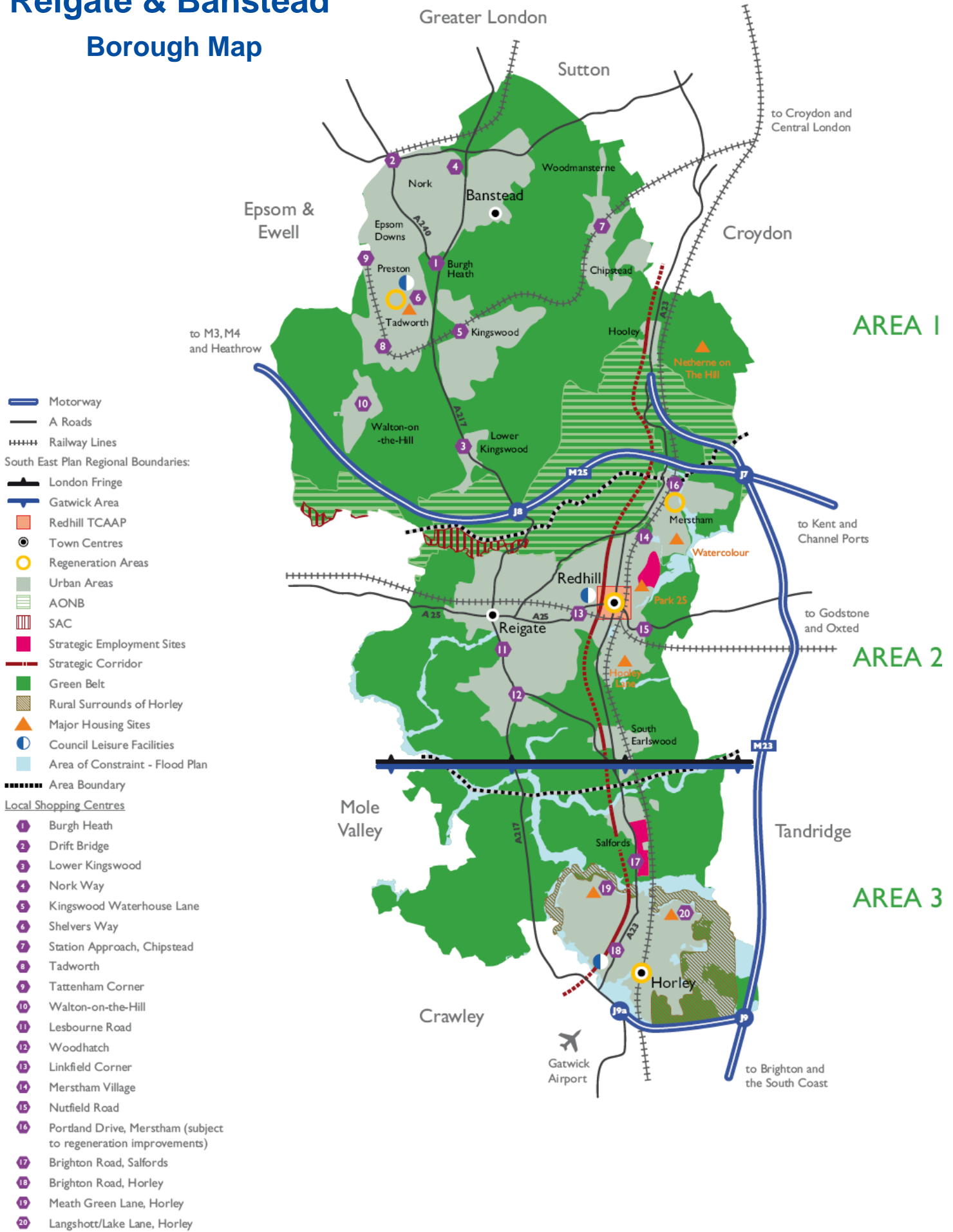




Industrial Estates Monitor

March 2012

Reigate & Banstead Borough Map



Industrial Estates Monitor

March 2012

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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 2012. 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 ongoing 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 is in the process of being replaced by an updated Local Plan in the form of a suite of Local Development Framework (LDF) documents. The Council's Core Strategy was submitted in March 2009 and an Examination in Public was held in January 2010. The Council withdrew the Core Strategy in March 2010 after it became clear that the Inspector was likely to find the document unsound. The Council is currently in the process of redrafting the Core Strategy with resubmission anticipated for May 2012.

Overall Trends – Key Messages

UK Trends

Following a pattern of growth and contraction throughout 2010 and 2011, the continued uncertainty in the UK economy was bought into sharp focus with the news that the economy has had slipped back into recession following two consecutive quarters of contraction in Q4 2011 and Q1 2012. Amongst the biggest contributors to the decline were the manufacturing and construction sectors which both posted notable contraction during Q1 2012.

Over the past year, the industrial and distribution market in the UK has exhibited signs of relative buoyancy. Take-up throughout the year remained relatively stable compared to 2010, with the South East particularly experiencing a sharp upturn in activity with take-up increasing by 38%. The availability of new build/refurbished space continues to contract whilst the release of second hand stock as occupiers take the opportunity upgrade premises whilst favourable terms can be negotiated. Take-up of smaller units (less than 2,500sqm); which are most common within the borough, increased slightly compared to 2010; with the South East making up 15% of the total take up of small and medium sized units.

Intelligence suggests that the slight recovery in the market may continue throughout 2012, albeit with a muted start to the year. In some areas, 2011 saw the beginning of a return to pre-let/build to suit developments as availability of good quality stock continued to shrink. As the market strengthens, the release of poor quality stock for redevelopment will become an increasingly viable option.

Borough Trends

The borough's industrial estates contain almost 400 business premises and provide around 262,000sqm of floorspace. Taken together, the estates incorporate about 38% of all employment floorspace in the borough. Overall, these employment areas have continued to demonstrate signs of recover from the effects of the recession, with vacancies falling and take-up improving.

- **Vacancies** – Core Strategy monitoring target of 5% has not been met despite a sharp drop in vacant units to 14%. In particular, the percentage of vacant units at the two largest estates; Holmethorpe and Salfords, has improved significantly over the past year. As the market continues to improve, overall vacancies are likely to fall; however, the borough has never achieved the 5% target suggesting it may be wise to review the suitability of this threshold. Vacant floorspace stands at 26,915sqm (10.3%).
- **New Occupiers** – Thirty-seven new occupiers moved into the Industrial Estates, up slightly compared to recent years. 23 of these occupiers moved into vacant premises whilst 14 took over previously occupied premises. Holmethorpe and Salfords experienced the highest take-up at 14 and 13 units respectively. Across the nine estates, take-up totaled 16,495sqm, whilst 2,625sqm became vacant over the past year, leaving a net take-up of 13,870sqm (5.3% of total floorspace).
- **Land Use Trends** – Since 2000, the percentage of units occupied for B8 (Warehouse/distribution) uses has continually increased, up from 25% to 30%. Conversely, in the period 2000-2011, the proportion occupied for industrial uses (B1(C)/B2) has fallen significantly from 37% to 27%, reflective of the decline in the industrial sector. This trend has stabilised more recently. The proportion of office premise remains broadly consistent with levels in 2000 at 15%, despite a sharp peak to 24% in 2006.

- **Land Use Classes** – The use class make up of the borough’s industrial estates is varied with eight use classes represented. Warehouse and distribution (B8) remains the predominant use, accounting for 30% of units and 38% of floorspace. When combined together, the common employment uses (B1, B2 and B8) account for more than 75% of both units and floorspace on the estates.
- **Major New Developments** –. There has been an increase in development interest across the borough’s industrial estates over recent years. Over the past year, several major redevelopment proposals have been submitted and currently, extant planning permissions could potentially deliver almost 13,000sqm of net additional employment floorspace across the industrial estates. However, actual completions remain severely subdued.

