

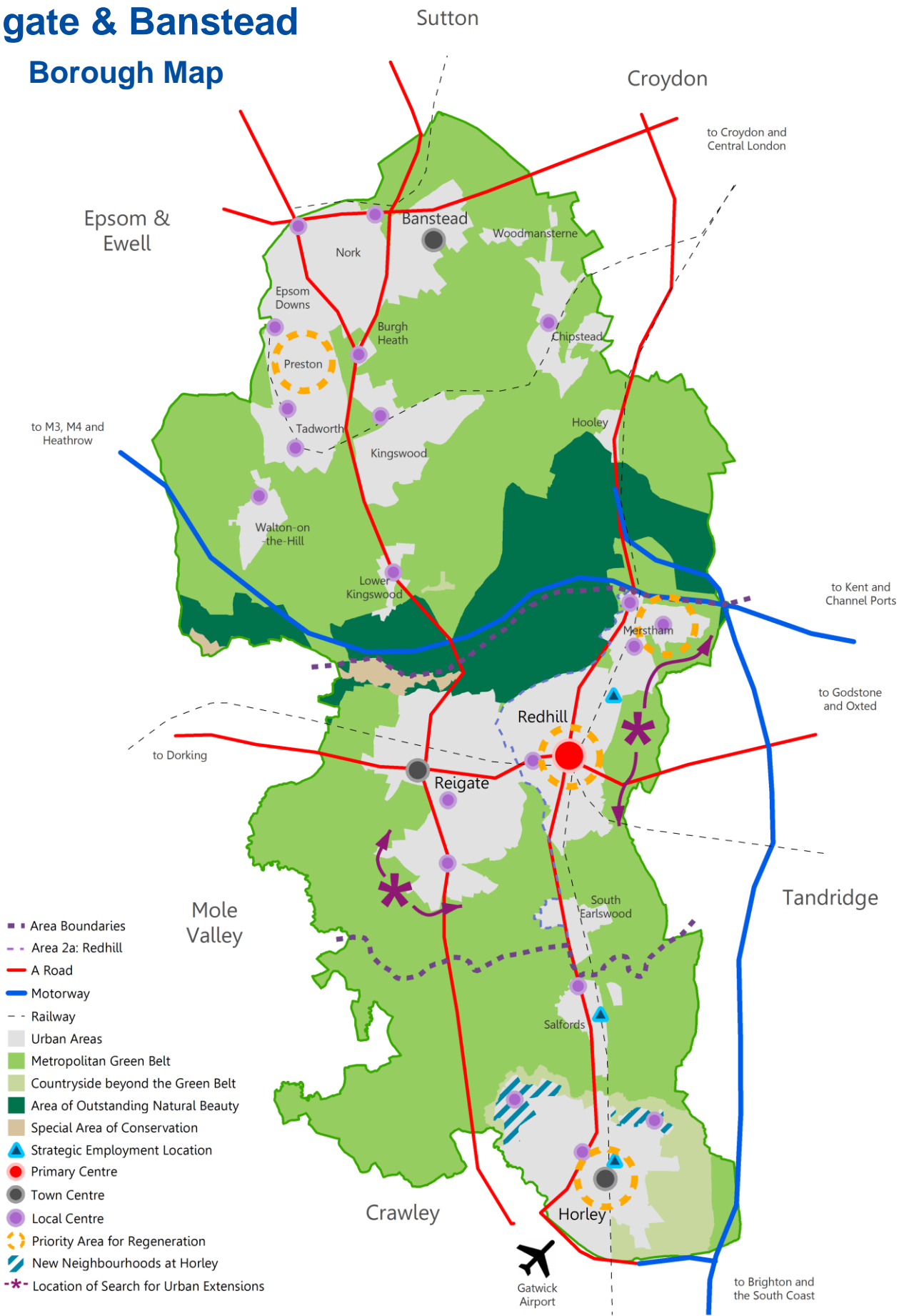


Industrial Estates Monitor

March 2017

Reigate & Banstead

Borough Map



Industrial Estates Monitor

March 2017

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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 2017. 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 the Council's Development Management Team.

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:

Area 1- The North Downs	1. Pitwood Park Industrial Estate <i>including</i> Epsom Downs Metro Centre
Area 2b- Reigate & Woodhatch	2. Albert Road North Industrial Estate
Area 2a- Redhill & Merstham	3. Holmethorpe Industrial Estate <i>including</i> Foxboro Park 4. Wells Place Industrial Estate 5. Kingsfield Business Centre 6. Reading Arch Road Industrial Estate
Area 3- The Low Weald	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 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 in 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 Core Strategy was formally adopted in July 2014; it recognises the important role industrial estates play in providing employment areas and valuable services to the business and residential community. The Development Management Plan, which is currently being prepared by the Council, will contain specific policies relating to the management of development in Principal and Local Employment Areas.

