



## UNIVERSAL DESTINATIONS & EXPERIENCES UK PROJECT

Former Kempston Hardwick Brickworks  
and adjoining land, Bedford

### Appendix 8.4 - Air Quality Monitoring Data

Report reference: 4.8.4.0

Revision number: 00

Date: June 2025





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## 1. AIR QUALITY MONITORING DATA 1

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# 1. AIR QUALITY MONITORING DATA

Table 1-1 - Details of NO<sub>2</sub> Monitoring Data used in the Air Quality Modelling Process

Location ID	Local Authority <sup>1</sup>	Location	Modelled X,Y*	In AQMA?	Monitor Type	Site Type	2023 Data Capture (%)	2023 Annual Mean NO <sub>2</sub> Concentration (µg/m <sup>3</sup> )
DT20	Bedford Borough Council (BC)	Prebend St	504480.3, 249622.2	Yes	DT	Roadside	92.3	40.9
DT28	Bedford BC	Prebend St, corner of Commercial Rd	504572.8, 249503.3	Yes	DT	Roadside	92.3	31.9
DT35	Bedford BC	Prebend St, Crown Quay	504599.3, 249432.7	Yes	DT	Roadside	100	32.1
DT36	Bedford BC	37 Ashburnham Rd	504263.5, 249747.0	Yes	DT	Roadside	100	28.5
DT42	Bedford BC	28 St Johns St	505146.1, 249282.5	Yes	DT	Roadside	100	33.5
DT44	Bedford BC	Midland Rd - outside No.137,139A	504422.8, 249638.3	Yes	DT	Roadside	100	33.6
DT71	Bedford BC	174 Ampthill Rd	504632.2, 248165.6	No	DT	Roadside	82.7	27.3
DT72	Bedford BC	150 Ampthill Rd	504652.3, 248235.7	No	DT	Roadside	90.4	29.9
DT77	Bedford BC	Green Lane, Stewartby	501556.6, 242194.1	No	DT	Roadside	100	17.7
DT82	Bedford BC	32 Fields Rd, Wootton	500972.3, 244906.9	No	DT	Roadside	100	14.5
<div>Notes</div> <div>*The modelled X,Y location values may differ from that given in the relevant Annual Status Report as not all locations were found to be correct. The given values are those used for air quality modelling.</div>								

<sup>1</sup> Bedford Borough Council (2024) 2024 Air Quality Annual Status Report (ASR). Available at: <https://www.bedford.gov.uk/environmental-issues/noise-nuisances-and-pollution/air-quality/air-quality-overview> [Accessed: 14 May 2025].

Table 1-2 - Details of NO<sub>2</sub> Monitoring Data within Bedford BC and Central Bedfordshire Council (CBC) Administrative Areas

Location ID	Local Authority <sup>1,2</sup>	Location*	X,Y*	In AQMA?	Monitor Type	Site Type	2023 Data Capture (%)	Annual Mean NO <sub>2</sub> Concentration (µg/m <sup>3</sup> )				
								2019	2020**	2021**	2022	2023
CM1	Bedford BC	Prebend St	504496, 249625	Yes	CMS	Roadside	92.0	32.0	26.0	32.0	34.0	29
CM2	Bedford BC	Lurke St	505044, 249980	Yes	CMS	Roadside	-	30.0	21.0	18.0	21.0	-
DT5	Bedford BC	Bromham Rd, Bedford	505044, 249980	No	DT	Roadside	100.0	22.9	17.9	22.8	20.4	22.7
DT7	Bedford BC	4 Bunyan Rd, Kempston	503160, 247751	No	DT	Roadside	82.7	25.7	23.2	24.6	22.5	24.6
DT10	Bedford BC	1 Kirkstall Cl, Bedford	505425, 247063	No	DT	Other	92.3	21.7	19.3	18.9	17.9	18.9
DT12	Bedford BC	8 The Ln, Wyboston	516345, 256592	No	DT	Roadside	75	18.2	14.6	16.1	14.1	15,7
DT13	Bedford BC	Great North Rd, Wyboston - A1 South	516420, 256552	No	DT	Other	75	21.8	21.6	22.5	18.2	18.5
DT14	Bedford BC	Horne Ln, Bedford	504857, 249652	Yes	DT	Roadside	90.4	32.6	22.0	25.5	24.2	28.5
DT16	Bedford BC	Kempston Rd, Bedford	504585, 249003	Yes	DT	Roadside	42.3	26.7	21.1	26.0	23.8	27.0
DT17	Bedford BC	Ampthill Rd, Bedford	504783, 248711	Yes	DT	Roadside	73.1	31.0	23.8	27.7	25.4	28.7
DT19	Bedford BC	Kimbolton Rd, Bedford	505551, 250584	Yes	DT	Roadside	84.6	24.8	21.1	21.4	19.4	19.9
DT20	Bedford BC	Prebend St, Bedford	504486, 249616	Yes	DT	Roadside	92.3	<b>47.4</b>	<b>41.3</b>	<b>43.3</b>	39.4	<b>40.9</b>
DT25	Bedford BC	London Rd crossroads	505389, 248858	Yes	DT	Roadside	100	34.6	30.6	34.0	29.8	32.3
DT27	Bedford BC	High St Ladbrokees	504496, 249625	Yes	DT	Urban Centre	-	<b>42.0</b>	34.0	28.2	-	-
DT28	Bedford BC	Prebend St corner of Commercial Road	504576, 249501	Yes	DT	Roadside	92.3	32.4	27.3	31.5	28.9	31.9
DT29	Bedford BC	Goldington Rd opposite university	506630, 250274	Yes	DT	Roadside	100	35.5	26.4	30.7	28.2	28.2
DT30	Bedford BC	High St Barovic Jewellers	505020, 250044	Yes	DT	Urban Centre	100	38.8	31.4	27.8	31.9	33.7