Breakdown of Use Classes

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

Industrial Estate	A1	B1(A)	B1(B)	B1(C)	B2	B8	D1	D2	SG	Vacant	Total
Pitwood Park	0	5	4	1	0	3	0	0	0	1	14
Albert Road North	3	4	4	3	0	11	0	1	0	4	30
Holmethorpe/Foxboro	10	24	6	35	14	32	0	3	5	25	154
Wells Place	1	0	1	1	0	5	0	0	0	1	9
Kingsfield Business Centre	0	3	1	4	0	7	0	0	1	0	16
Reading Arch Road	2	1	0	0	2	0	0	0	2	2	9
Perrywood Business Park	0	4	4	7	1	3	0	0	0	2	21
Salfords	3	4	6	11	4	43	0	1	3	19	94
Balcombe Road	0	16	1	13	2	15	0	0	1	2	50
Total	19	61	28	75	23	119	0	5	12	55	397
Percentage	4.8	15.4	6.8	18.9	5.8	30.0	0.0	1.3	3.0	14.0	

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

Industrial Estate	A1	B1(A)	B1(B)	B1(C)	B2	B8	D1	D2	SG	Vacant	Total
Pitwood Park	0	1,170	1,720	430	0	570	0	0	0	740	4,630
Albert Road North	255	350	2,745	1,625	0	5,545	0	470	0	1,920	12,910
Holmethorpe/Foxboro	5,005	5,890	4,150	16,375	8,520	25,585	0	510	2,880	11,965	80,880
Wells Place	2,210	0	3,070	3,665	0	15,145	0	0	0	2,500	26,590
Kingsfield Business Centre	0	710	620	3,765	0	2,835	0	0	275	0	8,205
Reading Arch Road	580	300	0	0	705	0	0	0	2,270	305	4,160
Perrywood Business Park	0	9,845	3,885	7,095	105	2,305	0	0	0	1,455	24,690
Salfords	3,315	4,635	10,510	3,850	1,230	42,520	0	420	8,185	7,160	81,825
Balcombe Road	0	3,710	375	6,095	240	5,060	0	0	1,935	870	18,285
Total	11,365	26,610	27,075	42,900	10,800	99,565	0	1,400	15,545	26,915	262,175
Percentage	4.3	10.1	10.3	16.4	4.1	38.0	0.0	0.5	5.9	10.3	

Vacancies & New Occupiers

Vacancy Trend

The number of vacant premises continued to fall over the past year, down from 72 to 56. Correspondingly, the vacancy rate has also dropped sharply but still remains significantly above pre-recession performance and the Core Strategy monitoring target of 5% as demonstrated by Figure 1. It is worth noting that since 2000 the 5% target has consistently been missed, indicating that it may be appropriate to review the suitability of this target. In terms of floorspace, there is currently 26,225sqm vacant across the nine estates, equating to 10.3% of the total. This figure has also fallen sharply from 14.5% in 2011.

Figure 1 Long Term Vacancy Trend - Units (2000 - 2012)

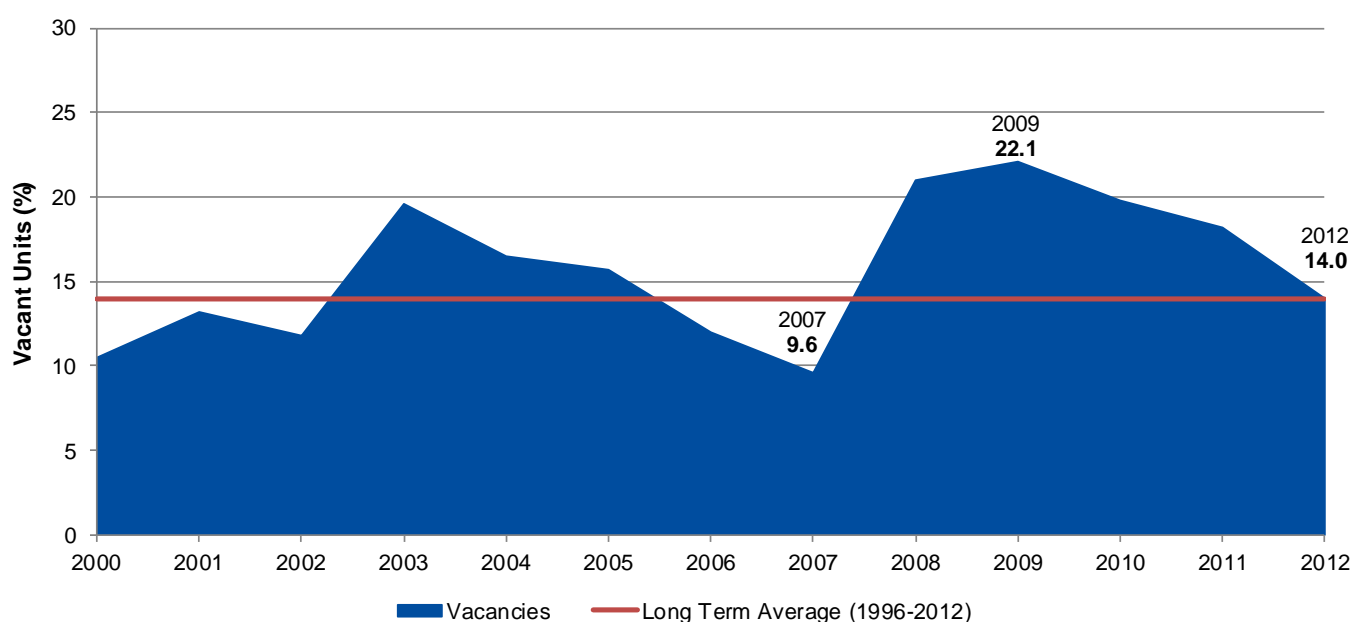


Table 3 shows the longer term vacancy trend for each of the individual estates. In particular, the figures demonstrate that several of the estates have shown a marked recovery since the worst of the recession in 2008/09 and are beginning to approach or even better pre-recession levels. Most notably, the borough's two largest estates - Holmethorpe and Salfords - both experienced relatively sharp falls in vacancy rate over the past year, in part aided by continued take-up of units at recent large scale developments such as *Redhill 23* and *IO Centre*.

Despite the positive performance, only two estates - Kingsfield and Balcombe Road - current achieve the 5% vacancy target.

Table 3 Individual Estate Vacancy Trends 2001 - 2012

	2001	2007	2008	2009	2010	2011	2012
Pitwood Park	6.3	11.8	11.8	7.7	7.7	7.7	7.7
Albert Road North	6.3	16.7	25.0	18.2	15.2	13.3	13.3
Holmethorpe	18.3	11.4	23.0	23.0	21.7	20.4	16.2
Wells Place	0.0	0.0	11.1	0.0	11.1	11.1	11.1
Kingsfield	7.1	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
Salfords	18.0	2.0	19.4	36.7	32.0	28.7	20.2
Perrywood	9.0	20.0	25.0	5.0	9.5	13.6	9.5
Balcombe Road	9.0	7.3	26.9	15.1	9.4	6.0	4.8
Borough-wide	13.2	9.6	21.0	22.1	19.8	18.2	14.0

In terms of floorspace, the level of vacancy again varies significantly across the individual estates. The borough's two largest estates - Holmethorpe and Salfords - together account for more than 70% of the total vacant floorspace across the nine estates at 11,695sqm and 7,160sqm respectively. However, the estate with the highest floorspace vacancy rate is Pitwood Park at 16%, followed by Albert Road North at 14.9%.

New Occupiers

Over the past year, 37 new occupiers moved into the borough's industrial estates, an increase compared to levels seen over the past two years. Such figures again demonstrate some ongoing improvement in market confidence and activity.

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

	Take-Up – Previously:		New Vacancies
	Vacant	Occupied	
Pitwood Park	0 (0sqm)	2 (220sqm)	0 (0sqm)
Albert Road North	2 (540sqm)	0 (0sqm)	2 (760sqm)
Holmethorpe	8 (5,725sqm)	6 (1,545sqm)	2 (910sqm)
Wells Place	0 (0sqm)	0 (0sqm)	0 (0sqm)
Kingsfield	0 (0sqm)	0 (0sqm)	0 (0sqm)
Reading Arch Road	0 (0sqm)	0 (0sqm)	0 (0sqm)
Salfords	10 (4,410sqm)	3 (765sqm)	2 (775sqm)
Perrywood	1 (1,035sqm)	0 (0sqm)	0 (0sqm)
Balcombe Road	2 (500sqm)	3 (1,065sqm)	1 (180sqm)
Total	23 (12,210sqm)	14 (3,595sqm)	7 (2,625sqm)

Of the 37 new occupiers, 23 moved into premises that were previously vacant or recently built. The remaining 14 took over previously occupied premises. Whilst, this was slightly offset by the fact that 7 units became vacant over the past year, the net position was still a positive reduction in the overall number of vacant units. In terms of floorspace, gross take-up amounted to almost 15,800sqm, up from 11,000sqm during 2010.

On a positive note, take-up at recent developments on the industrial estates improved further over the past year. Two further units were taken at the *Redhill 23* development on the Holmethorpe estate whilst 6 units were taken at the Salfords *IO Centre*, four of which are in the process of being fitted out for their new occupiers/use.

Development Activity

There has been minimal development on the industrial estates over the past year, reflective of the decline in commercial and employment development generally as a result of the economic uncertainty.

However, there has been increased planning activity and interest in respect of applications and permissions for new development on industrial estates over the past year. This could be an indication of an improvement in developer/market sentiment.