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 Cushman & Wakefield's Industrial Market Snapshot there is 'little evidence of subduing activity due to the prospect of Brexit'. Demand for logistics space is on the rise following the continuing growth of e-commerce. C & W also state that for industrial investment income return remains key, with weaker rental and capital growth anticipated across all sectors but overall the fundamentals in the industrial sector remain positive, despite economic and political uncertainty.

Savills UK state that 'The availability of existing units has, for the last two years, hovered around 30m sq ft as the development pipeline of speculative warehousing has struggled to keep pace with demand. Indeed the third quarter of 2016 saw supply fall to the lowest level ever recorded at just 22.7m sq ft, although an increase in supply of second hand units and speculative units reaching completion have seen supply rise to 27.6m sq ft.'

'With take-up increasing dramatically and supply falling further, combined with continued robust demand, we expect further upward pressure on rents into 2017.'

Borough Trends

- **Overview** – The borough's Industrial Estates contain 404 business premises and provide over 266,381sqm of floorspace.
- **Vacancies** – There has been a small increase in the number of vacant units across the borough's 9 Industrial Estates (42 to 44 – 10.4% to 10.9%). Vacancy rates remain below the Core Strategy Monitoring Target of 15%. There continues to be variation in performance: Holmethorpe has 22 vacant units whilst Reading Arch Road has 0. Vacant floorspace stands at 22,228sqm (8.3%), up from 21,455sqm (8.1%).
- **New Occupiers** – A total of 26 new occupiers moved into the Industrial Estates in the last year, of which 13 took over previously vacant units, whilst 11 moved into previously occupied units and 2 moved into newly developed units. Holmethorpe had the highest take up at 9 units, whilst Reading Arch Road had no new occupiers move in. Over the past year the total take-up was 16,635sqm, whilst 5,838sqm became newly vacant, resulting in a net gain of 10,797sqm.
- **Planning Permissions** – In total there are 6 planning permissions that have either not been started or are under construction. These permissions have the potential to deliver 2,714 sqm of additional floorspace in our industrial estates.
- **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 18%. 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 79% of all units and 81% of the total floorspace.

Breakdown of Use Classes

Table 1 Breakdown of Use Classes in the Industrial Estates (2017) - 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	4	1	1	3	0	0	0	1	14
Albert Road North	0	0	1	3	3	1	10	0	1	0	1	20
Holmethorpe/Foxboro	8	2	19	7	35	13	46	2	3	8	22	165
Wells Place	1	0	0	1	1	0	7	0	0	0	0	10
Kingsfield Business Centre	0	0	3	0	4	0	5	0	0	2	2	16
Reading Arch Road	2	0	1	0	0	3	0	0	0	4	0	10
Perrywood Business Park	0	0	7	4	6	1	2	0	0	0	2	22
Salfords	3	0	6	6	10	3	52	0	0	5	11	96
Balcombe Road	0	0	16	1	12	2	14	0	0	1	5	51
Total	14	2	57	26	71	24	139	2	4	20	44	404
Percentage	3.5	0.5	14.1	6.4	17.6	5.9	34.3	0.5	1.0	4.9	10.9	100.0

Table 2 Breakdown of Use Classes in the Industrial Estates (2017) - Floorspace sqm