<sup>2</sup> Central Bedfordshire Council (2024) 2024 Air Quality Annual Status Report (ASR). Available at: [https://www.centralbedfordshire.gov.uk/info/52/types\\_of\\_pollution/292/air\\_quality/3](https://www.centralbedfordshire.gov.uk/info/52/types_of_pollution/292/air_quality/3) [Accessed: 14 May 2025].

Location ID	Local Authority <sup>1,2</sup>	Location*	X,Y*	In AQMA?	Monitor Type	Site Type	2023 Data Capture (%)	Annual Mean NO <sub>2</sub> Concentration (µg/m <sup>3</sup> )				
								2019	2020**	2021**	2022	2023
DT31	Bedford BC	High St Lluddingtons	505060, 249766	Yes	DT	Urban Centre	92.3	38.8	28.2	24.0	33.8	36.1
DT33	Bedford BC	Shakespeare Rd/Bromham Rd junction	504100, 250142	Yes	DT	Roadside	82.7	36.3	27.5	34.1	30.2	34.9
DT34	Bedford BC	St Marys St Kings Arms PH	505102, 249411	Yes	DT	Roadside	100	38.4	30.1	31.2	31.4	34.4
DT35	Bedford BC	Prebend St, Crown Quay	504599, 249432	Yes	DT	Roadside	100	36.3	29.1	32.0	28.3	32.1
DT36	Bedford BC	37 Ashburnham Rd	504289, 249711	Yes	DT	Roadside	100	33.5	26.8	30.1	27.0	28.5
DT40	Bedford BC	YMCA, Tavistock St	504808, 250232	Yes	DT	Roadside	100	25.1	20.6	21.2	21.4	24.5
DT42	Bedford BC	28 St Johns St	505143, 249299	Yes	DT	Roadside	100	38.8	30.1	35.0	30.8	33.5
DT43	Bedford BC	45 Dame Alice St	504913, 250038	Yes	DT	Roadside	100	31.5	22.9	28.5	25.6	28.9
DT44	Bedford BC	Midland Road- outside No.137,139A	504496, 249625	Yes	DT	Roadside	100	<b>40.2</b>	33.3	35.8	30.5	33.6
DT46	Bedford BC	Midland Rd - outside Beegees opposite Priory St	505044, 249980	Yes	DT	Urban Centre	100	36.6	32.1	33.8	29.2	31.5
DT47	Bedford BC	On corner Harpur St – opposite 51A	504894, 250049	Yes	DT	Urban Background	100	32.5	21.2	24.1	23.7	26.1
DT48	Bedford BC	Outside Sound & Vision –Tavistock St	504903, 250199	Yes	DT	Urban Centre	100	36.0	29.6	31.4	29.3	30.7
DT50	Bedford BC	Outside John Bull – St Peters St	505190, 250075	Yes	DT	Urban Centre	100	<b>43.6</b>	36.1	38.1	35.8	39.0
DT53	Bedford BC	Outside Longstaff Gentle & Co – 59- 61 Harpur St	504907, 250084	Yes	DT	Roadside	92.3	31.0	25.7	27.5	26.5	27.3
DT54	Bedford BC	Outside 63 – Union St	504505, 250361	Yes	DT	Roadside	100	30.0	24.2	27.1	24.4	27.5
DT55	Bedford BC	Opp urban & Rural on corner – Bromham Rd	504475, 250123	Yes	DT	Roadside	100	29.9	22.5	27.1	25.6	28.0
DT57	Bedford BC	Outside 110 - Newnham Av	506626, 250226	Yes	DT	Roadside	100	31.5	25.2	27.3	26.6	28.9
DT61	Bedford BC	Outside 185 Goldington Rd	506588, 250254	Yes	DT	Kerbside	100	33.3	27.9	29.3	25.6	27.8