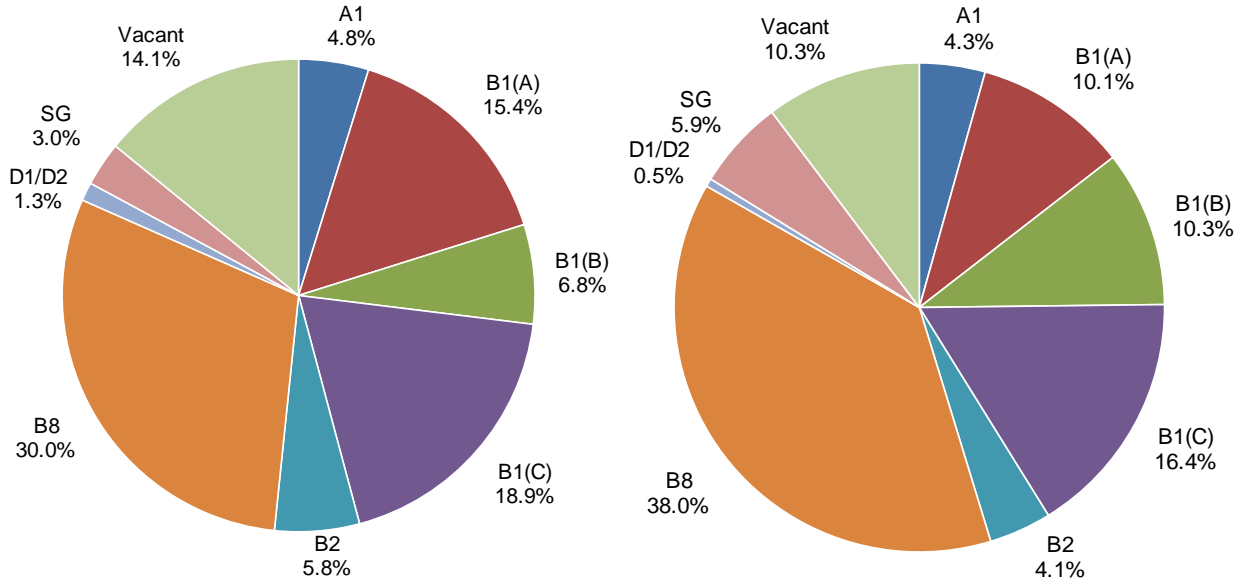
Currently, extant planning permissions could potentially deliver almost 13,000sqm of net additional employment floorspace across the industrial estates.

Use Classes

Use Class Composition

In total, the main employment uses (B1, B2 & B8) account for just over 77% of all units across the nine industrial estates. The single most common use is B8 warehouse & distribution which accounts for 30% of all units, followed by B1(C) light industrial use at 19%. In terms of floorspace, B8 remains the dominant use, taking 38% of the total floorspace across the estates, suggesting that such uses tend to occupy larger units. Overall, the main employment uses (B1, B2 & B8) account for almost 80% of floorspace.

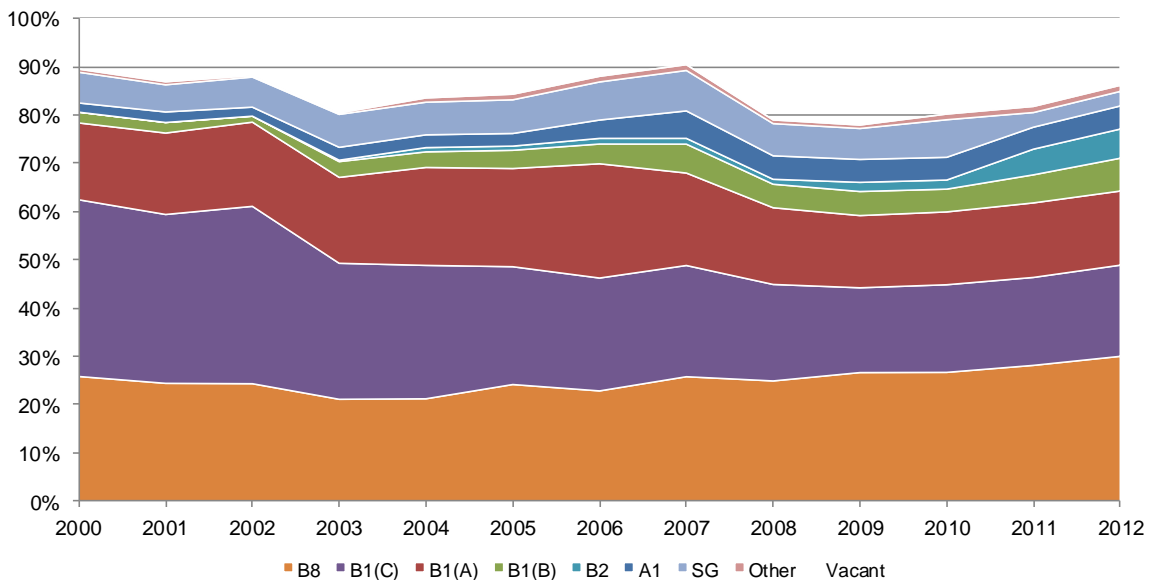
Figure 2 Use Class Breakdown (Left – Units; Right – Floorspace)



Use Classes Trends

Figure 3 below shows the long term use class trend across the combined industrial estates. The continued growth and move towards Warehouse & Distribution uses is apparent and, since 2000, the proportion of units in B8 use has risen from 25% to 30%. Also notable is the decline in light industrial B1(C) uses which constituted 37% of units in 2000 but now only represent 19%. The proportion of office uses has remained relatively static although there was a notable 'bulge' in the boom years leading up to the recession.

Figure 3 Use Class Trends 2000 – 2012



Individual Estate Analysis

Pitwood Park Industrial Estate, Tadworth



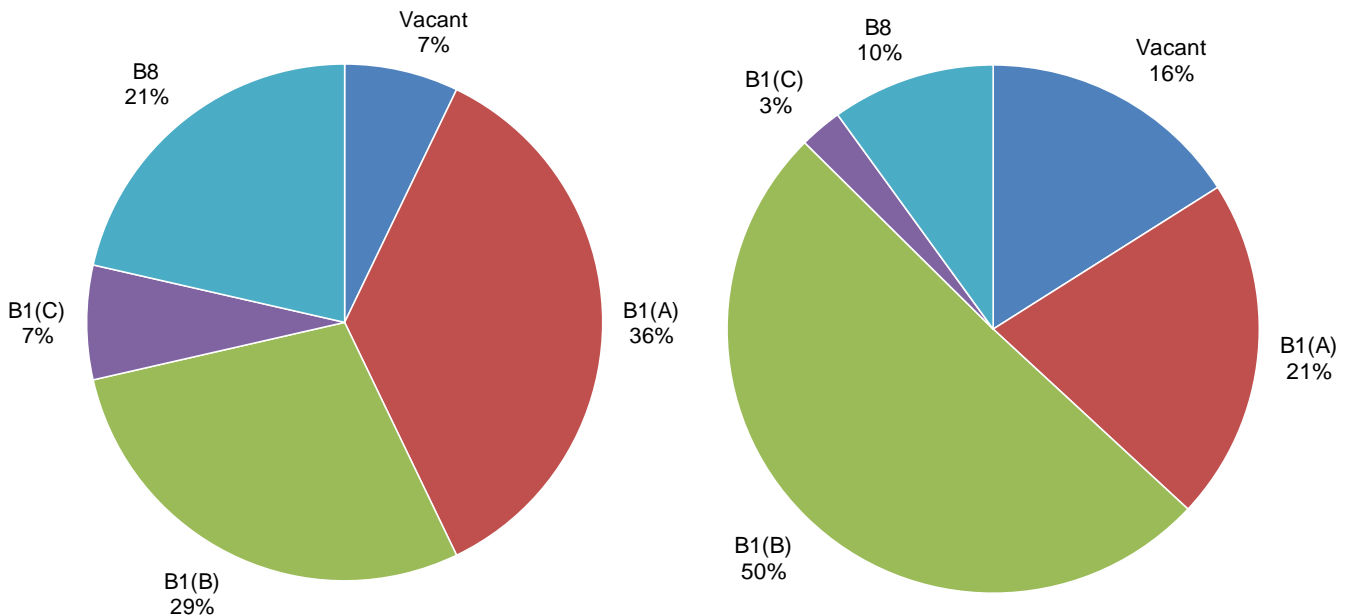
Vacancies & New Occupiers

The number of vacant units was unchanged over the past year and currently stands at 1. The only vacancy is the long term vacant unit industrial premises at 4 & 4A Pitwood Park.

	Total	Vacant	% Vacant
Units	14	1	7.1
Floorspace	4,630	740	16.0

Two new occupiers moved into the estate over the past year, both of which moved into a previously occupied unit.

Use Classes



Pitwood Park has a higher proportion of office premises than any of the other industrial estates, with almost 40% of the units falling within the B1(A). However, in terms of floorspace, only around 20% B1(A) use, largely due to the large premises of Ashland (formerly ISP) which is occupied as B1(B). Given the location of the estate, it is perhaps unsurprising that the proportion of industrial (B1(C)/B2) and warehouse (B8) uses are relatively limited, at only 28% of units and 13% of floorspace.

Planning and Development Activity

No new developments have been completed over the past year and there are no extant permissions or applications for development.

