

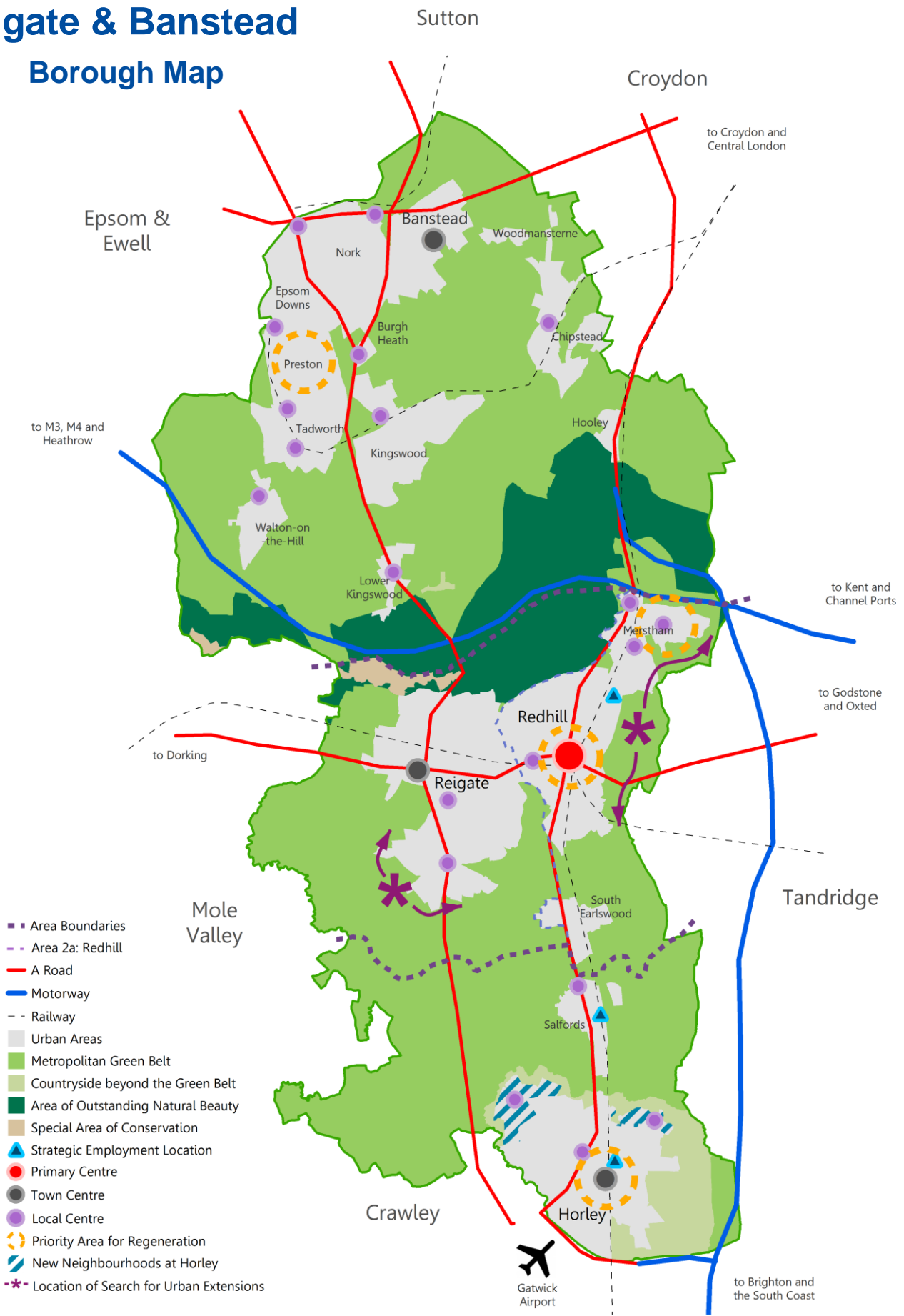


Industrial Estates Monitor

March 2014

Reigate & Banstead

Borough Map



Industrial Estates Monitor

March 2014

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Please Note:

The information contained in this document is only a record of the observed current uses occupying individual premises within the Industrial Estates, as of March 2014. It does not constitute a record of the Lawful Uses of each property under the terms of Sections 191 and 192 of the Town and Country Planning Act 1990 (as amended). For further information on Lawful Uses, please contact Building & Development Services.

While every care has been taken to ensure that the information in this Monitor is accurate, the Borough Council accepts no responsibility for any errors or omissions. We would be grateful if our attention was drawn to any inaccuracies so that they might be corrected. Similarly, any suggestions that would make the information more useful would be gratefully received.

Introduction

The borough's industrial estates are areas specifically designated and reserved in order to maintain a sufficient stock of land primarily for employment generating industrial, storage and distribution uses. The nine main industrial estates are:

- | | |
|----------------------|----------------------------------------------------------------------------------------------------------------------------------------|
| Banstead Area | 1. Pitwood Park Industrial Estate <i>including</i> Epsom Downs Metro Centre |
| Reigate Area | 2. Albert Road North Industrial Estate |
| Redhill Area | 3. Holmethorpe Industrial Estate <i>including</i> Foxboro Park |
| | 4. Wells Place Industrial Estate |
| | 5. Kingsfield Business Centre |
| | 6. Reading Arch Road Industrial Estate |
| Horley Area | 7. Perrywood Business Park |
| | 8. Salfords Industrial Estate <i>including</i> IO Centre, Orchard Business Centre, Astra Business Centre & Redhill Distribution Centre |
| | 9. Balcombe Road Industrial Area <i>comprising</i> Gatwick Metro Centre & Bridge Industrial Estate |

The purpose of monitoring industrial estates is to:

- Improve knowledge and intelligence of local businesses to support future economic development;
- Analyse use trends and assess the on-going suitability and viability of these areas for different types of employment provision;
- Analyse vacancy and market activity within the industrial estates as a further barometer of economic performance;
- Monitor the effectiveness of local policies the borough's local plan documents and provide an up-to-date evidence base to support decision-making on planning application

Full schedules of occupiers are available from the Planning Policy Team on 01737 276000 or by emailing LDF@reigate-banstead.gov.uk.

Future Policy Developments

The Borough Local Plan 2005, including its saved policies, is in the process of being replaced by new local planning documents. The Council expects to adopt a Core Strategy in Summer 2014, with detailed policies and employment land allocations set out in a subsequent Development Management Policies DPD.

The Core Strategy sets the overarching strategic approach to employment development in the borough. Detailed policies and employment land allocations will be set out in the emerging Development Management Policies DPD. Targets have been set for specific areas over the plan period which will be monitored to assess their performance.

Relevant Local Policies and Indicators

Policy	Monitoring Target
EM1/ EM1A	Proposals for business, industrial and storage and distribution uses will generally only be permitted in employment policy areas set out on the proposals map. Restrict loss of employment land in these areas to maintain/ promote economic growth in Surrey.
EM2	Generally permit proposals for redevelopment, extension or change of use for business, industrial and storage and distribution uses subject to certain criteria being met.

Overall Trends – Key Messages

UK Trends

According to the National Industrial & Distribution Market 2013 report, take up fell by 25% in 2012 as a result of increased economic uncertainty and a lack of high quality premises in prime locations where demand is greatest. Greater London and the South East saw the biggest downturn in take up, down by 41% and 45% respectively, particularly for large units (100,000sq/ft and above) where there is an acute shortage of suitable units available and has been the case since 2011. For the second consecutive year, the rate of available premises fell due to a limited supply of grade A premises and lack of new development to meet the increasing demand. Subsequently, the South East has one of the highest rates of available small and medium sized grade A units, compared with other regions in the UK.

Borough Trends

The borough's industrial estates contain around 400 business premises and provide over 263,500sqm of floorspace. Taken together, the estates incorporate about 38% of all employment floorspace in the borough. Over the past year there has been an increase in vacancy rates across most of these employment areas, which is largely down to the on-going economic uncertainty.

- **Vacancies** – There are currently 75 (18%) vacant units across the borough's 9 industrial estates, which is just above the target set out in the Core Strategy monitoring framework of 15% (long term average) in line with the current economic climate. There continues to be wide variation in performance: Holmethorpe continues to have the highest number of vacancies at 36 (8.9%) units, whilst Kingsfield, Reading Arch Road and Wells Place currently have no vacancies. Vacant floorspace stands at 37,015sqm (14%).
- **New Occupiers** – A total of 32 new occupiers moved into the Industrial Estates in the last year, of which 21 occupiers took over previously vacant units, whilst 11 moved into previously occupied units and includes an existing occupier relocating to another vacant unit on Holmethorpe. Salfords had the highest take up at 10 units, whilst Pitwood Park had no new occupiers move in. Over the past year the total take-up was 14,290sqm whilst 15,890sqm became vacant across the 9 estates, resulting in a net loss of 1,600sqm.
- **Land Use Trends** – As has been the case since 2006, B8 (warehouse/distribution) is the dominant use across the industrial estates, accounting for around 30% of all units and almost 37% of floorspace. Over the last decade, B8 use has continued to increase whilst B1(C) use has continued to fall and now accounts for around 18% of the total. The decline has stabilised in the last 5 years. There has been some change in B1 (A) office use which has dropped to 13%, on the whole there has been relatively little change in total B1(A) use. This is consistent with the 2000 figure, despite there being a sharp increase up to 24% in 2006, prior to the recession. When combined, traditional employment uses (B1, B2 and B8) account for more than 70% of both units and floorspace across the nine estates.
- **Land Use Classes** – The borough's 9 industrial estates combined are made up of 9 different use classes. The predominant use is B8 (warehouse and distribution) making up nearly 30% of all units which is equal to around 36% of the total floorspace. When combined

together, the most common employment uses (B1, B2 and B8) account for more than 70% of all the estates units and floorspace .

