology related activity. Elsewhere, Millbrook Technology Park presents the opportunity for another cluster of R&D business. Although much of the site remains undeveloped, the unique resources on offer here are likely to produce a cluster of niche automotive businesses. These sites are Central Bedfordshire's two key R&D locations.
- 5.30 Occupiers choose Cranfield Technology Park because of the high-quality, modern offices and wider support services available, and agglomeration effects. Property here caters to a range of sizes of business. The site offers smaller spaces of 30 sq m



up to units of 200 sq m. There are also larger standalone office buildings of up to 2,000 sq m. This location is successful as a science and technology cluster because it offers access to academic knowledge and resources. This fosters what is described as an 'innovation habitat'. These features have attracted larger occupiers such as Nissan, who have located their European Technical Centre at Cranfield. Other occupiers include BHR Biofuels and IDEA Pharma.

**Figure 5-1: Key research and development sites**



- 5.31 Millbrook Technology Park provides occupiers with a fairly unique offering. This site is ideally suited to the automotive sector, as space here allows tenants access to internationally renowned vehicle testing. There are 70 km of test tracks and the capacity to assess the safety of vehicles, for example. Occupiers can also expect high-quality development in a discrete environment. There is significant space here to be developed and agents indicate a good level of interest. There is currently 6,000 sq m of office and workshop space available immediately. A further 24,900 sq m of space has recently been awarded outline planning permission. With a range of niche resources supporting a strong industry, Millbrook has the potential to become a site of major significance to automotive technology.
- 5.32 Whilst these two key clusters are Central Bedfordshire's main R&D locations, the area has also experienced demand for larger, single-occupancy sites. At Ampthill, Lockheed Martin occupies a large site from which it conducts research, development and manufacture; and the company has plans to significantly expand this site. Central Bedfordshire provides an ideal situation for such development. The rural nature of much of the area offers a secluded environment for an occupier with the need for discretion.

- 5.33 Although Central Bedfordshire boasts some successful locations and big-name occupiers, levels of demand are inconsistent. Table 5.2 shows take-up at Central Bedfordshire's main R&D locations: Cranfield and Millbrook. These locations generate an average yearly take-up of just under 350 sq m. Central Bedfordshire has also failed to secure larger occupiers throughout this period. Only smaller businesses have taken space. Table 5.2 also indicates that demand for smaller space is limited, with very little space taken in the strongest locations.

**Table 5.2: Annual R&D office take-up**

Year	Total take-up (sqm)
2010	836
2011	604
2012	210
2013	0
2014	44
2015 (to October)	267
Total	1,961
Average annual take up (2010-14)	339

Source: EGi/PBA

- 5.34 Those familiar with the Central Bedfordshire market recognise that it has performed poorly in recent years. However, they note a renewed optimism. Agents indicate that there is significant interest at locations such as Millbrook Technology Park. The fact that the site is under new ownership and outline planning permission has been granted for new space here are seen as a positive sign. It is thought that this is likely to encourage take-up from the automotive sector.
- 5.35 Because demand has been inconsistent, developers view the market with uncertainty. Consequently, new space is not frequently brought forward speculatively. There is a supply of existing stock for smaller occupiers, although this is mostly available at Cranfield Technology Park. The availability of larger spaces at R&D locations is limited. For larger occupiers, land is instead available on a design-and-build basis.

- 5.36 Supply and market balance Table 5.3 shows that R&D floorspace is only currently available in existing buildings or on a design-and-build basis. The data informing this table also shows all availability is associated with the Cranfield and Millbrook technology parks.

**Table 5.3: Years' supply of R&D floorspace**

	Available floorspace (sqm)	Years' supply <sup>18</sup>
Existing stock	2,361	7.0
Design and build	33,700	99.5
Total available	36,061	106.4

Source: EGI/PBA

- 5.37 There is a healthy supply of existing stock and a very large amount of land available for development: there is seven years' supply of existing stock and close to 100 years of design-and-build floorspace available.
- 5.38 When the inconsistent nature of demand is taken into account, the outcome of this type of analysis can be brought into question. Were another larger occupier like Nissan to take 20,000 sqm of space on a design-and-build basis, then the years' supply for this type of space would more than half. Thus, the number of years' supply is only accurate if take-up continues to follow past trends. With agents stating that there is interest in space at Millbrook, it is possible that large amounts of floorspace will be taken. If this happens, it is likely that current supply will be depleted much quicker than the table above indicates.
- 5.39 There is also interest at Cranfield Technology Park. Although demand has recently tended to come from smaller commercial occupiers, the R&D credentials of the wider site will generate other interest. For example, during the course of this year (2016), the Aerospace Integration Research Centre, a joint venture between the university and commercial partners, will open at Cranfield. However, because the development is not coming forward on the open market, it is not reflected in the above statistics. This underlines the point that actual take-up may be higher than suggested by the property market data. Table 5.3 also highlights the fact that there is no new-build space currently available. Developers are unlikely to bring forward new space when there is uncertainty in the market. Unpredictable levels of demand are considered to generate too much risk, and developers will avoid providing space which may sit empty upon completion.
- 5.40 Rents in the current market also raise the question of whether new commercial development is viable. Rents at Cranfield reach as high as £193 /sq m, but average around £179 /sq m (Table 1.4). Although this is strong, when compared with office performance elsewhere in Central Bedfordshire, commercial agents active in the area

<sup>18</sup> Years supply is a function of availability and average take-up. By dividing the available floorspace by the average take-up we get an indication of how many years the available floorspace is likely to last. The reliability of this equation is dependent on whether the current market is likely to perform in line with past trends. Years supply is considered low when it is less than the time it will take to bring new property to market. It is thought to be high when supply is likely to last significantly more than this amount of time.

have advised that rents of this value make the viability of new development questionable.

**Table 5.4: Rents at Cranfield University Technology Park**

Address (unit no.)	Size (sqm)	Rent (£ per annum)	Rent/sqm
28	138	24,432	178
6	54	10,368	193
40	165	29,376	178
10	35	6,804	195
26b	79	13,488	172
30b	104	16,536	159
1	49	8,484	172
34	44	8,004	183

Source: EGI/PBA

- 5.41 Whilst we understand there is some stock available at Millbrook, all of the available existing stock listed in the property market data is located at Cranfield Technology Park. This floorspace comprises small offices, suited to start-ups and small to mid-sized businesses. There is a good level of supply here for smaller occupiers. But with a lack of new space coming forward, it is likely that availability of this kind of space will tighten. If the supply does become constrained and rents are driven higher, it is possible that new development will become viable. However, the likelihood of this happening is unclear at this point.
- 5.42 There are currently no larger properties available. But, there has also been a lack of demand for larger sites in recent years. Longer-term past trends do show that larger R&D occupiers can be encouraged into Central Bedfordshire and that they are likely to remain for long periods of time. Agents indicate that the market may also be starting to turn. Although confidence may not yet be strong enough for speculative development, the provision of land on a design-and-build basis allows for larger premises, should there be demand. This arrangement is also well suited to larger occupiers who may require bespoke development.
- 5.43 In the development pipeline, there is planning permission for new R&D space. There is currently outline permission for 2,800 sq m of space at Cranfield University. There is also an existing permission for 4,552 sq m of space at Millbrook and outline permission for a further 24,900 sq m of new office and workshop space. However, construction has not begun at either site.

- 5.44 Surplus to requirements Table 5.3 indicates that there is a healthy level of supply of existing R&D stock, and a large amount of land allocated for this type of use. Although demand for this type of space is weak, it is unlikely that this will represent a surplus. The nature of demand is inconsistent, and should a larger occupier to come along, it is perhaps important that there is land set aside to accommodate such a requirement. Should the availability of smaller spaces tighten and drive rents high enough to make new development viable, land may be required to provide this type of space.

### *Development opportunities*

- 5.45 Cranfield Technology Park and Millbrook Technology Park are viewed as the strongest R&D locations in Central Bedfordshire. It is unlikely that further R&D sites will develop in the near future, but these two locations provide strong foundations on which to build. Although speculative development is not occurring at this point in time, it is likely that if it does, it will happen at one of these sites. In both cases, the land is already owned by the developer. This makes speculative development more likely at these sites because the cost of land is a less significant factor in the overall cost of development
- 5.46 Existing outline planning permissions provide the opportunity for development to occur when there is demand. Were larger occupiers to take space, it is likely that space in these locations would be very quickly exhausted. The allocation of more R&D space at these sites would perhaps allow for future growth.

## **Local occupiers**

### *Demand*

- 5.47 Most local occupiers in Central Bedfordshire are small, owner-managed businesses. They tend to be service-oriented and represent a wide variety of sectors. Although these businesses are spread throughout the area, demand for office space is mainly concentrated in and around town centres<sup>19</sup>.
- 5.48 When looking for space, smaller businesses look close to owners' homes, or within reach of the communities which their businesses serve. This means that the market is fairly self-contained and is mainly focused in town centre locations. Occupiers are likely to take secondary space before considering moving elsewhere for better suited premises.
- 5.49 The strongest performing locations for office demand of this type are Dunstable, Leighton Buzzard and Silsoe (Wrest Park). Recent deals are also recorded in Sandy, Shefford and Arlesey, but the rents achieved in these locations are considerably lower (Table 5.7). Although demand is generally town-centre focused, take-up in Silsoe is mainly related to the Wrest Park Enterprise Centre.

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<sup>19</sup> In this chapter, the term 'town centre' is used to widely refer to the town centre and associated area. This may refer to locations beyond the strict town centre boundary, as designated in planning policy.



- 5.50 Wrest Park Enterprise Centre is a business park, originally established as a government agricultural research centre, located just outside Silsoe. The history of the site means that it provides a relatively modern cluster of office space; and its subsequent commercial refocusing as an enterprise centre and refurbishment has meant that it performs fairly well as an out-of-centre office location, attracting occupiers such as NHS Bedfordshire. Although current market conditions are unlikely to make this type of refurbishment viable elsewhere, the quality of the property available here, in addition to reasonable rents and conducive management structure, make the site attractive to occupiers.
- 5.51 The market for local offices is strongest for traditional office spaces of less than 300 sq m. Although occupiers would like modern space, very little new office development is available – partly because while local firms may *want* more modern space, few are willing to pay viable rents to secure this space. Consequently the take-up for spaces of less than 300 sqm is weak. Table 5.5 shows that the average published annual take-up across Central Bedfordshire is around 1,500 sqm. Take-up varies considerably from year to year and does not occur predictably in any particular location.

**Table 5.5: Annual office take-up (below 300 sqm)**

Year	Total take-up (sqm)
2010	203
2011	1,151
2012	1,889
2013	2,892
2014	1,775
2015 (to October)	799
Total	8,709
Average annual take up (2010-14)	1,582

Source: EGi/PBA

- 5.52 Because many occupiers will not pay a premium for new build space there is reluctance for the market to provide this. Developers perceive the market as being one of low or weak demand; delivering new space is therefore risky and development low.
- 5.53 A related problem is that where occupiers are willing to pay for new space their preference is often to buy small freehold property whereas most developers would prefer to offer leasehold. So occupiers will remain in poorer quality freehold property in preference to seeking new build.
- 5.54 Central Bedfordshire is not alone in witnessing this mismatch; in our experience this disconnect is common and partly related to the way new land has been allocated in recent years. New land is often allocated as part of larger schemes (sometimes mixed use) where the freeholder wishes to retain control over smaller units to preserve the overall quality of the site.

### Supply and market balance

- 5.55 Table 5.6 indicates that there is a considerable amount of secondary space available for smaller occupiers – there is 5.2 years supply. It also confirms that there is a very limited amount of new-build space for this type of occupier.

**Table 5.6: Years' supply of local office stock (less than 300 sqm)**

Availability	Available floorspace (sqm)	Years' supply
Secondary	8,151	5.2
New build	211	0.1
<b>Total</b>	<b>8,362</b>	<b>5.3</b>

Source: EGi/PBA

- 5.56 The lack of new-build space is not so much of an immediate issue when the nature of demand is taken into account. Occupiers looking for these smaller spaces in Central Bedfordshire are willing to take secondary space. So long as good-quality secondary spaces are available, this stock is likely to satisfy demand, at least in the near future – and so long as past trends in take-up continue.
- 5.57 Although there is a good level of secondary stock available at this point in time, if new property is not brought forward, in coming years availability is likely to become constricted.
- 5.58 There are a number of sites with outline planning permission for office use. These are frequently on mixed-use sites. Often, more viable uses such as residential have been provided, whilst office space has not been delivered. There are currently no new offices under construction.

**Table 5.7: Average office rents (less than 300 sqm)**

Location	Average rent (£/sqm)
Arlesey	100
Dunstable	113
Leighton Buzzard	112
Sandy	102
Shefford	104
Hitchin	86
Silsoe (Wrest Park)	114

Source: EGi/PBA

- 5.59 Rents for smaller office spaces are low, as shown in Table 5.7. Agents report that rents of this level mean that new development is not currently viable. Table 5.8 shows rents achieved elsewhere. Offices in Central Bedfordshire perform more poorly than in other areas, although space at Wrest Park, Leighton Buzzard and Dunstable achieves similar rents to secondary space in Hemel Hempstead and Luton.

**Table 5.8: Comparable office rents**

Location	Grade A rents (£/sqm)	Secondary rents (£/sqm)
London West End	1,319	861
City of London	727	511
London Midtown	727	511
St Albans	258	194
Milton Keynes	226	129
Hemel Hempstead	188	118
Welwyn Garden City	183	140
Luton	172	118
Stevenage	172	129

Source: Colliers office rents map (2015)

- 5.60 Weak rents and inconsistent demand mean that developers do not currently see an opportunity in the provision of this type of property. Agents report that rents will need to improve significantly before new stock is likely to be viable. But if supply does tighten and demand pick up, it is possible that this type of development will become viable in the future. Agents also report that low rents and inconsistent demand mean that developers do not consider significant refurbishment viable in most locations at present.
- 5.61 It should be recognised that viability is not solely based on the rents a property achieves. When market signals, such as increasing rents, indicate that development may be viable, developers will also consider:
- Locational factors – such as amenities, visibility, infrastructure and whether similar development has occurred in the area.
  - Financial considerations – build costs, land values, finance rates, rents, yields and tenant packages.
  - Occupier demand – strength of demand, type of occupier and strength of covenant.

### *Surplus to requirements*

- 5.62 Table 5.6 shows that there is currently a significant supply of secondary space available for local occupiers, indicating that there may be a surplus. But with limited supply of new space, it is likely that this stock will serve a purpose in satisfying what demand does arise.

### *Development opportunities*

- 5.63 Agents report that the development of smaller office units is not currently viable. Although this type of space fails to provide an opportunity for development at this time, this does not mean that land should not be allocated.



- 5.64 As noted in paragraph 5.57, the availability of existing stock is likely to decrease. As supply tightens, it is possible that rents will rise. It is also possible that the market for space will begin to improve, outperforming recent trends. Development of this type may become viable. In order to allow for development if it does become viable, land will be required.

## Office market conclusions

- 5.65 We have seen that the office market in Central Bedfordshire is defined by two occupier profiles. There is a market for space suited to the R&D sector and a market for space from smaller local businesses. For both types of occupier, demand is inconsistent and unpredictable.
- 5.66 For the smaller local quality supply, part of this perceived market weakness is because developers are cautious about providing speculative new space. This is because the number of potential occupiers willing to pay a viable rent is limited and, when faced with a choice of occupying (and paying for) new space, many potential occupiers will compromise and remain in the secondary stock. While some schemes are successfully delivered the market considers this is a risky market to supply.
- 5.67 A related problem is that many small firms would prefer freehold property and developers are reluctant to deliver. Most new allocations are provided as mixed-use or larger employment sites, accommodating several employment units and/or housing. In these circumstances, developers are very reluctant to relax control of the larger site by offering some plots as freehold; there is a concern that 'rogue' freehold units on part of a larger mixed-tenure scheme could undermine the value of the whole site.
- 5.68 So there is demand, but not necessarily viable demand; and the market is concerned that when faced with a new supply, many local occupiers will compromise and remain in secondary space. While there is demand for freehold property, the profile of the available land supply is such that owners are reluctant to deliver.
- 5.69 The R&D market is distinct from the normal office market and, as opposed being dispersed round Central Bedfordshire, is instead more focused on a small number of cluster locations (Cranfield Technology Park and Millbrook Technology Park).
- 5.70 Here demand is from both small and large occupiers but, as with the main office market, developers see the market as weak. This is partly because the demand for space is uncertain and driven by commercial factors not always related to the normal property market cycle.
- 5.71 Levels of demand and rents currently make speculative development unlikely but the provision of land on a design-and-build basis, inside the clusters, allows development to occur when there is demand. Occupiers accept that in order to be accommodated in the cluster they cannot have the level of flexibility for their property as the normal market may have. So there is less evidence of market failure; when there is demand for space, to date the supply of land has been able to meet this demand.

- 5.72 Because demand is inconsistent, it is important that land is allocated so that there is the opportunity to exploit interest when it does arise.
- 5.73 The problem in the case of both types of occupier is that speculative development will not occur under existing market conditions. This makes it difficult for market to respond in a timely manner to market demand. For R&D occupiers the strength of the cluster limits occupiers' choice to locate elsewhere. But for normal office occupiers the footloose occupier may seek space elsewhere, in stronger office markets where providing speculative space is less risky. For those who wish to remain local they may choose to remain in suboptimal secondary space.
- 5.74 In relation to supply, there is sufficient existing stock to satisfy short and medium demand for smaller offices. Furthermore, whilst some stock may be lost through permitted development, this may act to improve the viability of development and refurbishment as the supply becomes more restricted and rents increase.

## Industrial and distribution

### Overview

- 5.75 Following the rise of online retail in recent years, the national logistics market has experienced significant growth. Central Bedfordshire has directly benefitted from the growth of this market with Dunstable, in particular, seen as a strategic location for larger sheds. Whilst the industrial market is currently focused on this type of development, there is also a strong market for smaller industrial spaces in Central Bedfordshire. Demand for this type of space is widely spread throughout the area, as this type of property is often occupied by businesses servicing local communities.
- 5.76 Demand for logistics space in the UK is strongest at the 'Golden Triangle'. This term describes the area bounded by the M1, M6 and M42, east of Birmingham. The strength of demand here means that land is scarce and rents are high. In recent years, this has meant that logistics occupiers have begun looking beyond this location. Agents report that occupiers will now consider strategic locations close to major roads. In Central Bedfordshire, the logistics market has grown due to the fact that both the M1 and the A1 run through it.
- 5.77 In Central Bedfordshire, occupiers are looking for larger distribution centres. Although speculative development of this scale halted nationally following the recession, in recent years, construction has restarted in strong locations. The fact that larger sheds are now being built speculatively in Dunstable shows the strength of the market here. Although high rents in other Central Bedfordshire locations would make development of this type viable, developers are still hesitant to deliver speculative property beyond proven markets.
- 5.78 There is also a strong market for smaller industrial spaces in Central Bedfordshire. This is dominated by local occupiers. These are often service-related businesses such as MOT centres. Although these uses are not often glamorous and in some cases may be considered 'bad neighbours', the demand for smaller industrial property is strong, and the services offered are of value to local communities.

- 5.79 Table 5.9 indicates that the average industrial take-up is circa 60,000 sq m. Although annual take-up has been slightly inconsistent over the past five years, the market has been relatively stable following the recession.

**Table 5.9: Annual industrial take-up**

Year	Total take-up (sqm)
2010	75,607
2011	49,606
2012	57,858
2013	44,119
2014	65,678
2015 (to October)	55,190
<b>Total</b>	<b>348,058</b>
<b>Average annual take up (2010-14)</b>	<b>58,574</b>

Source: EGI/PBA

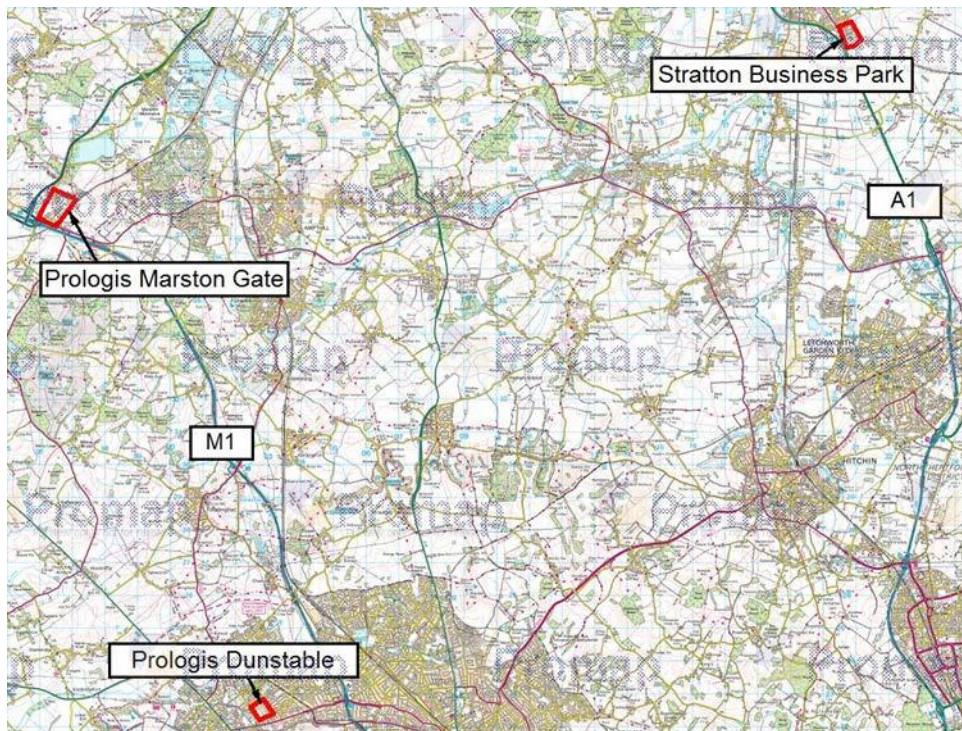
- 5.80 The industrial market in Central Bedfordshire is characterised by two occupier profiles – large national and international distribution businesses and smaller local businesses. The following sections consider these two occupier profiles in more detail.

## High-value logistics

### *Demand*

- 5.81 The growth of the logistics market in Central Bedfordshire is directly related to the growth of online retail. Demand for space is dominated by distribution companies, online retailers and third party logistics businesses (3PLs). These companies tend to be large national and international businesses such as FedEx, who have space at Prologis' Marston Gate site.
- 5.82 These companies are looking for strategic locations either on, or with access to, major roads. In Central Bedfordshire, occupiers favour locations close to the M1 as it connects them both with London and the north. There is also a secondary market on the A1, which again offers strong access to London, but has poorer northern connections.
- 5.83 Demand is currently strongest in Dunstable. Amazon has recently taken the first phase of a new speculative development (circa 29,000 sq m) at the new Prologis site in Dunstable. Another unit is to follow shortly and we understand demand is high; the second unit is likely to be taken up quickly.
- 5.84 Along the A1 corridor, there are successful locations such as Stratton Business Park, south of Biggleswade. Here, occupiers such as Bibby Distribution have taken units. There is also land available for new development at this location.

**Figure 5-2: Key logistics locations**



Source: PBA

- 5.85 Logistics occupiers are looking for modern, high-quality industrial warehousing. More specifically, these types of business commonly require:
- Modern warehousing
  - Sizes ranging from 2,000 sq m to 50,000 sq m, and above
  - High eave heights (10-15 m)
  - Loading doors
  - Access to major roads
  - Room for parking and turning HGV.
  - Secure yards
- 5.86 An agent active in the Central Bedfordshire market explained why there is demand for such a range of sizes. Larger sheds, from 10,000 sq m to 50,000 sq m and above, are in demand for use as national distribution centres from corporate distribution businesses. Occupiers will store goods at these premises before moving them on to nationwide destinations. Units between 2,000 sq m and 10,000 sq m are favoured for local or regional distribution. The market for these more compact units is again dominated by larger distribution companies, although units at the smaller end of the scale may also be taken by larger local businesses.
- 5.87 Table 5.10 details levels of take-up for units over 2,000 sq m for the past five years. Market data for industrial uses does not provide consistent information regarding the types of occupier, meaning that it cannot be analysed by occupier type. Instead, we look at the size of property most commonly taken by logistics occupiers. In Central Bedfordshire, this is units over 2,000 sq m.



**Table 5.10: Annual industrial take-up (units over 2,000 sqm)**

Year	Total take-up (sqm)
2010	64,385
2011	32,382
2012	44,580
2013	29,158
2014	37,614
2015 (to October)	47,108
<b>Total</b>	<b>255,227</b>
<b>Average annual take up (2010-14)</b>	<b>41,624</b>

Source: EGi/PBA

- 5.88 Table 5.10 shows that in the post-recession period the market has remained robust, generating a strong average yearly take-up of around 40,000 sq m.
- 5.89 Although larger speculative industrial warehousing is available, agents report that demand is likely to outstrip supply. Sites are available for industrial use on a design-and-build basis, but there are only a small number of speculative properties.
- 5.90 There is a particular gap in the market for new-build units from 2,000 sq m to 10,000 sq m. Agents state that if such property were provided, demand is such that it would be taken quickly. But following the recession, developers and investors are hesitant to provide this type of unit speculatively, except in the strongest locations.
- 5.91 Added to this, as with offices, there is a lack of freehold property available. Developers prefer to deliver leasehold and some occupiers will prefer to accommodate secondary freehold property as opposed to take new leasehold.
- 5.92 One concern for Central Bedfordshire is nature of this type of occupier is such that if they cannot find the type of property required in Central Bedfordshire, they are likely to look elsewhere. The market for strong motorway-side logistics space is not unique to Central Bedfordshire.

### *Supply and market balance*

- 5.93 Table 5.11 shows that there is a limited supply of existing development, with 1.7 years' supply currently available. It suggests that there is no new-build space currently available. There is a significant amount of land available on a design-and-build basis, amounting to just under six years supply.

**Table 5.11: Years' supply of industrial stock (units over 2,000 sqm)**

Availability	Available floorspace (sqm)	Years' supply
Secondary	70,462	1.7
New build	n/a	n/a
Design and build	168,981	4.1
<b>Total</b>	<b>239,443</b>	<b>5.8</b>

Source: EGi/PBA

- 5.94 The data used in this analysis does not pick up on the space coming forward at Prologis Dunstable. Here, there will be a speculative warehouse unit of circa 33,300 sq m and land available for a unit of 22,400 sq m.
- 5.95 The availability of this stock suggests that there is 0.8 years' supply of new-build stock based on past trends. New stock is likely to be taken quickly, given market demand. Hence this level of supply should be considered low. New space is likely to take longer to deliver than the existing supply is likely to last.
- 5.96 The fact that Prologis are building speculatively in Dunstable suggests confidence in the market for larger sheds. Agents report that Prologis view Dunstable as one of their prime UK locations. Although there is strong demand for space elsewhere in Central Bedfordshire and agents state that development is financially viable, developers show hesitance. In locations such as Stratton Business Park and Prologis Marston Gate, developers are only currently offering space on a design-and-build basis.
- 5.97 There is a good supply of land offered on a design-and-build basis. Additionally, from 2017 onwards, there will also be a further circa 167,200 sq m of space available on a build-to-suit basis at the Sundon Rail Freight Interchange. This means that if take-up follows past trends, there is more than eight years' supply of logistics floorspace available on a design-and-build basis.
- 5.98 Table 5.12 lists rents achieved for logistics units in Central Bedfordshire. The highest rents are achieved by new-build property in M1 locations. Rents confirm that the M1 corridor is the stronger performing market – secondary space at Woodside Industrial estate in Dunstable performs better than new-build space at Stratton Business Park.

**Table 5.12: Industrial rents within Central Beds (units over 2,000 sqm)**

Address	Quality	Size (sqm)	Rent (£/sqm)	Annual rent (£)
Unit B2/3 Portland Close Industrial Estate, Houghton Regis	Secondary	2,019	54	108,703
Unit 12/13 Woodside Park, Dunstable	Secondary	7,618	54	407,563
DC1 Prologis Park, Dunstable	New build	28,800	78	2,247,552
Unit 03 Prologis Park, Marston Gate	New build	10,828	64	697,963
Unit 36 Woodside Industrial Estate, Dunstable	Secondary	2,725	57	153,985
Unit 2 Woodside Industrial Estate, Dunstable	Secondary	3,053	64	195,548
Unit 3 Stratton Business Park, Biggleswade	New build	1,112	51	57,023

Source: EGI

- 5.99 Table 5.13 gives an indication of how rents compare with locations beyond Central Bedfordshire. Rents for new space at Dunstable compete with higher performing locations. Prologis' Marston Gate site also performs reasonably well in comparison. The market for space on the A1 is weaker, with space at Stratton Business Park achieving lower rents than any of these locations.

**Table 5.13: Comparable industrial rents for larger units**

Location	Grade A rent (£/sqm)	Secondary rent (£/sqm)
Hemel Hempstead	97	75
Luton	75	65
Milton Keynes	73	59
Bedford	62	54
Peterborough	54	43

Source: Colliers industrial rents map – big sheds (2016)

- 5.100 Agents advise that rents along the M1 corridor make new development viable. They report that the strength of demand and on the A1 also make space viable, but the lower rents here make development less likely with the market here offering developers less certainty.
- 5.101 In the past, developers have been unwilling to provide sheds of 2,000 sq m to 10,000 sq m. This has often been because these types of units were associated with smaller local businesses – thought to offer weak covenants. But, with the market changing and these units now frequently associated with stronger national and international distribution companies, investors are starting to view this market positively. Although little development of this scale has been delivered to date, it is likely that in future years there will be a focus on the market for this size of unit.

### *Surplus to requirements*

- 5.102 There is demand for high-quality modern logistics units, close to the M1 and A1. This indicates that older secondary stock may represent a surplus. However, existing sites in strong locations could provide an opportunity for future redevelopment. Elsewhere, larger units in poorly-connected locations are unlikely to see new investment. It is possible that this type of unit represents a surplus. However, some of this secondary space may serve a purpose for local occupiers. If lost, it is unlikely that stock in poorer locations will be replaced.

### *Opportunities for development*

- 5.103 Agents confirm that if new development is delivered, it is very likely to be taken quickly. Strong demand and high rents mean that development is viable in strong locations on the M1 and A1 corridors. There is a proven market in Dunstable, with recent speculative development performing well. If more land were available at Dunstable, there is the potential opportunity for larger sheds to be brought forward speculatively.

- 5.104 Part of the reason agents believe there is such strong demand is that supply is exceptionally short in occupiers first preference location (Golden Triangle). This displaces footloose demand up and down the strategic road network and Central Bedfordshire (with the M1, A1 and A5) is able to capitalise on this footloose demand.
- 5.105 Elsewhere in Central Bedfordshire, developers are more hesitant. But, with continued growth in the Logistics sector, it is likely that improving market signals will encourage increased confidence and eventually, speculative development.
- 5.106 There is a substantial supply of design-and-build space available already, but were the market to perform above recent trends, this supply would very quickly run out. Provision of more land in locations on the M1 and A1 corridors could potentially allow for greater growth in the logistics sector; drawing in more of the footloose regional and national demand from areas less able (or willing) to meet market demand. The strength of the national market and the lack of new supply elsewhere means that it is very difficult to estimate a maximum market demand for new space in Central Bedfordshire; very simply the strength of the national market and the footloose nature means that demand is largely infinite and only limited by infrastructure and environmental capacity.
- 5.107 Improved infrastructure such as the Woodside Link (linking Dunstable and Houghton Regis industrial areas with a new M1 junction) could unlock the potential of new industrial locations. If these routes give strong access to the M1 and A1, then locations on these new roads could offer strong opportunities to create successful new logistics opportunities.

## Local occupiers

### *Demand*

- 5.108 There is also demand in Central Bedfordshire from smaller industrial businesses. These occupiers represent a variety of sectors, and require space throughout the area. Space may be required for small workshops or car garages, for example.
- 5.109 Because these businesses often serve local communities, premises are required close to them. This means that demand is concentrated around Central Bedfordshire's towns and villages. Occupiers are likely to take secondary space before considering moving to other locations for better suited units. This means that the market is relatively self-contained: Central Bedfordshire does not compete as much with other areas to keep these occupiers.
- 5.110 The market is strongest in Dunstable and Leighton Buzzard, but only by a slight margin. Recent deals also include take-up of space in and around Sandy, Arlesey, Ampthill and Biggleswade.
- 5.111 These businesses tend to occupy standard smaller industrial warehousing. They will look for units of anything up to 2,000 sq m, although a limited number will take larger spaces. They favour empty sheds which can be adapted to suit their needs, although some will look for units offering ancillary office space. These businesses also favour units offering plenty of yard space. This space is often used for the



storage of building materials or vehicles. Agents also report that there is demand for smaller units on a freehold basis; however, there is a notable lack of this type of offering in the current market.

- 5.112 Table 5-14 shows that the average annual take-up for units of less than 2,000 sq m is circa 17,000 sq m. This table shows that 2014 was a particularly strong year for take-up in this market.

**Table 5.14: Annual industrial take up (units less than 2,000 sqm)**

Year	Total take-up (sqm)
2010	11,221
2011	17,224
2012	13,278
2013	14,961
2014	28,064
2015 (to October)	8,082
<b>Total</b>	<b>92,830</b>
<b>Average annual take up (2010-14)</b>	<b>16,950</b>

Source: EGi/PBA

- 5.113 Although demand for smaller industrial properties is strong, there is limited availability of modern spaces. Very little new development is being delivered. Although secondary units are available, the quality of these properties varies.

### *Supply and market balance*

- 5.114 Table 5.15 indicates that there is a 3.7 year supply of secondary stock for local occupiers. This table also confirms agents' reports that there is a distinct lack of modern development. There is also a very small amount of land offered on a design-and-build basis.

**Table 5.15: Years' supply of industrial space (units less than 2,000 sqm)**

Availability	Available floorspace (sqm)	Years' supply
Secondary	60,953	3.6
New build	811	0
Design and build	465	0
<b>Total</b>	<b>62,229</b>	<b>3.7</b>

Source: EGi/PBA

- 5.115 Agents report that current demand is likely to generate above average take-up for units of this scale. This means that supply is unlikely to represent as much as 3.7 years supply. This would generally be considered to be a healthy level of supply for units of this type. But, with limited stock coming forward, existing stock will become increasingly important.

- 5.116 Although there is a good supply of secondary stock, existing units are also of variable quality. Poorer examples of stock may be unlikely to suit all businesses.
- 5.117 The development pipeline for smaller units highlights the reluctance to bring forward space of this type. There are a number of cases where outline permission exists for this type of use, generally as part of a mixed use site. However, very limited development of this type is being brought forward as part of these allocations. In the past, a number of sites have been lost to residential use on the grounds of viability.

**Table 5.16: Average industrial rents (units less than 2,000 sqm)**

Location	Average rent (£/sqm)
Arlesey	52
Biggleswade	49
Dunstable	55
Henlow	51
Leighton Buzzard	54
Sandy	45
Amphill	52

Source: EGi/PBA

- 5.118 Table 5.16 shows average rents for local industrial locations throughout Central Bedfordshire. Agents report that rents of this level make new development financially viable in most locations, especially as these rents have been achieved by secondary units. But developers are unwilling to provide units of this type speculatively. There are also very few examples of refurbishment; this appears to be because vacancy remains low and such that secondary-quality units will be occupied without the need for investment.
- 5.119 Investment in new infrastructure is likely to make certain locations more attractive to potential occupiers. For example, the A5-M1 link is likely to make Dunstable and Leighton Buzzard more appealing. Whilst it is difficult to quantify the effect this will have on rents and potential new development, it is likely that new infrastructure will have a positive effect in encouraging future investment.

**Table 5.17: Comparable industrial rents for smaller units**

Location	Grade A rent (£/sqm)	Secondary rent (£/sqm)
Hemel Hempstead	108	86
Welwyn Garden City	108	81
Stevenage	97	75
Luton	91	70
Aylesbury	91	75
Milton Keynes	86	65
Bedford	73	51
Peterborough	65	48

Source: Colliers industrial rents map – small sheds (2016)

- 5.120 Table 5.17 provides an indication of how rents in Central Bedfordshire compare with other areas. As most stock in Central Bedfordshire is secondary, its performance should be considered against secondary stock elsewhere. Central Bedfordshire appears to perform in line with the lower performing areas. But, it should be recognised that many of these locations are larger towns and cities. The value of land in these areas is likely to be higher, and so higher rents are expected. Central Bedfordshire's smaller towns perform fairly well in comparison.
- 5.121 Developers are hesitant to provide units of this size because smaller occupiers are perceived as offering less certainty. Whereas larger industrial businesses such as Amazon or DHL are viewed as strong covenants and will often pre-let development, smaller occupiers are considered to be more of a risk.
- 5.122 Uncertainty over the strength of covenants also means that significant refurbishment is also unlikely. Although rents are high enough to make refurbishment financially viable, developers are unlikely to refurbish smaller units. Additionally, because smaller occupiers are often willing to take poorer quality stock, there is less incentive to make investment in this type of stock.

### *Surplus to requirements*

- 5.123 There is currently a good level of supply of local industrial property. It is unlikely that this space represents a surplus. With limited new build development and a restricted pipeline supply, existing stock is likely to play an important role in continuing to meet local demand.

### *Development opportunities*

- 5.124 Market signals indicate that development of this type is viable. This should present an opportunity, but with developers perceiving risk in the market, it is unlikely that speculative development will be brought forward in the near future.
- 5.125 The availability of existing stock is likely to tighten due to the lack of new space coming forward. As this happens, rents are likely to increase and developers may view development more positively. If land is provided, speculative development may occur in such a scenario.
- 5.126 The provision of new infrastructure presents the opportunity to encourage development of this type. If immediately serviceable plots could be provided when new infrastructure is installed, this could potentially encourage new development of this scale.

## **Industrial market conclusions**

- 5.127 It is clear that there is a strong market for industrial space in Central Bedfordshire. This market is defined by two different types of occupier. Firstly, high-value logistics dominates the market along the M1 and A1 corridors. In these locations, large national and international occupiers take high-quality modern logistics units. Secondly, there is demand from smaller local businesses that require space throughout the area.

- 5.128 The market for high-value logistics space is mainly distribution-related. There is new-build space available for this type of occupier, but agents indicate that the supply is likely to be taken quickly.
- 5.129 Market demand for new large units in Central Bedfordshire is effectively infinite; this is because demand is highly footloose and there is a shortage elsewhere in the competing market.
- 5.130 This high demand means that logistics space is currently viable. New premises are also likely to be well occupied; but developers are still hesitant to provide speculative development away from the main trunk road network because they are competing for demand displaced from elsewhere on the network (e.g. Northamptonshire).
- 5.131 To date, this accessibility has allowed speculative development to come forward around Dunstable, where there has been a supply of strategically accessible land. Should sites become available with similar (or better) accessibility, they are also likely to be taken up.
- 5.132 Over time it is possible that the growth in the distribution market continues and speculative development will start again elsewhere. But this is partly a function of the supply of land in more preferred locations; sites away from the A1/M1 will always be viewed as less preferable and should other sites be available in Central Bedfordshire or beyond this more remote market will remain subdued.
- 5.133 The possible exception to this is where new major infrastructure changes the accessibility geography; in this area the M1 A5 link may open up a new geography as yet untested.
- 5.134 In addition to large warehouse demand, the demand for space from local occupiers is also strong in Central Bedfordshire. Although demand is spread throughout the area, it is strongest in Dunstable and Leighton Buzzard. Agents report that development is financially viable, so the provision of smaller-scale industrial premises should present an opportunity. But the shortage of logistics space means that where possible developers will favour new large units. Large units let to one or two national name firms with good covenant strength are perceived as offering more certainty than supplying a larger number of smaller units. For Central Bedfordshire this means that the successful delivery of smaller units depends on trying to meet the demand for large units; to help try and reduce the competition for the same supply of sites. But also about how new allocations are made.
- 5.135 The market evidence suggests that there is a local demand for new sites (and property) that does not have the supreme accessibility logistics occupiers need but still offers very good local accessibility. The new M1 A5 link road may open up new areas which are slightly 'off pitch' for the main logistics operators but still meets the needs of smaller, more locally driven, occupiers.
- 5.136 As with offices, there is a large segment of the market that does not need or want to pay for new space. Supporting the secondary market will be as important as securing new space. A focus only on new sites underestimates the fact that most

market requirements are met in the existing secondary stock and many occupiers will not pay for new.

## Conclusions

- 5.137 This chapter has explored office and industrial markets in Central Bedfordshire. It has reviewed the demand for employment floorspace in the area. It has looked at the nature of demand and levels of supply in order to gain an understanding of the balance of the market. By doing so, we have identified where there is a requirement for employment land and where existing floorspace represents a surplus.
- 5.138 The office market is defined by two submarkets. There is a market for modern offices from the Research and Development sector. There is also a market for smaller, spaces from Central Bedfordshire's local businesses.
- 5.139 We conclude that the market for R&D space shows potential, but is characterised by inconsistent demand. Cranfield University Technology Park and Millbrook Technology Park are both strong locations offering unique resources. These sites have the potential to provide growth in this sector. Although there are currently questions over the viability of speculative development, setting aside land for this use may mean that when it does become viable, development will happen. Larger sites should potentially also be allocated. This means that if larger occupiers show interest in the area, the opportunity is not lost to other places.
- 5.140 The market for smaller local offices also features limited demand. Property of this type is not currently viable given market conditions. But, as the availability of modern stock diminishes, it is possible that development of this type will become viable. Also as we discuss in the next chapter the longer term view of market demand, that that the new plan needs to make provision for, is more optimistic about market demand. We weak market today should not unduly influence new allocations coming forward in the future. Indeed the weak market today may mean land continues to be lost to other uses in the short term, which over the life of the plan needs to be provided.
- 5.141 The industrial market is also defined by two submarkets. There is demand for high-quality, modern logistics units from 3PLs and distribution occupiers. There is also a market for smaller industrial units from local businesses.
- 5.142 For large warehousing demand is largely infinite providing highly accessible sites can be found. In practice infrastructure and environmental capacity will limit market demand.
- 5.143 The market for local industrial spaces is more problematic. Although it features high rents and healthy demand, supply is constricted partly because it needs to compete with the more viable logistics market for many of the same sites. Developers are less certain of providing new space for the local occupier market and are hesitant about bringing forward units of this type. Although this market should present a strong opportunity, speculative development is unlikely to happen in the near future. In this case, it is perhaps important that existing sites are safeguarded to ensure that they are not lost.

- 5.144 For both local offices and local industrial agents report a lack of freehold property. This is not unusual and arises partly because developers are reluctant to supply freehold even when viable. This may need either a new supply of smaller sites or a concerted effort to secure serviced freehold plots as part of larger mixed use schemes. So increasing local market choice.
- 5.145 This section has focused on the state of the current market but we note that investment in infrastructure, such as the A5-M1 link and Woodside link, is likely to have a positive impact throughout Central Bedfordshire. These investments are likely to open up parts of the authority in terms of accessibility and attract occupiers into the area, and agents state that they have the potential to increase the likelihood of future development.

## 6 QUANTITY OF EMPLOYMENT LAND

### Introduction

- 6.1 The employment forecasts and therefore calculations of future demand relate to net jobs. The net change in employment, or the stock of jobs, is the difference between jobs lost and jobs gained. The net change in floorspace stock that these jobs occupy is the difference between floorspace gained, usually through new development, and floorspace lost, often from the redevelopment of employment sites for housing or other non-employment generating uses. A shortcoming of this analysis is that the data available on planned land supply often only shows gross gains.
- 6.2 This section outlines our method before going on to considering first the overall performance of Central Bedfordshire in the past and future. This analysis is then broken down by sector (offices, part-industrial and industrial), again looking at both the past and future. Whilst this section focuses mainly on the future, it is relevant to consider what happened in the past as this will have informed the forecasts for the future.
- 6.3 It is highlighted that this section of the report is expected to be updated when new data becomes available with the latest iteration of the East of England Forecasting Model (EEFM). This iteration of the model was expected in January 2016 but has been delayed. Whilst we are aware that data sources are continually being updated, the use of the latest EEFM is pertinent to forecasting economic development needs because the Council's SHMA has informed this latest iteration of the model.
- 6.4 In the absence of that data, we refer to the latest publicly available version of the EEFM but are using the December 2015 Experian model to underpin employment forecasts.

### Employment forecasts

- 6.5 This section draws on two economic/employment forecasting models: Experian Business Strategies (December 2015) and the January 2015-issued EEFM to understand long-term jobs forecasts over the plan period.
- 6.6 The EEFM is commissioned jointly by the authorities that make up the East of England region. The use of this common set of forecasts ensures alignment first between the regional economic and spatial strategies and second between the study area and the region. It informs the Luton and Central Bedfordshire SHMA.
- 6.7 The Experian forecasts provide employment by local authority area to 2035. They are generated by Experian's integrated suite of economic models and represent an independent economic view of local and regional economic prospects. For the most part, the forecasts are based on Experian's standard assumptions, covering factors such as the macroeconomic environment, the industrial structure and past performance of each area and local supply-side features including workforce skills.

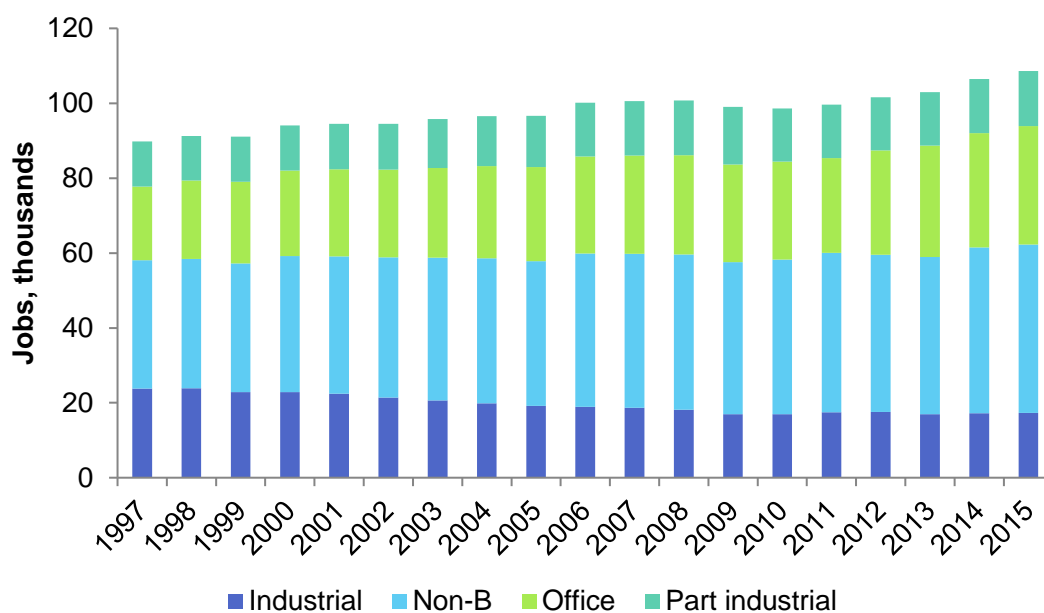


- 6.8 Both Experian and the EEFM show that non-B Class uses account for just over 40% of employment within Central Bedfordshire; these uses are not relevant to this study. Appendix A summarises how the Experian and EEFM categories have been compiled into the relevant sectors.

## Overall performance

- 6.9 As shown in Figure 6-1, Central Bedfordshire has experienced job growth in the period between 1997 and 2015. However, whilst it has been growing, that growth has not been exceptional.
- 6.10 Looking at the sectors, as with everywhere, non-B class employment has been a major area of growth. So too have there been increases in office jobs. These net effects of these increases are dampened by the decline in jobs in the industrial sector; however, continued manufacturing losses may well be offset by warehousing growth.

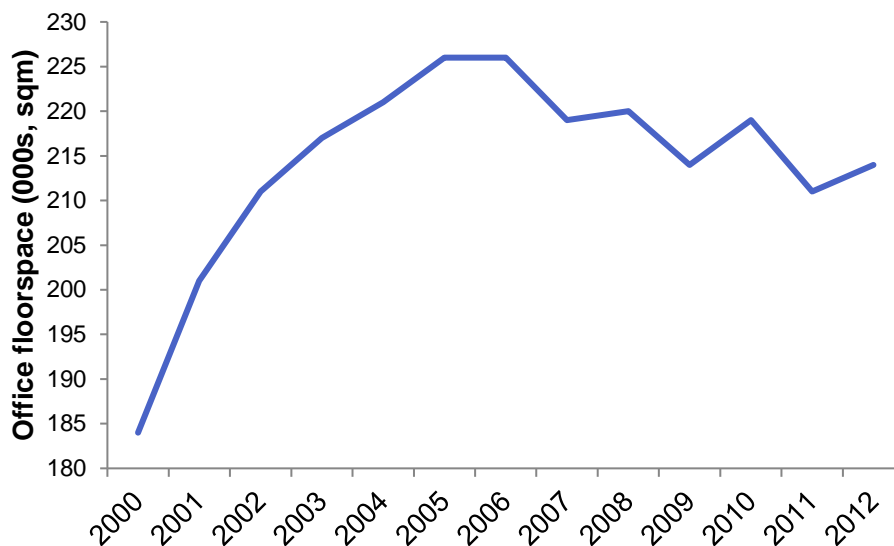
**Figure 6-1: Jobs in Central Bedfordshire 1997 to 2015**



Source: Experian (December 2015)

- 6.11 With specific reference to the office sector, it is worth noting that in spite of continued job growth, there was little evidence from the VOA of new floorspace being provided i.e. the job growth was spaceless.

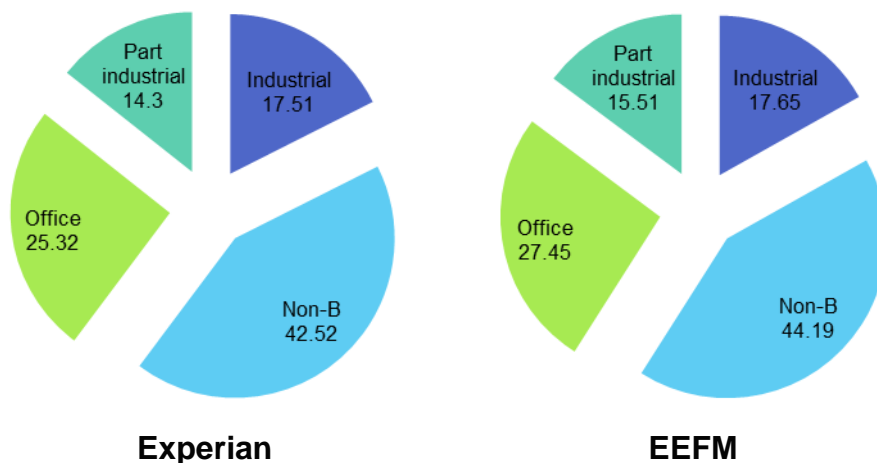
**Figure 6-2: Office floorspace in Central Bedfordshire 2000-12**



Source: VOA

- 6.12 Figure 6-3 shows the jobs within the main employment sectors in 2011, as the start date of the plan period, under each forecaster. The office sector represents the largest. According to Experian there were 25,000 office jobs in 2011 i.e. 25%; this compares to 27,000 by EEFM. The industrial sectors account for the remaining c. 30%: the industrial sector comprising 17,500 jobs and the part-industrial sector for 14,300 (Experian).

**Figure 6-3 Jobs in Central Bedfordshire by sector (2011)**



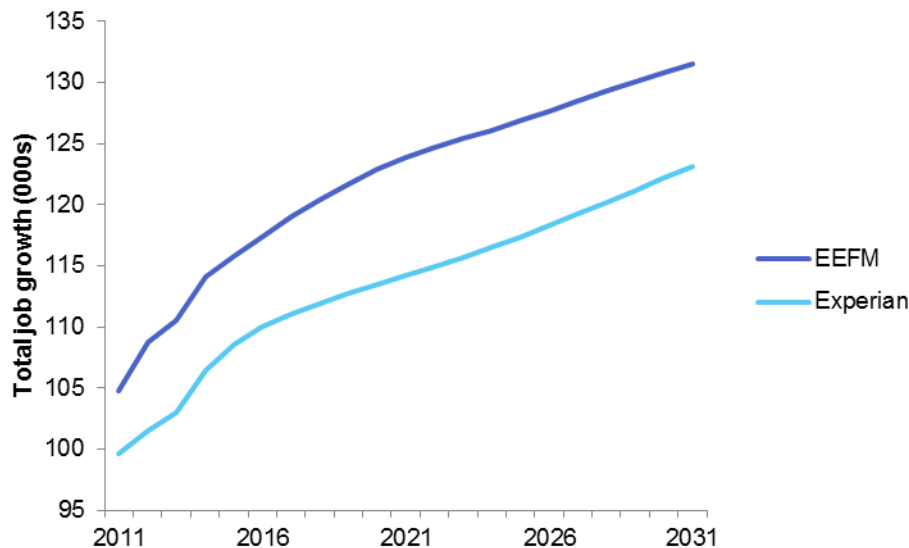
Source: Experian (December 2015)/EEFM (January 2015)

## Future demand

- 6.13 Figure 6-4 shows forecasted job growth in Central Bedfordshire between 2011 and 2031. Experian estimate that there were 99,650 in 2011; this compares to 104,800 by EEFM. Experian forecast that over the twenty-year period to 2031, jobs will increase

by 23,900 to 123,100 i.e. an increase of c.25%. EEFM forecasts growth of 26,700 jobs to 131,500 by 2031.

**Figure 6-4 Growth in total jobs within Central Bedfordshire 2011-31**



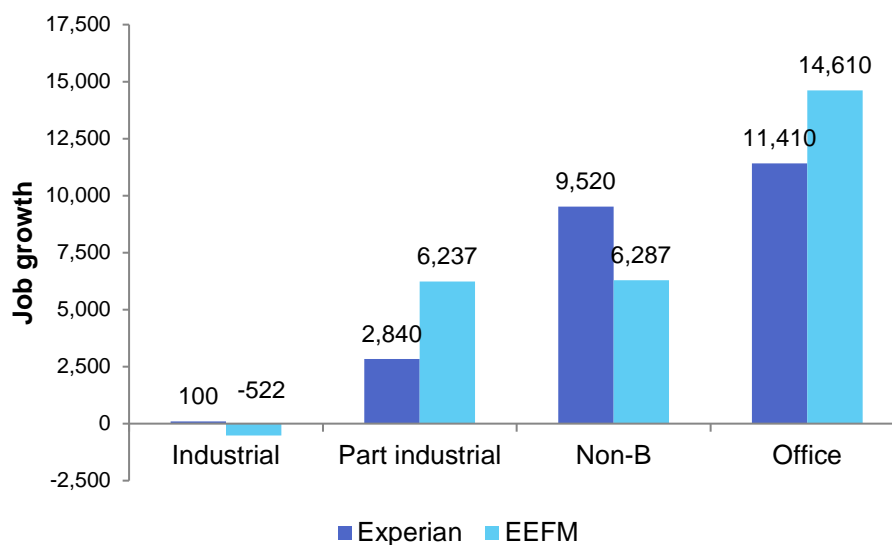
Source: Experian (December 2015)/EEFM (January 2015)

- 6.14 Both forecasts assume faster growth in the early part of the period as the economy recovers from the recession which longer-term growth returning to trend levels.

### Sector-by-sector forecasts

- 6.15 The forecasts indicate that over the period to 2031, the industrial sector will either remain flat or undergo a small decline, reducing the overall proportion of jobs. Conversely the part industrial sector will experience growth, as will the office sector. The extent of growth varies under the two forecasting models with Experian forecasting more conservative levels of growth in these sectors.

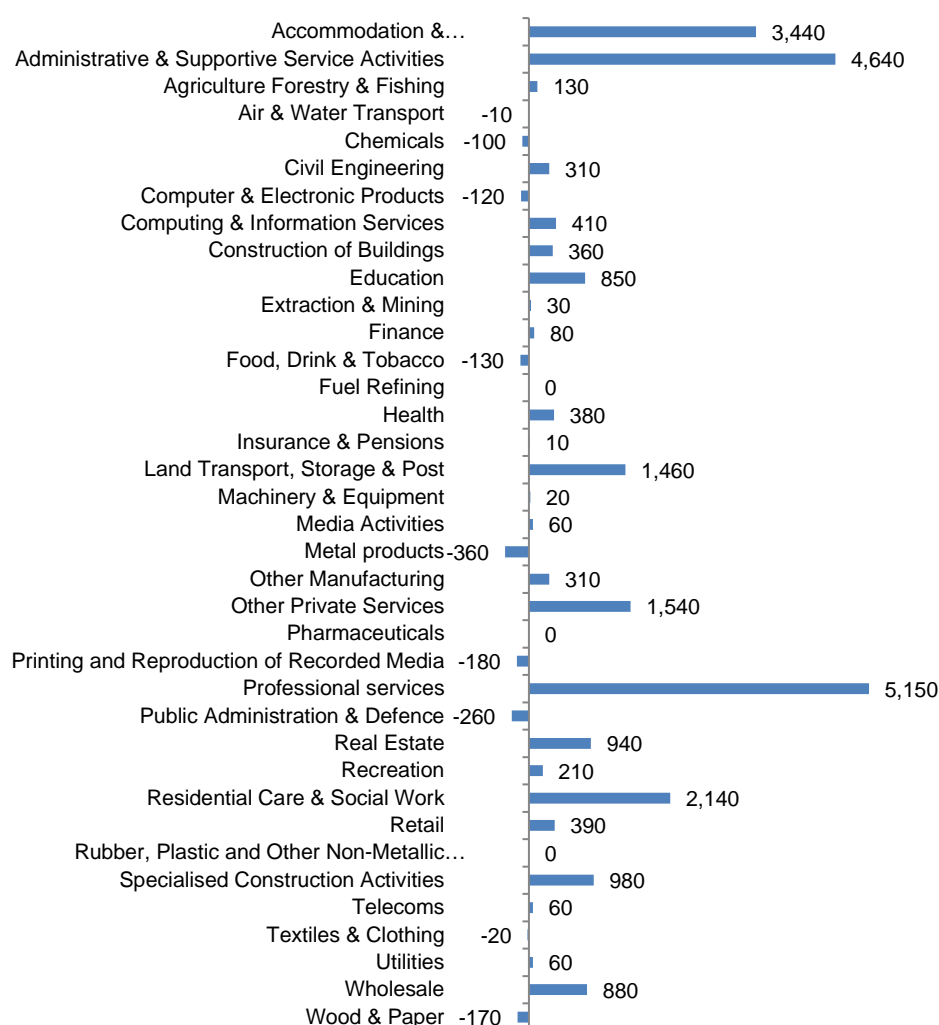
**Figure 6-5 Jobs growth by sector 2011-31**



Source: Experian (December 2015)/EEFM (January 2015)

- 6.16 Figure 6-6 separates out this growth by more detailed Experian categories. This analysis shows that industrial categories (shaded jade and purple) are improving overall. We expect this is largely due to the fact that the loss of traditional space is now being balanced out by new warehousing.
- 6.17 It also shows that offices are still growing sector in terms of jobs (coloured lime green in Figure 6-6). This continues the trend since 1997. However, office employment densities have improved to accommodate this growth. The spatial requirements of forecast office growth should therefore be treated with caution because densities may continue to improve, particularly with more flexible working patterns becoming increasingly commonplace.

**Figure 6-6: Job growth by Experian categories 2011-31**



Source: Experian (December 2015)

## Specialist sectors

- 6.18 The market intelligence indicates that within Central Bedfordshire there are a number of highly specialised employment uses, notably R&D at Millbrook and Cranfield, and agri-food at Stratton Business Park. The analysis also indicates that within these

sectors, there is scope for growth but that that growth may not be adequately reflected in the forecasts.

- 6.19 We consider the implications of this in the forthcoming sections.

## Strategic warehousing

- 6.20 Neither method of looking at how much land to provide, either from economic forecasts or projecting forward past take up, suggests much new land is needed for warehousing. Our preferred method, using economic forecasts show only modest job growth for the warehousing sector. If translated directly into a supply of new employment land, this results in very limited demand.
- 6.21 This is at odds with our market-led intelligence presented in Section 5. Our market consultations and stakeholder event all suggested very high demand for both strategic (national/regional) warehousing and also a 'new generation' of warehousing.
- 6.22 The reason for this disconnect is most likely because the methods normally used to estimate future demand for land cannot capture this type of demand very well.
- 6.23 Strategic warehousing demand is footloose and will largely move to where there is supply of good quality and highly accessible land available regardless of local authority geography. The market is known to favour the East Midlands (the Golden Triangle) but there is a shortage of land in that area and results in developers and operators looking further afield. Economic forecasts are largely informed by past trends and so don't capture this footloose demand. Demand for strategic warehousing is also very 'lumpy' where a large site can be built out very quickly and often for only handful of occupiers. Economic forecasts tend spread demand more equally over whole districts, sub regions or regions.
- 6.24 Reflecting the limitations of both economic forecasts and past take up it is pragmatic to think about planning for strategic warehousing in a different way. The implications of this are considered in our recommendations.

## Summary

- 6.25 Whilst the forecasts are not perfect, they do provide a baseline number of new jobs across the plan period. In this case, forecast job growth of approximately 25,000 new jobs over the plan period broadly balances with the labour supply both today and in the future. This means that because there is currently a tight labour market in Central Bedfordshire and there is a need to balance jobs with housing in bringing forward a new local plan, providing more jobs in excess of the forecasts will be challenging.
- 6.26 We explore the options available to Central Bedfordshire in the forthcoming sections but in short, these include the following:
- Focus on quality: seek to encourage improvements in wages and productivity;
  - Focus on sectors: based on local intelligence to focus growth on certain sectors of the economy at the expense of others; or
  - Or encourage growth in sectors that have limited labour requirements, such as strategic warehousing.

## Jobs to land

### Employment densities and plot ratios

- 6.27 Land use plans commonly make new land allocations by releasing hectares of land. But at the plan making stage we can only estimate the likely use and format of the land being allocated. So this process is very uncertain.
- 6.28 To help inform planners' decisions it is common for employment land reviews and other evidence base documents to estimate the capacity of land to accommodate new employment floorspace. Most planners firstly estimate the number of jobs; then the amount of floorspace required to accommodate them; followed by the amount of land required to build the floorspace. The first part is typically done with reference to the Homes and Communities Agency Employment Density Guide<sup>20</sup>. The assumptions that inform the second part are less well-established.
- 6.29 The capacity of land to accommodate floorspace is commonly described as the 'plot ratio' and is expressed as the floorspace capacity of a hectare of land. For example a plot ratio of 1:4,000 indicates that each hectare can accommodate 4,000 sqm of floorspace. This is sometimes expressed as a percentage; for example 40%. This also indicates a nominal capacity of 4,000 sqm (i.e. 40% of a hectare).
- 6.30 But there is little evidence to support any assumptions planners make about plot ratios. Most recent studies still rely on research undertaken by Roger Tym & Partners in 2010 for the Yorkshire and Humberside region which involved surveying approximately 330 recent development schemes.
- 6.31 The research showed that there was very limited potential to increase plot ratios for general industrial or warehouse type sites. Most of these units are single story and the amount of circulation space means they cannot be built to a higher plot ratio. The only way of intensifying the employment capacity of these sites will be to dilute them with higher density office uses.
- 6.32 Office plot ratios are much more variable; in locations outside of town centres, a 40% plot ratio remains appropriate but within town centres density assumptions are almost meaningless. This is because they can be virtually infinite. What controls plot ratios in town centres is related to what the development capacity of the site is rather than any set plot ratio target. This can only be estimated site by site.
- 6.33 Alternatively inconsistent and un-evidenced 'rules of thumb' are used. The most common 'rule of thumb' estimate is that each hectare of new greenfield land can accommodate between 3,500 and 4,000 sq metres of employment floorspace; either offices, warehouses or general industrial units (i.e. 35% - 40%). Separate ratios for brownfield redevelopment are rarely quoted.

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<sup>20</sup> 3<sup>rd</sup> edition (November 2015)

## Converting jobs to land

- 6.34 Based on the above job densities, the table below converts the forecast job growth into floorspace and land:

**Table 6.1: Additional floorspace need in Central Bedfordshire 2011-31**

	Industrial	Office	Total B class
<b>Change per annum</b>			
Jobs	137	424	561
Sq m per job	44	14	58
Floorspace (GIA), sq m	6,028	5,941	11,969
Land, ha	1.59	1.56	3.15
<b>Total change 2011-2031</b>			
Jobs	2,740	8,487	11,227
Floorspace (GIA), sq m	120,561	118,814	239,375
Land, ha	31.72	31.27	63.00

Source: Experian & BRES

- 6.35 However, these figures represent only the first stage of considering demand for new floorspace and should not be considered in isolation. We consider below a number of other factors that need to be considered in order to robustly plan for the future.

## Losses and churn

- 6.36 In calculating future land requirement for a given employment use, the starting point is net employment change – the future change in the stock of jobs over the plan period, equal to the jobs to be gained in new and expanding employment units, minus the jobs to be lost in closing and contracting employment units. Therefore the resulting land requirement also represents net change, i.e. the change in the stock of employment land, equal to the land that will be gained through new development and change of use, minus any existing employment land that may be lost to other uses.
- 6.37 In order to translate this net land requirement into proposed employment land allocations, we need to translate it into a gross requirement, or gross gain – an estimate of the new land that should be identified for employment, regardless of any existing land which will be lost to employment. To arrive at this gross requirement, we need to add to the net requirement already calculated a further quantity of land that equals the expected future loss and will replace that loss. This replacement is often described as churn.
- 6.38 In existing planning documents, there are four main approaches to the calculation of losses and churn.
- The first and simplest, adopted by many planning authorities, is to ignore the issue and confuse net and gross change. This is not helpful, because it produces misleading results which are wide open to challenge, especially in places where



large losses of existing space are occurring – which in practice means most places.

- The second approach is to make a blanket assumption that a given percentage of the existing stock will be replaced each year, and of this replacement a given proportion will need to be on new sites. We consider that this approach is unsatisfactory. There is no evidence on what proportion of the stock is replaced each year, and common sense suggests that this proportion varies widely between places. So blanket assumptions will be inaccurate.
- The third approach is to project past losses, where known, to the future plan period. This does not seem unreasonable, but it is open to the obvious objection that the future may be very different from the past. If this method is to be used, the authority needs to look carefully at past losses and use local knowledge to make a judgement on how the future might compare with the past.
- The fourth approach is that, as part of its employment review or other evidence base work, the authority conducts a qualitative assessment of its existing employment sites and areas, to identify those which could or should be lost to employment uses, either because they are no longer suitable or viable for employment, or because they are needed for a higher-priority use, such as housing. Based on this assessment, the employment land calculation can develop different scenarios to illustrate possible futures, and plan for new sites accordingly.

