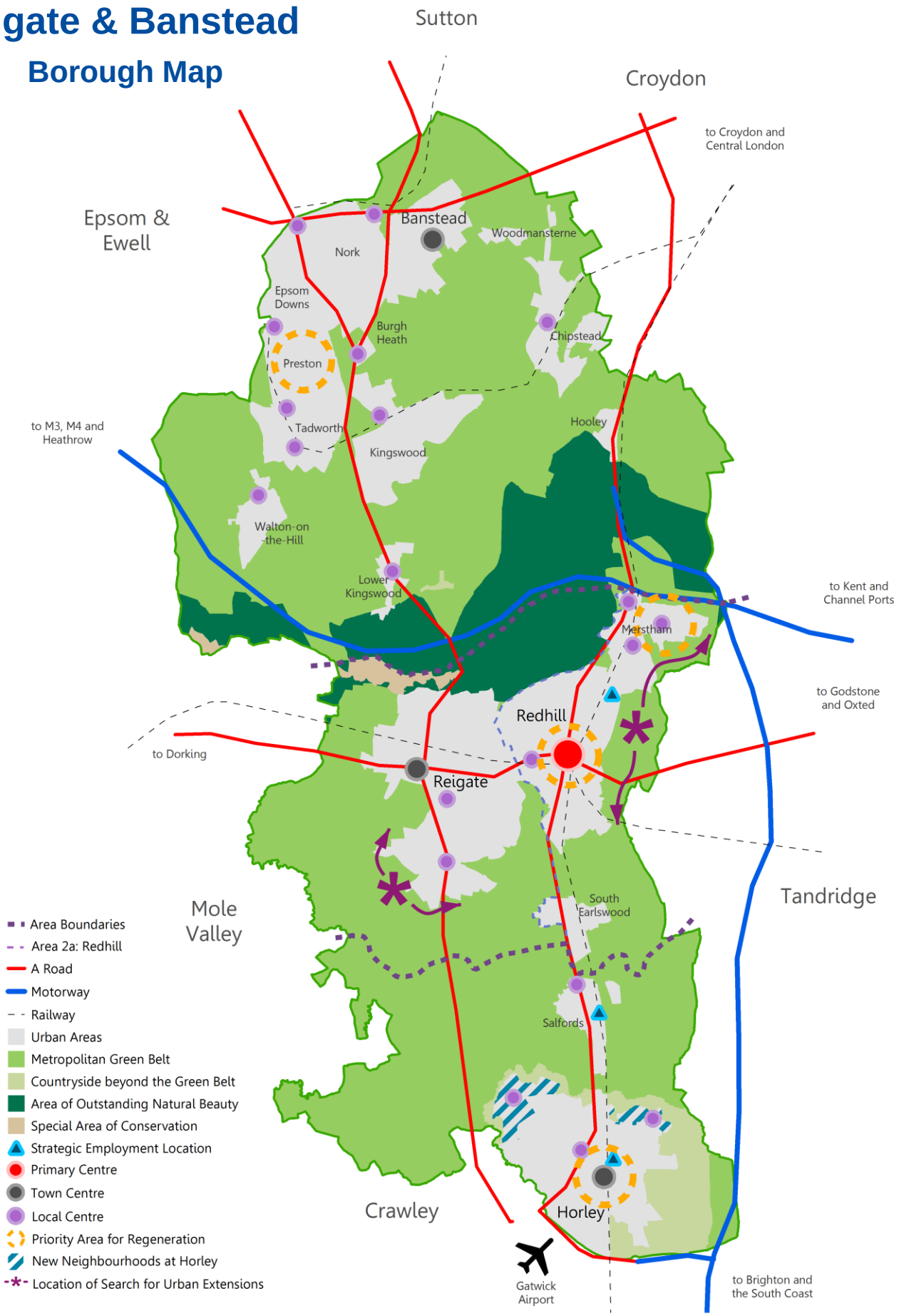
Industrial Estates Monitor

March 2016

Reigate & Banstead
BOROUGH COUNCIL
Banstead | Horley | Redhill | Reigate

Reigate & Banstead

Borough Map



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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 2016. 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	1. Pitwood Park Industrial Estate *including* Epsom Downs Metro Centre
Reigate	2. Albert Road North Industrial Estate
Redhill	3. Holmethorpe Industrial Estate *including* Foxboro Park
	4. Wells Place Industrial Estate
	5. Kingsfield Business Centre
	6. Reading Arch Road Industrial Estate
Horley	7. Perrywood Business Park
	8. Salfords Industrial Estate *including* IO Centre, Orchard Business Centre, Astra Business Centre & Redhill Distribution Centre
	9. Balcombe Road Industrial Area *comprising* Gatwick Metro Centre & Bridge Industrial Estate

The purpose of monitoring Industrial Estates is to:

- Improve knowledge 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

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 had its Core Strategy formally adopted on 3rd July 2014 after a formal examination period and the production of extensive evidence and technical research. It now forms part of the Development Plan and is used in decision-making on planning applications.

The Core Strategy outlines what Reigate & Banstead will look like in 2027; it contains policies to protect the Green Belt and townscapes; outlines how much growth will take place, where it will occur and how it will be delivered sustainably; and 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 Plan. 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 Lambert Smith Hampton's Industrial Investment Update, whilst 2015 was one of the strongest years on record there was a fall in industrial investment transactions – with £5.6bn of assets trading down from 2014's record high of £6.6bn.

In 2015, speculative development increased as the supply of grade A buildings fell and the remaining units were of poorer quality and size. In particular across the UK the supply of existing warehouses over 100,000sqft increased by 11% in 2015 to 34million sqft. The amount of speculative development is predicted to further increase in 2016 as grade A supply continues to fall. Savills Commercial Report notes that we are also expected to see increased focus on value-adding strategies such as refurbishment of units.

According to Cushman & Wakefield's Industrial Market Snapshot there has been strong demand for large, modern, big-box space, mid-box space and cross dock facilities and key growth areas have been locations outside of the M1/M5/M25 corridors. Rents and capital values have risen and are expected to rise further in 2016.

Borough Trends

- **Overview** – The borough's Industrial Estates contain 402 business premises and provide over 264,344sqm of floorspace.

- **Vacancies** – Considerable fall in the number of vacant units across the borough's 9 Industrial Estates (63 to 42 – 15.6% to 10.4%). Vacancy rates are now below the Core Strategy Monitoring Target of 15%. There continues to be variation in performance: Holmethorpe has 20 vacant units whilst Reading Arch Road has 0. Vacant floorspace stands at 21,455sqm (8.1%), down from 27,505sqm (10.0%).

- **New Occupiers** – A total of 44 new occupiers moved into the Industrial Estates in the last year, of which 25 took over previously vacant units, whilst 19 moved into previously occupied units. Holmethorpe had the highest take up at 27 units, whilst Reading Arch Road had no new occupiers move in. Over the past year the total take-up was 15,981sqm, whilst 3,700sqm became newly vacant, resulting in a net gain of 12,281sqm.

- **Major New Developments** – Praetorian Place (Holmethorpe) has been completed leading to a 1,473sqm increase in commercial floorspace and Reigate Business Mews has been demolished leading to a loss of 1,252sqm. There has been a net increase of 221sqm of floorspace.

- **Planning Permissions** – There are 10 planning permissions that have either not been started or are under construction. These permissions have the potential to deliver 4,714sqm of additional floorspace.

- **Land Use Trends –** As has been the case since 2006, B8 (warehouse/distribution) is the dominant use across the Industrial Estates, accounting for 35% of the units, followed by B1(C) light industrial use at 17%. B8 also dominates in terms of floorspace, accounting for 41% 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 80% of all units and 81% of the total floorspace.