- **Major New Developments** –. In the last year there has been some changes of use on Holmethorpe, resulting in one unit being split into 2 separate units and a partial change of use from B1(A) to A3/A5 use as a ground floor café. Both units are now occupied. A further change of use has occurred at 38 Ormside Way (Holmethorpe) from B2 to B1(C)/ B8 and now has 2 new occupiers. There are also a number of extant planning permissions proposing changes of use, extensions and new developments which could potentially provide a further 18,374sqm of net additional employment floorspace. In this monitoring period there has been a slight increase in development interest across the borough's industrial estates, as evidenced by the number of permissions; however, the actual delivery of new floorspace remains subdued.

Breakdown of Use Classes

Table 1 Breakdown of Use Classes in the Industrial Estates (Number of Units/Premises)

Industrial Estate	A1	A3	B1(A)	B1(B)	B1(C)	B2	B8	D1	D2	SG	Vacant	Total
Pitwood Park	0	0	3	3	1	0	3	0	0	0	4	14
Albert Road North	3	0	1	4	4	0	11	0	1	0	9	33
Holmethorpe/Foxboro	10	1	21	5	32	14	30	0	2	5	36	156
Wells Place	1	0	0	1	1	0	6	0	0	0	0	9
Kingsfield Business Centre	0	0	5	0	3	0	6	0	0	2	0	16
Reading Arch Road	2	0	1	0	0	3	0	0	0	3	0	9
Perrywood Business Park	0	0	3	4	6	1	1	0	0	0	6	21
Salfords	3	0	4	7	11	4	47	0	0	3	16	95
Balcombe Road	0	0	15	1	13	2	14	0	0	1	4	50
Total	19	1	53	25	71	24	118	0	3	14	75	403
Percentage	4.7	0.2	13.2	6.2	17.6	6.0	29.3	0.0	0.7	3.5	18.6	

Table 2 Breakdown of Use Classes in the Industrial Estates (Floorspace sqm)

Industrial Estate	A1	A3	B1(A)	B1(B)	B1(C)	B2	B8	D1	D2	SG	Vacant	Total
Pitwood Park	0	0	530	840	120	0	460	0	0	0	2,680	4,630
Albert Road North	255	0	80	2,745	2,715	0	5,490	0	470	0	1,180	12,935
Holmethorpe/ Foxboro	4,590	150	5,870	6,425	14,854	8,815	22,470	0	400	2,880	15,950	82,404
Wells Place	2,210	0	0	3,070	3,665	0	17,645	0	0	0	0	26,590
Kingsfield Business Centre	0	0	1,420	0	3,675	0	2,615	0	0	495	0	8,205
Reading Arch Road	580	0	300	0	0	895	0	0	0	2,385	0	4,160
Perrywood Business Park	0	0	8,885	3,885	6,415	105	675	0	0	0	4,725	24,690
Salfords	3,315	0	4,635	7,440	3,458	1,230	41,948	0	0	8,185	11,615	81,826
Balcombe Road	0	0	3,550	375	6,095	880	4,585	0	0	1,935	865	18,285
Total	10,950	150	25,270	24,780	40,997	11,925	95,888	0	870	15,880	37,015	263,725
Percentage	4.2	0.1	9.6	9.4	15.5	4.5	36.4	0.0	0.3	6.0	14.0	

Vacancies & New Occupiers

Vacancy Trend

In the last 12 months the total number of vacant premises across the boroughs 9 industrial estates has increased sharply up from 67 to 75. Correspondingly, the vacancy rate has increased to 18.6%, above pre-recession performance and the Core Strategy monitoring target of 15% (long term average). As can be seen from figure 1 below, the Core Strategy target has been missed since 2008, at the start of the financial crisis. In the last year vacant floorspace across the 9 estates has dropped to 37,015sqm equating to 14% of the total and remains below the 2011 figure of 14.5%.

Figure 1 Long Term Vacancy Trend - Units (2000 - 2014)

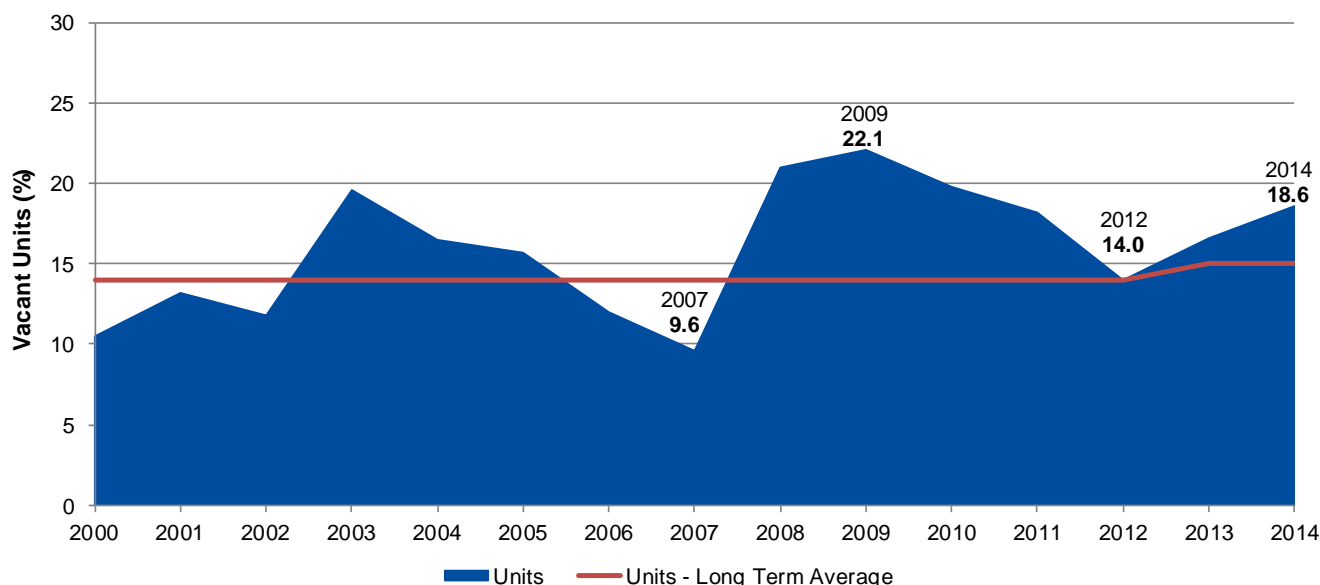


Table 3 below shows the longer term vacancy trend for each of the individual estates. The figures demonstrate the continued strong performance of Kingsfield estate which has had no vacant units for the last 7 years. In the last year Wells Place and Reading Arch Road industrial estates both saw a drop in vacancies and currently have no vacant units. Salfords was the only estate to see a drop in vacancy rates. All the remaining estates have seen an increase in their vacancy rates over the past year, with both Albert Road and Pitwood Park estates having the biggest increase.

More than half of the borough's industrial estates fail to meet the borough's current 15% long term average vacancy target; against this three of the estates have no vacancies. A number of the vacant units in the borough's industrial estates are either under offer or are currently being refitted out suggesting, new occupiers will be moving into these vacant units in the future.

Table 3 Individual Estate Vacancy Trends 2001 - 2014

	2001	2007	2008	2009	2010	2011	2012	2013	2014
Pitwood Park	6.3	11.8	11.8	7.7	7.7	7.7	7.7	14.3	28.6
Albert Road North	6.3	16.7	25.0	18.2	15.2	13.3	13.3	15.2	27.3
Holmethorpe	18.3	11.4	23.0	23.0	21.7	20.4	16.2	21.8	23.1
Wells Place	0.0	0.0	11.1	0.0	11.1	11.1	11.1	11.1	0.0
Kingsfield	7.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Reading Arch Road	9.0	7.7	7.7	23.1	15.4	22.2	22.2	11.1	0.0
Salfords	18.0	2.0	19.4	36.7	32.0	28.7	20.2	20.0	16.8
Perrywood	9.0	20.0	25.0	5.0	9.5	13.6	9.5	19.0	28.6
Balcombe Road	9.0	7.3	26.9	15.1	9.4	6.0	4.8	2.0	8.0
Borough-wide	13.2	9.6	21.0	22.1	19.8	18.2	14.0	16.6	18.6

The amount of vacant floorspace varies across each of the individual industrial estates. Perhaps unsurprisingly, that the boroughs two largest estates – Holmethorpe (15,820sqm) and Salfords (11,615 sqm) both have the highest amount of vacant floorspace. Combined these two estates represent nearly three quarters of the total vacant floorspace. Conversely, three of the estates (Kingsfield, Wells Place & Reading Arch Road) have no vacant floorspace. Pitwood Park currently has the highest floorspace vacancy rate at 58%; however, there is an extant permission to use one of the large vacant units as a gym

New Occupiers

In the last 12 months, 32 new occupiers moved into the borough’s industrial estates a significant increase compared to 2013 when only 20 new occupiers moved into one of the borough’s industrial estates. A large proportion of the new occupiers took over previously vacant units bringing more than 10,000sqm of vacant floorspace back into use which shows signs of recovery to the local and national economy.