- 6.39 In our view, this fourth method, in which the planning authority specifically identifies employment sites and areas that may be lost to other uses, is by far the most robust way of dealing with losses and churn. The qualitative assessment of existing employment areas is an essential element of the planning evidence base. As well as policies and decisions regarding new development sites, it informs policies on the safeguarding or release of existing employment sites. Without such policies, authorities are at serious risk of losing employment land to other uses which can and should be kept for employment. Conversely, they also risk protecting sites which do not deserve protection, because they are no longer suitable or commercially attractive for employment, and should be replaced by better sites in the interest of sustainable economic growth.
- 6.40 This is the approach we have taken in Central Bedfordshire; each of the existing sites have been assessed to see if they are likely to remain in employment use for the foreseeable future. These assessments are summarised in Section 7.
- 6.41 As discussed elsewhere the existing stock is generally fit for purpose; we do not envisage large areas being redeveloped for non-employment uses. So we are generally satisfied that in Central Bedfordshire we can take the net job figures broadly as gross. There may be some adjustments between the B uses, for example general industrial sites becoming more dominated by warehousing over time, but this is discussed later in our report because it relates to how we manage the employment sites.

## Frictional margin

- 6.42 In an area where the planning system provides exactly enough land each year to meet the calculated requirement, it is almost certain that land supply in practice would fall short of demand, and hence development and employment growth would fall short of the target. One reason for this is that at any one point some development and redevelopment sites will be in the pipeline – thus not actually delivering jobs and floorspace. Indeed some sites may remain in the pipeline for a long time (or forever), if they are constrained by factors such as bad ground conditions or lack of infrastructure. Moreover, there would be no room for choice or to accommodate the qualitative requirements of different occupiers and developers. And because occupiers and developers have no choice landowners may enjoy monopoly power. Finally, a precise match between requirement and provision would mean that there is no room for error. If the planning authority was to underestimate demand for any reason, business occupiers and developers would be forced out of the area by lack of sites.
- 6.43 All this suggests that to meet market demand and policy targets there should be a margin, or allowance, so provision is above the predicted requirement. There is no empirical evidence on how large this margin should be, except in one special case, Central London, where the GLA's Annual Policy Review has provided a benchmark which is used in monitoring the London Plan. The GLA's approach cannot be used Calculated as an oversupply – adding extra years to forecast elsewhere, because it reflects the very special circumstances of Central London and uses exceptionally good data which is available.
- 6.44 In our opinion, the Council should ensure that at all times there is enough readily available (unconstrained) land to meet the gross requirement for the next five years. This requirement is not necessarily simply market led, but a reflection of what is deliverable and also desirable from the policy and general sustainability perspective.
- 6.45 There is no empirical basis for setting the number of years at five, but this number seems reasonable as it has historically been supported by the Planning Inspectorate. This approach should allow Central Bedfordshire to control the release of land while still maintaining market choice and flexibility. The risk with providing all the land upfront (all the supply up to 2031 or beyond), ready and available today is that the market will pick and choose only those elements most in market demand today; avoiding more risky developments, despite the fact that they may be policy preferable.
- 6.46 This also provides flexibility for additional land to be released should any one sector or type of development fail to deliver. As a policy choice more land could be made available if the market has taken up land faster than the plans and policies would indicate.

## Summary

- 6.47 The forecasts indicate that there will be 11,000 net additional jobs arising in the B Class Uses in Central Bedfordshire in the period 2011 to 2031. This translates into an additional 239,000 sqm of additional floorspace.
- 6.48 However, we have identified as we have set out above, there are shortcomings associated with the forecasts which mean that they do not adequately reflect the potential for job growth in Central Bedfordshire.
- 6.49 Identifying the floorspace needs associated with growth in the economy and additional jobs is the first step in the demand supply balance equation. The next section sets out the supply side considerations that inform this balancing exercise.

## 7 QUALITY OF EMPLOYMENT LAND

### Introduction

- 7.1 In this chapter, we provide a profile and qualitative audit of the existing employment areas and sites in Central Bedfordshire. The key test for these assessments is paragraph 22 of the NPPF. This focuses on market potential, or commercial attractiveness - the prospects that a site, if offered to occupiers/developers in the context of a reasonably balanced market, would be taken up for employment use. So, for existing, occupied sites, we are assessing whether, should a site fall vacant, it would have good prospects of being re-occupied or redeveloped for employment.
- 7.2 Much of the assessment relates to whether we see the site as fit for purpose. This is a decision reached after considering all the information shown in the appendix and our consultations; including the relevant local authorities. Reaching this decision is not scientific, there is no one overarching criteria or criterion.
- 7.3 However, key to this decision is whether the site is occupied and whether there is evidence of renewal and investment. The condition of the buildings on the site is one consideration but just because buildings are dated or reaching the end of their lifespan is not enough in itself to release the employment site. In line with general planning principles we would expect owners and occupiers to recycle their brownfield land. There is also a market for affordable secondary space; indeed, the market analysis indicates that refurbishment of existing space is often viable. Plainly then not everything needs to be or should be new.
- 7.4 We are also mindful that a recommendation to release a site, which is occupied at the moment, can sometimes result in the extinguishment of the existing business on site. Being forced to relocate can be a considerable expense for businesses.
- 7.5 It is important to recognise that this decision can only realistically be made with the short term in mind. No one, commercial property agents included, can realistically predict the long term demand for individual sites with any degree of certainty. Even a site assessed as poor can remain viable because a particular occupier demands it.
- 7.6 It is also true that in all these cases and for all these sites the local authorities may decide to trade one parcel of land for another; replacing old sites with new ones which better meets their economic objectives and priorities.

### Site assessments

- 7.7 To identify assessment sites, we took the withdrawn Development Strategy allocation as our starting point and therefore drew on the evidence prepared for the EES in 2012. There are three main types of site:
- Existing, occupied employment sites
  - Development sites with permission or an allocation
  - Strategic sites

- 7.8 The most of the development and strategic sites are promoted for a mix of uses, but also because sites are equally suitable for employment or housing. The use that these sites are allocated for (if any) is a policy choice informed partly by this study's conclusions about how much new land is needed but also how much new housing land is needed. If our conclusions, later in this report, show a pressing need for new employment sites, then policy makers may decide to give greater weight to the employment arguments for the sites.
- 7.9 The scope of the site assessments was not exhaustive and cannot be considered to encompass all of the land in B Class use within Central Bedfordshire. This is for two main reasons: firstly, the PPG directs assessments to focus on sites of more than 0.25 ha or 500 sqm; and secondly, the scope of the brief did not require assessment of employment sites within town centres. In practice, many town centre employment sites will also fall below the PPG thresholds. For the purposes of this report, and particularly the estimates of existing floorspace in employment use, because of the exclusion of some sites from our assessments, will necessarily understate the quantum for Central Bedfordshire.
- 7.10 All sites were assessed between September and November 2015. Detailed site assessments are provided in Appendix B . The criteria used in the 2012 EES site assessments were used as the starting point for the new assessments. This was tested on a pilot number of sites, draft assessments were shared with the Council and the assessment pro forma was finalised for the rest of the sites. A crib sheet explaining the criteria is provided at Appendix C .
- 7.11 For the analysis which follows we consider Central Bedfordshire with reference to the four FEMAs that split the authority.

## Existing employment areas

- 7.12 We assessed 53 existing employment sites across Central Bedfordshire: of these sites, 21 were located in the Bedford FEMA; 14 in the Luton FEMA; four in the Milton Keynes FEMA and 14 in the Stevenage and Welwyn Garden City FEMA. Table 7.1 summarises these sites by type and area.

**Table 7.1: Existing employment sites**

FEMA	Bedford	Luton	Milton Keynes	Stevenage & WGC	Total	
Offices	22.8	0.4		0.1	23.3	3%
Mixed B uses	99.6	164.0	106.4	58.4	428.4	51%
General industrial	42.6	38.4		12.5	93.5	11%
Warehousing and distribution	40.4		4.4	2.6	47.4	6%
Other <sup>21</sup>	246.2			0.0	246.2	29%

<sup>21</sup> Relates to a sole site: Millbrook proving ground

FEMA	Bedford	Luton	Milton Keynes	Stevenage & WGC	Total	
Total	451.7	202.7	110.8	73.6	838.8	100%
	54%	24%	13%	9%	100%	

Source: Appendix B

- 7.13 The majority of the authority's employment floorspace is provided in the Bedford FEMA, although this is large part to the contribution that the single site at Millbrook which constitutes over half of the 450 hectares. Cross-referring to the VOA indicates that Millbrook proving ground falls into special category so is not included within the business floorspace for Central Bedfordshire.
- 7.14 Setting aside the proving ground, the total area in employment use is 593 ha, with the Bedford FEMA still accounting for the largest proportion of employment land at 35%, but with the Luton FEMA accounting for a broadly comparable 34%. Other than Millbrook, the main employment locations within the Bedford FEMA are: Cranfield, Marston Vale, Ampthill/Flitwick, Wrest Park and Sandy.
- 7.15 The Woodside Industrial Estate in Houghton Regis, which has a LDO in place, comprises approximately 70% of the employment areas within the Luton FEMA. The remaining sites are, in the most part, also located in Dunstable.
- 7.16 Within the Milton Keynes FEMA, Leighton Buzzard is the only significant employment centre. Employment sites comprise primarily mixed B class uses. Warehousing and distribution is limited, reflecting the current relative distance from the strategic linkages of the M1 and A1. Over the course of the plan period, planned investment is expected to improve accessibility to sites in this part of Central Bedfordshire, notably at Leighton Buzzard, to the strategic road network (M1 Junction 11a).
- 7.17 The Stevenage and Welwyn Garden City FEMA has the smallest amount of Central Bedfordshire's existing employment areas, and comprises largely mixed B uses. The key employment locations are Biggleswade, Arlesey and Stotfold. Despite a number of these sites being in close proximity to the A1, the amount of warehousing space in this part of Central Bedfordshire is limited. However, as we set out below in relation to development sites, the quantum of warehousing space may increase in this part of Central Bedfordshire over the course of the plan period.
- 7.18 In relation to the specific sectors: seven out of the total 53 sites are in office use; 24 are in mixed B use; 16 in general industrial use; four are used for warehousing and distribution; and the remaining one site (Millbrook proving ground) is categorised as 'other'.
- 7.19 Having regard to the total area of 839 hectares that are in employment use, solely office sites constitute a small proportion of authority's existing employment areas and that this provision is almost entirely within the Bedford FEMA. It is likely that the actual total of B1a uses in Central Bedfordshire is higher for several reasons. As we noted in paragraph 7.9, the scope of our assessment does not includes sites that fall below the PPG threshold; nor does it includes employment provision within town centres. In the case of Central Bedfordshire, officer intelligence indicates that there

have been a number of agricultural conversions which will fall below the PPG threshold. Secondly, it is inevitable that offices will be provided as part of sites categorised as comprising 'mixed B uses'. The cumulative effect of these two factors will mean that the actual quantum of land devoted to offices in Central Bedfordshire is higher than our assessments are suggesting.

- 7.20 The mixed B class sites constitute the majority of employment areas in the authority at just over 50%. The second-largest category by area is 'other'. As explained, this is Millbrook and is therefore a very land hungry use. The remaining uses are (general industrial and warehousing and distribution) account for 16% of overall employment land.
- 7.21 The table below sets out the quantum of existing employment floorspace, again by FEMA and sector, based on the plot ratios detailed in Section 6. Given the special nature of Millbrook proving ground, married with the fact that VOA data indicates that the amount of built floorspace is negligible relative to the land area, this has been excluded from the figures below.

**Table 7.2: Existing employment floorspace by FEMA (sqm)**

FEMA	Bedford	Luton	Milton Keynes	Stevenage & WGC	Total	
Offices	91,280	1,400		400	93,080	4%
Mixed B uses	398,560	656,000	425,600	233,600	1,713,760	72%
General industrial	170,400	153,592		50,000	373,992	16%
Warehousing and distribution	161,600		17,600	10,400	189,600	8%
Total	<b>821,840</b>	<b>810,992</b>	<b>443,200</b>	<b>294,400</b>	<b>2,370,432</b>	100%
	35%	34%	19%	12%	100%	

Source: Appendix B

- 7.22 This total of 2.4m sqm is broadly comparable with the VOA data from 2012 which identified 2m sqm of employment floorspace in Central Bedfordshire.
- 7.23 The table below sets out vacant floorspace within existing employment sites with reference to the FEMAs and the sectors; it shows an overall vacancy level of 3.2%. This does not include vacant land capable of accommodating additional development but relates solely to existing unoccupied floorspace.

**Table 7.3: Vacant floorspace within existing employment sites by FEMA (sqm)**

FEMA	Bedford	Luton	Milton Keynes	Stevenage & WGC	Total	
Offices	2,783			39	2,822	4%



FEMA	Bedford	Luton	Milton Keynes	Stevenage & WGC	Total	
Mixed B uses	1,080	27,751	4,136	19,646	52,613	71%
General industrial	4,922	6,241		2,653	13,816	19%
Warehousing and distribution	0		2,366	2,945	5,311	7%
Total	<b>8,785</b>	<b>33,992</b>	<b>6,502</b>	<b>25,283</b>	<b>74,562</b>	100%
	12%	46%	9%	34%	100%	

Source: Appendix B

- 7.24 On a sector-by-sector basis, the most significant vacancies are in the mixed B sector. However, these are broadly in proportion with the amount of floorspace in Central Bedfordshire devoted to mixed B uses. As such, there is no one sector in Central Bedfordshire that is experiencing disproportionately high or low vacancy levels relative to total provision of space.
- 7.25 Geographically, most vacant floorspace within the authority area is located in the Luton and Stevenage and Welwyn Garden City FEMAs, comprising 4.2% and 8.6% of stock in the Central Bedfordshire element of each respective FEMA. In the context of the authority overall, vacancy levels are lower in the other two FEMAs. As a proportion of vacant floorspace to existing stock, they account for 1.5% (Milton Keynes FEMA) and 1.1% (Bedford FEMA).
- 7.26 In addition to vacant floorspace, it should be noted that there are extant permissions on eight existing sites where there is potential for intensification. These commitments, which relate solely to industrial uses and total some 80,000 sqm of floorspace, include five key sites: Prologis Park, Brogborough (42,000 sqm), Millbrook proving ground (25,000 sqm), Woodside Industrial Estate (6,000 sqm), Pulloxhill Business Park (4,000 sqm) and Reddings Wood (Lockheed Martin, 3,000 sqm).
- 7.27 The following table summarises the strategic accessibility of existing employment sites.

**Table 7.4: Strategic accessibility of existing employment sites (ha)**

FEMA	Bedford	Luton	Milton Keynes	Stevenage & WGC
Excellent	59.5	30.4	4.4	46.9
Good	143.3	168.5		23.6
Reasonable	1.2	3.8		
Poor	247.7		106.4	3.1
Total	<b>451.7</b>	<b>202.7</b>	<b>110.8</b>	<b>73.6</b>

Source: Appendix B

- 7.28 The majority of existing sites in Central Bedfordshire score well in terms of strategic accessibility, particularly those in the Luton and Stevenage and Welwyn Garden City

FEMAs reflecting the location of many existing employment sites near to the M1 and A1. The amount of existing employment space that is considered to have poor strategic accessibility is limited; this is in large part due to the fact the authority is crossed by four main strategic routes which serve to reduce the distance that has to be covered on more local quality roads.

- 7.29 The fundamental question we considered in relation to existing employment sites was whether they should be safeguarded for continued employment use. Whilst these judgements are informed by a number of factors based on the criteria we have used for assessing the sites, a key question that informs this analysis is whether the site will remain well used for employment purposes if it is safeguarded. Where a site is considered to be likely or more than likely to remain well used, this weighs heavily in favour of safeguarding.
- 7.30 However, for many sites, particularly where the judgement over its future use is harder to call, the decision over whether to safeguard them cannot be taken in isolation i.e. it is pertinent to consider demand and supply of future employment land. Further discussion on these sites is set out below.

**Table 7.5: Existing employment sites for safeguarding by FEMA (ha)**

FEMA	Bedford	Luton	Milton Keynes	Stevenage & WGC
Safeguard				
Sites	21	10	4	11
Ha	452	196	111	69
Consider releasing/review				
Sites	0	4	0	3
Ha	0.0	6.5	0.0	4.5

Source: Appendix B

- 7.31 With reference to those eight sites which we have suggested could be released, it is worth reviewing the reasons for these specifically:
- Stevenage FEMA
    - Eldon Way, Biggleswade: vacancies on the existing trading estate are high and the planning history indicates that there have been attempts to secure residential development on the site. This suggests that future investment in the site may be limited and the prospects for reoccupation reduced.
    - Hampden House, Arlesey: the building appears to be largely vacant although only a small amount of office space is being actively marketed. It is an isolated location for a large office building and the building itself appears to be in poor condition. If vacancy levels persist, this situation is likely to worsen.
    - Land at the former pig development, Fairfield: permission has been granted for non-employment redevelopment of this site. It is no longer appropriate to include on the schedule of safeguarded sites.

## ■ Luton FEMA

- Luton Road, Dunstable: the site has been cleared and there are currently two live applications for non-employment uses. It adjoins the established industrial estate at Eastern Avenue where there is new warehouse space coming forward later this year (Chalklands Place) pointing towards new employment floorspace in this location being viable. With regard to the remit of this study, there is no clear justification to remove it from the schedule of safeguarded sites.
- Ludun Close, Dunstable: the site is currently occupied; however, it lacks visibility and the site immediately to the north has been cleared for redevelopment. Whilst the future of the northern site is not yet known, the poor visibility of the site and its lack of integration with any existing employment uses suggests that it may not be reoccupied if the current tenants vacate.
- Tavistock Place/Street, Dunstable: although it appears to be well-occupied, parts of the site are poorly maintained so that the potential for reoccupation of the full site may be limited. It has to compete for tenants with the nearby Woodside Industrial Estate so may suffer in market terms. However, parts of the site are better quality and should be safeguarded.
- French's Avenue, Dunstable: a large part of this site is in the process of being redeveloped for housing. The safeguarded site area therefore needs to be reduced to reflect the remaining industrial use.

7.32 In providing this analysis, only where the employment use has been extinguished are we suggesting that they should automatically be removed from the schedule of safeguarded sites. Furthermore, we should reiterate that our consideration of these sites focuses solely on those issues arising from our brief and we do not consider other non-employment related matters which might weigh in the planning balance when considering any current applications or reallocation of these sites. The status of the above sites is revisited as part of our consideration of the demand and supply balance in the next section.

## Development sites

7.33 There are 16 development sites across Central Bedfordshire. These comprise sites not in current employment use but with planning permission that have not been started and/or completed, as well as allocations in the adopted development plan. The table below summarises the sites by number and area with reference to the four FEMAs.

**Table 7.6: Development sites by FEMA**

FEMA	Bedford	Luton	Milton Keynes	Stevenage & WGC	Total
Number of sites	12	0	0	4	16
Allocations and permissions					
Office (sqm)	44,082			4,540	48,622
Industrial (sqm)	106,898			109,460	216,358
Total (sqm)	150,980	0	0	114,000	264,980
Percentage of total	57%	0%	0%	43%	

Source: Appendix B

- 7.34 In many cases, permission or allocations do not specify whether the floorspace will come forward as office or industrial floorspace; for example, permission for B1 floorspace could equally come forward as B1a offices or B1c light industrial. For the purposes of understanding supply, we have split any B1 permissions or allocations equally between office and industrial.
- 7.35 Together with the permissions on existing employment sites (and currently non-allocated sites), these sites comprise part of the future supply of employment land in Central Bedfordshire. The table below summarises the B class floorspace permitted across all sites, again separated by FEMA. In line with the assumptions set out in Section 6, we have applied typical plot ratios to site areas to provide a floorspace figure.

**Table 7.7: Sites with permission or allocated (sqm)**

FEMA	Permitted		Allocated		Total pipeline
	Office	Industrial	Office	Industrial	
Bedford	17,602	79,265	26,480	186,698	310,045
Luton <sup>22</sup>	4,210	136,412			140,622
Milton Keynes <sup>23</sup>	30,650	14,000			44,650
Stevenage & WGC <sup>24</sup>	4,540	172,460	0	104,920	281,920
<b>Total</b>	<b>57,002</b>	<b>402,137</b>	<b>26,480</b>	<b>291,618</b>	<b>777,237</b>

Source: Appendix B

- 7.36 In relation to these development sites, we have been more critical over the likelihood that they will come forward. The following table sets out our judgement as to whether

<sup>22</sup> These figures include the permission at Houghton Regis North which reviewed as a strategic site in Section 7.4.

<sup>23</sup> These figures include the permission on Land east of Leighton Linlade which is reviewed as a strategic site. This is reviewed in Section 7.4.

<sup>24</sup> Includes Stratton Park Phases 5 & 6 permission – reviewed in Section 7.4.

the sites should be safeguarded for employment use, having regard to the NPPF test at paragraph 22. The areas quoted relate to the relevant employment allocation.

**Table 7.8: Development sites for safeguarding by FEMA**

FEMA	Bedford	Stevenage & WGC
Safeguard		
Sites	2	1
Sqm	142,000	102,000
Consider releasing/review		
Sites	10	3
Sqm	699,120	195,600

Source: Appendix B

7.37 As with some of the existing sites, our initial judgement on whether sites should be safeguarded or released should be balanced with the overall requirement to allocate sufficient land to meet future job growth and respond to market demands. In this regard, we have identified that nine of the development sites should be critically reviewed:

■ **Bedford FEMA**

- Land adjacent to 29 Clophill Road, Maulden: there is an extant permission for some B1 employment that shows little sign of being delivered. In addition, there is a substantial allocation that again, does not appear to be being advanced as a planning application. It is located adjacent to an existing employment site that we have expressed should be considered for release by virtue of its isolated location. Given there appears limited likelihood of the development site being brought forward, the Council should consider its release.
- Land at Doolittle Mill, Flitwick: there are significant constraints in terms of spoil and potential contamination on the site and there does not appear to be market interest in bringing the site forward at present. However, part of the site would form a clear expansion to the existing Doolittle employment sites and should be safeguarded. Given the length of time of the plan period, the potential industrial land could come forward but the current case for safeguarding the land is not clear cut and should be kept under review over the plan period.
- Russell Farm, Maulden: this was previously in active employment use but has been allowed to become largely derelict such that only through redevelopment could it be brought back into active employment use. It is in an isolated location which lacks visibility and is therefore likely to mean that new build employment floorspace is challenging to deliver in market terms.
- Land at Steppingley Road and Froghall Road: the current permission forms part of a wider mixed-use site. The scope of the safeguarding should therefore be reduced to reflect this.

- Land south of Wixams: the delivery of the site appears to be conditional on other employment sites in Bedford borough coming forward. It is unclear whether this would be deliverable in market terms within the plan period.
- Land east of Biggleswade, Pottton: there is current permission for a residential-led mixed-use development on the site. The extent of land safeguarded should be reduced accordingly to relate to the employment elements only.
- Land off University Way, Wharley End: there are no market signals that point towards this site being brought forward. It is located in close proximity to Cranfield where there are current vacancies. It could link well to an expansion at Cranfield; however, if there is sufficient land, it could be considered for release from safeguarding.
- Land east of Bedford Road, Maulden: the site has permission of residential-led redevelopment. The scope of the allocation should be reduced to only safeguard the three hectares of land that will be used for employment use.
- Land at Moreteyne Farm, Marston Moretaine: the extent of the land to be safeguarded should be reduced to reflect to 0.42 ha that has outline permission for B1 use.
- Stevenage FEMA
  - Land east of Arlesey: envisaged as part of a major extension to the town, the area safeguarded for potential employment uses as part of a mixed-use development should be reduced to exclude the land to the west of Arlesey that would not be able to secure comparable access to the A507 and so the A1(M).
  - Land south of Stotfold: the extent of the land to be safeguarded should be reduced to reflect the 2.27 ha that have outline permission for B1 use.
  - Land at Bridge Farm: again, this site has permission for residential-led redevelopment, including an element of B1a (3,247 sqm). However, in this instance, the developer is actively seeking to remove the employment element. Permission has been granted for housing and as a consequence, the committed B1a floorspace is expected to fall away.

7.38 As we set out in relation to the existing sites, this site-specific analysis must be cast in the context of overall demand and supply. We are not making recommendations for release of sites at this juncture. Furthermore the above analysis only considers employment-related issues on those sites and does not review their broader planning merits.

7.39 The current appeal on the Bridge Farm site underlines the importance of securing appropriate obligations as part of any mixed-use permission which limits the ability of developers to separate the employment elements from the main development, not provide the appropriate infrastructure and so argue a case that employment development is not viable. We take account of this in our recommendations.

## Strategic sites

- 7.40 We assessed 27 sites, totalling some 802 hectares; all these sites were reviewed as part of the previous ELR but only a handful were taken forward as allocations in the withdrawn Development Strategy document. Table 7.9 summarises all the sites by FEMA:

**Table 7.9: Strategic sites by FEMA**

FEMA	Number of sites	Total area (ha)
Bedford	11	226.2
Luton	10	206.6
Milton Keynes	3	306
Stevenage & WGC	3	63.2

Source: Appendix B

- 7.41 These have been evaluated against different criteria to both the existing and allocated sites. In this instance, the key findings flowing from these assessments are whether the sites are suitable for local employment uses or strategic employment. This is relevant to the demand and supply balancing exercise, because of those employment sectors that are not likely to be adequately reflected in the forecasts, notably demand for strategic warehousing.
- 7.42 Based on our market intelligence, we know that the key determining factor for sites to be commercially attractive for strategic warehousing is proximity to firstly the M1 corridor and then secondly the A1. This has informed our classification of sites.
- 7.43 The following table sets out the 27 sites, again separated by FEMA, in terms of whether they are deemed suitable for meeting local or strategic employment needs.

**Table 7.10: Classification of potential sites by FEMA**

FEMA	Local Area (ha)	Sites	Strategic Area (ha)	Sites
Bedford	172.2	9	54	2
Luton	43.6	4	163	6
Milton Keynes	42.8	3	270	1
Stevenage & WGC	27.2	1	36	2
Total	<b>285.8</b>	<b>17</b>	<b>523</b>	<b>11</b>

Source: Appendix B

- 7.44 Within these overall classifications, we have considered likely future employment use. This has regard to their planning history and our knowledge of how the sites are being promoted. The table below sets this analysis out:



**Table 7.11: Potential future employment uses (ha)**

Future use/development	Local sites	Strategic sites
Mixed B uses	112.7	50
Urban extension	27.2	18
Other <sup>25</sup>		399
Strategic warehousing	129.9	16
Total	<b>269.8</b>	<b>483</b>

Source: Appendix B

- 7.45 It is clear that of the local sites, the vast majority of development could reasonably be expected to come forward as part of mixed-use urban extensions. Unsurprisingly, for those site identified as local employment sites, there is no expectation that they might secure any strategic warehousing.
- 7.46 With regard to the strategic sites, again a significant proportion of them are expected to form part of mixed-use urban extensions. However, they are distinguished from the local quality sites by their ability to link into the major distribution routes and therefore commercial attractiveness for strategic warehousing use.
- 7.47 In providing this analysis, it is worth restating which of these strategic sites were being advanced through the withdrawn Development Strategy, namely: land at Stratton Business Park, Sundon RFI and the north Luton urban extension, the north Houghton Regis urban extension and the land to the south of Wixams, as well as the land to the east of Leighton Linlade. Houghton Regis North, the extension to Stratton Park and the land to the east of Leighton Linlade has outline permission for employment uses and has been incorporated in Table 7-7; it is therefore not included again here to avoid double counting. Applying standard plot ratios to these sites, there is scope to provide 264,000 sqm of employment floorspace.

## Losses of employment land

### Completions and planning permissions

- 7.48 As set out in Section 2, the AMRs outlined that in net terms, 91,100 sqm of employment floorspace has been lost in Central Bedfordshire since April 2011.
- 7.49 In addition to this, the AMR identified a pipeline of 31 hectares of allocated land with planning permission. A further 167 hectares were allocated but do not yet have any planning permission in place. This equates to 668,000 sqm of floorspace, based on the plot ratios detailed in Section 6.

<sup>25</sup> Rookery South power station development – separated as a specialist use from the main employment figures.

## Permitted development

- 7.50 CLG data indicates that there have been nine prior approvals for office to residential permitted development. However, conversations with officers indicate that the instances of this happening across the authority area are limited.
- 7.51 None of the sites we assessed had been subject to any such changes of use. We therefore think that the effect of these rights on the Central Bedfordshire stock has been limited to date. Moreover, based on the existing employment stock assessed, we do not think that the future potential for loss of stock through this route is great. We do not make special allowance for this in the forthcoming supply and market balance analysis.

## Summary

- 7.52 Our site assessments have identified that there is over 2,000,000 sqm of employment floorspace within Central Bedfordshire. Whilst there is a degree of vacancy within this existing stock, we have found that for the vast majority of the existing sites we have looked at, the Council should continue to protect them for employment use through policies of 'protect, monitor and manage'.
- 7.53 The analysis of the supply pipeline indicates that there is in the order of 300,000 sqm of employment floorspace either with permission or allocated within Central Bedfordshire. The majority of this space is for industrial use, albeit there is flexibility within many of the allocations and to some degree within those sites that permitted as to whether they are built out for office or industrial use.
- 7.54 Drawing together the analysis of the sites, we have identified that within existing and potential employment sites, there are key differences between the sites which will have implications when considering the balance of supply with demand. This relates primarily to the market to which these sites will appeal: namely local occupiers or strategic/specialist occupiers.
- 7.55 Given the shortcomings of the forecasts set out in Section 6 which we think will not capture footloose demand arising from strategic warehousing or the specialist requirements that are attracted to key employment sites, we suggest that the following sites/areas should be regarded as catering to specialist R&D or other needs:
- Millbrook Technology Park and proving ground
  - Cranfield Technology Park and surrounding area
- 7.56 In relation to strategic warehousing sites, as outlined in Section 7.4, these relate chiefly to those sites which were being promoted through the withdrawn Development Strategy. The market analysis in Section 5 has clearly identified the viability of this type of development and it is with reference to both scale and strategic accessibility that we have made judgements over the potential of these sites to come forward for strategic warehousing.
- 7.57 We consider the implications of separating out these sites in the following sections.

## 8 PLANNED SUPPLY AND MARKET BALANCE

- 8.1 The table below sets out the floorspace need calculations that include additional jobs resulting from forecast growth and the committed losses to date and outstanding permissions that will absorb some of the demand. The assessment only takes in known current permissions and does not forecast what might be lost and gained in the future.

### Reaching a market balance

- 8.2 We set out in this section the series of stages our market balancing exercise has gone through. This firstly involves a rigid interpretation of the job forecasts by Experian across all B Class uses. We then split this rigid forecast out into B1 and B2/8 floorspace.
- 8.3 The next stage of analysis involves factoring in potential future employment sites i.e. taking account of those sites which were to be allocated as part of the withdrawn Development Strategy document.
- 8.4 We then set out a further stage of modelling which draws on much of the analysis set out in Section 5 to 7 on the reality of the employment market in Central Bedfordshire by treating the sites that we expect to go to specialist employment uses (Cranfield, and Millbrook) or strategic warehousing to arrive at what we consider to be an intelligent interpretation of all the information available to us.

### Initial demand and supply balance

- 8.5 The below sets out the initial balancing of demand and supply in Central Bedfordshire.

**Table 8.1: Initial demand and supply balance – all B classes**

Stage 1 - All uses		
EMPLOYMENT LAND DEMAND AND SUPPLY 2011-31		April 2015
Floorspace Change (sqm)		
1	DEMAND	Sqm
2	Demand (net change)	239,375
3	SUPPLY	
4 from surveys	Surplus vacant floorspace (=vacancy in excess of 5%)	
5 from AMR	Committed losses (sites with extant permissions for other uses)	91,136
6	Extant permissions	530,072
7 from Plans	Outstanding allocations	340,128
8 = 4-5+6+7	Committed net supply	779,064
9	FORECAST MARKET BALANCE - 2011-31	
10 = 8-2	Over (or under) supply	539,689

- 8.6 This indicates that there is an oversupply of employment land in the order of 540,000 sqm. If this is separated into office and industrial uses, this indicates that industrial accounts for the bulk of this overprovision – as shown in the tables below.

**Table 8.2: Initial demand and supply balance – by office and industrial**

Stage 2a - offices		
EMPLOYMENT LAND DEMAND AND SUPPLY 2011-31		April 2015
Floorspace Change (sqm)		
1	DEMAND	Sqm
2	Demand (net change)	118,814
3	SUPPLY	
4 from surveys	Surplus vacant floorspace (=vacancy in excess of 5%)	
5 from AMR	Committed losses (sites with extant permissions for other uses)	15,470
6	Extant permissions	93,858
7 from Plans	Outstanding allocations	133,480
8 = 4-5+6+7	Committed net supply	211,868
9	FORECAST MARKET BALANCE - 2011-31	
10 = 8-2	Over (or under) supply	93,054

Stage 2b - B2/8		
EMPLOYMENT LAND DEMAND AND SUPPLY 2011-31		April 2015
Floorspace Change (sqm)		
1	DEMAND	Sqm
2	Demand (net change)	120,561
3	SUPPLY	
4 from surveys	Surplus vacant floorspace (=vacancy in excess of 5%)	
5 from AMR	Committed losses (sites with extant permissions for other uses)	75,666
6	Extant permissions	436,214
7 from Plans	Outstanding allocations	206,648
8 = 4-5+6+7	Committed net supply	567,196
9	FORECAST MARKET BALANCE - 2011-31	
10 = 8-2	Over (or under) supply	446,635

- 8.7 The pipeline of committed and allocated sites includes a number of sites that could equally be used for office or industrial use. The above tables include a judgement based on the site appraisals undertaken to categorise these sites as one or the other,

or assume a proportion of floorspace would go to both office and industrial use. Accordingly, there is an oversupply of both office and industrial floorspace.

- 8.8 However, in the case of those specialist sites, we do not expect the forecasts to have accurately predicted job growth in those sectors: these relate specifically to Cranfield, and Millbrook which play a niche role in Central Bedfordshire. We also exclude those sites we have categorised as strategic<sup>26</sup> and so capable of meeting the footloose demand which sits outside the forecasts referred to in preceding sections.
- 8.9 We have therefore excluded both strategic and specialist sites from the demand and supply balance in the calculations below, which we consider represents a more pragmatic view of the balance of demand and supply.

**Table 8.3: Demand and supply balance**

Stage 3 - All uses including potential sites and excluding strategic and specialist sites		
EMPLOYMENT LAND DEMAND AND SUPPLY 2011-31		April 2015
Floorspace Change (sqm)		
1	DEMAND	Sqm
2	Demand (net change)	239,375
3	SUPPLY	
4 from surveys	Surplus vacant floorspace (=vacancy in excess of 5%)	
5 from AMR	Committed losses (sites with extant permissions for other uses)	91,136
6	Extant permissions	327,519
7 from Plans	Outstanding allocations	206,648
8 = 4-5+6+7	Committed net supply	443,031
9	FORECAST MARKET BALANCE - 2011-31	
10 = 8-2	Over (or under) supply	203,656

- 8.10 This still records an oversupply of employment floorspace across the study period. However, in the context of the existing stock of floorspace, this oversupply is not considered to be significant.

## Making future allocations

- 8.11 All these tables do not consider the scope to provide additional employment space on any of the unallocated strategic sites (which do not have any extant planning permissions in place) that we assessed. From our assessment of these sites, we estimate they could provide a further 2,782,000 sqm of employment floorspace<sup>27</sup>. Including this in the supply and demand balance would mean that the potential sites would dwarf the committed pipeline of employment space, exacerbating the

<sup>26</sup> For the purposes of this study, strategic sites are defined as those in excess of 2.5ha, capable of accommodating units in the order of 10,000 sqm or larger and capable of achieving or having excellent links to the strategic highway network.

<sup>27</sup> NIRAH and Rookery South Pit excluded from this calculation

theoretical oversupply. In the absence of market intelligence, this oversupply would seem to imply that no new sites should be designated and instead allocated sites should actually be released.

- 8.12 With regard to strategic sites, we outlined in Section 6 the shortcomings of relying on either economic forecasts or projecting forward past take up. In addition to this, another reason to depart from a forecast approach when estimating how much new warehousing land is needed relates to the new generation of warehousing.
- 8.13 Our consultations have suggested that the area is attractive to a new generation of warehousing. This warehousing fits a gap between the traditional large (strategic) warehouse and the local residents and other consumers. This new generation is increasingly important as retail moves online and away from retail high streets. Firms need a new network of warehouses closer to where people live but still within easy distance of the major RDC (regional distribution centre) and NDC network (national distribution network).
- 8.14 As a new type of demand it is unlikely to be fully captured in economic forecasts or by looking at past take-up.
- 8.15 It is possible that some of this demand can be accommodated on older sites; where industrial uses are released and redeveloped for warehouses. Or where older (smaller) warehouses are reconfigured. But this is a challenge for the market.
- 8.16 This is because while the warehouse units are smaller than NDCs or RDCs they are often too large to be accommodated on plots freed up from the piecemeal redevelopment of older industrial sites. We are told that the highest demand is for units in excess of 2,000 sqm.
- 8.17 They also favour a site layout purpose built for moving large number of vehicles efficiently and servicing them on site in secure yards. This is not a feature found on many older sites which were built and laid out for manufacturing with common circulation and access areas.
- 8.18 This new generation of warehouses also share many of the same market demand characteristics of the larger NDC and RDC cousins. They need high quality road access within easy reach of their larger warehouses which in practice means that the sites must be accessible to the main trunk road network. They also need good access to the centres of population via the strategic road network. Few older industrial sites have both these characteristics.
- 8.19 Finally; there is known to be a very poor correlation between jobs and the demand for warehousing floorspace. Traditionally we have applied job densities to arrive at a demand for floorspace. Then applied plot ratios to arrive at the demand for land. But as warehousing becomes more automated this relationship breaks down. There is also a tendency for the workforce to be indirectly employed through employment agencies or self-employed (drivers) again making applying this direct relationship less reliable in practice.
- 8.20 The automation of warehouses, with possible lower employment densities over time, should not be viewed as a negative feature of the market. Nor should the fact that

the best available data suggests a current employment density of around 1:70 suggest that they are inefficient uses of land. For these actives their value to the national economy is in how efficiently they move goods and services and less directly co-correlated to their direct employment.

- 8.21 Again this suggests a departure for the forecast approach is warranted. To try and constrain such a dynamic sector to a job forecast (or past take-up) is not likely to be construed as positive planning, nor meet the requirements of paragraph 160 of the NPPF.

## **Recommended demand and supply balance**

- 8.22 Taking all the above into account, the following table sets out the demand and supply balance excluding the supply of floorspace arising from specialist employment sites in the Central Bedfordshire, both in terms of committed pipeline and potential sites.
- 8.23 As we set out in Section 6, there is a continued onus on Central Bedfordshire to ensure that planning for housing and jobs align. The current level of job growth is broadly in balance with the projected housing numbers; for that reason, we have suggested that a positive response to this is to plan for improvements in the quality of employment within Central Bedfordshire.
- 8.24 An important part of enabling this will be to promote improvements in the stock of floorspace. As we set out in the previous section, the existing employment stock is largely well-occupied and it would not be good practice to extinguish businesses on these active sites. Although the committed pipeline indicates that there is an oversupply of space, much of this space is either only permitted in outline form or does not yet have permission. The stock of new space that is actually available for take up remains very limited, and, as evidenced by the success of recent new-build speculative development at Prologis Park, is likely to be occupied quickly.
- 8.25 To effectively secure this qualitative improvement in stock, it will be important to ensure that replacement floorspace is provided before any existing stock is extinguished. The policy mechanisms for doing this are explained in the next section.



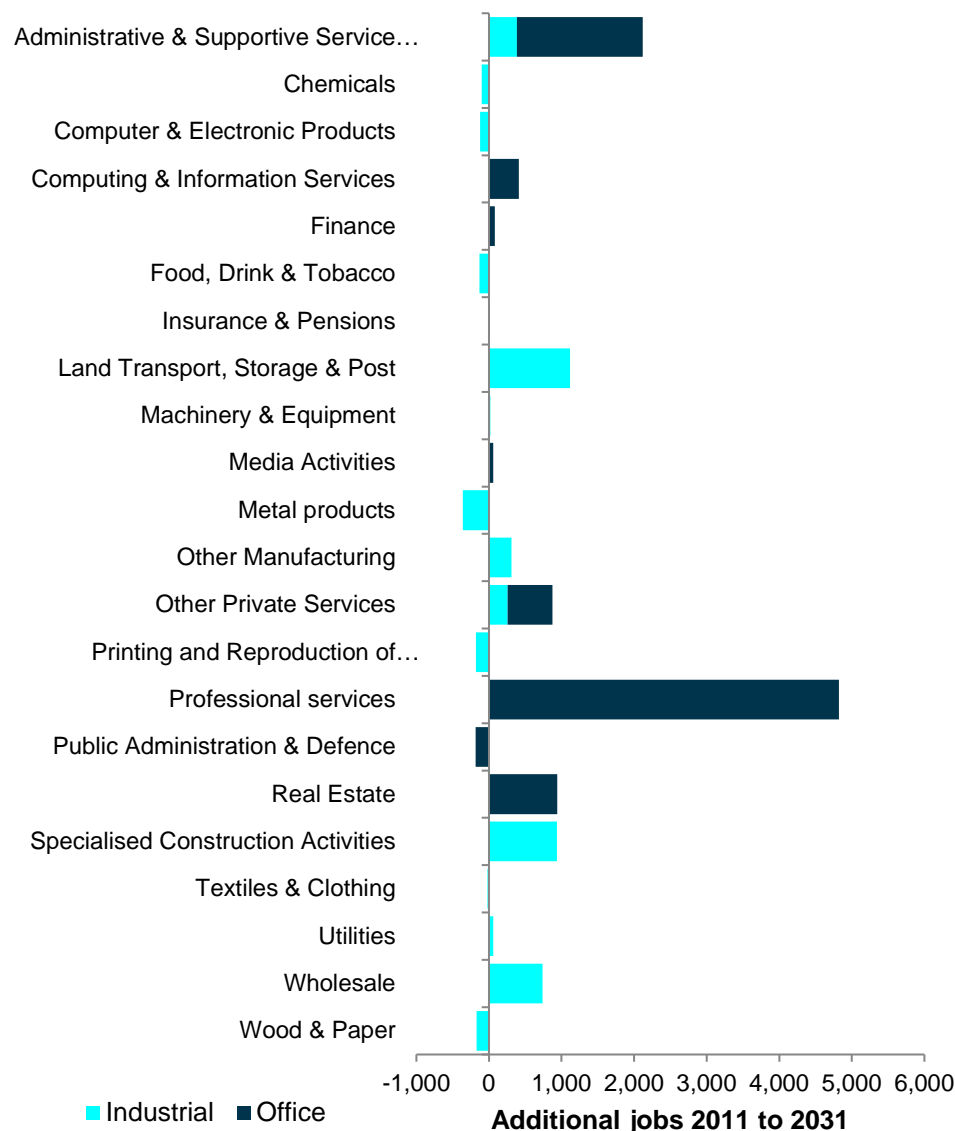
## 9 ELR CONCLUSIONS

- 9.1 In this section, we outline a number of overarching recommendations that informed our suggested policy drafting.

### How many jobs and in which sectors?

- 9.2 In our introductory chapters we outlined how the Central Bedfordshire economy is largely healthy; unemployment is low and economic activity is high. Workplace wages are lower than nearby towns (or districts) but this is largely because Central Bedfordshire is more rural and many local workplace jobs are related to the service sector; providing services to the resident population.
- 9.3 So the main issue is not necessarily quantity of jobs but quality and ensuring the local economy can grow and provide sufficient jobs to support the growing population.
- 9.4 Section 6 has identified a forecast increase of 23,490 jobs over the plan period. As explained, over 50% of these new jobs will be generated in non-B Class uses and therefore not subject to detailed consideration in this report. Of those 11,230 jobs in the B-Class uses, 8,490 additional jobs are forecast within the office sector and the remaining 2,740 within the industrial sector.
- 9.5 Figure 9-1 sets out the forecast growth in the context of the detailed Experian sectors, as well as in relation to the main employment categories of office and industrial.
- 9.6 This indicates that the key sectors that are forecast to grow in terms of office employment are professional services, administrative and support services and real estate. In relation to industrial employment, growth is more limited but land transport, storage and post (distribution), specialised construction activities and wholesale are the main areas of forecast employment growth over the plan period.
- 9.7 As we have identified in the preceding sections, we consider that there may be scope in addition to these forecasts arising from specialist users and the strategic warehousing and distribution sector. Given the majority of the existing employment sites portfolio (and therefore existing employment) is focused on the local office and industrial sector, and it is this existing employment that will, to a large extent through trend analysis, have informed forecasts, there is justification to treat these sectors separately to allow like to be compared with like when planning for additional employment over the plan period.

**Figure 9-1: Job growth by B-Class sector 2011 to 2031**



Source: Experian 2015

### *Research and development*

- 9.8 Our analysis has identified that Central Bedfordshire has a number of specialist employment sites focused on R&D and which are unlikely to be adequately captured in the forecasts. In market terms, demand for new space in these locations, notably Cranfield and Millbrook, is largely outside the forecasts. It would not be beneficial to constrain their development by applying the forecasts which are likely to underestimate the market requirement for additional floorspace at these locations.
- 9.9 For these reasons, we consider these sites separately and think that Central Bedfordshire could consider promoting LDOs on these sites, including any suitable caps on floorspace. This would send the appropriate signals to the market in terms of encouraging inward investment whilst also reducing the longer-term administrative burden on the Council.

*Recommendation 1: explore the promotion of LDOs at Millbrook and Cranfield to assist the delivery of employment in growth sectors*

### *Strategic warehousing*

- 9.10 In relation to strategic warehousing, we have identified in our market analysis that demand for space in Central Bedfordshire is likely to originate from outside Central Bedfordshire and the FEMA. Strategic warehousing demand is highly footloose but is attracted to this area because Central Bedfordshire lies on a number of strategic transport corridors.
- 9.11 Should land be provided in the area Central Bedfordshire may even attract national demand or intra-regional demand displaced from more constrained areas.
- 9.12 A further practical complication is that should Central Bedfordshire seek to constrain the strategic warehouse sector, only providing sufficient land only to meet the job forecast, the evidence suggests that logistics will continue to displace local demand on other sites. Displaced logistics demand will still be attracted to the Central Bedfordshire portfolio and local demand will remain unsatisfied.
- 9.13 For market reasons there are therefore strong grounds to overprovide this type of land. By over providing land for logistics compared to the forecasts, and providing specific allocations for strategic distribution and warehousing, it will have the effect of freeing up other sites for local industrial employment floorspace.
- 9.14 We consider below the principles associated with allocating such sites; however, it is useful to explain the anticipated effects of separating out strategic warehousing from the forecasts and the resulting notional oversupply of industrial floorspace.
- 9.15 [We make a recommendation to reflect this in the next section]

## **Planning for employment growth**

- 9.16 The market demand indicates that there is need for 330,500 sqm of additional employment floorspace, comprising 134,200 sqm of office floorspace and 196,200 sqm of industrial floorspace. As noted above we do not think these estimates capture the potential for R&D jobs, nor full market demand for logistics space.

### **Normal market demand**

- 9.17 Based on the existing allocations and preferred new allocations (Appendix E), Figure 8.3 shows an oversupply of 203,700 sqm of employment space. However, in the context of the existing employment stock, this oversupply represents approximately 10%. Given the length of the plan period and the uncertainties in the market, we do not view this has a substantial oversupply.
- 9.18 But on closer examination this notional oversupply is over the plan period as whole and relates to space not yet built. Looking only at the short term, Central Bedfordshire is undersupplied; the pipeline is large but very little of this is currently available for occupiers to take up. The oversupply also ignores any qualitative deficiency in the supply.

- 9.19 This study has highlighted the fact that there is market shortage of local industrial (freehold or lease) and a lack of new freehold office space.
- 9.20 It is also the case that despite this large pipeline of new space the existing stock is largely well occupied and, with a few exceptions (Chapter 7), the sites are fit to retain in the short to medium term, at least until new space is available to allow existing occupied sites to be released.
- 9.21 While new space may allow the Council to release older sites, there is a complication in that the new sites, if or when developed, may not meet the same segment of market demand as the old stock. Occupiers are price conscious and many are unable or unwilling to pay for new space at a viable rent. But they can pay a viable rent to maintain secondary space. A very obvious example is older 'yardage' space or land used for storage and transport uses. These sites are very difficult to provide new and occupiers are more than satisfied occupying 'low quality' sites. These types of sites form a reservoir of employment land for economically important uses.
- 9.22 So the short-term focus of policy needs to remain one of protecting the portfolio of existing sites. Existing sites should only be released once the new portfolio is available to be taken up and even then only where the Council is satisfied that there is insufficient demand for secondary space or the market segment the site previously catered for.
- 9.23 A schedule of existing employment sites is set out in Appendix E.

*Recommendation 2: safeguard the portfolio of existing employment sites in the short to medium term*

- 9.24 As noted in Section 8, even when we have excluded sites proposed for strategic warehousing or other specialist uses we have an oversupply of new land compared to expected demand.
- 9.25 It is normal for ELRs to advise councils overprovide employment land; such overprovision is important to allow for market friction, choice and churn, also to allow for windfall losses. There is no formal guidance on how large this over-provision should be. In this area we estimate that the surplus pipeline is around 20% of the built stock. This does not appear excessive given the length of the proposed new plan and the large margin for error in any employment land calculation.
- 9.26 The other element that must be considered related to permitted developments which now allow change of use of light industrial units. This could result in losses of valuable stock from the supply over the course of the plan period. These are further reasons why we consider it important that the Council allocates a supply buffer in excess of demand.
- 9.27 With these factors in mind, our advice is that 20% is at the limit of reasonable expectation and should too much land be added the likelihood that sites will be taken up over the plan period diminishes; at worst the Council could lose control of its allocated land stock as sites lack 'reasonable prospects'.

- 9.28 This does not mean the pipeline should simply be carried forward. There is scope to reconfigure the pipeline to better meet the qualitative requirements of the market.
- 9.29 Indeed, given the potential for new strategic warehousing and R&D would be in addition to this oversupply, there is scope to consider renegotiation of the scale of employment land within allocated sites (i.e. reducing), particularly where the Council can be confident of getting a better quality of supply and so increase the market choice for local occupiers. The other element of this relates to timing: given the short-term undersupply, encouraging developers to bring forward serviced, available and ideally freehold employment space sooner could be balanced against a quantitative reduction against allocations.

*Recommendation 3: provide a minimum portfolio of sites to meet the identified market demand (330,000 sqm) plus a margin for market flexibility, choice and friction. This margin should not exceed 470,000 sqm (around 20% of the built stock). The Council should consider reducing this margin to 10% in line with Recommendations 4 and 5.*

- 9.30 As noted above, the amount of normal employment land in the pipeline is verging on the excessive. There is merit in reducing this to achieve a better balance of supply and demand over the plan period.
- 9.31 One of the main mechanisms for doing this is the reconfiguration of larger allocations to secure a smaller quantity of employment land but in return land which is offered serviced, preferably freehold and in smaller units as identified in our market demand review.
- 9.32 It is apparent from our site assessments, that there are a number of sites that are already within the pipeline supply of employment land where those developers are seeking to secure permission or have secured permission for non-B Class uses. This is a key risk associated with such sites and an important one to resolve, not least because securing new employment floorspace as part of a strategy to improve the quality of floorspace in Central Bedfordshire is reliant on new space coming forward as part of these sites.

*Recommendation 4: exercise flexibility in considering the balance of employment uses provided within mixed-use sites, including considering a reduction in quantity especially where this would increase prospects for the delivery of market-ready sites*

- 9.33 The pipeline of new sites is focused on a small number of large sites. Added to this, the market review identified that the pipeline of small-scale employment sites should be bolstered. To address this, we recommend that when readjusting the portfolio, the Council should look to identify new, smaller sites in the main towns and villages which are purposefully allocated to meet local demand and free of strategic warehousing pressure. Any additional allocations should be made in the context of Recommendation 3.

*Recommendation 5: to improve local choice in the network of towns and villages, the Council should consider new small-scale employment allocations that can be provided on a freehold basis to meet local needs*

- 9.34 As part of this study we have been made aware of a number of examples, some highlighted in our site assessments, of former large mixed use schemes which were originally promoted as viable schemes including both employment and housing. But over time the employment elements have either been sold on (separate from higher value uses) or left undeveloped and un-serviced until the end of the phasing. As standalone employment schemes, the employment elements struggle to be viable and are not delivered.
- 9.35 To prevent this in the future, where sites are promoted and allocated for a mix of uses including employment, planning obligations should be used to ensure that the delivery of serviced employment sites is phased into the overall development using planning obligations, so ensuring the site is built out broadly as originally envisaged and promoted. If later evidence suggests a lack of market demand for the employment space consideration should be given to selling smaller parcels to the freehold market where the evidence suggests there is strong demand.
- 9.36 The lack of freehold floorspace can frustrate demand for local quality employment sites. Whilst the mechanisms available in policy terms is limited in terms of bringing freehold space to the market, this is another aspect of why ensuring the appropriate delivery mechanisms are formally enshrined in a planning obligation to bring serviced employment plots forward as part of mixed-use development is particularly important.
- 9.37 It is only by securing the infrastructure that the Council can ensure that the marketing of such sites can be done on a meaningful basis. This will include the potential to sell sites on a freehold basis to employment occupiers.

*Recommendation 6: using obligations to secure employment floorspace as part of mixed-use developments*

## Strategic warehousing

- 9.38 As noted above traditional methods of estimating the demand for new warehousing land are risky and unlikely to capture full market demand for warehousing here.
- 9.39 Given the footloose nature of demand a pragmatic approach is to look at how much new warehousing land was being promoted through the now withdrawn plan coupled with how much of this was acceptable to develop in principle.
- 9.40 We have identified a number of sites which we consider could meet this footloose land for new warehousing space. These form a good starting portfolio of sites.
- 9.41 It is difficult to quantify whether this portfolio should be considered a maximum. But in practice the number of potential sites sharing these characteristics; especially the need to be accessible to the trunk road network and be deliverable (given the known highway constraints on the main road network in Central Bedfordshire) will act as a limit to deliverable supply.



- 9.42 A further limit will be the availability of labour. Central Bedfordshire has a generally healthy labour market with low unemployment and high economic activity. In this study, we balance this labour supply with the demand for 'normal' employment uses and non-B Class employment. The labour to work in these warehouses will be in excess of this balance.
- 9.43 This carries only limited risk to the plan because the strategic accessibility of these sites will naturally result in a large commuting distance and so a large cross-boundary supply of labour. Some of the market demand for space will also be displacing other activities in the economy. The new generation of warehouses is largely a reconfiguration of how goods reach consumers as opposed to net additional flows. Retail is the obvious example where a further move to e-retailing may release labour from traditional retailing (A Class) and move it into this growing sector.
- 9.44 The previous call for sites included a portfolio of sites which were not all being taken forward within the withdrawn Development Strategy. As part of our site assessments, we have reviewed these have identified a number which we think the Council should reconsider on the basis of their potential contribution to meeting footloose strategic warehousing demand.
- 9.45 As explained, this would be beneficial to the portfolio of normal market sites in ensuring that demand for strategic warehousing does not crowd out local demand i.e. relieve the pressure on that local quality stock which the market is less inclined to deliver but is needed.
- 9.46 For the new plan, sites should continue to be promoted in policy where they remain viable and deliverable for strategic warehousing. Should other evidence show they are not sustainable, they do not need to be replaced if other sustainable sites cannot be identified.

*Recommendation 7: the withdrawn Development Strategy promoted a number of sites we consider suitable to meet footloose strategic warehousing demand. The Council should consider allocation them in the new local plan. By meeting this national demand in Central Bedfordshire the Council is contributing to the efficient operation of the national economy.*

- 9.47 Again, a schedule of these sites is set out in Appendix E. This schedule focuses specifically on those sites would be deemed strategically accessible and are not subject to specialist demands or supply constraints.






## APPENDIX A EMPLOYMENT SECTORS

Experian category	Sector
Accommodation & Food Services	Non-B
Administrative & Supportive Services	Office
Agriculture, Forestry & Fishing	Non-B
Air & Water Transport	Part industrial
Chemicals (manufacture of)	Industrial
Civil Engineering	Office
Computer & Electronic Products (manufacture of)	Industrial
Computing & Information Services	Office
Construction of Buildings	Part industrial
Education	Non-B
Extraction & Mining	Industrial
Finance	Office
Food, Drink & Tobacco (manufacture of)	Industrial
Fuel Refining	Industrial
Health	Non-B
Insurance & Pensions	Office
Land Transport, Storage & Post	Part industrial
Machinery & Equipment (manufacture of)	Industrial
Media Activities	Office
Metal Products (manufacture of)	Industrial
Non-Metallic Products (manufacture of)	Industrial
Other Manufacturing	Industrial
Other Private Services	Non-B
Pharmaceuticals (manufacture of)	Industrial
Printing and Recorded Media (manufacture of)	Industrial
Professional Services	Office
Public Administration & Defence	Office
Real Estate	Office
Recreation	Non-B
Residential Care & Social Work	Non-B
Retail	Non-B
Specialised Construction Activities	Part industrial
Telecoms	Office
Textiles & Clothing (manufacture of)	Industrial
Transport Equipment (manufacture of)	Industrial
Utilities	Part industrial
Wholesale	Industrial
Wood & Paper (manufacture of)	Industrial

EEFM category	Sector
Agriculture	Non-B
Mining & quarrying	Non-B
Manufacturing - food	Industrial
Manufacturing - general	Industrial
Manufacturing - chemicals only	Industrial
Manufacturing - pharmaceuticals	Industrial
Manufacturing - metals	Industrial
Manufacturing - transport equipment	Industrial
Manufacturing - electronics	Industrial
Utilities	Part industrial
Waste & remediation	Part industrial
Construction	Part industrial
Wholesale	Industrial
Retail	Non-B
Land transport	Part industrial
Water & air transport	Part industrial
Accommodation & food services	Non-B
Publishing & broadcasting	Office
Telecoms	Office
Computer related activity	Office
Finance	Office
Real estate	Office
Professional services	Office
Research & development	Office
Business services	Office
Employment activities	
Public administration	Office
Education	Non-B
Health & care	Non-B
Arts & entertainment	Non-B
Other services	Non-B

## APPENDIX B SITE ASSESSMENTS


<b>SITE APPRAISAL</b>		AF001
1	Assessor	Richard Pestell
2	Date	07 Sep 15
<b>Basic facts</b>		
3	Site ID	AF001
4	Site name	Maulden Road Industrial Estate
		
5	Site address	Maulden Road Industrial Estate, Flitwick, MK45 5BP
6	Map ref	Ampthill & Flitwick
7	Brief description	Local warehouses and light industry site, with some trade counters
8	Site area, ha	12.5
9	Number of units (approx.)	30
10	Main employment land use	Mixed B uses
<b>Planning</b>		
11	Any planning policy designations	Adopted Site Allocations Development Plan (2011) Policy E1: Safeguarded Key Employment Sites

SITE APPRAISAL		AF001
12	Any relevant planning history	No relevant planning applications on this site. The site was allocated in the withdrawn Development Strategy under Policy 65 for a site expansion to provide more B1 and B8 employment land.
13	Is the site in the floodplain?	No
14	Part of a regeneration area or other priority area? If Yes, specify.	No
<b>Strategic accessibility</b>		
15	Describe - proximity to Mway/principal roads	This site can be accessed through a local C road or a residential area. The site is 4.4 miles from M1 J12 and 0.4 miles from A507.
16	Score	2 good
<b>Local access</b>		
17	Describe - e.g. visibility splays, new road access	Good access from main road and internal roads are fit for purpose
18	Score	2 good
<b>Public transport access</b>		
19	Describe - e.g. station, bus stops	The nearest bus stop is 0.6 miles away, and the train station at Flitwick is 1 mile away.
20	Score	2 good
<b>External environment</b>		
21	Describe - prominence, compatibility of surrounding uses, access to amenities, etc.	Visible from main road but not located on strategic road network so likely to limit demand to more local occupiers. No amenities in local area closer than Flitwick centre
22	Score	3 reasonable
<b>Internal environment</b>		
23	Describe - layout, parking, servicing, landscaping etc.	Works well
24	Score	2 good
<b>Market signals</b>		



SITE APPRAISAL		AF001
25	Main occupiers and activities	Mixed, includes trade counter (Jewson) and car servicing. Large St Gobain facility (mortar manufacture), engineering, toy manufacture, machinery production. Some upper storeys in non-B class uses
26	Vacancy - describe / comment	One vacant unit: 335.49sqm, warehouse/industrial unit, £17,500 per annum
27	Vacancy - agent details	Duncan Welch & co, Brown & Lee.
28	Vacant floorspace if known, sq m	335
29	Vacant land (undeveloped or cleared plots), ha	0.00
30	Vacancy - score	2 low
31	Current rental value or asking rent if known (£/sqm)	Unknown
32	Any recent investment on the site (development / refurb)? If Yes, describe	No
33	Other market intelligence - e.g. marketing history, competing supply nearby, occupiers known to be moving in or out	Limited churn of occupiers and continuing demand for space on site
Development opportunities		
34	Opportunities for redevelopment / intensification / extension for current use	Some space may no longer be fit for purpose e.g. designed for manufacturing where demand now limited. Potential extension to north
35	Any constraints on redevelopment / intensification / extension	Extension likely to require amendment to adopted settlement boundary and amendment to Green Belt boundary.
Conclusion: market potential		
36	Going forward, if the site is safeguarded for its current use, will it be occupied / well-used?	2 Likely


<b>SITE APPRAISAL</b>		<b>AF001</b>
37	Reasons / comments	There is continual demand in this area, this site will continue to be well used
<b>Current use - impact</b>		
38	Any adverse impacts of existing use on neighbours or the environment	Could potentially have noise impact on the dwellings in Flitwick
<b>Market potential for comprehensive redevelopment?</b>		
39	For another employment use?	Could be less focused on manufacturing uses through existing units being repurposed.
40	For alternative or mixed use?	Although upper storeys in non-B class uses and evidence of some D2 occupation, not considered to be indicative of market demand for comprehensive redevelopment
<b>Recommendation</b>		
41	Should the site be safeguarded for its existing employment use?	Yes
42	Reasons / comments	A well-occupied employment area but potentially some scope for intensification as units are repurposed to reflect current demand profile.
43	Any further advice	Applications for intensification should be supported.