Location ID	Local Authority <sup>1,2</sup>	Location*	X,Y*	In AQMA?	Monitor Type	Site Type	2023 Data Capture (%)	Annual Mean NO <sub>2</sub> Concentration (µg/m <sup>3</sup> )				
								2019	2020**	2021**	2022	2023
DT62	Bedford BC	Outside 139 Goldington Rd	506390, 250243	Yes	DT	Kerbside	92.3	26.6	21.7	23.2	23.1	25.0
DT65	Bedford BC	Outside no.43 London Rd	505438, 248793	Yes	DT	Roadside	100	34.3	26.3	25.6	25.8	28.8
DT66, DT67, DT68	Bedford BC	Monitoring station	504496, 249625	Yes	DT	Roadside	100	33.8	28.0	30.9	27.4	30
DT69	Bedford BC	River Street	505044, 249980	Yes	DT	Urban Centre	92.3	32.3	24.0	26.5	25.2	27.4
DT70	Bedford BC	Outside bus station	504706, 249860	Yes	DT	Urban Centre	100	33.6	24.6	28.0	27.0	28.5
DT71	Bedford BC	174 Ampthill Road, Bedford	504625, 248169	No	DT	Roadside	82.7	30.6	26.7	29.2	26.3	27.3
DT72	Bedford BC	150 Ampthill Road, Bedford	504648, 248257	No	DT	Roadside	90.4	32.2	28.6	31.0	27.0	29.9
DT73	Bedford BC	112 Ampthill Road ,Bedford	504684, 248388	No	DT	Kerbside	92.3	33.9	27.3	29.7	26.9	29.7
DT74, DT75, DT76	Bedford BC	LS Monitor	505044, 249980	Yes	DT	Roadside	100	27.5	21.5	18.0	19.8	21.9
DT77	Bedford BC	Green lane, Stewartby	501574, 242181	No	DT	Roadside	82.7	18.5	12.6	13.6	13.5	14.7
DT78	Bedford BC	Churchill Close, Stewartby	501878, 242176	No	DT	Suburban	100	15.1	10.4	11.4	10.8	11.2
DT79	Bedford BC	Turner way off Manton Lane	504356, 251146	No	DT	Roadside	-	22.7	19.7	20.4	-	-
DT80	Bedford BC	Shakespeare Rd/Clapham Rd junction	503946, 250765	No	DT	Roadside	92.3	33.9	27.1	29.9	27.3	30.4
DT81	Bedford BC	Brooklands avenue - Wixams	505273, 245175	No	DT	Suburban	100	16.6	15.2	17.2	14.6	16.8
DT82	Bedford BC	32 Fields Rd, Wootton	504496, 249625	No	DT	Roadside	100	17.8	14.6	15.4	14.9	14.5
DT83	Bedford BC	37 Cemetery Road, off Branston Way	505044, 249980	No	DT	Suburban	100	22.1	18.4	19.9	18.7	19.2
DT85	Bedford BC	Rope Walk/Cardington Rd	505493, 249254	No	DT	Roadside	100		23.7	26.2	24.7	27.9
DT86	Bedford BC	Outside 33 Goldington Rd	505464, 250142	Yes	DT	Roadside	92.3	-	23.4	25.6	23.6	24.6