Table 4 New Occupiers and Take-Up – Units and Floorspace

	Take-Up – Previously:		New Development	New Vacancies
	Vacant	Occupied		
Pitwood Park	0 (0sqm)	0 (0sqm)	0 (0sqm)	2 (1,715sqm)
Albert Road North	1 (80sqm)	0 (0sqm)	0 (0sqm)	4 (270sqm)
Holmethorpe	7 (1,815sqm)	8 (1,825sqm)	0 (0sqm)	11 (3,550sqm)
Wells Place	1 (2,405sqm)	0 (0sqm)	0 (0sqm)	0 (0sqm)
Kingsfield	0 (0sqm)	1 (220sqm)	0 (0sqm)	0 (0sqm)
Reading Arch Road	1 (115sqm)	0 (0sqm)	0 (0sqm)	0 (0sqm)
Salfords	10 (5,820sqm)	1 (1,120sqm)	0 (0sqm)	7 (8,140sqm)
Perrywood	0 (0sqm)	0 (0sqm)	0 (0sqm)	2 (1,630sqm)
Balcombe Road	1 (690sqm)	1 (200sqm)	0 (0sqm)	3 (585sqm)
Total	21 (10,925sqm)	11 (3,365sqm)	0 (0sqm)	29 (15,890sqm)

Of the 32 new occupiers, 21 moved into premises that were previously vacant, whilst 11 took over previously occupied units. A further vacant unit has recently been let bringing more vacant units back into use, whilst a number of other vacant units are currently under offer showing an upturn in the local economy, with increased interest in new occupiers choosing to locate in the borough’s industrial estates. Against this 29 units totalling 15,890sqm became vacant in the last year, an increase from 25 new vacancies recorded in 2013.

Development Activity

In the last 12 months there have been some changes of use across the borough’s 9 industrial estates, resulting in several new occupiers moving into premises in Holmethorpe, Wells Place and Salfords.

A number of planning applications and permissions remain extant, further highlighting there is still ongoing interest and potential planning activity for proposed new developments and changes of use on the borough’s industrial estates. Several of the vacant units have recently been let or are currently under offer suggesting new occupiers may be moving in. This could be an indication of an improvement in developer/ market sentiment.

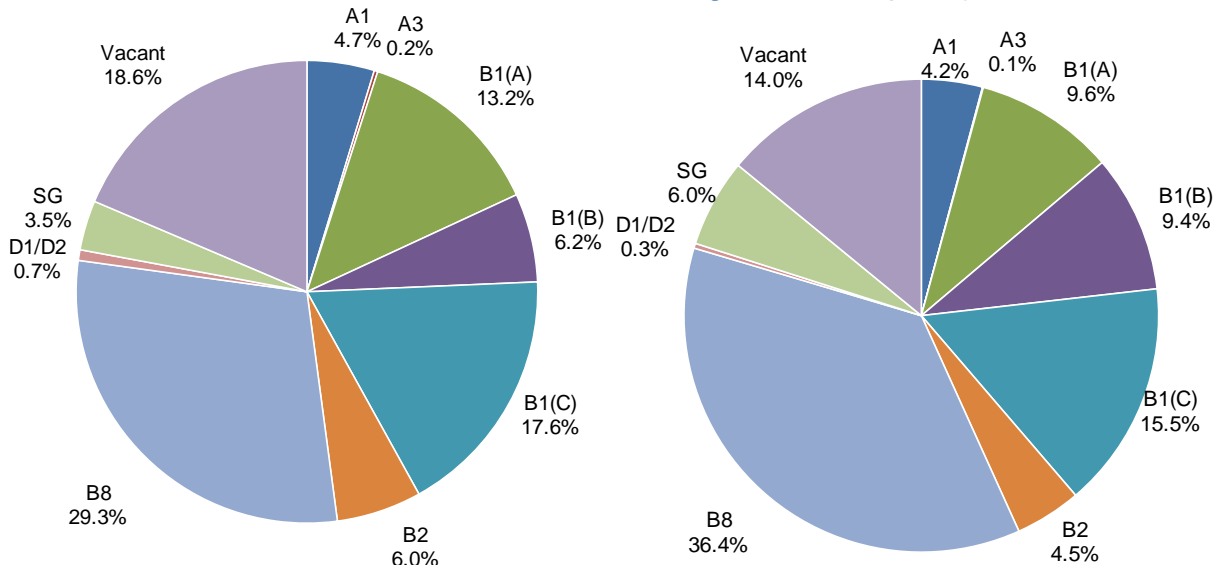
At present, extant planning permissions could potentially deliver around 18,400sqm of net additional employment floorspace across the borough’s 9 industrial estates.

Use Classes

Use Class Composition

In total, the main employment uses (B1, B2 & B8) account for more than 70% of all units across the nine industrial estates. The single most common use is still B8 warehouse & distribution which accounts for almost 30% of all units, followed by B1(C) light industrial use at 18%. B8 use also dominates in terms of floorspace accounting for over one third of the total. This is perhaps unsurprising as the nature of warehouse/distribution businesses means they tend to require larger premises. Overall, the main employment uses (B1, B2 & B8) combined account for 75% of the total floorspace

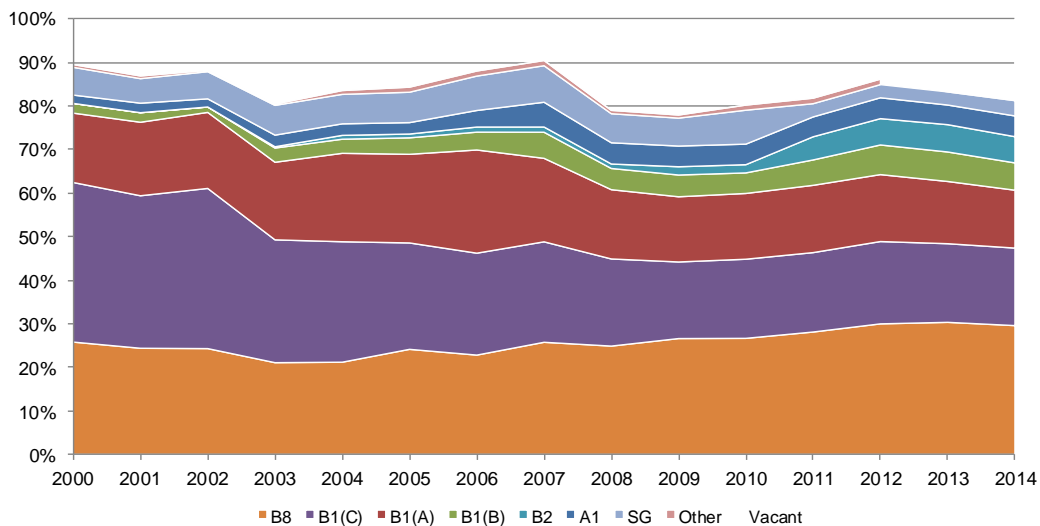
Figure 2 Use Class Breakdown (Left – Units; Right – Floorspace)



Use Classes Trends

Figure 3 below shows the long term use class trend across the combined industrial estates. The growth in - and move towards B8 - warehouse & distribution type uses is apparent with the proportion of such uses rising from around 25% in 2000 to a current level of almost 30%. Against this there has been a noticeable decline in light industrial B1(C) uses over the past decade or so, down from 37% of units in 2000 to 18% this year. There has been relatively little change in the proportion of office uses over the last 5 years; however, prior to this and before the recession hit, the proportion of units in office use had risen steadily to a higher of 24% in 2006

Figure 3 Use Class Trends 2000 – 2014



Individual Estate Analysis

Pitwood Park Industrial Estate, Tadworth



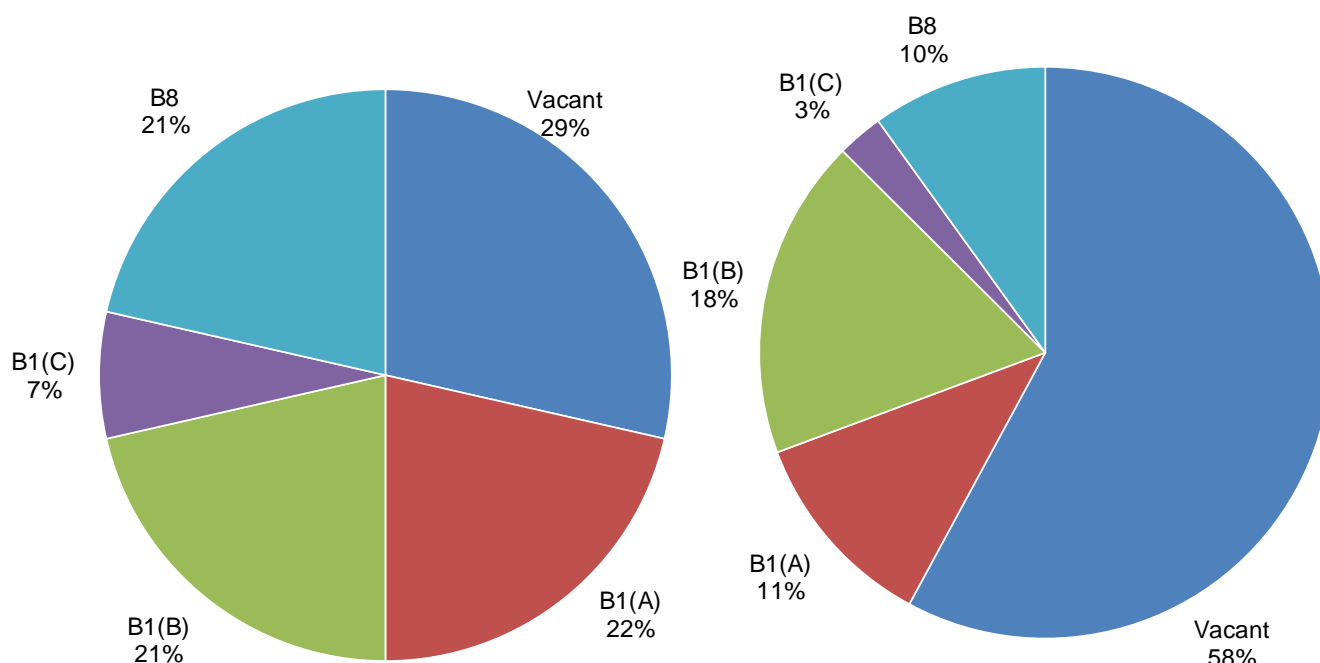
Vacancies & New Occupiers

Over the past year the number of vacant units has increased to 4 units, with one significantly large unit becoming vacant in the last 12 months. Two of these units were vacated in the last 12 months. The other two units have been vacant for over a year, one of which is the former Grind All Unit which has been vacant for a number of year which has an extant permission for a change of use to a gymnasium.