<b>SITE APPRAISAL</b>		AF002
1	Assessor	Ashleigh Cook and Matthew Scott
2	Date	13 Oct 15
<b>Basic facts</b>		
3	Site ID	AF002
4	Site name	Pulloxhill Business Park
		
5	Site address	Pulloxhill Business Park, Bedford, Central Bedfordshire MK45 5EU
6	Map ref	Ampthill & Flitwick
7	Brief description	Local warehousing and distribution site with small to medium sized units.
8	Site area, ha	3.8
9	Number of units (approx.)	13
10	Main employment land use	General Industrial
<b>Planning</b>		
11	Any planning policy designations	Adopted Site Allocations Development Plan (2011) Policy E1: Safeguarded Key Employment Sites

SITE APPRAISAL		AF002
12	Any relevant planning history	CB/15/04844/FULL application granted for the COU of the grassed area to storage for machinery/plant and parking for unit 14. Total gross internal area of proposed B8 floorspace is 4,222sqm.
13	Is the site in the floodplain?	No
14	Part of a regeneration area or other priority area? If Yes, specify.	No
<b>Strategic accessibility</b>		
15	Describe - proximity to Mway/principal roads	This site is accessed via a local C road though a residential area. It is 2.5 miles from A507, and 4.4 miles from Junction 12 of the M1.
16	Score	3 reasonable
<b>Local access</b>		
17	Describe - e.g. visibility splays, new road access	Internal roads are well maintained and fit for purpose.
18	Score	2 good
<b>Public transport access</b>		
19	Describe - e.g. station, bus stops	The nearest bus stop is 0.4 miles from the site, and the nearest railway at Flitwick is 1.8 miles away.
20	Score	2 good
<b>External environment</b>		
21	Describe - prominence, compatibility of surrounding uses, access to amenities, etc.	This site is visible from its access road, although this is not a strategic road. The surrounding uses include agriculture and residential, with the nearest amenities located at Greenfield and Flitwick.
22	Score	3 reasonable
<b>Internal environment</b>		
23	Describe - layout, parking, servicing, landscaping etc.	There is ample parking and facilities at the site.
24	Score	2 good
<b>Market signals</b>		

SITE APPRAISAL		AF002
25	Main occupiers and activities	This site is occupied by local companies, including Electro Services and GT Engineering.
26	Vacancy - describe / comment	One vacant unit: Unit 14, 261sqm
27	Vacancy - agent details	SR Wood and Son
28	Vacant floorspace if known, sq m	261
29	Vacant land (undeveloped or cleared plots), ha	0.24
30	Vacancy - score	2 low
31	Current rental value or asking rent if known (£/sqm)	B2/B8 - £37 psm (Achieved 2014) B2/B8 - £54 psm (Achieved 2013) Unit 4 - £87 psm (Current Asking) Unit 18 - £63 psm (Current Asking) Unit 13 - £51 psm (Current Asking)
32	Any recent investment on the site (development / refurb)? If Yes, describe	Some warehouses give the appearance of having been refurbished.
33	Other market intelligence - e.g. marketing history, competing supply nearby, occupiers known to be moving in or out	One advert suggests that certain units within the scheme are soon to be refurbished. A search of local availability shows that there are few industrial buildings currently available close to the site. However, there are a number of office units available to rent.
Development opportunities		
34	Opportunities for redevelopment / intensification / extension for current use	There is agricultural land to the South East of the site, allowing for expansion. However, with an existing vacant plot and a number of vacant units, it is unclear that there is the demand for further development.
35	Any constraints on redevelopment / intensification / extension	Beyond development of the vacant plot, further extension would likely require growth beyond the existing boundary.
Conclusion: market potential		
36	Going forward, if the site is safeguarded for its current use, will it be occupied / well-used?	2 Likely

SITE APPRAISAL		AF002
37	Reasons / comments	The existing site is well used and well maintained.
<b>Current use - impact</b>		
38	Any adverse impacts of existing use on neighbours or the environment	Apart from the neighbouring village, there are few surrounding uses, therefore any disruption will be of a minimum.
<b>Market potential for comprehensive re</b>		
39	For another employment use?	No
40	For alternative or mixed use?	No
<b>Recommendation</b>		
41	Should the site be safeguarded for its existing employment use?	Yes
42	Reasons / comments	This is a well occupied and used industrial site. There is scope for better maintenance and perhaps further intensification.
43	Any further advice	


<b>SITE APPRAISAL</b>		AF003
1	Assessor	Richard Pestell
2	Date	07 Sep 15
<b>Basic facts</b>		
3	Site ID	AF003
4	Site name	Blackmoor Business Park
		
5	Site address	Blackmoor Business Park, New Road, Maulden, MK45 2BG
6	Map ref	Ampthill & Flitwick
7	Brief description	Local mixed use industrial site with small units
8	Site area, ha	1.2
9	Number of units (approx.)	7
10	Main employment land use	Mixed B uses
<b>Planning</b>		
11	Any planning policy designations	Adopted Site Allocations Development Plan (2011) Policy E1: Safeguarded Key Employment Sites



SITE APPRAISAL		AF003
12	Any relevant planning history	No
13	Is the site in the floodplain?	No
14	Part of a regeneration area or other priority area? If Yes, specify.	No
<b>Strategic accessibility</b>		
15	Describe - proximity to Mway/principal roads	The site is accessed via a local C road, and is 1.8 miles from A6, and 6 miles from Junction 12 of the M1.
16	Score	2 good
<b>Local access</b>		
17	Describe - e.g. visibility splays, new road access	The site is not visible from any strategic roads, internal roads are fit for purpose
18	Score	3 reasonable
<b>Public transport access</b>		
19	Describe - e.g. station, bus stops	Railway station 2.4 miles from site. No nearby bus stops. Not particularly relevant to type of site.
20	Score	4 poor
<b>External environment</b>		
21	Describe - prominence, compatibility of surrounding uses, access to amenities, etc.	Visible from main road but not located on strategic road network so likely to limit demand to more local occupiers. No local amenities
22	Score	4 poor
<b>Internal environment</b>		
23	Describe - layout, parking, servicing, landscaping etc.	Well maintained and well laid out
24	Score	2 good
<b>Market signals</b>		

SITE APPRAISAL		AF003
25	Main occupiers and activities	Light industrial B1(c) uses. No major national occupiers.
26	Vacancy - describe / comment	One vacant unit: Unit 9, 166sqm, leasehold = £125,000
27	Vacancy - agent details	Kirkby & Diamond
28	Vacant floorspace if known, sq m	166
29	Vacant land (undeveloped or cleared plots), ha	0.00
30	Vacancy - score	2 low
31	Current rental value or asking rent if known (£/sqm)	Unknown
32	Any recent investment on the site (development / refurb)? If Yes, describe	None
33	Other market intelligence - e.g. marketing history, competing supply nearby, occupiers known to be moving in or out	None
<b>Development opportunities</b>		
34	Opportunities for redevelopment / intensification / extension for current use	No opportunities
35	Any constraints on redevelopment / intensification / extension	Location on road network likely to limit uses to less-traffic intensive occupiers. Surrounded by greenfield land so expansion not likely to be considered favourably.
<b>Conclusion: market potential</b>		
36	Going forward, if the site is safeguarded for its current use, will it be occupied / well-used?	2 Likely

SITE APPRAISAL		AF003
37	Reasons / comments	Currently well occupied, modern and with servicing appropriate to existing range of uses.
<b>Current use - impact</b>		
38	Any adverse impacts of existing use on neighbours or the environment	Located adjacent to residential property but this predates employment use. Unlikely to have any significant adverse impacts
<b>Market potential for comprehensive re</b>		
39	For another employment use?	No
40	For alternative or mixed use?	No
<b>Recommendation</b>		
41	Should the site be safeguarded for its existing employment use?	Yes
42	Reasons / comments	Modern and well occupied
43	Any further advice	


<b>SITE APPRAISAL</b>		AF004
1	Assessor	Richard Pestell
2	Date	07 Sep 15
<b>Basic facts</b>		
3	Site ID	AF004
4	Site name	Maulden Vale Business Park
		
5	Site address	Maulden Vale Business Park, 29 Clophill Road, Maulden, MK45 2AA
6	Map ref	Ampthill & Flitwick
7	Brief description	A small local business park with mixed B uses. Not possible to access the site; gated and only one unit with direct access onto Clophill Road
8	Site area, ha	0.9
9	Number of units (approx.)	2
10	Main employment land use	Mixed B uses
<b>Planning</b>		
11	Any planning policy designations	Adopted Site Allocations Development Plan (2011) Policy E1: Safeguarded Key Employment Sites

SITE APPRAISAL		AF004
12	Any relevant planning history	(MB/06/00846/FULL) - Permission granted for the erection of buildings for B1 use and an apartment block of 9 dwellings on land adjacent to this site.
13	Is the site in the floodplain?	No
14	Part of a regeneration area or other priority area? If Yes, specify.	No
<b>Strategic accessibility</b>		
15	Describe - proximity to Mway/principal roads	This site is accessible from a local C road, 1.2 miles from A6.
16	Score	2 good
<b>Local access</b>		
17	Describe - e.g. visibility splays, new road access	The site has a landscaped front facing the road, with a narrow entrance to the site
18	Score	3 reasonable
<b>Public transport access</b>		
19	Describe - e.g. station, bus stops	The nearest bus stop at Redhills Close is less than 400m from the site, providing access to Flitwick for the train station 3.4 miles away
20	Score	3 reasonable
<b>External environment</b>		
21	Describe - prominence, compatibility of surrounding uses, access to amenities, etc.	Only the front office is visible from main road, with a pleasant landscaped frontage. Other uses located to the rear. No amenities in local area. Located next to residential properties but uses well established so not necessarily a constraint.
22	Score	3 reasonable
<b>Internal environment</b>		
23	Describe - layout, parking, servicing, landscaping etc.	Unknown due to limited access - from desk based research, appears suitable.
24	Score	3 reasonable
<b>Market signals</b>		

SITE APPRAISAL		AF004
25	Main occupiers and activities	Main occupier is Hillson. Other occupiers include local carpenters/joiners, soft furnishings (B1(c))
26	Vacancy - describe / comment	None
27	Vacancy - agent details	Not applicable
28	Vacant floorspace if known, sq m	0
29	Vacant land (undeveloped or cleared plots), ha	0.00
30	Vacancy - score	1 Nil
31	Current rental value or asking rent if known (£/sqm)	Unknown
32	Any recent investment on the site (development / refurb)? If Yes, describe	Site not accessible so not possible to tell. Planning history does not indicate any major refurbishment or development
33	Other market intelligence - e.g. marketing history, competing supply nearby, occupiers known to be moving in or out	Extant planning permission for extension - B1a units. Permission for B1 unit and apartment blocks on adjacent land to the site.
Development opportunities		
34	Opportunities for redevelopment / intensification / extension for current use	Adjacent to site AF005 which has permission for employment development
35	Any constraints on redevelopment / intensification / extension	Adjoins residential properties but extant permission sets precedent for principle of employment use
Conclusion: market potential		
36	Going forward, if the site is safeguarded for its current use, will it be occupied / well-used?	3 Hard to tell

SITE APPRAISAL		AF004
37	Reasons / comments	Because of access issues, difficult to ascertain whether site is currently fully let.
<b>Current use - impact</b>		
38	Any adverse impacts of existing use on neighbours or the environment	Located close to residential properties; however, one constructed in the last year i.e. post-dating the employment uses. Cannot be considered to prejudice the site.
<b>Market potential for comprehensive re</b>		
39	For another employment use?	Yes - existing usage may not maximise the site but ownership unknown so may not come forward for comprehensive development.
40	For alternative or mixed use?	Yes - could be redeveloped as residential given surrounding uses and poor relationship with any amenities.
<b>Recommendation</b>		
41	Should the site be safeguarded for its existing employment use?	Maybe / depends
42	Reasons / comments	The isolated location and residential surroundings of this site make it a significantly less appealing site in market terms. If current occupiers could be satisfactorily relocated or no longer required site, may be suitable for redevelopment.
43	Any further advice	Employment vs residential balancing




<b>SITE APPRAISAL</b>		AF006
1	Assessor	Richard Pestell
2	Date	07 Sep 15
<b>Basic facts</b>		
3	Site ID	AF006
4	Site name	Station Road Industrial Estate
		
5	Site address	Station Road Industrial Estate, Station Road, Ampthill, MK45 2RB
6	Map ref	Ampthill & Flitwick
7	Brief description	Local site catering for heavy industrial use: metal processing and open storage, including transport. Not possible to access the site.
8	Site area, ha	13.3
9	Number of units (approx.)	21
10	Main employment land use	Mixed B uses
<b>Planning</b>		
11	Any planning policy designations	Adopted Site Allocations Development Plan (2011) Policy E1: Safeguarded Key Employment Sites

SITE APPRAISAL		AF006
12	Any relevant planning history	No
13	Is the site in the floodplain?	No
14	Part of a regeneration area or other priority area? If Yes, specify.	No
<b>Strategic accessibility</b>		
15	Describe - proximity to Mway/principal roads	This site is accessible through a local C road via the A507, the site is 5 miles from M1 (J13) and 4.2 miles from A6, via A507.
16	Score	2 good
<b>Local access</b>		
17	Describe - e.g. visibility splays, new road access	Wide vehicle access, good visibility.
18	Score	2 good
<b>Public transport access</b>		
19	Describe - e.g. station, bus stops	There are bus stops directly outside the site, and the nearest train station is 2 miles away at Flitwick
20	Score	3 reasonable
<b>External environment</b>		
21	Describe - prominence, compatibility of surrounding uses, access to amenities, etc.	Located to rear of Ampthill Business Park so limited visibility. Use likely to be noisy but located next to railway line so not problematic but may limit redevelopment potential of adjoining sites (AF007 and AF008). No local amenities
22	Score	3 reasonable
<b>Internal environment</b>		
23	Describe - layout, parking, servicing, landscaping etc.	Evidence of parking on street. Site tidy and functional - appropriate to heavy industrial use.
24	Score	3 reasonable
<b>Market signals</b>		

SITE APPRAISAL		AF006
25	Main occupiers and activities	Storage, haulage and other heavy industrial uses e.g. metal processing.
26	Vacancy - describe / comment	None
27	Vacancy - agent details	None
28	Vacant floorspace if known, sq m	0
29	Vacant land (undeveloped or cleared plots), ha	0.70
30	Vacancy - score	2 low
31	Current rental value or asking rent if known (£/sqm)	Unknown
32	Any recent investment on the site (development / refurb)? If Yes, describe	Site not accessible so not possible to tell. Planning history does not indicate any major refurbishment or development
33	Other market intelligence - e.g. marketing history, competing supply nearby, occupiers known to be moving in or out	The site is understood to be in single ownership. Agents have taken multiple approaches to try and redevelop this site, however, owner has no interest.
<b>Development opportunities</b>		
34	Opportunities for redevelopment / intensification / extension for current use	Yes, but not clear whether there is any demand. The adjacent land at Doolittle Mill is available, so the site could potentially be expanded.
35	Any constraints on redevelopment / intensification / extension	Yes - likely to require comprehensive redevelopment because of bad neighbour issues arising from some existing occupiers. Railway line on western boundary likely to limit alternative uses.
<b>Conclusion: market potential</b>		
36	Going forward, if the site is safeguarded for its current use, will it be occupied / well-used?	1 Yes

SITE APPRAISAL		AF006
		Limited vacancy levels point to demand for space.
37	Reasons / comments	
Current use - impact		
38	Any adverse impacts of existing use on neighbours or the environment	Noise associated with metal processing and HGV movements
Market potential for comprehensive re		
39	For another employment use?	No
40	For alternative or mixed use?	No
Recommendation		
41	Should the site be safeguarded for its existing employment use?	Yes
42	Reasons / comments	This is one of the few sites in the area catering to heavier industrial uses, and is therefore valuable employment land.
43	Any further advice	Support any applications to intensify use provided evidence is produced to indicate existing occupiers no longer require land.


<b>SITE APPRAISAL</b>		AF008
1	Assessor	Richard Pestell
2	Date	07 Sep 15
<b>Basic facts</b>		
3	Site ID	AF008
4	Site name	Amphill Business Park
		
5	Site address	Amphill Business Park, Station Rd, Amphill, Bedford MK45 2QW
6	Map ref	Amphill & Flitwick
7	Brief description	Good quality, modern and well-maintained two-storey self-contained B1(c) units with large vehicle service docks
8	Site area, ha	1.0
9	Number of units (approx.)	7
10	Main employment land use	General Industrial
<b>Planning</b>		
11	Any planning policy designations	Adopted Site Allocations Development Plan (2011) Policy E1: Safeguarded Key Employment Sites

SITE APPRAISAL		AF008
12	Any relevant planning history	No
13	Is the site in the floodplain?	No
14	Part of a regeneration area or other priority area? If Yes, specify.	No
<b>Strategic accessibility</b>		
15	Describe - proximity to Mway/principal roads	This site is accessible through a local C road via the A507, the site is 5 miles from M1 (J13) and 4.2 miles from A6, via A507.
16	Score	2 good
<b>Local access</b>		
17	Describe - e.g. visibility splays, new road access	Wide vehicle access, good visibility.
18	Score	2 good
<b>Public transport access</b>		
19	Describe - e.g. station, bus stops	There are bus stops directly outside the site, and the nearest train station is 2 miles away at Flitwick
20	Score	3 reasonable
<b>External environment</b>		
21	Describe - prominence, compatibility of surrounding uses, access to amenities, etc.	Located on A507 but well screened by established planting. New residential development on opposite side of A507 may act to limit alternative uses. Similarly, location next to Station Road Industrial Estate may deter occupiers. No local amenities.
22	Score	3 reasonable
<b>Internal environment</b>		
23	Describe - layout, parking, servicing, landscaping etc.	Some shortage of car parking but otherwise site well laid out and landscaped
24	Score	2 good
<b>Market signals</b>		

SITE APPRAISAL		AF008
25	Main occupiers and activities	Royal Mail, some trade, light industrial
26	Vacancy - describe / comment	One vacant unit: Unit 10, 255sqm, leasehold = £18.960
27	Vacancy - agent details	Kirkby and Diamond
28	Vacant floorspace if known, sq m	255
29	Vacant land (undeveloped or cleared plots), ha	0.00
30	Vacancy - score	2 low
31	Current rental value or asking rent if known (£/sqm)	Unknown
32	Any recent investment on the site (development / refurb)? If Yes, describe	No
33	Other market intelligence - e.g. marketing history, competing supply nearby, occupiers known to be moving in or out	None
<b>Development opportunities</b>		
34	Opportunities for redevelopment / intensification / extension for current use	Limited - site intensively used at present
35	Any constraints on redevelopment / intensification / extension	Surrounded by other uses, only by extending into Station Road Industrial Estate or greenfield land would provide opportunities.
<b>Conclusion: market potential</b>		
36	Going forward, if the site is safeguarded for its current use, will it be occupied / well-used?	1 Yes




SITE APPRAISAL		AF008
37	Reasons / comments	Limited vacancy and well-maintained
<b>Current use - impact</b>		
38	Any adverse impacts of existing use on neighbours or the environment	None known
<b>Market potential for comprehensive re</b>		
39	For another employment use?	No
40	For alternative or mixed use?	Potential likely to be constrained by adjoining Station Road Industrial Estate (AF006)
<b>Recommendation</b>		
41	Should the site be safeguarded for its existing employment use?	Yes
42	Reasons / comments	Well occupied and maintained.
43	Any further advice	

<b>SITE APPRAISAL</b>		AF009-10
1	Assessor	Richard Pestell
2	Date	07 Sep 15
<b>Basic facts</b>		
3	Site ID	AF009-10
4	Site name	Doolittle Yard & Mill
		
5	Site address	Doolittle Yard, Bedfordshire MK45 2NW
6	Map ref	Amphill & Flitwick
7	Brief description	Two good quality local sites comprising B1(a) offices
8	Site area, ha	2.0
9	Number of units (approx.)	24
10	Main employment land use	Office
<b>Planning</b>		
11	Any planning policy designations	Adopted Site Allocations Development Plan (2011) Policy E1: Safeguarded Key Employment Sites

SITE APPRAISAL		AF009-10
12	Any relevant planning history	No
13	Is the site in the floodplain?	Zone 3
14	Part of a regeneration area or other priority area? If Yes, specify.	No
<b>Strategic accessibility</b>		
15	Describe - proximity to Mway/principal roads	The site is adjacent to the A507, providing direct connection to Clophill and the A6, 3.8 miles away. Junction 12 of the M1 is 4.7 miles away.
16	Score	2 good
<b>Local access</b>		
17	Describe - e.g. visibility splays, new road access	Both sites front onto the A507 with high visibility as well as good access roads.
18	Score	1 excellent
<b>Public transport access</b>		
19	Describe - e.g. station, bus stops	Bus stops within walking distance of site and the nearest train station is 1 mile away at Flitwick.
20	Score	2 good
<b>External environment</b>		
21	Describe - prominence, compatibility of surrounding uses, access to amenities, etc.	Architectural style means that development appears to be residential rather than office. Not located close to any amenities - likely that those working on site would have to drive to access any facilities. The clustering of the two sites provides some business synergy.
22	Score	2 good
<b>Internal environment</b>		
23	Describe - layout, parking, servicing, landscaping etc.	High quality development, well maintained and landscaped - each unit with dedicated car parking. Limited evidence of parking overspill
24	Score	1 excellent
<b>Market signals</b>		

SITE APPRAISAL		AF009-10
25	Main occupiers and activities	Local office occupiers e.g. financial services. Would typically locate in town centre upper storey premises
26	Vacancy - describe / comment	3 vacant units: Doolittle Mill Unit 6, 292sqm, £49,9000 pa, Doolittle Yard Units 4 & 13
27	Vacancy - agent details	Kirkby Diamond
28	Vacant floorspace if known, sq m	462
29	Vacant land (undeveloped or cleared plots), ha	0.00
30	Vacancy - score	2 low
31	Current rental value or asking rent if known (£/sqm)	15.07-16.93
32	Any recent investment on the site (development / refurb)? If Yes, describe	No - modern development.
33	Other market intelligence - e.g. marketing history, competing supply nearby, occupiers known to be moving in or out	Because of limited town centre floorspace available for such uses, effectively accommodates those operators that would otherwise be in Ampthill town centre
Development opportunities		
34	Opportunities for redevelopment / intensification / extension for current use	This site is located next to site AF007 which is suitable land for an extension to Doolittle Yard/Mill - providing more high quality offices
35	Any constraints on redevelopment / intensification / extension	No
Conclusion: market potential		
36	Going forward, if the site is safeguarded for its current use, will it be occupied / well-used?	1 Yes

SITE APPRAISAL		AF009-10
37	Reasons / comments	Unit configuration may mean that it could be converted to residential use under PD rights. Otherwise, employment use likely to continue
<b>Current use - impact</b>		
38	Any adverse impacts of existing use on neighbours or the environment	No
<b>Market potential for comprehensive re</b>		
39	For another employment use?	Unlikely - relatively modern and well occupied
40	For alternative or mixed use?	Could be easily converted residential use under PD rights but unlikely to come forward in comprehensive manner as evidence suggests freehold ownership with multiple interests
<b>Recommendation</b>		
41	Should the site be safeguarded for its existing employment use?	Yes
42	Reasons / comments	Well occupied and meets market demand for office uses that are not currently provided within Ampthill town centre
43	Any further advice	At risk of being converted to residential if market demand and PD rights are extended - at present this is a valuable office location with high quality facilities.


<b>SITE APPRAISAL</b>		AF013
1	Assessor	Ashleigh Cook and Matthew Scott
2	Date	13 Oct 15
<b>Basic facts</b>		
3	Site ID	AF013
4	Site name	Reddings Wood, Ampthill
		
5	Site address	Lockheed Martin, Bedford, Central Bedfordshire MK45 2HD
6	Map ref	Ampthill & Flitwick
7	Brief description	This is a purpose built and well maintained industrial and research site for single occupier, Lockheed Martin. There is no public access to the site.
8	Site area, ha	23.1
9	Number of units (approx.)	1
10	Main employment land use	Mixed B Uses
<b>Planning</b>		
11	Any planning policy designations	Adopted Site Allocations Development Plan (2011) Policy E1: Safeguarded Key Employment Sites

SITE APPRAISAL		AF013
12	Any relevant planning history	(CB/14/04826/FULL) Planning permission has been granted for the erection of a workshop building on the site. The proposed B2 floorspace is 3,150sqm.
13	Is the site in the floodplain?	No
14	Part of a regeneration area or other priority area? If Yes, specify.	No
<b>Strategic accessibility</b>		
15	Describe - proximity to Mway/principal roads	Located off a strategic B road, only 2.1 miles from the A507, and 4.5 miles from the M1.
16	Score	2 good
<b>Local access</b>		
17	Describe - e.g. visibility splays, new road access	Highly accessible from the strategic B road. Internal roads seem well maintained.
18	Score	2 good
<b>Public transport access</b>		
19	Describe - e.g. station, bus stops	There are bus stops within 400m of the site, the nearest train station at Flitwick is 3 miles away.
20	Score	2 good
<b>External environment</b>		
21	Describe - prominence, compatibility of surrounding uses, access to amenities, etc.	The site is highly visible from the access road, and has high security surrounding the site. Surrounding uses include agriculture and residential to the south and north. The nearest amenities are at Ampthill.
22	Score	3 reasonable
<b>Internal environment</b>		
23	Describe - layout, parking, servicing, landscaping etc.	This is a private site which appears well maintained and to have ample parking facilities.
24	Score	2 good
<b>Market signals</b>		



SITE APPRAISAL		AF013
25	Main occupiers and activities	Lockheed Martin
26	Vacancy - describe / comment	n/a
27	Vacancy - agent details	n/a
28	Vacant floorspace if known, sq m	0
29	Vacant land (undeveloped or cleared plots), ha	5.21
30	Vacancy - score	2 low
31	Current rental value or asking rent if known (£/sqm)	n/a
32	Any recent investment on the site (development / refurb)? If Yes, describe	It was reported on the 15 May 2015 that Lockheed Martin had invested 23 Million pounds in the site over the past 10 years, and were starting work on a brand new production line at this location. This new facility will cost £5.5 million.
33	Other market intelligence - e.g. marketing history, competing supply nearby, occupiers known to be moving in or out	This development appears to be bespoke and built specifically for the needs of Lockheed Martin.
Development opportunities		
34	Opportunities for redevelopment / intensification / extension for current use	Other than a small amount of residential development to the south, the site is surrounded by agricultural land. There is the opportunity for future expansion, although this may require expanding the boundary of the site.
35	Any constraints on redevelopment / intensification / extension	This property is situated amongst woodland. Extension of existing buildings may require the felling of a number of trees.
Conclusion: market potential		
36	Going forward, if the site is safeguarded for its current use, will it be occupied / well-used?	1 Yes


SITE APPRAISAL		AF013
37	Reasons / comments	The current occupiers have invested a significant amount of money, giving a strong indication that they have a long term interest in remaining at this site.
<b>Current use - impact</b>		
38	Any adverse impacts of existing use on neighbours or the environment	This was a quiet site, with only a small number of residential properties in the vicinity which could be disturbed.
<b>Market potential for comprehensive re</b>		
39	For another employment use?	No
40	For alternative or mixed use?	No
<b>Recommendation</b>		
41	Should the site be safeguarded for its existing employment use?	Yes
42	Reasons / comments	This is a single occupied, private, well used site.
43	Any further advice	

<b>SITE APPRAISAL</b>		AF014
1	Assessor	Richard Pestell
2	Date	07 Sep 15
<b>Basic facts</b>		
3	Site ID	AF014
4	Site name	Rufus Centre
		
5	Site address	Steppingley Road, Flitwick, MK45 1AH
6	Map ref	Amphill & Flitwick
7	Brief description	Constructed in 1999 and owned by the Town Council for local community use. Predominantly in office use, performing a civic function, but some community (D Class) uses operating from site
8	Site area, ha	1.0
9	Number of units (approx.)	14
10	Main employment land use	Office
<b>Planning</b>		
11	Any planning policy designations	Adopted Site Allocations Development Plan (2011) Policy E1: Safeguarded Key Employment Sites

SITE APPRAISAL		AF014
12	Any relevant planning history	The land behind this site is allocated in Central Bedfordshire (North) Site Allocations DPD (2011) under Policy MA2 for a mixed use development providing 450 dwellings and 1.1ha of B1 and B2 employment. Planning permission for a reserved matters applicaton (CB/14/04381/RM) for the erection of 400 dwellings has been approved.
13	Is the site in the floodplain?	No
14	Part of a regeneration area or other priority area? If Yes, specify.	No
Strategic accessibility		
15	Describe - proximity to Mway/principal roads	This site is accessible from a local C road which provides access to Flitwick from the M1, the site is 5.6 miles from M1 (J13). Not relevant as local quality site
16	Score	2 good
Local access		
17	Describe - e.g. visibility splays, new road access	The site has good local access and is located at the roadside so is highly visible
18	Score	1 excellent
Public transport access		
19	Describe - e.g. station, bus stops	Community bus serving the site but likely to be for community uses, rather than sustainable transport option for business occupiers. Flitwick station is 1 mile from the site.
20	Score	4 poor
External environment		
21	Describe - prominence, compatibility of surrounding uses, access to amenities, etc.	Good local quality site
22	Score	1 excellent
Internal environment		
23	Describe - layout, parking, servicing, landscaping etc.	Well laid out, lots of car parking including overflow car park
24	Score	1 excellent
Market signals		

SITE APPRAISAL		AF014
25	Main occupiers and activities	Town council and local services including some health providers
26	Vacancy - describe / comment	None
27	Vacancy - agent details	Not applicable
28	Vacant floorspace if known, sq m	0
29	Vacant land (undeveloped or cleared plots), ha	0.00
30	Vacancy - score	1 Nil
31	Current rental value or asking rent if known (£/sqm)	Not applicable
32	Any recent investment on the site (development / refurb)? If Yes, describe	Good - evidence of programme of rolling maintenance
33	Other market intelligence - e.g. marketing history, competing supply nearby, occupiers known to be moving in or out	Kirkby & Diamond are currently marketing the land to the rear of this site for residential development, in line with the approved reserved matter applications. This site would act as a residential extension to Flitwick, whilst also providing 4,400sqm B1/B2 employment land.
<b>Development opportunities</b>		
34	Opportunities for redevelopment / intensification / extension for current use	Limited - although overflow car park could be redeveloped. This may create parking shortage.
35	Any constraints on redevelopment / intensification / extension	Residential development approved to the rear. However, given nature of existing uses, any further employment use unlikely to give rise to any significant conflicts.
<b>Conclusion: market potential</b>		
36	Going forward, if the site is safeguarded for its current use, will it be occupied / well-used?	2 Likely

SITE APPRAISAL		AF014
37	Reasons / comments	Appears to be well let and actively managed. May tend towards D class occupiers though given the civic function and ownership.
<b>Current use - impact</b>		
38	Any adverse impacts of existing use on neighbours or the environment	None
<b>Market potential for comprehensive re</b>		
39	For another employment use?	Unlikely
40	For alternative or mixed use?	Although redevelopment unlikely, alternative uses may come forward through change of use applications.
<b>Recommendation</b>		
41	Should the site be safeguarded for its existing employment use?	Yes
42	Reasons / comments	Performs useful role and limited provision within vicinity
43	Any further advice	Council should carefully monitor proportion of non-employment occupiers on site to ensure current employment designation is appropriate.


<b>SITE APPRAISAL</b>		AF016
1	Assessor	Ashleigh Cook and Matthew Scott
2	Date	14 Oct 15
<b>Basic facts</b>		
3	Site ID	AF016
4	Site name	Barton Industrial Estate
		
5	Site address	Barton Industrial Estate, Barton-le-Clay Bedford, Central Bedfordshire MK45 4RP
6	Map ref	Ampthill & Flitwick
7	Brief description	This is a medium sized and well used industrial site with a variety of units for use by local businesses.
8	Site area, ha	9.6
9	Number of units (approx.)	33
10	Main employment land use	Mixed B Uses
<b>Planning</b>		
11	Any planning policy designations	South Bedfordshire Local Plan (2004) Policy GB2: Major Development Site (Within the Green Belt)

SITE APPRAISAL		AF016
12	Any relevant planning history	No
13	Is the site in the floodplain?	No
14	Part of a regeneration area or other priority area? If Yes, specify.	No
<b>Strategic accessibility</b>		
15	Describe - proximity to Mway/principal roads	This site is located at the end of a C road which provides a direct connection to the A6, which is only 0.4 miles away
16	Score	1 Excellent
<b>Local access</b>		
17	Describe - e.g. visibility splays, new road access	Visible from the A6, with a high quality access road.
18	Score	1 excellent
<b>Public transport access</b>		
19	Describe - e.g. station, bus stops	The nearest bus stop is 0.9 miles away, the nearest train station at Flitwick is 5 miles away.
20	Score	3 reasonable
<b>External environment</b>		
21	Describe - prominence, compatibility of surrounding uses, access to amenities, etc.	This site is strategically located off an access road direct from the A6. Surrounding uses are mainly agricultural, with nearby residential towns. The nearest amenities are located at Barton Le Clay.
22	Score	3 reasonable
<b>Internal environment</b>		
23	Describe - layout, parking, servicing, landscaping etc.	This is a high quality and well used site with sufficient parking and good quality servicing.
24	Score	2 good
<b>Market signals</b>		



SITE APPRAISAL		AF016
		This site has multiple industrial estates within it, all with a mixture of small localised industrial facilities, as well as offices and a café for the workers. The companies located here include Lovell Motor Services, Powervamp Ltd, and PL Machinery.
25	Main occupiers and activities	
26	Vacancy - describe / comment	Multiple units available: Unit 6: 331.2sqm (warehouse), Unit E3: 374.4sqm (factory/warehouse), Barton House: 356.7sqm (offices), Unit 17: 520sqm (Offices), Unit E1: 374.4sqm (factory/warehouse), Unit E2: 374.4sqm (factory/warehouse), Unit A8: 262sqm (offices), Unit 20: 157.9sqm (Offices).
27	Vacancy - agent details	Duncan Welch & Co.
28	Vacant floorspace if known, sq m	2,751
29	Vacant land (undeveloped or cleared plots), ha	0.60
30	Vacancy - score	3 middling
31	Current rental value or asking rent if known (£/sqm)	£59 psm (Asking 2015)
32	Any recent investment on the site (development / refurb)? If Yes, describe	No
33	Other market intelligence - e.g. marketing history, competing supply nearby, occupiers known to be moving in or out	Duncan Welch & Co. report that a number of vacant units have now been taken, with three leases recently signed. In the surrounding area there are 5 properties currently marketed. However, 4 of the available units are offices. Supply appears to be limited, whilst levels of take-up within Barton Industrial Estate indicate strong demand.
Development opportunities		
34	Opportunities for redevelopment / intensification / extension for current use	As the site is surrounded by agricultural land, there exists potential for the site to expand. The undeveloped land surrounding the site is green belt, so any expansion would require a GB policy change. There is 0.6ha. of vacant grassland within the site which could be developed, however, this is currently used as a pleasant grassland entrance to the
35	Any constraints on redevelopment / intensification / extension	Would require expanding the existing settlement boundary and amending the greenbelt.
Conclusion: market potential		.
36	Going forward, if the site is safeguarded for its current use, will it be occupied / well-used?	2 Likely

SITE APPRAISAL		AF016
		Although the number of vacancies appeared high, when considered against the total number of units this was a small proportion. It is reassuring to discover that a number of available units have since been let.
37	Reasons / comments	
<b>Current use - impact</b>		
38	Any adverse impacts of existing use on neighbours or the environment	There are no neighbouring uses which would be impacted by this industrial estate.
<b>Market potential for comprehensive re</b>		
39	For another employment use?	No
40	For alternative or mixed use?	No
<b>Recommendation</b>		
41	Should the site be safeguarded for its existing employment use?	Yes
42	Reasons / comments	This is a well used site with numerous local business and industrial units located here. Some intensification of the site could be encouraged.
43	Any further advice	

<b>SITE APPRAISAL</b>	<b>AF018</b>
1 Assessor	Richard Pestell
2 Date	07 Sep 15
<b>Basic facts</b>	
3 Site ID	AF018
4 Site name	Wrest Park
	
5 Site address	Silsoe, MK45 4HS
6 Map ref	Silsoe
7 Brief description	This is a high quality office site, with a range of offices sizes available.
8 Site area, ha	12.5
9 Number of units (approx.)	28
10 Main employment land use	Office
<b>Planning</b>	
11 Any planning policy designations	Central Bedfordshire Core Strategy and Development Management Policies (2009) Policy CS15: Scheduled Ancient Monument

SITE APPRAISAL		AF018
12	Any relevant planning history	No
13	Is the site in the floodplain?	No
14	Part of a regeneration area or other priority area? If Yes, specify.	No
<b>Strategic accessibility</b>		
15	Describe - proximity to Mway/principal roads	This site is accessed through a high quality direct road 0.6miles from the A6
16	Score	2 good
<b>Local access</b>		
17	Describe - e.g. visibility splays, new road access	The site is not visible from the external road due to long and appealing access road. To access the site you must pass through Wrest Park, a country estate located near Silsoe, Bedfordshire, England. It comprises Wrest Park, a Grade I listed country house, and Wrest Park Gardens, also Grade I listed, formal gardens surrounding the mansion'. This could be limiting factor on development
18	Score	2 good
<b>Public transport access</b>		
19	Describe - e.g. station, bus stops	No public transport serving the site. Buses serving Silsoe High Street - under a mile from the site
20	Score	3 reasonable
<b>External environment</b>		
21	Describe - prominence, compatibility of surrounding uses, access to amenities, etc.	This is a very high quality and well maintained site, with an impressive entrance. The site is in an isolated location, but it is well serviced with amenities, as there are two café's within the site (1 in the busines centre and 1 in the visitor centre - which is accessible to all)
22	Score	3 reasonable
<b>Internal environment</b>		
23	Describe - layout, parking, servicing, landscaping etc.	Well laid out and maintained, ample car parking
24	Score	1 excellent
<b>Market signals</b>		

SITE APPRAISAL		AF018
25	Main occupiers and activities	Research occupiers (archaeology, science, odour control), NHS, MOT centre
26	Vacancy - describe / comment	Two vacancies - Wrest park offers a number of flexible office spaces, providing office sizes for 1 desk to 40+ desks. Leases on offices can be as short as 4 weeks, resulting in a high turnover.
27	Vacancy - agent details	Wrest Park Enterprise (i.e. site management, rather than commercial agent)
28	Vacant floorspace if known, sq m	2,321
29	Vacant land (undeveloped or cleared plots), ha	4.70
30	Vacancy - score	3 middling
31	Current rental value or asking rent if known (£/sqm)	Unknown
32	Any recent investment on the site (development / refurb)? If Yes, describe	Good - evidence of programme of rolling maintenance and new units coming forward
33	Other market intelligence - e.g. marketing history, competing supply nearby, occupiers known to be moving in or out	Wrest Park Enterprise is heavily marketed.
<b>Development opportunities</b>		
34	Opportunities for redevelopment / intensification / extension for current use	There is a significant area of vacant land which could be used for further high quality office units.
35	Any constraints on redevelopment / intensification / extension	Significant uplift in transport movements may raise issue with impact on heritage assets.
<b>Conclusion: market potential</b>		
36	Going forward, if the site is safeguarded for its current use, will it be occupied / well-used?	2 Likely

SITE APPRAISAL		AF018
		Some buildings appear to be underused - this could be because of the nature of the flexible site. As offices with flexible lets, it is expected that there will be a high level of turnover. This site is of a high quality and has scope for further office development.
37	Reasons / comments	
<b>Current use - impact</b>		
38	Any adverse impacts of existing use on neighbours or the environment	Nearby heritage assets
<b>Market potential for comprehensive re</b>		
39	For another employment use?	More B1 floorspace could be accommodated
40	For alternative or mixed use?	No
<b>Recommendation</b>		
41	Should the site be safeguarded for its existing employment use?	Yes
42	Reasons / comments	Only site within the area so should be safeguarded and maximised.
43	Any further advice	

<b>SITE APPRAISAL</b>		<b>BS005</b>
1	Assessor	Ashleigh Cook and Matthew Scott
2	Date	13 Oct 15
<b>Basic facts</b>		
3	Site ID	BS005
4	Site name	Stratton Business Park
		
5	Site address	Biggleswade, Central Bedfordshire SG18 8TQ
6	Map ref	Biggleswade/Sandy
7	Brief description	This is a well used business park of offices and industrial units. There are a mix of local and national businesses. The recent addition of Halfords and Pets at Home has been removed from the boundary to represent the employment land area.
8	Site area, ha	32.0
9	Number of units (approx.)	19
10	Main employment land use	Mixed B Uses
<b>Planning</b>		
11	Any planning policy designations	Adopted Site Allocations Development Plan (2011) Policy E1: Safeguarded Key Employment Sites

SITE APPRAISAL		BS005
12	Any relevant planning history	An LDO was formally adopted for Stratton Business Park on 6th October 2015. The current development is phase 1-3 of Stratton Business Park, and the LDO will allow for further improvements to this site, as well as the wider expansion of the site into the surrounding land with phases 4,5 and 6.
13	Is the site in the floodplain?	No
14	Part of a regeneration area or other priority area? If Yes, specify.	No
<b>Strategic accessibility</b>		
15	Describe - proximity to Mway/principal roads	This site is located directly off the A1 with good quality roads leading from a roundabout to the site.
16	Score	1 Excellent
<b>Local access</b>		
17	Describe - e.g. visibility splays, new road access	This site has great access from internal and external roads.
18	Score	1 excellent
<b>Public transport access</b>		
19	Describe - e.g. station, bus stops	There are bus stops within the site, and outside of the site less than 400m away. The nearest train station at Biggleswade is 1.6 miles away.
20	Score	2 good
<b>External environment</b>		
21	Describe - prominence, compatibility of surrounding uses, access to amenities, etc.	This site is visible from the main road. As a large estate this site is surrounded by agricultural land with some housing located to the north in Biggleswade. The nearest facilities are located in Biggleswade town centre.
22	Score	2 good
<b>Internal environment</b>		
23	Describe - layout, parking, servicing, landscaping etc.	There is ample parking for each business within the industrial estate as well as suitable landscaping and evidence of high quality maintenance.
24	Score	1 excellent
<b>Market signals</b>		



SITE APPRAISAL		BS005
		This industrial site includes a mix of uses, including some international businesses, for example, Jordans Ryvita and iCandy. There are also some trade centres, including Travis Perkins. There are a number of smaller localised industrial units, such as Henlow Building Supplies.
25	Main occupiers and activities	
26	Vacancy - describe / comment	Various Units available: Market garden House - 228.9sqm, Units 1 and 5 Montgomery Way - 1310sqm and 1427sqm, Unit 2, 3, 4 and N Peagusus Drive - 371sqm, 212sqm, 1053sqm, 10379sqm
27	Vacancy - agent details	Brown and Lee
28	Vacant floorspace if known, sq m	14,980
29	Vacant land (undeveloped or cleared plots), ha	3.00
30	Vacancy - score	3 middling
31	Current rental value or asking rent if known (£/sqm)	£53 psm (Asking 2015)
32	Any recent investment on the site (development / refurb)? If Yes, describe	Recent addition of retail units including Halfords and Pets at Home (Positioned at entrance to the site). - This part of the site has been removed and the site boundary adjusted to represent the employment land of the site.
33	Other market intelligence - e.g. marketing history, competing supply nearby, occupiers known to be moving in or out	On 21 February 2015 the Bibby Distribution unit was sold in an investment sale. The 13,157 sqm building sold for £13.7m at a yield of 6.85%. There are 5 properties of a B2/B8 nature currently on the market within the surrounding area. There is also land for sale, marketed under the name 'G Park'. This site is situated adjoins the site to the south and is advertised as an opportunity for a self-contained Distribution site.
Development opportunities		
34	Opportunities for redevelopment / intensification / extension for current use	The LDO encourages expansion of the site into phase 4, 5 and 6. The G-Park site offers an opportunity for extension of the site as phase 4. There is also agricultural land to the north-east of the site which was identified as an opportunity for extension as phase 5 and 6. There appeared little opportunity for intensification within the site.
35	Any constraints on redevelopment / intensification / extension	There are no constraints on development, instead, the LDO encourages expansion.
Conclusion: market potential		
36	Going forward, if the site is safeguarded for its current use, will it be occupied / well-used?	1 Yes


SITE APPRAISAL		BS005
37	Reasons / comments	Location on the A1 makes this a desirable location for occupiers, particularly those involved in distribution.
<b>Current use - impact</b>		
38	Any adverse impacts of existing use on neighbours or the environment	This site is located on the edge of town just outside a highly residential area, there will be little impact on surrounding uses.
<b>Market potential for comprehensive re</b>		
39	For another employment use?	No
40	For alternative or mixed use?	The site has potential for expansion considering the vacant greenfield sites surrounding the location and the LDO allocation
<b>Recommendation</b>		
41	Should the site be safeguarded for its existing employment use?	Yes
42	Reasons / comments	This is a large and well used area of employment land. The future plans for the expansion for the site show there is demand for more employment land in this area.
43	Any further advice	Site boundary has been adjusted to represent the true employment land area following the development of the Halfords and Pets at Home

<b>SITE APPRAISAL</b>		<b>BS008</b>
1	Assessor	Ashleigh Cook and Matthew Scott
2	Date	13 Oct 15
<b>Basic facts</b>		
3	Site ID	BS008
4	Site name	Baystrait House
		
5	Site address	Baystrait House/Station Rd, Biggleswade SG18 8AL
6	Map ref	Biggleswade/Sandy
7	Brief description	This is a small office building housing a number of different companies, strategically located next to a train station.
8	Site area, ha	0.1
9	Number of units (approx.)	10
10	Main employment land use	Office
<b>Planning</b>		
11	Any planning policy designations	Adopted Site Allocations Development Plan (2011) Policy E1: Safeguarded Key Employment Sites

SITE APPRAISAL		BS008
12	Any relevant planning history	No
13	Is the site in the floodplain?	No
14	Part of a regeneration area or other priority area? If Yes, specify.	Conservation Area
<b>Strategic accessibility</b>		
15	Describe - proximity to Mway/principal roads	This site is located just to the south of Biggleswade town centre and is accessed through residential roads, 1.6 miles from the A1
16	Score	2 good
<b>Local access</b>		
17	Describe - e.g. visibility splays, new road access	This site has good access from local roads, with the A1 located close by.
18	Score	2 good
<b>Public transport access</b>		
19	Describe - e.g. station, bus stops	There is a bus stop less than 400m from the site, and the Office is located right next to Biggleswade train station.
20	Score	1 excellent
<b>External environment</b>		
21	Describe - prominence, compatibility of surrounding uses, access to amenities, etc.	Surrounding uses are mainly residential, however, this single office is compatible with the area. As this site is located within Biggleswade, it is in close proximity to the local amenities that Biggleswade has to offer.
22	Score	2 good
<b>Internal environment</b>		
23	Describe - layout, parking, servicing, landscaping etc.	The general layout and parking at the site seemed reasonable and worked well.
24	Score	2 good
<b>Market signals</b>		

SITE APPRAISAL		BS008
25	Main occupiers and activities	Currently, the only advertised occupier of this office block is the Consultation Institute.
26	Vacancy - describe / comment	One vacant unit: Suite 7 - 39sqm, £5,000 per annum
27	Vacancy - agent details	Barford and Co.
28	Vacant floorspace if known, sq m	39
29	Vacant land (undeveloped or cleared plots), ha	0.00
30	Vacancy - score	2 low
31	Current rental value or asking rent if known (£/sqm)	£126.58
32	Any recent investment on the site (development / refurb)? If Yes, describe	No
33	Other market intelligence - e.g. marketing history, competing supply nearby, occupiers known to be moving in or out	Although there are a number of industrial properties available around Biggleswade, there is limited supply of office stock.
Development opportunities		
34	Opportunities for redevelopment / intensification / extension for current use	The building occupies the majority of the site. The building itself appears to be of reasonable quality - redevelopment seems unnecessary.
35	Any constraints on redevelopment / intensification / extension	The size of the site is limited and the building already takes up most of the space.
Conclusion: market potential		
36	Going forward, if the site is safeguarded for its current use, will it be occupied / well-used?	3 Hard to tell

SITE APPRAISAL		BS008
37	Reasons / comments	There is little evidence of office market activity, and therefore It appears that demand is limited.
<b>Current use - impact</b>		
38	Any adverse impacts of existing use on neighbours or the environment	This office use does not have any adverse impact upon the surrounding area.
<b>Market potential for comprehensive re</b>		
39	For another employment use?	No
40	For alternative or mixed use?	This site may be suited to mixed use development
<b>Recommendation</b>		
41	Should the site be safeguarded for its existing employment use?	Yes
42	Reasons / comments	This is a well used office block in a strategic location.
43	Any further advice	


SITE APPRAISAL		BS009 + BS011
1	Assessor	Ashleigh Cook and Matthew Scott
2	Date	13 Oct 15
Basic facts		
3	Site ID	BS009 + BS011
4	Site name	JK Engineering and Albone Way
		
5	Site address	Albone Way, Biggleswade, Bedford SG18 8BN
6	Map ref	Biggleswade/Sandy
7	Brief description	This site is comprised of Albone Way industrial estate and a single occupied unit, JK Engineering. There were obvious parking and access issues within the site.
8	Site area, ha	6.1
9	Number of units (approx.)	11
10	Main employment land use	General Industrial
Planning		
11	Any planning policy designations	Adopted Site Allocations Development Plan (2011) Policy E1: Safeguarded Key Employment Sites

SITE APPRAISAL		BS009 + BS011
12	Any relevant planning history	No
13	Is the site in the floodplain?	No - But adjacent to it, thus limiting expansion.
14	Part of a regeneration area or other priority area? If Yes, specify.	No
<b>Strategic accessibility</b>		
15	Describe - proximity to Mway/principal roads	This site is located next to the A1 but has no direct access, instead the site is accessible through the local B roads, 2.2 miles from the A1
16	Score	3 reasonable
<b>Local access</b>		
17	Describe - e.g. visibility splays, new road access	This site is located within a residential area, and although visible from the A1, this site has to be accessed through local roads and the residential area.
18	Score	3 reasonable
<b>Public transport access</b>		
19	Describe - e.g. station, bus stops	There are bus stops less than 400m from this site, and the railway station at Biggleswade is 0.5 miles away.
20	Score	2 good
<b>External environment</b>		
21	Describe - prominence, compatibility of surrounding uses, access to amenities, etc.	The industrial site pre-dates the nearby residential area, nevertheless, the site is not compatible with the surrounding residential uses, and the through traffic to the industrial site will cause disturbance within Biggleswade. The closest local amenities are located at Biggleswade.
22	Score	3 reasonable
<b>Internal environment</b>		
23	Describe - layout, parking, servicing, landscaping etc.	This is a well occupied site. Parking and servicing facilities are over capacity, making the internal layout crowded and challenging to vehicles to navigate. HGV's and trucks would have difficulty accessing this site due to the number of cars parked along the pavement.
24	Score	4 poor
<b>Market signals</b>		



SITE APPRAISAL		BS009 + BS011
25	Main occupiers and activities	Mixed units serving local industrial purposes. There are some larger units housing national companies, such as Tramo (UK) Ltd.
26	Vacancy - describe / comment	One unit available: Unit 2 - 823sqm, £59.2 p sqm
27	Vacancy - agent details	Brown and Lee
28	Vacant floorspace if known, sq m	823
29	Vacant land (undeveloped or cleared plots), ha	0.50
30	Vacancy - score	2 low
31	Current rental value or asking rent if known (£/sqm)	59
32	Any recent investment on the site (development / refurb)? If Yes, describe	No
33	Other market intelligence - e.g. marketing history, competing supply nearby, occupiers known to be moving in or out	The Investment sale of Albone Way Industrial Estate in 2005 achieved £11,500,000. At this point the passing rent was £85,100, generating a yield of 7.1%. The available distribution units in the surrounding area are on a much larger scale and are thus poor comparable to those in this location. There are also a number of available units in the Eldon Way site across the road from this location.
Development opportunities		
34	Opportunities for redevelopment / intensification / extension for current use	A number of buildings on this site are of poor quality and may no longer be fit for purpose. The site is already overcrowded, hence intensification is not recommended. There are however 3 areas of vacant land, one cleared are to the west, and two grassed areas to the east, these could be utilised as parking to solve overcrowding issue.
35	Any constraints on redevelopment / intensification / extension	The site is contained by roads on the south, east and west, with residential development to the north. The vacant land to the west is within a flood zone.
Conclusion: market potential		
36	Going forward, if the site is safeguarded for its current use, will it be occupied / well-used?	2 Likely


<b>SITE APPRAISAL</b>		<b>BS009 + BS011</b>
37	Reasons / comments	The site is currently well occupied, and appears to fulfil the needs of smaller local businesses.
<b>Current use - impact</b>		
38	Any adverse impacts of existing use on neighbours or the environment	This site does have an adverse impact upon local residents due to the through traffic it creates accessing the site.
<b>Market potential for comprehensive re</b>		
39	For another employment use?	The site is suited to its current mixed B1 use
40	For alternative or mixed use?	Due to the sites location within a residential area, if redeveloped it would potentially work better as a mixed use office and residential development.
<b>Recommendation</b>		
41	Should the site be safeguarded for its existing employment use?	Yes
42	Reasons / comments	This is a well occupied site that is clearly performing above capacity. Improvements to internal facilities are required to create a less overcrowded working environment.
43	Any further advice	

<b>SITE APPRAISAL</b>		<b>BS010</b>
1	Assessor	Ashleigh Cook and Matthew Scott
2	Date	13 Oct 15
<b>Basic facts</b>		
3	Site ID	BS010
4	Site name	Eldon Way Trading Estate
		
5	Site address	Eldon Way, Biggleswade SG18 8NH
6	Map ref	Biggleswade/Sandy
7	Brief description	This is a linear industrial site with private access and large units.
8	Site area, ha	2.9
9	Number of units (approx.)	25
10	Main employment land use	Mixed B Uses
<b>Planning</b>		
11	Any planning policy designations	Adopted Site Allocations Development Plan (2011) Policy E1: Safeguarded Key Employment Sites

SITE APPRAISAL		BS010
12	Any relevant planning history	No
13	Is the site in the floodplain?	No
14	Part of a regeneration area or other priority area? If Yes, specify.	No
<b>Strategic accessibility</b>		
15	Describe - proximity to Mway/principal roads	This site is located next to the A1 but has no direct access, instead the site is accesible through the local B roads, 2.2 miles from the A1
16	Score	2 good
<b>Local access</b>		
17	Describe - e.g. visibility splays, new road access	This site is located adjacent to a residential area, and although visible from the A1, this site has to be access through local roads and the residential area.
18	Score	3 reasonable
<b>Public transport access</b>		
19	Describe - e.g. station, bus stops	There are bus stops less than 400m from this site, and the railway station at Biggleswade is 0.5 miles away.
20	Score	2 good
<b>External environment</b>		
21	Describe - prominence, compatibility of surrounding uses, access to amenities, etc.	The industrial site pre-dates the nearby residential area, nevertheless, the site is not very compatible with the surrounding residential uses, and the through traffic to the industrial site will cause disturbance within Biggleswade. The closest local amenities are located at Biggleswade.
22	Score	3 reasonable
<b>Internal environment</b>		
23	Describe - layout, parking, servicing, landscaping etc.	This is a private site with ample parking
24	Score	3 reasonable
<b>Market signals</b>		

SITE APPRAISAL		BS010
		This site had mixed uses including distribution and warehousing, as well as local industrial. Occupiers included Rag Ventilation Ltd, and Clark and Rose Ltd. There appeared to be a high number of vacant units at this site. Research shows that there are currently 6 units available to rent.
25	Main occupiers and activities	
26	Vacancy - describe / comment	Units Available are 1 (563 sqm), 2 (454 sqm), 3 (548 sqm), 4 (445sqm), 15 (494 sqm) and 23 (544) and are industrial/warehouse units.
27	Vacancy - agent details	Brown and Lee
28	Vacant floorspace if known, sq m	3,048
29	Vacant land (undeveloped or cleared plots), ha	0.00
30	Vacancy - score	3 middling
31	Current rental value or asking rent if known (£/sqm)	£48 psm (2015 Asking)
32	Any recent investment on the site (development / refurb)? If Yes, describe	No
33	Other market intelligence - e.g. marketing history, competing supply nearby, occupiers known to be moving in or out	There have been attempts in the past to get this land allocated for housing, but this has been rejected as the site should be used for local industrial uses. The last recorded letting on EGi was in 2013. In this case a 549 sqm unit achieved a rent of £42 psm. There is competing supply within the immediate area from Albone Way Industrial Estate. However, there is limited supply in the wider area.
Development opportunities		
34	Opportunities for redevelopment / intensification / extension for current use	There is no scope to extend this site. The site could perform at a higher capacity, intensification should be encouraged to improve the current vacancy rate.
35	Any constraints on redevelopment / intensification / extension	There is no available space for potential expansion. The site is bounded by roads to the south and west, a train line on the east and residential use to the north.
Conclusion: market potential		
36	Going forward, if the site is safeguarded for its current use, will it be occupied / well-used?	3 Hard to tell

SITE APPRAISAL		BS010
37	Reasons / comments	A significant number of units are currently vacant - it is hard to tell if these will be taken up, or if the site will continue at this low a capacity.
<b>Current use - impact</b>		
38	Any adverse impacts of existing use on neighbours or the environment	We are aware that the industrial site predates the residential, however this site does have an adverse impact upon local residents due to the through traffic it creates accessing the site.
<b>Market potential for comprehensive re</b>		
39	For another employment use?	No
40	For alternative or mixed use?	The proximity to the rail tracks (same level) and the A1 (higher than site) constrain potential for site to deliver residential development given noise issues.
<b>Recommendation</b>		
41	Should the site be safeguarded for its existing employment use?	Maybe / depends
42	Reasons / comments	There are a high number of vacant units at this site and the local constraints prevent any expansion/redevelopment.
43	Any further advice	


<b>SITE APPRAISAL</b>		<b>BS014</b>
1	Assessor	Ashleigh Cook and Matthew Scott
2	Date	13 Oct 15
<b>Basic facts</b>		
3	Site ID	BS014
4	Site name	Shannon Place
		
5	Site address	Shannon Place, Pottton, Central Bedfordshire SG19 2YH
6	Map ref	Biggleswade/Sandy
7	Brief description	This is a small site with one large unit occupied by York House Food processors, and smaller units occupied by local industrial services. The site is narrow and has issues with access and parking.
8	Site area, ha	5.7
9	Number of units (approx.)	8
10	Main employment land use	General Industrial
<b>Planning</b>		
11	Any planning policy designations	Adopted Site Allocations Development Plan (2011) Policy E1: Safeguarded Key Employment Sites

SITE APPRAISAL		BS014
12	Any relevant planning history	CB/15/02967/FULL Approval has been granted for the extension to York House, providing 176sqm of additional B2 floorspace. (CB/15/04880/FULL) Planning permission has been granted for use of land for car parking, with 1.8 metre fencing and gates.
13	Is the site in the floodplain?	No
14	Part of a regeneration area or other priority area? If Yes, specify.	No
<b>Strategic accessibility</b>		
15	Describe - proximity to Mway/principal roads	This site is accessible from a strategic B road leading to Potton town centre and is 3.6 miles from the A1
16	Score	2 good
<b>Local access</b>		
17	Describe - e.g. visibility splays, new road access	Accessible and visible from a strategic B road. Internal roads are too narrow and not fit for purpose, however, application for use of land as car parking, if approved, would help slve the overcrowding issue and make the site more manageable.
18	Score	3 reasonable
<b>Public transport access</b>		
19	Describe - e.g. station, bus stops	Bus stop located less than 400m from site. The nearest rail station at Sandy is 2.8 miles away
20	Score	3 reasonable
<b>External environment</b>		
21	Describe - prominence, compatibility of surrounding uses, access to amenities, etc.	The site is located within a residential area and local amentiees can be found in Potton.
22	Score	3 reasonable
<b>Internal environment</b>		
23	Describe - layout, parking, servicing, landscaping etc.	The layout of the site and the quality of the environment is poor. There are not enough parking facilities, or enough room for HGV's to turn. The application for more parking facilities would solve these issues.
24	Score	4 poor
<b>Market signals</b>		



SITE APPRAISAL		BS014
25	Main occupiers and activities	This site has one large occupier, York House, food supplier, and a range of smaller units for local industrial uses.
26	Vacancy - describe / comment	None
27	Vacancy - agent details	n/a
28	Vacant floorspace if known, sq m	0
29	Vacant land (undeveloped or cleared plots), ha	0.20
30	Vacancy - score	2 low
31	Current rental value or asking rent if known (£/sqm)	n/a
32	Any recent investment on the site (development / refurb)? If Yes, describe	The extension to York House and the recently permitted parking development.
33	Other market intelligence - e.g. marketing history, competing supply nearby, occupiers known to be moving in or out	There is little information regarding rents or deals for either the Shannon Place site, or the surrounding industrial units. Within Sandy, there are around 12 industrial properties available.
Development opportunities		
34	Opportunities for redevelopment / intensification / extension for current use	There is no scope for expansion of this site, however, the use of the small area of vacant land as parking as suggested in the most recent application would be advantageous.
35	Any constraints on redevelopment / intensification / extension	The residential dwellings surrounding the house, and the local park to the West constrain expansion.
Conclusion: market potential		
36	Going forward, if the site is safeguarded for its current use, will it be occupied / well-used?	1 Yes


SITE APPRAISAL		BS014
		Even though the site is of poor quality, all units appear to be occupied. The recent application for expansion of York House and the car park are suggestions that the site is being well used and will continue to do so.
37	Reasons / comments	
Current use - impact		
38	Any adverse impacts of existing use on neighbours or the environment	This site could potentially be noisy and disrupt the local residential areas, however, at the time of visit it was quiet.
Market potential for comprehensive re		
39	For another employment use?	The site is suited to its current use
40	For alternative or mixed use?	No
Recommendation		
41	Should the site be safeguarded for its existing employment use?	Yes
42	Reasons / comments	The site should be safeguarded, the recent permission for parking on site will improve the issues of parking space and the quality of the road and environment.
43	Any further advice	

<b>SITE APPRAISAL</b>		<b>BS015</b>
1	Assessor	Ashleigh Cook and Matthew Scott
2	Date	13 Oct 15
<b>Basic facts</b>		
3	Site ID	BS015
4	Site name	Abbey Corrugated Site, Girtford
		
5	Site address	Bedford, Central Bedfordshire MK44 3PH
6	Map ref	Biggleswade/Sandy
7	Brief description	This is a single occupied site for DS Smith Sheetfeeding. There is direct but narrow access to the site, but no public access into the internal area.
8	Site area, ha	5.7
9	Number of units (approx.)	1
10	Main employment land use	General Industrial
<b>Planning</b>		
11	Any planning policy designations	Adopted Site Allocations Development Plan (2011) Policy E1: Safeguarded Key Employment Sites

SITE APPRAISAL		BS015
12	Any relevant planning history	CB/14/03434/FULL has been granted for the extension of this building, providing an additional 250sqm B2 floorspace
13	Is the site in the floodplain?	No - But is bordered by floodplain to the east
14	Part of a regeneration area or other priority area? If Yes, specify.	No
<b>Strategic accessibility</b>		
15	Describe - proximity to Mway/principal roads	This site is located at the end of a local C road, 2 miles from the A1
16	Score	2 good
<b>Local access</b>		
17	Describe - e.g. visibility splays, new road access	The site is not visible from any strategic roads, but roads are of an adequate quality for the site.
18	Score	2 good
<b>Public transport access</b>		
19	Describe - e.g. station, bus stops	The nearest bus stop is 1.5 miles away, the nearest train station at sandy is 3 miles away.
20	Score	3 reasonable
<b>External environment</b>		
21	Describe - prominence, compatibility of surrounding uses, access to amenities, etc.	This site is located off a direct C road, which does not access many other uses. The surrounding area is mainly agricultural, with the nearest amenities located in Sandy.
22	Score	3 reasonable
<b>Internal environment</b>		
23	Describe - layout, parking, servicing, landscaping etc.	This site had private access but appeared to be of a high quality, has ample parking, and functions well.
24	Score	1 excellent
<b>Market signals</b>		

SITE APPRAISAL		BS015
25	Main occupiers and activities	This site is occupied by DS Smith Sheet Feeding.
26	Vacancy - describe / comment	None
27	Vacancy - agent details	n/a
28	Vacant floorspace if known, sq m	0
29	Vacant land (undeveloped or cleared plots), ha	0.00
30	Vacancy - score	1 Nil
31	Current rental value or asking rent if known (£/sqm)	n/a
32	Any recent investment on the site (development / refurb)? If Yes, describe	n/a
33	Other market intelligence - e.g. marketing history, competing supply nearby, occupiers known to be moving in or out	No market information could be found regarding the site itself, perhaps due to the fact that the unit was built specifically for the current occupiers requirements. Agents have reported that sites with strong links to the A1, such as this example, are experiencing strong demand for B8 purposes.
Development opportunities		
34	Opportunities for redevelopment / intensification / extension for current use	There is scope to expand this site to the south. However, without gaining access to the site, it is difficult to speculate.
35	Any constraints on redevelopment / intensification / extension	The floodplain to the east is a significant constraint on expansion.
Conclusion: market potential		
36	Going forward, if the site is safeguarded for its current use, will it be occupied / well-used?	2 Likely

SITE APPRAISAL		BS015
		Business appears strong for DS Smith.
37	Reasons / comments	
Current use - impact		
38	Any adverse impacts of existing use on neighbours or the environment	There are no surrounding uses to be disturbed by this site.
Market potential for comprehensive re		
39	For another employment use?	No - This is a purposed built building suited to the current use
40	For alternative or mixed use?	No
Recommendation		
41	Should the site be safeguarded for its existing employment use?	Yes
42	Reasons / comments	This is a well occupied private site, which is clearly well maintained.
43	Any further advice	

SITE APPRAISAL		BS016
1	Assessor	Ashleigh Cook and Matthew Scott
2	Date	13 Oct 15
Basic facts		
3	Site ID	BS016
4	Site name	Land West of A1, Girtford, Sandy
		
5	Site address	Sandy, Central Bedfordshire SG19 2UB
6	Map ref	Biggleswade/Sandy
7	Brief description	This is a site of large industrial units, used by Frontier and Copart, and a car auction salvage site. Much of the site is vacant land and shrubbery.
8	Site area, ha	17.2
9	Number of units (approx.)	4
10	Main employment land use	Mixed B Uses
Planning		
11	Any planning policy designations	Adopted Site Allocations Development Plan (2011) Policy E1: Safeguarded Key Employment Sites

SITE APPRAISAL		BS016
		(CB/09/07055/OUT and CB/12/03997/REN) - Development of site for employment uses within use class B1(c), B2 and B8 with ancillary office accommodation, up to 8,180 sqm and approx. 163 car parking spaces and associated access arrangements, demolition and land raising - now out of date.
12	Any relevant planning history	(CB/15/03937/OUT) - This is an undecided application for a small section of land at the south of this site and land to the south of the site, involving the development of 216 dwellings, 8 self build plots, 1380bed retirement home and approximately
13	Is the site in the floodplain?	Yes
14	Part of a regeneration area or other priority area? If Yes, specify.	No
<b>Strategic accessibility</b>		
15	Describe - proximity to Mway/principal roads	This site is located alongside the A1.
16	Score	1 Excellent
<b>Local access</b>		
17	Describe - e.g. visibility splays, new road access	The developed part of this site to the north has great accessibility from the main road, with good quality roads throughout. It is a highly visible site from the A1. New access roads would be required if the remainder of the site is to be developed.
18	Score	1 excellent
<b>Public transport access</b>		
19	Describe - e.g. station, bus stops	There are bus stops less than 400m from the site, with the nearest train station at sandy located 1.7 miles away.
20	Score	2 good
<b>External environment</b>		
21	Describe - prominence, compatibility of surrounding uses, access to amenities, etc.	This site is highly visible from the A1. Surrounding uses are agricultural, with local residential areas located across the A1 to the East. The nearest amenities are located in Sandy.
22	Score	2 good
<b>Internal environment</b>		
23	Describe - layout, parking, servicing, landscaping etc.	This site has great access roads which are well maintained. The parking and servicing facilities also appeared to be of a high standard.
24	Score	2 good
<b>Market signals</b>		



SITE APPRAISAL		BS016
25	Main occupiers and activities	This is a large site, with the employment land being used by Frontier and Copart - a car salvage site.
26	Vacancy - describe / comment	When this site was first allocated it was expected that access would be created from the north, this has not happened, and as such the site has not expanded.
27	Vacancy - agent details	n/a
28	Vacant floorspace if known, sq m	0
29	Vacant land (undeveloped or cleared plots), ha	3.00
30	Vacancy - score	2 low
31	Current rental value or asking rent if known (£/sqm)	n/a
32	Any recent investment on the site (development / refurb)? If Yes, describe	No
33	Other market intelligence - e.g. marketing history, competing supply nearby, occupiers known to be moving in or out	No market information could be found either for sales or rental of the land or units which the site comprises of. Within 5 miles of this site there are 11 available industrial properties for B1, B2 and B8 uses.
<b>Development opportunities</b>		
34	Opportunities for redevelopment / intensification / extension for current use	The vacant land available within the site boundary provides a potential location for new development. However, without the expected access, it is unlikely that demand will exist for such a site. The residential development to the south does propose new access, but whether this will be suitable for the remaining vacant land is unclear.
35	Any constraints on redevelopment / intensification / extension	Access, landownership - piecemeal, controls A1 access. Only likely to come forward if existing employment users co-operate.
<b>Conclusion: market potential</b>		
36	Going forward, if the site is safeguarded for its current use, will it be occupied / well-used?	2 Likely


SITE APPRAISAL		BS016
37	Reasons / comments	The current occupied employment land will continue being occupied. The remaining vacant land may be used partially for housing, resulting in an alteration to the site boundary.
<b>Current use - impact</b>		
38	Any adverse impacts of existing use on neighbours or the environment	There are limited surrounding uses to be disturbed by this site.
<b>Market potential for comprehensive re</b>		
39	For another employment use?	The occupied employment units are suited to their current use
40	For alternative or mixed use?	The vacant land on the site is suited to another use - including residential.
<b>Recommendation</b>		
41	Should the site be safeguarded for its existing employment use?	Yes
42	Reasons / comments	The northern part of the site is a well occupied and well used. There is potential for growth on the southern part of the site due to strategic location and surrounding greenfield uses but there are significant access constraints i.e. requires new access through existing employment land. No indication that there is any appetite for redevelopment in plan period.
43	Any further advice	As there has been no evidence of occupier interest in the vacant land for employment use we suggest the scope of the allocation is reduced to exclude land not currently in industrial use and constrained in access terms.