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	4	3	1	1	3	0	0	0	2	14
Albert Road North	0	0	1	4	3	1	9	0	1	0	1	20
Holmethorpe/Foxboro	8	2	21	7	35	13	46	2	3	7	20	164
Wells Place	1	0	0	1	0	0	6	0	0	0	1	9
Kingsfield Business Centre	0	0	3	0	4	0	6	0	0	1	2	16
Reading Arch Road	2	0	1	0	0	3	0	0	0	4	0	10
Perrywood Business Park	0	0	7	4	5	1	2	0	0	0	3	22
Salfords	3	0	6	7	10	3	52	0	0	3	12	96
Balcombe Road	0	0	19	1	11	2	16	0	0	1	1	51
Total	14	2	62	27	69	24	140	2	4	16	42	402
Percentage	3.5	0.5	15.4	6.7	17.2	6.0	34.8	0.5	1.0	4.0	10.4	100.0

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

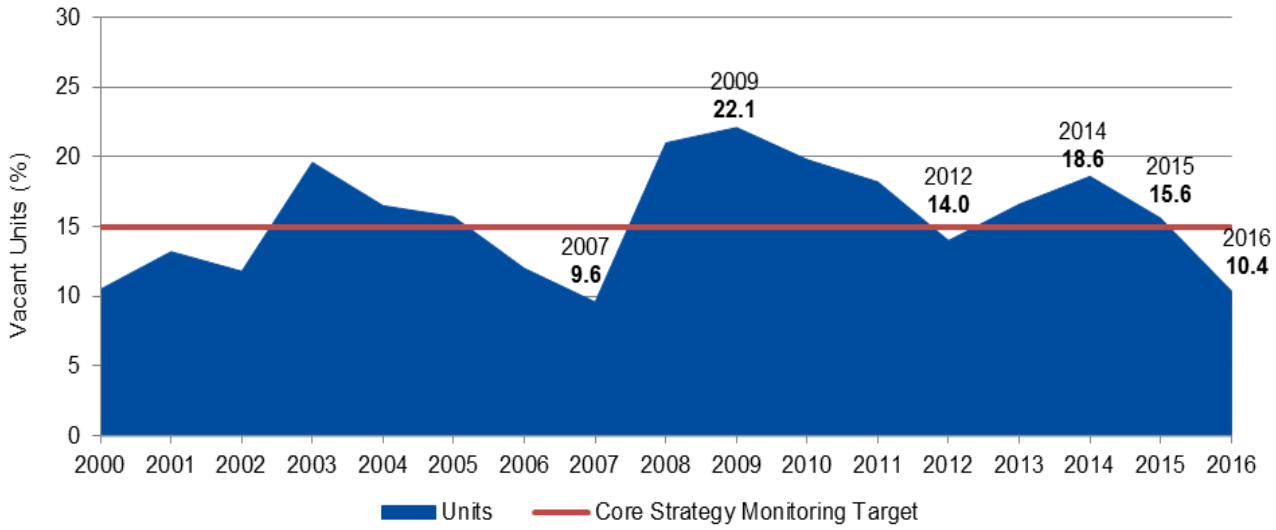
Industrial Estate	A1	A3	B1(A)	B1(B)	B1(C)	B2	B8	D1	D2	SG	Vacant	Total
Pitwood Park	0	0	755	840	120	740	460	0	0	0	1,715	4,630
Albert Road North	0	0	680	2,745	2,445	270	3,755	0	470	0	540	10,905
Holmethorpe/ Foxboro	4,110	206	7,279	6,940	15,409	8,020	27,580	165	840	3,260	11,500	85,309
Wells Place	2,210	0	0	3,070	0	0	19,330	0	0	0	1,980	26,590
Kingsfield Business Centre	0	0	1,160	0	3,895	0	2,615	0	0	275	260	8,205
Reading Arch Road	580	0	300	0	0	895	0	0	0	2,943	0	4,718
Perrywood Business Park	0	0	11,613	3,885	5,380	105	1,043	0	0	0	1,850	23,876
Salfords	3,315	0	6,006	7,440	3,978	675	48,892	0	0	8,185	3,335	81,826
Balcombe Road	0	0	3,800	375	5,720	880	5,300	0	0	1,935	275	18,285
Total	**10,215**	**206**	**31,593**	**25,295**	**36,947**	**11,585**	**108,975**	**165**	**1,310**	**16,598**	**21,455**	**264,344**
Percentage	3.9	0.1	12.0	9.6	14.0	4.4	41.2	0.1	0.5	6.3	8.1	100.0

Vacancies & New Occupiers

Vacancy Trend

Within the last twelve months across the borough's 9 Industrial Estates there has been a fall in the number of vacant premises (63 to 42). Correspondingly, the vacancy rate has fallen from 15.6% to 10.4% - this is now below the Core Strategy Monitoring Target of 15%. As can be seen from the diagram below, this is the first time that the Core Strategy Monitoring Target has been met since 2008, at the start of the financial crisis.

Figure 1 Long Term Vacancy Trend – Units (2000-2016)



In the last twelve months there has also been a fall in vacant floorspace (27,505sqm to 21,455sqm). Vacant floorspace now represents 8.1% of the total floorspace in the borough's Industrial Estates.

Figure 2 Long Term Vacancy Trend – Floorspace (2011-2016)

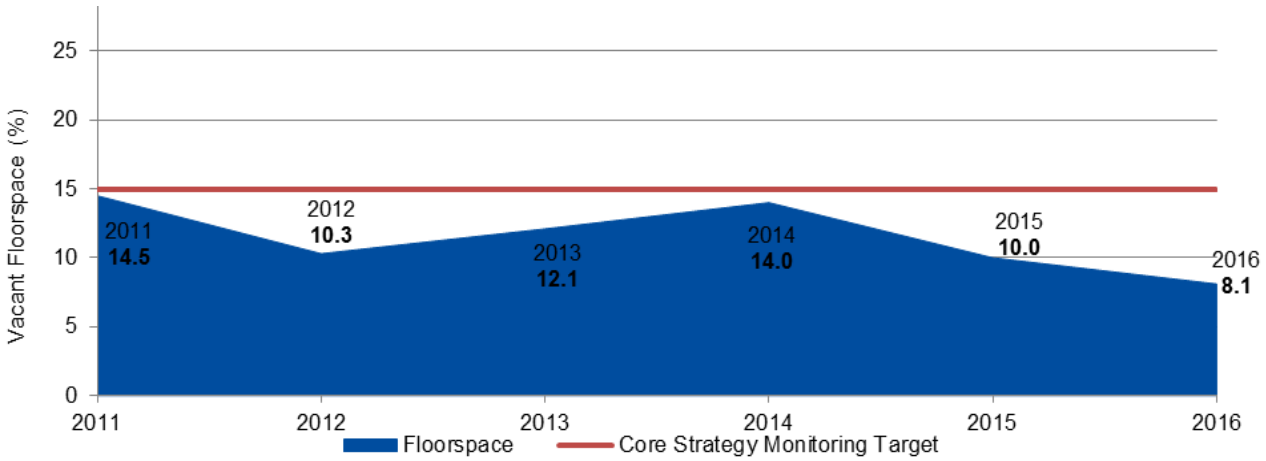


Table 3 below shows the longer term vacancy trend for each of the Industrial Estates. The figures show that for the first time since 2008, the start of the economic downturn, that all the Industrial Estates have vacancy rates below the Core Strategy Monitoring Target (15%).

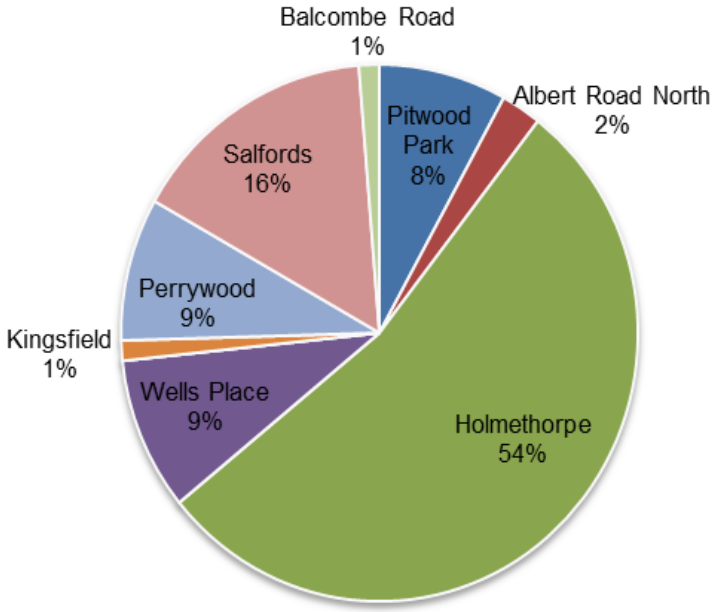
Noticeably, Albert Road North and Perrywood have seen large falls in their vacancies. Albert Road North's vacancy rate has fallen due to the previously vacant units being demolished for residential development and Perrywood has seen a significant fall due to 3 new occupiers moving into previously vacant units.