	Total	Vacant	% Vacant
Units	14	4	29
Floorspace	4,630	2,680	58

No new occupiers moved into the industrial estate in the last 12 months.

Use Classes



Pitwood Park is predominately made up of B1(A) and B1(B) use, accounting for 22% and 21% of the total units found within the estate. There has been some change to the composition of the industrial estate in terms of use and floorspace. The biggest change has been in B1(B) floorspace which has dropped from 50% to 18% in the last year, as a result of one occupier (Ashland -chemical & pharmaceuticals) moving out of the centre resulting, in significant loss of occupied B1(B) floorspace. This has led to a significant increase in vacant floorspace which now makes up over half of the centres total floorspace (2,680sqm). There has also been a drop in B1(A) use and floorspace as a result of one occupier vacating the centre. B1(A) use and floorspace now makes up 22% and 11% respectively.

Given the location of the estate, it is perhaps unsurprising that the proportion of industrial (B1(C)) and warehouse (B8) uses are relatively limited, accounting for only 21% of all units and 10% of floorspace.

Planning and Development Activity

There is currently one extant planning permission for a change of use (12/01561/CU) from B2 to D2 use to provide a gymnastics training facility at 4 & 4A previously, occupied by Grind All Precision engineering, which have been vacant for a number of years now.

Albert Road North Industrial Estate, Reigate



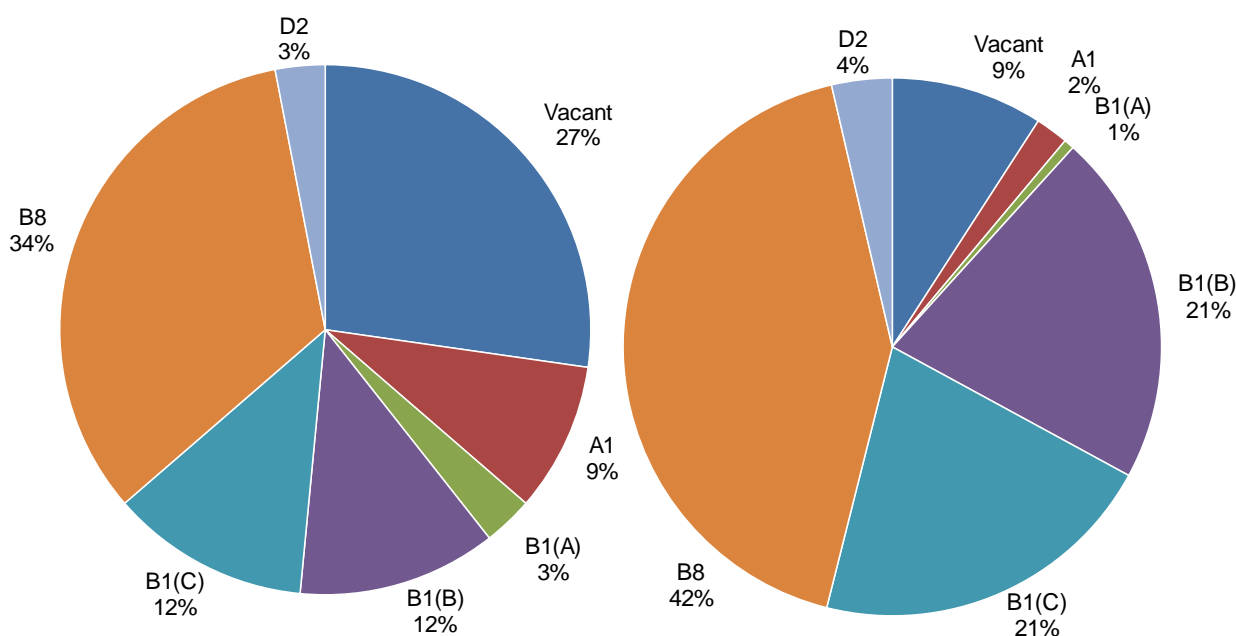
Vacancies & New Occupiers

Currently there are 9 vacant units in the Albert Road Estate, a significant increase compared with the previous year when there were only 5 vacant units. This is due to all the remaining occupied office suites in Buckland House being vacated in the last 12 months.

	Total	Vacant	% Vacant
Units	33	9	27
Floorspace	12,935	1,180	9

In the last 12 months, one new occupier moved into a previously vacant ground floor office suite. There is currently 1,180sqm of vacant floorspace in the estate, an increase from 990sqm recorded in the previous monitoring period. This is a result of 5 occupiers moving out of office within Buckland House.

Use Classes



There has been some change to the composition of the estate since the last monitoring period, as a result of several occupiers vacating purpose built office suites within Buckland House. This has led to a significant increase in vacancy rates with over a quarter of all units standing vacant the majority of which, were previously in B1(a) use and located within Buckland House. B1(a) use accounts for a small proportion of the estates units and floorspace at 3% and 1% respectively compared to the previous year when B1(a) use accounted for 15% of all units.

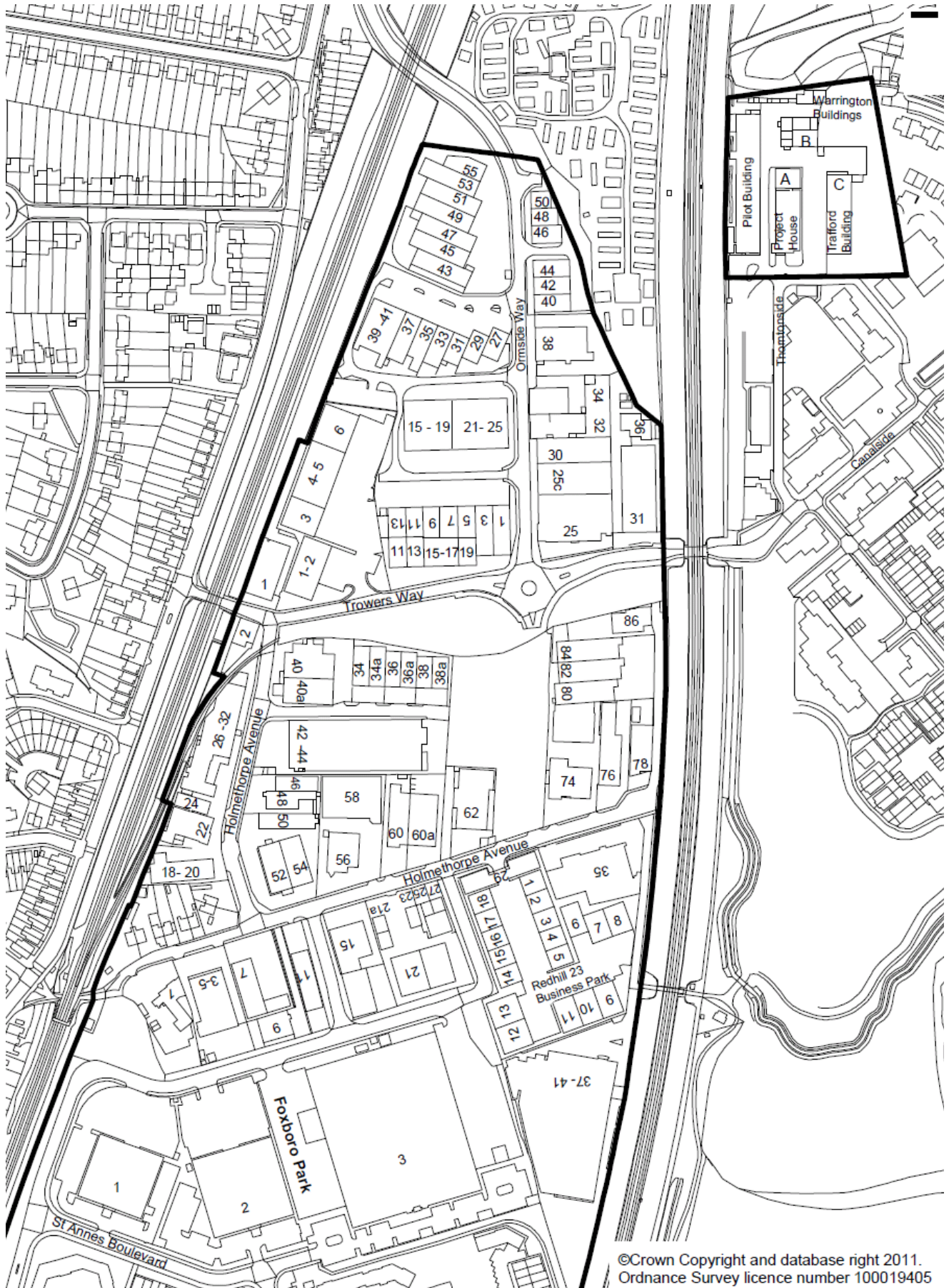
In terms of floorspace, it is clear that A1 and office (B1(A)) uses more commonly occupy smaller units, accounting for 3% of the total floorspace and 12% of all the units. Once again, given the location of the estate (in a predominantly residential area), it is perhaps unsurprising that the proportion of industrial (B1(C)/B2) uses is more limited when compared to other estates.

Planning and Development Activity

In the last year there has been no change of use or new development in the estate. However, there are a number of extant planning permissions proposing some significant redevelopment/ change of use to the estate as follows:

- 13/01938/F – demolition of existing office building (38 Buckland House) and erection of 14 dwellings
- 13/01581/CU – change of use from B8 to B2 at 53 Albert Road North, suggesting a new occupier may be moving in the future.