<b>SITE APPRAISAL</b>		<b>BS018 + BS019</b>
1	Assessor	Ashleigh Cook and Matthew Scott
2	Date	13 Oct 15
<b>Basic facts</b>		
3	Site ID	BS018 + BS019
4	Site name	Land East of Sunderland Road - Middlefield Industrial Estate. 
5	Site address	Sandy, Central Bedfordshire SG19 1RB
6	Map ref	Biggleswade/Sandy
7	Brief description	This is the main employment area within Sandy and an important part on the A1 corridor. The site is comprised of one area to the north with small distribution and industrial unit, and a large and well used industrial site to the south.
8	Site area, ha	30.0
9	Number of units (approx.)	43
10	Main employment land use	General Industrial
<b>Planning</b>		
11	Any planning policy designations	Adopted Site Allocations Development Plan (2011) Policy E1: Safeguarded Key Employment Sites

SITE APPRAISAL		BS018 + BS019
12	Any relevant planning history	(CB/13/01467/OUT) - Application granted for the erection of a B1, B2, B8 building - floorspace not specified
13	Is the site in the floodplain?	No
14	Part of a regeneration area or other priority area? If Yes, specify.	No
<b>Strategic accessibility</b>		
15	Describe - proximity to Mway/principal roads	There is a strategic access to the site via Sunderland Road, which connects directly with the A1, which is 0.8 miles from the site.
16	Score	2 good
<b>Local access</b>		
17	Describe - e.g. visibility splays, new road access	The site is not visible from any strategic roads, although access roads to the site are suitable.
18	Score	2 good
<b>Public transport access</b>		
19	Describe - e.g. station, bus stops	There is a bus stop less than 400m from the site, with the nearest train station located at Sandy, 1.6 miles away.
20	Score	2 good
<b>External environment</b>		
21	Describe - prominence, compatibility of surrounding uses, access to amenities, etc.	This site is located to the east of a residential area, but with surrounding industrial and agricultural uses. The industrial area is well occupied and within close proximity to local amenities in Sandy.
22	Score	2 good
<b>Internal environment</b>		
23	Describe - layout, parking, servicing, landscaping etc.	This site was well maintained and had sufficient services and parking.
24	Score	2 good
<b>Market signals</b>		

SITE APPRAISAL		BS018 + BS019
		This is a mixed use site comprised of some larger international units, for example, Marshalls, and smaller local units such as Silver Bullet Graphics. Use types included office, warehousing, distribution, as well as leisure, for example, Jungle Jim's Play centre.
25	Main occupiers and activities	
26	Vacancy - describe / comment	Units available are - Unit 7B: 218sqm, £68.78 per sqm, Unit A16: 482sqm, £41.44 per sqm, UnitA12: 482sqm, £41.44 per sqm, Unit A10: 482sqm, £41.44 per sqm, Unit A8: 482sqm, £41.44 per sqm, Unit A6: 482sqm, £41.44 per sqm, Unit 4: 300sqm, £64.58 per sqm, Unit 5: 300sqm, £64.58 per sqm, Unit 1B: 380sqm, Unit7-9: 1059sqm,
27	Vacancy - agent details	Brown and Lee
28	Vacant floorspace if known, sq m	4,667
29	Vacant land (undeveloped or cleared plots), ha	1.60
30	Vacancy - score	2 low
31	Current rental value or asking rent if known (£/sqm)	£40 psm (2015 Asking)
32	Any recent investment on the site (development / refurb)? If Yes, describe	No
33	Other market intelligence - e.g. marketing history, competing supply nearby, occupiers known to be moving in or out	The vacant land to the north west of the site is currently advertised through Davies King. This site has outline approval for B1, B2 and B8, and is available for offers in excess of £695,000. There are employment properties of varied quality available within the surrounding area, the highest quality of which are refurbished B2/B8 stock in Sand Lane.
Development opportunities		
34	Opportunities for redevelopment / intensification / extension for current use	In addition to the vacant development site to the north west of the site, there is an additional area of vacant land towards the north east. This presents the opportunity for intensification.
35	Any constraints on redevelopment / intensification / extension	The railway line is a constraint to eastward expansion, and the residnetial area to the west is also a barrier.
Conclusion: market potential		
36	Going forward, if the site is safeguarded for its current use, will it be occupied / well-used?	2 Likely

SITE APPRAISAL		BS018 + BS019
37	Reasons / comments	The site is currently well occupied with little to indicate that this will change.
<b>Current use - impact</b>		
38	Any adverse impacts of existing use on neighbours or the environment	Although in close proximity to the residential area, this site is strategically located and should not disturb local residents.
<b>Market potential for comprehensive re</b>		
39	For another employment use?	This is a well established area of mixed b uses, and the site should continue for this employment type.
40	For alternative or mixed use?	No
<b>Recommendation</b>		
41	Should the site be safeguarded for its existing employment use?	Yes
42	Reasons / comments	This is a well used and maintained site which could see room for expansion.
43	Any further advice	There is no LDO on this site, but perhaps there should be one, especially if the site could expand northward onto the allocated employment site.


<b>SITE APPRAISAL</b>		<b>BS021</b>
1	Assessor	Ashleigh Cook and Matthew Scott
2	Date	13 Oct 15
<b>Basic facts</b>		
3	Site ID	BS021
4	Site name	Zwetsloots site, Church End
		
5	Site address	Great N Rd, Sandy, Bedford SG19 2AJ
6	Map ref	Biggleswade/Sandy
7	Brief description	This site has a single occupier, Finlays Flowers. The site is under high security with no public access - therefore desk based research informed this site.
8	Site area, ha	5.8
9	Number of units (approx.)	1
10	Main employment land use	Strategic Warehousing & Distribution
<b>Planning</b>		
11	Any planning policy designations	Adopted Site Allocations Development Plan (2011) Policy E1: Safeguarded Key Employment Sites

SITE APPRAISAL		BS021
12 Any relevant planning history		(CB/12/04022/FULL) - Planning application granted for the extensions to existing buildings, providing additional 1265sqm B2 floorspace, and the realignment of existing access road.
13 Is the site in the floodplain?		Yes - Partially
14 Part of a regeneration area or other priority area? If Yes, specify.		No
<b>Strategic accessibility</b>		
15 Describe - proximity to Mway/principal roads		This site is located alongside the A1, accessible from a local C road
16 Score		1 Excellent
<b>Local access</b>		
17 Describe - e.g. visibility splays, new road access		Site is not visible from surrounding roads, private road access is of a high quality.
18 Score		3 reasonable
<b>Public transport access</b>		
19 Describe - e.g. station, bus stops		The nearest bus stop is 0.6 miles from the site, the nearest train station located at Sandy, 2.7 miles away.
20 Score		2 good
<b>External environment</b>		
21 Describe - prominence, compatibility of surrounding uses, access to amenities, etc.		This site is located directly off the A1. Surrounding uses include agriculture. The nearest local amenities can be found at sandy.
22 Score		2 good
<b>Internal environment</b>		
23 Describe - layout, parking, servicing, landscaping etc.		This site had private access, but from what could be seen it was a well maintained site with great access and parking facilities.
24 Score		1 excellent
<b>Market signals</b>		



SITE APPRAISAL		BS021
25	Main occupiers and activities	This site has a single occupier, Finlays Flowers.
26	Vacancy - describe / comment	None
27	Vacancy - agent details	n/a
28	Vacant floorspace if known, sq m	0
29	Vacant land (undeveloped or cleared plots), ha	0.00
30	Vacancy - score	1 Nil
31	Current rental value or asking rent if known (£/sqm)	n/a
32	Any recent investment on the site (development / refurb)? If Yes, describe	n/a
33	Other market intelligence - e.g. marketing history, competing supply nearby, occupiers known to be moving in or out	No market information could be discovered in relation to this property. However, with business appearing strong for Finlay's Flowers, it is considered to be unlikely the company will relocate.
Development opportunities		
34	Opportunities for redevelopment / intensification / extension for current use	There is vacant agricultural land to the south of the site, which has the potential for a site extension.
35	Any constraints on redevelopment / intensification / extension	Constraints on the development are the River and Lake to the west of the site, and the A1 to the East.
Conclusion: market potential		
36	Going forward, if the site is safeguarded for its current use, will it be occupied / well-used?	2 Likely


SITE APPRAISAL		BS021
		Business appears strong for Findlays Flowers
37	Reasons / comments	
Current use - impact		
38	Any adverse impacts of existing use on neighbours or the environment	This site will not cause disruption to any neighbours.
Market potential for comprehensive re		
39	For another employment use?	As a mostly purpose built site, it is suited to its current use
40	For alternative or mixed use?	No
Recommendation		
41	Should the site be safeguarded for its existing employment use?	Yes
42	Reasons / comments	This is clearly a well used privately owned site.
43	Any further advice	

<b>SITE APPRAISAL</b>		<b>BS022</b>
1	Assessor	Ashleigh Cook and Matthew Scott
2	Date	13 Oct 15
<b>Basic facts</b>		
3	Site ID	BS022
4	Site name	Tempsford Hall, Tempsford
		
5	Site address	Tempsford Hall, Station Rd, Sandy SG19 2BD
6	Map ref	Biggleswade/Sandy
7	Brief description	This is a well maintained site occupied by Kier corporate HQ. The site has private access and high security, making the site inaccessible to the public - therefore desk based research informed this site.
8	Site area, ha	5.8
9	Number of units (approx.)	1
10	Main employment land use	Office
<b>Planning</b>		
11	Any planning policy designations	Adopted Site Allocations Development Plan (2011) Policy E1: Safeguarded Key Employment Sites

SITE APPRAISAL		BS022
12	Any relevant planning history	No
13	Is the site in the floodplain?	No
14	Part of a regeneration area or other priority area? If Yes, specify.	No
<b>Strategic accessibility</b>		
15	Describe - proximity to Mway/principal roads	This site is located 0.3 miles from the A1, with a C road providing direct access to this site only.
16	Score	1 Excellent
<b>Local access</b>		
17	Describe - e.g. visibility splays, new road access	This is a private site which is highly visible from the access road.
18	Score	2 good
<b>Public transport access</b>		
19	Describe - e.g. station, bus stops	There are bus stops located less than 400m from the site, and the nearest train station at Sandy is located 3.8 miles away.
20	Score	2 good
<b>External environment</b>		
21	Describe - prominence, compatibility of surrounding uses, access to amenities, etc.	This site is highly prominent due to its advertising. The surrounding uses include a small residential area and agricultural use. The local amenities can be found at sandy.
22	Score	2 good
<b>Internal environment</b>		
23	Describe - layout, parking, servicing, landscaping etc.	This is a private site which appears to have high quality and well maintained facilities.
24	Score	2 good
<b>Market signals</b>		

SITE APPRAISAL		BS022
25	Main occupiers and activities	This site is occupied by Kier
26	Vacancy - describe / comment	None
27	Vacancy - agent details	n/a
28	Vacant floorspace if known, sq m	0
29	Vacant land (undeveloped or cleared plots), ha	0.00
30	Vacancy - score	1 Nil
31	Current rental value or asking rent if known (£/sqm)	n/a
32	Any recent investment on the site (development / refurb)? If Yes, describe	n/a
33	Other market intelligence - e.g. marketing history, competing supply nearby, occupiers known to be moving in or out	Tempsford House was purchased by Kier in 1964, they have occupied the site since this date as their corporate HQ, opening a new state of the art Headquarters at the site in 2014, indicating that they have no plans of leaving.
Development opportunities		
34	Opportunities for redevelopment / intensification / extension for current use	Unless Kier leave the site, there will be no opportunity or need to redevelop the site. There is ample vacant land surrounding the site if expansion is necessary.
35	Any constraints on redevelopment / intensification / extension	Buildings on the site are located at the middle of a large amount of open space. There is plenty of space to accommodate future intensification or extension.
Conclusion: market potential		
36	Going forward, if the site is safeguarded for its current use, will it be occupied / well-used?	2 Likely

SITE APPRAISAL		BS022
37	Reasons / comments	As long as Kier continue to do well, it is unlikely that they will move given the level of investment they have recently made at the site.
<b>Current use - impact</b>		
38	Any adverse impacts of existing use on neighbours or the environment	There are very little surrounding uses to be disturbed by this site.
<b>Market potential for comprehensive re</b>		
39	For another employment use?	As a purpose built site, it is suited to its current use
40	For alternative or mixed use?	No
<b>Recommendation</b>		
41	Should the site be safeguarded for its existing employment use?	Yes
42	Reasons / comments	This is a well used privately owned site.
43	Any further advice	


<b>SITE APPRAISAL</b>		CM001
1	Assessor	Ashleigh Cook and Matthew Scott
2	Date	13 Oct 15
<b>Basic facts</b>		
3	Site ID	CM001
4	Site name	Crawley Crossing, Husborne Crawley
		
5	Site address	Crawley Crossing, Bedford Rd, Husborne Crawley, Bedford MK43 0UT
6	Map ref	Cranfield/Marston Vale
7	Brief description	This is a well used site with storage, distribution and truck stop. Good accessibility to roads.
8	Site area, ha	4.4
9	Number of units (approx.)	10
10	Main employment land use	Strategic Warehousing & Distribution
<b>Planning</b>		
11	Any planning policy designations	Adopted Site Allocations Development Plan (2011) Policy E1: Safeguarded Key Employment Sites

SITE APPRAISAL		CM001
12	Any relevant planning history	No
13	Is the site in the floodplain?	No
14	Part of a regeneration area or other priority area? If Yes, specify.	No
<b>Strategic accessibility</b>		
15	Describe - proximity to Mway/principal roads	This site is strategically located just to the south of the M1 off a strategic access road.
16	Score	1 Excellent
<b>Local access</b>		
17	Describe - e.g. visibility splays, new road access	This site is visible from the access road, with sufficient accessibility for current uses.
18	Score	2 good
<b>Public transport access</b>		
19	Describe - e.g. station, bus stops	Both the nearest bus stop and train station are located 0.9 miles from the site at Ridgmont, via a motorway junction and complex road layout.
20	Score	2 good
<b>External environment</b>		
21	Describe - prominence, compatibility of surrounding uses, access to amenities, etc.	The site is located off a road linking it to the M1. Surrounding uses are mainly agricultural, with some complimentary industrial units to the north past the M1. The nearest local amenities are located at Marston Moretaine.
22	Score	3 reasonable
<b>Internal environment</b>		
23	Describe - layout, parking, servicing, landscaping etc.	The facilities are used as a truck stop and industrial units, and the facilities are of a suitable quality for these uses.
24	Score	2 good
<b>Market signals</b>		



SITE APPRAISAL		CM001
25	Main occupiers and activities	This is a mixed use site with multiple sized units. There is truck parking and warehouse and distribution units. Multiples such as Fed Ex locate here - but this is not a strategic sized site in the same way as Prologis Park on the other side of the M1.
26	Vacancy - describe / comment	One vacant unit: 2366sqm, B1, B2, B8,
27	Vacancy - agent details	Kirkby Diamond
28	Vacant floorspace if known, sq m	2,366
29	Vacant land (undeveloped or cleared plots), ha	0.00
30	Vacancy - score	2 low
31	Current rental value or asking rent if known (£/sqm)	£64 psm (2015 Asking)
32	Any recent investment on the site (development / refurb)? If Yes, describe	No
33	Other market intelligence - e.g. marketing history, competing supply nearby, occupiers known to be moving in or out	There is competition within the surrounding area from Phase 2 of the Prologis Marston Gate Business Park. There is additional competition with units available in Milton Keynes. However, it should be noted that many of these opportunities are for large scale B8 units. There is limited supply of smaller units in the area. EW Rail will create improvements to the nearby station at Ridgemont
Development opportunities		
34	Opportunities for redevelopment / intensification / extension for current use	Parking and servicing facilities were over capacity. As HGV's use this site there was not sufficient room for them to turn. Intensification would be difficult to achieve in this location. Situated amongst agricultural land, there would be the opportunity to extend the site.
35	Any constraints on redevelopment / intensification / extension	The site cannot expand to the north due to the railway line. However, the surrounding vacant areas do pose an opportunity for extension.
Conclusion: market potential		
36	Going forward, if the site is safeguarded for its current use, will it be occupied / well-used?	2 Likely


SITE APPRAISAL		CM001
37	Reasons / comments	The site was well used and occupied. Nothing has been discovered to suggest that any occupiers are planning to vacate the location.
<b>Current use - impact</b>		
38	Any adverse impacts of existing use on neighbours or the environment	There is little surrounding use to be disturbed by this site.
<b>Market potential for comprehensive re</b>		
39	For another employment use?	The site is suited to its current use
40	For alternative or mixed use?	No
<b>Recommendation</b>		
41	Should the site be safeguarded for its existing employment use?	Yes
42	Reasons / comments	This site fulfils its purpose.
43	Any further advice	The East West Rail improvements which are proposed between Bletchley and Bedford will improve rail freight services for this site as the rail track is adjacent to the site.

<b>SITE APPRAISAL</b>	<b>CM002-3</b>
1 Assessor	Ashleigh Cook and Matthew Scott
2 Date	13 Oct 15
<b>Basic facts</b>	
3 Site ID	CM002-3
4 Site name	Prologis Park and Adjoining Land, Brogborough
	
5 Site address	Marston Gate Distribution Centre, Bedford,, Badgers Rise, Bedford, Central Bedfordshire MK43 0ZA
6 Map ref	Cranfield/Marston Vale
7 Brief description	This is a well used and high quality site with international companies such as Amazon and Fed Ex locating here. The site is very well maintained and has good access. Part of the site comprises vacant land being advertised as development land.
8 Site area, ha	34.6
9 Number of units (approx.)	7
10 Main employment land use	Strategic Warehousing & Distribution
<b>Planning</b>	
11 Any planning policy designations	Adopted Site Allocations Development Plan (2011) Policy E1: Safeguarded Key Employment Sites

SITE APPRAISAL		CM002-3
12	Any relevant planning history	No
13	Is the site in the floodplain?	No
14	Part of a regeneration area or other priority area? If Yes, specify.	No
<b>Strategic accessibility</b>		
15	Describe - proximity to Mway/principal roads	This site is located directly off the M1, with access from strategic roads and roundabouts.
16	Score	1 Excellent
<b>Local access</b>		
17	Describe - e.g. visibility splays, new road access	The road access to the site is of a very high quality.
18	Score	1 excellent
<b>Public transport access</b>		
19	Describe - e.g. station, bus stops	Both the nearest bus stop and train station are located less than 400m from the site at Ridgmont.
20	Score	1 excellent
<b>External environment</b>		
21	Describe - prominence, compatibility of surrounding uses, access to amenities, etc.	This is a highly strategic site, visible from the M1 and with great access. The nearest amenities are located 3 miles away at Aspley Guise.
22	Score	2 good
<b>Internal environment</b>		
23	Describe - layout, parking, servicing, landscaping etc.	The layout, parking and facilities within the site are of an extremely high quality. With good quality landscaping throughout.
24	Score	1 excellent
<b>Market signals</b>		

SITE APPRAISAL		CM002-3
25	Main occupiers and activities	This site is occupied by Amazon and Fed Ex, with large units for distribution and warehousing.
26	Vacancy - describe / comment	Prologis are currently marketing phase 2 of this development. They are selling the leasehold for an area of land to the west of the existing site.
27	Vacancy - agent details	Lambert Smith Hampton
28	Vacant floorspace if known, sq m	0
29	Vacant land (undeveloped or cleared plots), ha	0.00
30	Vacancy - score	2 low
31	Current rental value or asking rent if known (£/sqm)	n/a
32	Any recent investment on the site (development / refurb)? If Yes, describe	No
33	Other market intelligence - e.g. marketing history, competing supply nearby, occupiers known to be moving in or out	Prologis are currently offering the leasehold on phase two of the Marston Gate site. This presents the opportunity for one large distribution building, or two smaller units. Competition for units of this scale is limited, although Savills are offering space within Magna Park in Milton Keynes. Land is undeveloped, but Prologis indicate 2 possible situations - either one large building, or two smaller buildings possible. With one larger building, proposed floorspace would be 41,085 sqm. With two smaller buildings, total floorspace would be 37,032 sqm.
Development opportunities		
34	Opportunities for redevelopment / intensification / extension for current use	There is little opportunity for intensification, but with land currently available, there is the opportunity for extension.
35	Any constraints on redevelopment / intensification / extension	Further extension would involve extending the existing site boundary.
Conclusion: market potential		
36	Going forward, if the site is safeguarded for its current use, will it be occupied / well-used?	1 Yes

<b>SITE APPRAISAL</b>		<b>CM002-3</b>
		This is a modern, high-quality development with a well maintained appearance. Coupled with its location on the M1, demand is likely to remain strong for existing floorspace. The timescale for the development land coming forward remains less clear.
37	Reasons / comments	
<b>Current use - impact</b>		
38	Any adverse impacts of existing use on neighbours or the environment	There is a nearby residential development at Brogborough which may be disrupted due to traffic accessing the site; however, the site was quiet at the time of the visit and is unlikely to cause many disturbances.
<b>Market potential for comprehensive re</b>		
39	For another employment use?	The site is suited to its current use
40	For alternative or mixed use?	No
<b>Recommendation</b>		
41	Should the site be safeguarded for its existing employment use?	Yes
42	Reasons / comments	This is a well used and high quality site. With the vacant land surrounding the site, there is scope for further employment development or expansion to this site, if there is demand.
43	Any further advice	The East West Rail improvements which are proposed between Bletchley and Bedford will improve rail freight services for this site as the rail track is adjacent to the site.


<b>SITE APPRAISAL</b>		CM004
1	Assessor	Ashleigh Cook and Matthew Scott
2	Date	13 Oct 15
<b>Basic facts</b>		
3	Site ID	CM004
4	Site name	Cranfield Technology Park
		
5	Site address	Moulsoe Road, Cranfield, Bedford MK43 0DB
6	Map ref	Cranfield/Marston Vale
7	Brief description	This is a high quality industrial site with international occupiers such as Nissan. This has good access roads and great access to amenities.
8	Site area, ha	46.4
9	Number of units (approx.)	8
10	Main employment land use	Mixed B Uses
<b>Planning</b>		
11	Any planning policy designations	Adopted Site Allocations Development Plan (2011) Policy E1: Safeguarded Key Employment Sites. Central Bedfordshire Core Strategy and Development Management Policies (2009) Policy CS16/DM14 Forest of Marston Vale. Mid Bedfordshire Local Plan (2005) Policy EMP4(6)

SITE APPRAISAL		CM004
12 Any relevant planning history		lin the Mid Bedfordshire Local Plan (2005) this site is allocated for 88,000sqm of employment land on 22ha of the site. Cranfield university are developing a 20 year masterplan with CBC to expand and improve the technology park. Initial ideas propose the expansion of the site to provide an additional 41,000sqm of commercial floorspace
13 Is the site in the floodplain?		No
14 Part of a regeneration area or other priority area? If Yes, specify.		No
<b>Strategic accessibility</b>		
15 Describe - proximity to Mway/principal roads		This site is accessible from strategic and well maintained roads, 2.2 miles from the M1.
16 Score		2 good
<b>Local access</b>		
17 Describe - e.g. visibility splays, new road access		This site has good access from local roads.
18 Score		2 good
<b>Public transport access</b>		
19 Describe - e.g. station, bus stops		There are bus stops within 400m from the site, and the nearest train station is 4 miles away at Ridgmont
20 Score		2 good
<b>External environment</b>		
21 Describe - prominence, compatibility of surrounding uses, access to amenities, etc.		This site has good access from local roads and is in close proximity to the services of Cranfield. The surrounding uses comprise of a university, an airport, and residential housing.
22 Score		3 reasonable
<b>Internal environment</b>		
23 Describe - layout, parking, servicing, landscaping etc.		This is a highly dispersed site with different uses having separate areas. The Nissan site is private, but appears to be of a high quality. All other areas are of a good quality, with ample parking and facilities.
24 Score		2 good
<b>Market signals</b>		



SITE APPRAISAL		CM004
25	Main occupiers and activities	This is a mixed site of technology, research, and development business park. There is a large proportion of the site occupied by Nissan.
26	Vacancy - describe / comment	There did not appear to be a great deal of vacancy during the site visit. However a number of offices are currently available within the innovation centre. These are units 7 (49 sqm), 15 (83 sqm) and 29 (164 sqm), 36 (119 sqm), and 39 (164 sqm). The vacant land belongs to Cranfield Airfield, and it is unclear what the future plans for this part of the site will be as the masterplan for Cranfield Technology Park is currently being developed.
27	Vacancy - agent details	Brown and Lee
28	Vacant floorspace if known, sq m	579
29	Vacant land (undeveloped or cleared plots), ha	1.40
30	Vacancy - score	2 low
31	Current rental value or asking rent if known (£/sqm)	£140 psm (2015 Asking)
32	Any recent investment on the site (development / refurb)? If Yes, describe	No
33	Other market intelligence - e.g. marketing history, competing supply nearby, occupiers known to be moving in or out	This site is marketed as an 'innovation hotspot', offering both quality office space and access to the knowledge base provided by the university. Other available employment properties close to this location tend to be of an industrial or distribution nature. There are limited available offices, and none of comparable quality. The proximity and links to the University should be considered an attractive feature for future occupiers.
Development opportunities		
34	Opportunities for redevelopment / intensification / extension for current use	Buildings in this location are of modern stock and high quality, indicating little need for redevelopment. Intensification may be possible as density currently appears low. With the majority of the site surrounded by open fields, there is the possibility for extension.
35	Any constraints on redevelopment / intensification / extension	It is unclear that the necessary level of demand exists to support extension. The demand in this area is sector specific, and tends to be related to technology.
Conclusion: market potential		
36	Going forward, if the site is safeguarded for its current use, will it be occupied / well-used?	2 Likely


SITE APPRAISAL		CM004
37	Reasons / comments	Units appear well occupied at present. With few recent recorded deals, however, it is difficult to indicate what demand exists for the location.
<b>Current use - impact</b>		
38	Any adverse impacts of existing use on neighbours or the environment	All directly surrounding uses are industrial/business use, therefore there will be no disturbance caused by this site.
<b>Market potential for comprehensive re</b>		
39	For another employment use?	The site is suited to its current use
40	For alternative or mixed use?	No
<b>Recommendation</b>		
41	Should the site be safeguarded for its existing employment use?	Yes
42	Reasons / comments	This is a well occupied employment, industrial, and research site which is clearly well used. Due to the vacant land surrounding the site there is scope for extension and intensification if there is demand.
43	Any further advice	A masterplan for Cranfield Technology Park is currently being developed, this will allow for the expansion and improvement of university services. Consider LDO on the site

<b>SITE APPRAISAL</b>		CM006
1	Assessor	Ashleigh Cook and Matthew Scott
2	Date	13 Oct 15
<b>Basic facts</b>		
3	Site ID	CM006
4	Site name	Millbrook Proving Ground
		
5	Site address	Station Lane, Bedford MK45 2JQ
6	Map ref	Cranfield/Marston Vale
7	Brief description	This is a proving ground which is completely secure and has no public access - therefore desk based research was used for this site. It is clearly well used and maintained. Facilities are in good condition and access to the site is suitable.
8	Site area, ha	246.2
9	Number of units (approx.)	1
10	Main employment land use	Other
<b>Planning</b>		
11	Any planning policy designations	Adopted Site Allocations Development Plan (2011) Policy E1: Safeguarded Key Employment Sites

SITE APPRAISAL		CM006
12	Any relevant planning history	(CB/14/02490/OUT) Planning permission for the development of 24,900sqm of commercial B1(b) floorspace within the proving ground. (CB/15/03367/FULL) has been approved for the construction of 3 bay garages with associated offices and parking, providing 239sqm of B1(c) floorspace.
13	Is the site in the floodplain?	No
14	Part of a regeneration area or other priority area? If Yes, specify.	Central bedfordshire Core Strategy and Development Management Policies (2009) CS16/DM14 Forest of Marston Vale
<b>Strategic accessibility</b>		
15	Describe - proximity to Mway/principal roads	This site is located off local C roads, 4.2 miles from the M1
16	Score	3 reasonable
<b>Local access</b>		
17	Describe - e.g. visibility splays, new road access	This site has good access from local C roads. There is a large volume of traffic which accesses this site which can be problematic on such narrow roads.
18	Score	3 reasonable
<b>Public transport access</b>		
19	Describe - e.g. station, bus stops	There is a bus stop less than 400m from the site, and a train station 1.2 mile away at Millbrook
20	Score	2 good
<b>External environment</b>		
21	Describe - prominence, compatibility of surrounding uses, access to amenities, etc.	This site is not visible from any road as it is located away from any large settlement and surrounded by agriculture and woodland. The nearest local amenities are located at Ampthill.
22	Score	3 reasonable
<b>Internal environment</b>		
23	Describe - layout, parking, servicing, landscaping etc.	This is a private site without any public access. However, it appeared that the site is well maintained and of a high quality, with sufficient parking for all needs.
24	Score	2 good
<b>Market signals</b>		

SITE APPRAISAL		CM006
		This site is occupied by a single business, Millbrook Proving Ground. There are proposals for the development of 24,900sqm of office/research development space on four sperate sites at Millbrook.
25	Main occupiers and activities	
26	Vacancy - describe / comment	
27	Vacancy - agent details	Knight Frank
28	Vacant floorspace if known, sq m	0
29	Vacant land (undeveloped or cleared plots), ha	0.00
30	Vacancy - score	3 middling
31	Current rental value or asking rent if known (£/sqm)	n/a
32	Any recent investment on the site (development / refurb)? If Yes, describe	n/a
33	Other market intelligence - e.g. marketing history, competing supply nearby, occupiers known to be moving in or out	The Millbrook website indicates that there is planning consent for 3 new buildings. Plans have been approved for 24,900 sqm of employment space across the extent of the site. Buildings will be offered on a design and build basis to suit client's needs. Marketing documents propose that this location is most suited to automotive businesses as it provides access to a test track and offers discrete and confidential units.
Development opportunities		
34	Opportunities for redevelopment / intensification / extension for current use	There is space for expansion surrounding the site
35	Any constraints on redevelopment / intensification / extension	As the automotive property market is niche and there are no recorded deals for this site on EGi, it is difficult to predict the demand for a location where the main selling points are specifically related to automotive testing.
Conclusion: market potential		
36	Going forward, if the site is safeguarded for its current use, will it be occupied / well-used?	2 Likely

SITE APPRAISAL		CM006
		Although it is difficult to predict the market for such niche development, the fact that Millbrook are looking to expand the number of employment sites within this location indicates that it will continue to be well occupied.
37	Reasons / comments	
<b>Current use - impact</b>		
38	Any adverse impacts of existing use on neighbours or the environment	There are no surrounding uses of this site.
<b>Market potential for comprehensive re</b>		
39	For another employment use?	This is a purposed built building suited to the current use
40	For alternative or mixed use?	No
<b>Recommendation</b>		
41	Should the site be safeguarded for its existing employment use?	Yes
42	Reasons / comments	This is a well used and functional site.
43	Any further advice	Consider LDO on the site


<b>SITE APPRAISAL</b>		<b>LB003</b>
1	Assessor	Ashleigh Cook and Matthew Scott
2	Date	17 Nov 15
<b>Basic facts</b>		
3	Site ID	LB003
4	Site name	Eastern Avenue
		
5	Site address	Eastern Avenue. Dunstable. LU5 4JY
6	Map ref	Leighton Buzzard/Dunstable
7	Brief description	This is a medium sized light industrial and distribution site, with a small number of offices. It is located near the A5 in Dunstable.
8	Site area, ha	6.6
9	Number of units (approx.)	12
10	Main employment land use	General Industrial
<b>Planning</b>		
11	Any planning policy designations	South Bedfordshire Local Plan (2004) Policy E1: Main Employment Area

SITE APPRAISAL		LB003
12	Any relevant planning history	(CB/14/00087/LDO) Application for LDO approved.
13	Is the site in the floodplain?	No
14	Part of a regeneration area or other priority area? If Yes, specify.	No
<b>Strategic accessibility</b>		
15	Describe - proximity to Mway/principal roads	This site is accessible from the strategic Luton Road, 0.6 miles from the A5, 1.7 miles from the M1
16	Score	2 good
<b>Local access</b>		
17	Describe - e.g. visibility splays, new road access	The access roads to the site are suitable
18	Score	3 reasonable
<b>Public transport access</b>		
19	Describe - e.g. station, bus stops	There are bus stops less than 400m from the site, the nearest train station is 3.7 miles away at Leagrave
20	Score	2 good
<b>External environment</b>		
21	Describe - prominence, compatibility of surrounding uses, access to amenities, etc.	The site is located the south of the large Woodside Industrial Estate, for business synergy opportunities. The nearest local amenities are located 0.5 miles in Dunstable Town centre.
22	Score	2 good
<b>Internal environment</b>		
23	Describe - layout, parking, servicing, landscaping etc.	The internal layout of the site was adequate, although the parking and servicing facilities are slightly over capacity.
24	Score	3 reasonable
<b>Market signals</b>		



SITE APPRAISAL		LB003
25	Main occupiers and activities	The Eastern Avenue site is occupied by Wickes and various other trade retail facilities. There are also numerous offices and distribution units, including WF Senate and Autel. There are a couple of car dealerships, such as Fiat.
26	Vacancy - describe / comment	2 vacant units: Unit 1: 1,598sqm £40.37 per sqm, Storage Unit: 4,382sqm, £45.64 per sqm
27	Vacancy - agent details	Alexander and Co
28	Vacant floorspace if known, sq m	5,980
29	Vacant land (undeveloped or cleared plots), ha	0.00
30	Vacancy - score	2 low
31	Current rental value or asking rent if known (£/sqm)	£200,00pa
32	Any recent investment on the site (development / refurb)? If Yes, describe	There are proposals to develop the vacant site bordering Luton Road into a Lidl.
33	Other market intelligence - e.g. marketing history, competing supply nearby, occupiers known to be moving in or out	This location provides secure self contained units for storage/distribution/trade retail, suitable for local services.
Development opportunities		
34	Opportunities for redevelopment / intensification / extension for current use	This site is used to a high capacity - might be some opportunity for expansion to the south, but there are constraints.
35	Any constraints on redevelopment / intensification / extension	There is a busway separating the site from the land in the south, and the land adjoins the Chilterns AONB, this may be a constraint.
Conclusion: market potential		
36	Going forward, if the site is safeguarded for its current use, will it be occupied / well-used?	1 Yes


SITE APPRAISAL		LB003
37	Reasons / comments	The site is currently well used by local and national traders, and with the approval of the LDO the site is likely to become more viable for development
<b>Current use - impact</b>		
38	Any adverse impacts of existing use on neighbours or the environment	The surrounding uses are mainly residential, with agricultural land to the south and industrial units to the north.
<b>Market potential for comprehensive re</b>		
39	For another employment use?	The site is suitable for its current use as industrial/distribution/office use.
40	For alternative or mixed use?	No
<b>Recommendation</b>		
41	Should the site be safeguarded for its existing employment use?	Yes
42	Reasons / comments	This is a well used and functional site.
43	Any further advice	

<b>SITE APPRAISAL</b>		LB004
1	Assessor	Ashleigh Cook and Matthew Scott
2	Date	17 Nov 15
<b>Basic facts</b>		
3	Site ID	LB004
4	Site name	Luton Road
		
5	Site address	Eastern Avenue. Dunstable. LU5 4JY
6	Map ref	Leighton Buzzard/Dunstable
7	Brief description	This is a cleared site with two planning applications currently awaiting decision
8	Site area, ha	3.9
9	Number of units (approx.)	3
10	Main employment land use	General Industrial
<b>Planning</b>		
11	Any planning policy designations	South Bedfordshire Local Plan (2004) Policy E1: Main Employment Area

SITE APPRAISAL		LB004
12 Any relevant planning history		(CB/15/02821/OUT) - Outline planning application for the development of up to 100 dwellings (c3) on land to the south of Luton Road. (CB/15/04080/FULL) - Plans for a Lidl Food store on the vacant land bordering onto Luton Road. Both applications currently awaiting decision.
13 Is the site in the floodplain?		No
14 Part of a regeneration area or other priority area? If Yes, specify.		No
<b>Strategic accessibility</b>		
15 Describe - proximity to Mway/principal roads		This site is accessible from the strategic Luton Road, 0.6 miles from the A5, 1.7 miles from the M1
16 Score		2 good
<b>Local access</b>		
17 Describe - e.g. visibility splays, new road access		The access roads to the site are suitable
18 Score		3 reasonable
<b>Public transport access</b>		
19 Describe - e.g. station, bus stops		There are bus stops less than 400m from the site, the nearest train station is 3.7 miles away at Leagrave
20 Score		2 good
<b>External environment</b>		
21 Describe - prominence, compatibility of surrounding uses, access to amenities, etc.		The site is located the south of the large Woodside Industrial Estate, for business synergy opportunities. The nearest local amenities are located 0.5 miles in Dunstable Town centre.
22 Score		2 good
<b>Internal environment</b>		
23 Describe - layout, parking, servicing, landscaping etc.		The internal layout of the site was adequate, although the parking and servicing facilities are slightly over capacity.
24 Score		3 reasonable
<b>Market signals</b>		

SITE APPRAISAL		LB004
25	Main occupiers and activities	Vacant site
26	Vacancy - describe / comment	
27	Vacancy - agent details	
28	Vacant floorspace if known, sq m	
29	Vacant land (undeveloped or cleared plots), ha	
30	Vacancy - score	
31	Current rental value or asking rent if known (£/sqm)	
32	Any recent investment on the site (development / refurb)? If Yes, describe	
33	Other market intelligence - e.g. marketing history, competing supply nearby, occupiers known to be moving in or out	Site being developed for retail and residential use
Development opportunities		
34	Opportunities for redevelopment / intensification / extension for current use	Site being redeveloped in accordance with approved plans
35	Any constraints on redevelopment / intensification / extension	
Conclusion: market potential		
36	Going forward, if the site is safeguarded for its current use, will it be occupied / well-used?	5 No

SITE APPRAISAL		LB004
37	Reasons / comments	Site to be redeveloped for retail and residential
<b>Current use - impact</b>		
38	Any adverse impacts of existing use on neighbours or the environment	No
<b>Market potential for comprehensive re</b>		
39	For another employment use?	No
40	For alternative or mixed use?	Yes
<b>Recommendation</b>		
41	Should the site be safeguarded for its existing employment use?	No
42	Reasons / comments	Site to be redeveloped for retail and residential
43	Any further advice	Site should be removed from employment land

<b>SITE APPRAISAL</b>	<b>LB005</b>
1 Assessor	Ashleigh Cook and Matthew Scott
2 Date	17 Nov 15
<b>Basic facts</b>	
3 Site ID	LB005
4 Site name	Luton Close
	
5 Site address	Eastern Avenue. Dunstable. LU5 4JY
6 Map ref	Leighton Buzzard/Dunstable
7 Brief description	This is a small local office site
8 Site area, ha	0.4
9 Number of units (approx.)	1
10 Main employment land use	Office
<b>Planning</b>	
11 Any planning policy designations	South Bedfordshire Local Plan (2004) Policy E1: Main Employment Area

SITE APPRAISAL		LB005
12	Any relevant planning history	No
13	Is the site in the floodplain?	No
14	Part of a regeneration area or other priority area? If Yes, specify.	No
<b>Strategic accessibility</b>		
15	Describe - proximity to Mway/principal roads	This site is accessible from the strategic Luton Road, 0.6 miles from the A5, 1.7 miles from the M1
16	Score	2 good
<b>Local access</b>		
17	Describe - e.g. visibility splays, new road access	The entrance to this site is not visible and the roads narrow and through a residential area
18	Score	3 reasonable
<b>Public transport access</b>		
19	Describe - e.g. station, bus stops	There are bus stops less than 400m from the site, the nearest train station is 3.7 miles away at Leagrave
20	Score	2 good
<b>External environment</b>		
21	Describe - prominence, compatibility of surrounding uses, access to amenities, etc.	The site is located the south of the large Woodside Industrial Estate, for business synergy opportunities. The nearest local amenities are located 0.5 miles in Dunstable Town centre.
22	Score	2 good
<b>Internal environment</b>		
23	Describe - layout, parking, servicing, landscaping etc.	The parking on this site was limited, and the narrow entrance makes entering and leaving difficult.
24	Score	4 poor
<b>Market signals</b>		



SITE APPRAISAL		LB005
25	Main occupiers and activities	Hardall International
26	Vacancy - describe / comment	Unknown
27	Vacancy - agent details	
28	Vacant floorspace if known, sq m	0
29	Vacant land (undeveloped or cleared plots), ha	0.00
30	Vacancy - score	1 Nil
31	Current rental value or asking rent if known (£/sqm)	unknown
32	Any recent investment on the site (development / refurb)? If Yes, describe	No
33	Other market intelligence - e.g. marketing history, competing supply nearby, occupiers known to be moving in or out	Very small local site. Market intelligence is unknown
<b>Development opportunities</b>		
34	Opportunities for redevelopment / intensification / extension for current use	This is a confined and small site without any opporunties for development/expansion/intensification.
35	Any constraints on redevelopment / intensification / extension	The surrounding residential dwellings constrain development opportunity
<b>Conclusion: market potential</b>		
36	Going forward, if the site is safeguarded for its current use, will it be occupied / well-used?	2 Likely

<b>SITE APPRAISAL</b>		<b>LB005</b>
37	Reasons / comments	This is a well occupied local office
<b>Current use - impact</b>		
38	Any adverse impacts of existing use on neighbours or the environment	No
<b>Market potential for comprehensive re</b>		
39	For another employment use?	If the office were no longer required this site could be utilised as an expansion to site LB003
40	For alternative or mixed use?	No
<b>Recommendation</b>		
41	Should the site be safeguarded for its existing employment use?	Yes
42	Reasons / comments	This is a well occupied local office site.
43	Any further advice	

SITE APPRAISAL		LB006-LB018
1	Assessor	Ashleigh Cook and Matthew Scott
2	Date	17 Nov 15
Basic facts		
3	Site ID	LB006-LB018
4	Site name	Woodside Industrial Estate/Humphrys Road/Eyncourt Road
		
5	Site address	Woodside Industrial Estate, Boscombe Road, Dunstable, LU5 4TT
6	Map ref	Leighton Buzzard/Dunstable
7	Brief description	This is a large strategically located cluster of industrial estates and business parks, offering a variety of sized and quality units within a good distance from the M1.
8	Site area, ha	130.6
9	Number of units (approx.)	48
10	Main employment land use	Mixed B Uses
Planning		
11	Any planning policy designations	South Bedfordshire Local Plan (2004) Policy E1: Main Employment Area. Part of the Woodside Industrial Estate LDO

SITE APPRAISAL		LB006-LB018
12	Any relevant planning history	(CB/15/03947/PADM) - Permission granted for demolition and redevelopment of Unit 8. (CB/15/02001/FULL) - Permission granted for the erection of industrial/warehouse unit with car parking and servicing units. This will provide an additional c. 5900sqm of mixed B1c, B2, and B8 floorspace
13	Is the site in the floodplain?	No
14	Part of a regeneration area or other priority area? If Yes, specify.	Woodside Industrial Estate LDO
<b>Strategic accessibility</b>		
15	Describe - proximity to Mway/principal roads	This site is accessible from good quality local roads within Dunstable, 2.3 miles from the M1 - the M1 link is being improved via the woodside link
16	Score	2 good
<b>Local access</b>		
17	Describe - e.g. visibility splays, new road access	The access roads to this site are of a very high quality, with landscaped roundabouts and private access to a number of units.
18	Score	1 excellent
<b>Public transport access</b>		
19	Describe - e.g. station, bus stops	There are bus stops within the site, the nearest train station is 3 miles away at Leagrave
20	Score	2 good
<b>External environment</b>		
21	Describe - prominence, compatibility of surrounding uses, access to amenities, etc.	The site is located just outside Dunstable Town Centre, where the local amenities are located. There is also a retail park with supermarket to the west of the site. There are other industrial estates located in the surrounding area.
22	Score	2 good
<b>Internal environment</b>		
23	Describe - layout, parking, servicing, landscaping etc.	This is a huge site with a large number of different industrial sites and estates. Although each of these have a different design and quality, the internal layout was generally good, with adequate parking and servicing for all. The only exceptions were the Apex Business centre and Chiltern Park, where parking and servicing was over capacity.
24	Score	2 good
<b>Market signals</b>		

SITE APPRAISAL		LB006-LB018
		Within these sites there is a variety of uses, including trade counters such as the climate centre, local industry such as kitchens 2 go and Aryzta Bakeries. Signiture Flatbreads occupy a significant area of the site, and WH Smith, Hermes, and Superdrug also have large scale units.
25	Main occupiers and activities	
26	Vacancy - describe / comment	7 vacant units - mix of industrial distribution and trade counters
27	Vacancy - agent details	CBRE
28	Vacant floorspace if known, sq m	22,724
29	Vacant land (undeveloped or cleared plots), ha	0.00
30	Vacancy - score	3 middling
31	Current rental value or asking rent if known (£/sqm)	
32	Any recent investment on the site (development / refurb)? If Yes, describe	A southern section of the site is currently being developed by prologis into two large distribution and storage centres. One is occupied by Amazon, the second is due for completion in Spring 2016.
33	Other market intelligence - e.g. marketing history, competing supply nearby, occupiers known to be moving in or out	Woodside industrial estate is advertised as a secure site with competitive rents. The landscaped and high quality internal area and the close proximity to the M1 makes this an ideal location for distribution and storage services.
Development opportunities		
34	Opportunities for redevelopment / intensification / extension for current use	The site has residential uses surrounding it, therefore there is no scope for further development.
35	Any constraints on redevelopment / intensification / extension	The surrounding uses constrain any future development.
Conclusion: market potential		
36	Going forward, if the site is safeguarded for its current use, will it be occupied / well-used?	2 Likely

<b>SITE APPRAISAL</b>		<b>LB006-LB018</b>
		Although there are a high number of vacancies, the sites which are occupied here are functioning to a high capacity. Furthermore, the recent prologis development suggests that there is a demand for more distribution units in this area.
37	Reasons / comments	
<b>Current use - impact</b>		
38	Any adverse impacts of existing use on neighbours or the environment	Other than noisy HGV traffic, there are no impacts upon surrounding uses.
<b>Market potential for comprehensive re</b>		
39	For another employment use?	The site is suitable for its current use as industrial/distribution/office use.
40	For alternative or mixed use?	no
<b>Recommendation</b>		
41	Should the site be safeguarded for its existing employment use?	Yes
42	Reasons / comments	This is a large site providing most of the employment land within Dunstable. It is well occupied and is of a reasonably high quality.
43	Any further advice	

<b>SITE APPRAISAL</b>		<b>LB019</b>
1	Assessor	Ashleigh Cook and Matthew Scott
2	Date	17 Nov 15
<b>Basic facts</b>		
3	Site ID	LB019
4	Site name	Thames Industrial Estate
		
5	Site address	Thames Industrial Estate, Dunstable, LU6 3HL
6	Map ref	Leighton Buzzard/Dunstable
7	Brief description	This is a small scale and poor quality local industrial estate
8	Site area, ha	0.4
9	Number of units (approx.)	8
10	Main employment land use	General Industrial
<b>Planning</b>		
11	Any planning policy designations	No

SITE APPRAISAL		LB019
12	Any relevant planning history	No
13	Is the site in the floodplain?	No
14	Part of a regeneration area or other priority area? If Yes, specify.	No
<b>Strategic accessibility</b>		
15	Describe - proximity to Mway/principal roads	The site is locate just off the busy A5 and is 2.5 miles from the M1.
16	Score	2 good
<b>Local access</b>		
17	Describe - e.g. visibility splays, new road access	The access to this site is not ideal as there is an unclear and narrow entrance
18	Score	3 reasonable
<b>Public transport access</b>		
19	Describe - e.g. station, bus stops	There are bus stops less than 400m from the site, the nearest train station is 4 miles away at Leagrave
20	Score	3 reasonable
<b>External environment</b>		
21	Describe - prominence, compatibility of surrounding uses, access to amenities, etc.	The surrounding uses are mainly residential and retail facilities, with the local amenities of Dunstable Town Centre located just along the High Street.
22	Score	2 good
<b>Internal environment</b>		
23	Describe - layout, parking, servicing, landscaping etc.	The internal layout is narrow and cramped, and the parking and servicing facilities are of a poor quality.
24	Score	4 poor
<b>Market signals</b>		



SITE APPRAISAL		LB019
25	Main occupiers and activities	This site is occupied by local light industrial facilities, such as Active and Prestige.
26	Vacancy - describe / comment	There did not appear to be any vacant units
27	Vacancy - agent details	
28	Vacant floorspace if known, sq m	0
29	Vacant land (undeveloped or cleared plots), ha	0.00
30	Vacancy - score	1 Nil
31	Current rental value or asking rent if known (£/sqm)	N/a
32	Any recent investment on the site (development / refurb)? If Yes, describe	no
33	Other market intelligence - e.g. marketing history, competing supply nearby, occupiers known to be moving in or out	Thames Industrial estate is located just outside of Dunstable Town centre. This is another site offering lower quality and small scale units, as a poorer quality site, it will struggle to compete against others in the area.
Development opportunities		
34	Opportunities for redevelopment / intensification / extension for current use	The site is surrounded by residential uses which prevent any site expansion
35	Any constraints on redevelopment / intensification / extension	N/A
Conclusion: market potential		
36	Going forward, if the site is safeguarded for its current use, will it be occupied / well-used?	3 Hard to tell

SITE APPRAISAL		LB019
37	Reasons / comments	The site is of a poor quality but is well occupied by local services.
<b>Current use - impact</b>		
38	Any adverse impacts of existing use on neighbours or the environment	There did not appear to be any adverse impacts upon neighbours.
<b>Market potential for comprehensive re</b>		
39	For another employment use?	This site is suited to local light industrial uses
40	For alternative or mixed use?	Due to the location on the High Street and within a highly residential area, this site does offer potential as a residential development.
<b>Recommendation</b>		
41	Should the site be safeguarded for its existing employment use?	Maybe / depends
42	Reasons / comments	The site is of a poor quality but is well occupied by local services. These services will need to be relocated if any future development is taken forward on the site.
43	Any further advice	

<b>SITE APPRAISAL</b>		<b>LB020</b>
1	Assessor	Ashleigh Cook and Matthew Scott
2	Date	17 Nov 15
<b>Basic facts</b>		
3	Site ID	LB020
4	Site name	London Road Industrial Estate
		
5	Site address	London Road, Dunstable, LU6 3DH
6	Map ref	Leighton Buzzard/Dunstable
7	Brief description	This is a small scale local industrial estate with a number of local car showrooms, located to the south of Dunstable Town centre.
8	Site area, ha	3.6
9	Number of units (approx.)	9
10	Main employment land use	General Industrial
<b>Planning</b>		
11	Any planning policy designations	No

SITE APPRAISAL		LB020
12	Any relevant planning history	No
13	Is the site in the floodplain?	No
14	Part of a regeneration area or other priority area? If Yes, specify.	No
<b>Strategic accessibility</b>		
15	Describe - proximity to Mway/principal roads	The site is located adjacent to the busy A5 and is 3 miles from the M1.
16	Score	2 good
<b>Local access</b>		
17	Describe - e.g. visibility splays, new road access	The access to this site is suitable
18	Score	2 good
<b>Public transport access</b>		
19	Describe - e.g. station, bus stops	There are bus stops less than 400m from the site, the nearest train station is 4.6 miles away at Leagrave
20	Score	3 reasonable
<b>External environment</b>		
21	Describe - prominence, compatibility of surrounding uses, access to amenities, etc.	The surrounding uses are mainly residential, with a small industrial site located opposite. The nearest amenities are located along London Road at Dunstable Town Centre.
22	Score	2 good
<b>Internal environment</b>		
23	Describe - layout, parking, servicing, landscaping etc.	The internal layout of this site is adequate. Due to the number of car showrooms the parking and servicing facilities are over capacity.
24	Score	2 good
<b>Market signals</b>		

SITE APPRAISAL		LB020
25	Main occupiers and activities	This site is mainly occupied by local car showrooms and light industry, including Peugeot, APC, and Autoprofile.
26	Vacancy - describe / comment	There is one vacant building with associated vacant car parking site - there is no evidence of any application or marketing of the site.
27	Vacancy - agent details	
28	Vacant floorspace if known, sq m	0
29	Vacant land (undeveloped or cleared plots), ha	0.40
30	Vacancy - score	1 Nil
31	Current rental value or asking rent if known (£/sqm)	N/a
32	Any recent investment on the site (development / refurb)? If Yes, describe	No
33	Other market intelligence - e.g. marketing history, competing supply nearby, occupiers known to be moving in or out	This is a small scale local industrial estate with a number of car showrooms and light industrial uses. There are other small scale sites in the area, including Tavistock Street, however, the dominance of car uses in this site makes it unique within the area.
Development opportunities		
34	Opportunities for redevelopment / intensification / extension for current use	The vacant land at the corner of London Road and Half Moon lane presents a viable opportunity for development.
35	Any constraints on redevelopment / intensification / extension	The surrounding residential dwellings would prevent any expansion of the site
Conclusion: market potential		
36	Going forward, if the site is safeguarded for its current use, will it be occupied / well-used?	2 Likely

SITE APPRAISAL		LB020
37	Reasons / comments	This site is well used by local car dealerships and showrooms as well as light industry.
<b>Current use - impact</b>		
38	Any adverse impacts of existing use on neighbours or the environment	There are no adverse impacts of this site.
<b>Market potential for comprehensive re</b>		
39	For another employment use?	The current mixed b class usage is suited to the site
40	For alternative or mixed use?	No
<b>Recommendation</b>		
41	Should the site be safeguarded for its existing employment use?	Yes
42	Reasons / comments	This site is well used by local car dealerships and showrooms as well as light industry.
43	Any further advice	


<b>SITE APPRAISAL</b>		<b>LB021</b>
1	Assessor	Ashleigh Cook and Matthew Scott
2	Date	17 Nov 15
<b>Basic facts</b>		
3	Site ID	LB021
4	Site name	Southfield Road industrial estate
		
5	Site address	Southfield Road, Dunstable, LU6 3EJ
6	Map ref	Leighton Buzzard/Dunstable
7	Brief description	This is a small industrial site and business park with some distribution and storage units alongside a office building.
8	Site area, ha	4.6
9	Number of units (approx.)	6
10	Main employment land use	Mixed B Uses
<b>Planning</b>		
11	Any planning policy designations	South Bedfordshire Local Plan (2004) Policy E1: Main Employment Area

SITE APPRAISAL		LB021
12	Any relevant planning history	No
13	Is the site in the floodplain?	No
14	Part of a regeneration area or other priority area? If Yes, specify.	No
<b>Strategic accessibility</b>		
15	Describe - proximity to Mway/principal roads	The site is located adjacent to the busy A5 and is 3 miles from the M1.
16	Score	2 good
<b>Local access</b>		
17	Describe - e.g. visibility splays, new road access	The access to this site is suitable
18	Score	2 good
<b>Public transport access</b>		
19	Describe - e.g. station, bus stops	There are bus stops less than 400m from the site, the nearest train station is 4.6 miles away at Leagrave
20	Score	2 good
<b>External environment</b>		
21	Describe - prominence, compatibility of surrounding uses, access to amenities, etc.	The surrounding uses are mainly residential, with a small industrial site located opposite. The nearest amenities are located along London Road at Dunstable Town Centre.
22	Score	2 good
<b>Internal environment</b>		
23	Describe - layout, parking, servicing, landscaping etc.	The parking and servicing at this site are of a good quality, with designated parking for each unit.
24	Score	2 good
<b>Market signals</b>		



SITE APPRAISAL		LB021
25	Main occupiers and activities	The main occupiers at this site included SCA offices, Sandler Sealing, and Victory distribution centre.
26	Vacancy - describe / comment	There did not appear to be any vacancies at this site.
27	Vacancy - agent details	
28	Vacant floorspace if known, sq m	0
29	Vacant land (undeveloped or cleared plots), ha	0.00
30	Vacancy - score	1 Nil
31	Current rental value or asking rent if known (£/sqm)	N/a
32	Any recent investment on the site (development / refurb)? If Yes, describe	No
33	Other market intelligence - e.g. marketing history, competing supply nearby, occupiers known to be moving in or out	As a site comprised of purpose built offices and some distribution units, this site offers a variety of use types. There are few offices in the local area, making it uncompetitive.
Development opportunities		
34	Opportunities for redevelopment / intensification / extension for current use	The site is surrounded by residential development preventing any extension to this site.
35	Any constraints on redevelopment / intensification / extension	N/A
Conclusion: market potential		
36	Going forward, if the site is safeguarded for its current use, will it be occupied / well-used?	2 Likely

SITE APPRAISAL		LB021
37	Reasons / comments	This is a well used site for local office and industrial uses
<b>Current use - impact</b>		
38	Any adverse impacts of existing use on neighbours or the environment	There are no adverse impacts on the neighbours
<b>Market potential for comprehensive re</b>		
39	For another employment use?	The current mixed b class usage is suited to the site
40	For alternative or mixed use?	No
<b>Recommendation</b>		
41	Should the site be safeguarded for its existing employment use?	Yes
42	Reasons / comments	This is a well used site for local office and industrial uses
43	Any further advice	

<b>SITE APPRAISAL</b>		<b>LB024-LB032</b>
1	Assessor	Ashleigh Cook and Matthew Scott
2	Date	14 Oct 15
<b>Basic facts</b>		
3	Site ID	LB024-LB032
4	Site name	Blackburn Road, Houghton Regis
		
5	Site address	Blackburn Rd, Houghton Regis, Dunstable LU5 5BA
6	Map ref	Leighton Buzzard/Dunstable
7	Brief description	This site is comprised of a number of individual industrial sites and units, including, Ivinghoe business Centre and Townsend Industrial Estate. Uses include office, light industrial, warehousing and distribution. There is also a vacant Morrison foodstore site an car park
8	Site area, ha	13.9
9	Number of units (approx.)	32
10	Main employment land use	Mixed B Uses
<b>Planning</b>		
11	Any planning policy designations	South Bedfordshire Local Plan (2004) Policy E1: Main Employment Area

SITE APPRAISAL		LB024-LB032
12	Any relevant planning history	No
13	Is the site in the floodplain?	No
14	Part of a regeneration area or other priority area? If Yes, specify.	No
<b>Strategic accessibility</b>		
15	Describe - proximity to Mway/principal roads	This site is accessible from strategic local roads which are well maintained, 0.7 miles from the A5, 3.2 miles from the M1.
16	Score	2 good
<b>Local access</b>		
17	Describe - e.g. visibility splays, new road access	This is a large industrial estate with good access from local roads and good connectivity to main roads.
18	Score	2 good
<b>Public transport access</b>		
19	Describe - e.g. station, bus stops	Bus stops are located within the site, less than 400m away, and the nearest train station at Leagrave is 3.8 miles away.
20	Score	2 good
<b>External environment</b>		
21	Describe - prominence, compatibility of surrounding uses, access to amenities, etc.	This site is large and has a number of large scale units. Located within Houghton Regis, it is in close proximity to the facilities on offer in this town. The surrounding uses are retail and residential.
22	Score	2 good
<b>Internal environment</b>		
23	Describe - layout, parking, servicing, landscaping etc.	The site is highly dispersed, and everything except the old Morrison's site appears to be well maintained and well occupied.
24	Score	3 reasonable
<b>Market signals</b>		

SITE APPRAISAL		LB024-LB032
25	Main occupiers and activities	This is a large mixed use site with industrial, warehousing, distribution, and office. Some of the main occupiers include Mini Clipper, Hone All Precision, and Eagle Catering. There is also a single occupied unit owned by Cablecraft.
26	Vacancy - describe / comment	The vacant units were are small industrial units located at Ivinghoe Business Centre - Units B4 (141 sqm) and D9 (97 sqm). Also the old morrison's foodstore
27	Vacancy - agent details	S.R. Wood
28	Vacant floorspace if known, sq m	238
29	Vacant land (undeveloped or cleared plots), ha	0.20
30	Vacancy - score	3 middling
31	Current rental value or asking rent if known (£/sqm)	£64 psm (Asking)
32	Any recent investment on the site (development / refurb)? If Yes, describe	no
33	Other market intelligence - e.g. marketing history, competing supply nearby, occupiers known to be moving in or out	There is a significant amount of availability within the LU5 postcode area. There are 26 units currently available, although many of these properties are large distribution units. There is a limited supply of smaller industrial spaces and offices.
Development opportunities		
34	Opportunities for redevelopment / intensification / extension for current use	A number of the smaller industrial estates of which this site comprises are of fairly poor quality. However, in most cases they continue to serve a purpose and this would need to be taken into consideration were redevelopment proposed.
35	Any constraints on redevelopment / intensification / extension	There is no room for expansion at the south west of the site due to the adjacent housing, there is scope for expansion to the east of the site, as there is vacant greenfield land. The vacant morrison's also offers opportuntiy for redevelopment.
Conclusion: market potential		
36	Going forward, if the site is safeguarded for its current use, will it be occupied / well-used?	3 Hard to tell

SITE APPRAISAL		LB024-LB032
37	Reasons / comments	Certain sites appeared to perform more strongly than others.
<b>Current use - impact</b>		
38	Any adverse impacts of existing use on neighbours or the environment	This site is located far enough away from the residential area so as not to cause disturbance.
<b>Market potential for comprehensive re</b>		
39	For another employment use?	The current mixed b class usage is suited to the site
40	For alternative or mixed use?	No
<b>Recommendation</b>		
41	Should the site be safeguarded for its existing employment use?	Yes
42	Reasons / comments	Although there are a number of vacant units, this site is well used. There is scope for intensification, encouraging the use of the vacant units must be a priority.
43	Any further advice	

SITE APPRAISAL		LB033 - LB040
1	Assessor	Ashleigh Cook and Matthew Scott
2	Date	14 Oct 15
Basic facts		
3	Site ID	LB033 - LB040
4	Site name	Stanbridge Road/Cherrycourt Way, Leighton Buzzard 
5	Site address	Cherrycourt Way, Leighton Buzzard LU7 4UH
6	Map ref	Leighton Buzzard/Dunstable
7	Brief description	This site is comprised of a number of individual industrial estates and units, including, Commerce Way Industrial Estate and The Stanbridge Building. Uses include localised industrial, office, and warehousing.
8	Site area, ha	28.9
9	Number of units (approx.)	42
10	Main employment land use	Mixed B Uses
Planning		
11	Any planning policy designations	South Bedfordshire Local Plan (2004) Policy E1: Main Employment Area

SITE APPRAISAL		LB033 - LB040
12	Any relevant planning history	There is a planning permission (CB/11/02827) to the east of the site, proposing a mixed use urban extension including 1210 dwellings, 70 assisted living units, , a B1. B2, B8 renewable energy plant, and further employment land.
13	Is the site in the floodplain?	Yes
14	Part of a regeneration area or other priority area? If Yes, specify.	No
<b>Strategic accessibility</b>		
15	Describe - proximity to Mway/principal roads	This site is accessible through local residential roads, or Leighton Road to the south, 3.9 miles from the A5, 9 miles from the M1
16	Score	3 reasonable
<b>Local access</b>		
17	Describe - e.g. visibility splays, new road access	This site has good quality access and internal roads, located within a residential area.
18	Score	3 reasonable
<b>Public transport access</b>		
19	Describe - e.g. station, bus stops	There is a bus stop less than 400m outside of the site, with the nearest train station located 2.4 miles away at Leighton Buzzard.
20	Score	3 reasonable
<b>External environment</b>		
21	Describe - prominence, compatibility of surrounding uses, access to amenities, etc.	This site is adjacent to a residential area, with other surrounding uses including agriculture. The local amenities are located within Leighton Buzzard Town Centre. There are plans for an urban extension to the east of the site, which would provide additional housing and employment facilities.
22	Score	3 reasonable
<b>Internal environment</b>		
23	Describe - layout, parking, servicing, landscaping etc.	This is a large and highly dispersed site with ample parking, good quality facilities.
24	Score	3 reasonable
<b>Market signals</b>		



SITE APPRAISAL		LB033 - LB040
25	Main occupiers and activities	This is a mixed use site, with small and larger industrial, warehousing, and distribution units occupied by local and national businesses, including, Codex Solutions Ltd, Mini Clipper, and the Governments Driver and Vehicle Standards Agency.
26	Vacancy - describe / comment	There are a number of vacant units. Agents indicate that the following units are currently available: Young's Industrial Estate Units 10 (226sqm) and 1 (328sqm). Commerce way - Unit 7 (567 sqm). Cherrycourt Way - Units 1 (128 sqm), 2 (89 sqm), Q3 (850 sqm), Q5 (475 sqm) and S1 (985 sqm)
27	Vacancy - agent details	SR Wood, Brown and Lee, Louch Shacklock.
28	Vacant floorspace if known, sq m	3,648
29	Vacant land (undeveloped or cleared plots), ha	0.80
30	Vacancy - score	2 low
31	Current rental value or asking rent if known (£/sqm)	£46-92 sqm (Asking)
32	Any recent investment on the site (development / refurb)? If Yes, describe	No
33	Other market intelligence - e.g. marketing history, competing supply nearby, occupiers known to be moving in or out	There are 15 properties currently on the market of a B1, B2 and B8 nature. These are mainly mid sized industrial warehouses of a similar scale to those found in this location, although 4 of which are offices.
Development opportunities		
34	Opportunities for redevelopment / intensification / extension for current use	Although some units are currently vacant, the site is large and generally well used. Given its fairly high density in nature, intensification would be unlikely and there is limited scope for extension. There are plans for an urban extension to the east of the site which would provide housing and further employment land.
35	Any constraints on redevelopment / intensification / extension	The major application for residential development at The Stearn Land, Clipstone Lane, leighton has been approved. This will prevent extension to the east where the land is currently vacant.
Conclusion: market potential		
36	Going forward, if the site is safeguarded for its current use, will it be occupied / well-used?	2 Likely

SITE APPRAISAL		LB033 - LB040
37	Reasons / comments	There is nothing to suggest that any of the occupiers are intending to leave the site.
<b>Current use - impact</b>		
38	Any adverse impacts of existing use on neighbours or the environment	This site could potentially be noisy due to the variety of services. However, residential housing is located far enough away so that it should not be a disturbance.
<b>Market potential for comprehensive re</b>		
39	For another employment use?	The current mixed b class usage is suited to the site
40	For alternative or mixed use?	No
<b>Recommendation</b>		
41	Should the site be safeguarded for its existing employment use?	Yes
42	Reasons / comments	This is a well used and good quality industrial site.
43	Any further advice	

<b>SITE APPRAISAL</b>		<b>LB041-56+64</b>
1	Assessor	Ashleigh Cook and Matthew Scott
2	Date	14 Oct 15
<b>Basic facts</b>		
3	Site ID	LB041-56+64
4	Site name	Chartmoor Road/Grovebury Road, Leighton Buzzard
		
5	Site address	Chartmoor Rd, Leighton Buzzard LU7 4WG
6	Map ref	Leighton Buzzard/Dunstable
7	Brief description	This is a large site comprised of a variety of uses. There are individual industrial estates, including Chiltern and Grovebury Road Industrial Estate. There are also a number of large individual units, such as Forticrete and Travis Perkins. Uses include, industrial, distribution, brewery, warehousing, and there are some office uses.
8	Site area, ha	76.9
9	Number of units (approx.)	50
10	Main employment land use	Mixed B Uses
<b>Planning</b>		
11	Any planning policy designations	South Bedfordshire Local Plan (2004) Policy E1: Main Employment Area

<b>SITE APPRAISAL</b>		<b>LB041-56+64</b>
		(CB/12/02071/OUT) - Planning permission for retail warehousing development within Class A1 (retail) to comprise 5,575sqm with 2,090sqm mezzanine floorspace and 929sqm garden centre enclosure and a restaurant/cafe/public house of 372sqm within Class A1/A3/A4/A5 use. (CB/15/00817/OUT) - Planning permission for the erection of neighbourhood retail shopping facility, with associated access, parking servicing, circulation and landscaping areas.
12	Any relevant planning history	
13	Is the site in the floodplain?	Yes
14	Part of a regeneration area or other priority area? If Yes, specify.	No
<b>Strategic accessibility</b>		
15	Describe - proximity to Mway/principal roads	This site is directly accessible from the strategic A4146, 6 miles from the A5.
16	Score	3 reasonable
<b>Local access</b>		
17	Describe - e.g. visibility splays, new road access	The site has good access roads arriving at and throughout the site.
18	Score	2 good
<b>Public transport access</b>		
19	Describe - e.g. station, bus stops	There are bus stops throughout the site, always less than 400m away. The nearest train station at Leighton Buzzard is 1.4 miles away.
20	Score	2 good
<b>External environment</b>		
21	Describe - prominence, compatibility of surrounding uses, access to amenities, etc.	This is a large site located to the south of the town of Leighton Buzzard where local amenities can be found. The surrounding uses are residential, agriculture and industrial.
22	Score	2 good
<b>Internal environment</b>		
23	Describe - layout, parking, servicing, landscaping etc.	This site has high quality roads throughout linking each industrial estate together. There is ample parking and the areas appears well maintained.
24	Score	2 good
<b>Market signals</b>		

SITE APPRAISAL		LB041-56+64
25	Main occupiers and activities	There is a mix of smaller local units and larger national units at this site. Larger units include warehousing and distribution, as well as industrial facilities for businesses such as Forticrete. The smaller units are local industrial uses such as a Brewery and a removals firm. There is also a car garage and a McDonalds included within the site boundary.
26	Vacancy - describe / comment	There are several vacant buildings, but few for such a large site
27	Vacancy - agent details	n/a
28	Vacant floorspace if known, sq m	289
29	Vacant land (undeveloped or cleared plots), ha	2.10
30	Vacancy - score	2 low
31	Current rental value or asking rent if known (£/sqm)	£65 psm (Achieved 2014)
32	Any recent investment on the site (development / refurb)? If Yes, describe	No
33	Other market intelligence - e.g. marketing history, competing supply nearby, occupiers known to be moving in or out	Although there did appear to be one vacant building, this cannot be found as advertised for sale or rental. There are currently 4 office units available on Grovebury Road,. There are also 11 industrial units available within the local area.
Development opportunities		
34	Opportunities for redevelopment / intensification / extension for current use	A number of units are in a poor state of repair and may pose the opportunity for redevelopment. However, in other areas of the site units are modern new builds in good condition.
35	Any constraints on redevelopment / intensification / extension	The site is of such a scale that constraints are particular to each independent industrial estate.
Conclusion: market potential		
36	Going forward, if the site is safeguarded for its current use, will it be occupied / well-used?	2 Likely

<b>SITE APPRAISAL</b>		<b>LB041-56+64</b>
37	Reasons / comments	For such a large site, there are low levels of vacancy.
<b>Current use - impact</b>		
38	Any adverse impacts of existing use on neighbours or the environment	This is a large scale site which appeared quiet at the time of the visit.
<b>Market potential for comprehensive re</b>		
39	For another employment use?	The current mixed b class usage is suited to the site
40	For alternative or mixed use?	No
<b>Recommendation</b>		
41	Should the site be safeguarded for its existing employment use?	Yes
42	Reasons / comments	This is a well occupied and good quality site. Most units appear in good repair and are well used. There is one vacant office block which should be a priority for finding a use - it appears to have good external conditions, but there may be a requirement for improvements to the interior.
43	Any further advice	The site boundary has been adjusted to reflect the recent applications for retail development.