Table 3 Individual Estate Vacancy Trends 2008 - 2016

	2008	2009	2010	2011	2012	2013	2014	2015	2016
Pitwood Park	11.8	7.7	7.7	7.7	7.7	14.3	28.6	21.4	14.3
Albert Road North	25.0	18.2	15.2	13.3	13.3	15.2	27.3	27.3	5.0
Holmethorpe	23.0	23.0	21.7	20.4	16.2	21.8	23.1	17.4	12.2
Wells Place	11.1	0.0	11.1	11.1	11.1	11.1	0.0	0.0	11.1
Kingsfield	0.0	0.0	0.0	0.0	0.0	0.0	0.0	6.3	12.5
Reading Arch Road	7.7	23.1	15.4	22.2	22.2	11.1	0.0	0.0	0.0
Salfords	19.4	36.7	32.0	28.7	20.2	20.0	16.8	14.7	12.5
Perrywood	25.0	5.0	9.5	13.6	9.5	19.0	28.6	28.6	14.3
Balcombe Road	26.9	15.1	9.4	6.0	4.8	2.0	8.0	7.8	2.0
Borough-wide	21.0	22.1	19.8	18.2	14.0	16.6	18.6	15.6	8.1

The amount of vacant floorspace varies across each of the individual industrial estates – of the total vacant floorspace 54% is in Holmethorpe, followed by 16% in Salfords. Reading Arch Road is the only industrial estate in the borough to have no vacant floorspace.

Figure 3 Vacant Floorspace (2016)



New Occupiers

In the last 12 months, 48 new occupiers moved into the borough's Industrial Estates, an increase compared to last year when 38 new occupiers moved in. 25 of this years new occupiers took over previously vacant units bringing more than 10,180sqm of vacant floorspace back into use. A further 4 occupied 1,252sqm of newly constructed units on the Holmethorpe Industrial Estate (Praetorian Place). Against this, 6 units previously occupied (totalling 3,700sqm) have become vacant.

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

	Take-Up – Previously:		New Development	New Vacancies
	Vacant	Occupied		
Pitwood Park	**1** (740sqm)	**0** (0sqm)	**0** (0sqm)	**0** (0sqm)
Albert Road North	**0** (0sqm)	**0** (0sqm)	**0** (0sqm)	**1** (540sqm)
Holmethorpe	**14** (4,275sqm)	**13** (4,371sqm)	**4** (1,473sqm)	**0** (0sqm)
Wells Place	**0** (0sqm)	**0** (0sqm)	**0** (0sqm)	**1** (1,980sqm)
Kingsfield	**0** (0sqm)	**0** (0sqm)	**0** (0sqm)	**1** (190sqm)
Reading Arch Road	**0** (0sqm)	**0** (0sqm)	**0** (0sqm)	**0** (0sqm)
Salfords	**4** (1,935sqm)	**2** (420sqm)	**0** (0sqm)	**2** (715sqm)
Perrywood	**3** (2,415sqm)	**0** (0sqm)	**0** (0sqm)	**0** (0sqm)
Balcombe Road	**3** (815sqm)	**4** (1,010sqm)	**0** (0sqm)	**1** (275sqm)
Total	**25** (10,180sqm)	**19** (5,801sqm)	**4** (1,473sqm)	**6** (3,700sqm)

Development Activity

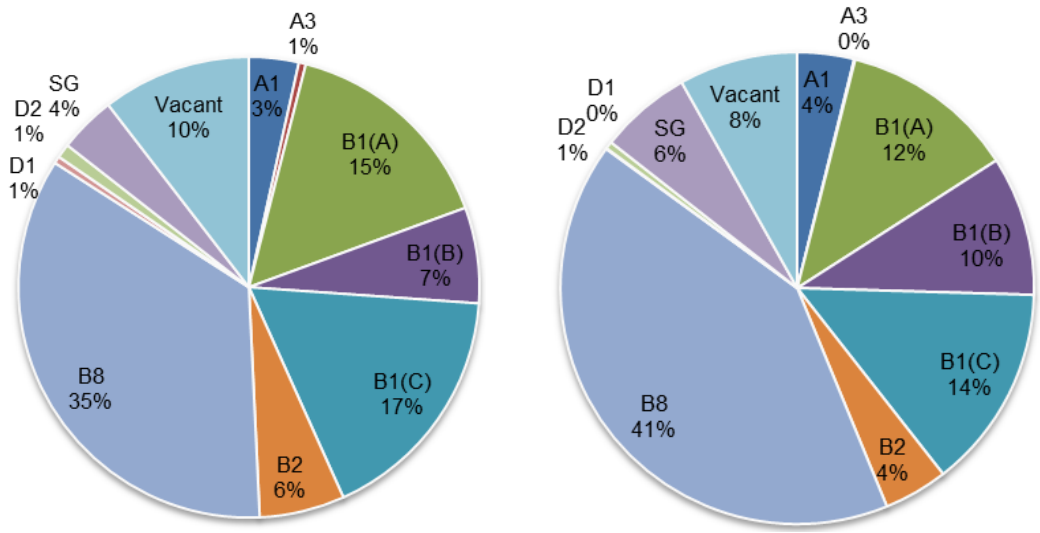
There has been some development activity within the last twelve months: Praetorian Place (Holmethorpe) has been completed leading to the creation of 1,252sqm of industrial floorspace; Reigate Business Mews (Albert Road North) has been demolished to make way for residential accommodation leading to the loss of 1,252sqm; and Orchard Business Centre (Salfords) has been refurbished leading to 4 new occupiers moving into the industrial estate.

At present there are 10 planning permissions that have either not been started or are under construction, these have the potential to deliver 4,714sqm of additional floorspace.

Use Class Composition

In total, the main employment uses (B1, B2 & B8) account for 80% of all units. The single most common use is B8 warehouse & distribution which accounts for 35% of the units, followed by B1(C) light industrial use at 17%. B8 also dominates in terms of floorspace, accounting for 41% 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 81% of the total floorspace.

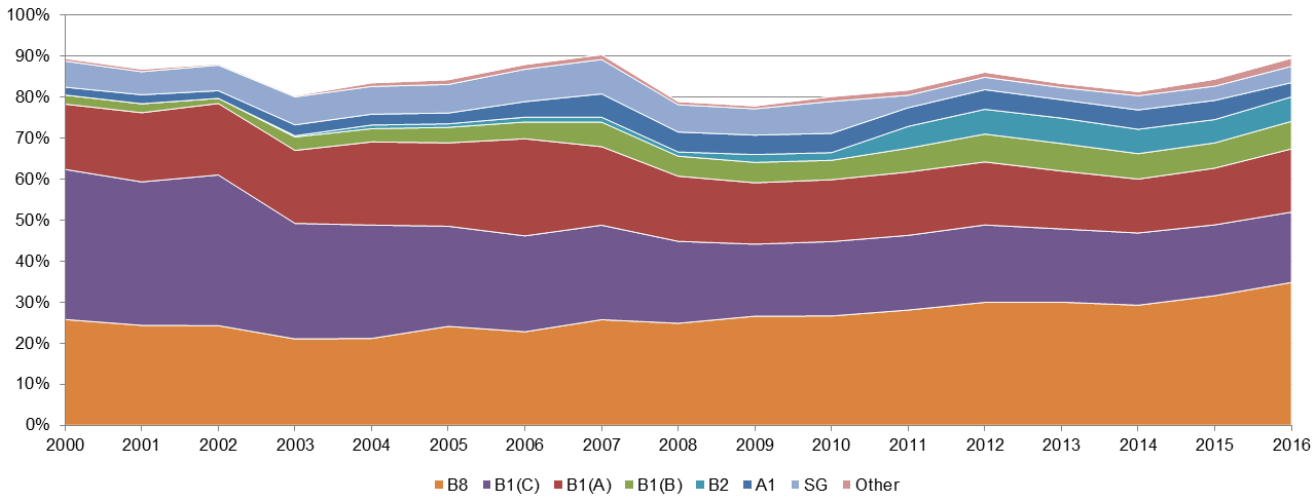
Figure 4 Use Class Breakdown (Left – Units; Right – Floorspace)



Use Classes Trends

Figure 3 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 35%. 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 17% this year. There has been relatively little change in the proportion of office uses over the last 9 years; however prior to this, before the economic downturn, the proportion of units in office use had risen steadily to a peak of 24% in 2006.

Figure 5 Use Class Trends (2000-2016)



Individual Estate Analysis

Pitwood Park Industrial Estate, Tadworth

Vacancies & New Occupiers

ECJ Joinery has moved into two previously long term vacant units (4 & 4A Pitwood Park). This has led to a reduction in the number of vacant units (4 to 2) and vacant floorspace (2,680sqm to 1,715sqm).