Albert Road North Industrial Estate, Reigate



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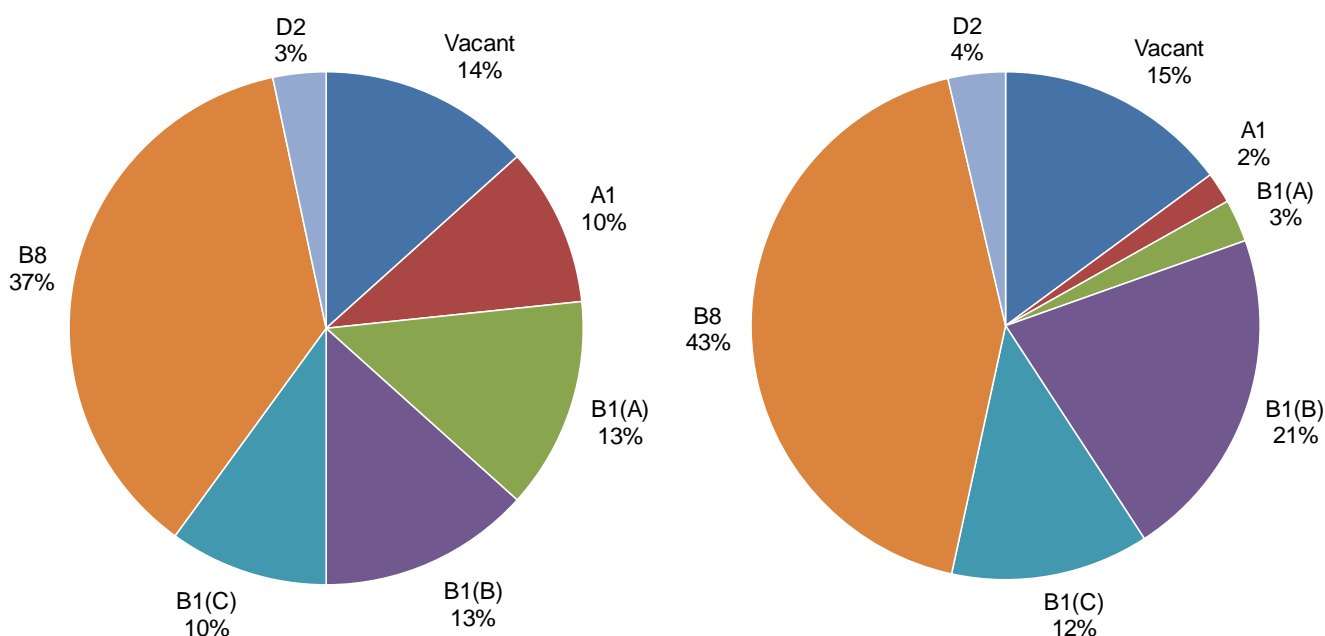
Vacancies & New Occupiers

The number of vacant units was unchanged over the past year and currently stands at 4; although there were moves in and out of the estate. Vacant floorspace rose slightly from 1,700sqm to 1,920sqm.

	Total	Vacant	% Vacant
Units	30	4	13.3
Floorspace	12,910	1,920	14.9

Two new occupiers moved into the estate over the past year, both of which took vacant premises on the estate. However, this was offset by the fact that two units totalling 760sqm became vacant over the past year.

Use Classes



Warehouse and distribution (B8) use dominates Albert Road North with 37% of units falling within this use class and 43% of the overall floorspace. The remainder of the occupied units are split relatively evenly amongst the B1 uses and A1 retail with a small representation of D2 uses. In terms of floorspace, it is clear that A1 and office (B1(A)) uses more commonly occupy smaller units as they represent 23% of units but only 5% of floorspace. Once again, given the location of the estate, it is perhaps unsurprising that the proportion of industrial (B1(C)/B2) uses is more limited compared to other estates.

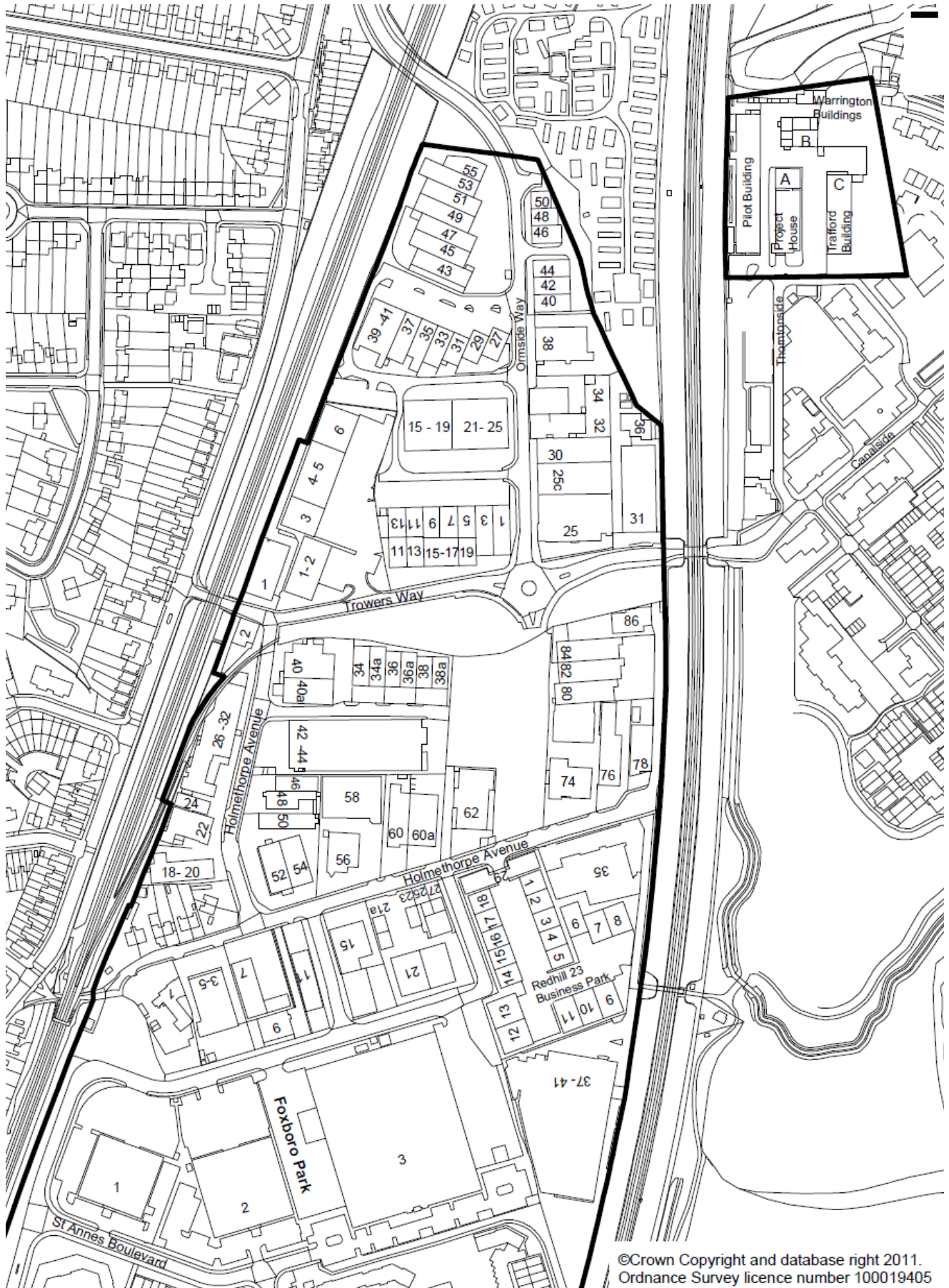
Planning and Development Activity

Planning permission to develop four units on a site in the north-west corner of the estate (06/02419/F) expired in July 2011 and has not been renewed. An application has since been submitted for a change of use to use the cleared part of the site as a formal storage yard (12/00663/CU).

An application to demolish several industrial units at 51-57 Albert Road North and build a number of residential dwellings was refused (11/02116/OUT).

There have been no developments completed or changes of use on the site over the past year.