SITE APPRAISAL		LB057-LB059
1	Assessor	Ashleigh Cook and Matthew Scott
2	Date	17 Nov 15
Basic facts		
3	Site ID	LB057-LB059
4	Site name	Lawrence Way
		
5	Site address	Lawrence way, Dunstable, LU6 1BD
6	Map ref	Leighton Buzzard/Dunstable
7	Brief description	This is a small scale local industrial and office location which requires some improvements.
8	Site area, ha	2.4
9	Number of units (approx.)	6
10	Main employment land use	Mixed B Uses
Planning		
11	Any planning policy designations	South Bedfordshire Local Plan (2004) Policy E1: Main Employment Area

SITE APPRAISAL		LB057-LB059
12	Any relevant planning history	No
13	Is the site in the floodplain?	No
14	Part of a regeneration area or other priority area? If Yes, specify.	No
<b>Strategic accessibility</b>		
15	Describe - proximity to Mway/principal roads	The site is accessible from a strategic local road and from a roundabout, 0.2 miles from the A5 and is 3.2 miles from the M1.
16	Score	2 good
<b>Local access</b>		
17	Describe - e.g. visibility splays, new road access	The access to this site is adequate
18	Score	2 good
<b>Public transport access</b>		
19	Describe - e.g. station, bus stops	There are bus stops less than 400m from the site, the nearest train station is 4.9 miles away at Leagrave
20	Score	3 reasonable
<b>External environment</b>		
21	Describe - prominence, compatibility of surrounding uses, access to amenities, etc.	The surrounding area is mainly residential, with a local football ground to the north. The nearest amenities are located down London Road at Dunstable Town Centre.
22	Score	3 reasonable
<b>Internal environment</b>		
23	Describe - layout, parking, servicing, landscaping etc.	This site has adequate internal layout, parking and servicing, although the quality could be improved.
24	Score	2 good
<b>Market signals</b>		



SITE APPRAISAL		LB057-LB059
25	Main occupiers and activities	The industrial and office occupiers here include Chiltern tyre and exhaust and Tyler House offices
26	Vacancy - describe / comment	There are various warehouse/industrial units to let
27	Vacancy - agent details	Lambert Smith Hampton, Drake
28	Vacant floorspace if known, sq m	2,038
29	Vacant land (undeveloped or cleared plots), ha	0.00
30	Vacancy - score	3 middling
31	Current rental value or asking rent if known (£/sqm)	£61.89 per sqm
32	Any recent investment on the site (development / refurb)? If Yes, describe	no
33	Other market intelligence - e.g. marketing history, competing supply nearby, occupiers known to be moving in or out	This industrial site is located on the northern edge of Dunstable benefitting from the A5-M1 link - according to LSH, there are units within the site that are due to be refurbished.
Development opportunities		
34	Opportunities for redevelopment / intensification / extension for current use	There is an area of vacant land which may be a development opportunity. However, it is unclear if this is where people park for the football pitch.
35	Any constraints on redevelopment / intensification / extension	The football pitch lies between the site and greenfield land, preventing any expansion.
Conclusion: market potential		
36	Going forward, if the site is safeguarded for its current use, will it be occupied / well-used?	3 Hard to tell


SITE APPRAISAL		LB057-LB059
37	Reasons / comments	The site is reasonably well used, but does not offer as good quality units as others in the local area. If the site is improved then it will continue to perform well.
<b>Current use - impact</b>		
38	Any adverse impacts of existing use on neighbours or the environment	There are no adverse impacts on the neighbours
<b>Market potential for comprehensive re</b>		
39	For another employment use?	Current uses appropriate
40	For alternative or mixed use?	If redeveloped the site would be an ideal location for residential, as this would follow on from the residential development to the north of the site.
<b>Recommendation</b>		
41	Should the site be safeguarded for its existing employment use?	Yes
42	Reasons / comments	This is a viable local industrial site, however improvements are required and would be a viable option for the site.
43	Any further advice	

<b>SITE APPRAISAL</b>		<b>LB060</b>
1	Assessor	Ashleigh Cook and Matthew Scott
2	Date	17 Nov 15
<b>Basic facts</b>		
3	Site ID	LB060
4	Site name	French's Avenue
		
5	Site address	French's Avenue, Dunstable, LU6 1BH
6	Map ref	Leighton Buzzard/Dunstable
7	Brief description	The French's Avenue warehouses on this site remain as local industrial units, however the northern part of the site has been developed into residential.
8	Site area, ha	3.2
9	Number of units (approx.)	6
10	Main employment land use	General Industrial
<b>Planning</b>		
11	Any planning policy designations	No

SITE APPRAISAL		LB060
12	Any relevant planning history	(CB/13/03597/OUT) - Planning permission was granted and development is ongoing on the demolition and construction of up to 23,500sqm of residential floor space. This development is called Ridgeway Housing.
13	Is the site in the floodplain?	No
14	Part of a regeneration area or other priority area? If Yes, specify.	No
<b>Strategic accessibility</b>		
15	Describe - proximity to Mway/principal roads	The site is access is located at the end of a strategic road which is well maintained and 0.3 miles from the A5 and is 3.8 miles from the M1.
16	Score	2 good
<b>Local access</b>		
17	Describe - e.g. visibility splays, new road access	The access to this site is of a poor quality. The road leading to the residential area is suitable, but the industrial site is partially a dirt track with very little room to turn.
18	Score	4 poor
<b>Public transport access</b>		
19	Describe - e.g. station, bus stops	There are bus stops less than 400m from the site, the nearest train station is 5.5 miles away at Leagrave
20	Score	3 reasonable
<b>External environment</b>		
21	Describe - prominence, compatibility of surrounding uses, access to amenities, etc.	The site is surrounded by residential dwellings and does not work well where it is currently situated. The nearest amenities are located in Dunstable Town centre.
22	Score	4 poor
<b>Internal environment</b>		
23	Describe - layout, parking, servicing, landscaping etc.	The internal layout of this site is poor, parking is within a un-tarmacked vacant site, and parking for each unit is limited. The quality of the road is also very poor.
24	Score	2 good
<b>Market signals</b>		

SITE APPRAISAL		LB060
25	Main occupiers and activities	The site is occupied by Dunstable Car Disposal and numerous other local industrial services.
26	Vacancy - describe / comment	There did not appear to be any vacant units
27	Vacancy - agent details	
28	Vacant floorspace if known, sq m	0
29	Vacant land (undeveloped or cleared plots), ha	0.00
30	Vacancy - score	1 Nil
31	Current rental value or asking rent if known (£/sqm)	Unknown
32	Any recent investment on the site (development / refurb)? If Yes, describe	Yes - the housing development. But there have been no improvements to the industrial site
33	Other market intelligence - e.g. marketing history, competing supply nearby, occupiers known to be moving in or out	This site is located just outside of Dunstable Town Centre, and there is a significant amount of higher quality employment land in this area. This site is providing a lower quality and small scale offer, compared to the larger units on Blackburn Road.
<b>Development opportunities</b>		
34	Opportunities for redevelopment / intensification / extension for current use	There is opportunity to expand this site onto the vacant land currently used as parking
35	Any constraints on redevelopment / intensification / extension	The residential development is a constraint on any development.
<b>Conclusion: market potential</b>		
36	Going forward, if the site is safeguarded for its current use, will it be occupied / well-used?	3 Hard to tell

SITE APPRAISAL		LB060
37	Reasons / comments	The industrial units on this site are not complementary to the new residential development and the site is currently of very poor quality.
<b>Current use - impact</b>		
38	Any adverse impacts of existing use on neighbours or the environment	The new residential development is very close to the industrial site and any noise would impact the housing.
<b>Market potential for comprehensive re</b>		
39	For another employment use?	Any heavier industrial uses would not be suitable. Not an office location
40	For alternative or mixed use?	Due to the proximity to the residential development this site would now be more suitable
<b>Recommendation</b>		
41	Should the site be safeguarded for its existing employment use?	No
42	Reasons / comments	Due to the recent residential development, this industrial site is not a complimentary use, and would benefit from locating elsewhere.
43	Any further advice	The site boundary has been adjusted to reflect the change in land use for the residential units.


SITE APPRAISAL		LB061-LB062
1	Assessor	Ashleigh Cook and Matthew Scott
2	Date	17 Nov 15
Basic facts		
3	Site ID	LB061-LB062
4	Site name	Tavistock Street
		
5	Site address	Tavistock Street, Dunstable, LU6 1NE
6	Map ref	Leighton Buzzard/Dunstable
7	Brief description	This is a small scale local industrial site located near the centre of Dunstable and alongside the A5.
8	Site area, ha	2.9
9	Number of units (approx.)	7
10	Main employment land use	Mixed B uses
Planning		
11	Any planning policy designations	South Bedfordshire Local Plan (2004) Policy E1: Main Employment Area

SITE APPRAISAL		LB061-LB062
12	Any relevant planning history	No
13	Is the site in the floodplain?	No
14	Part of a regeneration area or other priority area? If Yes, specify.	No
<b>Strategic accessibility</b>		
15	Describe - proximity to Mway/principal roads	The site is adjacent to the busy A5 and is 2.8 miles from the M1.
16	Score	2 good
<b>Local access</b>		
17	Describe - e.g. visibility splays, new road access	Access to this site is from the busy High Street accessing Dunstable Town centre, and can be awkward to gain entry in and out of the site.
18	Score	3 reasonable
<b>Public transport access</b>		
19	Describe - e.g. station, bus stops	There are bus stops less than 400m from the site, the nearest train station is 4.5 miles away at Leagrave
20	Score	2 good
<b>External environment</b>		
21	Describe - prominence, compatibility of surrounding uses, access to amenities, etc.	The surrounding uses are all residential, with some retail and leisure facilities. The site is close to Dunstable Town centre
22	Score	3 reasonable
<b>Internal environment</b>		
23	Describe - layout, parking, servicing, landscaping etc.	The internal layout for this site was of a poor quality. There is very little room, the roads are not of great quality, and there is limited parking facilities, especially for those sites facing the A5.
24	Score	4 poor
<b>Market signals</b>		



SITE APPRAISAL		LB061-LB062
25	Main occupiers and activities	There are a lot of local businesses occupying this site, including BeeHire rental services, Hilton car sales, and Palagan Ltd. There is also an office building occupied by offices and a snooker club.
26	Vacancy - describe / comment	There did not appear to be any vacant units
27	Vacancy - agent details	
28	Vacant floorspace if known, sq m	0
29	Vacant land (undeveloped or cleared plots), ha	0.00
30	Vacancy - score	1 Nil
31	Current rental value or asking rent if known (£/sqm)	N/a
32	Any recent investment on the site (development / refurb)? If Yes, describe	No
33	Other market intelligence - e.g. marketing history, competing supply nearby, occupiers known to be moving in or out	This site is located just south of Dunstable Town Centre, and there is a significant amount of higher quality employment land in this area. This site is providing a lower quality and small scale offer, compared to the larger units on Blackburn Road.
Development opportunities		
34	Opportunities for redevelopment / intensification / extension for current use	The site is surrounded by residential developments and there is no opportunity for redevelopment.
35	Any constraints on redevelopment / intensification / extension	N/A
Conclusion: market potential		
36	Going forward, if the site is safeguarded for its current use, will it be occupied / well-used?	3 Hard to tell


SITE APPRAISAL		LB061-LB062
37	Reasons / comments	The site is well used by local industries, however the poor quality facilities will make this a difficult site to occupy if units become vacant.
<b>Current use - impact</b>		
38	Any adverse impacts of existing use on neighbours or the environment	There are no adverse impacts on the neighbours
<b>Market potential for comprehensive re</b>		
39	For another employment use?	Current uses appropriate
40	For alternative or mixed use?	The site is located within a highly residential area and therefore a redevelopment into housing would also be suitable.
<b>Recommendation</b>		
41	Should the site be safeguarded for its existing employment use?	Maybe / depends
42	Reasons / comments	The site is well used by local industries, however the poor quality facilities will make this a difficult site to occupy if units become vacant.
43	Any further advice	

<b>SITE APPRAISAL</b>		<b>LB065</b>
1	Assessor	Ashleigh Cook and Matthew Scott
2	Date	14 Oct 15
<b>Basic facts</b>		
3	Site ID	LB065
4	Site name	Vimy Court
		
5	Site address	Vimy Road Linslade, Leighton Buzzard, Bedford LU7 1ER
6	Map ref	Leighton Buzzard/Dunstable
7	Brief description	This is a small complex of office and distribution units with good access. It is a well maintained site.
8	Site area, ha	0.6
9	Number of units (approx.)	6
10	Main employment land use	Mixed B uses
<b>Planning</b>		
11	Any planning policy designations	No

SITE APPRAISAL		LB065
12	Any relevant planning history	No
13	Is the site in the floodplain?	No
14	Part of a regeneration area or other priority area? If Yes, specify.	No
<b>Strategic accessibility</b>		
15	Describe - proximity to Mway/principal roads	This site is accessible through a local road, providing direct access to the site from Leighton Buzzard's main street, 4.3 miles from the A5
16	Score	3 reasonable
<b>Local access</b>		
17	Describe - e.g. visibility splays, new road access	This site has good access off a local road.
18	Score	2 good
<b>Public transport access</b>		
19	Describe - e.g. station, bus stops	There is a bus stop less than 400m from the site and the nearest train station at Leighton Buzzard is 0.7 miles away.
20	Score	2 good
<b>External environment</b>		
21	Describe - prominence, compatibility of surrounding uses, access to amenities, etc.	This site is located within a primarily residential area, with a few offices located nearby. There are nearby retail uses, as Tesco and Aldi are both in close proximity.
22	Score	2 good
<b>Internal environment</b>		
23	Describe - layout, parking, servicing, landscaping etc.	This is a private site with private access and parking. It seems to be of a high quality.
24	Score	2 good
<b>Market signals</b>		

SITE APPRAISAL		LB065
25	Main occupiers and activities	This is a purpose-built small office development with limited distribution uses
26	Vacancy - describe / comment	1 Office unit
27	Vacancy - agent details	n/a
28	Vacant floorspace if known, sq m	199
29	Vacant land (undeveloped or cleared plots), ha	0.00
30	Vacancy - score	2 low
31	Current rental value or asking rent if known (£/sqm)	Garfield House, which is part of Vimy Court, is on the market as an office building of 199 sqm (2015) for £134 psm.
32	Any recent investment on the site (development / refurb)? If Yes, describe	No
33	Other market intelligence - e.g. marketing history, competing supply nearby, occupiers known to be moving in or out	There is little information available in relation to Vimy Court. However, nothing was found to suggest that the current occupiers were considering vacating.
<b>Development opportunities</b>		
34	Opportunities for redevelopment / intensification / extension for current use	The site is fairly small and self contained. There is little opportunity for intensification or extension.
35	Any constraints on redevelopment / intensification / extension	Neighbouring residential uses.
<b>Conclusion: market potential</b>		
36	Going forward, if the site is safeguarded for its current use, will it be occupied / well-used?	2 Likely

SITE APPRAISAL		LB065
37	Reasons / comments	Nothing to suggest otherwise. Good quality building in strong location.
<b>Current use - impact</b>		
38	Any adverse impacts of existing use on neighbours or the environment	There are no adverse impacts of this site on the surrounding area.
<b>Market potential for comprehensive re</b>		
39	For another employment use?	This is a purpose built office and distribution building which is suited to its current use
40	For alternative or mixed use?	No
<b>Recommendation</b>		
41	Should the site be safeguarded for its existing employment use?	Yes
42	Reasons / comments	This is a well used site.
43	Any further advice	


<b>SITE APPRAISAL</b>		<b>SS003</b>
1	Assessor	Ashleigh Cook and Matthew Scott
2	Date	08 Oct 15
<b>Basic facts</b>		
3	Site ID	SS003
4	Site name	Old Oak Industrial Estate
		
5	Site address	Old Oak Close, Arlesey, SG15 6XD
6	Map ref	Shefford/Stotfold
7	Brief description	A well occupied local site used for a mix of warehouse and light industry.
8	Site area, ha	1.3
9	Number of units (approx.)	7
10	Main employment land use	Mixed B Uses
<b>Planning</b>		
11	Any planning policy designations	Adopted Site Allocations Development Plan (2011) Policy E1: Safeguarded Key Employment Sites

SITE APPRAISAL		SS003
12	Any relevant planning history	No
13	Is the site in the floodplain?	No
14	Part of a regeneration area or other priority area? If Yes, specify.	No
<b>Strategic accessibility</b>		
15	Describe - proximity to Mway/principal roads	This site is located at the end of a local residential road which provides direct access to Arlesey train station, 0.7 miles from A507. 3.3 miles from A1
16	Score	2 good
<b>Local access</b>		
17	Describe - e.g. visibility splays, new road access	Good accessibility from main road, and internal road is fit for purpose.
18	Score	2 good
<b>Public transport access</b>		
19	Describe - e.g. station, bus stops	Located directly next to Arlesey train station. 300m from bus stop.
20	Score	1 excellent
<b>External environment</b>		
21	Describe - prominence, compatibility of surrounding uses, access to amenities, etc.	Visible from local road. Surrounding uses are mainly residential, with Arlesey High Street facilities 1.2 miles away
22	Score	3 reasonable
<b>Internal environment</b>		
23	Describe - layout, parking, servicing, landscaping etc.	Units located along a short straight road with a dead end. Parking is provided at the front of each unit. There is minimal landscaping, but the area is well maintained and functional.
24	Score	2 good
<b>Market signals</b>		



SITE APPRAISAL		SS003
25	Main occupiers and activities	Mixed uses, including Letchworth Couriers Ltd, Heatherside Sheet Metal, MCO Bespoke Furniture
26	Vacancy - describe / comment	2 Vacant units
27	Vacancy - agent details	Brown and Lee
28	Vacant floorspace if known, sq m	564
29	Vacant land (undeveloped or cleared plots), ha	0.00
30	Vacancy - score	2 low
31	Current rental value or asking rent if known (£/sqm)	B2 - £66.91 psm (Achieved 2014) Mixed Industrial B1, B2 & B8 - £51.2 psm (Asking 2015)
32	Any recent investment on the site (development / refurb)? If Yes, describe	No
33	Other market intelligence - e.g. marketing history, competing supply nearby, occupiers known to be moving in or out	A search of availability within 5 miles of the site returns 18 properties for employment use. Available units are a mixture of offices and distribution. The freehold for the site is currently on sale for £550,000 reflecting a yield of 8.15%-9.54%. Sale is being arranged by Brown and Lee.
Development opportunities		
34	Opportunities for redevelopment / intensification / extension for current use	o scope for expansion.
35	Any constraints on redevelopment / intensification / extension	Site is constrained to the west by railway line, and surrounded by housing
Conclusion: market potential		
36	Going forward, if the site is safeguarded for its current use, will it be occupied / well-used?	2 Likely


SITE APPRAISAL		SS003
37	Reasons / comments	Site is well occupied by local B class uses
<b>Current use - impact</b>		
38	Any adverse impacts of existing use on neighbours or the environment	Seemed quiet and unobtrusive to local residents
<b>Market potential for comprehensive re</b>		
39	For another employment use?	If the site were redeveloped it would be attractive to B1a companies, due to location next to station.
40	For alternative or mixed use?	No
<b>Recommendation</b>		
41	Should the site be safeguarded for its existing employment use?	Yes
42	Reasons / comments	This is a well occupied local employment site which serves its purpose. There could be room for intensification in the form of offices, as the location next to the train station makes it a well connected site.
43	Any further advice	

<b>SITE APPRAISAL</b>	<b>SS006</b>
1 Assessor	Ashleigh Cook and Matthew Scott
2 Date	08 Oct 15
<b>Basic facts</b>	
3 Site ID	SS006
4 Site name	Hampden House
	
5 Site address	69 Hitchin Road, Arlesey, SG15 6RS
6 Map ref	Shefford/Stotfold
7 Brief description	This is a poor quality office building located along a residential road, with industrial units located at the western side of the site.
8 Site area, ha	1.6
9 Number of units (approx.)	3
10 Main employment land use	Mixed B uses
<b>Planning</b>	
11 Any planning policy designations	Adopted Site Allocations Development Plan (2011) Policy E1: Safeguarded Key Employment Sites

SITE APPRAISAL		SS006
12	Any relevant planning history	No
13	Is the site in the floodplain?	No
14	Part of a regeneration area or other priority area? If Yes, specify.	No
<b>Strategic accessibility</b>		
15	Describe - proximity to Mway/principal roads	This site is located off a narrow residential road, 2 miles from the A507, and 4 miles from the A1
16	Score	2 good
<b>Local access</b>		
17	Describe - e.g. visibility splays, new road access	The site is accesible through Arlesey town, where roads are narrow at times. Otherwise, the direct access roads are suitable for the current use type.
18	Score	2 good
<b>Public transport access</b>		
19	Describe - e.g. station, bus stops	Bus stop is less than 400m away, Arlesey train station is under 2 miles away.
20	Score	3 reasonable
<b>External environment</b>		
21	Describe - prominence, compatibility of surrounding uses, access to amenities, etc.	Surrounding uses are mainly residential, local amenities are located along Arlesey High Street, approx. 400m away.
22	Score	2 good
<b>Internal environment</b>		
23	Describe - layout, parking, servicing, landscaping etc.	There is adequate parking for the facilities. The quality of the environment is average to poor, with the office block representing a negative attribute of the site.
24	Score	3 reasonable
<b>Market signals</b>		

SITE APPRAISAL		SS006
25	Main occupiers and activities	Mixed use, including Morrison Plant Services, Phoenix Fabrications, RSR Steel Tubes, and a funeral directors.
26	Vacancy - describe / comment	Hampden House appears mostly vacant, although exact occupancy is unclear. Research suggests that there is one very small office available.
27	Vacancy - agent details	The Business Centre, Hampden House
28	Vacant floorspace if known, sq m	11
29	Vacant land (undeveloped or cleared plots), ha	0.00
30	Vacancy - score	2 low
31	Current rental value or asking rent if known (£/sqm)	B1 - £110 psm
32	Any recent investment on the site (development / refurb)? If Yes, describe	No
33	Other market intelligence - e.g. marketing history, competing supply nearby, occupiers known to be moving in or out	This property was auctioned by Allsops on 27 March 2012, but did not sell. At this point, annual passing rent for the Office space and adjoining Industrial warehouses was quoted at £305,002 pa.
Development opportunities		
34	Opportunities for redevelopment / intensification / extension for current use	There is potential for further development on the site as there are sites which are not being used to maximum capacity. The office block could also be redeveloped.
35	Any constraints on redevelopment / intensification / extension	Constrained by railway line to the west
Conclusion: market potential		
36	Going forward, if the site is safeguarded for its current use, will it be occupied / well-used?	3 Hard to tell

SITE APPRAISAL		SS006
37	Reasons / comments	The office building on this site is poor quality and if vacancy rates do not improve this site may present an opportunity for demolition and redevelopment
<b>Current use - impact</b>		
38	Any adverse impacts of existing use on neighbours or the environment	Activity is quiet and unobtrusive
<b>Market potential for comprehensive re</b>		
39	For another employment use?	The site could become a more intensive office relocation, but would require the refurbishment of Hampden House, as this facility is currently a negative part of the local aesthetic.
40	For alternative or mixed use?	No
<b>Recommendation</b>		
41	Should the site be safeguarded for its existing employment use?	Maybe / depends
42	Reasons / comments	The industrial warehouse units are well used by local occupiers. The office appears underutilised, but exact details of occupancy are challenging to find. The building is an aesthetically unpleasant, and refurb/demolition may be considered.
43	Any further advice	


SITE APPRAISAL		SS007
1	Assessor	Ashleigh Cook and Matthew Scott
2	Date	08 Oct 15
Basic facts		
3	Site ID	SS007
4	Site name	Crossway Park
		
5	Site address	Crossway park, 66 Hitchin Road, Arlesey, SG15 6SG
6	Map ref	Shefford/Stotfold
7	Brief description	A local warehouse and distribution site
8	Site area, ha	2.6
9	Number of units (approx.)	10
10	Main employment land use	Strategic Warehousing & Distribution
Planning		
11	Any planning policy designations	Adopted Site Allocations Development Plan (2011) Policy E1: Safeguarded Key Employment Sites

SITE APPRAISAL		SS007
12	Any relevant planning history	No
13	Is the site in the floodplain?	No
14	Part of a regeneration area or other priority area? If Yes, specify.	No
<b>Strategic accessibility</b>		
15	Describe - proximity to Mway/principal roads	This site is located off a narrow residential road, 2.2 miles from the A507, and 4 miles from the A1
16	Score	2 good
<b>Local access</b>		
17	Describe - e.g. visibility splays, new road access	The site is accessible from a narrow local road through the town. This road does provide direct access.
18	Score	3 reasonable
<b>Public transport access</b>		
19	Describe - e.g. station, bus stops	Bus stop is less than 400m away, Arlesey train station is under 2 miles away.
20	Score	3 reasonable
<b>External environment</b>		
21	Describe - prominence, compatibility of surrounding uses, access to amenities, etc.	There are 3 warehouse/industrial buildings to the south and east of this site, the boundary of this site should be extended to include these.
22	Score	3 reasonable
<b>Internal environment</b>		
23	Describe - layout, parking, servicing, landscaping etc.	More than adequate parking supply, adequate room for vehicle movement and deliveries.
24	Score	2 good
<b>Market signals</b>		



SITE APPRAISAL		SS007
25	Main occupiers and activities	Mixed use, including Zeus Packaging, Dataflow Peripherals, First Capitals Connect Ltd.
26	Vacancy - describe / comment	1 unit currently vacant.
27	Vacancy - agent details	Dexter Brown. Brown and Lee
28	Vacant floorspace if known, sq m	2,945
29	Vacant land (undeveloped or cleared plots), ha	0.00
30	Vacancy - score	2 low
31	Current rental value or asking rent if known (£/sqm)	B2/B8 - £45.18 psm
32	Any recent investment on the site (development / refurb)? If Yes, describe	No
33	Other market intelligence - e.g. marketing history, competing supply nearby, occupiers known to be moving in or out	3 units are currently advertised by Brown and Lee within Crossway Park. There are also 2 units currently available for rent in Portland Industrial Estate.
Development opportunities		
34	Opportunities for redevelopment / intensification / extension for current use	Site could definitely be intensified as there was little activity within the Crossways site during visit. There is a large area of parking which could be developed into employment use
35	Any constraints on redevelopment / intensification / extension	Constrained by railway line to the west and residential to the east
Conclusion: market potential		
36	Going forward, if the site is safeguarded for its current use, will it be occupied / well-used?	2 Likely


SITE APPRAISAL		SS007
37	Reasons / comments	The proximity of other industrial units shows a desire to locate small local industry in this area.
<b>Current use - impact</b>		
38	Any adverse impacts of existing use on neighbours or the environment	As warehousing, this site is quiet and unobtrusive
<b>Market potential for comprehensive re</b>		
39	For another employment use?	Existing units could be repurposed and used for other uses. At the moment all appear well used.
40	For alternative or mixed use?	No
<b>Recommendation</b>		
41	Should the site be safeguarded for its existing employment use?	Yes
42	Reasons / comments	This is a well occupied site which shows that the area is popular for local businesses to locate.
43	Any further advice	The boundary of this site has been extended to include the 3 adjacent warehouse/industrial units

<b>SITE APPRAISAL</b>		<b>SS008</b>
1	Assessor	Ashleigh Cook and Matthew Scott
2	Date	08 Oct 15
<b>Basic facts</b>		
3	Site ID	SS008
4	Site name	Fen End Industrial Estate
		
5	Site address	Fen End, Stotfold, SG5 4BA
6	Map ref	Shefford/Stotfold
7	Brief description	This is a small site of mixed B use industrial and warehousing units.
8	Site area, ha	1.7
9	Number of units (approx.)	12
10	Main employment land use	Mixed B uses
<b>Planning</b>		
11	Any planning policy designations	Adopted Site Allocations Development Plan (2011) Policy E1: Safeguarded Key Employment Sites

SITE APPRAISAL		SS008
12	Any relevant planning history	CB/15/01897/FULL has been refused, this proposal was for the demolition of the existing industrial unit and construction of 10, 2 bedroom flats.
13	Is the site in the floodplain?	No
14	Part of a regeneration area or other priority area? If Yes, specify.	No
<b>Strategic accessibility</b>		
15	Describe - proximity to Mway/principal roads	This site is accessible either through narrow residential roads or through narrow country roads, 1 Mile from the A1
16	Score	2 good
<b>Local access</b>		
17	Describe - e.g. visibility splays, new road access	Access road is narrow, although it does provide a good connection to the A1 and into Stotfold.
18	Score	2 good
<b>Public transport access</b>		
19	Describe - e.g. station, bus stops	Bus stop is less than 400m away, Baldock train station is under 4 miles away.
20	Score	3 reasonable
<b>External environment</b>		
21	Describe - prominence, compatibility of surrounding uses, access to amenities, etc.	Not located on a strategic road, and is on the outskirts of the local town, making services and accessibility difficult.
22	Score	3 reasonable
<b>Internal environment</b>		
23	Describe - layout, parking, servicing, landscaping etc.	The site functions well, with plenty of parking space
24	Score	3 reasonable
<b>Market signals</b>		

SITE APPRAISAL		SS008
25	Main occupiers and activities	Mixed uses, including Meadowcraft Food Servicing, and an analytical chemistry research centre, as well as multiple warehouse units. There is office space, but this appeared vacant.
26	Vacancy - describe / comment	2 vacant units, both office space. 189sqm unit 7c and 725sqm Unit 5 is currently available to rent through Brown and Lee. Unit 7c is a modern building, unit 5 is older and in poorer condition.
27	Vacancy - agent details	Brown and Lee, Davies King
28	Vacant floorspace if known, sq m	914
29	Vacant land (undeveloped or cleared plots), ha	0.00
30	Vacancy - score	1 Nil
31	Current rental value or asking rent if known (£/sqm)	n/a
32	Any recent investment on the site (development / refurb)? If Yes, describe	No
33	Other market intelligence - e.g. marketing history, competing supply nearby, occupiers known to be moving in or out	There are currently 29 properties available for rent within the surrounding area of the site
<b>Development opportunities</b>		
34	Opportunities for redevelopment / intensification / extension for current use	There is plenty of room for expansion to the north of this site
35	Any constraints on redevelopment / intensification / extension	Constrained by housing to the south west of the site
<b>Conclusion: market potential</b>		
36	Going forward, if the site is safeguarded for its current use, will it be occupied / well-used?	2 Likely

SITE APPRAISAL		SS008
37	Reasons / comments	If the office units are taken up, then the site will be working at maximum capacity.
<b>Current use - impact</b>		
38	Any adverse impacts of existing use on neighbours or the environment	There are two access roads to this site, one through a residential area which may disrupt locals. Otherwise the site is quiet and unobtrusive, and doesn't have many neighbours.
<b>Market potential for comprehensive re</b>		
39	For another employment use?	The current mixed b class usage is suited to the site
40	For alternative or mixed use?	
<b>Recommendation</b>		
41	Should the site be safeguarded for its existing employment use?	Yes
42	Reasons / comments	This is a well occupied site which is strategic for local usage. The site could be intensified.
43	Any further advice	


<b>SITE APPRAISAL</b>	<b>SS009</b>
1 Assessor	Ashleigh Cook and Matthew Scott
2 Date	08 Oct 15
<b>Basic facts</b>	
3 Site ID	SS009
4 Site name	ARC Progress
	
5 Site address	19 Mill Lane, Stotfold, SG5 4NY
6 Map ref	Shefford/Stotfold
7 Brief description	This site consists of large converted farm buildings, with some space operating as office, and the largest percentage of the site occupied by a physiotherapy company.
8 Site area, ha	4.0
9 Number of units (approx.)	6
10 Main employment land use	Mixed B uses
<b>Planning</b>	
11 Any planning policy designations	Adopted Site Allocations Development Plan (2011) Policy E1: Safeguarded Key Employment Sites

SITE APPRAISAL		SS009
12	Any relevant planning history	No
13	Is the site in the floodplain?	Partially - Zone 3
14	Part of a regeneration area or other priority area? If Yes, specify.	No
<b>Strategic accessibility</b>		
15	Describe - proximity to Mway/principal roads	This site is accessible through narrow residential roads, Less than 1 mile to the A1
16	Score	2 good
<b>Local access</b>		
17	Describe - e.g. visibility splays, new road access	Good access from the main road, although slightly narrow
18	Score	2 good
<b>Public transport access</b>		
19	Describe - e.g. station, bus stops	Bus stop is less than 400m away, and the nearest train station at Baldock or Arlesey, both are under 3 miles away.
20	Score	3 reasonable
<b>External environment</b>		
21	Describe - prominence, compatibility of surrounding uses, access to amenities, etc.	This site is fairly rural as it is located at the edge of the town. Town centre amenities are half a mile away
22	Score	3 reasonable
<b>Internal environment</b>		
23	Describe - layout, parking, servicing, landscaping etc.	The site has ample parking and is a good layout
24	Score	2 good
<b>Market signals</b>		



SITE APPRAISAL		SS009
25	Main occupiers and activities	The site is mostly occupied by a Physiotherapy and Spinal Injury clinic, with a vacant office unit. The area is neat and well maintained.
26	Vacancy - describe / comment	There is 1 vacant unit, an office building at the south side of the site
27	Vacancy - agent details	Central Bedfordshire Council
28	Vacant floorspace if known, sq m	129
29	Vacant land (undeveloped or cleared plots), ha	0.00
30	Vacancy - score	2 low
31	Current rental value or asking rent if known (£/sqm)	£87.18 psm
32	Any recent investment on the site (development / refurb)? If Yes, describe	No
33	Other market intelligence - e.g. marketing history, competing supply nearby, occupiers known to be moving in or out	There are few comparable employment sites within Stotfold. However, the site's proximity to Letchworth means that it is within 5 miles there are 38 B1, B2 and B8 units currently available.
Development opportunities		
34	Opportunities for redevelopment / intensification / extension for current use	There is much land surrounding this site, and if there was demand it could be extended. However, with the current vacancy this is a suggestion that there is not demand.
35	Any constraints on redevelopment / intensification / extension	Surrounding residential uses
Conclusion: market potential		
36	Going forward, if the site is safeguarded for its current use, will it be occupied / well-used?	2 Likely


SITE APPRAISAL		SS009
37	Reasons / comments	Although there is one vacant office, the space is well occupied by the Physio unit.
<b>Current use - impact</b>		
38	Any adverse impacts of existing use on neighbours or the environment	Very quiet and unobtrusive
<b>Market potential for comprehensive re</b>		
39	For another employment use?	Could be an ideal location for a local office
40	For alternative or mixed use?	No
<b>Recommendation</b>		
41	Should the site be safeguarded for its existing employment use?	Yes
42	Reasons / comments	This is a well used site which clearly serves its purpose
43	Any further advice	

<b>SITE APPRAISAL</b>		<b>SS011</b>
1	Assessor	Ashleigh Cook and Matthew Scott
2	Date	08 Oct 15
<b>Basic facts</b>		
3	Site ID	SS011
4	Site name	Land at former pig development unit
		
5	Site address	Former Pig Development Unit, Hitchin Road, Fairfield, SG5 4JJ
6	Map ref	Shefford/Stotfold
7	Brief description	This site has been acquired by Campbell and Buchanan with plans submitted for development. Currently it is a vacant former pig testing unit
8	Site area, ha	4.0
9	Number of units (approx.)	0
10	Main employment land use	Other
<b>Planning</b>		
11	Any planning policy designations	Adopted Site Allocations Development Plan (2011) Policy MA7: Land at former Pig development Unit

SITE APPRAISAL		SS011
12	Any relevant planning history	Planning permission has been granted for Campbell Buchanan's planning application (CB/15/03182/FULL) for the development of 131 dwellings with access and parking.
13	Is the site in the floodplain?	No
14	Part of a regeneration area or other priority area? If Yes, specify.	No
<b>Strategic accessibility</b>		
15	Describe - proximity to Mway/principal roads	This site is accessible from a strategic road linked directly to the A507, Under 2 miles from the A1
16	Score	2 good
<b>Local access</b>		
17	Describe - e.g. visibility splays, new road access	Good access from a primary road
18	Score	2 good
<b>Public transport access</b>		
19	Describe - e.g. station, bus stops	Bus stop less than 400m away and Baldock train station is under 4 miles away
20	Score	3 reasonable
<b>External environment</b>		
21	Describe - prominence, compatibility of surrounding uses, access to amenities, etc.	This is a relatively prominent site located directly off of Hitchin Road. It is in close proximity to the amenities in stotfold
22	Score	3 reasonable
<b>Internal environment</b>		
23	Describe - layout, parking, servicing, landscaping etc.	Currently vacant site
24	Score	3 reasonable
<b>Market signals</b>		

SITE APPRAISAL		SS011
25	Main occupiers and activities	Currently vacant
26	Vacancy - describe / comment	Site is awaiting development.
27	Vacancy - agent details	Site is awaiting development. Has been acquired by Campbell Buchanan.
28	Vacant floorspace if known, sq m	0
29	Vacant land (undeveloped or cleared plots), ha	4.00
30	Vacancy - score	2 low
31	Current rental value or asking rent if known (£/sqm)	n/a
32	Any recent investment on the site (development / refurb)? If Yes, describe	Campbell Buchanan have purchased the site with the view towards residential development.
33	Other market intelligence - e.g. marketing history, competing supply nearby, occupiers known to be moving in or out	Planning permission has been granted for Campbell Buchanan's planning application (CB/15/03182/FULL) for the development of 131 dwellings with access and parking.
Development opportunities		
34	Opportunities for redevelopment / intensification / extension for current use	There is currently a proposal for a residential and care home development on the site.
35	Any constraints on redevelopment / intensification / extension	
Conclusion: market potential		
36	Going forward, if the site is safeguarded for its current use, will it be occupied / well-used?	5 No

SITE APPRAISAL		SS011
37	Reasons / comments	The planning permission for residential and a care home has been approved.
<b>Current use - impact</b>		
38	Any adverse impacts of existing use on neighbours or the environment	
<b>Market potential for comprehensive re</b>		
39	For another employment use?	N/A
40	For alternative or mixed use?	
<b>Recommendation</b>		
41	Should the site be safeguarded for its existing employment use?	No
42	Reasons / comments	Planning permission has been granted for 131 dwellings - the masterplan for this development does not show any scope for employment land.
43	Any further advice	This site should be removed from employment land


<b>SITE APPRAISAL</b>		<b>SS012</b>
1	Assessor	Ashleigh Cook and Matthew Scott
2	Date	08 Oct 15
<b>Basic facts</b>		
3	Site ID	SS012
4	Site name	ACO Site, Clifton
		
5	Site address	Hitchin Rd, Meppershall, Shefford, Central Bedfordshire SG17 5TE
6	Map ref	Shefford/Stotfold
7	Brief description	This is a purpose built, high quality industrial and office location for ACO Technologies
8	Site area, ha	3.6
9	Number of units (approx.)	2
10	Main employment land use	Mixed B Uses
<b>Planning</b>		
11	Any planning policy designations	Adopted Site Allocations Development Plan (2011) Policy E1: Safeguarded Key Employment Sites

SITE APPRAISAL		SS012
12	Any relevant planning history	No
13	Is the site in the floodplain?	No
14	Part of a regeneration area or other priority area? If Yes, specify.	No
<b>Strategic accessibility</b>		
15	Describe - proximity to Mway/principal roads	This site is located along the A600 narrow country road, and is 5 miles from the A1
16	Score	2 good
<b>Local access</b>		
17	Describe - e.g. visibility splays, new road access	The site is accessible from the A600 main road, and the road is fit for purpose.
18	Score	2 good
<b>Public transport access</b>		
19	Describe - e.g. station, bus stops	The nearest bus stop is over 1 mile away, and Arlesey station is over 3 miles away.
20	Score	3 reasonable
<b>External environment</b>		
21	Describe - prominence, compatibility of surrounding uses, access to amenities, etc.	There is very little in the surrounding area, some agriculture, and close to a residential town. The site is 1 mile from the amenities in Henlow Camp village centre.
22	Score	3 reasonable
<b>Internal environment</b>		
23	Describe - layout, parking, servicing, landscaping etc.	This is a well used site with ample parking and servicing space. There is a newer office building to the rear of the site which has appropriate landscaping.
24	Score	2 good
<b>Market signals</b>		



SITE APPRAISAL		SS012
25	Main occupiers and activities	This site is occupied by ACO Technologies and is used for industrial serviced as well as office facilities. Although there do appear to be other companies registered at this address, there are no recorded deals in relation to their rental.
26	Vacancy - describe / comment	The entire site appears to be under single occupancy by ACO with on vacant office block - floorspace unknown
27	Vacancy - agent details	n/a
28	Vacant floorspace if known, sq m	Unknown
29	Vacant land (undeveloped or cleared plots), ha	0.00
30	Vacancy - score	2 low
31	Current rental value or asking rent if known (£/sqm)	n/a
32	Any recent investment on the site (development / refurb)? If Yes, describe	No
33	Other market intelligence - e.g. marketing history, competing supply nearby, occupiers known to be moving in or out	n/a
<b>Development opportunities</b>		
34	Opportunities for redevelopment / intensification / extension for current use	There is potential to redevelop the vacant office block, bringing it up to the same standard as the new ACO technologies building.
35	Any constraints on redevelopment / intensification / extension	No
<b>Conclusion: market potential</b>		
36	Going forward, if the site is safeguarded for its current use, will it be occupied / well-used?	2 Likely


SITE APPRAISAL		SS012
		ACO technologies use the site well.
37	Reasons / comments	
Current use - impact		
38	Any adverse impacts of existing use on neighbours or the environment	There is nobody located nearby
Market potential for comprehensive re		
39	For another employment use?	This is a purposed built building suited to the current use
40	For alternative or mixed use?	No
Recommendation		
41	Should the site be safeguarded for its existing employment use?	Yes
42	Reasons / comments	This is a well occupied site, although there is potential for the office space to be used by another company, if not ACO.
43	Any further advice	

<b>SITE APPRAISAL</b>		<b>SS013</b>
1	Assessor	Ashleigh Cook and Matthew Scott
2	Date	08 Oct 15
<b>Basic facts</b>		
3	Site ID	SS013
4	Site name	Henlow Industrial Estate
		
5	Site address	Henlow, Central Bedfordshire SG16 6DS
6	Map ref	Shefford/Stotfold
7	Brief description	This is a good quality local industrial site providing a variety of local services
8	Site area, ha	2.6
9	Number of units (approx.)	14
10	Main employment land use	General Industrial
<b>Planning</b>		
11	Any planning policy designations	Adopted Site Allocations Development Plan (2011) Policy E1: Safeguarded Key Employment Sites

SITE APPRAISAL		SS013
12	Any relevant planning history	No
13	Is the site in the floodplain?	No
14	Part of a regeneration area or other priority area? If Yes, specify.	No
<b>Strategic accessibility</b>		
15	Describe - proximity to Mway/principal roads	This site is located just off the busy A600 and 6 miles from the A1
16	Score	2 good
<b>Local access</b>		
17	Describe - e.g. visibility splays, new road access	Access from the main road is acceptable
18	Score	3 reasonable
<b>Public transport access</b>		
19	Describe - e.g. station, bus stops	There is a bus stop less than 400m from the site, and Arlesey train station is only 4 miles away.
20	Score	2 good
<b>External environment</b>		
21	Describe - prominence, compatibility of surrounding uses, access to amenities, etc.	The surrounding uses include Army Barracks, residential housing, and the retail facilities of the village centre
22	Score	2 good
<b>Internal environment</b>		
23	Describe - layout, parking, servicing, landscaping etc.	The site is a long straight road with adequate parking and landscaping.
24	Score	2 good
<b>Market signals</b>		

SITE APPRAISAL		SS013
25	Main occupiers and activities	Mixed use, includes Carpet trade Centre, Schiegal UK and Capital Fireplaces Ltd.
26	Vacancy - describe / comment	Out of a total of 28 units there appeared to be 3 vacant at the time of the visit. However, Dunedin are currently advertising 6 light industrial buildings split into 12 separate warehouse units.
27	Vacancy - agent details	Dunedin
28	Vacant floorspace if known, sq m	1,711
29	Vacant land (undeveloped or cleared plots), ha	0.00
30	Vacancy - score	2 low
31	Current rental value or asking rent if known (£/sqm)	£45 psm (2012)
32	Any recent investment on the site (development / refurb)? If Yes, describe	No
33	Other market intelligence - e.g. marketing history, competing supply nearby, occupiers known to be moving in or out	There are currently 14 employment properties on the market within 5 miles of Henlow Industrial estate. The majority of available units serve B2/B8 purposes.
Development opportunities		
34	Opportunities for redevelopment / intensification / extension for current use	This is a well used site will no room for expansion due to the prominence of residential and retail uses.
35	Any constraints on redevelopment / intensification / extension	Surrounding residential buildings
Conclusion: market potential		
36	Going forward, if the site is safeguarded for its current use, will it be occupied / well-used?	1 Yes

SITE APPRAISAL		SS013
37	Reasons / comments	Well used by a variety of local industries.
<b>Current use - impact</b>		
38	Any adverse impacts of existing use on neighbours or the environment	Site is located in very close proximity to residential and retail uses. At time of visit the site was quiet and unobtrusive.
<b>Market potential for comprehensive re</b>		
39	For another employment use?	The current mixed b class usage is suited to the site
40	For alternative or mixed use?	No
<b>Recommendation</b>		
41	Should the site be safeguarded for its existing employment use?	Yes
42	Reasons / comments	Well used and well occupied.
43	Any further advice	

<b>SITE APPRAISAL</b>		<b>SS014</b>
1	Assessor	Ashleigh Cook and Matthew Scott
2	Date	08 Oct 15
<b>Basic facts</b>		
3	Site ID	SS014
4	Site name	Shefford Industrial Estate
		
5	Site address	St Francis Way, Shefford, Bedford SG17 5DZ
6	Map ref	Shefford/Stotfold
7	Brief description	This is a large local industrial estate located off a through road, with a variety of local units providing industrial, retail, and leisure services.
8	Site area, ha	3.1
9	Number of units (approx.)	43
10	Main employment land use	General Industrial
<b>Planning</b>		
11	Any planning policy designations	Adopted Site Allocations Development Plan (2011) Policy E1: Safeguarded Key Employment Sites

SITE APPRAISAL		SS014
12	Any relevant planning history	No
13	Is the site in the floodplain?	Partially - Zone 2 and 3
14	Part of a regeneration area or other priority area? If Yes, specify.	Conservation Area
<b>Strategic accessibility</b>		
15	Describe - proximity to Mway/principal roads	The site is located just to the south of Shefford Town Centre, accessible through local residential roads, less than a mile from the A507 and 7 miles from the A1
16	Score	3 reasonable
<b>Local access</b>		
17	Describe - e.g. visibility splays, new road access	The site can either be accessed through the busy roads of Shefford Town Centre or via the A507 and the residential roads at the south of the town. The latter options is the most accessible.
18	Score	4 poor
<b>Public transport access</b>		
19	Describe - e.g. station, bus stops	The site is located less than 400m from a bus stop and 5 miles from Arlesey train station
20	Score	2 good
<b>External environment</b>		
21	Describe - prominence, compatibility of surrounding uses, access to amenities, etc.	This site is located just to the south of Shefford Town centre and is surrounded by residential dwellings. Due to the proximity of the site to the town centre, there are a number of retail and leisure uses within the site, including The Hive childrens playcentre.
22	Score	3 reasonable
<b>Internal environment</b>		
23	Describe - layout, parking, servicing, landscaping etc.	The site is also used as a through road and has very poor parking. Due to the retail facilities to the north of the site, it is also used as a through route by pedestrians from the residential area to the south, and as such is not ideal for large HGV's.
24	Score	3 reasonable
<b>Market signals</b>		



SITE APPRAISAL		SS014
25	Main occupiers and activities	Mixed uses, a local brewery, The Hive (Children's play centre), a Housing association, and It services.
26	Vacancy - describe / comment	1
27	Vacancy - agent details	Daniels Group, Brown and Lee
28	Vacant floorspace if known, sq m	119
29	Vacant land (undeveloped or cleared plots), ha	0.00
30	Vacancy - score	3 middling
31	Current rental value or asking rent if known (£/sqm)	B2/B8 - 10C£98.30 psm (119. sqm). 8B - £80 psm (231.3 sqm) and 8D £65 (285 sqm)
32	Any recent investment on the site (development / refurb)? If Yes, describe	No
33	Other market intelligence - e.g. marketing history, competing supply nearby, occupiers known to be moving in or out	There are currently 6 employment related properties available for rental within 5 miles of the site. These are mainly B2/B8 units.
Development opportunities		
34	Opportunities for redevelopment / intensification / extension for current use	The site is surrounded by town centre retail and residential uses and as such there is no scope for expansion.
35	Any constraints on redevelopment / intensification / extension	Surrounding residential and town centre uses
Conclusion: market potential		
36	Going forward, if the site is safeguarded for its current use, will it be occupied / well-used?	2 Likely


SITE APPRAISAL		SS014
		This is a well used site.
37	Reasons / comments	
<b>Current use - impact</b>		
38	Any adverse impacts of existing use on neighbours or the environment	This site is in very close proximity to local residential and retail uses and if it were to be noisy then it would have an adverse impact.
<b>Market potential for comprehensive re</b>		
39	For another employment use?	Offices might better neighbour use but unlikely to be market in this location
40	For alternative or mixed use?	It has limited synergy with surrounding uses so may be suitable for redevelopment to an alternative use
<b>Recommendation</b>		
41	Should the site be safeguarded for its existing employment use?	Maybe / depends
42	Reasons / comments	This site is reasonably well occupied but perhaps not with the correct use type - a different type of employment use might be better suited to neighbouring uses but unlikely to the market demand. Could be suitable for release for residential development
43	Any further advice	Employment vs residential balancing

<b>SITE APPRAISAL</b>		<b>SS016</b>
1	Assessor	Ashleigh Cook and Matthew Scott
2	Date	08 Oct 15
<b>Basic facts</b>		
3	Site ID	SS016
4	Site name	Wren Park
		
5	Site address	Wren Business Park, Hitchin Rd, Shefford, Bedford SG17 5JD
6	Map ref	Shefford/Stotfold
7	Brief description	A local industrial estate located off a residential road and occupied by two businesses.
8	Site area, ha	0.7
9	Number of units (approx.)	5
10	Main employment land use	General Industrial
<b>Planning</b>		
11	Any planning policy designations	Adopted Site Allocations Development Plan (2011) Policy E1: Safeguarded Key Employment Sites

SITE APPRAISAL		SS016
12	Any relevant planning history	No
13	Is the site in the floodplain?	No
14	Part of a regeneration area or other priority area? If Yes, specify.	No
<b>Strategic accessibility</b>		
15	Describe - proximity to Mway/principal roads	Located along a strategic road at a junction between the A600 and the A507, and the A1 is only 6 miles away.
16	Score	2 good
<b>Local access</b>		
17	Describe - e.g. visibility splays, new road access	Accessing the site is difficult as the direct road is narrow and not obvious from the A507.
18	Score	3 reasonable
<b>Public transport access</b>		
19	Describe - e.g. station, bus stops	The nearest bus stop is 1 mile away, and Arlesey rail station is 3 miles away.
20	Score	3 reasonable
<b>External environment</b>		
21	Describe - prominence, compatibility of surrounding uses, access to amenities, etc.	This site is not visible from the main road, and access is difficult. The closest amenities are at Shefford Town Centre, a mile from the site.
22	Score	4 poor
<b>Internal environment</b>		
23	Describe - layout, parking, servicing, landscaping etc.	The site is only occupied by 2 businesses and it seems to work well for them. Due to the awkward access and small nature of the site it would not be suitable for many other types of business.
24	Score	3 reasonable
<b>Market signals</b>		

SITE APPRAISAL		SS016
25	Main occupiers and activities	The site is occupied by Dryvit and Rosestone Event Furniture suppliers.
26	Vacancy - describe / comment	There were no vacant units at this site.
27	Vacancy - agent details	n/a
28	Vacant floorspace if known, sq m	0
29	Vacant land (undeveloped or cleared plots), ha	0.00
30	Vacancy - score	1 Nil
31	Current rental value or asking rent if known (£/sqm)	n/a
32	Any recent investment on the site (development / refurb)? If Yes, describe	n/a
33	Other market intelligence - e.g. marketing history, competing supply nearby, occupiers known to be moving in or out	There is very little information available regarding this site. There are also no recorded deals available through EGi.
Development opportunities		
34	Opportunities for redevelopment / intensification / extension for current use	The site is surrounded by farmland, as a result there is room for expansion. However, uncertainty about whether there is demand in this location for new development.
35	Any constraints on redevelopment / intensification / extension	No
Conclusion: market potential		
36	Going forward, if the site is safeguarded for its current use, will it be occupied / well-used?	3 Hard to tell

SITE APPRAISAL		SS016
37	Reasons / comments	This site is currently occupied by two businesses, and as a result its future depends on their success.
<b>Current use - impact</b>		
38	Any adverse impacts of existing use on neighbours or the environment	There are no neighbours to this site and at the time of the site visit the site was quiet and unobtrusive
<b>Market potential for comprehensive re</b>		
39	For another employment use?	This site does have room for expansion and could be used for offices or light industry.
40	For alternative or mixed use?	No
<b>Recommendation</b>		
41	Should the site be safeguarded for its existing employment use?	Maybe / depends
42	Reasons / comments	This site has no vacancies and is therefore well used. However, it could be intensified
43	Any further advice	


<b>SITE APPRAISAL</b>		<b>SS017</b>
1	Assessor	Ashleigh Cook and Matthew Scott
2	Date	08 Oct 15
<b>Basic facts</b>		
3	Site ID	SS017
4	Site name	Warren Court, Chicksands
		
5	Site address	Warren Court,, Chicksands, Bedford SG17 5QB
6	Map ref	Shefford/Stotfold
7	Brief description	This site is accessed through a woodland road and appears to be converted farm buildings of a high quality.
8	Site area, ha	0.8
9	Number of units (approx.)	7
10	Main employment land use	Mixed B Uses
<b>Planning</b>		
11	Any planning policy designations	Adopted Site Allocations Development Plan (2011) Policy E1: Safeguarded Key Employment Sites

SITE APPRAISAL		SS017
12	Any relevant planning history	No
13	Is the site in the floodplain?	Partially - Zone 3
14	Part of a regeneration area or other priority area? If Yes, specify.	No
<b>Strategic accessibility</b>		
15	Describe - proximity to Mway/principal roads	This site is located along a narrow country road, only 0.3 miles from the A600 and 5 miles from the A6
16	Score	2 good
<b>Local access</b>		
17	Describe - e.g. visibility splays, new road access	Road access is good although appears remote.
18	Score	2 good
<b>Public transport access</b>		
19	Describe - e.g. station, bus stops	There is a bus stop under 400metres from the site. The nearest train station, Arlesey station, is 7 miles away.
20	Score	2 good
<b>External environment</b>		
21	Describe - prominence, compatibility of surrounding uses, access to amenities, etc.	Other than an MOD site and other industrial units, there is only agricultural and woodland uses surrounding this site. Access to amenities is poor.
22	Score	3 reasonable
<b>Internal environment</b>		
23	Describe - layout, parking, servicing, landscaping etc.	There is ample parking for this site and the uses seemed to function well.
24	Score	3 reasonable
<b>Market signals</b>		



SITE APPRAISAL		SS017
25	Main occupiers and activities	Mixed uses, including Chandlers farm equipment, Haynes Clinic, Giftwrap UK, and HD Property Services.
26	Vacancy - describe / comment	There did not appear to be any vacant units at this site.
27	Vacancy - agent details	n/a
28	Vacant floorspace if known, sq m	0
29	Vacant land (undeveloped or cleared plots), ha	0.00
30	Vacancy - score	1 Nil
31	Current rental value or asking rent if known (£/sqm)	n/a
32	Any recent investment on the site (development / refurb)? If Yes, describe	No
33	Other market intelligence - e.g. marketing history, competing supply nearby, occupiers known to be moving in or out	There are currently only 5 other employment properties available for rental within 3 miles of this location, all of which are of B2/B8 stock.
Development opportunities		
34	Opportunities for redevelopment / intensification / extension for current use	There is potential for expansion due to the vacant land surrounding the site, but uncertainty as to whether there is sufficient demand for this.
35	Any constraints on redevelopment / intensification / extension	
Conclusion: market potential		
36	Going forward, if the site is safeguarded for its current use, will it be occupied / well-used?	2 Likely

SITE APPRAISAL		SS017
		Existing businesses use the site well.
37	Reasons / comments	
Current use - impact		
38	Any adverse impacts of existing use on neighbours or the environment	Was quiet and unobtrusive at the time of the site visit.
Market potential for comprehensive re		
39	For another employment use?	This site does have room for expansion and could be used for offices or light industry.
40	For alternative or mixed use?	
Recommendation		
41	Should the site be safeguarded for its existing employment use?	Yes
42	Reasons / comments	This is a well occupied and well used site
43	Any further advice	


<b>SITE APPRAISAL</b>		<b>SS018</b>
1	Assessor	Ashleigh Cook and Matthew Scott
2	Date	08 Oct 15
<b>Basic facts</b>		
3	Site ID	SS018
4	Site name	Parripak Foods, Chicksands
		
5	Site address	Sandy Ln, Shefford, Bedford SG17 5QB
6	Map ref	Shefford/Stotfold
7	Brief description	This site is occupied by a single occupier, MyFresh Prepared Produce Ltd. A large industrial unit.
8	Site area, ha	4.5
9	Number of units (approx.)	1
10	Main employment land use	General Industrial
<b>Planning</b>		
11	Any planning policy designations	Adopted Site Allocations Development Plan (2011) Policy E1: Safeguarded Key Employment Sites

SITE APPRAISAL		SS018
12	Any relevant planning history	No
13	Is the site in the floodplain?	Partially - Zone 3
14	Part of a regeneration area or other priority area? If Yes, specify.	No
<b>Strategic accessibility</b>		
15	Describe - proximity to Mway/principal roads	This site is located along a narrow country road, only 0.3 miles from the A600 and 5 miles from the A6
16	Score	2 good
<b>Local access</b>		
17	Describe - e.g. visibility splays, new road access	Road access is good although appears remote. The site does require access from HGV's and this appeared to be possible.
18	Score	2 good
<b>Public transport access</b>		
19	Describe - e.g. station, bus stops	There is a bus stop under 400metres from the site. The nearest train station, Arlesey station, is 7 miles away.
20	Score	2 good
<b>External environment</b>		
21	Describe - prominence, compatibility of surrounding uses, access to amenities, etc.	Other than an MOD site and other industrial units, there is only agricultural and woodland uses surrounding this site. Access to amenities is poor.
22	Score	2 good
<b>Internal environment</b>		
23	Describe - layout, parking, servicing, landscaping etc.	There is ample parking for this site and the uses seemed to function well.
24	Score	2 good
<b>Market signals</b>		

SITE APPRAISAL		SS018
25	Main occupiers and activities	This is a single occupier, MyFresh Produce who use the whole unit.
26	Vacancy - describe / comment	There did not appear to be any vacant units at this site.
27	Vacancy - agent details	n/a
28	Vacant floorspace if known, sq m	0
29	Vacant land (undeveloped or cleared plots), ha	0.00
30	Vacancy - score	1 Nil
31	Current rental value or asking rent if known (£/sqm)	n/a
32	Any recent investment on the site (development / refurb)? If Yes, describe	no
33	Other market intelligence - e.g. marketing history, competing supply nearby, occupiers known to be moving in or out	This site is under single occupancy and is currently home to MyFresh. MyFresh is the result of a merger between Parripak and Hazeldene. It appears that the building is bespoke and well suited to their needs as manufacturers and distributors of frozen and prepared foods.
Development opportunities		
34	Opportunities for redevelopment / intensification / extension for current use	There is potential for expansion due to the vacant land surrounding the site, but uncertainty as to whether there is sufficient demand for this.
35	Any constraints on redevelopment / intensification / extension	No
Conclusion: market potential		
36	Going forward, if the site is safeguarded for its current use, will it be occupied / well-used?	2 Likely

SITE APPRAISAL		SS018
37	Reasons / comments	Existing businesses use the site well.
<b>Current use - impact</b>		
38	Any adverse impacts of existing use on neighbours or the environment	Was quiet and unobtrusive at the time of the site visit.
<b>Market potential for comprehensive re</b>		
39	For another employment use?	This is a purposed built building suited to the current use
40	For alternative or mixed use?	
<b>Recommendation</b>		
41	Should the site be safeguarded for its existing employment use?	Yes
42	Reasons / comments	This is a well occupied and well used site
43	Any further advice	

## DEVELOPMENT SITES

SITE APPRAISAL		AF005
Question number		
1	Assessor	Richard Pestell/Cathy Hall
2	Date	07 Sep 15
Basic facts		
3	Site ID	AF005
4	Site name	Land to the rear of 29 Clophill Road
		
5	Site address	Clophill Road, Maulden
6	Map ref	Ampthill & Flitwick
7	Brief description	A vacant site to the rear of B2 employment land, with potential for development.
8	Site area, ha	1.8
9	Current use	Greenfield
10	If currently vacant, previous use	N/a
11	Proposed employment land use	Mixed B uses
Planning		
12	Is the site formally identified for employment? If yes, give details	Adopted Site Allocations Development Plan Document (2011) Policy EA7: Allocated for 1.8ha B1, B2, B8 employment

## DEVELOPMENT SITES


SITE APPRAISAL		AF005
13	Any relevant planning history	Approved planning permission for 2650sqm of B1 (MB/06/00846/FULL)
14	Is the site in the floodplain?	No
15	Any other policy designations	No
<b>Strategic accessibility</b>		
16	Describe - proximity to Mway/principal roads	The site is 1.5 miles from the A6, and 6.9 miles from the M1.
17	Score	3 reasonable
<b>Local access</b>		
18	Describe - e.g. visibility splays, new road access	Access to this site is through a small residential cluster, new road access would be required.
19	Score	2 good
<b>Public transport access</b>		
20	Describe - e.g. station, bus stops	There are bus stops within 400m walking distance of the site, the nearest train station is 3.4 miles away in Flitwick.
21	Score	3 reasonable
<b>External environment</b>		
22	Describe - prominence, compatibility of surrounding uses, access to amenities, etc	The site is situated between Maulden and Clophill, two villages. The nearest amenities can be found 0.8 miles away in Maulden.
23	Score	3 reasonable
<b>Internal environment</b>		
24	Describe - any problems with shape, gradient, boundary etc?	No issues
25	Score	1 excellent
<b>Market signals</b>		



## DEVELOPMENT SITES

SITE APPRAISAL		AF005
25	Evidence of developer / occupier interest? Describe	Development has technically commenced on site so permission live but seemingly not being marketed.
26	Other market evidence E.g. local competition, extent and success of similar developments in the market area, local rent levels	Site relatively isolated. Although located adjacent to an existing employment use, no other uses around. Limited market potential for new build employment space in this location.
<b>Conclusion: market potential</b>		
27	If the site is offered to the market for its proposed employment use, free of supply-side constraints, will it be successfully developed and occupied?	3 Hard to tell
28	Reasons / comments	Unclear if any demand and the failure to complete existing planning permission suggests that application for allocated part of the site unlikely to be forthcoming
<b>Supply-side constraints</b>		
29	Any constraints, physical (e.g. ground conditions, infrastructure) or other (e.g. ownership, policy)	No issues
30	Score	1 excellent
<b>Impact</b>		
31	Any adverse impacts of the proposed employment use on neighbours or the environment	The residential dwellings between the site and the Clophill Road may be affected due to the development of an access road to the site.
<b>Market potential for alternative uses</b>		
32	For another employment use?	In market terms, may be more suited to light industrial than permitted office use
33	For alternative or mixed use?	Could be suitable for residential use
<b>RECOMMENDATION</b>		
34	Should the site be identified for its existing employment use?	Maybe / depends
35	Reasons / comments	Limited evidence that the existing permission will be completed and unlikely that new build employment floorspace will be viable when vacant premises exist
36	Any further advice	Employment vs residential balancing

## DEVELOPMENT SITES

SITE APPRAISAL		AF007
Question number		
1	Assessor	Richard Pestell/Cathy Hall
2	Date	07 Sep 15
Basic facts		
3	Site ID	AF007
4	Site name	Land to the rear of Station Road/Doolittle Mill
		
5	Site address	Station Road, Ampthill
6	Map ref	Ampthill & Flitwick
7	Brief description	6.22ha is allocated but likely to be 1.62ha B1, with the remainder industrial requiring different access.
8	Site area, ha	6.2
9	Current use	Greenfield
10	If currently vacant, previous use	None
11	Proposed employment land use	Mixed B uses
Planning		
12	Is the site formally identified for employment? If yes, give details	Adopted Site Allocations Development Plan Document (2011) Policy EA3: Allocated for 6.22ha B1, B2, B8 employment


## DEVELOPMENT SITES

SITE APPRAISAL		AF007
13	Any relevant planning history	No relevant history
14	Is the site in the floodplain?	Zone 3 - partial
15	Any other policy designations	No
<b>Strategic accessibility</b>		
16	Describe - proximity to Mway/principal roads	The site is 4.6 miles from the A6, and 5.8 miles from the nearest junction onto the M1.
17	Score	3 reasonable
<b>Local access</b>		
18	Describe - e.g. visibility splays, new road access	Access intended to be gained through the adjacent employment site for the southern part of the site. Unclear how the northern part would be accessed but initial view indicates that options for access through AF006 may be limited because of different ownership and more limited development
19	Score	4 poor
<b>Public transport access</b>		
20	Describe - e.g. station, bus stops	The nearest bus stop is 1.4 miles away on Flitwick Road, the nearest train station is 2.5 miles away in Flitwick.
21	Score	3 reasonable
<b>External environment</b>		
22	Describe - prominence, compatibility of surrounding uses, access to amenities, etc	The site is located to the south of another industrial site
23	Score	2 good
<b>Internal environment</b>		
24	Describe - any problems with shape, gradient, boundary etc?	The site is very narrow as it is restricted by the railway to the west.
25	Score	3 reasonable
<b>Market signals</b>		

## DEVELOPMENT SITES

SITE APPRAISAL		AF007
25	Evidence of developer / occupier interest? Describe	This site has the potential as an extension to Doolittle Mill, which has been very successful.
26	Other market evidence E.g. local competition, extent and success of similar developments in the market area, local rent levels	Proximity to Doolittle Yard and Mill, two successful office locations, makes this site viable for a similar development
<b>Conclusion: market potential</b>		
27	If the site is offered to the market for its proposed employment use, free of supply-side constraints, will it be successfully developed and occupied?	2 Likely
28	Reasons / comments	The site is strategically located near to Doolittle Yard and Mill, two sites which have had great success as office locations.
<b>Supply-side constraints</b>		
29	Any constraints, physical (e.g. ground conditions, infrastructure) or other (e.g. ownership, policy)	Some issues to address on the site, such as the removal of historic railway spoil. Additionally access constraints may prejudice delivery.
30	Score	4 Major constraints - solution will need intervention not yet committed
<b>Impact</b>		
31	Any adverse impacts of the proposed employment use on neighbours or the environment	The development of this site may have an impact upon the small dwelling - Doolittle Mill Cottage but overall would represent an improvement to a poorly maintained site.
<b>Market potential for alternative uses</b>		
32	For another employment use?	Could accommodate any type of employment uses - further offices would have synergy with Doolittle Mill and Yard, conversely industrial would link with Station Road industrial estate
33	For alternative or mixed use?	Unlikely - railway line and surrounding uses likely to render alternatives inappropriate.
<b>RECOMMENDATION</b>		
34	Should the site be identified for its existing employment use?	Maybe / depends
35	Reasons / comments	The site has many constraints which may prevent it being developed.
36	Any further advice	Safeguard if there is a shortage of supply

## DEVELOPMENT SITES

SITE APPRAISAL		AF015
<b>Question number</b>		
1	Assessor	Richard Pestell/Cathy Hall
2	Date	07 Sep 15
<b>Basic facts</b>		
3	Site ID	AF015
4	Site name	Land at Steppingly Road and Froghall Road
		
5	Site address	Steppingly Road/Froghall Road, Flitwick
6	Map ref	Ampthill & Flitwick
7	Brief description	Part of larger residential-led development which is currently being implemented, outline permission granted for B1 and B2 office use
8	Site area, ha	15.9
9	Current use	Greenfield
10	If currently vacant, previous use	N/a
11	Proposed employment land use	Office
<b>Planning</b>		
12	Is the site formally identified for employment? If yes, give details	Adopted Site Allocations Development Plan Document (2011) Policy MA2: Allocated for 15.92ha masterplan of 450 dwellings, and at least 1.1ha of B1 and B2 employment land


## DEVELOPMENT SITES

SITE APPRAISAL		AF015
13	Any relevant planning history	Planning permission (CB/13/00728/OUT) for residential-led development including B1 and B2 employment use for 4,400 sqm
14	Is the site in the floodplain?	No
15	Any other policy designations	No
<b>Strategic accessibility</b>		
16	Describe - proximity to Mway/principal roads	6.5 miles from M1 (J13) and 4.7 miles from A6, via A507. Direct access to A507.
17	Score	3 reasonable
<b>Local access</b>		
18	Describe - e.g. visibility splays, new road access	Outline permission allows for direct access from Froghall Road independent of residential development. No access at present but likely to be a significant issue due to proximity to railway bridge and associated transport issues.
19	Score	2 good
<b>Public transport access</b>		
20	Describe - e.g. station, bus stops	None in proximity of site
21	Score	4 poor
<b>External environment</b>		
22	Describe - prominence, compatibility of surrounding uses, access to amenities, etc	Located close to other employment uses at Doolittle Mill and Yard so potential to replicate success of those developments.
23	Score	2 good
<b>Internal environment</b>		
24	Describe - any problems with shape, gradient, boundary etc?	Site regular and will be cleared
25	Score	1 excellent
<b>Market signals</b>		

## DEVELOPMENT SITES

SITE APPRAISAL		AF015
25	Evidence of developer / occupier interest? Describe	None. Currently being marketed on a freehold basis with outline permission as a cleared site but no plots prepared for development.
26	Other market evidence E.g. local competition, extent and success of similar developments in the market area, local rent levels	Close location with Doolittle Mill and Yard sites
<b>Conclusion: market potential</b>		
27	If the site is offered to the market for its proposed employment use, free of supply-side constraints, will it be successfully developed and occupied?	3 Hard to tell
28	Reasons / comments	Unclear if demand exists given presence of allocation at AF007 on which no planning application has ever been submitted.
<b>Supply-side constraints</b>		
29	Any constraints, physical (e.g. ground conditions, infrastructure) or other (e.g. ownership, policy)	No infrastructure at present - terms of marketing indicate that this will not be implemented by residential developer. May prejudice delivery.
30	Score	4 Major constraints - solution will need intervention not yet committed
<b>Impact</b>		
31	Any adverse impacts of the proposed employment use on neighbours or the environment	Permission for B1 and B2 uses. Adjoining future residential likely to limit potential for any antisocial occupiers taking the site. Similarly access issues may generate significant
<b>Market potential for alternative uses</b>		
32	For another employment use?	Unlikely given residential neighbours. More industrial-focused uses likely to conflict with these occupiers.
33	For alternative or mixed use?	Likely that if no demand, developer will seek to secure residential on site as an extension to the rest of the site
<b>RECOMMENDATION</b>		
34	Should the site be identified for its existing employment use?	Maybe / depends
35	Reasons / comments	Allocation needs to be reduced to reflect only a portion of the site may ever come forward for employment purposes.
36	Any further advice	Policies should be formulated to ensure marketing meaningful to guard against pressure to release for residential.