Location ID	Local Authority <sup>1,2</sup>	Location*	X,Y*	In AQMA?	Monitor Type	Site Type	2023 Data Capture (%)	Annual Mean NO <sub>2</sub> Concentration (µg/m <sup>3</sup> )				
								2019	2020**	2021**	2022	2023
DT89	Bedford BC	St Peters St/High St junction	505046, 250040	Yes	DT	Roadside	80.8	-	-	-	36.6	40.6
DT91	Bedford BC	High St Debenhams	505034, 249844	Yes	DT	Roadside	100	-	-	-	22.7	23.4
DT92	Bedford BC	Chesterton Mews (off Sidney Road)	503762, 250386	No	DT	Urban background	90.4	-	-	-	-	14.2
DT93	Bedford BC	Bell Farm Colesden Rd (outside Auto Sportivo)	512728, 255827	No	DT	Rural	17.3	-	-	-	-	-
DT94	Bedford BC	Chequers Hill – (opp No25) Wilden	509935, 256019	No	DT	Rural	17.3	-	-	-	-	-
DT95	Bedford BC	Chequers Hill, Wilden	510196, 255468	No	DT	Rural	9.6	-	-	-	-	-
DT96	Bedford BC	Entrance to Rectory Farm - Wilden	509098, 255515	No	DT	Rural	17.3	-	-	-	-	-
MD3	CBC	Sandy	516436, 249600	Yes - AQMA 4	CMS	Roadside	98	28.0	20.0	20.0	20.0	16
SB01	CBC	High St South, Dunstable	501936, 221837	Yes - AQMA 1	DT	Roadside	99.5	33.0	25.1	26.9	24.3	23.6
SB10	CBC	Houghton Regis	501991, 223965	No	DT	Roadside	99.5	29.5	22.3	22.7	22.3	20.3
SB18	CBC	Argos (High Street North), Dunstable	501705, 222089	Yes - AQMA 1	DT	Roadside	99.5	34.3	26.1	27.4	25.3	22.4
SB27	CBC	Luton Road, Dunstable (lamppost o/s 89)	503195, 222119	Yes - AQMA 1	DT	Roadside	91.8	28.7	20.1	22.7	19.7	18.2
SB33	CBC	Church Street, Dunstable	501962, 221884	Yes - AQMA 1	DT	Roadside	99.5	36.7	27.6	27.4	24.2	22.1
SB34	CBC	5 High Street South, Dunstable	501991, 221853	Yes - AQMA 1	DT	Roadside	91.8	31.9	27.4	27.7	23.2	22.9
SB37	CBC	Luton Road, Dunstable (o/s no 32)	502838, 222071	Yes - AQMA 1	DT	Roadside	-	36.5	30.1	32.0	31.1	-
SB37a	CBC	Luton Road, Dunstable (lamppost 10 o/s 59-69 Bramley Court)	502877, 222081	Yes - AQMA 1	DT	Roadside	76.5	-	-	-	-	23.7
SB39	CBC	Houghton Road, Dunstable	501151, 222821	Yes - AQMA 1	DT	Roadside	91.8	32.0	21.8	22.9	22.3	20.1
SB48	CBC	185 Poynters Road (nr Katherine Drive), Dunstable	503745, 222914	No	DT	Roadside	99.5	29.6	22.5	23.4	23.7	21.3

Location ID	Local Authority <sup>1,2</sup>	Location*	X,Y*	In AQMA?	Monitor Type	Site Type	2023 Data Capture (%)	Annual Mean NO <sub>2</sub> Concentration (µg/m <sup>3</sup> )				
								2019	2020**	2021**	2022	2023
SB49	CBC	Poynters Road nr junction with Hadrian Avenue	503750, 222915	No	DT	Roadside	-	27.9	22.4	24.7	23.6	-
SB49a	CBC	Poynters Road, Dunstable (lamppost nr bus stop adj Hadrian Ave)	503535, 223060	No	DT	Roadside	99.5	-	-	-	21.6	21.8
SB50	CBC	Luton Road, Dunstable (lamppost o/s no 24)	502815, 222065	Yes - AQMA 1	DT	Roadside	99.5	<b>42.1</b>	34.7	33.9	30.7	29.8
SB52	CBC	Hockliffe St, Leighton Buzzard	492512, 225235	No	DT	Roadside	91.8	33.5	26.6	26.7	26.4	24.4
SB55	CBC	West St, Dunstable (lamppost o/s Jonquils)	503459, 221768	Yes - AQMA 1	DT	Roadside	99.5	<b>40.8</b>	30.2	32.2	30.9	30.7
SB58	CBC	Hockliffe – A5 Watling St (lamppost HC028 o/s Chester Cottage)	497400, 226675	No	DT	Roadside	66.9	32.5	22.2	20.9	22.5	18.7
SB59	CBC	Marston Moretaine - Beancroft Road (lamppost to side of 41 Bedford Rd)	499563, 241471	No	DT	Roadside	91.8	31.2	25.0	24.2	24.0	21.3
SB60	CBC	Luton Road, Dunstable (lamppost o/s no. 233 nr Dale Rd)	503774, 222300	Yes - AQMA 1	DT	Roadside	99.5	-	26.4	26.5	24.5	22.7
SB61	CBC	Streatley (lamppost nr St Margarets Close junction)	507407, 228685	No	DT	Roadside	99.5	-	21.3	21.7	22.1	20.0
SB63	CBC	Station Rd, Harlington	503439, 230455	No	DT	Roadside	-	-	-	21.1	20.3	-
SB64	CBC	Harlington (lamppost o/s 19 Church Rd)	503750, 230568	No	DT	Roadside	99.5	-	-	-	-	15.4
N4	CBC	A1, Beeston (northbound)	517160, 248190	No	DT	Roadside	91.8	29.8	21.6	21.4	21.4	17.4
N6	CBC	Bedford Rd, Sandy (o/s no. 86)	516621, 249100	Yes - AQMA 4	DT	Roadside	99.5	29.7	23.2	22.5	22.6	20.2
N16	CBC	Bedford Rd, Sandy (o/s no. 49)	516593, 249083	Yes - AQMA 4	DT	Roadside	99.5	33.3	26.2	25.9	24.1	22.3
N17	CBC	Bedford Rd, Sandy (nr A1 roundabout)	516569, 249074	Yes - AQMA 4	DT	Roadside	99.5	<b>45.1</b>	34.7	30.6	33.2	29.8
N18	CBC	Eddie's Cottage, Bedford Road, Sandy (cottage façade)	516579, 249070	Yes - AQMA 4	DT	Roadside	99.5	27.9	22.0	20.3	20.2	17.8
N20	CBC	A1, Sandy (façade of cottages southbound)	503466, 249974	Yes - AQMA 4	DT	Roadside	99.5	<b>57.5</b>	<b>43.6</b>	<b>43.0</b>	38.5	32.1
N21	CBC	Bedford Street, Ampthill (o/s no. 15)	516551, 238197	Yes - AQMA 3	DT	Roadside	99.5	25.1	16.6	17.7	18.1	16.2