Holmethorpe Industrial Estate, Redhill



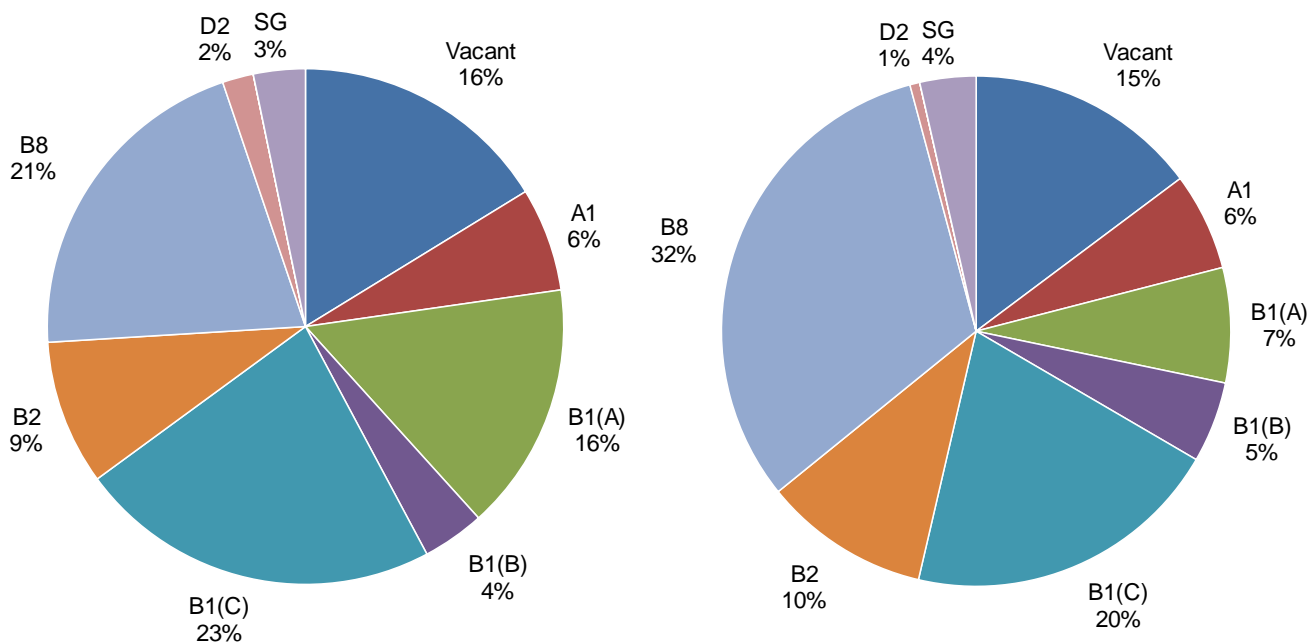
Vacancies & New Occupiers

Over the past year, the number of vacant units at Holmethorpe has fallen by 6, down to 25 and the lowest level experience on the estate since 2007. Correspondingly, there was a 32% reduction in vacant floorspace which now stands at just under 12,000sqm.

	Total	Vacant	% Vacant
Units	154	25	16.2
Floorspace	80,880	11,965	14.8

Fourteen new occupiers moved onto the estate over the past year, 8 of which took previously vacant premises totalling 5,725sqm whilst the remaining six moved into previously occupied premises. Meanwhile, only two units (910sqm) became vacant over the past year leading to a net take-up figure of in excess of 6,300sqm, almost 8% of total floorspace on the estate.

Use Classes



In terms of premises, B1(C) light industrial and B8 warehouse and distribution uses are the most common on the estate, each account for in excess of 20% of units. This is closely followed by office uses which occupy 16% of all units. When floorspace is considered, warehouse and distribution uses (B8) are clearly dominant, accounting for almost one third of all floorspace on the estate, including the large data centres on St Anne's Drive. Industrial (B1(C)/B2) uses account for 30% of floorspace, most commonly within motor/vehicle related services.

Planning and Development Activity

The past couple of years have seen a notable increase in development proposals at the Holmethorpe Estate. The extension of 2 St Anne's Drive as part of the conversion to a data centre was completed in the last year and the unit is now occupied.

There is extant permission for the development of 11 commercial units as part of the Watercolour housing development (09/00670/F); however, subsequent applications have sought to reduce the commercial element on the grounds of viability and lack of market demand. The permission to remodel the site at 37-41 Holmethorpe Avenue has been renewed and there is extant permission for two B1/B8 use units on the southern side of Trowers Way totalling 750 sq m and development is due to start shortly.

A planning application (11/02192/F) has been submitted to the Council to redevelop the area of cleared land between Trowers Way and Holmethorpe Avenue to provide 8 industrial/warehouse units totally almost 3,000sqm. The application is currently being considered.

Wells Place, Merstham



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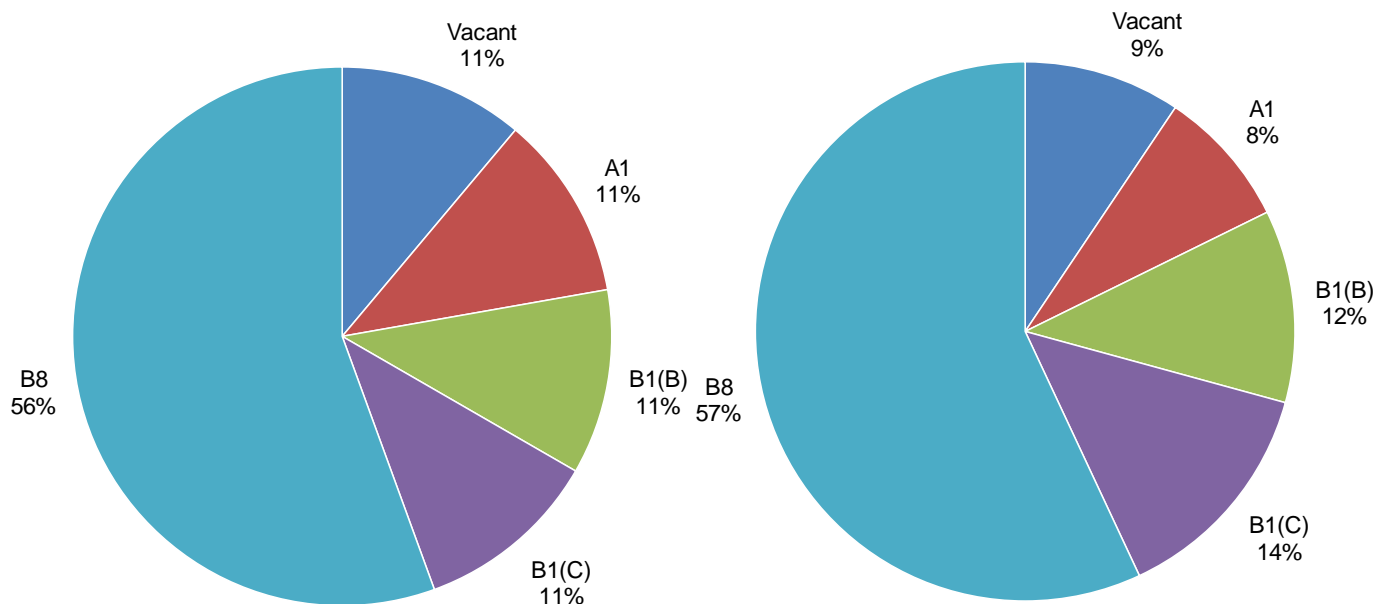
Vacancies & New Occupiers

There was no change to the number of vacant units or floorspace at Wells Place over the past year. The only vacant unit has been unoccupied for a number of years.

	Total	Vacant	% Vacant
Units	9	1	11.1
Floorspace	26,590	2,500	9.4

No new occupiers moved into the estate over the past year.

Use Classes



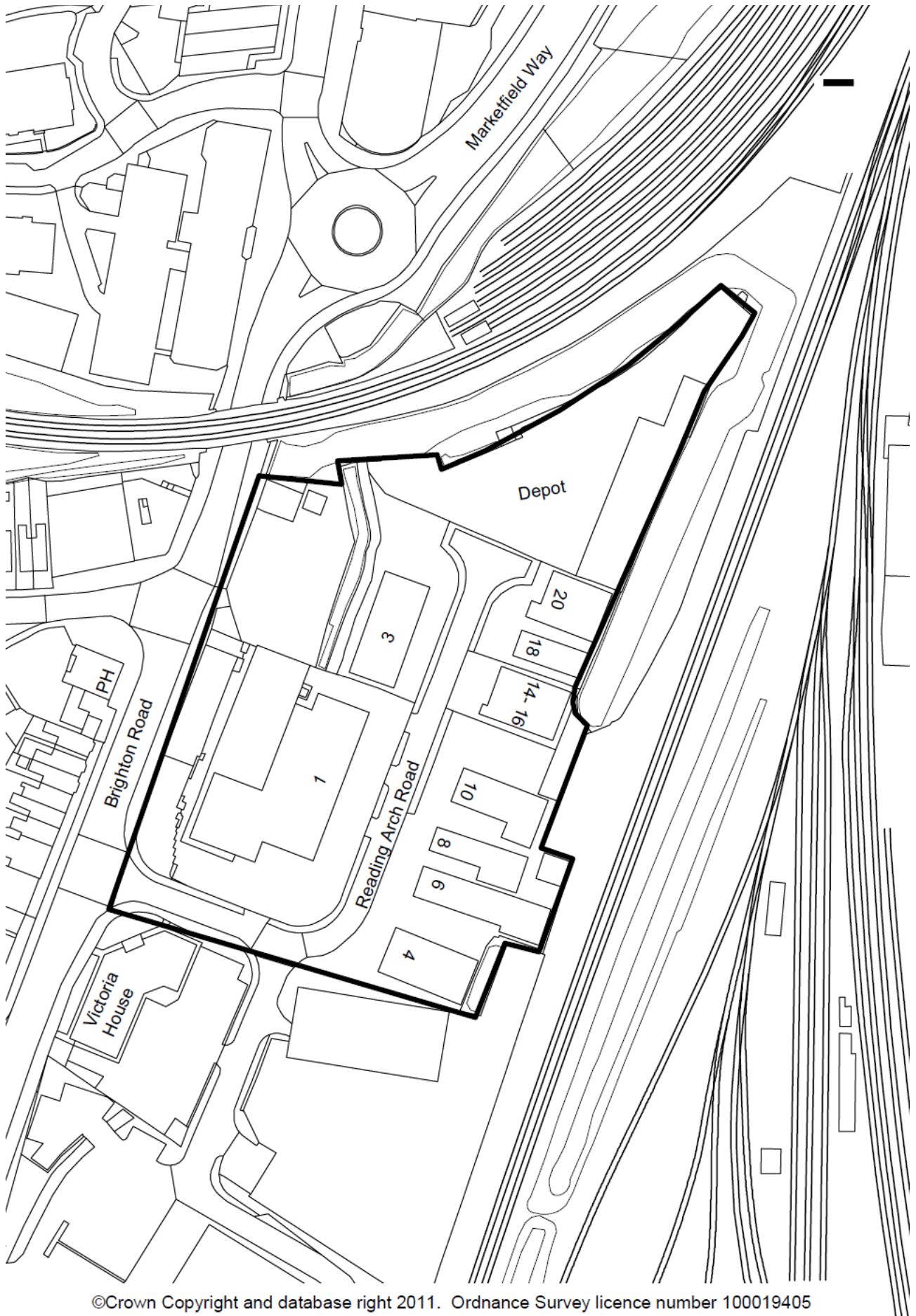
Wells Place is typified by large purpose built commercial units arranged around a central spine road. The estate is dominated by warehouse and distribution (B8) uses, with almost 60% of units and floorspace falling within this use class. There has been little change in the make-up of Wells Place over the past five years.