## DEVELOPMENT SITES

SITE APPRAISAL		AF017
Question number		
1	Assessor	Ashleigh Cook and Matthew Scott
2	Date	13 Oct 15
Basic facts		
3	Site ID	AF017
4	Site name	Land south of Wixams, Chapel End
		
5	Site address	Thickthorn Lane, Bedford, Central Bedfordshire MK45 3NG
6	Map ref	Ampthill & Flitwick
7	Brief description	This is a large vacant greenfield site currently used by Thickthorn Farm.
8	Site area, ha	59.5
9	Current use	Greenfield
10	If currently vacant, previous use	N/a
11	Proposed employment land use	Mixed B uses
Planning		
12	Is the site formally identified for employment? If yes, give details	Adopted Site Allocations Development Plan Document (2011) Policy MA3: Allocated for mixed use development comprising 1000+ dwellings. and a minimum of 5ha of employment land




## DEVELOPMENT SITES

SITE APPRAISAL		AF017
13	Any relevant planning history	This land was identified by Central Bedfordshire Council as suitable for mixed use development of 1000+ dwellings and a minimum of 5ha of employment land. As part of the expansion of Wixams, the Wixam Park Master Plan identifies this land as part of its further development of housing in the area. This land will not be developed until the Wixams development has completed its earliest stages.
14	Is the site in the floodplain?	No
15	Any other policy designations	No
<b>Strategic accessibility</b>		
16	Describe - proximity to Mway/principal roads	2.1 miles from A421 and 7 miles from the M1. Direct access to the B530
17	Score	3 reasonable
<b>Local access</b>		
18	Describe - e.g. visibility splays, new road access	Access is currently through an untarmacked single lane track, so new access road would need to be created.
19	Score	3 reasonable
<b>Public transport access</b>		
20	Describe - e.g. station, bus stops	Bus stop less than 400m from site, nearest rail station at Kempston Hardwick is 1.4 miles away - there will be a train station as part of the Wixams development.
21	Score	2 good
<b>External environment</b>		
22	Describe - prominence, compatibility of surrounding uses, access to amenities, etc	Surrounding uses are all agricultural, nearest town centre is 5 miles away in Bedford.
23	Score	3 reasonable
<b>Internal environment</b>		
24	Describe - any problems with shape, gradient, boundary etc?	Site is flat and used for farmland.
25	Score	1 excellent
<b>Market signals</b>		

## DEVELOPMENT SITES

SITE APPRAISAL		AF017
25	Evidence of developer / occupier interest? Describe	No current evidence
26	Other market evidence E.g. local competition, extent and success of similar developments in the market area, local rent levels	As this site is close to Bedford, the main competition from existing employment sites comes from here. There are 29 properties currently available within 5 miles of this site. These serve a variety of B1, B2 and B8 purposes.
<b>Conclusion: market potential</b>		
27	If the site is offered to the market for its proposed employment use, free of supply-side constraints, will it be successfully developed and occupied?	2 Likely
28	Reasons / comments	The land would be used for the Wixams employment provision
<b>Supply-side constraints</b>		
29	Any constraints, physical (e.g. ground conditions, infrastructure) or other (e.g. ownership, policy)	No constraints at present - site would require another development nearby to come forward first.
30	Score	2 Constraints likely to be resolved by market or intervention already committed
<b>Impact</b>		
31	Any adverse impacts of the proposed employment use on neighbours or the environment	There are no neighbours to this site
<b>Market potential for alternative uses</b>		
32	For another employment use?	This land will act as an expansion to the proposed Wixams site, providing the potential for additional employment land.
33	For alternative or mixed use?	The site is suitable for residential and mixed use development following on from the development of the residential site at Wixams.
<b>RECOMMENDATION</b>		
34	Should the site be identified for its existing employment use?	Maybe / depends
35	Reasons / comments	There is currently no existing employment use, and the employment allocation should be altered to reflect the number of homes planned for the land.
36	Any further advice	

## DEVELOPMENT SITES

SITE APPRAISAL		BS012
Question number		
1	Assessor	Ashleigh Cook and Matthew Scott
2	Date	13 Oct 15
Basic facts		
3	Site ID	BS012
4	Site name	Land East of Biggleswade Road, Potton
		
5	Site address	Biggleswade Road, Sandy, Central Bedfordshire SG19 2LX
6	Map ref	Biggleswade/Sandy
7	Brief description	This is a large vacant greenfield site currently being used as agricultural land. There are medium to long term plans to redevelop this site into a residential led mixed use area, including 1ha of employment land.
8	Site area, ha	6.7
9	Current use	Greenfield
10	If currently vacant, previous use	N/a
11	Proposed employment land use	Mixed B uses
Planning		
12	Is the site formally identified for employment? If yes, give details	Adopted Site Allocations Development Plan Document (2011) Policy MA5: Allocated for 1 ha of B1 land


## DEVELOPMENT SITES

SITE APPRAISAL		BS012
13	Any relevant planning history	Planning permission (CB/13/00921/OUT) has been granted for the development of 150 dwellings and 1ha of B1 employment land.
14	Is the site in the floodplain?	No
15	Any other policy designations	No
<b>Strategic accessibility</b>		
16	Describe - proximity to Mway/principal roads	3,7 miles from the A1. Direct access to the B1040
17	Score	3 reasonable
<b>Local access</b>		
18	Describe - e.g. visibility splays, new road access	There is currently no access road, new access would need to be created.
19	Score	3 reasonable
<b>Public transport access</b>		
20	Describe - e.g. station, bus stops	Bus stop less than 400m from site, nearest train station at Sandy is 3 miles away
21	Score	2 good
<b>External environment</b>		
22	Describe - prominence, compatibility of surrounding uses, access to amenities, etc	Surrounding uses are agricultural and residential. The nearest town centre is in Potton, 0.6 miles away
23	Score	2 good
<b>Internal environment</b>		
24	Describe - any problems with shape, gradient, boundary etc?	Site is unproblematic
25	Score	1 excellent
<b>Market signals</b>		

## DEVELOPMENT SITES

SITE APPRAISAL		BS012
25	Evidence of developer / occupier interest? Describe	No current evidence
26	Other market evidence E.g. local competition, extent and success of similar developments in the market area, local rent levels	Barford and Co submitted a report in 2013 suggesting Competition from other employment sites comes from Sandy, where there are currently 9 employment properties available for rental. These units tend to be offices or small to mid-sized industrial units. There is also employment land available close to the Middlefield Industrial Estate and Beamish Close. This 0.79ha site has outline permission for B1, B2 and B8 uses.
<b>Conclusion: market potential</b>		
27	If the site is offered to the market for its proposed employment use, free of supply-side constraints, will it be successfully developed and occupied?	3 Hard to tell
28	Reasons / comments	Potton is a small town with a population of around 5,000 people. It is difficult to predict what demand would arise from such a small population, or what demand there would be from further afield.
<b>Supply-side constraints</b>		
29	Any constraints, physical (e.g. ground conditions, infrastructure) or other (e.g. ownership, policy)	Used as farmland, only constraint may be ownership related.
30	Score	2 Constraints likely to be resolved by market or intervention already committed
<b>Impact</b>		
31	Any adverse impacts of the proposed employment use on neighbours or the environment	Residential neighbours to the north may be affected if site is used for heavy industrial usage.
<b>Market potential for alternative uses</b>		
32	For another employment use?	Due to residential nature of the land it is unlikely that this site could be used for an alternative employment use other than services to meet the needs of the area.
33	For alternative or mixed use?	Could be more suitable as residential in line with the rest of the redevelopment as unclear that there is demand for new-build employment floorspace
<b>RECOMMENDATION</b>		
34	Should the site be identified for its existing employment use?	Maybe / depends
35	Reasons / comments	Demand for new employment sites in this location is uncertain, therefore the site may be more suitable for further housing.
36	Any further advice	Balancing residential vs employment

## DEVELOPMENT SITES

SITE APPRAISAL		BS017
Question number		
1	Assessor	Ashleigh Cook and Matthew Scott
2	Date	13 Oct 15
Basic facts		
3	Site ID	BS017
4	Site name	Land north of Beamish Close, Sandy
		
5	Site address	Beamish Close, Sandy, Central Bedfordshire SG19 1SD
6	Map ref	Biggleswade/Sandy
7	Brief description	This is a large vacant greenfield site currently being used as agricultural land.
8	Site area, ha	10.2
9	Current use	Greenfield
10	If currently vacant, previous use	N/a
11	Proposed employment land use	Mixed B uses
Planning		
12	Is the site formally identified for employment? If yes, give details	Adopted Site Allocations Development Plan Document (2011) Policy EA2: Allocated for 10ha B1, B2, and B8 employment land

## DEVELOPMENT SITES

SITE APPRAISAL		BS017
13	Any relevant planning history	No
14	Is the site in the floodplain?	No
15	Any other policy designations	No
<b>Strategic accessibility</b>		
16	Describe - proximity to Mway/principal roads	0.7 miles from A1
17	Score	2 good
<b>Local access</b>		
18	Describe - e.g. visibility splays, new road access	The current access road is direct to A1
19	Score	3 reasonable
<b>Public transport access</b>		
20	Describe - e.g. station, bus stops	Bus stop less than 400m from site, nearest train station at Sandy is 1.7 miles away
21	Score	2 good
<b>External environment</b>		
22	Describe - prominence, compatibility of surrounding uses, access to amenities, etc	There are existing industrial units to the south of the site. The surround area is agricultural and residential.
23	Score	2 good
<b>Internal environment</b>		
24	Describe - any problems with shape, gradient, boundary etc?	Site is unproblematic
25	Score	1 excellent
<b>Market signals</b>		




## DEVELOPMENT SITES

SITE APPRAISAL		BS017
25	Evidence of developer / occupier interest? Describe	No current evidence
26	Other market evidence E.g. local competition, extent and success of similar developments in the market area, local rent levels	The 0.79ha vacant plot immediately to the South West of the site is currently available through Davies King. This site is for sale at a price of £695,000 and has outline planning permission for B1, B2 and B8 uses.
<b>Conclusion: market potential</b>		
27	If the site is offered to the market for its proposed employment use, free of supply-side constraints, will it be successfully developed and occupied?	2 Likely
28	Reasons / comments	The site is well located on the A1, where agent consultation has indicated that there is strong demand for industrial sites. There is a large industrial estate to the south which has been successful.
<b>Supply-side constraints</b>		
29	Any constraints, physical (e.g. ground conditions, infrastructure) or other (e.g. ownership, policy)	Used as farmland, only constraint may be ownership related.
30	Score	2 Constraints likely to be resolved by market or intervention already committed
<b>Impact</b>		
31	Any adverse impacts of the proposed employment use on neighbours or the environment	Residential neighbours to the south and local school may be affected if site is used for heavy industrial usage.
<b>Market potential for alternative uses</b>		
32	For another employment use?	This site is situated nearby mixed B class employment land and as such this would be the most suitable type of development for this land
33	For alternative or mixed use?	No scope for alternative or mixed use
<b>RECOMMENDATION</b>		
34	Should the site be identified for its existing employment use?	Yes
35	Reasons / comments	The site should be developed for its existing employment allocation
36	Any further advice	



## DEVELOPMENT SITES

SITE APPRAISAL		BS023
Question number		
1	Assessor	Ashleigh Cook and Matthew Scott
2	Date	13 Oct 15
Basic facts		
3	Site ID	BS023
4	Site name	Stratton Park and Farm
		
5	Site address	Stratton Park and Farm, London Rd, Biggleswade SG18 9SX
6	Map ref	Biggleswade/Sandy
7	Brief description	This site is comprised of vacant farmland to the south of Stratton Business Park (BS005)
8	Site area, ha	20.5
9	Current use	Greenfield
10	If currently vacant, previous use	N/a
11	Proposed employment land use	Mixed B uses
Planning		
12	Is the site formally identified for employment? If yes, give details	Adopted Site Allocations Development Plan Document (2011) Policy EA1: Land East of Stratton Business Park - Allocated for 15ha B1, B2, and B8 employment development. Policy E1:


## DEVELOPMENT SITES

SITE APPRAISAL		BS023
13	Any relevant planning history	The Local Development Order for Stratton Business Park has been granted, enabling the local authority to permit specific types of development in designated areas. The LDO makes locating within this site, phase 4, more attractive. Permission (MB/04/00259/FULL) has been granted for the construction of roads and access to serve Phase 4 of the development. The land is being marketed as 'G-Park', a development site with the opportunity for a self contained distribution facility (subject to planning)
14	Is the site in the floodplain?	No
15	Any other policy designations	No
<b>Strategic accessibility</b>		
16	Describe - proximity to Mway/principal roads	Direct access to the A1 using road access from Stratton Business Park
17	Score	1 excellent
<b>Local access</b>		
18	Describe - e.g. visibility splays, new road access	Access roads would need to be extended from Stratton Business park into the site, but quality infrastructure connecting the site to the A1 is already in place
19	Score	2 good
<b>Public transport access</b>		
20	Describe - e.g. station, bus stops	Bus stop less than 400m away, within Stratton Business Park. The nearest train station is 2.2 miles away at Biggleswade.
21	Score	2 good
<b>External environment</b>		
22	Describe - prominence, compatibility of surrounding uses, access to amenities, etc	There are existing industrial units at Stratton Business Park, the surrounding area is agricultural land. There is some residential usage to the north.
23	Score	2 good
<b>Internal environment</b>		
24	Describe - any problems with shape, gradient, boundary etc?	Site is unproblematic
25	Score	1 excellent
<b>Market signals</b>		

## DEVELOPMENT SITES

SITE APPRAISAL		BS023
25	Evidence of developer / occupier interest? Describe	No current evidence
26	Other market evidence E.g. local competition, extent and success of similar developments in the market area, local rent levels	Existing phases of Stratton Business Park have been successful, with the strategic location on the A1.
<b>Conclusion: market potential</b>		
27	If the site is offered to the market for its proposed employment use, free of supply-side constraints, will it be successfully developed and occupied?	2 Likely
28	Reasons / comments	This site adjoins the existing successful Stratton Park. It is likely that the strategic location on the A1 will make this an attractive opportunity for potential occupiers.
<b>Supply-side constraints</b>		
29	Any constraints, physical (e.g. ground conditions, infrastructure) or other (e.g. ownership, policy)	Used as farmland, only constraint may be ownership related.
30	Score	2 Constraints likely to be resolved by market or intervention already committed
<b>Impact</b>		
31	Any adverse impacts of the proposed employment use on neighbours or the environment	Due to proximity to industrial park, general industry use is recommended.
<b>Market potential for alternative uses</b>		
32	For another employment use?	This land is identified for the expansion of Stratton Business Park and will be used for mixed B class employment land
33	For alternative or mixed use?	No
<b>RECOMMENDATION</b>		
34	Should the site be identified for its existing employment use?	Yes
35	Reasons / comments	The site should be brought forward and used for the recommended employment use.
36	Any further advice	

## DEVELOPMENT SITES

SITE APPRAISAL		CM005
<b>Question number</b>		
1	Assessor	Ashleigh Cook and Matthew Scott
2	Date	13 Oct 15
<b>Basic facts</b>		
3	Site ID	CM005
4	Site name	Land off University Way
		
5	Site address	Wharley End, Bedford, Central Bedfordshire MK43 0SZ
6	Map ref	Cranfield/Marston Vale
7	Brief description	This site is vacant land and a car garage within the Cranfield University Campus. Access is off a narrow road.
8	Site area, ha	5.3
9	Current use	Industry + Greenfield
10	If currently vacant, previous use	N/a
11	Proposed employment land use	Mixed B uses
<b>Planning</b>		
12	Is the site formally identified for employment? If yes, give details	Adopted Site Allocations Development Plan Document (2011) Policy EA5: Allocated for B1 employment


## DEVELOPMENT SITES

SITE APPRAISAL		CM005
13	Any relevant planning history	This is a site which is allocated for 5ha of B1 employment land, but no planning application has come forward as yet.
14	Is the site in the floodplain?	No
15	Any other policy designations	No
<b>Strategic accessibility</b>		
16	Describe - proximity to Mway/principal roads	Site is 4.2 miles from the M1
17	Score	3 reasonable
<b>Local access</b>		
18	Describe - e.g. visibility splays, new road access	Road access to the site may need to be improved due to the narrowness of the current road.
19	Score	3 reasonable
<b>Public transport access</b>		
20	Describe - e.g. station, bus stops	Bus stop is less than 400m from site, and the nearest train station, Ridgmont is 5.7 miles away.
21	Score	3 reasonable
<b>External environment</b>		
22	Describe - prominence, compatibility of surrounding uses, access to amenities, etc	Surrounding uses include Cranfield Airport, Cranfield Technology park, retail and student accommodation as well as some university buildings within Cranfield university campus
23	Score	3 reasonable
<b>Internal environment</b>		
24	Describe - any problems with shape, gradient, boundary etc?	No physical constraints on the site.
25	Score	2 good
<b>Market signals</b>		

## DEVELOPMENT SITES

SITE APPRAISAL		CM005
25	Evidence of developer / occupier interest? Describe	No current evidence
26	Other market evidence E.g. local competition, extent and success of similar developments in the market area, local rent levels	There are currently vacant units within the Innovation Centre at the Cranfield University Technology Park. As the benefits of locating within this site are fairly unique (access to academic knowledge) it is difficult to establish what the demand will be. Cranfield Technology park is currently developing a masterplan for the improvement and expansion of that site.
<b>Conclusion: market potential</b>		
27	If the site is offered to the market for its proposed employment use, free of supply-side constraints, will it be successfully developed and occupied?	3 Hard to tell
28	Reasons / comments	Demand for this site is difficult to predict, as noted above.
<b>Supply-side constraints</b>		
29	Any constraints, physical (e.g. ground conditions, infrastructure) or other (e.g. ownership, policy)	Part of the land is used for agriculture and the other for a car garage, there may be ownership constraints.
30	Score	2 Constraints likely to be resolved by market or intervention already committed
<b>Impact</b>		
31	Any adverse impacts of the proposed employment use on neighbours or the environment	No impacts predicted
<b>Market potential for alternative uses</b>		
32	For another employment use?	This site is suited to the allocated mixed B1 employment use
33	For alternative or mixed use?	Could be used for residential
<b>RECOMMENDATION</b>		
34	Should the site be identified for its existing employment use?	Maybe / depends
35	Reasons / comments	Given role of Cranfield, retaining the site for employment use would be preferred, particularly given the release of land within the wider Cranfield site to residential purposes
36	Any further advice	Employment vs residential balancing

## DEVELOPMENT SITES

SITE APPRAISAL		CM007
Question number		
1	Assessor	Ashleigh Cook and Matthew Scott
2	Date	13 Oct 15
Basic facts		
3	Site ID	CM007
4	Site name	Cranfield Air Park, Cranfield
		
5	Site address	Land east of College Road, MK43 0DA
6	Map ref	Cranfield/Marston Vale
7	Brief description	This site is greenfield land to the west of Cranfield Air Park
8	Site area, ha	12.3
9	Current use	Greenfield
10	If currently vacant, previous use	N/a
11	Proposed employment land use	Mixed B uses
Planning		
12	Is the site formally identified for employment? If yes, give details	No

## DEVELOPMENT SITES


SITE APPRAISAL		CM007
13	Any relevant planning history	Permission has been granted and work has commenced for proposal mb/01/00367, for Airpark developments, including hang garage, training facilities, and airfield related business units. This permission comprises 9,290sqm B8 employment floorspace
14	Is the site in the floodplain?	No
15	Any other policy designations	No
<b>Strategic accessibility</b>		
16	Describe - proximity to Mway/principal roads	Site is 4 miles from the M1.
17	Score	3 reasonable
<b>Local access</b>		
18	Describe - e.g. visibility splays, new road access	Road networks are fairly average, located along a B road and without any direct access. Access roads would need to be developed.
19	Score	3 reasonable
<b>Public transport access</b>		
20	Describe - e.g. station, bus stops	Bus stop is 0.7 miles from site, and the nearest train station, Ridgmont is 5.45 miles away.
21	Score	3 reasonable
<b>External environment</b>		
22	Describe - prominence, compatibility of surrounding uses, access to amenities, etc	Surrounding uses include Cranfield Airport (over which part of the site overlaps), retail and student accommodation as well as some university buildings within Cranfield university campus
23	Score	3 reasonable
<b>Internal environment</b>		
24	Describe - any problems with shape, gradient, boundary etc?	Site does not have any access and overlaps with airport land
25	Score	4 poor
<b>Market signals</b>		



## DEVELOPMENT SITES

SITE APPRAISAL		CM007
25	Evidence of developer / occupier interest? Describe	Currently under development for airport-related activity, indicating niche demand.
26	Other market evidence E.g. local competition, extent and success of similar developments in the market area, local rent levels	There are currently vacant units at the nearby Cranfield Technology Park This centre has achieved impressive occupiers such as Nissan.
<b>Conclusion: market potential</b>		
27	If the site is offered to the market for its proposed employment use, free of supply-side constraints, will it be successfully developed and occupied?	3 Hard to tell
28	Reasons / comments	The roads leading to the site are not ideal and access to the site itself is currently particularly poor.
<b>Supply-side constraints</b>		
29	Any constraints, physical (e.g. ground conditions, infrastructure) or other (e.g. ownership, policy)	Although within airport land, appears to be being brought forward. No evidence of constraints
30	Score	2 Constraints likely to be resolved by market or intervention already committed
<b>Impact</b>		
31	Any adverse impacts of the proposed employment use on neighbours or the environment	No
<b>Market potential for alternative uses</b>		
32	For another employment use?	This would be a purpose built development suitable for its proposed use only.
33	For alternative or mixed use?	No
<b>RECOMMENDATION</b>		
34	Should the site be identified for its existing employment use?	Yes
35	Reasons / comments	Further enhances Cranfield's role as an R&D employment hub
36	Any further advice	

## DEVELOPMENT SITES

SITE APPRAISAL		CM008
Question number		
1	Assessor	Ashleigh Cook and Matthew Scott
2	Date	13 Oct 15
Basic facts		
3	Site ID	CM008
4	Site name	Land east of Bedford Road
		
5	Site address	Bedford, Central Bedfordshire MK43 0EG
6	Map ref	Cranfield/Marston Vale
7	Brief description	This site was greenfield land, half of which has now been developed into residential housing. The northern half remains greenfield.
8	Site area, ha	27.9
9	Current use	Resi + Greenfield
10	If currently vacant, previous use	N/a
11	Proposed employment land use	Mixed B uses
Planning		
12	Is the site formally identified for employment? If yes, give details	No


## DEVELOPMENT SITES

SITE APPRAISAL		CM008
13	Any relevant planning history	Part of the site has now been developed by Barratt Homes into housing, following planning application (MB/06/00593/OUT) for 480 dwellings, 3 hectares of B1 employment, and local facilities. And a variation of condition has been made (CB/13/04079/VOC) to change the footprint of the site and the community sports hall.
14	Is the site in the floodplain?	No
15	Any other policy designations	saved Local Plan Policy HO8 - Housing Allocation
<b>Strategic accessibility</b>		
16	Describe - proximity to Mway/principal roads	0.76 miles from A421, 4.5 miles from M1
17	Score	2 good
<b>Local access</b>		
18	Describe - e.g. visibility splays, new road access	This is a highly residential area with residential road access.
19	Score	3 reasonable
<b>Public transport access</b>		
20	Describe - e.g. station, bus stops	Bus stop less than 400m from site, and the nearest train station, Millbrook is 1.4 miles away.
21	Score	2 good
<b>External environment</b>		
22	Describe - prominence, compatibility of surrounding uses, access to amenities, etc	Surrounding uses are mainly residential and agricultural.
23	Score	2 good
<b>Internal environment</b>		
24	Describe - any problems with shape, gradient, boundary etc?	Site has been partially developed into residential development
25	Score	3 reasonable
<b>Market signals</b>		

## DEVELOPMENT SITES

SITE APPRAISAL		CM008
25	Evidence of developer / occupier interest? Describe	Half of site has been developed into Marston Park Housing development by Barratt Homes. No immediate evidence of employment land being marketed.
26	Other market evidence E.g. local competition, extent and success of similar developments in the market area, local rent levels	There is limited availability of existing B use units within the surrounding area, with only 3 currently available. There are also 3 development sites currently available with planning permission for a range of B uses.
<b>Conclusion: market potential</b>		
27	If the site is offered to the market for its proposed employment use, free of supply-side constraints, will it be successfully developed and occupied?	3 Hard to tell
28	Reasons / comments	It is unclear what the housebuilder's intention is for the rest of the site is.
<b>Supply-side constraints</b>		
29	Any constraints, physical (e.g. ground conditions, infrastructure) or other (e.g. ownership, policy)	Land owned by Barratt Homes
30	Score	2 Constraints likely to be resolved by market or intervention already committed
<b>Impact</b>		
31	Any adverse impacts of the proposed employment use on neighbours or the environment	Residential development is likely to limit likely tenants of the employment space, if it comes forward.
<b>Market potential for alternative uses</b>		
32	For another employment use?	No
33	For alternative or mixed use?	Residential
<b>RECOMMENDATION</b>		
34	Should the site be identified for its existing employment use?	Maybe / depends
35	Reasons / comments	Limited availability of other B class space in the local area suggests should be protected. But unclear whether new build space is viable in this location.
36	Any further advice	Employment vs residential balancing

## DEVELOPMENT SITES

SITE APPRAISAL		CM009
Question number		
1	Assessor	Ashleigh Cook and Matthew Scott
2	Date	13 Oct 15
Basic facts		
3	Site ID	CM009
4	Site name	Land at Moreteyne Farm, Marston Moretaine
		
5	Site address	Bedford, Central Bedfordshire MK43 0NY
6	Map ref	Cranfield/Marston Vale
7	Brief description	This site is greenfield vacant land with good accessibility to main roads. There appears to be a residential development beginning on the site.
8	Site area, ha	25.5
9	Current use	Greenfield + Beginnings of resi dev
10	If currently vacant, previous use	N/a
11	Proposed employment land use	Mixed B uses
Planning		
12	Is the site formally identified for employment? If yes, give details	Adopted Site Allocations Development Plan Document (2011) Policy MA4: Mixed use allocation - including 7ha employment land

## DEVELOPMENT SITES


SITE APPRAISAL		CM009
13	Any relevant planning history	This site was originally allocated for 125 dwellings plus 7ha of employment land. CB/15/00209/out is the most recent permission for this site. Proposing up to 365 dwellings, local facilities, 0.6ha of land for a care home, and up to 0.42ha of land for B1 business use, with a retail allocation of up to 500sqm. This application has now been approved.
14	Is the site in the floodplain?	No
15	Any other policy designations	No
<b>Strategic accessibility</b>		
16	Describe - proximity to Mway/principal roads	0.4 miles from A421, 4 miles from M1
17	Score	2 good
<b>Local access</b>		
18	Describe - e.g. visibility splays, new road access	This is a new site which would have been a strategic location for employment in close proximity to the residential area.
19	Score	3 reasonable
<b>Public transport access</b>		
20	Describe - e.g. station, bus stops	Bus stop less than 400m from site, and the nearest train station, Millbrook is 1.8 miles away.
21	Score	2 good
<b>External environment</b>		
22	Describe - prominence, compatibility of surrounding uses, access to amenities, etc	Surrounding uses are mainly residential and agricultural.
23	Score	1 excellent
<b>Internal environment</b>		
24	Describe - any problems with shape, gradient, boundary etc?	No problems with the site
25	Score	2 good
<b>Market signals</b>		

## DEVELOPMENT SITES

SITE APPRAISAL		CM009
25	Evidence of developer / occupier interest? Describe	Bovis Homes have started developing the northern section of the site into Moreteyne Park. The development has only just begun.
26	Other market evidence E.g. local competition, extent and success of similar developments in the market area, local rent levels	There are a 15 available employment properties within the surrounding area. There are a number of offices available at the Cranfield Technology park and land available for larger scale distribution at Prologis Marston Gate. Warehouse space is available at Millbrook Technology Centre.
<b>Conclusion: market potential</b>		
27	If the site is offered to the market for its proposed employment use, free of supply-side constraints, will it be successfully developed and occupied?	3 Hard to tell
28	Reasons / comments	This land was preferred by the developer for residential, but there is still some vacant land remaining which could be taken forward as employment land.
<b>Supply-side constraints</b>		
29	Any constraints, physical (e.g. ground conditions, infrastructure) or other (e.g. ownership, policy)	Bovis Homes own the land?
30	Score	2 Constraints likely to be resolved by market or intervention already committed
<b>Impact</b>		
31	Any adverse impacts of the proposed employment use on neighbours or the environment	Residential development is likely to limit likely tenants of the employment space, if it comes forward.
<b>Market potential for alternative uses</b>		
32	For another employment use?	No
33	For alternative or mixed use?	Residential
<b>RECOMMENDATION</b>		
34	Should the site be identified for its existing employment use?	Maybe / depends
35	Reasons / comments	Employment space limited in the scale of the whole development. Unclear whether it is being adequately marketed and issue of new build space not being viable may impinge delivery
36	Any further advice	Employment vs residential balancing



## DEVELOPMENT SITES

SITE APPRAISAL		SS004
<b>Question number</b>		
1	Assessor	Ashleigh Cook and Matthew Scott
2	Date	08 Oct 15
<b>Basic facts</b>		
3	Site ID	SS004
4	Site name	Land to the east and west of Arlesey
		
5	Site address	Eastern land is located to the east of House Lane and High Street, western land is located to the west of High Street, enclosed by the railway line
6	Map ref	Shefford/Stotfold
7	Brief description	Eastern site is farm land, western site is privately owned land, comprising scrub and trees. The western site adjoins the railway line on one side. Whole site is 77.26ha
8	Site area, ha	11.0
9	Current use	Greenfield
10	If currently vacant, previous use	N/a
11	Proposed employment land use	Mixed B uses
<b>Planning</b>		
12	Is the site formally identified for employment? If yes, give details	Adopted Site Allocations Development Plan Document (2011) Policy MA8: Mixed use development of 1000 dwellings and 10ha employment land




## DEVELOPMENT SITES

SITE APPRAISAL		SS004
13	Any relevant planning history	The Arlesey Masterplan was adopted in 2014 - to deliver an extension to the town of 1000 houses and 10ha of employment land. So far, planning application ( 15/02916/REG3) has been submitted for the construction of access roads for the site.
14	Is the site in the floodplain?	No
15	Any other policy designations	No
<b>Strategic accessibility</b>		
16	Describe - proximity to Mway/principal roads	New access roads would be required. Potential to connect the site directly to the A507.
17	Score	2 good
<b>Local access</b>		
18	Describe - e.g. visibility splays, new road access	Access would be part of the wider development of the site.
19	Score	2 good
<b>Public transport access</b>		
20	Describe - e.g. station, bus stops	Both are less than 400m from a bus stop, and 0.7 miles from Arlesey Train Station
21	Score	2 good
<b>External environment</b>		
22	Describe - prominence, compatibility of surrounding uses, access to amenities, etc	Surrounding area is mainly residential
23	Score	3 reasonable
<b>Internal environment</b>		
24	Describe - any problems with shape, gradient, boundary etc?	Eastern land is open grassy farmland. Western site may have issues with clearing overgrown shrubbery
25	Score	3 reasonable
<b>Market signals</b>		

## DEVELOPMENT SITES

SITE APPRAISAL		SS004
25	Evidence of developer / occupier interest? Describe	A planning application has been submitted for the access arrangements indicating some degree of commitment.
26	Other market evidence E.g. local competition, extent and success of similar developments in the market area, local rent levels	There are 3 other small scale local industrial/business sites within the local area. There is a wealth of supply of existing employment stock within 5 miles of the site (57 properties currently marketed), mainly due to the proximity to Letchworth.
<b>Conclusion: market potential</b>		
27	If the site is offered to the market for its proposed employment use, free of supply-side constraints, will it be successfully developed and occupied?	3 Hard to tell
28	Reasons / comments	The proposed access road providing a direct link to the A507 would enhance the market potential of the site.
<b>Supply-side constraints</b>		
29	Any constraints, physical (e.g. ground conditions, infrastructure) or other (e.g. ownership, policy)	No major issues
30	Score	2 Constraints likely to be resolved by market or intervention already committed
<b>Impact</b>		
31	Any adverse impacts of the proposed employment use on neighbours or the environment	This development will have an impact on the local town through the large number of homes and jobs being created.
<b>Market potential for alternative uses</b>		
32	For another employment use?	N/A
33	For alternative or mixed use?	
<b>RECOMMENDATION</b>		
34	Should the site be identified for its existing employment use?	Maybe / depends
35	Reasons / comments	
36	Any further advice	

## DEVELOPMENT SITES

SITE APPRAISAL		SS010
Question number		
1	Assessor	Ashleigh Cook and Matthew Scott
2	Date	08 Oct 15
Basic facts		
3	Site ID	SS010
4	Site name	Land to the south of Stotfold
		
5	Site address	Land is located on the northern side of the A507
6	Map ref	Shefford/Stotfold
7	Brief description	The majority of this land has now been developed for residential usage by Persimmon Homes, as Trinity Manor. There are two employment parcels outstanding.
8	Site area, ha	32.9
9	Current use	Mixed-use - currently under development
10	If currently vacant, previous use	N/a
11	Proposed employment land use	Office
Planning		
12	Is the site formally identified for employment? If yes, give details	Mid Bedfordshire Local Plan (2005) Policy HO8(10) allocated for 2.27ha B1 employment land


## DEVELOPMENT SITES

SITE APPRAISAL		SS010
13	Any relevant planning history	Planning permission granted (MB/02/00242/OUT) Development involves 650 dwellings and up to 2.27 hectares of employment land (Class B1), neighbourhood centre, a shop (150sqm), and public open space. Development has started.
14	Is the site in the floodplain?	No
15	Any other policy designations	saved Local Plan Policy HO8 - Housing Allocation
<b>Strategic accessibility</b>		
16	Describe - proximity to Mway/principal roads	1 mile from the A1
17	Score	1 excellent
<b>Local access</b>		
18	Describe - e.g. visibility splays, new road access	New local road access required, principal road access is good.
19	Score	2 good
<b>Public transport access</b>		
20	Describe - e.g. station, bus stops	Local bus stop less than 400m away, nearest train station is at Baldock or Arlesey 2.7 miles away
21	Score	3 reasonable
<b>External environment</b>		
22	Describe - prominence, compatibility of surrounding uses, access to amenities, etc	Surrounding uses are residential, so highly compatible for the residential development which has been proposed.
23	Score	2 good
<b>Internal environment</b>		
24	Describe - any problems with shape, gradient, boundary etc?	Unproblematic
25	Score	2 good
<b>Market signals</b>		

## DEVELOPMENT SITES

SITE APPRAISAL		SS010
25	Evidence of developer / occupier interest? Describe	Persimmon Homes have developed the site
26	Other market evidence E.g. local competition, extent and success of similar developments in the market area, local rent levels	With an increasing number of new housing developments in the local area, there will be a requirement for employment land use to facilitate such developments
<b>Conclusion: market potential</b>		
27	If the site is offered to the market for its proposed employment use, free of supply-side constraints, will it be successfully developed and occupied?	3 Hard to tell
28	Reasons / comments	Any potential employment use will be small scale and must complement the highly residential nature of the proposal
<b>Supply-side constraints</b>		
29	Any constraints, physical (e.g. ground conditions, infrastructure) or other (e.g. ownership, policy)	No issues
30	Score	2 Constraints likely to be resolved by market or intervention already committed
<b>Impact</b>		
31	Any adverse impacts of the proposed employment use on neighbours or the environment	No
<b>Market potential for alternative uses</b>		
32	For another employment use?	Requirement for local services for new residential development
33	For alternative or mixed use?	Likely that housebuilder may seek to secure further housing on the site
<b>RECOMMENDATION</b>		
34	Should the site be identified for its existing employment use?	Maybe / depends
35	Reasons / comments	No evidence of active marketing.
36	Any further advice	Residential vs employment balancing exercise.

## DEVELOPMENT SITES

SITE APPRAISAL		SS015
Question number		
1	Assessor	Ashleigh Cook and Matthew Scott
2	Date	08 Oct 15
Basic facts		
3	Site ID	SS015
4	Site name	Bridge Farm vacant land 
5	Site address	To the east of Shefford Road, and north of the A507
6	Map ref	Shefford/Stotfold
7	Brief description	Northern 3/4 of site now housing development by Bovis Homes, St Francis Park. Southern most section has plans for a care home.
8	Site area, ha	5.0
9	Current use	Housing and Greenfield
10	If currently vacant, previous use	N/a
11	Proposed employment land use	Office
Planning		
12	Is the site formally identified for employment? If yes, give details	Adopted Site Allocations Development Plan Document (2011) Policy MA6: Mixed use allocation, for 2 ha employment land

## DEVELOPMENT SITES

SITE APPRAISAL		SS015
13	Any relevant planning history	(12/01123/OUT and 12/01125/OUT) This is a development of 85 dwellings along with 3247sqm of B1a. The housing part of the development is ongoing, and a planning application (14/02182/OUT) for the employment land to become a care home has been refused and applicant has appealed.
14	Is the site in the floodplain?	No
15	Any other policy designations	No
<b>Strategic accessibility</b>		
16	Describe - proximity to Mway/principal roads	In close proximity to A507 and local town centre roads
17	Score	2 good
<b>Local access</b>		
18	Describe - e.g. visibility splays, new road access	New road access to development has already been developed
19	Score	2 good
<b>Public transport access</b>		
20	Describe - e.g. station, bus stops	Bus stops are approximately 400m away, nearest train station is at Arlesey, 4 miles away.
21	Score	3 reasonable
<b>External environment</b>		
22	Describe - prominence, compatibility of surrounding uses, access to amenities, etc	Mainly residential
23	Score	2 good
<b>Internal environment</b>		
24	Describe - any problems with shape, gradient, boundary etc?	None
25	Score	2 good
<b>Market signals</b>		

## DEVELOPMENT SITES

SITE APPRAISAL		SS015
25	Evidence of developer / occupier interest? Describe	Bovis Homes for residential. Castleoak for Care home
26	Other market evidence E.g. local competition, extent and success of similar developments in the market area, local rent levels	Plans for care home on the remaining land.
<b>Conclusion: market potential</b>		
27	If the site is offered to the market for its proposed employment use, free of supply-side constraints, will it be successfully developed and occupied?	3 Hard to tell
28	Reasons / comments	The developer is actively pursuing an alternative use.
<b>Supply-side constraints</b>		
29	Any constraints, physical (e.g. ground conditions, infrastructure) or other (e.g. ownership, policy)	No
30	Score	2 Constraints likely to be resolved by market or intervention already committed
<b>Impact</b>		
31	Any adverse impacts of the proposed employment use on neighbours or the environment	No
<b>Market potential for alternative uses</b>		
32	For another employment use?	N/A
33	For alternative or mixed use?	Planning history indicates that a care home would be viable on the site and is the developer's preferred use.
<b>RECOMMENDATION</b>		
34	Should the site be identified for its existing employment use?	Maybe / depends
35	Reasons / comments	Employment floorspace unlikely to come forward in the short term given current appeal.
36	Any further advice	



## DEVELOPMENT SITES

SITE APPRAISAL		AF011
<b>Question number</b>		
1	Assessor	Ashleigh Cook and Matthew Scott
2	Date	13 Oct 15
<b>Basic facts</b>		
3	Site ID	AF011
4	Site name	Former Cranfield University Campus, Silsoe 
5	Site address	Bedford, Central Bedfordshire MK45 4DT
6	Map ref	Ampthill & Flitwick
7	Brief description	Much of this site has been developed into housing, with 1.2ha of land remaining in employment use. Two commercial development sites available: North site = 0.29ha, South site = 0.53ha - both with planning approval for B1 development.
8	Site area, ha	25.3
9	Current use	Housing development with vacant employment land.
10	If currently vacant, previous use	Employment
11	Proposed employment land use	Office
<b>Planning</b>		
12	Is the site formally identified for employment? If yes, give details	Adopted Site Allocations Development Plan Document (2011) Policy MA9: Mixed use allocation in accordance with approved planning application


## DEVELOPMENT SITES

SITE APPRAISAL		AF011
13	Any relevant planning history	MB/08/02402, CB/11/02639, and CB/12/00894/RM were all granted, leading to the development of 380 dwellings, school, community facilities, outdoor sports facilities, pitches, and open space with means of access. This was a phased development, the first phase has been completed by Miller Homes, and the second is nearing completion by Bloor Homes. The last phase involves the development of 1.2 ha. Of B1 employment land. Following planning application CB/11/02588/DEM, the old employment buildings on site have been demolished. What remains is vacant employment land for development.
14	Is the site in the floodplain?	No
15	Any other policy designations	No
<b>Strategic accessibility</b>		
16	Describe - proximity to Mway/principal roads	This site is accessible from the strategic Barton Road, providing connections to the A6 which is 0.3 miles away, 7 miles from the M1
17	Score	2 good
<b>Local access</b>		
18	Describe - e.g. visibility splays, new road access	Site access was of a high quality, improvements had been made as a part of the residential development.
19	Score	2 good
<b>Public transport access</b>		
20	Describe - e.g. station, bus stops	There are bus stops less than 400m from the site, and the nearest train station at Flitwick is 3.7 miles away.
21	Score	3 reasonable
<b>External environment</b>		
22	Describe - prominence, compatibility of surrounding uses, access to amenities, etc	The site is visible from the A6, although accessible from a smaller road. Surrounding uses include residential and agricultural uses.
23	Score	3 reasonable
<b>Internal environment</b>		
24	Describe - any problems with shape, gradient, boundary etc?	The layout, parking and servicing of the area appears to work well.
25	Score	2 good
<b>Market signals</b>		

## DEVELOPMENT SITES

SITE APPRAISAL		AF011
25	Evidence of developer / occupier interest? Describe	2 commercial development sites available: North site = 0.29ha, South site = 0.53ha - both with planning approval for B1 development.
26	Other market evidence E.g. local competition, extent and success of similar developments in the market area, local rent levels	There are 9 properties currently available for rent within 5 miles of the site, 4 of which are offices located at the Wrest Park Enterprise site within Silsoe. Due to the level of current availability within a mile of the site, there is uncertainty over whether demand is strong enough to warrant further employment sites.
<b>Conclusion: market potential</b>		
27	If the site is offered to the market for its proposed employment use, free of supply-side constraints, will it be successfully developed and occupied?	3 Hard to tell
28	Reasons / comments	Supply in nearby area strong so unclear whether there is market potential to support viable new space.
<b>Supply-side constraints</b>		
29	Any constraints, physical (e.g. ground conditions, infrastructure) or other (e.g. ownership, policy)	
30	Score	2 Constraints likely to be resolved by market or intervention already committed
<b>Impact</b>		
31	Any adverse impacts of the proposed employment use on neighbours or the environment	Quiet residential development which will complement surrounding residential uses.
<b>Market potential for alternative uses</b>		
32	For another employment use?	Due to residential uses surrounding, only lighter employment uses suitable on plot
33	For alternative or mixed use?	
<b>RECOMMENDATION</b>		
34	Should the site be identified for its existing employment use?	Yes
35	Reasons / comments	The 1.2ha employment land that remains should be safeguarded
36	Any further advice	The site boundary will need to be adjusted to reflect the new composition of housing on the site.

## DEVELOPMENT SITES

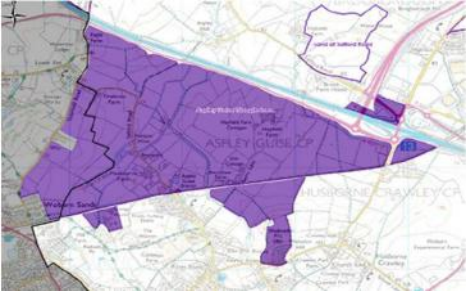
<b>SITE APPRAISAL</b>		AF012
<b>Question number</b>		
1	Assessor	Richard Pestell
2	Date	07 Sep 15
<b>Basic facts</b>		
3	Site ID	AF012
4	Site name	Russell Farm 
5	Site address	New Rd, Maulden, Bedford MK45 2BG
6	Map ref	Ampthill & Flitwick
7	Brief description	Unused field and derelict site (Hiam Business Park) to the rear (frame of building remaining), last occupied in c. 2012
8	Site area, ha	1.2
9	Current use	All vacant
10	If currently vacant, previous use	Employment
11	Proposed employment land use	
<b>Planning</b>		
12	Is the site formally identified for employment? If yes, give details	Adopted Site Allocations Development Plan Document (2011) Policy E1: Safeguarded Key Employment Site

## DEVELOPMENT SITES

SITE APPRAISAL		AF012
13	Any relevant planning history	Last use of part of site appears to have been for dance studio following grant of permission for change of use on Unit 7 from B1 to D2 (June 2012) and VOA history. Planning permission granted August 2013 for four office units (B1/A2), extending 1,072 sqm. Does not appear to have been implemented. Planning permission (15/03990/FULL) for COU from D2 to B1 has been granted, for half of the rear building.
14	Is the site in the floodplain?	No
15	Any other policy designations	No
<b>Strategic accessibility</b>		
16	Describe - proximity to Mway/principal roads	Located on minor C road but less than 500m from A507, 1.7 miles from the junction with A6, and 6.2 miles from junction 12 of the M1.
17	Score	3 reasonable
<b>Local access</b>		
18	Describe - e.g. visibility splays, new road access	Access to Hiam Business Centre unlikely to be suitable for larger goods vehicles or substantial traffic flows.
19	Score	3 reasonable
<b>Public transport access</b>		
20	Describe - e.g. station, bus stops	No public transport local to site
21	Score	5 very poor
<b>External environment</b>		
22	Describe - prominence, compatibility of surrounding uses, access to amenities, etc	Limited prominence. Only farm use apparent and no evidence of employment use or potential use from main road. Although not far from AF003, no clear synergy. Surrounded by greenfields so no obvious neighbour conflicts
23	Score	5 very poor
<b>Internal environment</b>		
24	Describe - any problems with shape, gradient, boundary etc?	Current buildings derelict and extant permissions not implemented
25	Score	5 very poor
<b>Market signals</b>		


## DEVELOPMENT SITES

SITE APPRAISAL		AF012
25	Evidence of developer / occupier interest? Describe	All vacant
26	Other market evidence E.g. local competition, extent and success of similar developments in the market area, local rent levels	Recently marketed for employment use but planning history suggests that residential use will be sought on the site. No similar employment sites in proximity.
<b>Conclusion: market potential</b>		
27	If the site is offered to the market for its proposed employment use, free of supply-side constraints, will it be successfully developed and occupied?	5 No
28	Reasons / comments	Unlikely - has been allowed to fall into dereliction following vacation of previous occupier. Suggests that market demand limited.
<b>Supply-side constraints</b>		
29	Any constraints, physical (e.g. ground conditions, infrastructure) or other (e.g. ownership, policy)	
30	Score	1 No constraints - site immediately available
<b>Impact</b>		
31	Any adverse impacts of the proposed employment use on neighbours or the environment	Adjoins residential property but separate access means that impact of employment use reduced.
<b>Market potential for alternative uses</b>		
32	For another employment use?	Possibly but limited activity suggests no demand for employment-led redevelopment
33	For alternative or mixed use?	Could be put to residential use as previously developed land.
<b>RECOMMENDATION</b>		
34	Should the site be identified for its existing employment use?	Maybe / depends
35	Reasons / comments	Not currently in use and if oversupply of sites, could be released. However, extant permission for four office units runs until 2016.
36	Any further advice	Employment vs residential balancing exercise

SITE APPRAISAL		
Question number		
1	Assessor	Ashleigh Cook & Cathy Hall
2	Date	Nov-15
Basic facts		
3	Site ID	
4	Site name	Aspley Guise Triangle Area
		
5	Site address	Aspley Guise, Bedford MK17 8HS
6	Map ref	
7	Brief description	This site is a large Greenfield site located either side of the M1, near Junction 13 and between Aspley Guise and Ridgmont railway station.
8	Site area, ha	270.0
9	Current use	Vacant greenfield land and some agricultural buildings - also including hayfield farm, a rural barn converted into business park, and some housing in Aspley Guise.
10	If currently vacant, previous use	N/A
11	Proposed employment land use	Strategic warehousing
Planning		
12	Is the site formally identified for employment? If yes, give details	No
13	Any relevant planning history	As part of the withdrawn Development Strategy, the proposed use for this site is either a 330ha mixed use proposal or 270ha for rail freight interchange, employment and CHP.
14	Is the site in the floodplain?	Partially

SITE APPRAISAL		
Question number		
15	Any other policy designations	Central Bedfordshire Core Strategy and Development Management Policies (2009) Policy CS1: South East Milton Keynes Development Strategy, Policy DM15: Biodiversity, Policy CS18: Biodiversity and Geological Conservation.
Strategic accessibility		
16	Describe - proximity to Mway/principal roads	The site is bordered to the north by the A421 and the M1, with Junction 13 providing access to the M1.
17	Score	1 excellent
Local access		
18	Describe - e.g. visibility splays, new road access	As this is a greenfield site, junction improvements and internal access roads would be required. The current external access roads are of a high quality.
19	Score	2 good
Public transport access		
20	Describe - e.g. station, bus stops	It is located near to Ridgmont station which will see improved services following the new passenger services introduced as part of East west Rail's western Section. There are bus stops and a train station at Aspley Guise. More bus stops would be required for the development due to the size of the site.
21	Score	3 reasonable
External environment		
22	Describe - prominence, compatibility of surrounding uses, access to amenities, etc	Its adjacency to the M1 J13 meaning that the site is extremely prominent in commercial terms. More locally, the site is 0.5 miles from the nearest amenity offers at Aspley Guise.
23	Score	2 good
Internal environment		
24	Describe - any problems with shape, gradient, boundary etc?	This greenfield site is in good condition with land that appears to be well maintained with no major barriers to development.
25	Score	1 excellent
Market signals		
25	Evidence of developer / occupier interest? Describe	After securing the initial allocation, there does not appear to be recent activity in relation to bringing this site forward. It is located adjacent to the Prologis site occupied by Amazon and is therefore established as a location for strategic warehousing
26	Other market evidence E.g. local competition, extent and success of similar developments in the market area, local rent levels	The adjacent Prologis Park is at full capacity, with development plans currently processing for another site on the vacant land to the west of the business park. This is a strategic location for such developments.


SITE APPRAISAL		
Question number		
Conclusion: market potential		
27	If the site is offered to the market for its proposed employment use, free of supply-side constraints, will it be successfully developed and occupied?	Yes
28	Reasons / comments	It is likely that there would be demand for strategic warehousing in this location. The market may need to recover further for this to be delivered on a speculative basis.
Supply-side constraints		
29	Any constraints, physical (e.g. ground conditions, infrastructure) or other (e.g. ownership, policy)	The site appears to be unspoilt greenfield land without any contamination or landscape issues. There is evidence of heritage assets on the site near the M1, and any development would impact the green landscape that currently exists. Would require infrastructure to provide access to the strategic road network via J13.
30	Score	2 Constraints likely to be resolved by market or intervention already committed
Impact		
31	Any adverse impacts of the proposed employment use on neighbours or the environment	This is a largely greenfield area, other than Aspley Guise residential area, the surrounding uses are complementary to any future development at this site.
Market potential for alternative uses		
32	For another employment use?	This type of site is ideally suited to strategic warehousing. Any other employment types are only likely to be suitable if the site is taken forward in a more mixed-use manner.
33	For alternative or mixed use?	There is scope in the existing strategic allocation for the site to be developed for mixed uses.
RECOMMENDATION		
34	Classification - local or strategic	Strategic
35	Reasons / comments	The excellent location of the site to the strategic road network make this an obvious candidate for strategic warehousing.
36	Any further advice	The status of the RFI and whether this is being pursued is unclear.

SITE APPRAISAL		
Question number		
1	Assessor	Ashleigh Cook & Cathy Hall
2	Date	Nov-15
Basic facts		
3	Site ID	
4	Site name	Brogborough North Lake, Holcote
		
5	Site address	Bedford Road, Lidlington, Bedford MK43 0NL
6	Map ref	
7	Brief description	This is a large greenfield site which straddles either side of the A421
8	Site area, ha	55.7
9	Current use	Greenfield land in agricultural use
10	If currently vacant, previous use	N/A
11	Proposed employment land use	Mixed B uses
Planning		
12	Is the site formally identified for employment? If yes, give details	No
13	Any relevant planning history	As part of the withdrawn Development Strategy this site was proposed for 31.23ha of employment land and the remainder for woodland. No planning applications have been made.
14	Is the site in the floodplain?	No



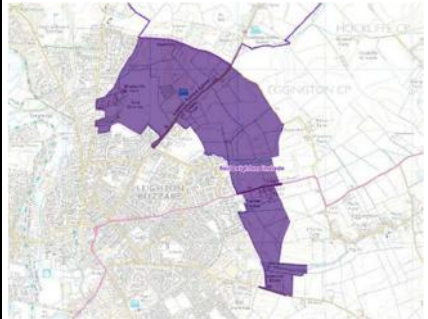
SITE APPRAISAL		
Question number		
15	Any other policy designations	Central Bedfordshire Core Strategy and Development Management Policies (2009) Policy CS16/DM14: Landscape and Woodland - Forest of Marston Vale
Strategic accessibility		
16	Describe - proximity to Mway/principal roads	The site is located along the upgraded A421 dual carriageway, with another access road being provided by Old Bedford Road. The site is 0.6 miles from the M1 (Junction 13).
17	Score	2 good
Local access		
18	Describe - e.g. visibility splays, new road access	The site is adjacent to the A421 and access is proposed via Old Bedford Road.
19	Score	2 good
Public transport access		
20	Describe - e.g. station, bus stops	The nearest bus stops are located 1.5 miles away at Brogborough. There is also access from Millbrook and Ridgemont Station, both of which are 2.5 miles from the site. Neither of these stations are mainline links.
21	Score	2 good
External environment		
22	Describe - prominence, compatibility of surrounding uses, access to amenities, etc	The site is more than 0.5 miles from the nearest amenity offer at Brogborough. Surrounding uses are mainly greenfield, with the nearby town centre as well as the Prologis Park business park.
23	Score	2 good
Internal environment		
24	Describe - any problems with shape, gradient, boundary etc?	This is a generally flat area of greenfield land with a disused railway site.
25	Score	2 good
Market signals		
25	Evidence of developer / occupier interest? Describe	No evidence of developer or occupier interest.
26	Other market evidence E.g. local competition, extent and success of similar developments in the market area, local rent levels	Although located close to Prologis Park, the site may be too small for strategic warehousing and the Aspley Guise site is likely to be commercially more attractive.

SITE APPRAISAL		
Question number		
Conclusion: market potential		
27	If the site is offered to the market for its proposed employment use, free of supply-side constraints, will it be successfully developed and occupied?	Hard to tell
28	Reasons / comments	No active promotion at the moment by a developer.
Supply-side constraints		
29	Any constraints, physical (e.g. ground conditions, infrastructure) or other (e.g. ownership, policy)	The majority of the site is good quality greenfield land, but there is also a disused railway site, suggesting some potential issues. There is also a Scheduled Ancient Monument (a moat) within the site. Whilst the site appears to be well maintained land and has no major barriers to development, it adjoins a site previously used for landfill which is in the process of being restored. This may delay delivery.
30	Score	2 Constraints likely to be resolved by market or intervention already committed
Impact		
31	Any adverse impacts of the proposed employment use on neighbours or the environment	The site is located next to a former landfill site which will be remediated but will mean that its future use could be restricted to heavier industrial uses and could be viewed as a bad neighbour issue.
Market potential for alternative uses		
32	For another employment use?	This site does have potential for employment land use as it is located due north east of the industrial and business estates in Brogborough.
33	For alternative or mixed use?	No
RECOMMENDATION		
34	Classification - local or strategic	Local
35	Reasons / comments	The size of the site does not appear sufficient to accommodate major strategic warehousing - this is largely due to the fact that it is split by the A421. It may be more suited to mixed B employment uses.
36	Any further advice	If the requirement to provide woodland on the site is not carried forward, there may be scope to amend this recommendation.

SITE APPRAISAL		
Question number		
1	Assessor	Ashleigh Cook & Cathy Hall
2	Date	Nov-15
Basic facts		
3	Site ID	
4	Site name	College Road (Wharley Farm)
		
5	Site address	Wharley Farm, College Road, Cranfield, Bedford MK43 0AH
6	Map ref	
7	Brief description	This site is a mixture of greenfield land and existing low grade employment stock, adjacent to the Cranfield University Campus in Cranfield.
8	Site area, ha	17.5
9	Current use	Greenfield with minor employment units which have the potential to be redeveloped within the development.
10	If currently vacant, previous use	N/A
11	Proposed employment land use	Office
Planning		
12	Is the site formally identified for employment? If yes, give details	No
13	Any relevant planning history	CB/14/03794/FULL - This is an application from 2014 for a change of use of the agricultural buildings into general industrial (B2) and storage (B8). Suggesting the site is being used well.
14	Is the site in the floodplain?	No

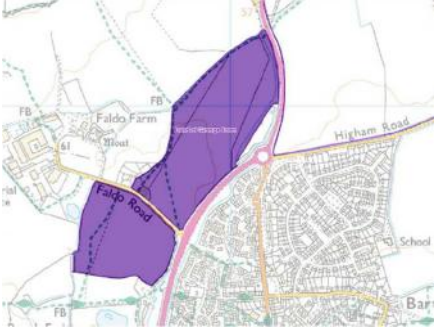
SITE APPRAISAL		
Question number		
15	Any other policy designations	Central Bedfordshire Core Strategy and Development Management Policies (2009) Policy CS16/DM14: Landscape and Woodland - Forest of Marston Vale
Strategic accessibility		
16	Describe - proximity to Mway/principal roads	The site is 4.2 miles from the A421 and 4.8 miles from the M1.
17	Score	3 reasonable
Local access		
18	Describe - e.g. visibility splays, new road access	The area is well served by existing infrastructure for neighbouring uses, but may require junction and internal road improvements.
19	Score	2 good
Public transport access		
20	Describe - e.g. station, bus stops	The nearest bus stop to the site is 0.4 miles away at Cranfield University. The site is poorly connected to the railway network, with the nearest station 5 miles away at Ridgmont Station.
21	Score	3 reasonable
External environment		
22	Describe - prominence, compatibility of surrounding uses, access to amenities, etc	The site is within close proximity of the amenities in Cranfield, and those from Cranfield University as well.
23	Score	2 good
Internal environment		
24	Describe - any problems with shape, gradient, boundary etc?	The site is primarily good quality greenfield land, with some existing low grade employment stock.
25	Score	2 good
Market signals		
25	Evidence of developer / occupier interest? Describe	No evidence of developer or occupier interest.
26	Other market evidence E.g. local competition, extent and success of similar developments in the market area, local rent levels	The surrounding employment is supplied by Cranfield University and Cranfield Technology Park. The technology Park is allocated for employment, and there are plans for expansion. This site would adjoin to the University. Its ability to compete would depend on the level of integration that could be achieved.