There remains a disproportionately high percentage of vacant floorspace due to the former ISP Laboratory unit remaining vacant (1,500sqm).

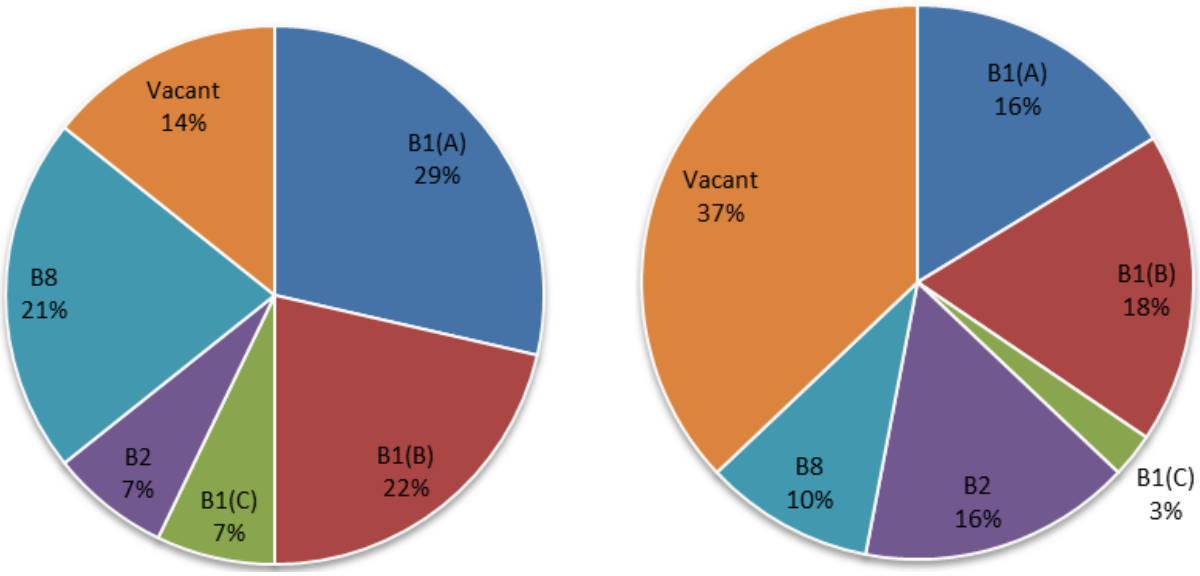
	Total	Vacant	% Vacant
Units	14	2	14%
Floorspace	4,630	1,715	37%

Services continue to dominate accounting for 43% of the units and 25% of the floorspace, followed by manufacturing (29% of the units and 30% of the floorspace).

B1(A), B1(B) and B8 continue to dominate the majority of the units, accounting for nearly three quarters of the units. However, these uses only account for 44% of the floorspace.

Given the location of the Industrial Estate, it is perhaps unsurprising that the proportion of industrial (B1(C)) and warehouse (B8) uses are relatively limited, accounting for only 28% of all units and 13% of floorspace.

Use Classes (Left – Units, Right – Floorspace)



Planning and Development Activity

No development activity has been completed in this monitoring period.

There is one extant permission (14/00709/F) for the demolition of the existing B2 industrial unit and the subsequent erection fo 990sqm of B1/B2/B8 use class over 7 units – however, this is unlikely to proceed as ECJ Joinery have moved into this unit.

Albert Road North Industrial Estate, Reigate

Vacancies & New Occupiers

No new occupiers have moved into the industrial estate and Norsan Hospital/ General Supplies have left, their unit remains vacant.

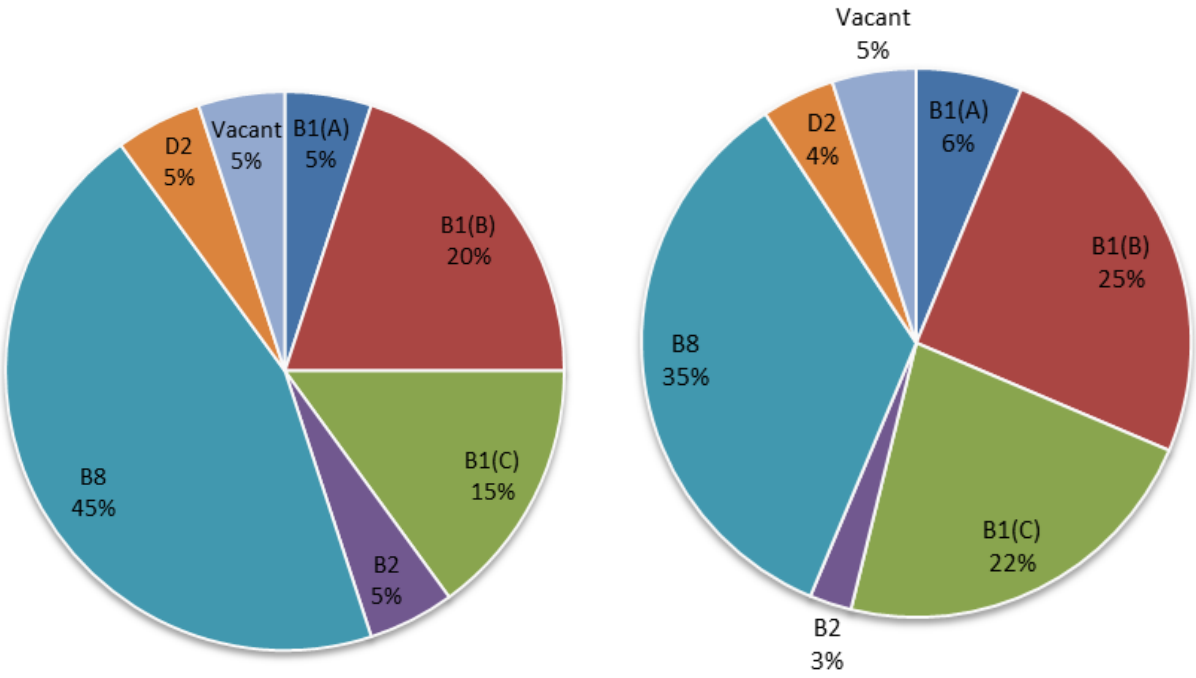
	Total	Vacant	% Vacant
Units	20	1	5%
Floorspace	10,905	540	5%

Use Classes (Left – Units, Right – Floorspace)

The use and composition of Albert Road North Industrial Estate has changed considerably since the last monitor was produced due to the demolition of Reigate Business Mews – 12 units (9 of which were vacant). This has led to the previously vacant units being demolished (1 unit has since become vacant).

Warehouse and distribution (B8) continues to dominate accounting for 45% of the units and 35% of the floorspace. This is followed by B1(B) and B1(C) which occupy 20% and 15% of the units and 25% and 22% of the floorspace respectively.

Given the location of the estate in a predominantly residential area it is unsurprising that the proportion of industrial (B2) is more limited when compared to other estates.