Planning and Development Activity

Development of a B8 warehouse unit on the land parcel opposite Granville House under application 04/00100/F remains extant as a result of a certificate of lawfulness for a material start which was submitted in late 2009.

Outline planning permission has been granted for an additional B1(C)/B8 unit (10/01954/OUT) on land to the north of the application above whilst an application to extend Unit 3 at the north end of Wells Place into the area of Urban Open Land was submitted but subsequently withdrawn.

Reading Arch Road Industrial Area, Redhill



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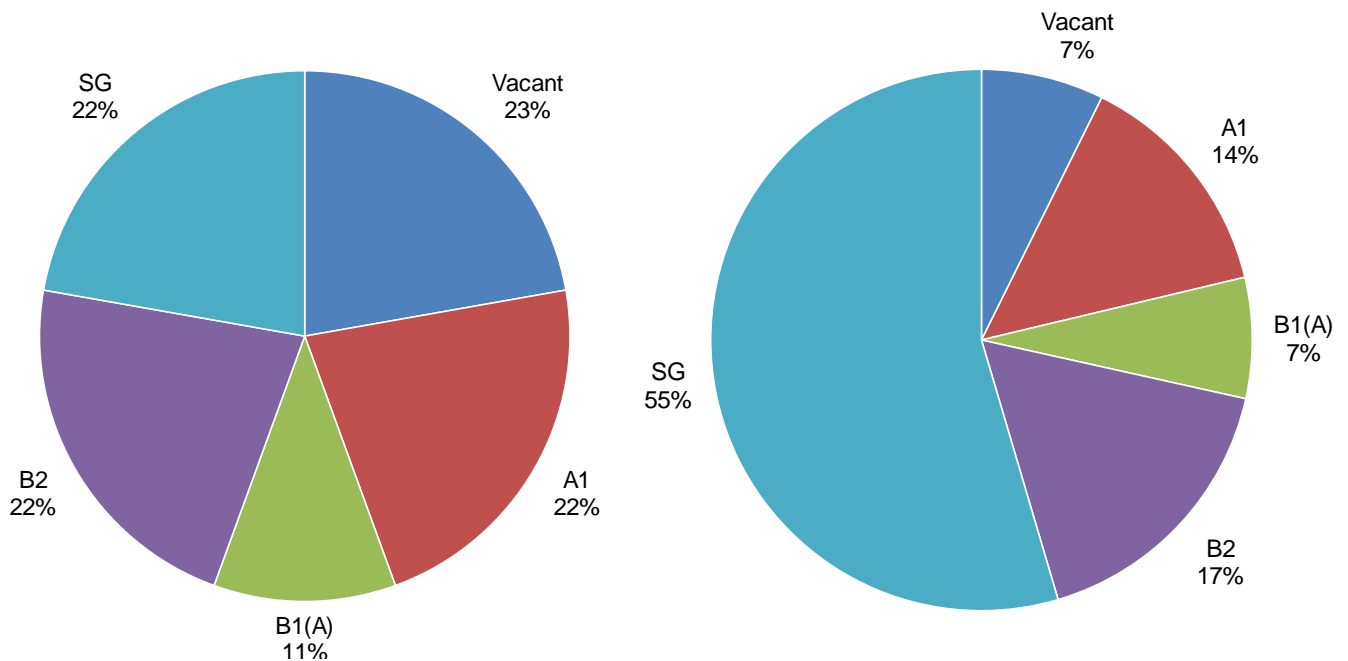
Vacancies & New Occupiers

There was no change to the number of vacant units or floorspace at Reading Arch Road over the past year. The unit at 20 Reading Arch Road has remained vacant for a number of years.

	Total	Vacant	% Vacant
Units	9	2	22.2
Floorspace	4,160	305	7.3

No new occupiers moved into the estate over the past year and no units became vacant.

Use Classes



The estate is dominated by the motor industry, with five of the nine units currently occupied by vehicle related businesses. This characteristic gives rise to the high proportion of B2 and SG uses on the site, which together account for 44% of units and more than 70% of floorspace. In addition to this, vacant land at the northern corner of the site is used for vehicle storage by the car dealership.

Planning and Development Activity

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

Kingsfield Business Centre, Redhill



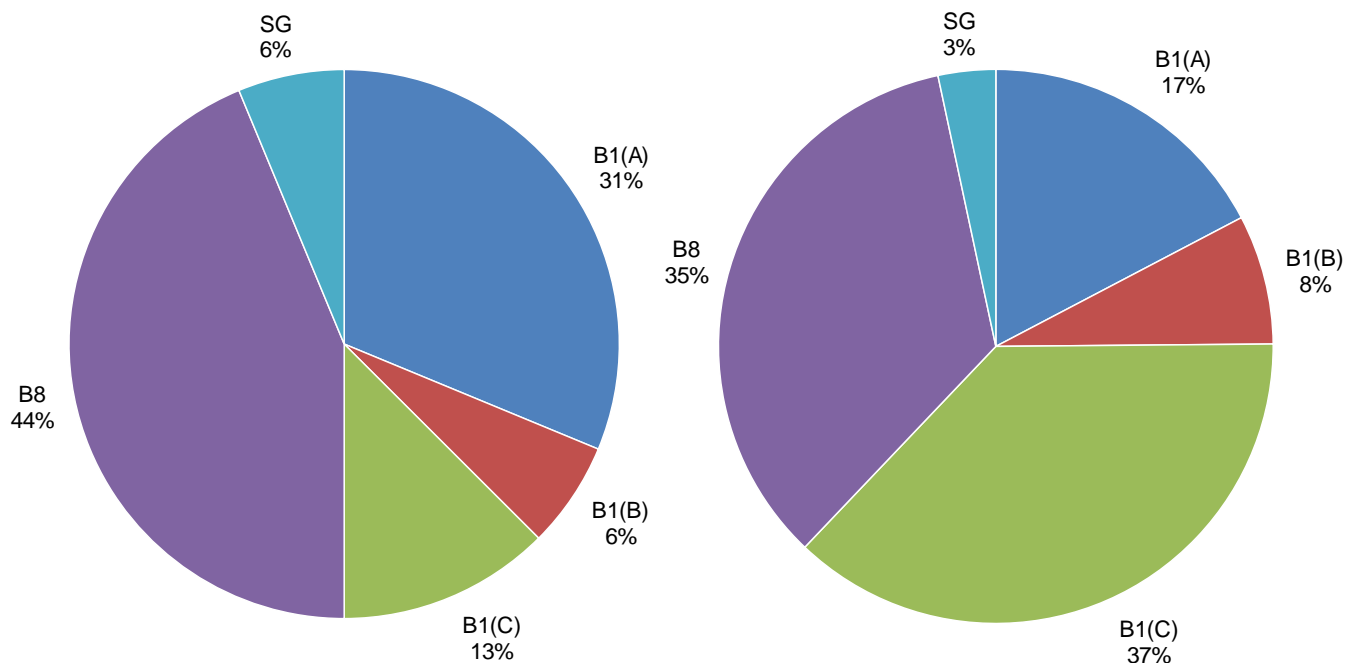
Vacancies & New Occupiers

Kingsfield Business Centre remains fully occupied, as has been the case since 2007.