SITE APPRAISAL		
Question number		
Conclusion: market potential		
27	If the site is offered to the market for its proposed employment use, free of supply-side constraints, will it be successfully developed and occupied?	Hard to tell
28	Reasons / comments	No active promotion at the moment by a developer. Likely to be necessary if a tenant is to be secured.
Supply-side constraints		
29	Any constraints, physical (e.g. ground conditions, infrastructure) or other (e.g. ownership, policy)	No
30	Score	1 No constraints - site immediately available
Impact		
31	Any adverse impacts of the proposed employment use on neighbours or the environment	Cranfield airport could be a bad neighbour to this site due to noise levels.
Market potential for alternative uses		
32	For another employment use?	This site is located close to the technology park and university in Cranfield and as such would be suited to employment land. Following planning approval the agricultural buildings will be used for general industrial use.
33	For alternative or mixed use?	No
RECOMMENDATION		
34	Classification - local or strategic	Strategic
35	Reasons / comments	The site is in existing employment use but could be used more intensively. It would form an obvious extension to the existing R&D uses at Cranfield.
36	Any further advice	There are a number of sites around Cranfield identified for expansion. It is unclear whether there is developer interest in bringing this site, which is separate from the main technology park, forward.

SITE APPRAISAL		
Question number		
1	Assessor	Ashleigh Cook & Cathy Hall
2	Date	Nov-15
Basic facts		
3	Site ID	
4	Site name	East of Leighton Linslade
		
5	Site address	Leighton Linslade, Leighton Buzzard LU7 9NZ
6	Map ref	
7	Brief description	This site is a large portion of land located to the east of Leighton Linslade, mainly consisting of greenfield land. There are 3 applications granted for this site, encompassing the majority of the land, and providing a mixture of up to 1,220 residential dwellings, new access roads, employment land, community facilities, and retail.
8	Site area, ha	238.0
9	Current use	Vacant Greenfield with agricultural land and quarrying
10	If currently vacant, previous use	N/A
11	Proposed employment land use	Urban extension
Planning		
12	Is the site formally identified for employment? If yes, give details	No
13	Any relevant planning history	Withdrawn Development Strategy Policy DS 60-66 Strategic Allocation CB/11/04444/OUT - This planning permission is for The Stearn Land and is for a residential development of up to 270 dwellings with associated landscaping, open space, and access roads. CB/11/02827 - This planning permission is for Clipstone Park is for Class B1, B2, B8 Employment, Renewable Energy Plant and Recycling Facility, a Neighbourhood Centre, Retail Uses, a Public House, a Multi Purpose Hall, a GP Surgery, Offices, a Children's Nursery, and Associated Car Parking, Community Hall, Elderly Person Care Home of up to 70 Beds, a New Eastern Link Road between Vandyke Road and Stanbridge Road. CB/11/01937/OUT - This planning permission is for Chamberlain's Barn, and is for a mixed development including up to 950 dwellings, a site for a school, and a local retail and community use centre. Considering these permissions, 44,650sqm of employment floorspace has been approved, of which it is mainly office.
14	Is the site in the floodplain?	Partially

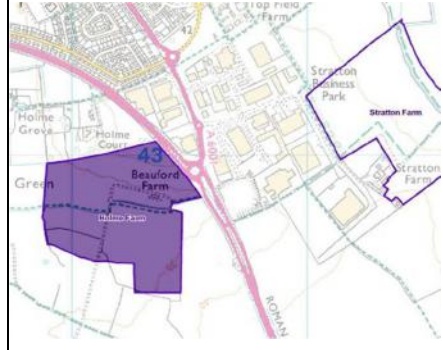
SITE APPRAISAL		
Question number		
15	Any other policy designations	South Bedfordshire Local Plan (2004) Policy GB1: Green Belt
Strategic accessibility		
16	Describe - proximity to Mway/principal roads	The nearest road is the A4012, which runs through the site. The A505 also runs to the south of the site. The A5 is only 2.2 miles to the east of the site.
17	Score	2 good
Local access		
18	Describe - e.g. visibility splays, new road access	The approved mixed-use development will include necessary infrastructure for local access.
19	Score	2 good
Public transport access		
20	Describe - e.g. station, bus stops	The site contains a number of bus stops in Eggington, and is 2.5 miles from Leighton Buzzard Train station. If the site were developed it is likely that public transport connections would be extended accordingly.
21	Score	2 good
External environment		
22	Describe - prominence, compatibility of surrounding uses, access to amenities, etc	The site is adjacent to Stanbridge road employment area and relatively close to Leighton Buzzard's employment sites. The site is 1.6 miles from the nearest amenities in Leighton Buzzard.
23	Score	3 reasonable
Internal environment		
24	Describe - any problems with shape, gradient, boundary etc?	The land is in good condition and appears well maintained. The landscape is generally flat with no obvious obstacles.
25	Score	2 good
Market signals		
25	Evidence of developer / occupier interest? Describe	No evidence of developer or occupier interest.
26	Other market evidence E.g. local competition, extent and success of similar developments in the market area, local rent levels	

SITE APPRAISAL		
Question number		
Conclusion: market potential		
27	If the site is offered to the market for its proposed employment use, free of supply-side constraints, will it be successfully developed and occupied?	Hard to tell
28	Reasons / comments	Dependent on how the employment space comes forward e.g. whether it is build out as part of the development or whether it would be sold separately for another developer to complete. If the former, occupation more likely.
Supply-side constraints		
29	Any constraints, physical (e.g. ground conditions, infrastructure) or other (e.g. ownership, policy)	This site is immediately available as vacant greenfield land, that land appears unspoilt and with no contamination issues.
30	Score	1 No constraints - site immediately available
Impact		
31	Any adverse impacts of the proposed employment use on neighbours or the environment	Given the current greenfield use and surrounding residential use, there are currently no bad neighbour issues.
Market potential for alternative uses		
32	For another employment use?	Given the employment space will form part of an urban extension, heavier employment uses unlikely to be suitable on the site.
33	For alternative or mixed use?	Large mixed-use scheme so employment provided alongside new homes, community facilities etc.
RECOMMENDATION		
34	Classification - local or strategic	Local
35	Reasons / comments	The quantum of employment land within the overall residential-led development is limited - Framework Plan indicates c.13 ha. Unlikely to offer strategic appeal.
36	Any further advice	Provisions should be made to ensure that the employment element of the land can be delivered e.g. infrastructure is in place irrespective of progress on the residential scheme.

SITE APPRAISAL		
Question number		
1	Assessor	Ashleigh Cook & Cathy Hall
2	Date	Nov-15
Basic facts		
3	Site ID	
4	Site name	Grange Farm, Barton-le-Clay
		
5	Site address	Barton Mill Lane, Off Faldo Lane, Barton le Clay, Bedford MK45 4RF
6	Map ref	
7	Brief description	This is a large parcel of land to the north west of Barton-le-Clay.
8	Site area, ha	12.0
9	Current use	Small retail development, greenfield and agricultural buildings
10	If currently vacant, previous use	N/A
11	Proposed employment land use	Mixed B uses
Planning		
12	Is the site formally identified for employment? If yes, give details	No
13	Any relevant planning history	No
14	Is the site in the floodplain?	Partially

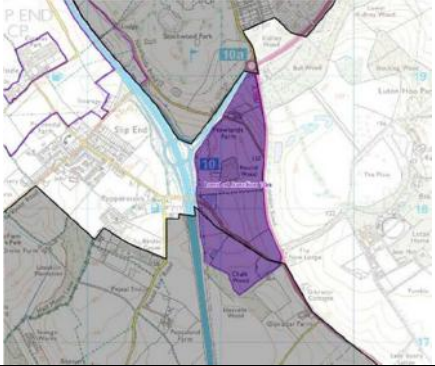
SITE APPRAISAL		
Question number		
15	Any other policy designations	South Bedfordshire Local Plan (2004) Policy GB1: Green Belt
Strategic accessibility		
16	Describe - proximity to Mway/principal roads	The site is adjacent to the A6 strategic road
17	Score	3 reasonable
Local access		
18	Describe - e.g. visibility splays, new road access	The site appears to be unspoilt greenfield land with good accessibility from the A6, although new access points may need to be developed.
19	Score	2 good
Public transport access		
20	Describe - e.g. station, bus stops	The nearest bus stop is 0.7 miles away within Barton-le-Clay. The nearest train station at Harlington is 3.7 miles away.
21	Score	3 reasonable
External environment		
22	Describe - prominence, compatibility of surrounding uses, access to amenities, etc	The site is in close proximity to Barton Industrial Estate, possibly providing complimentary facilities. The site is approximately 1 mile from the nearest amenities at Barton-le-clay.
23	Score	2 good
Internal environment		
24	Describe - any problems with shape, gradient, boundary etc?	The site is in good condition with land that appears flat and well maintained with no barriers to development.
25	Score	1 excellent
Market signals		
25	Evidence of developer / occupier interest? Describe	No evidence of developer or occupier interest.
26	Other market evidence E.g. local competition, extent and success of similar developments in the market area, local rent levels	

SITE APPRAISAL		
Question number		
Conclusion: market potential		
27	If the site is offered to the market for its proposed employment use, free of supply-side constraints, will it be successfully developed and occupied?	Hard to tell
28	Reasons / comments	No active promotion of the site at present
Supply-side constraints		
29	Any constraints, physical (e.g. ground conditions, infrastructure) or other (e.g. ownership, policy)	The site is immediately available as greenfield land without any contamination or landscape issues. However, it is allocated as green belt so would require review and release to be able to be developed.
30	Score	4 Major constraints - solution will need intervention not yet committed
Impact		
31	Any adverse impacts of the proposed employment use on neighbours or the environment	Given the greenfield nature of the site, the proximity to an industrial estate, and the nearby residential area, this site has no bad neighbour issues currently.
Market potential for alternative uses		
32	For another employment use?	This site is strategically located near established industrial uses at Barton Industrial Estate, as well as the residential dwellings at Barton-le-Clay. This site could services as a suitable employment function.
33	For alternative or mixed use?	No
RECOMMENDATION		
34	Classification - local or strategic	Local
35	Reasons / comments	The site's proximity to the A6 is not sufficient to make it truly strategically attractive. Likely to be more suited to local employment uses.
36	Any further advice	

SITE APPRAISAL		
Question number		
1	Assessor	Ashleigh Cook & Cathy Hall
2	Date	Nov-15
Basic facts		
3	Site ID	
4	Site name	Land at Holme Green Farm
		
5	Site address	Land at Holme Green Farm, Biggleswade SG18 9ST
6	Map ref	
7	Brief description	This is a greenfield site that is adjacent to the A1 and opposite the established Stratton Business Park in Biggleswade.
8	Site area, ha	27.2
9	Current use	Greenfield and agricultural buildings
10	If currently vacant, previous use	N/A
11	Proposed employment land use	Other
Planning		
12	Is the site formally identified for employment? If yes, give details	No
13	Any relevant planning history	This site has no formal employment allocation but its proposed capacity is for mixed use development of B2/B8 employment, residential, and road based retail.
14	Is the site in the floodplain?	No

SITE APPRAISAL		
Question number		
15	Any other policy designations	No
Strategic accessibility		
16	Describe - proximity to Mway/principal roads	The site is adjacent to the A1
17	Score	2 good
Local access		
18	Describe - e.g. visibility splays, new road access	New access roads may be required to provide adequate road facilities for any future development.
19	Score	2 good
Public transport access		
20	Describe - e.g. station, bus stops	The site is 0.3 miles from the nearest bus stop within Stratton Business Park, and 1.7 miles from Biggleswade Train Station - getting to both of these would require crossing the A1 - this severance would need to be resolved with any development.
21	Score	3 reasonable
External environment		
22	Describe - prominence, compatibility of surrounding uses, access to amenities, etc	This site is in close proximity to Stratton Business Park. The site is 1.3 miles from the amenities of Biggleswade.
23	Score	2 good
Internal environment		
24	Describe - any problems with shape, gradient, boundary etc?	The site appears to be in good condition with no major barriers to development. The land is flat without any obstacles.
25	Score	1 excellent
Market signals		
25	Evidence of developer / occupier interest? Describe	It is owned by Bedfordshire County Council so bringing the land forward for development would depend on their disposal strategy.
26	Other market evidence E.g. local competition, extent and success of similar developments in the market area, local rent levels	This is a strong employment area. There are plans to expand Stratton Business park to the west this land may provide the opportunity to expand to the south across the A1.

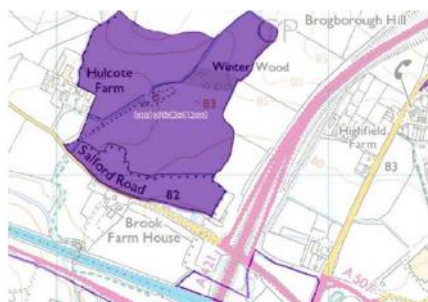
SITE APPRAISAL		
Question number		
Conclusion: market potential		
27	If the site is offered to the market for its proposed employment use, free of supply-side constraints, will it be successfully developed and occupied?	Hard to tell
28	Reasons / comments	The severance created by the A1 is likely to reduce its commercial attractiveness relative to an expansion of Stratton Business Park.
Supply-side constraints		
29	Any constraints, physical (e.g. ground conditions, infrastructure) or other (e.g. ownership, policy)	This site is immediately available as vacant greenfield land with no contamination or obvious constraints. Improvements to the access is required but this would form part of a planning application. There is wind farm permission to the south of the site, but this is beyond the required 250m buffer zone.
30	Score	2 Constraints likely to be resolved by market or intervention already committed
Impact		
31	Any adverse impacts of the proposed employment use on neighbours or the environment	There are some industrial uses in the nearby stratton business park, making this a potentially complimentary piece of land.
Market potential for alternative uses		
32	For another employment use?	This site is well positioned to form an employment extension to Stratton Business Park
33	For alternative or mixed use?	
RECOMMENDATION		
34	Classification - local or strategic	Local
35	Reasons / comments	The site does not have the strategic accessibility necessary for it to be considered a strategic employment site.
36	Any further advice	It could be an important local site if it was integrated successfully with Stratton Business Park.

SITE APPRAISAL		
Question number		
1	Assessor	Ashleigh Cook & Cathy Hall
2	Date	Nov-15
<b>Basic facts</b>		
3	Site ID	
4	Site name	Land at Junction 10(a) M1
		
5	Site address	Luton, Bedford LU1 4LB
6	Map ref	
7	Brief description	This site is a large greenfield site situated between the M1 and London Road south of Luton. It also has a number of small farm buildings within it. The site is also part of Dacorum Borough Council's area
8	Site area, ha	23.0
9	Current use	Greenfield and agricultural land
10	If currently vacant, previous use	N/A
11	Proposed employment land use	Strategic warehousing
<b>Planning</b>		
12	Is the site formally identified for employment? If yes, give details	No
13	Any relevant planning history	As part of the withdrawn Development Strategy its proposed capacity is for 23ha of Grade B1 office space, Transport interchange, airport parking, and retail (shop and restaurant) facilities
14	Is the site in the floodplain?	No

SITE APPRAISAL		
Question number		
15	Any other policy designations	South Bedfordshire Local Plan (2004) Policy GB1: Green Belt, Policy NE3: Area of Great Landscape Value.
<b>Strategic accessibility</b>		
16	Describe - proximity to Mway/principal roads	The site is bordered to the east by the A1081, and to the west by the M1. Junction 10a has recently been subject to major investment to upgrade it.
17	Score	1 excellent
<b>Local access</b>		
18	Describe - e.g. visibility splays, new road access	There are junction improvements underway at J10a, improving the road and access network considerably.
19	Score	2 good
<b>Public transport access</b>		
20	Describe - e.g. station, bus stops	There are numerous bus stops surrounding the site, and the nearest train station is 1.7 miles away at Luton Airport Parkway.
21	Score	2 good
<b>External environment</b>		
22	Describe - prominence, compatibility of surrounding uses, access to amenities, etc	The site is in close proximity to the Capability Green Business Park in Luton as well as Luton Airport. The nearest amenity offer is provided 1.7 miles away in Luton town centre.
23	Score	3 reasonable
<b>Internal environment</b>		
24	Describe - any problems with shape, gradient, boundary etc?	The site is in good condition with well maintained flat land. The farm buildings may be the only barrier to development.
25	Score	2 good
<b>Market signals</b>		
25	Evidence of developer / occupier interest? Describe	The M1 is a key corridor for strategic warehousing growth. Whilst there is no site-specific interest in the public domain, it is likely that the site would be attractive to developers and occupiers.
26	Other market evidence E.g. local competition, extent and success of similar developments in the market area, local rent levels	There is no strategic warehousing of this type nearby; however, this may not be due to lack of demand. The upgrades to the motorway junction are likely to improved its commercial attractiveness.

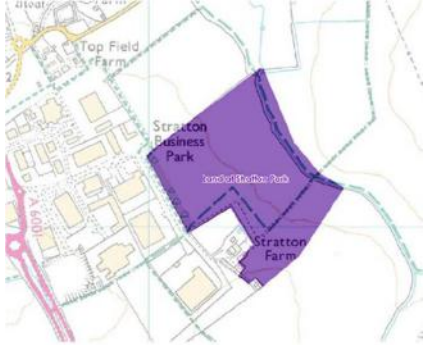


SITE APPRAISAL		
Question number		
Conclusion: market potential		
27	If the site is offered to the market for its proposed employment use, free of supply-side constraints, will it be successfully developed and occupied?	Hard to tell
28	Reasons / comments	Excellent strategic access - M1 and Luton airport. The site lies on the border of Central Bedfordshire with Dacorum and Luton; development of the site would therefore need careful co-operation with those authorities.
Supply-side constraints		
29	Any constraints, physical (e.g. ground conditions, infrastructure) or other (e.g. ownership, policy)	The completion of the junction works means that the site is immediately available as it is primarily greenfield land and there appears to be no major constraints or contamination issues. However, it is allocated as green belt and would need to be released for development.
30	Score	4 Major constraints - solution will need intervention not yet committed
Impact		
31	Any adverse impacts of the proposed employment use on neighbours or the environment	Given the surrounding greenfield nature of the site there are currently no bad neighbour issues.
Market potential for alternative uses		
32	For another employment use?	This site is in an ideal location for employment land to make good use of the M1.
33	For alternative or mixed use?	No
RECOMMENDATION		
34	Classification - local or strategic	Strategic
35	Reasons / comments	Excellent access to the M1 so would suitable for strategic warehousing.
36	Any further advice	

SITE APPRAISAL		
Question number		
1	Assessor	Ashleigh Cook & Cathy Hall
2	Date	Nov-15
Basic facts		
3	Site ID	
4	Site name	Land at Salford Road, Hulcote
		
5	Site address	Milton Keynes MK17 8BS
6	Map ref	
7	Brief description	This site is a large area of greenfield land north of the M1 and near the major junction at J13.
8	Site area, ha	36.0
9	Current use	Vacant greenfield and agricultural buildings
10	If currently vacant, previous use	N/A
11	Proposed employment land use	Strategic warehousing
Planning		
12	Is the site formally identified for employment? If yes, give details	No
13	Any relevant planning history	No
14	Is the site in the floodplain?	No


SITE APPRAISAL		
Question number		
15	Any other policy designations	Central Bedfordshire Core Strategy and Development Management Policies (2009) Policy CS16/DM14: Landscape and Woodland - Forest of Marston Vale
Strategic accessibility		
16	Describe - proximity to Mway/principal roads	The site is less than 0.5 miles to the A421 and the M1.
17	Score	1 excellent
Local access		
18	Describe - e.g. visibility splays, new road access	The site is physically separated from existing sites due to the M1 and A421, but with improved access roads this could become a strategic site.
19	Score	2 good
Public transport access		
20	Describe - e.g. station, bus stops	The site is 1.1 miles from bus stops at Brogborough and Ridgmont, as well as Ridgmont Train Station - these are on the opposite side of the M1, so not ideal for pedestrians.
21	Score	3 reasonable
External environment		
22	Describe - prominence, compatibility of surrounding uses, access to amenities, etc	The site is close to Prologis Park and Marston Gate Distribution Park. The site is 1.1. miles from local amenities at Brogborough.
23	Score	2 good
Internal environment		
24	Describe - any problems with shape, gradient, boundary etc?	This site is flat vacant greenfield land with some parts used for agriculture, with related buildings.
25	Score	2 good
Market signals		
25	Evidence of developer / occupier interest? Describe	The M1 is a key corridor for strategic warehousing growth. Whilst there is no site-specific interest in the public domain, it is likely that the site would be attractive to developers and occupiers.
26	Other market evidence E.g. local competition, extent and success of similar developments in the market area, local rent levels	Prologis Park is at full capacity, with expansion planned, showing that this is a strong employment area. There is strong market interest in this site.

SITE APPRAISAL		
Question number		
Conclusion: market potential		
27	If the site is offered to the market for its proposed employment use, free of supply-side constraints, will it be successfully developed and occupied?	Yes
28	Reasons / comments	Good strategic access and near to existing warehousing locations.
Supply-side constraints		
29	Any constraints, physical (e.g. ground conditions, infrastructure) or other (e.g. ownership, policy)	The site is in good condition with no obvious signs of potential obstacles or contamination. Would require access.
30	Score	2 Constraints likely to be resolved by market or intervention already committed
Impact		
31	Any adverse impacts of the proposed employment use on neighbours or the environment	Given the size and greenfield nature of the site and surrounding areas, there does not appear to be any bad neighbour issues.
Market potential for alternative uses		
32	For another employment use?	This site is strategically located near to the industrial parks and business estates of Brogborough, such as Prologis Park. The surrounding land use is agricultural, however, the strategic location near to the M1 makes this a suitable site for employment use.
33	For alternative or mixed use?	No
RECOMMENDATION		
34	Classification - local or strategic	Strategic
35	Reasons / comments	Excellent accessibility to M1 and proximity to existing warehousing sites.
36	Any further advice	

SITE APPRAISAL		
Question number		
1	Assessor	Ashleigh Cook & Cathy Hall
2	Date	Nov-15
Basic facts		
3	Site ID	
4	Site name	Land at Stratton Park + BS006
		
5	Site address	Bedford SG18 8QA
6	Map ref	
7	Brief description	This is a greenfield site that is adjacent to the established Stratton Business Park
8	Site area, ha	42.0
9	Current use	Vacant greenfield and agriculture
10	If currently vacant, previous use	N/A
11	Proposed employment land use	Mixed B uses
Planning		
12	Is the site formally identified for employment? If yes, give details	No
13	Any relevant planning history	As part of the Phase 5 and 6 development of Stratton Business park, planning permission has been granted for CB/15/03078/OUT - Outline: B1, B2 & B8 use employment development with associated infrastructure and ancillary works; all matters reserved except means of access.
14	Is the site in the floodplain?	No

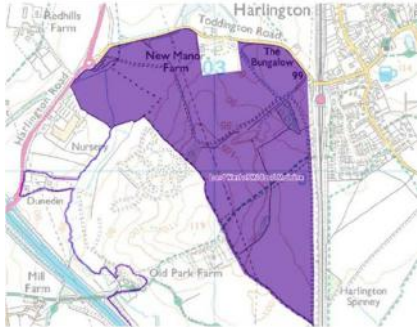
SITE APPRAISAL		
Question number		
15	Any other policy designations	Central Bedfordshire Core Strategy and Development Management Policies (2009) Policy CS3: Healthy and Sustainable Communities, Policy DM17: Accessible Greenspaces.
Strategic accessibility		
16	Describe - proximity to Mway/principal roads	The site is 1 mile from the A6001 and A1
17	Score	2 good
Local access		
18	Describe - e.g. visibility splays, new road access	The site appears in good condition, and would require extensions to the current road access if there were to be development on the site.
19	Score	2 good
Public transport access		
20	Describe - e.g. station, bus stops	The site is 0.2miles from the nearest bus stop within Stratton Business Park, and 1.7 miles from Biggleswade Train Station.
21	Score	2 good
External environment		
22	Describe - prominence, compatibility of surrounding uses, access to amenities, etc	This site is in close proximity to Stratton Business Park and other neighbouring industrial uses. The site is 1.3 miles from the amenities of Biggleswade.
23	Score	2 good
Internal environment		
24	Describe - any problems with shape, gradient, boundary etc?	This is a well maintained area of greenfield land which has a small stream running through it.
25	Score	2 good
Market signals		
25	Evidence of developer / occupier interest? Describe	Yes - current planning application by Woods Hardwick
26	Other market evidence E.g. local competition, extent and success of similar developments in the market area, local rent levels	Due to this sites vicinity to Stratton Business park - it is in a highly strategic location, and presents a good opportunity for development.

SITE APPRAISAL		
Question number		
Conclusion: market potential		
27	If the site is offered to the market for its proposed employment use, free of supply-side constraints, will it be successfully developed and occupied?	Yes
28	Reasons / comments	Proximity to Stratton Business Park as an established location.
Supply-side constraints		
29	Any constraints, physical (e.g. ground conditions, infrastructure) or other (e.g. ownership, policy)	This is a generally flat and well maintained piece of greenfield land, the only barrier to development may be a small stream running through the site. There are no contamination issues.
30	Score	2 Constraints likely to be resolved by market or intervention already committed
Impact		
31	Any adverse impacts of the proposed employment use on neighbours or the environment	There are some industrial uses in the area, other than this there is only greenfield land and there does not appear to be any bad neighbour issues.
Market potential for alternative uses		
32	For another employment use?	This site is well suited to the proposed mixed B employment use due to its close proximity to the well established Stratton Park industrial estate.
33	For alternative or mixed use?	No
RECOMMENDATION		
34	Classification - local or strategic	Local
35	Reasons / comments	Expansion of existing local employment area
36	Any further advice	

SITE APPRAISAL		
Question number		
1	Assessor	Ashleigh Cook & Cathy Hall
2	Date	Nov-15
Basic facts		
3	Site ID	
4	Site name	Land north of Sunderland Road
		
5	Site address	Sandy, Bedford SG19 1SD
6	Map ref	
7	Brief description	This is a greenfield site to the north east of Sandy and lying adjacent to the railway line. This site is located to the north of a proposed development site (BS017), which lies to the north of a well occupied and successful industrial site. The site is not formally identified for employment, however its proposed capacity is for employment land extension to Middlefield Industrial Estate to the south.
8	Site area, ha	21.0
9	Current use	Vacant greenfield and agricultural
10	If currently vacant, previous use	N/A
11	Proposed employment land use	Mixed B uses
Planning		
12	Is the site formally identified for employment? If yes, give details	No
13	Any relevant planning history	No
14	Is the site in the floodplain?	No

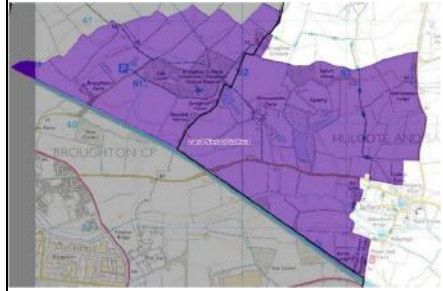
SITE APPRAISAL		
Question number		
15	Any other policy designations	No
Strategic accessibility		
16	Describe - proximity to Mway/principal roads	The site is 1 mile from the A1
17	Score	3 reasonable
Local access		
18	Describe - e.g. visibility splays, new road access	There are currently no direct access roads to this site, these would be required.
19	Score	3 reasonable
Public transport access		
20	Describe - e.g. station, bus stops	The site is 0.5 miles from the nearest bus stop within Girtford. The nearest train station is 2.3 miles away in Sandy.
21	Score	3 reasonable
External environment		
22	Describe - prominence, compatibility of surrounding uses, access to amenities, etc	The site is 2 miles from the local amenities in Sandy town centre. There are numerous local industrial sites nearby, as well as the residential development in Sandy.
23	Score	3 reasonable
Internal environment		
24	Describe - any problems with shape, gradient, boundary etc?	There is a small stream running through this site, otherwise, it is in good condition without any barriers to development.
25	Score	2 good
Market signals		
25	Evidence of developer / occupier interest? Describe	None
26	Other market evidence E.g. local competition, extent and success of similar developments in the market area, local rent levels	Would act as an extension to existing nearby employment uses but unclear if there is demand for new build space in this location; there are some vacancies within the existing site which are likely to reduce the short-term prospects of delivery

SITE APPRAISAL		
Question number		
Conclusion: market potential		
27	If the site is offered to the market for its proposed employment use, free of supply-side constraints, will it be successfully developed and occupied?	Hard to tell
28	Reasons / comments	New build may not be viable given the amount of existing floorspace nearby.
Supply-side constraints		
29	Any constraints, physical (e.g. ground conditions, infrastructure) or other (e.g. ownership, policy)	This site is vacant greenfield land but would require the land to the south to be developed first before this site could be brought forward. The site has a small stream which may be an obstacle to development. Otherwise there are no contamination issues.
30	Score	2 Constraints likely to be resolved by market or intervention already committed
Impact		
31	Any adverse impacts of the proposed employment use on neighbours or the environment	Given the greenfield nature of the site, there are no bad neighbour issues.
Market potential for alternative uses		
32	For another employment use?	This site is strategically located to the north of established employment site Middlefield Industrial estate, as well as designated employment development land. It is therefore an ideal location for expansion to this industrial site.
33	For alternative or mixed use?	No
RECOMMENDATION		
34	Classification - local or strategic	Local
35	Reasons / comments	Expansion of existing local employment area
36	Any further advice	May not be required due to existing allocation to the south which would be more appropriate to come forward first to ensure contiguous development.

SITE APPRAISAL		
Question number		
1	Assessor	Ashleigh Cook & Cathy Hall
2	Date	Nov-15
Basic facts		
3	Site ID	
4	Site name	Land west of Midland mainline
		
5	Site address	Harlington LU5 6LD
6	Map ref	
7	Brief description	This is a large area of greenfield land to the west of the Midland Mainline Railway.
8	Site area, ha	71.0
9	Current use	Vacant greenfield and agriculture
10	If currently vacant, previous use	N/A
11	Proposed employment land use	Urban extension
Planning		
12	Is the site formally identified for employment? If yes, give details	No
13	Any relevant planning history	As part of the withdrawn Development Strategy its proposed capacity is for mixed use residential.
14	Is the site in the floodplain?	Partially

SITE APPRAISAL		
Question number		
15	Any other policy designations	NPPF: Green Belt
Strategic accessibility		
16	Describe - proximity to Mway/principal roads	The site is partially bordered by the A 5120 to the north, with the M1 J12 located only 0.3miles to the west of the site.
17	Score	1 excellent
Local access		
18	Describe - e.g. visibility splays, new road access	The site would require additional access and internal roads. The Old Oak Park Farm strategic site could add strategic infrastructure to the area, improving the potential of this site for development.
19	Score	3 reasonable
Public transport access		
20	Describe - e.g. station, bus stops	The site is adjacent to the train station at Harlington, where multiple bus stops can also be found.
21	Score	2 good
External environment		
22	Describe - prominence, compatibility of surrounding uses, access to amenities, etc	This site is not within close proximity of any employment sites but its location near the motorway is likely to increase its commercial prominence.
23	Score	2 good
Internal environment		
24	Describe - any problems with shape, gradient, boundary etc?	This site appears to be good quality greenfield land. There are some electricity pylons which may be a barrier to development. There is also a slight slope in the gradient.
25	Score	3 reasonable
Market signals		
25	Evidence of developer / occupier interest? Describe	The M1 is a key corridor for strategic warehousing growth. Whilst there is no site-specific interest in the public domain, it is likely that the site would be attractive to developers and occupiers.
26	Other market evidence E.g. local competition, extent and success of similar developments in the market area, local rent levels	There is not strategic warehousing of this type nearby; however, this may not be due to lack of demand.


SITE APPRAISAL		
Question number		
Conclusion: market potential		
27	If the site is offered to the market for its proposed employment use, free of supply-side constraints, will it be successfully developed and occupied?	Yes
28	Reasons / comments	Good strategic warehousing site.
Supply-side constraints		
29	Any constraints, physical (e.g. ground conditions, infrastructure) or other (e.g. ownership, policy)	There is another strategic site nearby this site, Old Park Farm, this site would need to come forward for development first,. As this would provide connections to the M1, allowing work to commence on this site. It is currently designated as green belt and would need to be released.
30	Score	4 Major constraints - solution will need intervention not yet committed
Impact		
31	Any adverse impacts of the proposed employment use on neighbours or the environment	Due to the surrounding greenfield uses, there are no bad neighbour issues with this site.
Market potential for alternative uses		
32	For another employment use?	This site is proposed as a residential and mixed use site. However, its strategic location may make it a suitable warehousing location.
33	For alternative or mixed use?	Yes - suitable for mixed use.
RECOMMENDATION		
34	Classification - local or strategic	Strategic
35	Reasons / comments	This could either be a strategic warehousing site or it could form part of a mixed-use urban extension. A decision should be made either way.
36	Any further advice	Employment vs residential balancing

SITE APPRAISAL		
Question number		
1	Assessor	Ashleigh Cook & Cathy Hall
2	Date	Nov-15
Basic facts		
3	Site ID	
4	Site name	Land west of Salford
		
5	Site address	Milton Keynes MK17 8BU
6	Map ref	
7	Brief description	This is a large area of greenfield land including a nature reserve and quarry as well as some agricultural buildings.
8	Site area, ha	466.0
9	Current use	Vacant greenfield, with some agriculture and quarry use, as well as small residential settlement and education facilities.
10	If currently vacant, previous use	N/A
11	Proposed employment land use	Urban extension
Planning		
12	Is the site formally identified for employment? If yes, give details	No
13	Any relevant planning history	No
14	Is the site in the floodplain?	Partially

SITE APPRAISAL		
Question number		
15	Any other policy designations	Central Bedfordshire Core Strategy and Development Management Policies (2009) Policy CS16/DM14: Landscape and Woodland - Forest of Marston Vale
Strategic accessibility		
16	Describe - proximity to Mway/principal roads	The site is located 1 mile from the A5130 and is adjacent to the M1.
17	Score	2 good
Local access		
18	Describe - e.g. visibility splays, new road access	New road access links direct to the M1 would be required
19	Score	2 good
Public transport access		
20	Describe - e.g. station, bus stops	There are bus stops on the perimeter of the site, with the nearest train station at Woburn Sands, 3 miles away.
21	Score	3 reasonable
External environment		
22	Describe - prominence, compatibility of surrounding uses, access to amenities, etc	The surrounding uses are mainly agricultural and residential, however, there are a number of existing employment sites nearby, including Cranfield Technology Park. The nearest amenities are located more than 1 mile from the site in the areas surrounding Milton Keynes.
23	Score	3 reasonable
Internal environment		
24	Describe - any problems with shape, gradient, boundary etc?	The site appears to be in good condition. There is a nature reserve and a number of small lakes which may be a potential obstacle to development. Otherwise, the site is flat and unproblematic.
25	Score	2 good
Market signals		
25	Evidence of developer / occupier interest? Describe	This site is not formally identified for employment, however the withdrawn Development Strategy promoted the site for 8,150 dwellings, a local centre, B1 employment, education facilities, and associated infrastructure.
26	Other market evidence E.g. local competition, extent and success of similar developments in the market area, local rent levels	Likely to be residential-driven development rather than employment-led.

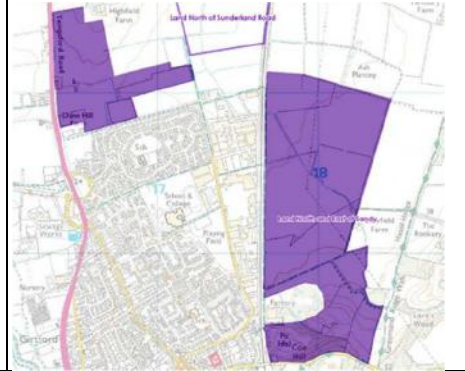
SITE APPRAISAL		
Question number		
Conclusion: market potential		
27	If the site is offered to the market for its proposed employment use, free of supply-side constraints, will it be successfully developed and occupied?	Hard to tell
28	Reasons / comments	Risk that employment use will form a subordinate part of the development.
Supply-side constraints		
29	Any constraints, physical (e.g. ground conditions, infrastructure) or other (e.g. ownership, policy)	The site is deliverable immediately as it is vacant greenfield land. The quarry may require some work to enable development to go forward.
30	Score	2 Constraints likely to be resolved by market or intervention already committed
Impact		
31	Any adverse impacts of the proposed employment use on neighbours or the environment	Given the greenfield nature of the site there are no bad neighbour issues present.
Market potential for alternative uses		
32	For another employment use?	This site may be a suitable size for mixed use and residential development, however, there are many current uses throughout this land creating many constraints. Parts of the land may be more suitable for small scale employment uses or residential developments.
33	For alternative or mixed use?	Yes - suitable for mixed use.
RECOMMENDATION		
34	Classification - local or strategic	Local
35	Reasons / comments	Part of an urban extension rather than employment-led
36	Any further advice	Efforts should be made to ensure that employment uses are delivered as part of the development through S106



SITE APPRAISAL		
Question number		
1	Assessor	Ashleigh Cook & Cathy Hall
2	Date	Nov-15
Basic facts		
3	Site ID	
4	Site name	Land at Maulden Road
		
5	Site address	Maulden Road, Flitwick, Bedford MK45 1UX
6	Map ref	
7	Brief description	This is a greenfield site which is adjacent to the established Maulden Road Industrial Estate to the North East of Flitwick.
8	Site area, ha	18.0
9	Current use	Vacant Greenfield and agriculture
10	If currently vacant, previous use	N/A
11	Proposed employment land use	Mixed B uses
Planning		
12	Is the site formally identified for employment? If yes, give details	No
13	Any relevant planning history	This site is formally identified as DS65 Employment land in the withdrawn Central Beds Development Strategy. The land to the north of this site has been granted planning permission (CB/14/01384/REG3) for the development of a country park. This development will act as a green belt buffer between Ampthill and Flitwick, enabling the development of further employment land on this site.
14	Is the site in the floodplain?	No


SITE APPRAISAL		
Question number		
15	Any other policy designations	NPPF: Green Belt
Strategic accessibility		
16	Describe - proximity to Mway/principal roads	The site is 0.4 miles from the A507 and 3.5 miles from the M1.
17	Score	2 good
Local access		
18	Describe - e.g. visibility splays, new road access	The infrastructure for the Maulden Road Site to the south would need to be extended to provide suitable access to this available development land.
19	Score	2 good
Public transport access		
20	Describe - e.g. station, bus stops	The site is 0.7 miles from the nearest bus stop in Flitwick, and 1 miles from Flitwick Station.
21	Score	2 good
External environment		
22	Describe - prominence, compatibility of surrounding uses, access to amenities, etc	The site is 1 mile from the nearest amenities in Flitwick
23	Score	2 good
Internal environment		
24	Describe - any problems with shape, gradient, boundary etc?	The site appears to be in good condition with no major barriers to development. The site is generally flat with a small stream and a pond which would need to be incorporated into development.
25	Score	1 excellent
Market signals		
25	Evidence of developer / occupier interest? Describe	None
26	Other market evidence E.g. local competition, extent and success of similar developments in the market area, local rent levels	This site is in close proximity to the existing Maulden Road Industrial Estate. There has been developer interest in extending the Maulden Road site using this available land.

SITE APPRAISAL		
Question number		
Conclusion: market potential		
27	If the site is offered to the market for its proposed employment use, free of supply-side constraints, will it be successfully developed and occupied?	Hard to tell
28	Reasons / comments	Land is already allocated in this location for additional employment space - unclear whether there would be market demand to support further allocations.
Supply-side constraints		
29	Any constraints, physical (e.g. ground conditions, infrastructure) or other (e.g. ownership, policy)	This site is immediately deliverable as it is vacant greenfield land without any contamination issues.
30	Score	1 No constraints - site immediately available
Impact		
31	Any adverse impacts of the proposed employment use on neighbours or the environment	Given the greenfield nature of the site there are no bad neighbour issues.
Market potential for alternative uses		
32	For another employment use?	This site is suitable for mixed B use employment land due to its proximity to the established Maulden Road Industrial Estate.
33	For alternative or mixed use?	Could be suitable for residential use but would adjoin an existing industrial estate
RECOMMENDATION		
34	Classification - local or strategic	Local
35	Reasons / comments	Lacks strategic prominence but would form an extension to an existing local quality employment site.
36	Any further advice	Residential vs employment balancing

SITE APPRAISAL		
Question number		
1	Assessor	Ashleigh Cook & Cathy Hall
2	Date	Nov-15
Basic facts		
3	Site ID	
4	Site name	Land north and east of Sandy
		
5	Site address	Sandy SG19 2DQ
6	Map ref	
7	Brief description	This is a Greenfield site that is adjacent to the A1 to the north of Sandy, and also adjacent (east) to the railway line. These two sites are being considered together as a comprehensive mixed use scheme, with the employment land located to the east of the railway line.
8	Site area, ha	80.0
9	Current use	Vacant greenfield and agriculture
10	If currently vacant, previous use	N/A
11	Proposed employment land use	Urban extension
Planning		
12	Is the site formally identified for employment? If yes, give details	No
13	Any relevant planning history	As part of the withdrawn development strategy the site capacity is for mixed use development, accommodating up to 2,000 dwellings, open space, and employment land.
14	Is the site in the floodplain?	No


SITE APPRAISAL		
Question number		
15	Any other policy designations	No
Strategic accessibility		
16	Describe - proximity to Mway/principal roads	The site is 1 mile from the A1 and 10 miles from the A1 (M)
17	Score	3 reasonable
Local access		
18	Describe - e.g. visibility splays, new road access	The site is physically separate from the existing built environment by the railway line, this could hinder connectivity to existing networks. Additional infrastructure would be required.
19	Score	3 reasonable
Public transport access		
20	Describe - e.g. station, bus stops	The site is 0.1 miles from the nearest bus stop in Sandy and 0.6 miles from Sandy station
21	Score	2 good
External environment		
22	Describe - prominence, compatibility of surrounding uses, access to amenities, etc	The site is 0.5 miles from the nearest amenities in Sandy.
23	Score	2 good
Internal environment		
24	Describe - any problems with shape, gradient, boundary etc?	The site appears to be in good condition with no major barriers to development. The site is generally flat with a small stream which may be an obstacle to development.
25	Score	9 good
Market signals		
25	Evidence of developer / occupier interest? Describe	No
26	Other market evidence E.g. local competition, extent and success of similar developments in the market area, local rent levels	This site is located near Middlefield Industrial Estate, as well as future land for employment development. The eastern land is of interest to developers as employment land as part of a mixed use scheme.

SITE APPRAISAL		
Question number		
Conclusion: market potential		
27	If the site is offered to the market for its proposed employment use, free of supply-side constraints, will it be successfully developed and occupied?	Hard to tell
28	Reasons / comments	Some of the site may come forward but it is unclear whether there is interest in the larger parcel of land to the west which is less well accessed.
Supply-side constraints		
29	Any constraints, physical (e.g. ground conditions, infrastructure) or other (e.g. ownership, policy)	This site is immediately deliverable as it is vacant greenfield land without any contamination issues.
30	Score	1 No constraints - site immediately available
Impact		
31	Any adverse impacts of the proposed employment use on neighbours or the environment	Given the greenfield nature of the site there are no bad neighbour issues.
Market potential for alternative uses		
32	For another employment use?	No
33	For alternative or mixed use?	Both these sites are suitable for further residential development in Sandy, however, the close proximity to the A1 for one, and the railway for the other acts as a constraint. Furthermore, the location to the east of the railway would require significant infrastructure work to make it possible.
RECOMMENDATION		
34	Classification - local or strategic	Local
35	Reasons / comments	Lacks strategic prominence
36	Any further advice	Both sites would form logical urban extensions with some local employment, rather than solely employment developments

SITE APPRAISAL		
Question number		
1	Assessor	Ashleigh Cook & Cathy Hall
2	Date	Nov-15
<b>Basic facts</b>		
3	Site ID	
4	Site name	Land north of Houghton Regis
		
5	Site address	Bedford LU5 6JW
6	Map ref	
7	Brief description	This is a large development site to the north of Houghton Regis, primarily consisting of greenfield land.
8	Site area, ha	599.0
9	Current use	Vacant greenfield, with a small number of agricultural buildings, a sewage works, and some isolated dwellings
10	If currently vacant, previous use	N/A
11	Proposed employment land use	Urban extension
<b>Planning</b>		
12	Is the site formally identified for employment? If yes, give details	No
13	Any relevant planning history	As part of the withdrawn Development Strategy this site is allocated for employment land. CB/12/03613 - This is an outline planning permission for the development of 5,150 dwellings, and an additional 202,500sqm of mixed A, Mixed B, C and D uses. Combined with CB/15/00297/OUT - This application is for the western half of the site, and is an outline planning permission for the development of 1,850 residential dwellings, a Primary School, mixed b use employment land, retail and community and leisure. These applications form the basis for The North of Houghton Regis urban extension, for which a masterplan is being developed by Woods Hardwick planning. Considering these permissions, 130,000sqm of employment floorspace has been approved, and the majority is industrial.
14	Is the site in the floodplain?	Partially

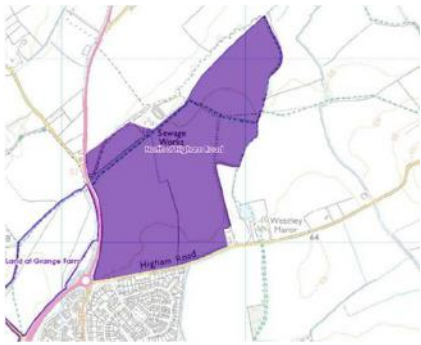
SITE APPRAISAL		
Question number		
15	Any other policy designations	South Bedfordshire Local Plan (2004) Policy GB1: Green Belt
<b>Strategic accessibility</b>		
16	Describe - proximity to Mway/principal roads	The A5120 runs through the site and the A5 and M1 are adjacent to the site.
17	Score	1 excellent
<b>Local access</b>		
18	Describe - e.g. visibility splays, new road access	Given the size of the site, social infrastructure, new roads and access would all be required.
19	Score	3 reasonable
<b>Public transport access</b>		
20	Describe - e.g. station, bus stops	The site contains numerous bus stops and is 3 miles from Leagrave station.
21	Score	2 good
<b>External environment</b>		
22	Describe - prominence, compatibility of surrounding uses, access to amenities, etc	Many surrounding uses are residential, and therefore some of this development would need to be residential also. The nearest amenities are 1 mile away in Houghton Regis, but with such a large scale development this would be improved.
23	Score	3 reasonable
<b>Internal environment</b>		
24	Describe - any problems with shape, gradient, boundary etc?	The site appears to be in good condition with no major barriers to development. The site is generally flat with a small slope, a small stream and pylons which may be an obstacle to development. There is also a sewage works, wooded area, and small settlement which would require mitigation.
25	Score	2 good
<b>Market signals</b>		
25	Evidence of developer / occupier interest? Describe	Houghton Regis Development Consortium bringing development forward.
26	Other market evidence E.g. local competition, extent and success of similar developments in the market area, local rent levels	The site is close to a number of employment sites in Houghton Regis. Its location adjacent to J11a will mean that it is extremely commercially attractive.

SITE APPRAISAL		
Question number		
Conclusion: market potential		
27	If the site is offered to the market for its proposed employment use, free of supply-side constraints, will it be successfully developed and occupied?	Yes
28	Reasons / comments	Strategic accessibility is excellent. Planning permission allows scope for strategic warehousing likely to suit market demand.
Supply-side constraints		
29	Any constraints, physical (e.g. ground conditions, infrastructure) or other (e.g. ownership, policy)	This site is immediately deliverable as it is vacant greenfield land without any contamination issues. It is understood that the permission is conditional on completion of the Woodside link - in 2017.
30	Score	2 Constraints likely to be resolved by market or intervention already committed
Impact		
31	Any adverse impacts of the proposed employment use on neighbours or the environment	No
Market potential for alternative uses		
32	For another employment use?	This is a large area of land which is now proposed as two individual sites, which can provide additional services to Houghton Regis and Dunstable.
33	For alternative or mixed use?	Major urban extension to Houghton Regis but employment represents best buffer use to M1
RECOMMENDATION		
34	Classification - local or strategic	Strategic
35	Reasons / comments	Planning history indicates that employment floorspace will be provided very separately from the new residential. Well suited to strategic warehousing given its location.
36	Any further advice	Conditions on the phasing of development should be used to ensure that employment floorspace is delivered to encourage occupiers e.g. to shell and core.

SITE APPRAISAL		
Question number		
1	Assessor	Ashleigh Cook & Cathy Hall
2	Date	Nov-15
Basic facts		
3	Site ID	
4	Site name	Land north of Luton
		
5	Site address	Luton, Central Bedfordshire LU3 3PA
6	Map ref	
7	Brief description	This is a large development site to the north of Luton, primarily consisting of greenfield land, and with potential for an urban extension to Luton. It immediately adjoins the authority boundary.
8	Site area, ha	266.0
9	Current use	Vacant greenfield, with a small number of agricultural buildings
10	If currently vacant, previous use	N/A
11	Proposed employment land use	Urban extension
Planning		
12	Is the site formally identified for employment? If yes, give details	No
13	Any relevant planning history	This site is identified as DS61 Employment land in the withdrawn Central Beds Development Strategy - it's proposed capacity is for 4,000 dwellings, up to 20ha of employment land, education, retail, leisure and open space, and a new M1-A6 link road. The history of the proposed strategic allocations goes back some years and they were first identified as a potential area of search in the Milton Keynes and South Midlands Sub Regional Growth Strategy (2005). The proposals at Land North of Luton and Sundon RFI were carried through into the Joint Core Strategy for Luton and Southern Central Bedfordshire (2011) and following further assessment, they remain important sites in helping to deliver the growth requirements for both Central Bedfordshire and Luton in the Central Bedfordshire Development Strategy (2014).
14	Is the site in the floodplain?	No

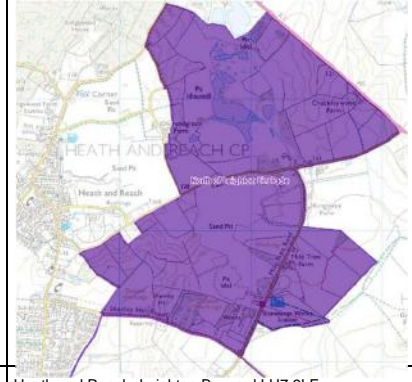
SITE APPRAISAL		
Question number		
15	Any other policy designations	South Bedfordshire Local Plan (2004) Policy GB1: Green Belt, Policy NE2/NE3: AONB & AGLV
Strategic accessibility		
16	Describe - proximity to Mway/principal roads	The site is adjacent to the A6, and 0.1 miles from the M1.
17	Score	1 excellent
Local access		
18	Describe - e.g. visibility splays, new road access	Given the size of the site, social infrastructure, new roads and access would all be required.
19	Score	2 good
Public transport access		
20	Describe - e.g. station, bus stops	The site contains numerous bus stops and is 2.5 miles from Leagrave Train Station.
21	Score	2 good
External environment		
22	Describe - prominence, compatibility of surrounding uses, access to amenities, etc	The nearest amenities are 1.7 miles away in Luton (north), but with such a large scale development this would be improved.
23	Score	2 good
Internal environment		
24	Describe - any problems with shape, gradient, boundary etc?	The site appears to be in good condition with no major barriers to development. The site is generally flat with a small slope, a small wooded area and pylons which may be an obstacle to development.
25	Score	2 good
Market signals		
25	Evidence of developer / occupier interest? Describe	Landowner committed to bringing forward development. No evidence of particular market interest in the employment elements at this point.
26	Other market evidence E.g. local competition, extent and success of similar developments in the market area, local rent levels	The site is not in close proximity to any existing employment sites in Central Bedfordshire, but it is close to some in Luton.

SITE APPRAISAL		
Question number		
Conclusion: market potential		
27	If the site is offered to the market for its proposed employment use, free of supply-side constraints, will it be successfully developed and occupied?	Hard to tell
28	Reasons / comments	Depends on the type of space provided. Employment likely to only form a small part of the site therefore likely to cater to more local needs.
Supply-side constraints		
29	Any constraints, physical (e.g. ground conditions, infrastructure) or other (e.g. ownership, policy)	This site is immediately deliverable as it is vacant greenfield land without any contamination issues. The site will require the completion of the A6/M1 link to release it for development.
30	Score	2 Constraints likely to be resolved by market or intervention already committed
Impact		
31	Any adverse impacts of the proposed employment use on neighbours or the environment	Given the greenfield nature of the site there are no bad neighbour issues.
Market potential for alternative uses		
32	For another employment use?	Could arguably be used for strategic warehousing instead of being advanced on a mixed-use basis.
33	For alternative or mixed use?	Suitable for mixed-use
RECOMMENDATION		
34	Classification - local or strategic	Local
35	Reasons / comments	Likely to be residential-led and therefore likely to come forward as small employment units catering to the local market.
36	Any further advice	Conditions on the phasing of development should be used to ensure that employment floorspace is delivered to encourage occupiers e.g. to shell and core.

SITE APPRAISAL		
Question number		
1	Assessor	Ashleigh Cook & Cathy Hall
2	Date	Nov-15
Basic facts		
3	Site ID	
4	Site name	Land north of Higham Road, Barton-le-Clay
		
5	Site address	Barton Le Clay, Bedford MK45 4RA
6	Map ref	
7	Brief description	This is a large parcel of land to the north of Barton-le-Clay
8	Site area, ha	75.0
9	Current use	Vacant greenfield
10	If currently vacant, previous use	N/A
11	Proposed employment land use	Urban extension
Planning		
12	Is the site formally identified for employment? If yes, give details	No
13	Any relevant planning history	No
14	Is the site in the floodplain?	Partially - Zone 3

SITE APPRAISAL		
Question number		
15	Any other policy designations	South Bedfordshire Local Plan (2004) Policy GB1: Green Belt. NPPF: Green Belt
Strategic accessibility		
16	Describe - proximity to Mway/principal roads	The site is adjacent to the A6 and 5 miles from the M1
17	Score	2 good
Local access		
18	Describe - e.g. visibility splays, new road access	Given the size of the site, social infrastructure, new roads and access would all be required.
19	Score	2 good
Public transport access		
20	Describe - e.g. station, bus stops	The site is 0.4 miles from the nearest bus stop at Barton-le-Clay, and 4 miles from the Harlington station.
21	Score	3 reasonable
External environment		
22	Describe - prominence, compatibility of surrounding uses, access to amenities, etc	The surrounding uses are mainly residential, and the nearest amenities are located 1 mile away in Barton-le-Clay
23	Score	2 good
Internal environment		
24	Describe - any problems with shape, gradient, boundary etc?	The site appears to be in good condition with no major barriers to development. The site is generally flat with no obvious barriers to development.
25	Score	1 excellent
Market signals		
25	Evidence of developer / occupier interest? Describe	There is evidence that the emergent Neighbourhood Plan will seek to resist the development; however, they have yet to publish their plan.
26	Other market evidence E.g. local competition, extent and success of similar developments in the market area, local rent levels	This site is close to Barton Industrial Estate.

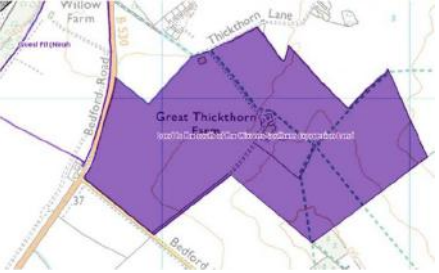
SITE APPRAISAL		
Question number		
Conclusion: market potential		
27	If the site is offered to the market for its proposed employment use, free of supply-side constraints, will it be successfully developed and occupied?	Hard to tell
28	Reasons / comments	Likely to cater to local demand given strategic accessibility to the main transport corridors is not exceptional and the type of space is likely to be more suited to local occupiers.
Supply-side constraints		
29	Any constraints, physical (e.g. ground conditions, infrastructure) or other (e.g. ownership, policy)	This site is immediately deliverable as it is vacant greenfield land without any contamination issues. However, it is within the green belt and would need to be released.
30	Score	4 Major constraints - solution will need intervention not yet committed
Impact		
31	Any adverse impacts of the proposed employment use on neighbours or the environment	Given the greenfield nature of the site there are no bad neighbour issues.
Market potential for alternative uses		
32	For another employment use?	No
33	For alternative or mixed use?	Suitable for mixed-use development - residential-led.
RECOMMENDATION		
34	Classification - local or strategic	Local
35	Reasons / comments	Likely to be residential-led and therefore likely to come forward as small employment units catering to the local market.
36	Any further advice	Conditions on the phasing of development should be used to ensure that employment floorspace is delivered to encourage occupiers e.g. to shell and core.

SITE APPRAISAL		
Question number		
1	Assessor	Ashleigh Cook & Cathy Hall
2	Date	Nov-15
Basic facts		
3	Site ID	
4	Site name	Land north of Leighton Linslade
		
5	Site address	Heath and Reach, Leighton Buzzard LU7 9LF
6	Map ref	
7	Brief description	This is a large development site to the north of Leighton Linslade, primarily consisting of both greenfield and brownfield land. The site is also comprised of a number of disused pits.
8	Site area, ha	326.0
9	Current use	Vacant Greenfield, with a small number of agricultural buildings
10	If currently vacant, previous use	Former quarry
11	Proposed employment land use	Urban extension
Planning		
12	Is the site formally identified for employment? If yes, give details	No
13	Any relevant planning history	No
14	Is the site in the floodplain?	No



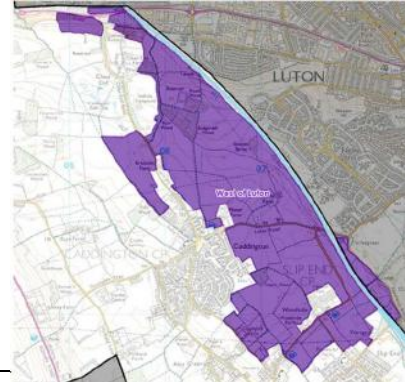
SITE APPRAISAL		
Question number		
15	Any other policy designations	South Bedfordshire Local Plan (2004) Policy GB1: Green Belt, Policy NE3: AGLV, Policy NE7: Country Wildlife Sites & SSSI.
Strategic accessibility		
16	Describe - proximity to Mway/principal roads	The site is adjacent to the A5 and 8 miles from the M1
17	Score	2 good
Local access		
18	Describe - e.g. visibility splays, new road access	Given the size of the site, social infrastructure, new roads and access would all be required.
19	Score	3 reasonable
Public transport access		
20	Describe - e.g. station, bus stops	The site is 0.1 miles from the nearest bus stop at Heath and Reach, and 2.5 miles from the train station at Leighton Buzzard.
21	Score	3 reasonable
External environment		
22	Describe - prominence, compatibility of surrounding uses, access to amenities, etc	The majority of surrounding uses are residential. The nearest amenities are located 0.5 miles away in Heath and Reach.
23	Score	2 good
Internal environment		
24	Describe - any problems with shape, gradient, boundary etc?	The site appears to be in good condition with no major barriers to development. The site is generally flat with a small slope, a small lake, wooded area and disused works may be an obstacle to development.
25	Score	2 good
Market signals		
25	Evidence of developer / occupier interest? Describe	
26	Other market evidence E.g. local competition, extent and success of similar developments in the market area, local rent levels	The site is not located close to many employment sites, but is near the East Leighton Linslade proposed development.

SITE APPRAISAL		
Question number		
Conclusion: market potential		
27	If the site is offered to the market for its proposed employment use, free of supply-side constraints, will it be successfully developed and occupied?	Hard to tell
28	Reasons / comments	This is a very remote site which would not necessarily be suited to employment land.
Supply-side constraints		
29	Any constraints, physical (e.g. ground conditions, infrastructure) or other (e.g. ownership, policy)	The only issue may be the former pits but it is understood that some remediation has taken place. Likely to require significant infrastructure to open up the site for development which would probably require residential development to fund it.
30	Score	2 Constraints likely to be resolved by market or intervention already committed
Impact		
31	Any adverse impacts of the proposed employment use on neighbours or the environment	Mixed-use development may limit the commercial attractiveness of the site.
Market potential for alternative uses		
32	For another employment use?	No
33	For alternative or mixed use?	Suitable for mixed-use development - residential-led.
RECOMMENDATION		
34	Classification - local or strategic	Local
35	Reasons / comments	Likely to be residential-led and therefore likely to come forward as small employment units catering to the local market.
36	Any further advice	Conditions on the phasing of development should be used to ensure that employment floorspace is delivered to encourage occupiers e.g. to shell and core.

SITE APPRAISAL		
Question number		
1	Assessor	Ashleigh Cook & Cathy Hall
2	Date	Nov-15
Basic facts		
3	Site ID	
4	Site name	Land to the south of Wixams
		
5	Site address	Thickthorn Ln, Houghton Conquest, Bedford, Central Bedfordshire MK45 3NQ
6	Map ref	
7	Brief description	This is a large development site to the north of Central Bedfordshire, adjacent to the Wixams site located in Bedford Borough and primarily consisting of green field land.
8	Site area, ha	69.0
9	Current use	Vacant greenfield, with a small number of agricultural buildings
10	If currently vacant, previous use	N/A
11	Proposed employment land use	Urban extension
Planning		
12	Is the site formally identified for employment? If yes, give details	No
13	Any relevant planning history	No
14	Is the site in the floodplain?	Partially - Zone 3

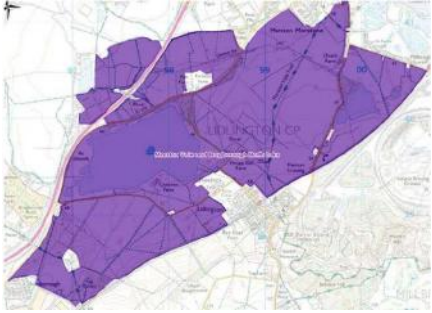
SITE APPRAISAL		
Question number		
15	Any other policy designations	Central Bedfordshire Core Strategy and Development Management Policies (2009) Policy CS16/DM14: Landscape and Woodland - Forest of Marston Vale
Strategic accessibility		
16	Describe - proximity to Mway/principal roads	The site is situated 2.6 miles from the A6, and 8 miles from the M1.
17	Score	3 reasonable
Local access		
18	Describe - e.g. visibility splays, new road access	Given the size of the site, social infrastructure, new roads and access would all be required.
19	Score	3 reasonable
Public transport access		
20	Describe - e.g. station, bus stops	The site contains numerous bus stops and is 1.8 miles from Kempston Train Station. There is a new rail station proposed as part of wixams, this would be approximately 2 miles away.
21	Score	2 good
External environment		
22	Describe - prominence, compatibility of surrounding uses, access to amenities, etc	The surrounding uses are mainly agricultural. Following the wixams development amenities would be located there, approximately 2 miles away.
23	Score	3 reasonable
Internal environment		
24	Describe - any problems with shape, gradient, boundary etc?	The site appears to be in good condition, generally flat, and with no major barriers to development.
25	Score	1 excellent
Market signals		
25	Evidence of developer / occupier interest? Describe	Developer interest in main Wixams site. Unclear whether there is demand for enough space to support extension into Central Beds.
26	Other market evidence E.g. local competition, extent and success of similar developments in the market area, local rent levels	This site would form as an extension to the Wixams development.

SITE APPRAISAL		
Question number		
Conclusion: market potential		
27	If the site is offered to the market for its proposed employment use, free of supply-side constraints, will it be successfully developed and occupied?	Hard to tell
28	Reasons / comments	Given it is reliant on the rest of Wixams coming forward, unclear whether site will be generate interest from the market in the plan period.
Supply-side constraints		
29	Any constraints, physical (e.g. ground conditions, infrastructure) or other (e.g. ownership, policy)	This site is immediately deliverable as it is vacant greenfield land without any contamination issues. It would not be brought forward until Wixams has been delivered.
30	Score	4 Major constraints - solution will need intervention not yet committed
Impact		
31	Any adverse impacts of the proposed employment use on neighbours or the environment	Given the greenfield nature of the site there are no bad neighbour issues.
Market potential for alternative uses		
32	For another employment use?	No
33	For alternative or mixed use?	No
RECOMMENDATION		
34	Classification - local or strategic	Local
35	Reasons / comments	Employment expected to form an ancillary part of the main development. Timescale over which the site may come forward is unclear.
36	Any further advice	Conditions on the phasing of development should be used to ensure that employment floorspace is delivered to encourage occupiers e.g. to shell and core.

SITE APPRAISAL		
Question number		
1	Assessor	Ashleigh Cook & Cathy Hall
2	Date	Nov-15
Basic facts		
3	Site ID	
4	Site name	Land west of Luton
		
5	Site address	Cadamington, Luton LU1 4AD
6	Map ref	
7	Brief description	This is a large development site to the west of Luton, adjacent to the M1, and consisting mainly of greenfield land.
8	Site area, ha	371.0
9	Current use	Vacant greenfield, with a small number of agricultural buildings
10	If currently vacant, previous use	N/A
11	Proposed employment land use	Mixed B uses
Planning		
12	Is the site formally identified for employment? If yes, give details	No
13	Any relevant planning history	No
14	Is the site in the floodplain?	No


SITE APPRAISAL		
Question number		
15	Any other policy designations	South Bedfordshire Local Plan (2004) Policy GB1: Green Belt, Policy NE3: AGLV
Strategic accessibility		
16	Describe - proximity to Mway/principal roads	The site is 2.2 miles from the A5 and adjoins the M1 but does not have immediate access to a junction.
17	Score	2 good
Local access		
18	Describe - e.g. visibility splays, new road access	Given the size of the site, social infrastructure, new roads and access would all be required.
19	Score	3 reasonable
Public transport access		
20	Describe - e.g. station, bus stops	The site contains numerous bus stops and is 1.6 miles from Leagrave Train Station. With Luton and Luton Airport Parkway also accessible from this site.
21	Score	2 good
External environment		
22	Describe - prominence, compatibility of surrounding uses, access to amenities, etc	The surrounding uses are mainly residential, with a number of settlements within the site. The nearest amenities are located 2 miles away in Luton Town Centre.
23	Score	3 reasonable
Internal environment		
24	Describe - any problems with shape, gradient, boundary etc?	The site is in good condition with land that appears well maintained. Potential obstacles include a small stream, pylons and small settlements. The site is generally flat but has some sloping.
25	Score	2 good
Market signals		
25	Evidence of developer / occupier interest? Describe	
26	Other market evidence E.g. local competition, extent and success of similar developments in the market area, local rent levels	The closest employment sites to this land are London Luton Airport and several employment sites in Luton. There are a number of sites with better strategic access nearby which may be preferable commercially.