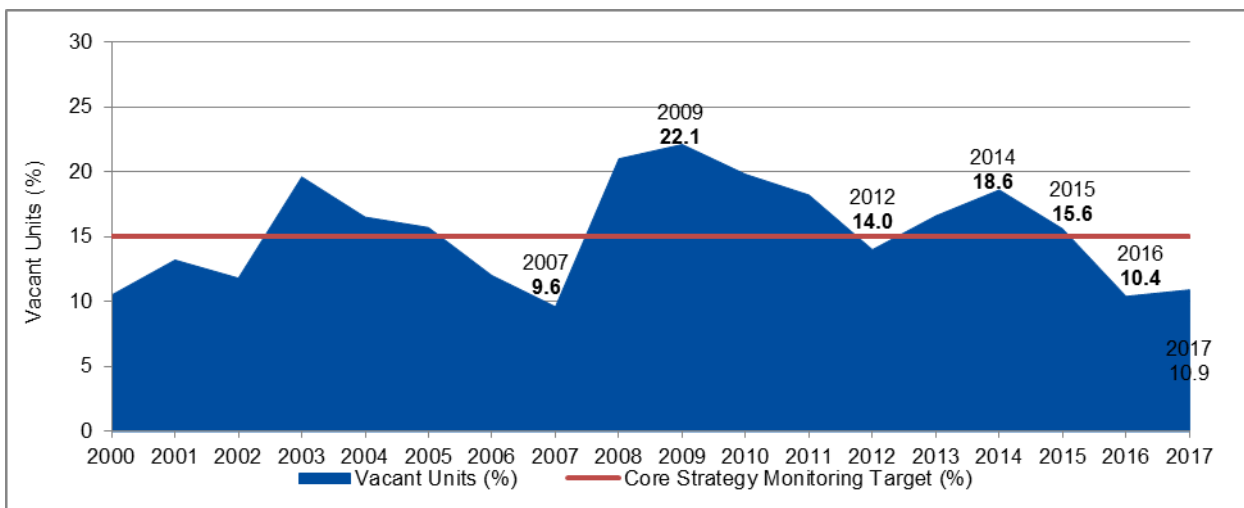
Industrial Estate	A1	A3	B1(A)	B1(B)	B1(C)	B2	B8	D1	D2	SG	Vacant	Total
Pitwood Park	0	0	755	1,055	120	740	460	0	0	0	1,500	4,630
Albert Road North	0	0	680	2,425	2,445	270	4,295	0	470	0	320	10,905
Holmethorpe/ Foxboro	4,110	206	6,769	6,940	15,204	8,020	27,692	165	840	3,904	12,103	85,953
Wells Place	2,210	0	0	3,070	3,665	0	19,039	0	0	0	0	27,984
Kingsfield Business Centre	0	0	1,160	0	3,895	0	2,355	0	0	535	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	12,008	3,490	5,380	105	1,043	0	0	0	1,850	23,875
Salfords	3,315	0	6,006	6,865	3,568	675	47,892	0	0	8,875	4,630	81,826
Balcombe Road	0	0	3,095	375	5,995	880	4,440	0	0	1,935	1,565	18,285
Total	10,215	206	30,773	24,220	40,272	11,585	107,116	165	1,310	18,292	22,228	266,381
Percentage	3.8	0.1	11.6	9.1	15.1	4.4	40.2	0.1	0.5	6.9	8.3	100.0

Vacancies & New Occupiers

Vacancy Trend

Within the last twelve months across the borough's 9 Industrial Estates there has been a rise in the number of vacant premises (42 to 44). Correspondingly, the vacancy rate has increased marginally from 10.4% to 10.9% - this is still below the Core Strategy Monitoring Target of 15%, as can be seen from the diagram below.

Figure 1 Long Term Vacancy Trend (2000-2017) – Units



In the last twelve months there has also been a slight increase in vacant floorspace (21,455 sqm to 22,228sqm). Vacant floorspace now represents 8.3% of the total floorspace in the borough's Industrial Estates.