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

No new occupiers moved into the estate over the past year and no units became vacant.

Use Classes



The estate is dominated by two businesses who occupy a combined 56% of all units on the estate. Surrey Oaklands NHS Trust resides in four, whilst Respirex occupy five units.

In terms of premises, warehouse and distribution (B8) uses are the most common, accounting for 44% of units whilst office (B1(A)) uses account for 31%. However, in terms of floorspace, B1(C) light industrial uses account for 37% of the total, mainly due to the large Respirex workshop facility on the site, whilst warehouse and distribution (B8) uses account for 35%.

Planning and Development Activity

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

Perrywood Business Park, Salfords



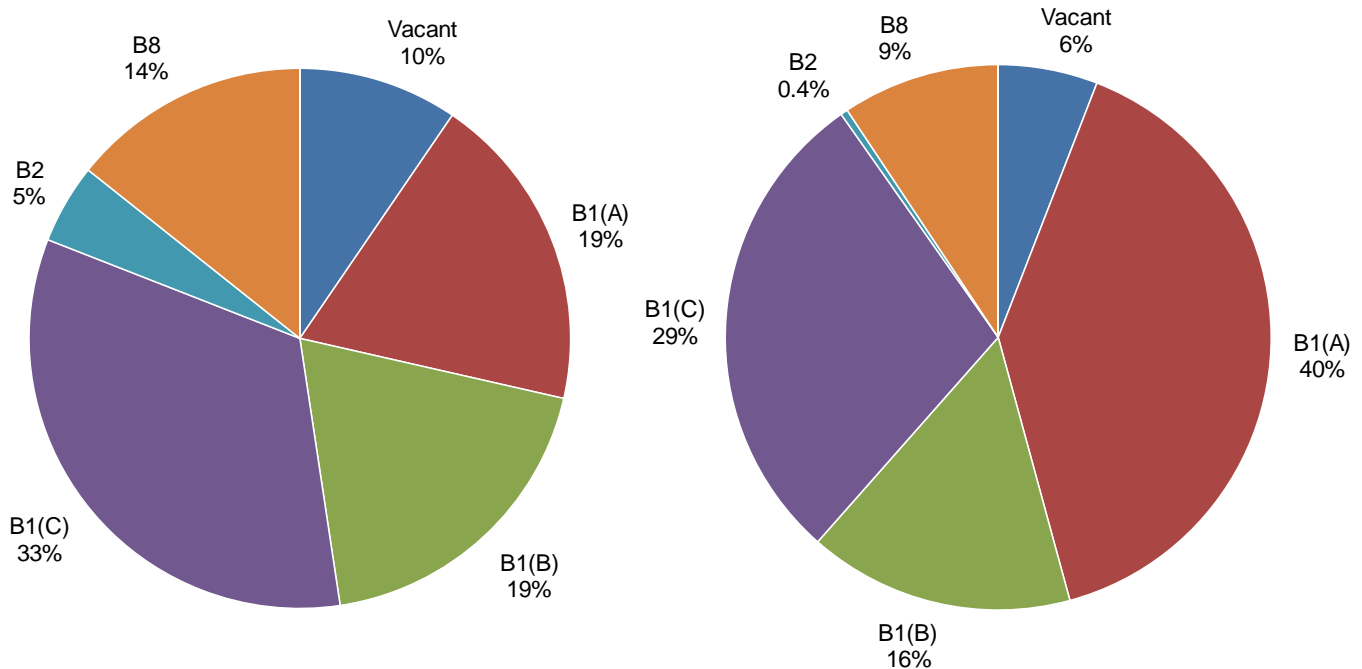
Vacancies & New Occupiers

The number of vacant units dropped by 1 over the past year and currently stands at 2 units. These units have been vacant to let for a number of years. In terms of floorspace, just less than 6% is currently unoccupied.

	Total	Vacant	% Vacant
Units	21	2	9.5
Floorspace	24,690	1,455	5.9

One existing occupier expanded into another unit over the past year. There was also news that Swarovski; which occupies two units on the estate, will be relocating to Chiswick Park in April which will further increase the vacancy rate.

Use Classes



In total, B1 uses account for more than 70% of units at Perrywood Park, with light industrial (B1(C)) uses alone accounting for one third. In terms of floorspace, the estate is dominated by office (B1(A)) uses which make up 40% of total floorspace, followed by light industrial uses which account for almost 30%. Perrywood Park has one of the lowest representations of warehouse and distribution uses of all the borough's industrial areas. Largely as a result of the types of units on the estate, there has been little change to the use class composition at Perrywood Park over recent years.

Planning and Development Activity

The application to erect 3,700 sqm of B1(B), B1(C) & B8 units on the cleared Former Matrix site was renewed at the start of 2011; however, no development has yet been carried out and there is little evidence to suggest it will be implemented in the short term.

Salfords Industrial Estate, Salfords



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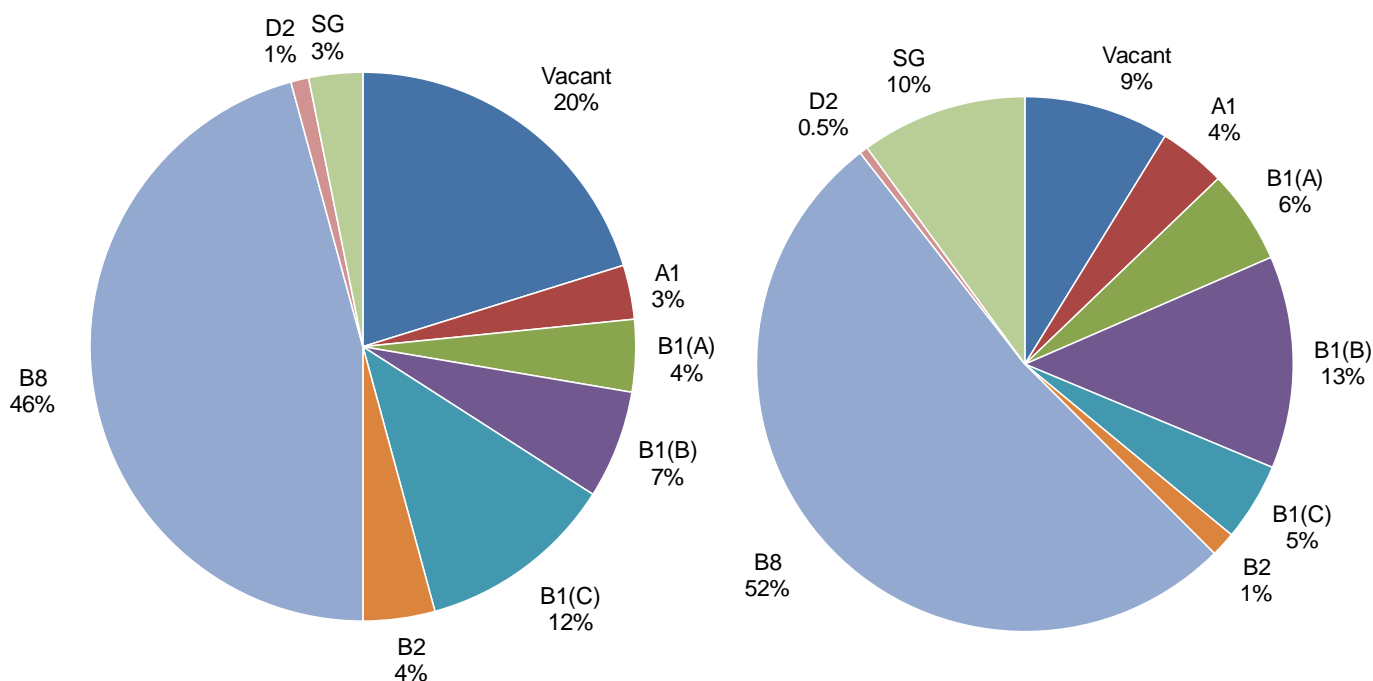
Vacancies & New Occupiers

The number of vacant units at Salfords has fallen sharply over the past year and currently stands at 19 (20.2%), the lowest level since 2008. Despite a notable improvement over the past year, the recently built *IO Centre* remains a major contributor to the overall vacancy rate. There is currently just over 7,000sqm of vacant floorspace, equating to around 9.0% of the total.

	Total	Vacant	% Vacant
Units	94	19	20.2
Floorspace	81,825	7,160	8.8

Thirteen new occupiers took units on the estate over the past year, several of which are currently fitting out their space for occupation. 10 of these occupiers took previously vacant premises totalling 4,410sqm whilst the others took previously occupied premises totalling 765sqm. This was slightly offset by two units (775sqm) becoming vacant over the past twelve months; however, net take-up still stood at a promising 4,400sqm, in excess of 5% of total floorspace on the estate.