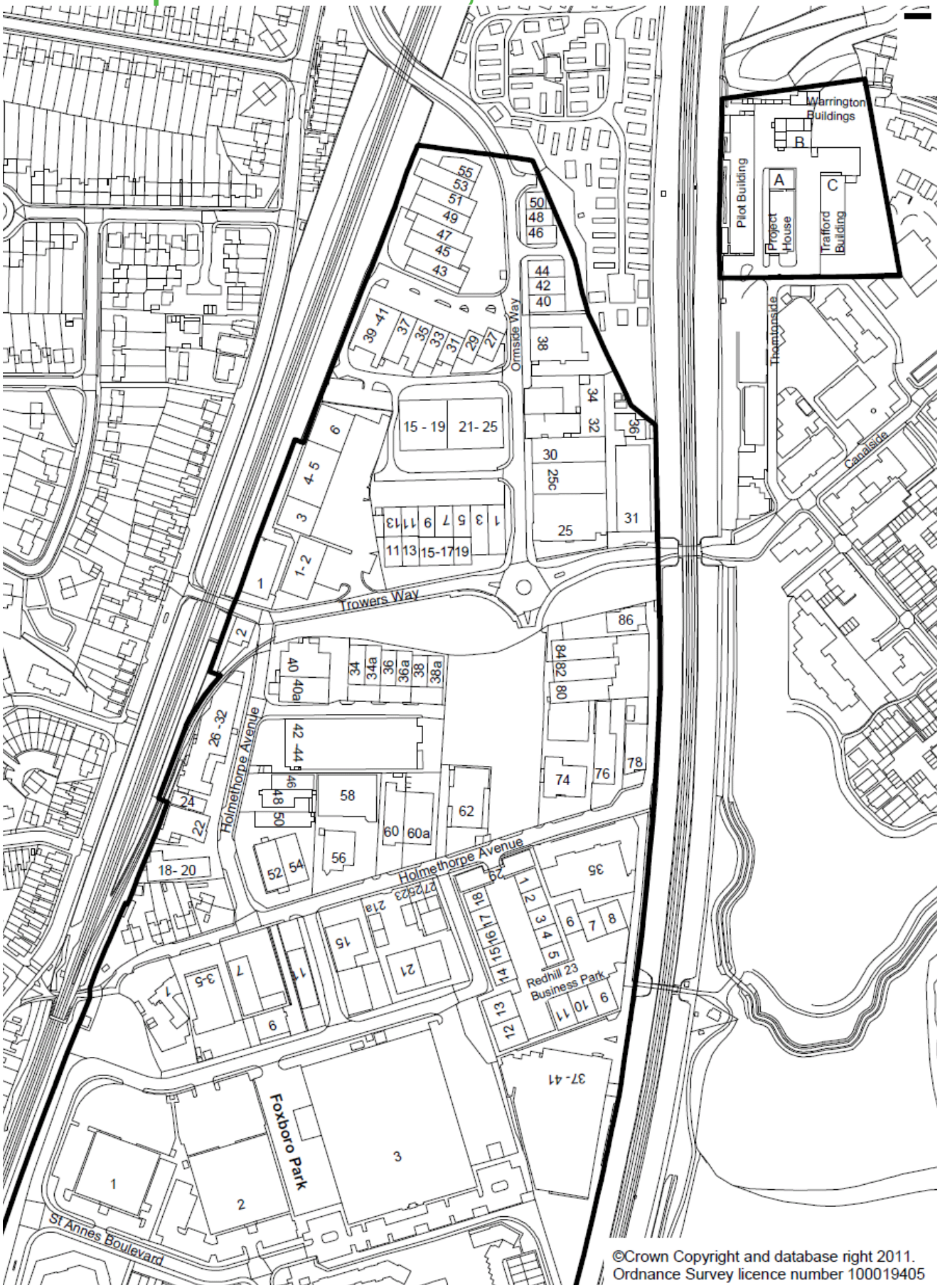


Planning and Development Activity

Within this monitoring period, Reigate Business Mews has been demolished (13/01938/F) to make way for residential accommodation – this has led to a loss of 14 units and 1,252sqm of floorspace.

There are no outstanding planning permissions.

Holmethorpe Industrial Estate, Redhill



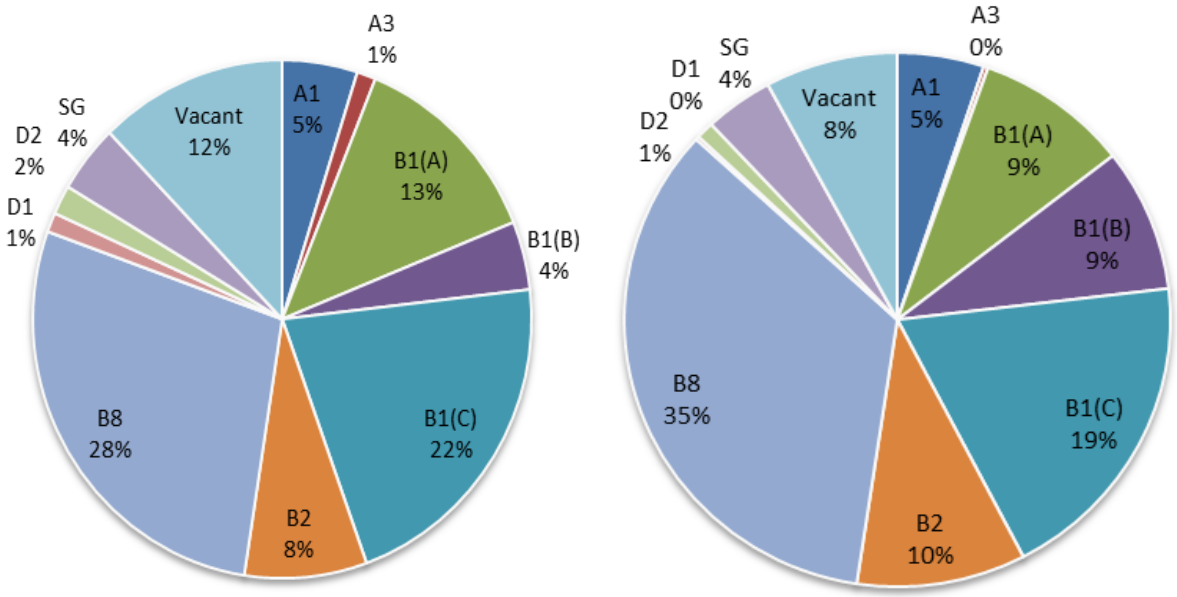
Vacancies & New Occupiers

During this monitoring period 22 new occupiers have moved into the Holmethorpe Industrial Estate (of which 3 have moved into 4 new units) and 10 have left. This has led to a fall in the number of units (28 to 20) and vacant floorspace (13,235sqm to 11,500sqm). As a result, vacancies at Holmethorpe are now below the Core Strategy Monitoring Target of 15%.

	Total	Vacant	% Vacant
Units	164	20	12%
Floorspace	85,309	11,500	13%

Use Classes (Left – Units, Right – Floorspace)

Holmethorpe is the largest Industrial Estate in the borough. Despite occupier changes and reduction in vacancies the composition has remained broadly similar. Combined warehouse and distribution (B8) and light industrial (B1(C)) account for half of the units and over half of the floorspace (54%). This is a slight increase from 42% and 47% in the previous monitoring period.



Planning and Development Activity

Holmethorpe has seen a noticeable increase in the number of development proposals in the last few years. In the last twelve months a number of new developments have been completed, these include:

- The development of 7 B1-B8 units (2,968sqm) on the land parcel between Trowers Way and Holmethorpe Avenue (12/01323/F)
- Change of use B1(C) & B8 to A1 & B2 at 35 Ormside Way (15/00951/CU)
- Change of use B1/B2 to SG at 40A Holmethorpe Avenue (14/01047/CU)
- Installation of industrial roller door and new glass entrance door at 25 Ormside Way (14/02270/F)
- Removal of industrial roller door and installation of a light grey framed glass panel with a pair of pedestrian access doors at 42 Ormside Way (15/00138/F)
- Removal of industrial roller door and installation of a light grey framed glass panel with a pair of pedestrian access doors at 44 Ormside Way (15/00137/F)
- Installation of mezzanine and access door at 21 Ormside Way

- Internal fit out and refurbishment at 55 Ormside Way

There are also a number of development works under construction:

- Change to the appearance and subdivision of the existing industrial unit at 37-41 Holmethorpe Avenue to create 3 smaller units (15/01200/F)
- Office to residential conversion on the second floor of 31 Trowers Way (leading to the loss of 88sqm of B1(A)) (15/01774/PAP3O)
- Subdivision to create two smaller units at 7-9 Ormside Way
- Partial demolition of the mezzanine and installation of roller shutter door and ramp at 53 Ormside Way
- Partial demolition of B2 industrial unit at 31 Trowers Way
- Construction of a sound recording studio within the existing industrial unit at Unit 5, Redhill 23 Business Park
- Installation of a mezzanine floor at Unit 12, Redhill 23 Business park

There are also 2 extant permissions:

- Construction of a first floor extension at 34 Ormside Way (increasing B1(A) floorspace by 94sqm) (15/02264/F)
- Construction of two-storey side extension at 11 Trowers Way (increasing both B1(A) and B8 by 45sqm) (15/00666/F)

Wells Place, Merstham

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Vacancies & New Occupiers

Within this monitoring period, one occupier (Cubic Transportation Systems) has left the industrial estate. This has led to an increase in the number of vacant units (0 to 1) and vacant floorspace (0sqm to 1,980sqm).