Holmethorpe Industrial Estate, Redhill



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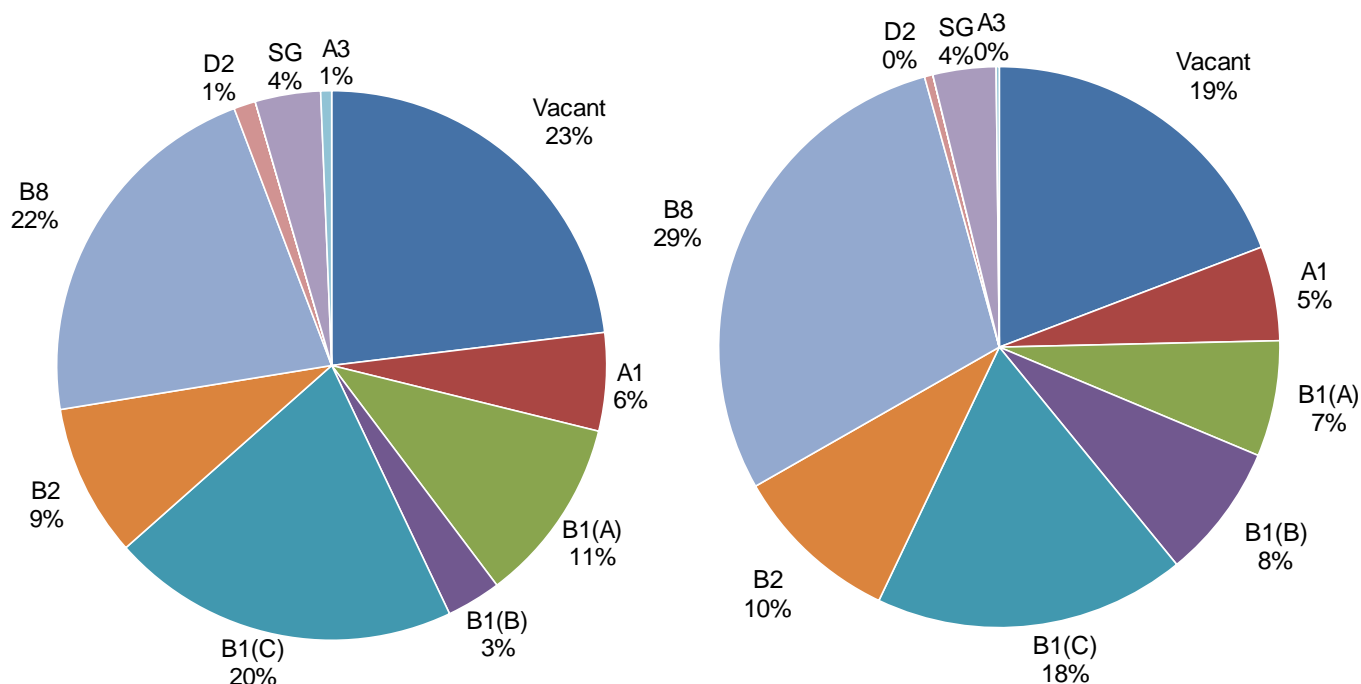
Vacancies & New Occupiers

The number of vacant units at Holmethorpe currently stands at 36 units (23%), an increase from 34 vacant units (22%) recorded in the previous monitoring year. This has increased the amount of vacant floorspace which now stands at 15,820sqm equivalent to 19% of the total floorspace. Subsequently, one of the long standing vacant units is now let and another vacant unit is currently under offer suggesting two new occupiers may be moving into the estate.

	Total	Vacant	% Vacant
Units	156	36	23
Floorspace	82,404	15,820	19

In the past year 15 new occupiers moved onto the estate, one of which includes an existing occupier relocating to new premises within the estate. This is an increase from last year's figure of 14. Seven of the new occupiers moved into previously occupied units whilst eight occupiers took over vacant units, bringing 3,345sqm floorspace back into use. A further vacant unit has recently been let suggesting a new occupier will be moving into the estate.

Use Classes



There has been some change to the composition of the estate in the last year, with warehouse and distribution (B8 use) falling down to 22% of the total units and almost 30% of total floorspace. The most common use found within the estate is B1(C) – light industrial use accounting for 20% of all units and 18% of total floorspace. Combined warehouse and distribution (B8) and light industrial (B1(C)) uses make up 42% of all units and 47% of total floorspace. The majority of which is made up of Digital Reality Trust (data centre) on St Annes Boulevard. There has however, been an increase in vacancy rates on the estates, which now make up almost a quarter of all units and 19% of the total floorspace

Planning and Development Activity

In the last couple of years there has been a notable increase in development proposals at the Holmethorpe Industrial Estate. There have been several completions resulting in changes of use as follows:

- 13/00324/CU – Subdivision of unit at 26 Holmethorpe Avenue into 2 separate units both of which are occupied. Including a partial change of use to part of the ground floor premises from B1(A) to A3/A5 use which is now occupied by Max's Ktichen. The other unit is occupied

by N Trust (IT support services).

- 13/01921/CU – Change of use from B1(C) to B2 use at 23 Holmethorpe Avenue which is now occupied by Street Cars (private hire/ taxi).
- 13/01596/CU – Change of use from B2 to B1(C) /B8 uses at 38 Ormside Way (Kenlox House), both units have new occupiers in them.

There are also a number of extant permissions which include a cleared site. Work has not yet started on any of the sites listed below:

- 12/01323/F – Proposed redevelopment of the area of cleared land between Trowers Way and Holmethorpe Avenue has been granted permission. This proposal represents a significant new development providing 8 new industrial/warehouse units totalling some 3,000sqm of floorspace
- 13/02371/CU – Change of use from B8/ B1(C) to D2 use at 15 Ormside Way. This unit was vacated in the last year and is currently under offer suggesting a new occupier will be moving into the premises.
- 13/00627/CU – Partial change of use to the existing ground floor by the current occupiers (St Marcus Mini Market) from B1(B) to a café/ takeaway (A3/A5 uses).
- 13/00034/F – New vehicle repair centre (B2 use) south of Trowers Way. This will provide 644 sqm of additional commercial floorspace.
- 12/02072/F – Partial demolition of existing industrial buildings and change of use to open storage.

Wells Place, Merstham



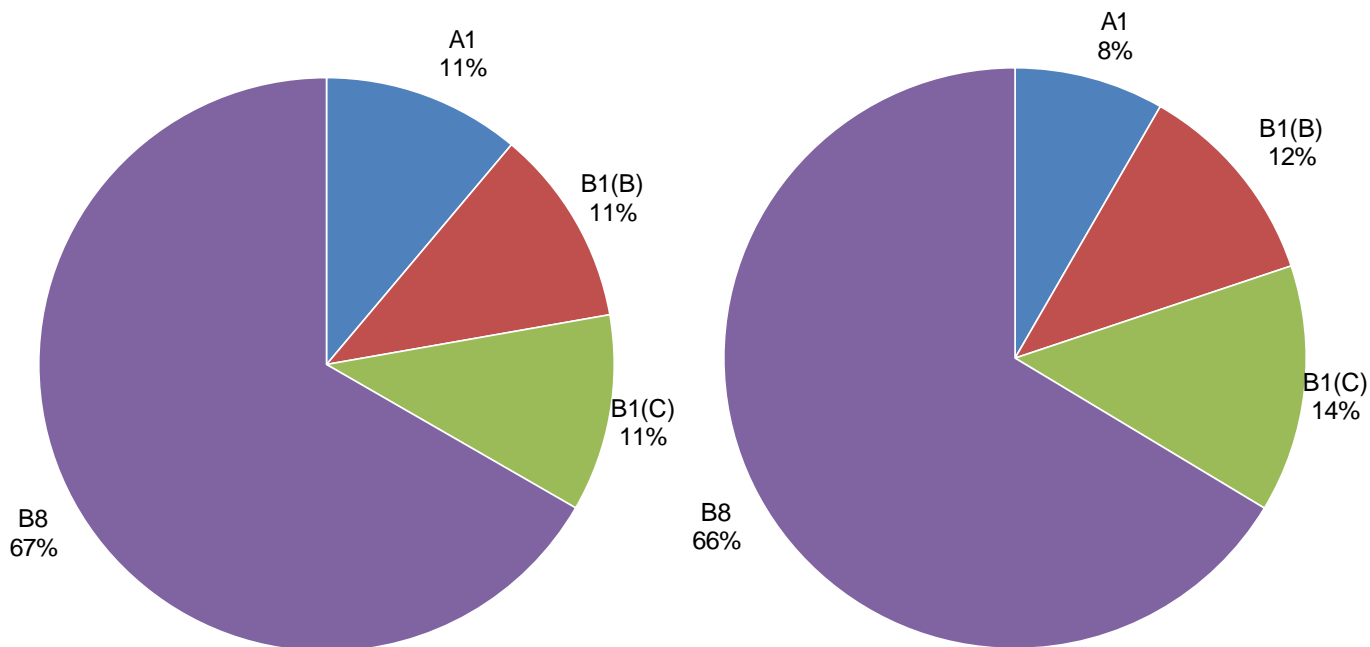
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Vacancies & New Occupiers

There are currently no vacant units in Wells Place industrial estate, as a result of one new occupier moving into the only previously vacant unit. No occupiers vacated the centre in the last 12 months.