Figure 2 Long Term Vacancy Trend (2011-2017) – Floorspace

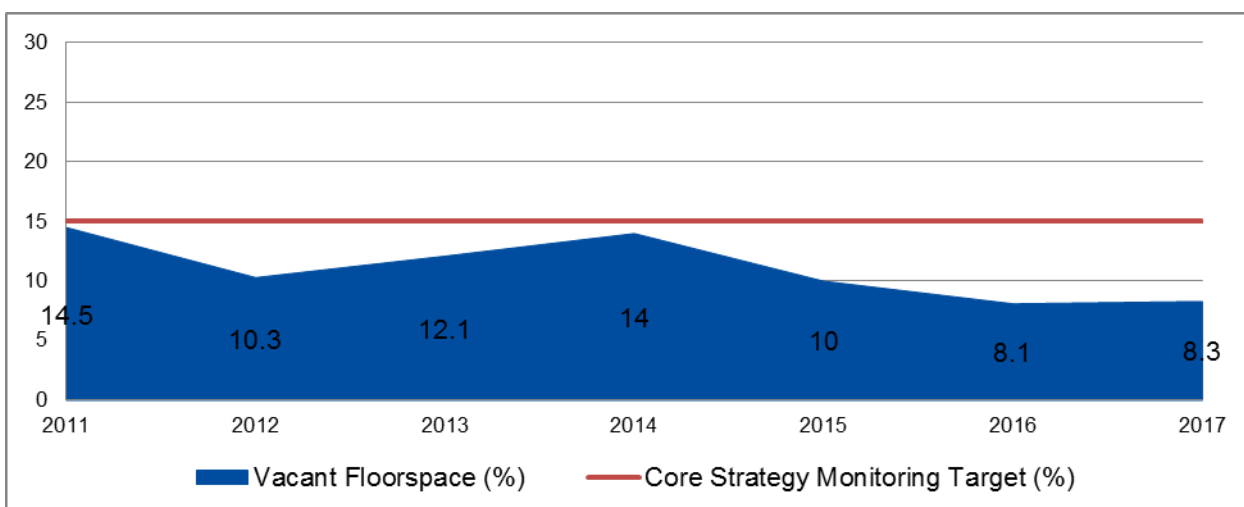


Table 3 below shows the longer term vacancy trend for each of the Industrial Estates. The figures show that for the majority of estates have seen a small fall in their vacancy rates. However Holmethorpe and Balcombe Road have experienced a slight increase in their number of vacant units. For a second year, all the Industrial Estates have vacancy rates below the Core Strategy Monitoring Target (15%).

Noticeably, Wells Place and Pitwood Park have seen significant falls in their vacancy rates due to

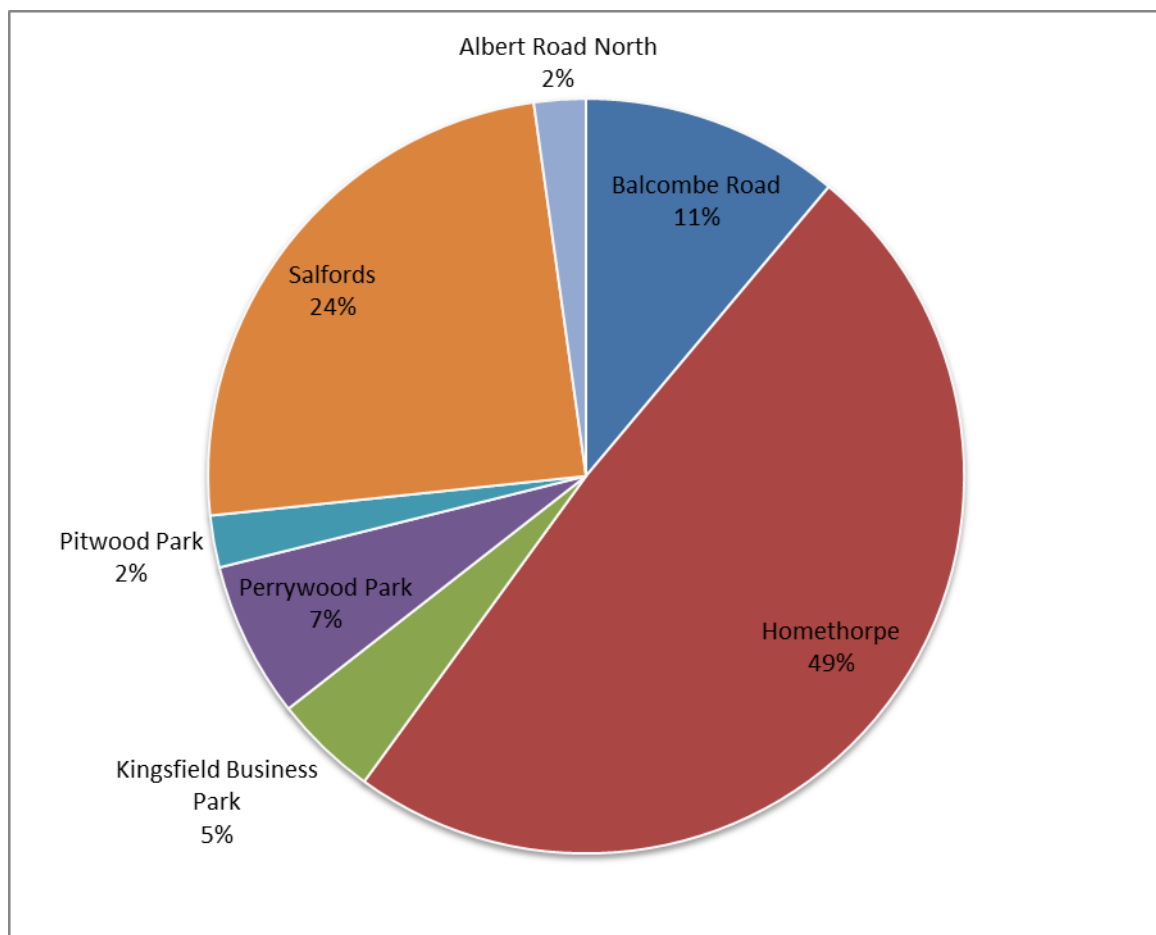
new occupiers. Reading Arch Road and Wells Place are the only industrial estates with no vacant units.