Location ID	Local Authority <sup>1,2</sup>	Location*	X,Y*	In AQMA?	Monitor Type	Site Type	2023 Data Capture (%)	Annual Mean NO <sub>2</sub> Concentration (µg/m <sup>3</sup> )				
								2019	2020**	2021**	2022	2023
N22	CBC	Bedford St, Ampthill (o/s no. 4b)	516551, 238141	Yes -AQMA 3	DT	Roadside	99.5	37.7	29.0	28.1	27.6	26.3
N23	CBC	Dunstable St, Ampthill (outside no. 111)	516524, 238039	Yes -AQMA 3	DT	Roadside	99.5	<b>40.3</b>	28.4	32.7	31.0	29.2
N25	CBC	A1, Sandy (on lamppost near Taj Mahal)	516568, 250174	Yes -AQMA 4	DT	Roadside	99.5	32.4	24.6	23.1	23.3	19.5
N26	CBC	High St, Woburn (o/s lower school)	514201, 233230	No	DT	Roadside	99.5	31.0	22.7	22.5	23.8	21.3
N27	CBC	Church St, Ampthill	516690, 238167	No	DT	Roadside	99.5	30.1	22.2	23.8	22.8	20.3
N28	CBC	Carter St, Sandy (lamppost o/s 104 garage)	516568, 249967	No	DT	Roadside	99.5	21.1	15.4	15.1	15.3	13.4
N30	CBC	A1/Carter St, Sandy (southbound)	494900, 249942	Yes - AQMA 4	DT	Roadside	99.5	34.0	34.3	34.0	32.0	24.8
N31	CBC	Bedford St, Sandy (lamppost opp no. 70)	516534, 249109	No	DT	Roadside	89.9	27.0	20.2	20.7	18.7	17.6
N32	CBC	Dunstable St/Chandos St Ampthill (street sign)	514201, 237913	No	DT	Roadside	-	26.2	17.0	17.2	18.1	-
N35	CBC	A1, Sandy (lamppost SA215 nr Bedford St roundabout)	503444, 249175	Yes - AQMA 4	DT	Roadside	99.5	33.3	33.3	31.1	31.3	26.0
N36	CBC	London Rd, Biggleswade (near Holme Court Drive)	520284, 243464	No	DT	Roadside	99.5	26.2	17.0	17.2	18.1	16.6
N37	CBC	Crane Way/Bedford Rd, Cranfield (at junction with Bedford Rd)	496424, 242847	No	DT	Roadside	99.5	-	-	16.9	18.6	13.9
N38	CBC	Dunstable St, Ampthill (o/s 99)	503437, 237964	Yes – AQMA 3	DT	Roadside	99.5	-	-	-	14.9	21.2

Concentration in **bold** exceeds the NO<sub>2</sub> annual mean standard (40µg/m<sup>3</sup>)

\*All data within the table are as presented within Bedford BC's and CBC's Annual Status Reports. As such, no modifications have been made to the data (unlike Table 1-1 where locations used in the verification process have been checked and adjusted).

\*\*2020 and 2021 concentrations are likely to have been affected by COVID-19 and therefore should be used with caution for any trend analysis.



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