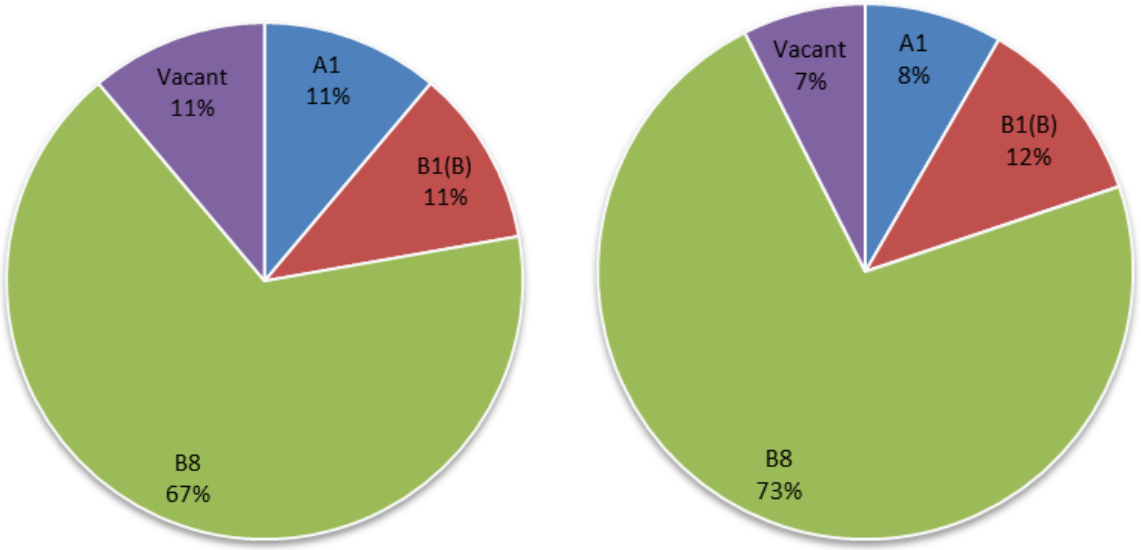
	Total	Vacant	% Vacant
Units	9	1	11%
Floorspace	26,590	1,980	7%

Wells Place is typified by large purpose built commercial units arranged around a central spine road. The estate is dominated by warehouse and distribution use (B8), with over two thirds of the units and floorspace falling within this use class.

Due to Cubic Transportation Systems vacating their unit there has been a slight change

There has been a slight change to the composition of Wells Place within this monitoring period as Cubic Transportation Systems has left their unit. This has resulted in B1(C) use class falling from 11% of the units and 14% of the floorspace to 0%.

Use Classes (Left – Units; Right – Floorspace)



Planning and Development Activity

Work has begun on the Land Parcel to the North of Wells Place – planning permission (12/01352/F) was granted on appeal to allow the development of a B1(B) unit (1,172sqm) and the extension of Unit 3 (1,749sqm B8).

An application (15/02839/F) has also been submitted for the erection of a building for B8 storage and distribution use with ancillary office accommodation on part of the Land Parcel to the North of Wells Place. This is currently under consideration.

Reading Arch Road Industrial Area, Redhill

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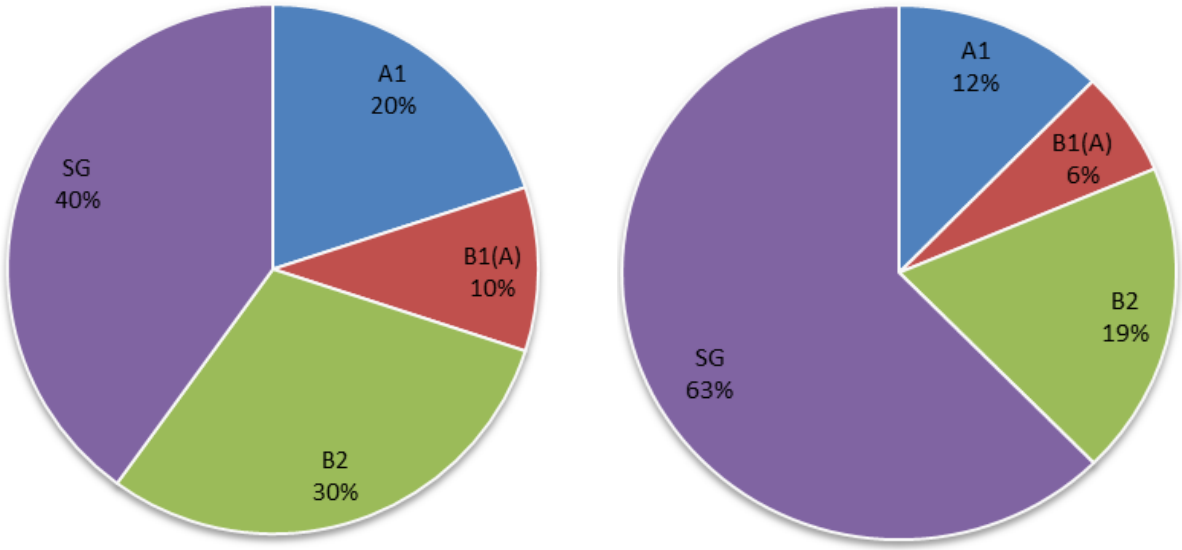
Vacancies & New Occupiers

Within the last twelve months there have been no occupier changes. For the third consecutive year, there remain no vacant units and no vacant floorspace.

	Total	Vacant	% Vacant
Units	10	0	0
Floorspace	4,718	0	0

Reading Arch Road Industrial Estate is entirely composed of service uses, a large proportion (78%) of which provides vehicle related services including maintenance, repair and rental. This is reflected in the estates composition with B2 and SG uses accounting for 70% of the units. Both use classes account for over three quarters of the total floorspace, over half 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.

Use Classes (Left – Units; Right – Floorspace)



Planning and Development Activity

Within the last twelve months no development activity has been completed within Reading Arch Road. However, one application (14/00902/F) for a 45sqm B1(C) extension at 4 Reading Arch Road is currently under construction.

Kingsfield Business Centre, Redhill

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Vacancies & New Occupiers

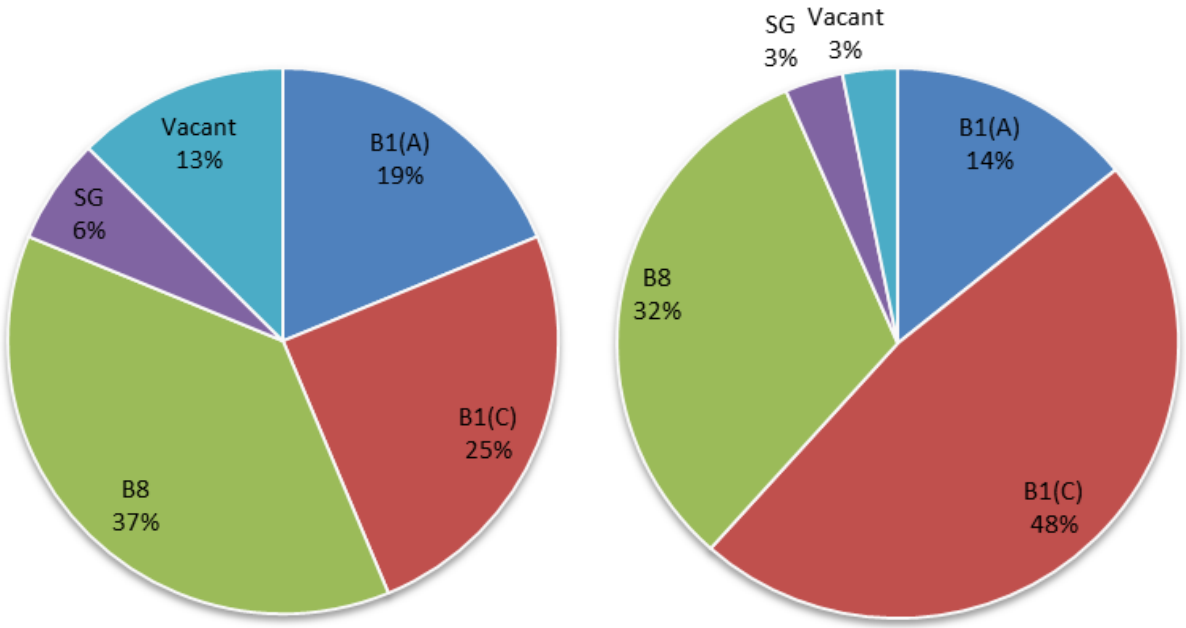
Surrey and Boarders Partnership have vacated a further unit in this monitoring period resulting in an increase in vacant units (1 to 2) and vacant floorspace (70sqm to 260sqm).