SITE APPRAISAL		
Question number		
Conclusion: market potential		
27	If the site is offered to the market for its proposed employment use, free of supply-side constraints, will it be successfully developed and occupied?	Hard to tell
28	Reasons / comments	Likely to compare less favourably with other more accessible sites in close proximity. Would require works to improve access.
Supply-side constraints		
29	Any constraints, physical (e.g. ground conditions, infrastructure) or other (e.g. ownership, policy)	There is residential development within the site which limit the form of development; unless those interests could be acquired. It is also needs to be released from the green belt.
30	Score	4 Major constraints - solution will need intervention not yet committed
Impact		
31	Any adverse impacts of the proposed employment use on neighbours or the environment	Existing residential properties on the site likely to reduce flexibility for redevelopment.
Market potential for alternative uses		
32	For another employment use?	No
33	For alternative or mixed use?	Potentially residential
RECOMMENDATION		
34	Classification - local or strategic	Strategic
35	Reasons / comments	Proximity to the motorway and separation from existing urban areas by the motorway likely to mean that mixed-use development not suitable.
36	Any further advice	

SITE APPRAISAL		
Question number		
1	Assessor	Ashleigh Cook & Cathy Hall
2	Date	Nov-15
Basic facts		
3	Site ID	
4	Site name	Marston Vale comprehensive mixed-use area
		
5	Site address	Lidlington, Bedford MK43 0NL
6	Map ref	
7	Brief description	This is a large development site mainly comprised of greenfield land and a large lake. This site is located south west of Marston Moretaine, west of Lidlington and north of the M1.
8	Site area, ha	200.0
9	Current use	Vacant greenfield, with a small number of agricultural buildings
10	If currently vacant, previous use	N/A
11	Proposed employment land use	Urban extension
Planning		
12	Is the site formally identified for employment? If yes, give details	No
13	Any relevant planning history	Originally promoted as an eco town within the withdrawn Development Strategy
14	Is the site in the floodplain?	Partially


SITE APPRAISAL		
Question number		
15	Any other policy designations	Central Bedfordshire Core Strategy and Development Management Policies (2009) Policy CS16/DM14: Landscape and Woodland - Forest of Marston Vale
Strategic accessibility		
16	Describe - proximity to Mway/principal roads	The site is adjacent to the A421, and 2.4 miles from the M1.
17	Score	2 good
Local access		
18	Describe - e.g. visibility splays, new road access	Given the size of the site, social infrastructure, new roads and access would all be required.
19	Score	3 reasonable
Public transport access		
20	Describe - e.g. station, bus stops	The site contains numerous bus stops. There are two train stations at the edge of the site, Millbrook and Lidlington.
21	Score	2 good
External environment		
22	Describe - prominence, compatibility of surrounding uses, access to amenities, etc	Surrounding uses are mainly residential, but there are a number of employment sites also. The nearest amenities can be found on the edge of the site at Lidlington. But with a development this size amenities should be improved.
23	Score	2 good
Internal environment		
24	Describe - any problems with shape, gradient, boundary etc?	The site appears to be in good condition with no major barriers to development. The site is generally flat with a small slope, a small stream and disused pits which may be an obstacle to development.
25	Score	2 good
Market signals		
25	Evidence of developer / occupier interest? Describe	Actively being promoted for development
26	Other market evidence E.g. local competition, extent and success of similar developments in the market area, local rent levels	The site is close to a number of employment sites at Prologis Park, Marston Gate Distribution Park, and Millbrook Proving Ground. Prologis has an outstanding permission for a development site to the west of Prologis Park, and Millbrook has capacity.

SITE APPRAISAL		
Question number		
Conclusion: market potential		
27	If the site is offered to the market for its proposed employment use, free of supply-side constraints, will it be successfully developed and occupied?	Hard to tell
28	Reasons / comments	Type of employment space unclear - too far from the strategic highway network for distribution floorspace. Located close to Millbrook although Millbrook itself clearly has capacity for extension that may be more attractive to potential tenants.
Supply-side constraints		
29	Any constraints, physical (e.g. ground conditions, infrastructure) or other (e.g. ownership, policy)	This site is mostly immediately deliverable, however there are parts of the site which are developed already and disused pits and a number of lakes which would need work.
30	Score	2 Constraints likely to be resolved by market or intervention already committed
Impact		
31	Any adverse impacts of the proposed employment use on neighbours or the environment	Given the greenfield nature of the site there are no bad neighbour issues. Although the landfill site nearby may cause some issues if development proceeds
Market potential for alternative uses		
32	For another employment use?	No
33	For alternative or mixed use?	Yes - mixed-use development
RECOMMENDATION		
34	Classification - local or strategic	Local
35	Reasons / comments	Likely to form part of a residential-led development.
36	Any further advice	Conditions on the phasing of development should be used to ensure that employment floorspace is delivered to encourage occupiers e.g. to shell and core.

SITE APPRAISAL		
Question number		
1	Assessor	Ashleigh Cook & Cathy Hall
2	Date	Nov-15
Basic facts		
3	Site ID	
4	Site name	North west Dunstable
		
5	Site address	Dunstable LU6 1BH
6	Map ref	
7	Brief description	This is a greenfield site located north west of Dunstable.
8	Site area, ha	44.0
9	Current use	Vacant greenfield, with a small number of agricultural buildings
10	If currently vacant, previous use	N/A
11	Proposed employment land use	Urban extension
Planning		
12	Is the site formally identified for employment? If yes, give details	No
13	Any relevant planning history	No
14	Is the site in the floodplain?	No

SITE APPRAISAL		
Question number		
15	Any other policy designations	South Bedfordshire Local Plan (2004) Policy GB1: Green Belt, Policy NE7: SSSI.
Strategic accessibility		
16	Describe - proximity to Mway/principal roads	The site is 0.6 miles from the A5, and 4 miles from the M1.
17	Score	2 good
Local access		
18	Describe - e.g. visibility splays, new road access	Given the size of the site, social infrastructure, new roads and access would all be required, linking the site to the rest of Dunstable.
19	Score	3 reasonable
Public transport access		
20	Describe - e.g. station, bus stops	The site contains numerous bus stops and is 5.5 miles from Leagrave Train Station.
21	Score	3 reasonable
External environment		
22	Describe - prominence, compatibility of surrounding uses, access to amenities, etc	The surrounding uses are mainly residential, with a lot of agriculture in the area as well. The nearest amenities can be found 1 mile away in Dunstable town centre.
23	Score	2 good
Internal environment		
24	Describe - any problems with shape, gradient, boundary etc?	The site appears to be in good condition with no major barriers to development. The site is generally flat, although on top of a large escarpment which could be an obstacle to development. There are also the historical remains of Maiden Bower, a scheduled ancient monument.
25	Score	3 reasonable
Market signals		
25	Evidence of developer / occupier interest? Describe	None
26	Other market evidence E.g. local competition, extent and success of similar developments in the market area, local rent levels	The site is close to a number of employment sites in Dunstable, but is quite a distance from the M1 so likely to cater to local market.

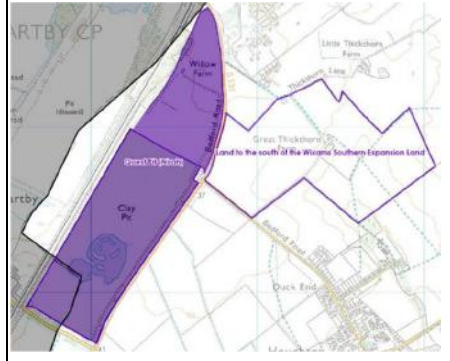
SITE APPRAISAL		
Question number		
Conclusion: market potential		
27	If the site is offered to the market for its proposed employment use, free of supply-side constraints, will it be successfully developed and occupied?	Hard to tell
28	Reasons / comments	Unclear whether new build local quality space in this location would be viable. Delivery would need to be tied to any housing coming forward otherwise unlikely to have a market.
Supply-side constraints		
29	Any constraints, physical (e.g. ground conditions, infrastructure) or other (e.g. ownership, policy)	This site is immediately deliverable as it is vacant greenfield land without any contamination issues. The SAM would need to be considered in any development and may limit options.
30	Score	2 Constraints likely to be resolved by market or intervention already committed
Impact		
31	Any adverse impacts of the proposed employment use on neighbours or the environment	Impact on the scheduled ancient monument will need to be considered.
Market potential for alternative uses		
32	For another employment use?	No
33	For alternative or mixed use?	Yes - mixed-use development
RECOMMENDATION		
34	Classification - local or strategic	Local
35	Reasons / comments	Too small to accommodate any significant development - likely to cater to the local market.
36	Any further advice	Conditions on the phasing of development should be used to ensure that employment floorspace is delivered to encourage occupiers e.g. to shell and core.

SITE APPRAISAL		
Question number		
1	Assessor	Ashleigh Cook & Cathy Hall
2	Date	Nov-15
Basic facts		
3	Site ID	
4	Site name	Old Park Farm, Toddington
		
5	Site address	Central Bedfordshire LU5 6HR
6	Map ref	
7	Brief description	This is a large development site of greenfield land and agricultural buildings, located between the M1 and the Midland Mainline to the north of Toddington Services.
8	Site area, ha	101.0
9	Current use	Vacant Greenfield, with a small number of agricultural buildings
10	If currently vacant, previous use	N/A
11	Proposed employment land use	Strategic warehousing
Planning		
12	Is the site formally identified for employment? If yes, give details	No
13	Any relevant planning history	(SB/08/00230) - Development of a community stadium, outdoor sport pitches and community facilities. Application withdrawn
14	Is the site in the floodplain?	No

SITE APPRAISAL		
Question number		
15	Any other policy designations	South Bedfordshire Local Plan (2004) Policy GB1: Green Belt.
Strategic accessibility		
16	Describe - proximity to Mway/principal roads	The site is adjacent to the M1, the nearest junction is no. 12.
17	Score	1 excellent
Local access		
18	Describe - e.g. visibility splays, new road access	Given the size of the site, social infrastructure, new roads and access would all be required. New junction links would be necessary.
19	Score	3 reasonable
Public transport access		
20	Describe - e.g. station, bus stops	The site contains numerous bus stops and is 0.6 miles from Harlington Train Station.
21	Score	2 good
External environment		
22	Describe - prominence, compatibility of surrounding uses, access to amenities, etc	This site is mainly agricultural land, and surrounding uses are agriculture and residential. The nearest amenities are located at Toddington Service station to the south of the site.
23	Score	2 good
Internal environment		
24	Describe - any problems with shape, gradient, boundary etc?	The site appears to be in good condition with no major barriers to development. The site is generally flat with a small slope and pylons which may be an obstacle to development.
25	Score	2 good
Market signals		
25	Evidence of developer / occupier interest? Describe	
26	Other market evidence E.g. local competition, extent and success of similar developments in the market area, local rent levels	There are few employment sites nearby this development site. There is the West of Midland Mainline site which would come forward after the development of this site.

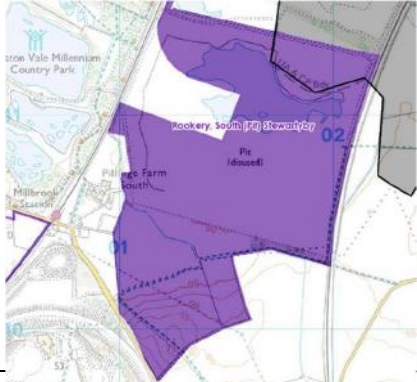


SITE APPRAISAL		
Question number		
Conclusion: market potential		
27	If the site is offered to the market for its proposed employment use, free of supply-side constraints, will it be successfully developed and occupied?	Yes
28	Reasons / comments	Excellent strategic linkages
Supply-side constraints		
29	Any constraints, physical (e.g. ground conditions, infrastructure) or other (e.g. ownership, policy)	This site is immediately deliverable as it is vacant greenfield land without any contamination issues.
30	Score	1 No constraints - site immediately available
Impact		
31	Any adverse impacts of the proposed employment use on neighbours or the environment	Given the greenfield nature of the site there are no bad neighbour issues.
Market potential for alternative uses		
32	For another employment use?	No
33	For alternative or mixed use?	No
RECOMMENDATION		
34	Classification - local or strategic	Strategic
35	Reasons / comments	
36	Any further advice	

SITE APPRAISAL		
Question number		
1	Assessor	Ashleigh Cook & Cathy Hall
2	Date	Nov-15
Basic facts		
3	Site ID	
4	Site name	Quest Pit (NIRAH site) Stewartby
		
5	Site address	Kempston Hardwick, Bedford MK45 3JJ
6	Map ref	
7	Brief description	This site is a former quarry pit site in the north of central Bedfordshire, nearby the Wixams site. There is a small section of the site which is part of Bedford Borough Council area.
8	Site area, ha	56.0
9	Current use	Vacant
10	If currently vacant, previous use	Former quarry pit
11	Proposed employment land use	Mixed B uses
Planning		
12	Is the site formally identified for employment? If yes, give details	Central Bedfordshire Core Strategy and Development Management Policies (2009) Policy EA: Employment Land - EA8
13	Any relevant planning history	(MB/06/02036/OUT) - Application for an international visitor destination and science research park - including an adventure park, spa, three hotels, a conference and exhibition centre, 50 seat cinema, and food and drink uses. This permission has now lapsed.
14	Is the site in the floodplain?	Yes - Zone 3

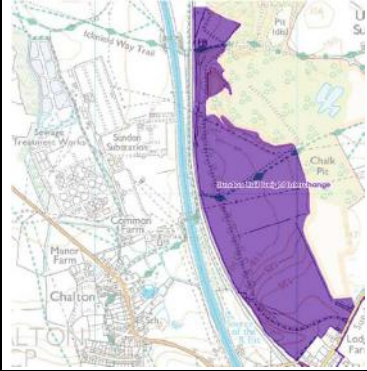
SITE APPRAISAL		
Question number		
15	Any other policy designations	Central Bedfordshire Core Strategy and Development Management Policies (2009) Policy CS16/DM14: Landscape and Woodland - Forest of Marston Vale
Strategic accessibility		
16	Describe - proximity to Mway/principal roads	The site is 1.4 miles from the A421, 1.8 miles from the A6, and 7.8 miles from the M1.
17	Score	2 good
Local access		
18	Describe - e.g. visibility splays, new road access	The site could be served by local infrastructure, but given the size of the site, social infrastructure, new roads and access would all be required.
19	Score	3 reasonable
Public transport access		
20	Describe - e.g. station, bus stops	The site contains numerous bus stops and is 1 miles from Kempston Hardwick Train Station.
21	Score	2 good
External environment		
22	Describe - prominence, compatibility of surrounding uses, access to amenities, etc	Surrounding uses are mainly residential and agriculture. The nearest amenities can be found 3 miles away in Kempston town centre.
23	Score	2 good
Internal environment		
24	Describe - any problems with shape, gradient, boundary etc?	The site appears to be in good condition with no major barriers to development. The site is generally flat with no obvious obstacles to development. There may be some undetected problems associated with the former pit nature of the site.
25	Score	3 reasonable
Market signals		
25	Evidence of developer / occupier interest? Describe	Sold by administrators in 2014 but no evidence of recent interest for development.
26	Other market evidence E.g. local competition, extent and success of similar developments in the market area, local rent levels	The site is close to a number of potential development sites, and Wixams to the North East.

SITE APPRAISAL		
Question number		
Conclusion: market potential		
27	If the site is offered to the market for its proposed employment use, free of supply-side constraints, will it be successfully developed and occupied?	Hard to tell
28	Reasons / comments	Lacks the strategic accessibility which would secure large format warehousing. Not obvious site for mixed-use development and more specialist employment needs likely to be met in existing sites in the area.
Supply-side constraints		
29	Any constraints, physical (e.g. ground conditions, infrastructure) or other (e.g. ownership, policy)	As this site is a former quarry pit, the site may require restoration, and it may have resulted in some localised contamination issues.
30	Score	4 Major constraints - solution will need intervention not yet committed
Impact		
31	Any adverse impacts of the proposed employment use on neighbours or the environment	Given the greenfield nature of the site there are no bad neighbour issues.
Market potential for alternative uses		
32	For another employment use?	No
33	For alternative or mixed use?	Unclear - given lack of interest and uncertainty over ownership.
RECOMMENDATION		
34	Classification - local or strategic	Local
35	Reasons / comments	Not considered appropriate for mixed-use development given previous use.
36	Any further advice	Other strategic sites likely to be more commercially attractive so more likely to have only local market, or come forward for occupation by a very bespoke occupier. No imminent prospect of the site coming forward.

SITE APPRAISAL		
Question number		
1	Assessor	Ashleigh Cook & Cathy Hall
2	Date	Nov-15
Basic facts		
3	Site ID	
4	Site name	Rookery South Pit, Marston Vale
		
5	Site address	Bedford MK45 2JQ
6	Map ref	
7	Brief description	This is a former quarry pit site now available for development. It is located to the north of Millbrook proving ground adjacent to both national and local railway lines.
8	Site area, ha	120.0
9	Current use	Vacant Greenfield, with a small number of agricultural buildings
10	If currently vacant, previous use	Former quarry pit
11	Proposed employment land use	Other
Planning		
12	Is the site formally identified for employment? If yes, give details	No
13	Any relevant planning history	This is identified as a strategic waste management site under Policy WSP 2. (CB/14/02453/OAC) This planning application for the Millbrook Power project (Gas Power Station) has been granted, showing that part of this site will be used as a Gas and Electrical Opportunity Area.
14	Is the site in the floodplain?	No


SITE APPRAISAL		
Question number		
15	Any other policy designations	Central Bedfordshire Core Strategy and Development Management Policies (2009) Policy CS16/DM14: Landscape and Woodland - Forest of Marston Vale, Policy DM15: Biodiversity, Policy CS18: Biodiversity and Geological Conservation.
Strategic accessibility		
16	Describe - proximity to Mway/principal roads	The site is 1.2 miles from the A421, 4.6 miles from the A6, and 6 miles from the M1.
17	Score	3 reasonable
Local access		
18	Describe - e.g. visibility splays, new road access	Given the size of the site, social infrastructure, new roads and access would all be required. The lake would also require drainage before this could begin.
19	Score	3 reasonable
Public transport access		
20	Describe - e.g. station, bus stops	The site contains numerous bus stops Millbrook and Stewartby train stations are located just to the west of the site.
21	Score	2 good
External environment		
22	Describe - prominence, compatibility of surrounding uses, access to amenities, etc	Other than the main employment use at Millbrook proving ground, the surrounding uses are mainly agricultural. The nearest amenities can found 3.5 miles away in Ampthill.
23	Score	3 reasonable
Internal environment		
24	Describe - any problems with shape, gradient, boundary etc?	The site appears to be in good condition with no major barriers to development, other than the disused pit. The site is generally flat with a small slope, and no obvious obstacles to development. The lake would have to be drained.
25	Score	3 reasonable
Market signals		
25	Evidence of developer / occupier interest? Describe	Being actively promoted - DCO process underway.
26	Other market evidence E.g. local competition, extent and success of similar developments in the market area, local rent levels	The site is close to a number of employment sites, including Millbrook proving ground, and the development site to the east of Bedford road.

SITE APPRAISAL		
Question number		
Conclusion: market potential		
27	If the site is offered to the market for its proposed employment use, free of supply-side constraints, will it be successfully developed and occupied?	Yes
28	Reasons / comments	DCO process underway involving significant investment so likely to take place if approved.
Supply-side constraints		
29	Any constraints, physical (e.g. ground conditions, infrastructure) or other (e.g. ownership, policy)	This site is immediately deliverable as it is vacant greenfield land, although the pit may require some restoration, as this may have caused localised contamination. The lake would also need drained before work could begin.
30	Score	2 Constraints likely to be resolved by market or intervention already committed
Impact		
31	Any adverse impacts of the proposed employment use on neighbours or the environment	Given the greenfield nature of the site there are no bad neighbour issues.
Market potential for alternative uses		
32	For another employment use?	No
33	For alternative or mixed use?	No
RECOMMENDATION		
34	Classification - local or strategic	Strategic
35	Reasons / comments	Power station use
36	Any further advice	

SITE APPRAISAL		
Question number		
1	Assessor	Ashleigh Cook & Cathy Hall
2	Date	Nov-15
Basic facts		
3	Site ID	
4	Site name	Sundon rail freight interchange
		
5	Site address	Chalton, Bedford LU4 9UL
6	Map ref	
7	Brief description	This is a large development site to the north east of Houghton Regis and North West of Luton, adjacent to the M1 and the railway line. The site is primarily greenfield land.
8	Site area, ha	55.0
9	Current use	Vacant Greenfield, with a small number of agricultural buildings
10	If currently vacant, previous use	N/A
11	Proposed employment land use	Strategic warehousing
Planning		
12	Is the site formally identified for employment? If yes, give details	Not in the development plan but is covered by supplementary guidance: the Land North of Luton and Sundon Rail Freight Interchange (RFI) Framework Plan (adopted March 2015)
13	Any relevant planning history	This site is identified within the withdrawn development strategy as a rail interchange. There are no planning applications for this development.
14	Is the site in the floodplain?	No

SITE APPRAISAL		
Question number		
15	Any other policy designations	South Bedfordshire Local Plan (2004) Policy GB1: Green Belt.
Strategic accessibility		
16	Describe - proximity to Mway/principal roads	The site is 2.4 miles from the A5120, and will be linked to the M1 following the planned new junction at 11A.
17	Score	1 excellent
Local access		
18	Describe - e.g. visibility splays, new road access	Given the size of the site, social infrastructure, new roads and access would all be required.
19	Score	3 reasonable
Public transport access		
20	Describe - e.g. station, bus stops	The site is 0.5 miles from the nearest bus stop, and 2 miles from Leagrave and Harlington train stations (to the north and the south)
21	Score	2 good
External environment		
22	Describe - prominence, compatibility of surrounding uses, access to amenities, etc	The surrounding uses are mainly agricultural, with the nearest amenities 1 mile away in Leagrave.
23	Score	2 good
Internal environment		
24	Describe - any problems with shape, gradient, boundary etc?	The site appears to be in good condition with no major barriers to development. The site is generally flat with a small slope, but no major obstacles to development.
25	Score	2 good
Market signals		
25	Evidence of developer / occupier interest? Describe	Promoted and actively marketed by Prologis for 167,227 sqm of strategic warehousing.
26	Other market evidence E.g. local competition, extent and success of similar developments in the market area, local rent levels	The site is not close to any existing employment sites in Central Bedfordshire, although it is close to the land North of Luton. Interest in developing this into Sundon rail exchange.

SITE APPRAISAL		
Question number		
Conclusion: market potential		
27	If the site is offered to the market for its proposed employment use, free of supply-side constraints, will it be successfully developed and occupied?	Yes
28	Reasons / comments	Key location which would be served by a new junction on the M1.
Supply-side constraints		
29	Any constraints, physical (e.g. ground conditions, infrastructure) or other (e.g. ownership, policy)	This site is immediately deliverable as it is vacant greenfield land without any contamination issues.
30	Score	1 No constraints - site immediately available
Impact		
31	Any adverse impacts of the proposed employment use on neighbours or the environment	Given the greenfield nature of the site there are no bad neighbour issues.
Market potential for alternative uses		
32	For another employment use?	No
33	For alternative or mixed use?	No
RECOMMENDATION		
34	Classification - local or strategic	Strategic
35	Reasons / comments	Location and new motorway junction
36	Any further advice	

SITE APPRAISAL		
Question number		
1	Assessor	Ashleigh Cook & Cathy Hall
2	Date	Nov-15
Basic facts		
3	Site ID	
4	Site name	Land West of A1 (M), Stotfold
		
5	Site address	Stotfold, Hitchin SG5 4NU
6	Map ref	
7	Brief description	This is a small greenfield site situated between the West of the A1(M) at J10 and Stotfold
8	Site area, ha	14.0
9	Current use	Vacant greenfield
10	If currently vacant, previous use	N/A
11	Proposed employment land use	Strategic warehousing
Planning		
12	Is the site formally identified for employment? If yes, give details	No
13	Any relevant planning history	(CB/13/03448/FULL) - Planning application for the erection of building and associated works for the public display of the Saunders Collection of steam engines, fairground rides, mechanical organs and associated memorabilia and change of use from agricultural land to form an extension to the Stotfold Mill Nature Reserve
14	Is the site in the floodplain?	No

SITE APPRAISAL		
Question number		
15	Any other policy designations	No
Strategic accessibility		
16	Describe - proximity to Mway/principal roads	The site is adjacent to the A507 and the A1(M) junction.
17	Score	1 excellent
Local access		
18	Describe - e.g. visibility splays, new road access	Although located near strategic networks such as the motorway, given the size of the site new roads and access would all be required.
19	Score	1 excellent
Public transport access		
20	Describe - e.g. station, bus stops	The site is 0.5 miles from the nearest bus stop in Stotfold and 2 miles from Baldock train station
21	Score	2 good
External environment		
22	Describe - prominence, compatibility of surrounding uses, access to amenities, etc	The surrounding area is mainly agricultural with some residential use at Stotfold. The nearest amenities are 1 mile away in Stotfold.
23	Score	2 good
Internal environment		
24	Describe - any problems with shape, gradient, boundary etc?	The site appears to be in good condition with no major barriers to development. The site is generally flat with no major obstacles to development.
25	Score	2 good
Market signals		
25	Evidence of developer / occupier interest? Describe	None
26	Other market evidence E.g. local competition, extent and success of similar developments in the market area, local rent levels	This site is located just outside Stotfold, where a housing development has been completed recently at the south of the town.

SITE APPRAISAL		
Question number		
Conclusion: market potential		
27	If the site is offered to the market for its proposed employment use, free of supply-side constraints, will it be successfully developed and occupied?	Hard to tell
28	Reasons / comments	A1(M) not as commercially attractive as other arterial routes through Central Beds.
Supply-side constraints		
29	Any constraints, physical (e.g. ground conditions, infrastructure) or other (e.g. ownership, policy)	This site is immediately deliverable as it is vacant greenfield land without any contamination issues.
30	Score	1 No constraints - site immediately available
Impact		
31	Any adverse impacts of the proposed employment use on neighbours or the environment	Given the greenfield nature of the site there are no bad neighbour issues.
Market potential for alternative uses		
32	For another employment use?	Could be used for any B class employment uses
33	For alternative or mixed use?	Yes - mixed-use extension
RECOMMENDATION		
34	Classification - local or strategic	Strategic
35	Reasons / comments	Proximity to motorway
36	Any further advice	Does not appear to be being promoted as an employment site although this could change with the forthcoming call for sites.

## APPENDIX C SITE ASSESSMENT CRITERIA





Criterion	Scoring scale	Explanation
Strategic accessibility	Excellent to very poor	<p>Excellent: direct access onto strategic road network or less than five minutes' drive from motorway junction</p> <p>Good: access not direct but well linked. Short distance on high quality local road</p> <p>Reasonable: longer distance on high quality local road to connect with strategic road network</p> <p>Poor: access to strategic road network via a number of different local roads. Not easy.</p> <p>Very poor: remote from strategic road network and no easy route by local roads</p>
Local access	Excellent to very poor	<p>Excellent: junction onto road network suitable for type of employment use on site. Potential to accommodate additional traffic if site successful/expanded. Could have controlled access if needed or direct access onto roundabout.</p> <p>Good: junction onto road network suitable for current use but may require upgrade, particularly if intensity of use increased.</p> <p>Reasonable: no signs of congestion due to substandard access but could be improved e.g. better visibility, feeder lane, scope for queuing.</p> <p>Poor: access not sufficient to accommodate volume of traffic using the site – could result in congestion in or off site through queuing at busy times.</p> <p>Very poor: poor formed access that requires upgrade to enable use by appropriate vehicles. Detracts from perception of site.</p>
Public transport access	Excellent to very poor	<p>Excellent: located within five minutes of a high frequency station or bus stop serving multiple locations</p> <p>Good: located within reasonable walking distance of a high frequency station or bus stop serving multiple locations</p> <p>Reasonable: located near a bus stop or station but with low frequency service and limited destinations/requires change onto another mode of public transport.</p> <p>Poor: bus stop within in walking distance but limited service.</p> <p>Very poor: remote from any public transport. Not feasible to rely on public transport to access the site on a regular basis.</p>

Criterion	Scoring scale	Explanation
External environment	Excellent to very poor	<p>Excellent: well located for local amenities (in/edge of town location), good visibility for business occupiers, similar uses nearby or location large enough to have critical mass to standalone</p> <p>Good: local amenities nearby but relatively limited; other similar uses nearby, visible from road network. Does not have all the attributes of an excellent location though i.e. some element of compromise.</p> <p>Reasonable: local amenities can be reached by public transport easily, some similar uses around but area more mixed.</p> <p>Poor: limited visibility in commercial terms; few similar businesses in surrounding area but no sensitive neighbours.</p> <p>Very poor: not compatible with surrounding uses. No visibility. Poorly placed to access local amenities.</p>
Internal environment	Excellent to very poor	<p>Excellent: well-maintained and laid out. Sufficient parking. Evidence of active management.</p> <p>Good: Sufficient parking. Tidy and well maintained but layout could be improved to maximise site.</p> <p>Reasonable: Parking in high demand and can result in some on kerb parking at busy times. Tidy site but would benefit from improvement to landscaping, surfacing etc.</p> <p>Poor: Insufficient parking or not sufficient controls on parking results in parking on streets and kerbs. Limited landscaping and poorly laid out.</p> <p>Very poor: not fully surfaced or properly maintained. Litter/flytipping. No formal parking and not enough space to meet required demand so can lead to congestion within site.</p>
Vacancy	Nil to 100%	<p>Nil: no vacancy</p> <p>100%: whole site vacant</p>
Market potential – likelihood of reuse/occupation	Yes to no	

## APPENDIX D CONSULTATION SUMMARY

There were three main elements to the consultation: a duty to co-operate workshop with neighbouring authorities to discuss the method; engagement with local agents to inform the commercial market analysis (described in Section 5) and presentation of the draft findings to the Central Bedfordshire Growth Board.

### D.1 Duty-to-co-operate workshop – October 2015

Attendees: North Hertfordshire District Council; Stevenage Borough Council; Milton Keynes Borough Council; Luton Borough Council; Bedford Borough Council; Aylesbury Vale District Council.

Apologies: South Cambridgeshire, Huntingdonshire

Key issues raised included:

- The study should have regard to evidence base documents produced by the neighbouring authorities to ensure geographic consistency, particularly because part of Central Bedfordshire has been covered by the Luton ELR.
- FEMA definition – straddling across four TTWAs so the pragmatic solution is Central Bedfordshire planning to meet its own needs.
- Scope for any adjustment to commuting patterns – reluctant to do this because inspectors typically not supportive in the base case and not that realistic to expect any substantial shifts in commuting patterns. If other authorities are expecting Central Bedfordshire to meet any of their share of jobs growth, this needs to be clearly audited as sitting outside Central Bedfordshire's forecast.
- Growth at Luton airport and whether this is reflected in the forecasts – not directly but on the basis it is not a new airport and is more about enhancement to an existing facility, likely to have been captured.
- Alignment of jobs and housing important and needs to be considered if planning for growth in excess of the forecasts e.g. strategic warehousing. Careful consideration needs to be given to ensure alignment between jobs and housing remains intact.
- Concern about EEFM figures – prone to fluctuation, and have tended to understate
- Relationship with London – concern that this is not captured in the economic forecasts. To be explored as part of the agent consultation.

A copy of the presentation is provided as part of this appendix.

### D.2 Central Bedfordshire Growth Board presentation – February 2016

A copy of the presentation is provided as part of this appendix. Following the session, attendees were given 10 days to make comments.



## Central Bedfordshire FEMA Study & Employment Land Review

Presentation 1 October 2015

Peter Brett Associates LLP

### Agenda

- This is a Duty to Co-operate meeting
- We don't have all the answers
- But we need to engage early
- Or else we will progress too far and not be able to repair our evidence
- We have identified two main DTC issues
- First:
  - How should the Central Bedfordshire FEMA be defined?
  - How should this definition be applied in practice?
- Second:
  - If the PBA FEMA recommendation is accepted
  - How many jobs should we assume will be delivered in Central Bedfordshire?
  - What other considerations do we need to factor in?
    - Including cross boundary?

Peter Brett Associates LLP

## Drawing the Functional Economic Area (FEMA)

Peter Brett Associates LLP

### Definitions

- What is a FEMA?
  - A reasonably self-contained labour market
  - Usually larger than the local authority area
- Why do we need it?
  - National planning guidance (PPG)
    - Says need for economic land uses should be assessed for FEMA's
    - Not individual local authorities
  - The underlying idea is
    - Decisions taken by one authority impact on neighbouring ones
    - If you allocate an employment site, in-commuters will get jobs
- How should we draw it?
  - Start from ONS Travel-to-Work Areas (TTWAs)
    - Best-fit them to local authority boundaries
  - Also look at housing market areas
  - And commercial property markets

Peter Brett Associates LLP

### TTWA - 2011

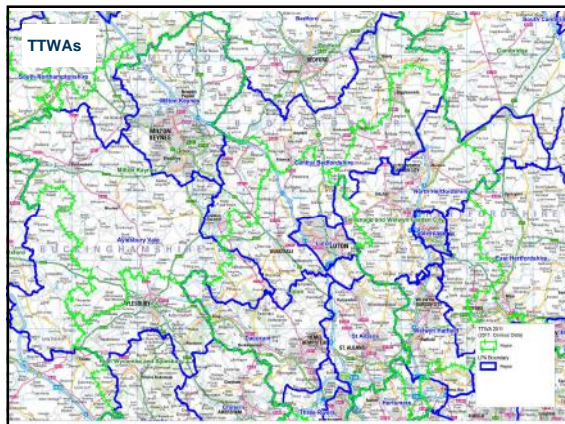
- We thought this element of work would be complex
- We looked at other studies which sought to define FEMA's
  - Some were very long and complicated
  - Post-NPPF and PPG
- They were complex because they were seeking to use incomplete data from the Census
- To second guess the new Travel to Work geography
  - The old geography was based on 2001 Census
  - So now 15 years out of date
- Commuting and Travel to Work is perhaps the key indicator to the FEMA
- In August new TTWA were released
- We think this makes life a lot simpler?

Peter Brett Associates LLP

### Central Beds market geography

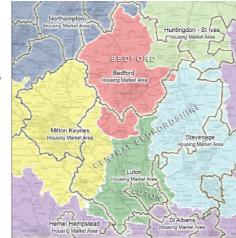
- TTWA is the main indicator
- The district is split between four TTWAs (2011-based)
  - Milton Keynes
  - Bedford
  - Stevenage and Welwyn Garden City
  - Luton
- Reflects commuting patterns
  - About 60% of working residents work outside the district
  - Also 45% of people working in the district work outside
  - Central Beds is a rural district with urban areas round its edges
  - Its main commuting links are with those urban areas
- This geography is similar to the 2001 TTWA
  - No big surprises
  - Some small adjustments on the edges
- Main points:
  - That Central Bedfordshire is split into four TTWA
  - This is consistent between the 2001 Census and 2011 Census

Peter Brett Associates LLP



## Central Beds market geography (2)

- The guidance also suggests we look at Housing Market Areas
- Looking at these the district is still split
- Again into four HMAs
- Meeting very roughly in the middle of Central Bedfordshire



Peter Brett Associates LLP

## Central Beds market geography (3)

- Our property market consultants agree
  - Provisional view
- Most demand is local to Central Bedfordshire
  - Serves the local population
  - Or here for historic reasons
- Or competes with or complements the nearby 'main market centre'
  - i.e. the core settlements in the middle of the TTWA
  - Occupiers will take either Central Bedfordshire
  - Or another site in the wider market area
- But two exceptions
- Strategic warehousing
  - Strong demand
  - Reflects a national market
  - Follows supply?
  - Not related to any of the TTWAs
- London displacement
  - We may be a long way from London
  - But displaced London demand is creeping into the wider South East

Peter Brett Associates LLP

## Implications

- Central Bedfordshire is split between four FEMAs
  - With some external, national, footloose demand
- How should we go about planning for employment?
- Here's a pragmatic solution
- In two stages
  - Stage 1
    - Treat the district as a standalone unit
    - Balance labour demand and supply for Central Beds alone
  - Stage 2
    - Assess demand and supply in the rest of the four FEMAs
    - Adjust the calculation accordingly
    - So we help fix any imbalances in surrounding areas
- Work through Duty to Cooperate

Peter Brett Associates LLP

## Questions?

- Do we agree that Central Bedfordshire is part of four other FEMAs?
- Do the TTWAs provide a reasonable geography?
  - If not – what else should we be looking at?
- Does the pragmatic response reflect this?
  - Is there another solution to the problem?

Peter Brett Associates LLP

## Establishing a baseline

- If our pragmatic solution is agreed we need to
- Stage 1:
  - establish how many jobs are needed in Central Bedfordshire
- Stage 2:
  - Then look at unmet cross-boundary issues
- Our suggestion is to develop a base case for Central Bedfordshire which:
  - establishes the number of jobs in central Bedfordshire
  - is aligned with the housing OAN
- i.e. a 'consume your own smoke' scenario

Peter Brett Associates LLP

## Method

- How do we do this?
- We are looking at both the EEFM
  - Regionally consistent
  - Currently the 2014 version
- And also Experian
  - New 2015 version
- Both suggest a similar number of jobs
- Approx. 25,000 between 2011 – 2031
- With very little change in commuting flows
- Except some increased pull to Milton Keynes
  - And Aylesbury Vale
- With other neighbours losing out?
- In net terms these balance for Central Bedfordshire

Peter Brett Associates LLP

## Ratio of Total Workforce Jobs to Population State Working Age

	2001	2011	2031
<b>Central Bedfordshire</b>	<b>0.62</b>	<b>0.61</b>	<b>0.62</b>
<b>Luton</b>	<b>0.76</b>	<b>0.71</b>	<b>0.72</b>
<b>Milton Keynes</b>	<b>1.04</b>	<b>1.07</b>	<b>1.19</b>
<b>St Albans</b>	<b>0.89</b>	<b>0.85</b>	<b>0.87</b>
<b>Stevenage</b>	<b>0.96</b>	<b>0.90</b>	<b>0.93</b>
<b>Bedford</b>	<b>0.82</b>	<b>0.83</b>	<b>0.84</b>
<b>Aylesbury Vale</b>	<b>0.72</b>	<b>0.75</b>	<b>0.77</b>

- The data suggests that Milton Keynes will import more commuters
- But the net effect for Central Bedfordshire is unchanged
- The most likely reason is that the FEMAs will shift over time
- Greater pull towards Milton Keynes
- But at the expense of others?
- Does not give rise the DTC issues?

Peter Brett Associates LLP

## Method (2)

- The headline evidence suggests:
  - Central Bedfordshire needs to provide for around 25,000 new jobs to meet its own needs
  - Without major cross boundary DTC issues
  - This is the emerging 'consume your own smoke' answer
- This will be revised because:
  - The Central Bedfordshire SHMA is being updated so the size of the local labour force may change
  - New Experian and EEFM are due - which may give us a different answer?
  - And we need to make an allowance for Strategic Warehousing
    - Which the forecasts don't capture
    - Because it is nationally footloose

Peter Brett Associates LLP

## Strategic warehousing market

- Market demand does not have regard to TTWA or HMA geography
- M1 key logistics corridor
  - On or close to/with good links to as preferred location for occupiers
  - Large-space occupiers (1,000,000 sqft) focused in storage and distribution
  - Locations around Luton, Milton Keynes and Dunstable **but lack of sites**
- A1 second choice location if no sites near to the M1
  - As long as appropriately priced
  - Mid-sized occupiers (100,000 sqft)
  - Locations around Sandy and Biggleswade
  - Again, **lack of sites** to meet market demand

Peter Brett Associates LLP

## Method (3)

- The baseline 'consume your own smoke' number may change
- But:
- We need to know whether neighbours want or need us to do more or less?
- For example, are neighbours expecting commuting flows to change?
- Or do they need Central Bedfordshire to either:
  - Provide labour to work in neighbours
    - i.e. homes but not jobs?
  - Provide jobs for their residents
    - i.e. jobs but not homes?
- So we can make provision for it in our numbers

Peter Brett Associates LLP

## Questions

- Do we have any reason to question the EEFM?
  - A robust starting point?
- Or any reason to question Experian?
  - As a second cross check?
  - Or alternative?
- Is there any reason to question the 'no significant commuting change' assumption?
  - At least for Central Bedfordshire
  - Where the balance remains unchanged over the forecast period?
- Do we need to take into account unmet:
  - 'job need' – i.e. overprovide employment land compared to our base case
  - 'labour need' - i.e. underprovide employment land because other councils need the labour?
- (Note – we won't necessarily agree – but we need to know now)

Peter Brett Associates LLP

### **Questions / AOB?**

- Our work is only just starting
- Are there any other questions we need to address?
- Any major issues we need to be aware of?
  - Lessons from elsewhere
  - Or warnings?
- Anyone we must speak to?
  - Property professionals?
  - Or other consultants working on your evidence?

Peter Brett Associates LLP





## Central Bedfordshire Growth Board presentation

29 February 2016

Peter Brett Associates LLP

## Introduction

Peter Brett Associates LLP

## Introduction

- We need land for office and industrial uses
- But we also need land for new homes
  - And also other growing uses – retail, transport, utilities etc.
- The Council needs to try and balance the land supply
- This work provides the evidence for employment land
  - How much is needed?
    - for offices, industrial and warehousing
  - How these uses should be controlled?

Peter Brett Associates LLP

## Scope

- It's about business land uses
  - Industrial
    - Production (manufacturing)
    - Logistics (warehousing)
    - Other industrial (utilities, transport etc.)
  - Offices
    - Includes creative industries / studios
      - Unless it's a separate land use?
  - Research & Development
    - Unless wet labs or 'industrial' space?
    - Or technology parks?
- It's not really about housing or other uses

Peter Brett Associates LLP

## Today

- We have lots of data from
  - Office of National Statistics and DCLG
  - Council
  - Various people we have talked to
  - And we have visited all the sites in employment use
- But we need your help
  - to validate or disprove what the numbers says
  - Influence our thinking before we report to the Council
- So we will present what we know
- Then ask you to discuss it
  - Informal

Peter Brett Associates LLP

## Structure

- Today we look at:
- Central Bedfordshire's role in wider area
  - The 'Functional Economic Market Area'
- What happened in the past
- What we think is going to happen in the future?
- What the property market is telling us
  - Our draft property market review
  - Overlaps with the above
- Emerging recommendations

Peter Brett Associates LLP

### Policy agenda – existing local plan

- We don't have a blank sheet of paper
- There is an adopted development plan
  - All decisions taken have to accord with it
  - The plan also identifies the main sites
- Must manage the new permitted development rights
  - Government has extended the rights
  - Change of use without needing planning permission
  - Main issue: offices to residential
  - But also now some small industrial to residential
- Potential changes to the NPPF
  - Not safeguarding allocations that haven't come forward

Peter Brett Associates LLP

### Policy agenda – existing local plan

- Development plan made up of
  - North Core Strategy & DM Policies (2009)
  - North Site Allocations (2011)
  - Mid Beds Local Plan (2005) – saved policies
  - South Beds Local Plan (2004) – saved policies
- Existing / allocated employment allocations
  - North
    - 77ha (8,500 jobs) net additional 2010-26
    - Safeguarded Key Employment Sites (Policy E1)
  - South
    - Main employment areas protected (Policy E1)
    - Changes of use of other employment areas
      - Acceptable subject to meeting criteria (Policy E2)

Peter Brett Associates LLP

### The new local policies

- Draft Development Strategy withdrawn (November 2015)
  - 27,000 net new jobs (2011-31)
  - 139 ha additional strategic sites identified
  - Policies to allow change of use of existing sites
    - Subject to meeting certain criteria
- New Local Plan
  - will determine and plan for the growth needs of the area
  - will set out the infrastructure needs of the area
    - And how they will be met/delivered
  - will provide the framework for making decisions
    - on planning applications

Peter Brett Associates LLP

### Summary

- We can advise on how much land to protect in the future
- What can be released and where
- What should be replaced
- If and where the Council should be looking
  - to find new sites borough-wide
  - with a focus on the new local plan areas

Peter Brett Associates LLP

**Any questions so far ...?**

Peter Brett Associates LLP

**What is Central Bedfordshire's role in the world?**

Peter Brett Associates LLP

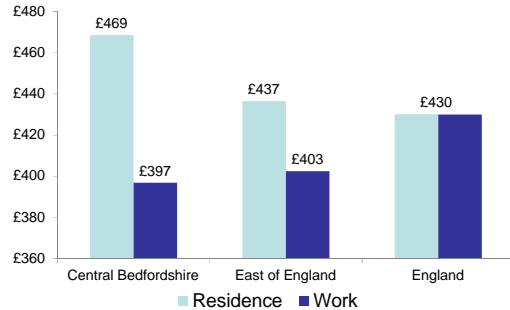
## How we're doing at the moment

- Economic activity 81%
  - Compared to
    - Regionally 80%
    - Nationally 78%
  - Unemployment 3.4%
    - Regionally 4%
    - Nationally 5%
- Jobs (2015)
  - 137,300 Central Beds residents working
  - 91,800 jobs in Central Beds
- Job density (2013)
  - Central Beds 0.65 compared to
    - Regionally 0.78

Peter Brett Associates LLP

Source: NOMIS

## Median earnings to September 2015



Peter Brett Associates LLP

Source: ASHE

## Central Beds labour market area

- Central Beds doesn't exist in isolation
- Located between four major employment centres
  - Stevenage
  - Milton Keynes
  - Bedford
  - Luton
- Net exporter of labour
  - i.e. job density >1
- This explains the earnings difference
  - Residents earnings higher than workplace earnings
  - Pay better in locations outside Central Beds

Peter Brett Associates LLP

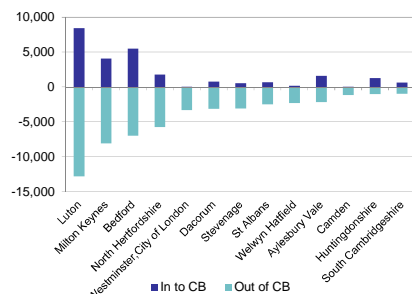
## Labour market containment

Live in	Central Beds	Elsewhere	Total	Workplace containment
2001				
Central Beds	60,130	29,169	89,299	67%
Elsewhere	60,554			
Total	120,684			
Residential containment	50%			
2011				
Central Beds	54,675	32,469	87,144	63%
Elsewhere	66,131			
Total	120,806			
Residential containment	45%			

Peter Brett Associates LLP

Source: ONS, 2011 Census

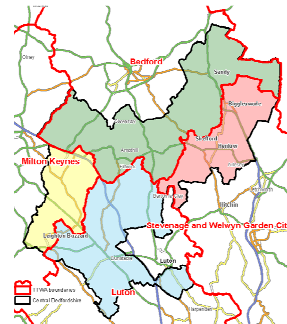
## Commuting patterns



Source: ONS, 2011 Census

Peter Brett Associates LLP

## Travel to work areas (TTWA)



Source: ONS, 2011 Census

Peter Brett Associates LLP

### Employment by sector in each TTWA

	Stevenage	Bedford	Milton Keynes	Luton	Central Beds average
Industrial	7%	6%	5%	7%	6%
Manufacturing	10%	11%	13%	11%	11%
Office	16%	24%	17%	23%	21%
Wholesale	10%	8%	12%	9%	9%
Non-B	56%	51%	52%	50%	52%
Total	100%	100%	100%	100%	

Source: BRES

Peter Brett Associates LLP

### Defining a pragmatic FEMA

- Splitting Central Beds into its TTWAs
  - Compared to Central Beds average
  - Fairly consistent across the sectors
- Functional Economic Market Area (FEMA)
  - Land /property should be 'substitutable'
- For the purpose of planning
  - PPG lets us to recognise that the geography isn't perfect
  - We think that we can treat Central Beds as its own FEMA
- How?
  - Talking to your neighbours – duty to co-operate
    - Sharing the approach – 'consume your own smoke'
  - Forecasting on a consistent basis
    - Aligning the evidence (EEFM)

Peter Brett Associates LLP

### FEMA and property market geography

- Census data alone won't tell us
  - How do businesses/occupiers see Central Beds?
  - How substitutable is one location for another
  - Need to understand the property market
- For the purpose of the FEMA
  - Central Beds has some local employment centres
  - Mainly seen as looking to larger centres
  - Links strongest to Luton
  - But no dominant centre
  - Or linked to the strategic road network
- Confirms our view of a pragmatic FEMA
  - Treat Central Beds on its own
  - Align evidence with the joint SHMA with Luton

Peter Brett Associates LLP

### Labour market summary

- Structurally Central Beds is doing okay
- High economic activity and low unemployment
  - Limited surplus capacity
- There is commuting
- It is pulling higher paid wages out of the larger centres
  - High resident wages
- Low workplace wages reflects the local nature of employment
  - Not necessarily a structural problem

Peter Brett Associates LLP

### Questions

- The data suggests we have a healthy local economy
  - Is this correct?
- Are there any structural problems which we cannot see?
- Any local pockets which are hidden in the district level data?
- Are the local workplace wages a genuine issue we ought to be addressing?

Peter Brett Associates LLP

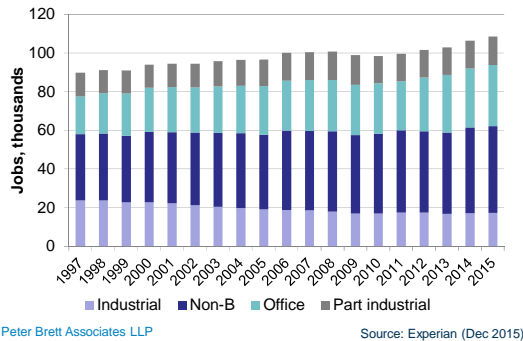


### The past

Before looking at the future, let's look at the past

Peter Brett Associates LLP

### Jobs in Central Beds 1997-2015



### Office floorspace in Central Beds



### R&D

- Difficult to quantify demand
  - Does not follow economic trends
  - Site/location specific
  - Related to niche industry served by site/location
  - Dependent on strength of that industry
- Two main locations
  - Cranfield
  - Millbrook

Peter Brett Associates LLP

### The past - summary

- We've had job growth
- But fairly 'pedestrian'
- Looking at the sectors
- Industrial – decline in jobs and floorspace
  - But may be hiding strong warehousing growth
  - Offsetting continued manufacturing losses
- Growth in:
  - Non-B – grown – as it has everywhere
  - Office – growth but has been spaceless i.e. intensification
- Overall picture modest growth – not huge

Peter Brett Associates LLP

### Local market – what's your view?

- Offices, small-scale warehousing
- Have there been any other local drivers of positive demand?
  - E.g. white van man?
  - London displacement
- Do you agree with our views on loss of traditional industrial?
  - i.e. warehousing replacing manufacturing?
  - The data can't tell us this
- Any parts of industrial sector that have been more resilient?

Peter Brett Associates LLP



### The Future

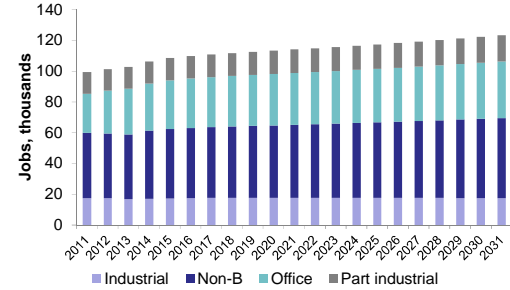
Peter Brett Associates LLP

## Introduction

- Guessing future demand is very difficult
- But we need to try
- National Planning Guidance sets a method
  - Tells us to look at the past
    - Learn from it
- But look at economic forecasts for the long-term future
  - East of England Forecasting Model (EEFM)
  - And independent version - Experian
- Two options:
  - Business as usual
  - Higher growth

Peter Brett Associates LLP

## Central Beds total jobs forecast

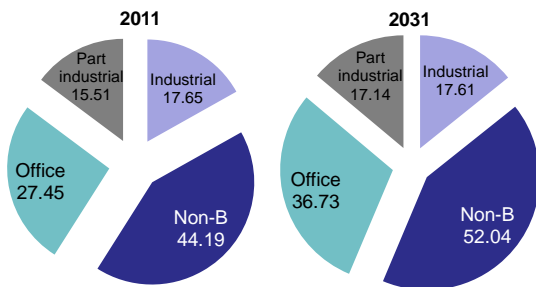


Source: Experian (Dec 2015)

Peter Brett Associates LLP

Source: Experian

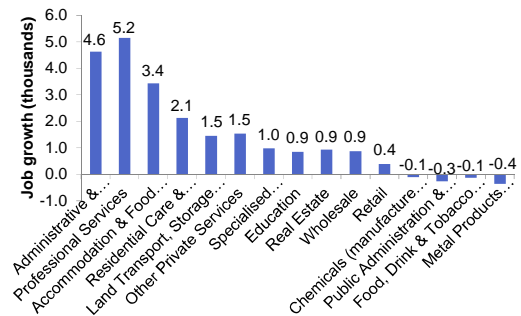
## Jobs by sector 2011-31 – which grow?



Source: Experian (Dec 2015) (thousands)

Peter Brett Associates LLP

## Jobs by sector 2011-31 – which grow?



Peter Brett Associates LLP

## What does this mean?

- Industrial doing better overall
  - Most likely to be that loss of traditional space now balanced out by new warehousing?
  - (Or is manufacturing rebounding?)
  - New warehousing sites may be needed to support this?
- Offices still growing
  - Although still fairly modest
  - And may not need new floorspace
  - Because densities may still improve
- Non B space sectors will provide a lot of the job growth?

Peter Brett Associates LLP

## Can we do better?

- We can capture more footloose demand
  - Forecasts are not perfect
- But the baseline number of new jobs
  - Approx. 25,000 over 20 years
- This broadly balances with the labour supply
  - Today and in the future
- Providing more jobs in total is difficult
  - We have a 'tight' labour market today
  - Will continue in the future
- We cannot adjust commuting ratios
  - Not a 'sound' plan strategy
  - Unless neighbours agree
  - (and we don't think they do)

Peter Brett Associates LLP

### The alternative?

- If total jobs are fixed
- Focus on quality
  - Improvement in wages and productivity
  - Which sectors are most likely to achieve this?
  - And do they need new sites?
- Pick sectors for growth at expense of other sectors
  - We don't have the headroom for everything
  - Balance the books
  - Are there any sectors we think will decline?
- Look at sectors which require limited labour
  - Strategic warehousing
  - Very important to the national economy
  - High value

Peter Brett Associates LLP

### Summary

- Central Beds is doing okay at the moment
  - High economic activity and low unemployment
  - But out-commuting is high - wages higher elsewhere
- Additional housing growth planned but
  - No slack in the market
  - The population is ageing
  - Out-commuting is high
- So job growth above forecasts will need more houses
  - Strategic warehousing is the exception
- Solution - focus on qualitative growth
- Do you agree?
  - Tell us before we make site-specific recommendations

Peter Brett Associates LLP

### Property market profile

Peter Brett Associates LLP

### Office market - demand

- Defined by two occupier profiles
  - R&D
    - large national/international, and smaller start-ups.
  - Footloose
    - looking for a very specific set of requirements
    - requirements may only be found in very specific locations
  - Examples - Nissan, IDEA Pharma etc.
  - Demand inconsistent
- Local businesses
  - Looking for smaller spaces
  - Either start-ups or businesses serving the local community
  - Will take secondary space
  - Again demand inconsistent

Peter Brett Associates LLP

### R&D demand

- Focused on high-quality modern offices
- Otherwise, difficult to say
- Nature and size of business dictates exact requirements
  - These vary
- Locations chosen for specific offer

Peter Brett Associates LLP

### Key R&D locations - Cranfield



Peter Brett Associates LLP

### Key R&D locations - Cranfield

- High-quality Grade A space
  - Rent – average £178/sqm
- Variety of sizes of space on offer
  - 30 sqm – 200 sqm
  - 2,800 sqm D+B
  - Serviced offices
- Knowledge
  - Access to university resources and 'innovation habitat'
- Modern communications infrastructure.
  - Well-connected by road and rail
  - And air – executive airport

Peter Brett Associates LLP

### Key R&D locations - Millbrook



Peter Brett Associates LLP

### Key R&D locations - Millbrook

- Internationally renowned vehicle testing location
  - Offers 70 km of test tracks
  - Also - validation, testing, and homologation
- Discrete environment
- Buildings high quality and efficient
  - Bespoke buildings built to suit tenants' needs
- Choice
  - Not only offices – workshops etc.
- Recently approved 24,900 sqm of space available
  - Build to suit basis.

Peter Brett Associates LLP

### R&D supply and market balance

- All existing space is available at Cranfield
- D+B supply is heavily distorted
  - 30,900 sqm available at Millbrook
  - Without this 8.6 years supply
- Another larger occupier would change things
  - Nissan have circa 20,440 sqm
- Developers are unwilling to speculatively build

Average Yearly Take-up (sqm)	Available Existing Floorspace (sqm)	No of Years Supply Existing	Available Design and Build (sqm)	No. of Years Supply New Build
327	2,361	7.2	33,700	103.1

Source: EGI/PBA

Peter Brett Associates LLP

### R&D development opportunities

- Demand is limited and inconsistent.
- Availability
  - Existing for smaller occupiers
  - Land available at Millbrook
  - Cranfield has permission for 2,800 sqm office
- So land is available.
- But developers are unwilling to spec build
- Is there need for more R&D space?
- Or should existing land be protected?
  - To allow development when occupiers show interest

Peter Brett Associates LLP

### Local businesses demand

- Demand is limited, but does exist.
- Smaller local businesses
  - Looking for space close to their local market
- Anything up to 300 sqm.
- Spread throughout Central Beds
  - But inconsistent
- Three strongest performing locations
  - Silsoe - rent £114/sqm
  - Dunstable - rent £113/sqm
  - Leighton Buzzard - rent £112/sqm
- Rents range: £86/sqm (Hitchin) to £114/sqm (Silsoe).

Peter Brett Associates LLP



### Local businesses supply and market balance

- There is little new development
- Developers unwilling to deliver new space
- There is supply of secondary space
- Lower rents mean that new development is not viable
- In some cases, rents are not high enough to make maintenance viable

Average Yearly Take-up (sqm)	Available Secondary Floorspace (sqm)	No. of Years Supply Secondary	Available New-build Floorspace (sqm)	No. of Years Supply New Build
3,499	12,897	3.7	211	0.1

Peter Brett Associates LLP

### Office market – surplus to requirements?

Is there a potential oversupply of older or poorer quality secondary stock?

- Demand is limited and rents are low
- But stock which is lost is unlikely to be replaced

Peter Brett Associates LLP

### Industrial market

- Defined by two types of occupier
  - High-value logistics
    - National/International distribution - 3PL and online retailers.
    - Large modern warehouse units for distribution centres.
  - Local industrial
    - Small to mid-sized businesses
    - Looking for space for serving local communities
    - Variety of sectors
      - e.g. MOT centres and local workshops etc.
    - Willing to take secondary space
    - Less likely to move to find what they are looking for

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### High-value logistics demand

- Modern warehousing
  - 10,000 – 50,000 sqm and above
- Requirements
  - High eaves heights
  - Loading doors
  - Good access to major routes (M1 and A1)
  - Room for parking and turning HGVs
  - Secure yards
- Nature of these requirements means that large sites are required

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### High-value logistics demand

#### Access to M1

##### Dunstable

- Prologis Dunstable
- Rent - £78/sqm

##### Outer Milton Keynes

- Prologis Marston Gate
- Rent - £62/sqm

#### Access to A1

##### Biggleswade

- Stratton Business Park
- Rent - £51/sqm



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### High-value logistics supply and market balance

- Good level of availability for secondary stock
- Very limited availability of modern new build development
- But this is not because there is a lack of land
- Enough land to provide close to three years supply
- But could be taken up if interest from large occupiers

Availability	Average Take-up	No. of Years Supply	Availability New Build	No. of Years Supply	Availability D+B Sites	No. of Years Supply
132,226	58,574	2.26	811	0.01	169,446	2.89

Source: EGi

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### High-value logistics development opportunities

- Levels of demand mean that new development viable
- New development has good levels of take-up
- But developers are hesitant to provide speculative builds
- Unless they are in strong locations
  - E.g. Dunstable
  - M1 only
- There is plenty of available land
- And more space will come forward
  - Sundon RFI (Prologis) - 170,000 sqm in 2017
- Is more space needed?
  - Discuss

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### Local industrial demand

- Demand for warehousing
  - On main road network: up to 5,000 sqm
  - Away from the main roads: up 2,000 sqm
- Look for space throughout Central Beds
  - Specifically close to the communities they serve
- Demand is strong enough to make development viable
- Rents
  - Dunstable £60/sqm
  - Leighton Buzzard £60/sqm
  - Sandy £55/sqm
  - Arlesey £50/sqm
  - Biggleswade £55/sqm

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### Local industrial supply

- Very little new smaller-scale development
- Why?
  - Rents and demand make development viable
  - But developers not willing to provide units of this scale
- Industrial units are well occupied
  - Even secondary stock
  - Nothing is surplus?
- Means that existing sites must be protected
  - likely to go for housing otherwise
  - How?
- What would trigger development for units of this scale?
  - Discuss

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### Site assessments

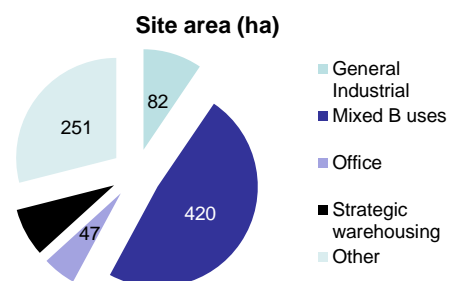
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### What we've assessed

- We've visited over 80 sites
- These include
  - Over 50 existing employment sites
  - 15 development sites
    - Either with permission or allocated
- Currently in employment use - 870 ha
- Allocated for employment use – 250 ha
- We've also assessed 30 strategic sites
  - Identified in the withdrawn Development Strategy

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### Existing sites by use



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### Development sites and future supply

- Majority available for mixed B uses
- But some questionable whether they'll be taken up
  - Historic
  - In the wrong place
- New space not viable
  - Evidenced by limited spec building
  - Local occupiers will take up vacant space
  - Pressure for housing
- Added to this – strategic sites
  - Significant size
  - But tied into mixed-use urban extensions
- And some vacant stock in existing sites

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### What does this mean for allocations

- Job growth is forecast
- But supply is significant
- We think there is too much
- Over-allocating could result in losing existing sites
- We also need to co-operate with our neighbours
- Solution?
- We need to protect the important sites
  - Local office stock
    - Limited and no evidence new supply
  - Important local industrial sites
- And provide flexible strategic allocations
  - Open door policy to R&D and strategic warehousing

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### Conclusions and emerging recommendations

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### Conclusions and emerging recommendations

- Central Beds is performing okay at the moment
  - Resident wages are high
  - Economic activity high
- Job growth is forecast but limited headroom for more
- Growth above forecast could trigger need for more houses / labour supply
- Solution – focus on quality
  - Not about net additional jobs but about productivity
    - Improve workplace wages?
  - Our only poor economic indicator

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### Conclusions and emerging recommendations

- So allocate new land where sites can improve local quality not simply add quantity
  - New space, fit for purpose
  - Smaller units up to 5,000 sqm max
- Release old sites to 'balance the books'
- Viability will remain an issue
- So the new 'mixed use' land allocations need to provide new homes
- But also a supply of serviced land for local industrial and office space

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### Sector-specific recommendations

- Foster our R&D strengths
  - Very uncertain to predict future
- Nationally significant sectors that need to be nurtured
- Not necessarily land hungry but
- Business-friendly as possible environment
  - To ensure we keep them
- Your main planning tool
  - Local Development Orders
  - Unlikely but would you ever refuse them?
  - Externally very useful sign to market

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### **Sector-specific recommendations**

- **Highlight the opportunity for growth in strategic warehousing**
  - Also nationally significant
- Strong national footloose demand
  - Which is viable
- Less labour needed per square metre of floor space
- But needs large sites in the correct location
- Not general mixed-use sites
- Portfolio of strategic sites need careful review in this context

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### **Conclusions and emerging recommendations**

- When we come to making site-specific recommendations
  - We can't protect undeliverable sites
  - Criteria-based approach to releasing general sites
    - Not identified as locally or strategically important
- Some new land needed for local growth
  - Replace losses (windfall)
  - Allow for improved quality
- New land for strategic warehousing
- Probably less land needed than the withdrawn plan
  - i.e. we may be able to have more housing on the mixed use sites than we expected

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## APPENDIX E PORTFOLIO OF SITES

## E.1 Existing sites to be safeguarded

Site	Area (ha)
Maulden Road Industrial Estate	12.50
Pulloxhill Business Park	3.80
Blackmoor Business Park	1.24
Maulden Vale Business Park	0.85
Station Road Industrial Estate	13.30
Amphill Business Park	1.00
Doolittle Yard & Mill	2.00
Reddings Wood, Amphill	11.30
Rufus Centre	1.03
Barton Industrial Estate	9.60
Wrest Park	12.49
Stratton Business Park	46.90
Baystrait House	0.10
JK Engineering and Albone Way	6.10
Eldon Way Trading Estate	2.90
Shannon Place	1.40
Abbey Corrugated Site, Girtford	5.70
Land West of A1, Girtford, Sandy	13.25
Land East of Sunderland Road - Middlefield Industrial Estate.	30.00
Zwetsloots site, Church End	5.80
Tempsford Hall, Tempsford	5.80
Crawley Crossing, Husborne Crawley	4.40
Prologis Park and Adjoining Land, Brogborough	34.60
Cranfield Technology Park	46.40
Millbrook Proving Ground	246.20
Eastern Avenue	6.59
Ludun Close	0.35
Woodside Industrial Estate/Humphrys Road/Eyncourt Road	130.60
Thames Industrial Estate	0.40
London Road Industrial Estate	3.60
Southfield Road industrial estate	4.60
Blackburn Road, Houghton Regis	13.90
Stanbridge Road/Cherrycourt Way, Leighton Buzzard	28.90

Site	Area (ha)
Chartmoor Road/Grovebury Road, Leighton Buzzard	76.90
Lawrence Way	2.40
French's Avenue	3.20
Tavistock Street	2.90
Vimy Court	0.60
Old Oak Industrial Estate	1.30
Hampden House	1.60
Crossway Park	2.60
Fen End Industrial Estate	1.70
ARC Progress	0.40
Land at former pig development unit	0.00
ACO Site, Clifton	3.60
Henlow Industrial Estate	2.60
Shefford Industrial Estate	3.10
Wren Park	0.70
Warren Court, Chicksands	0.80
Parripak Foods, Chicksands	4.50
Vauxhall Spare Parts Depot (and associated office / contact centre	20.81
RSPB UK headquarters	1.50