Use Classes



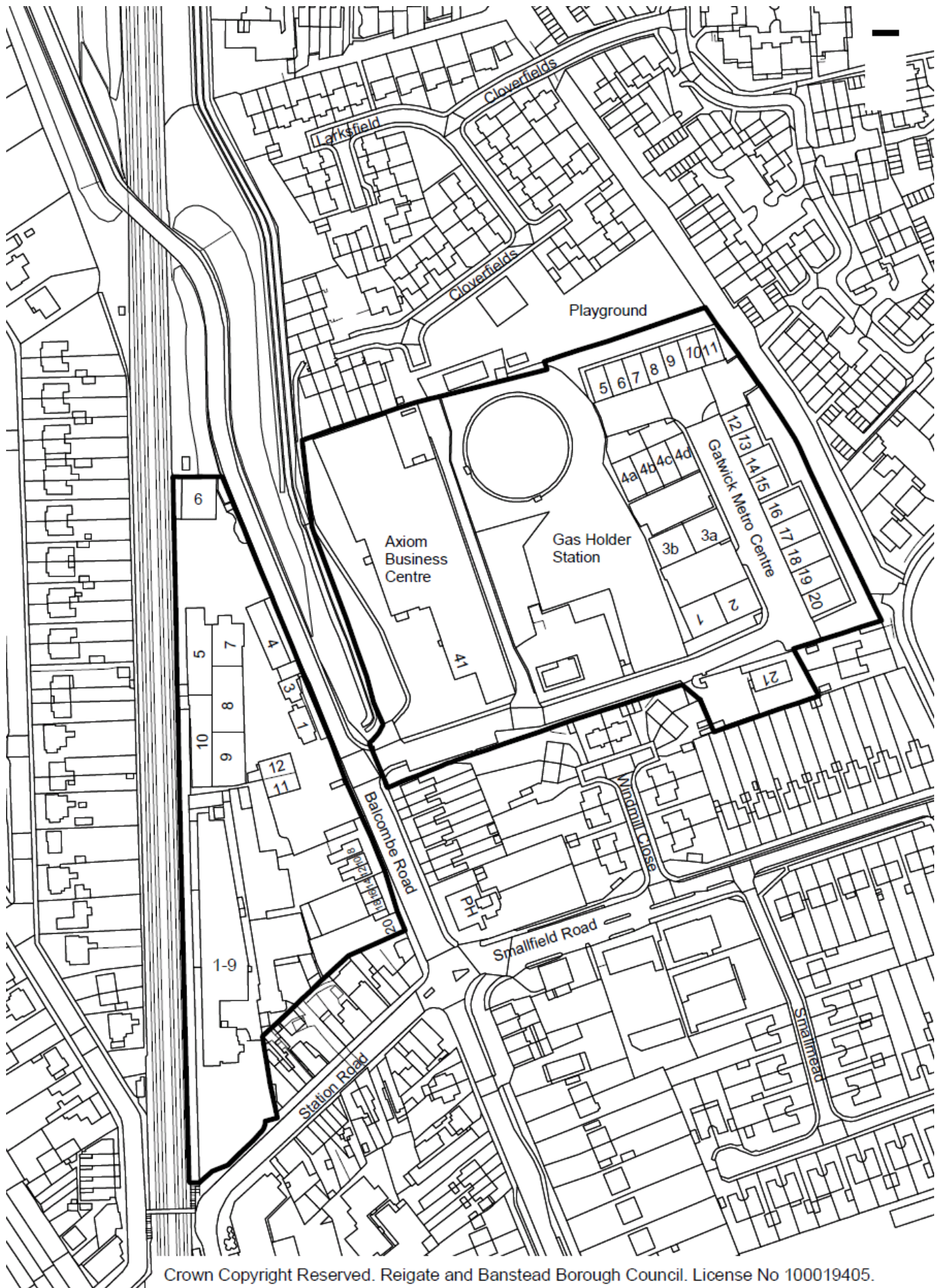
Given its strategic location on the A23 corridor, it is perhaps unsurprising that Salfords is dominated by warehouse and distribution (B8) uses which account for 46% of units and more than 50% of floorspace. Aside from this, the estate has a varied make-up, with a further 7 different uses represented. The proportion of B8 uses has continued to increase over recent years, reflective of the growth of the warehouse and distribution sector.

Planning and Development Activity

There is extant outline permission (07/01810/OUT) for the phased redevelopment of the Titan Travel campus to provide more than 8,000 sq m 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 as yet no activity in relation to the site.

During the past year, planning permission was granted on appeal (10/00616/CU) for the change of use of Unit 1 at the IO Centre to provide a custody centre for Surrey Police. The unit will be fitted out over the coming year for occupation.

Balcombe Road Industrial Area, Horley



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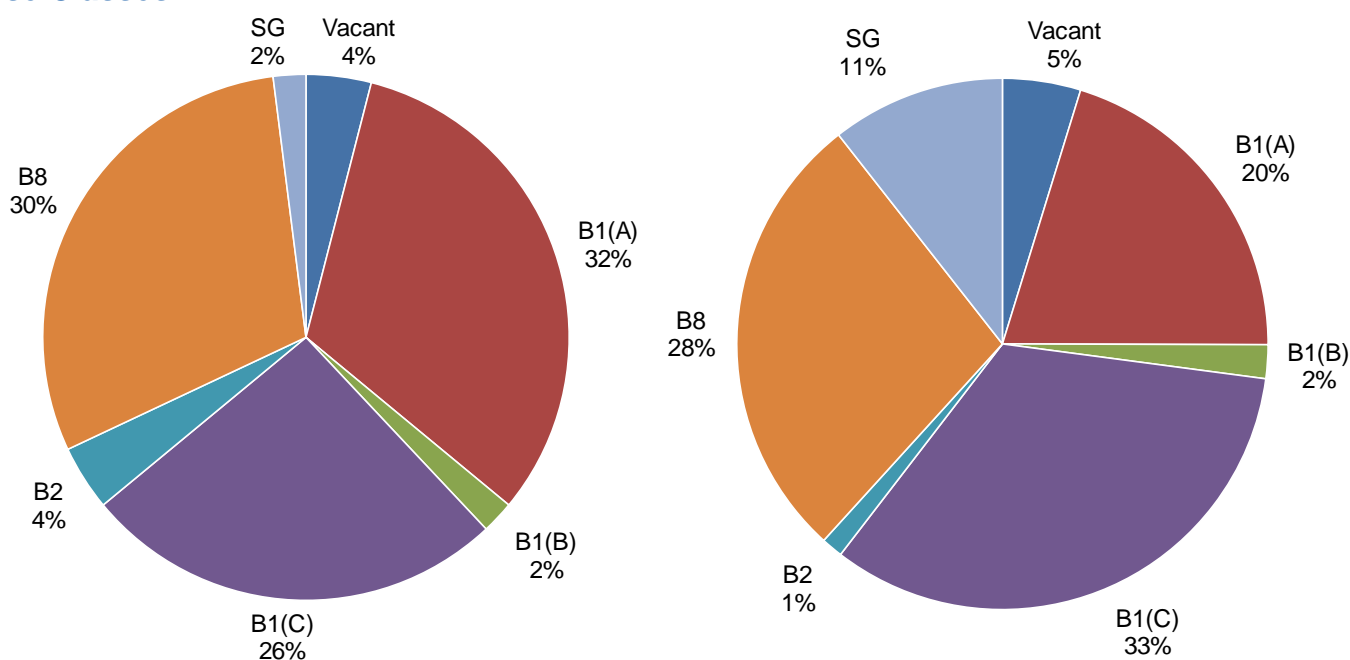
Vacancies & New Occupiers

The past year has seen a slight decrease in the number of vacant units on the Balcombe Road estate, falling from 3 in 2011 to 2 this year. Vacant floorspace has also fallen from 1,190sqm to just under 900sqm, equal to just under 5% of the total.

	Total	Vacant	% Vacant
Units	50	2	4.0
Floorspace	18,285	870	4.8

The estate saw a reasonable amount of activity over the past year in terms of moves in and out. In total, 6 new occupiers moved onto the estate, 3 of which moved into previously vacant units totalling 1,190sqm. A further 3 occupiers took previously occupied premises with a total floorspace take of 1,065sqm. Only one unit became vacant over the past year (180sqm). In total, net floorspace take-up amounted to just over 2,000sqm.

Use Classes



The bulk of units and floorspace on the Balcombe Road estate is relatively evenly split between three main uses; B1(A), B1(C) and B8. Office uses account for one fifth of units and almost one third of the total floorspace. Light industrial (B1(C)) uses comprise around one-quarter of premises and one third of total floorspace whilst warehouse and distribution (B8) uses make up 30% of units and a similar proportion of floorspace. Each of the three distinct areas in the estate has a slightly different make up with the more modern developments on the eastern side of Balcombe Road being dominated by B1(A) and B1(C) uses whilst the units on the western side have a more varied composition.

Planning and Development Activity

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

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).	
B1(B)	Use for research and development, studios, laboratories, high technology.	B8 (where no more than 235 sq.m.)
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