	Total	Vacant	% Vacant
Units	16	2	13%
Floorspace	8,205	260	3%

Respirex continues to dominate the estate, occupying just over half of the floorspace (51%) and more than a third of the units (38%). Whilst the number of units Surrey & Boarders Partnership occupies has halved in the last two years (4 to 2), they continue to dominate the front of the Industrial Estate as their former two smaller units remain vacant.

Warehouse and distribution (B8) remains the predominant use on the estate, accounting for 37% of the units and nearly a third of the floorspace. This is followed by light industrial (B1(C)) which accounts for 25% of units and 48% of floorspace, over half of which is occupied by Respirex.

Use Classes (Left – Units; Right – Floorspace)



Planning and Development Activity

During this monitoring period there have been no new developments and there are no outstanding planning permissions.

Perrywood Business Park, Salfords

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Vacancies & New Occupiers

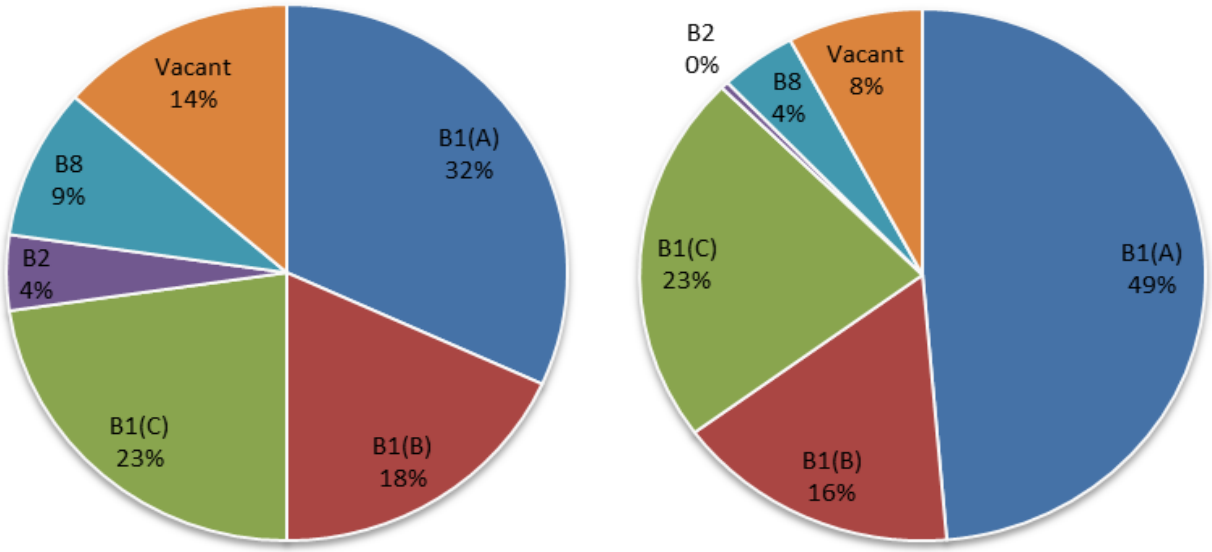
Three new occupiers (Euro Stat Office Solutions, Hawkins & Associates and Think Laser) have moved into the estate. They have occupied long term vacant units – one which hasn't been occupied since 2006. This has resulted in a fall in the number of vacant units (6 to 3) and vacant floorspace (3,898sqm to 1,850sqm).

	Total	Vacant	% Vacant
Units	21	3	14%
Floorspace	23,875	1,850	7%

Perrywood Park is dominated by service based businesses, these account for 48% of the units and 61% of the floorspace. Conversely, it has the lowest representation of warehouse and distribution (B8 use class) (9% units and 4% floorspace).

The new occupiers have led to changes in the composition of the Industrial Estate – B1(A) use class has increased and now account for 32% of the units (from 19%) and 49% of the floorspace (from 39%) and the number of vacant premises has fallen from 29% to 14% and vacant floorspace fallen from 20% to 8%.

Use Classes (Left – Units; Right – Floorspace)



Planning and Development Activity

Minor development work has been completed – Unit 10 has been refurbished.

There are no outstanding planning permissions.

Salfords Industrial Estate, Salfords

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Vacancies & New Occupiers

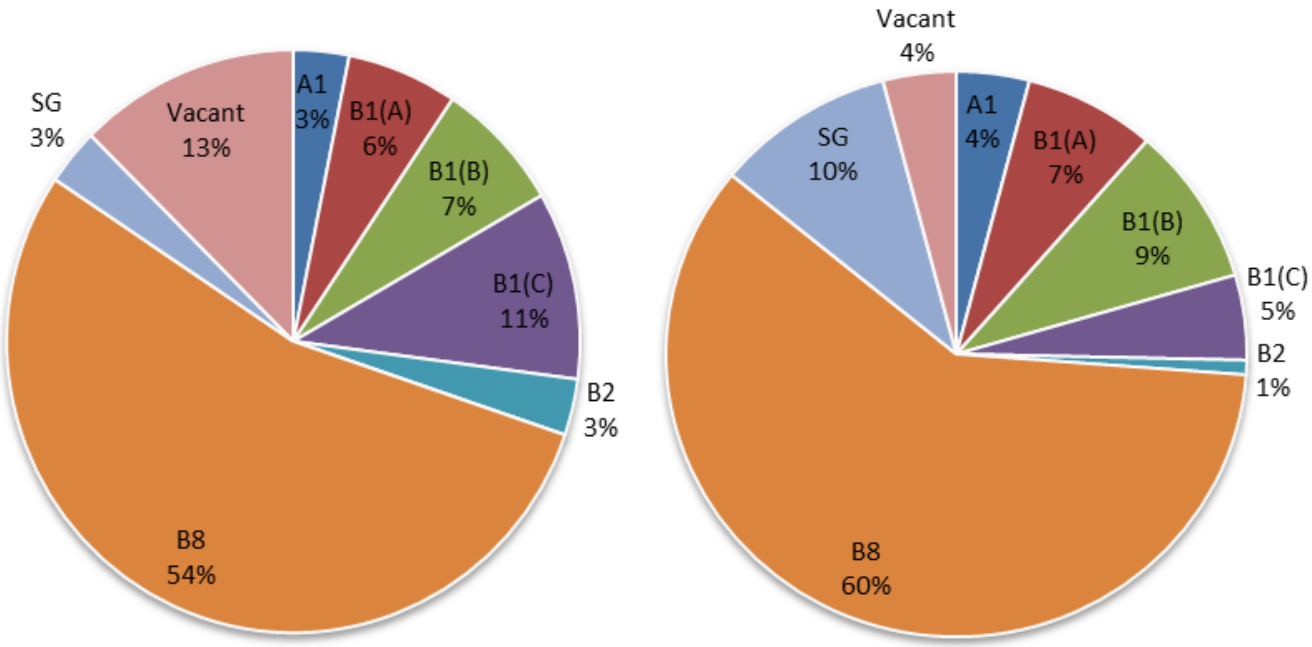
Within this monitoring period, there has been a fall in the number of vacant units (14 to 12) and vacant floorspace (4,555sqm to 3,335sqm). Three new occupiers have moved into the Industrial Estate, 4 have left and 3 have expanded into neighbouring premises.

	Total	Vacant	% Vacant
Units	96	12	13%
Floorspace	81,826	3,335	4%

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 over half of the units and floorspace (54% and 60%). Within the last twelve months B8 use class has increased from 50% units and 58% floorspace due to 4 newly refurbished units in the Orchard Business Park being occupied by 3 new occupiers (Worktop Express, Swift Drinks and Vines Drinks) and 1 existing occupier expanding (Howdens Joinery).

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.