	Total	Vacant	% Vacant
Units	9	0	0
Floorspace	26,590	0	0

Use Classes



Wells Place is typified by large purpose built commercial units arranged around a central spine road. The estate is dominated by warehouse and distribution (B8) uses, with over two thirds of units and floorspace falling within this use class. In the last 12 months there has been a slight change in Wells Place, with Ricoh taking over a previously vacant unit. As a result there are currently no vacant units. There has however, been an increase in B8 units and floorspace accounting for 67% and 66% (17,745sqm), respectively.

Planning and Development Activity

There are a number of relevant development proposals at Wells Place:

There has been one change of use from B1(c) to B8 use (13/00735/CU) which is now occupied by Rioch.

There is still extant permission to develop an additional B1(C)/B8 unit (10/01954/OUT) opposite the Granville House site.

A further planning application (12/01352/F), seeking to build a B1(B) unit in place of the B1(C) unit approved under 10/01954/OUT to extend the existing Unit 3 (B8 use) onto an area of Urban Open Land was allowed on appeal.

Reading Arch Road Industrial Area, Redhill

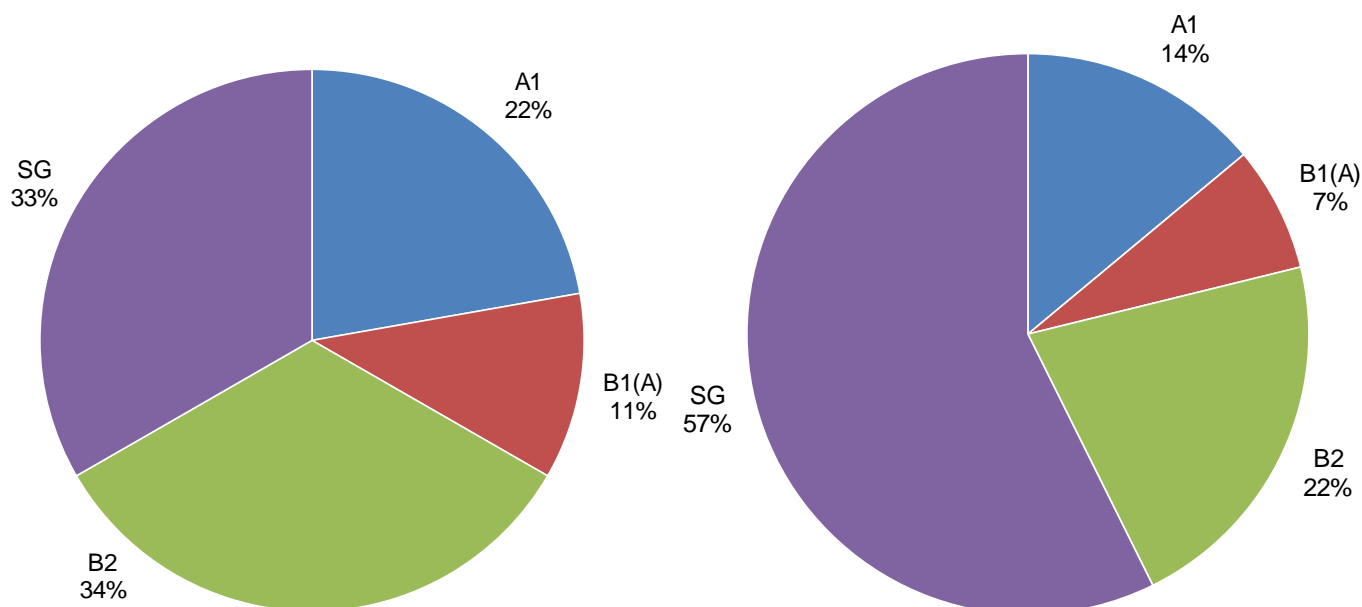


Vacancies & New Occupiers

Reading Arch Road Industrial Estate currently has no vacant units. In the last 12 months one new occupier moved into a previously vacant unit at 20 Reading Arch Road which has been vacant for a number of years. This has further increased the amount of SG units and floorspace (including motor vehicles sales, vehicle maintenance/ repairs, etc) which is the dominant use class found within the estate accounting for 33% (units) and 57% (floorspace) respectively.

	Total	Vacant	% Vacant
Units	9	0	0
Floorspace	4,160	0	0

Use Classes



The estate is predominately made up of motor/ vehicle related businesses, which has further increased in the last year with another vehicle hire business moving into a vacant unit. Currently 7 out of the 9 units are occupied by motor related businesses and this is reflected in the estates composition, with B2 and SG uses accounting for 34% and 33% respectively. Both use classes account for over three quarters of the total floorspace, a large proportion of which is occupied by the Ford Car garage and includes the land at the northern corner of the site (adjacent to 20 Reading Arch Road) used for additional vehicle storage by the dealership.

Planning and Development Activity

No new developments have been carried out during the period and there are currently no extant permissions or notable applications.

Kingsfield Business Centre, Redhill



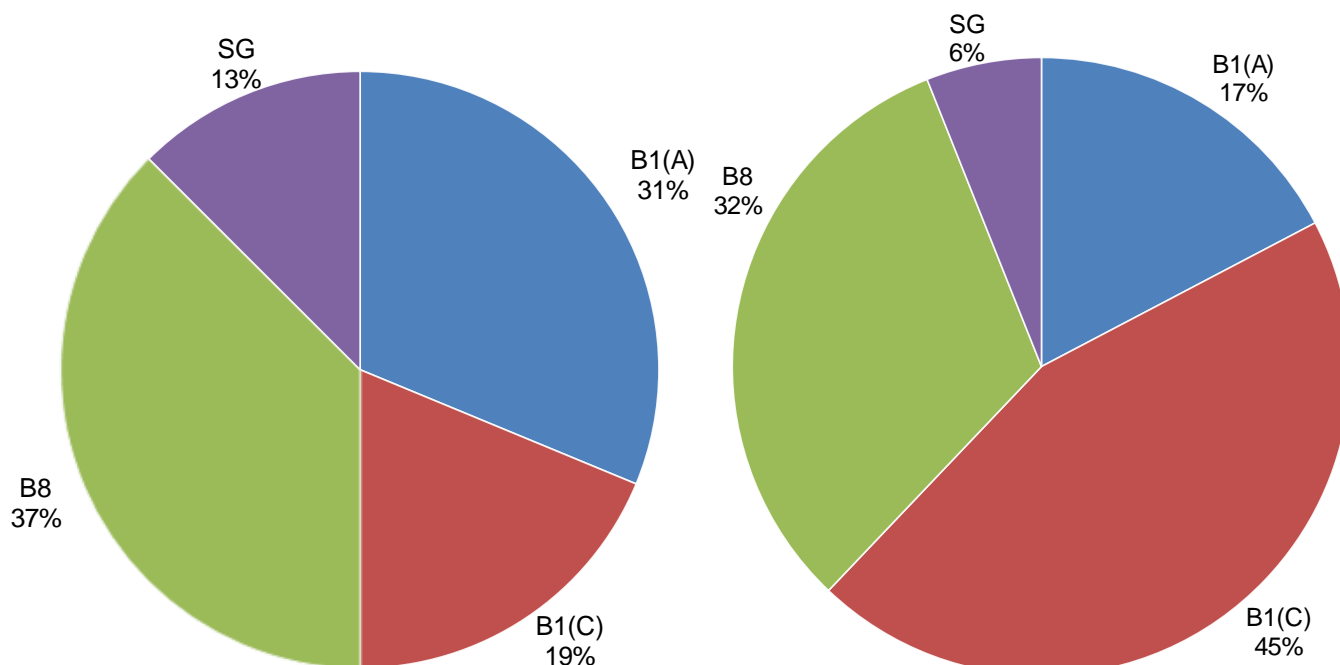
Vacancies & New Occupiers

There remain no vacant units at Kingsfield. This has been the case since 2007.

	Total	Vacant	% Vacant
Units	16	0	0.0
Floorspace	8,205	0	0.0

In the last 12 months there has been some change in the composition of Kingsfield Business Centre as a result of a new occupier moving into a previously occupied unit. As a result of this change SG use has increased accounting for 13% (units) and 6% (floorspace). Conversely, B8 use has dropped but still remains the dominant use class found within the business centre.

Use Classes



The estate continues to be dominated by two businesses; Surrey & Borders Partnership NHS Trust previously known as Surrey Oaklands NHS Trust and Respirex, the former occupying 4 units whilst Respirex currently occupies 5 of the estates units. When combined both businesses make up 56% of the estate.

Warehouse and distribution (B8) uses remains the predominant use on the estate, accounting for 37% of units. The centre also has a high presence of B1(a) use accounting for 31% of the total. Light industrial (B1(C)) use makes up 45% of the estates floorspace, a large proportion of which (4,035 sqm) is occupied by Respirex. Warehouse and distribution (B8) uses account for almost a third of the total floorspace.

Planning and Development Activity

During this monitoring period there have been no new developments on the estate nor are there any extant permissions or notable applications within the estate. However, there was one change of use from to SG to B8 use.