Use Classes (Left – Units; Right – Floorspace)



Planning and Development Activity

Within the last twelve months a number of developments have been completed:

- Change of use B1 to B2 for Unit 1 Astra Business Centre (15/02046/F)
- Change of use B1/B2 to B8 for Unit 3 Orchard Business Centre (15/00942/CU)
- Refurbishment of Orchard Business Centre

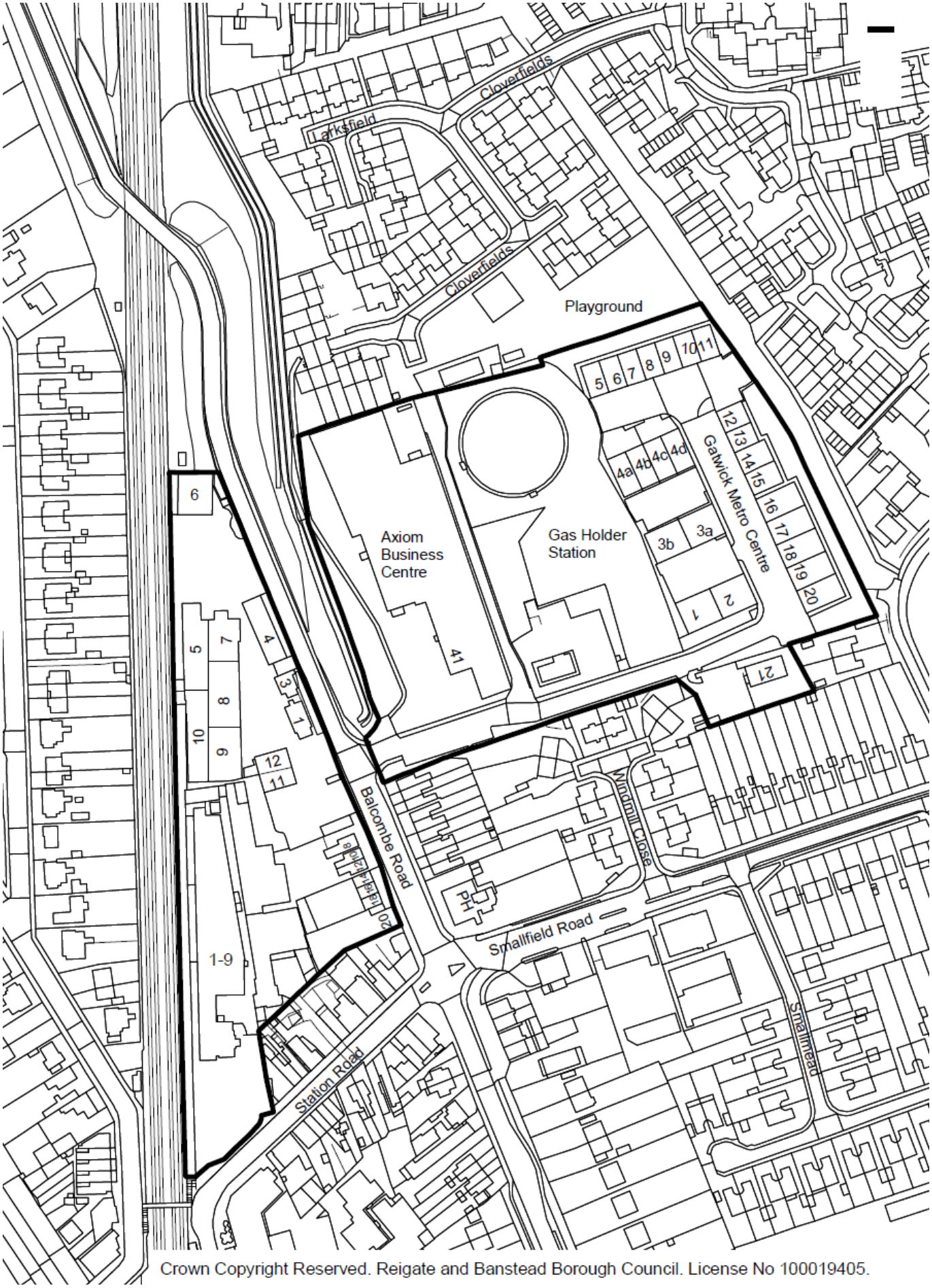
There are also a number of developments under construction:

- Extension and internal alterations and refurbishment to Vines BMW and Mini Garage (14/01816/F) (122sqm SG)

- Conversion of Units 14 & 15 IO Centre to a fire station (14/00534/CON) (B8 to SG)
- Installation of mezzanine floor and partitioning at Unit 1 Fairlawn Enterprise Park
- Extension of first floor mezzanine to form additional office space at Unit 4 IO Centre
- Internal alterations to 8 Bonehurst Road

There are no outstanding planning permissions.

Balcombe Road Industrial Area, Horley



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Vacancies & New Occupiers

Within this monitoring period, 4 new occupiers have moved into Balcombe Road Industrial Estate, 2 have left and 3 have expanded into neighbouring premises. This has led to a fall in the number of vacant units (4 to 1) and vacant floorspace (1,080sqm to 275sqm).

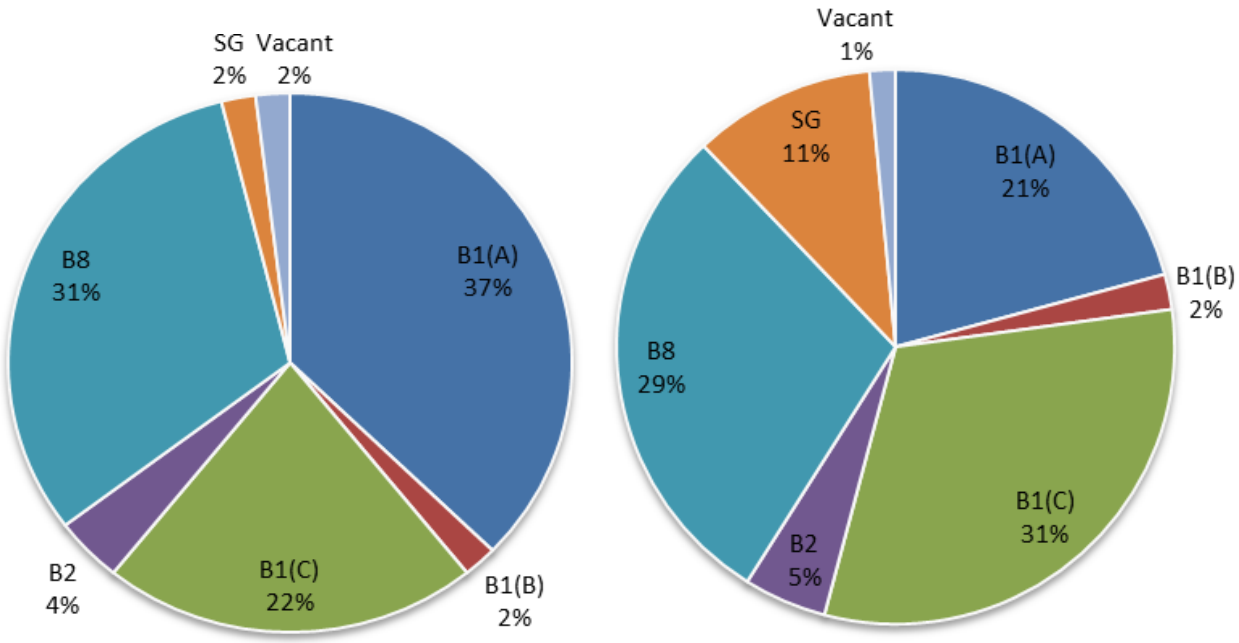
	Total	Vacant	% Vacant
Units	50	1	2
Floorspace	18,285	275	2

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 that over a quarter of the units are occupied by airline based manufacturing and service occupiers. In total services account for 63% of the units and 59% of the floorspace.

The estate is predominantly made up of warehouse and distribution (B8) and offices (B1(A)), together these use classes account for over two thirds of the units and half of the floorspace. Light industrial (B1(C)) occupies a further 22% of the units and 31% of the floorspace and includes several small manufacturing based industries such as Future Windows.

Use Classes (Left – Units; Right – Floorspace)



Planning and Development Activity

There has been no development within Balcombe Road Industrial Estate within this monitoring period.

There is an outstanding planning permission (13/01906/F) for a change of use for 18 Gatwick Metro Centre (A1 to B2) – this is however unlikely to occur as the unit has recently been occupied by Forgotten Mobile who use the unit as an office.

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 sqm.)
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 sqm.)
B8	Use for Storage or Distribution.	B1 (where no more than 235 sqm.)
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

Temporary permitted development rights have been introduced in respect of a number of potential changes of use between A1, A2, A3, A4, A5, B1, D1 and D2 uses. These rights permit the use to change for a maximum period of two years and subject to a floorspace threshold of 150sqm.

Permitted development rights to allow the change of use from A1/A2 to C3 (residential) have also been introduced. These rights are subject to a prior approval process to ensure that the proposed change would not result in inadequate provision of A1 or A2 services or harm the sustainability of a shopping area. Floorspace is limited to 150sqm.

Permitted development rights also exist for the change of use from B1(A) to C3 (residential) subject to a prior approval process.

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:

Commercial Development

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

Housing Delivery

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

Industrial Estates

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

Local Centres

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

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

Population and Demographic Information

These publications are available on the Council website:

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

Search for: *"plan monitoring":*

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