Perrywood Business Park, Salfords



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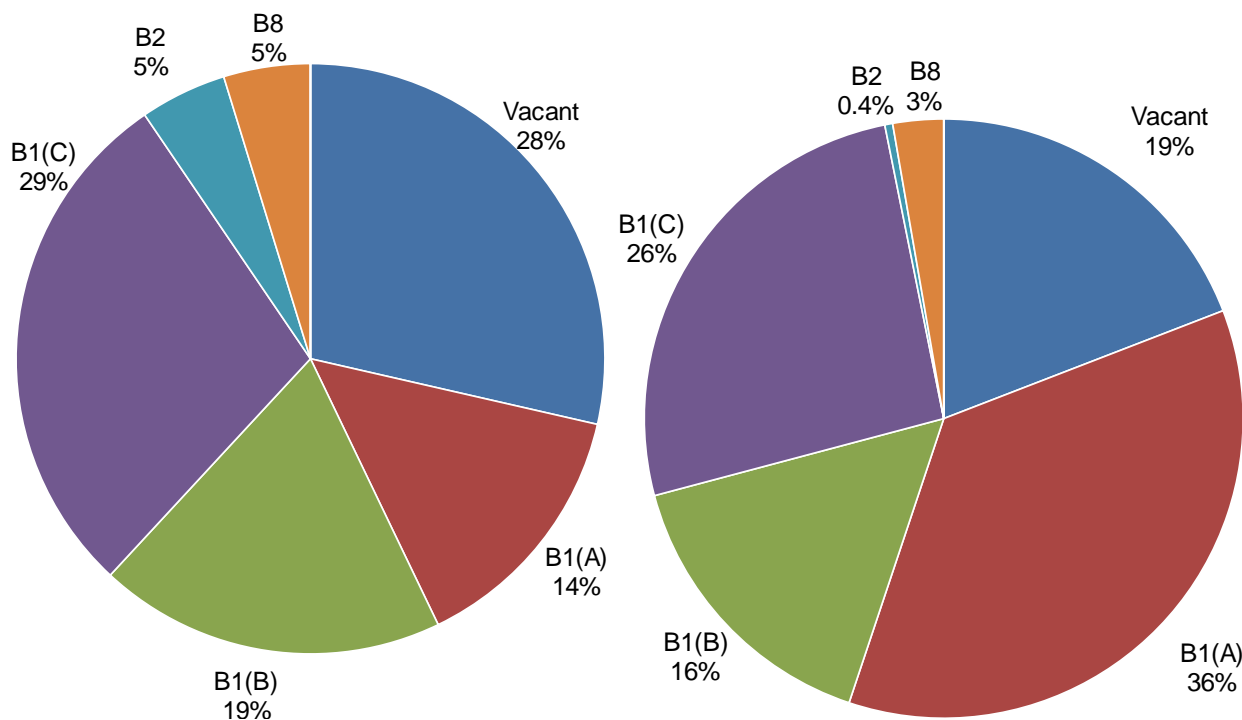
Vacancies & New Occupiers

There are currently 6 vacant units on the Perrywood industrial estate an increase from 4 vacant units recorded at the end of the last monitoring period. Of the 6 vacant units, 4 have been to let/ for sale for more than a year whilst the other 2 units became vacant in the last year as a result of one occupier vacating 2 units. As a result, the total amount of unoccupied floorspace has increased to 4,725sqm and now accounts for 19% of the total floorspace.

	Total	Vacant	% Vacant
Units	21	6	28
Floorspace	24,690	4,725	19

In the last year no new occupiers moved into the estate, but one occupier vacated 2 units taking the total number of vacant units up to 6 units.

Use Classes



There has been some change to the composition of the estate, most noticeably in B8 use and floorspace which has more than halved in the last 12 months and now accounts for 5% (units) and 3% (floorspace), respectively. The primary use class is B1(C) and includes a number of manufacturers and service based occupiers. However the majority of the estates floorspace is made up of B1(A) floorspace, accounting for 36% of the total followed by B1(C) floorspace at 26%. Compared to the borough's other industrial estates, Perrywood Park still has the lowest representations of B8 uses (warehouse & distribution), as the centre is predominately occupied by service based businesses.

Planning and Development Activity

During this monitoring period there have been no new developments on the estate nor are there any extant permissions or notable applications within the estate.

Salfords Industrial Estate, Salfords



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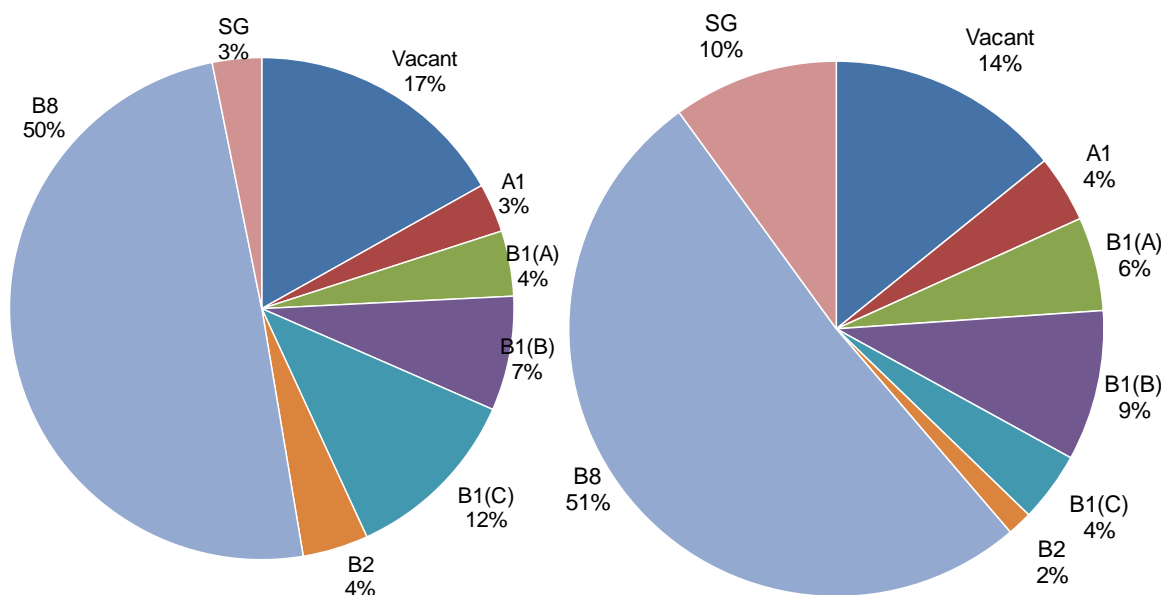
Vacancies & New Occupiers

Since the last monitoring period the number of vacant units has dropped from 19 down to 16 (17%). Conversely, total vacant floorspace has increased up to 11,615sqm – which now equates to 14% of the total. This is due to 2 large industrial units previously occupied by Toyota and Jewsons (building merchants) vacating the estate. These 2 units combined make up over half of the estates vacant floorspace at 6,925sqm. The unit previously occupied by Jewsons (building merchants) is currently being refitted out suggesting a new occupier will be moving in to the centre.

	Total	Vacant	% Vacant
Units	95	16	17
Floorspace	81,826	11,615	14

Salfords industrial estate had the highest number of new occupiers move into the estate compared to the other industrial estates in the borough. In total, 11 new occupiers moved into the estate compared with 5 new occupiers recorded in the previous monitoring year. As a result, net take up has almost doubled in the last year accounting for 6,940sqm. Of the new occupiers, 10 moved into previously vacant units, the majority of which were in the IO Centre, the other new occupier moved into a previously occupied unit. Despite the centre having the highest take up of new occupiers, the centre also has the second highest number of vacant units at 16 and has done so for a number of years. In the last 12 months there has been a sharp increase in vacant floorspace which currently stands at 11,615sqm (14%) and includes 2 large units, previously occupied by Toyota and Jewsons (building merchants).

Use Classes



Given its strategic location on the A23 corridor, it is perhaps expected that Salfords is dominated by warehouse and distribution (B8) uses which makes up half of the estates units and 51% of floorspace. The last 12 months has seen an increased number of warehouse and distribution businesses move into the estate, further increasing B8 use and floorspace on the estate. Against this the estate continues to have a varied make-up consisting of a further 6 different uses including B1(B) and B1(C) occupiers.

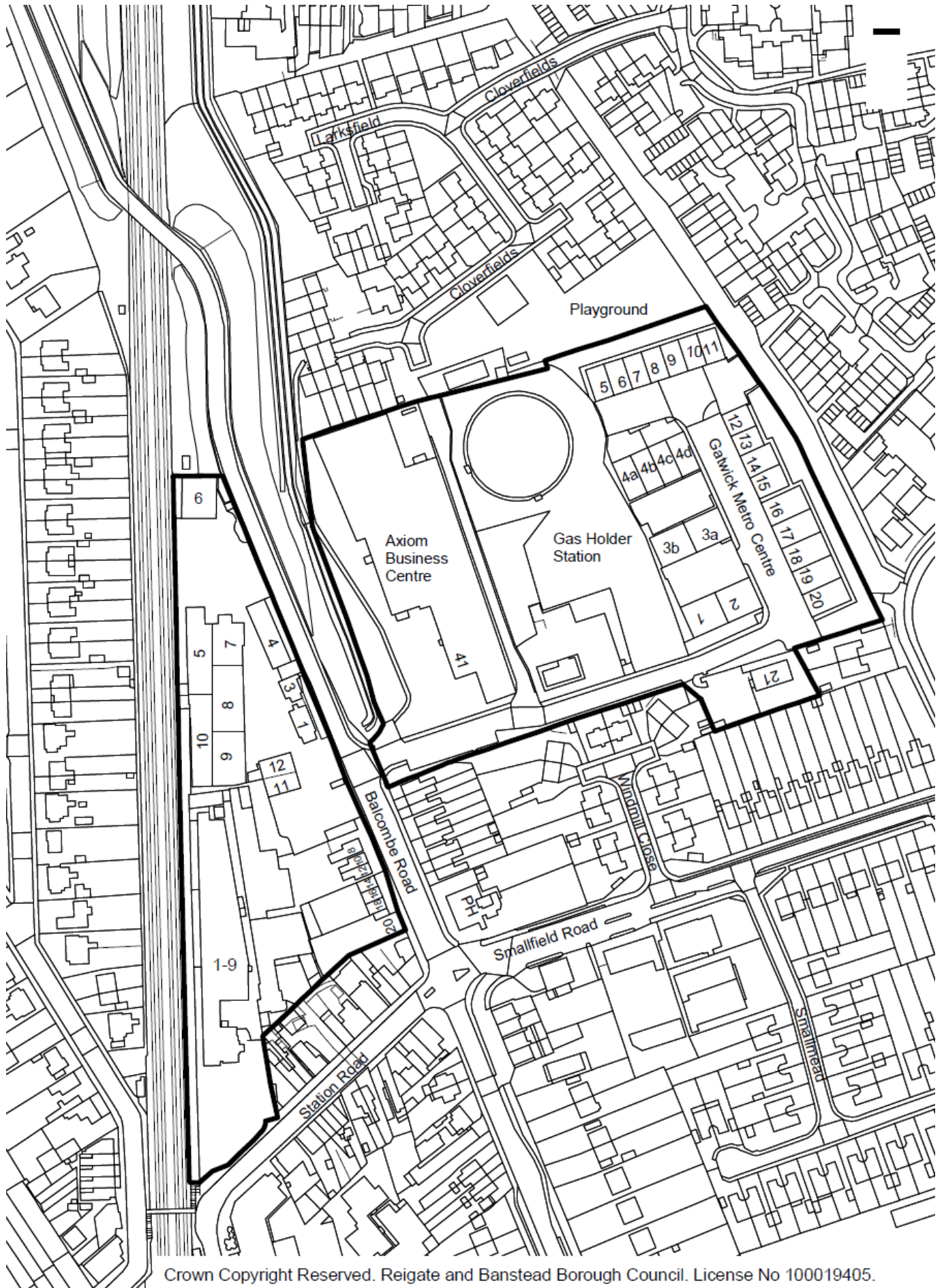
Planning and Development Activity

There has been some development and change of use at the IO Centre in the Salfords Estate, including; a change of use of Unit 1 to provide a custody centre for Surrey Police (10/00616/CU). The other development included internal alterations for additional ground floor office and first floor accommodation at Unit 4, which now has a new occupier (Zeltiq Ltd).

There are also 2 extant planning permissions, one of which is an outline permission (07/01810/OUT) for the phased redevelopment of the Titan Travel campus to provide more than 8,000 sqm of office space across five campus buildings; however there is no evidence to suggest that this application is likely to be implemented in the near future. Additionally, the former Phillips Laboratory has been demolished but there is still no activity in relation to redevelopment of the site.

The second extant application (13/00555/CU) is for a change of use from B2 to B8 at Unit 3, Orchard Business Centre which is currently vacant, suggesting a new occupier may be moving into the centre.

Balcombe Road Industrial Area, Horley



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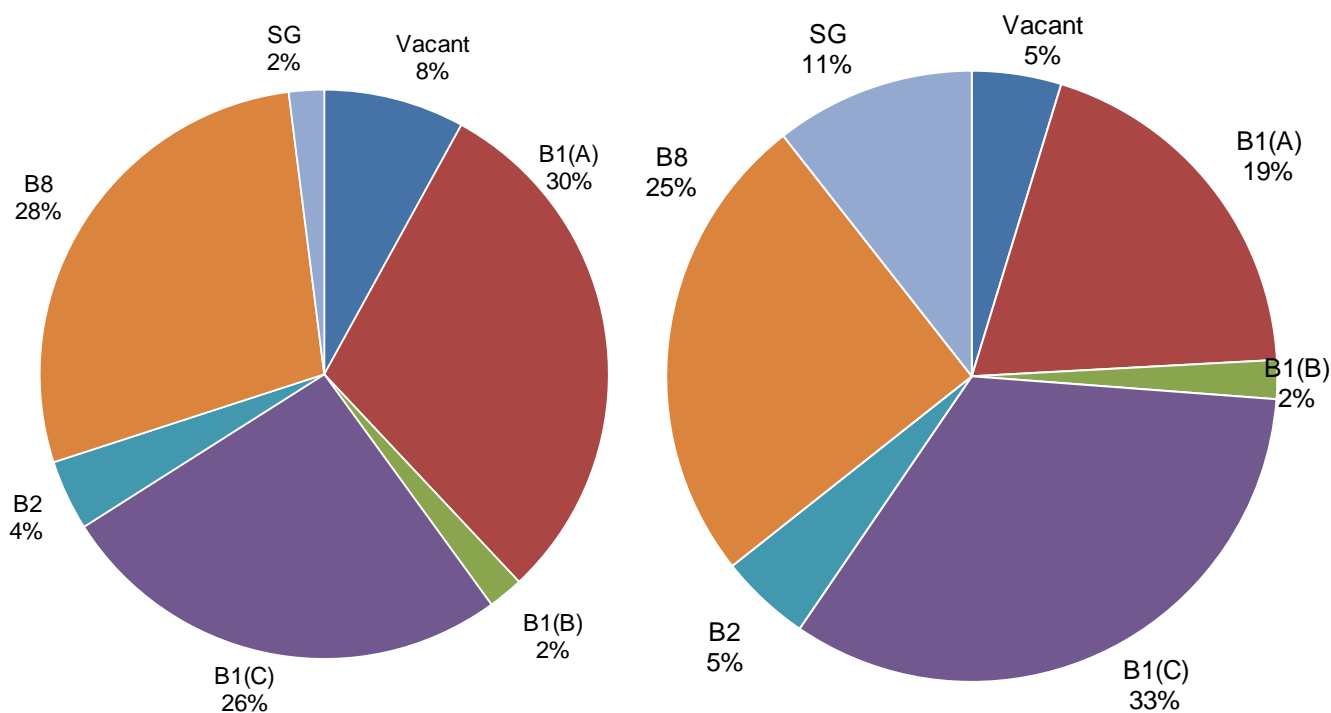
Vacancies & New Occupiers

In the last year, the vacancy rate and floorspace on Balcombe Road industrial estate has increased. There is currently four vacant units, an increase from one vacant units recorded in the previous monitoring year. This has led to an increase in vacant floorspace which now accounts for under 900sqm (5%) of the total floorspace.

	Total	Vacant	% Vacant
Units	50	4	8
Floorspace	18,285	865	5

There has been some change on the estate in the last 12 months, with two occupiers moving out of the estate, one of the occupiers previously occupied 2 units, resulting in 3 units being vacated in the last year. This has led to an increase in both vacant units and floorspace which now accounts for 8% and 5%, respectively. One new occupier moved into a previously occupied unit and a further unit is being used as a reception by Vehicle Services which currently occupies an adjacent unit in the industrial estate.

Use Classes



The estate comprises of three separate areas; Gatwick Metro Centre, Axiom Business Centre and Bridge Industrial Estate, the former two both consist of more modern units. Given the estates close proximity to Gatwick Airport it is not surprising there are a number of airline based manufacturing and service occupiers. The estate is predominately made up of B1(A) and B8 units accounting for 30% and 28% respectively. A large proportion of the estate consists of specialist office based occupiers such as a; graphic design and marketing. B1(C) use accounts for 26% of all premises which equates to over a third of the total floorspace and includes several small manufacturing based industries. Storage and distribution (B8) use makes up 29% of all premises equal to a quarter of the total floorspace.

Planning and Development Activity

No new developments or change of uses have been carried out during this monitoring period. There is however, an extant planning permission (13/01906/F) for a change of use from B1 to B8 on a unit that has been vacant for over a year.

Appendix

Use Classes Order

Use Class	Description of Use/Development	Permitted Change
A1	Shops, retail warehouses, hairdressers, travel agents, post offices, sandwich bars, Internet cafes, showrooms, domestic hire shops, undertakers and dry cleaners.	No permitted change
A2	Banks, building societies, estate agents, professional and financial services.	A1
A3	Restaurants and cafés.	A1 or A2
A4	Drinking Establishments.	A1, A2 or A3
A5	Hot Food Takeaways.	
B1(A)	Use as an office other than a use within Class A2 (financial and professional services).	B8 (where no more than 235 sq.m.)
B1(B)	Use for research and development, studios, laboratories, high technology.	
B1(C)	Use for any industrial process that can be carried out in a residential area without detriment to amenity.	
B2	Use for the carrying on of an industrial process other than one falling in B1(C) above.	B1 or B8 (B8 limited to 235 sq.m.)
B8	Use for Storage or Distribution.	B1 (where no more than 235 sq.m.)
C1	Use as a hotel, boarding house or guesthouse where no significant element of care is provided	No permitted change
C2	Residential institution such as a nursing home or residential school.	No permitted change
C3	Use as a dwelling house, whether or not as a sole or main residence.	No permitted change
D1	Non-Residential Institutions.	No permitted change
D2	Use for Assembly and Leisure.	No permitted change
SG	Sui Generis - falls outside all other categories. Permission is required to change to or from such a use.	No permitted change

Full occupier schedules for each of the industrial estates are available on request. Please contact the Policy Team on 01737 276000 or email LDF@reigate-banstead.gov.uk.

Monitoring Publications

Regular Monitors:

Areas for Small Businesses

Provides a list of all uses in the Borough's seven Areas for Small Businesses (Annual)

Commercial Commitments

Contains the amounts, types and location of all commercial commitments i.e. premises with outstanding planning permissions or vacant floorspace (Annual)

Housing Delivery

Provides information on general housing market trends and the delivery of the amount, type and location of housing commitments in the Borough (Annual)

Industrial Estates

Contains an analysis of occupational trends in the Borough's nine main Industrial Estates including a schedule of occupiers (Annual)

Local Centres

Provides information on retail provision in the Borough's eighteen local shopping centres (Annual)

Town Centres

Provides information on the occupiers, together with vacancies and shop type of all premises within the Borough's four Town and Village Centres (Bi-annual)

Population and Demographic Information

These publications are available on the Council website:

<http://www.reigate-banstead.gov.uk>

Search for: "*monitors*":

For further information on the content or other planning policy monitoring, please contact:

Planning Policy Team

Tel: 01737 276000

Email: LDF@reigate-banstead.gov.uk