Table 3 Individual Estate Vacancy Trends (2008 – 2017) – Percentage of Units

	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
Pitwood Park	11.8	7.7	7.7	7.7	7.7	14.3	28.6	21.4	14.3	7.1
Albert Road North	25	18.2	15.2	13.3	13.3	15.2	27.3	27.3	5	5
Holmethorpe	23	23	21.7	20.4	16.2	21.8	23.1	17.4	12.2	13.3
Wells Place	11.1	0	11.1	11.1	11.1	11.1	0	0	11.1	0
Kingsfield	0	0	0	0	0	0	0	6.3	12.5	12.5
Reading Arch Road	7.7	23.1	15.4	22.2	22.2	11.1	0	0	0	0
Salfords	19.4	36.7	32	28.7	20.2	20	16.8	14.7	12.5	11.5
Perrywood	25	5	9.5	13.6	9.5	19	28.6	28.6	14.3	13.6
Balcombe Road	26.9	15.1	9.4	6	4.8	2	8	7.8	2	9.8
Borough-wide	21	22.1	19.8	18.2	14	16.6	18.6	15.6	10.4	11.1

The amount of vacant floorspace varies across each of the individual industrial estates – of the total vacant floorspace, 49% is in Holmethorpe, followed by 24% in Salfords. Reading Arch Road and Wells Place are the only industrial estate in the borough to have no vacant floorspace.

Figure 3 Percentage of Total Vacant Units by Industrial Estate (2017)



New Occupiers

In the last 12 months, 26 new occupiers moved into the borough's Industrial Estates. 13 of these new occupiers took over previously vacant units. A further 2 occupied newly constructed units on the Holmethorpe Industrial Estate and Wells Place. Against this, 14 units previously occupied have become vacant.

Table 4 New Occupiers and Take-Up (2017) – Units

	New Occupiers – Previously:		New Development	New Vacancies
	Vacant Unit	Occupied Unit		
Pitwood Park	1	1	0	0
Albert Road North	1	1	0	1
Holmethorpe	5	4	1	5
Wells Place	0	0	1	0
Kingsfield	0	2	0	0
Reading Arch Road	0	0	0	0
Salfords	3	2	0	3
Perrywood	1	0	0	0
Balcombe Road	1	1	0	5
Total	12	9	2	14

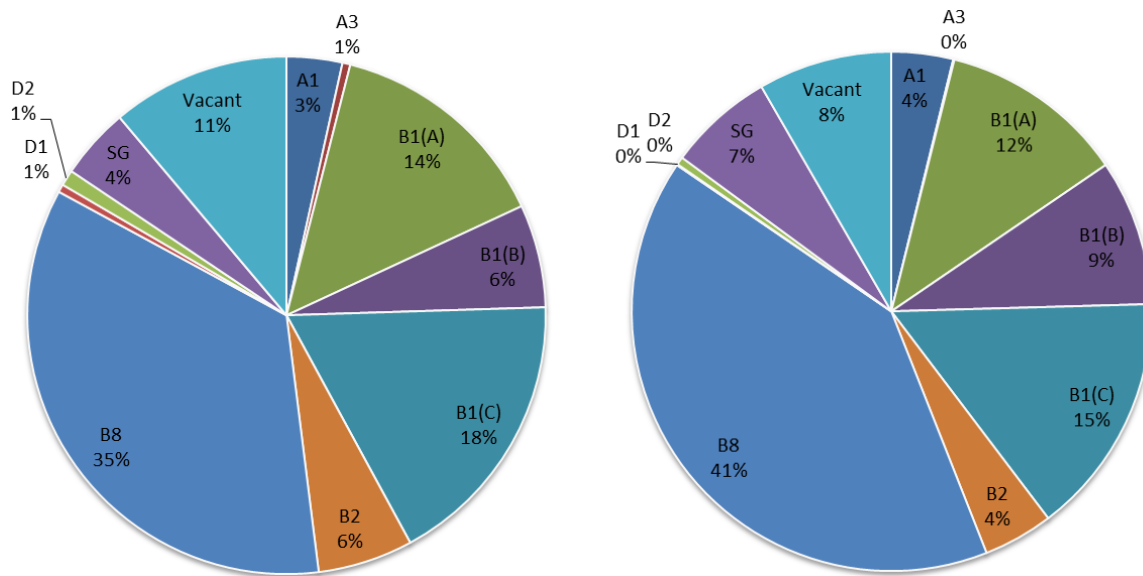
Development Activity

There are 6 planning permissions that have either not been started or are under construction. These permissions have the potential to deliver 2,714 sqm of additional floorspace.

Use Class Composition

In total, the main employment uses (B1, B2 & B8) account for 79% 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 18%. 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.

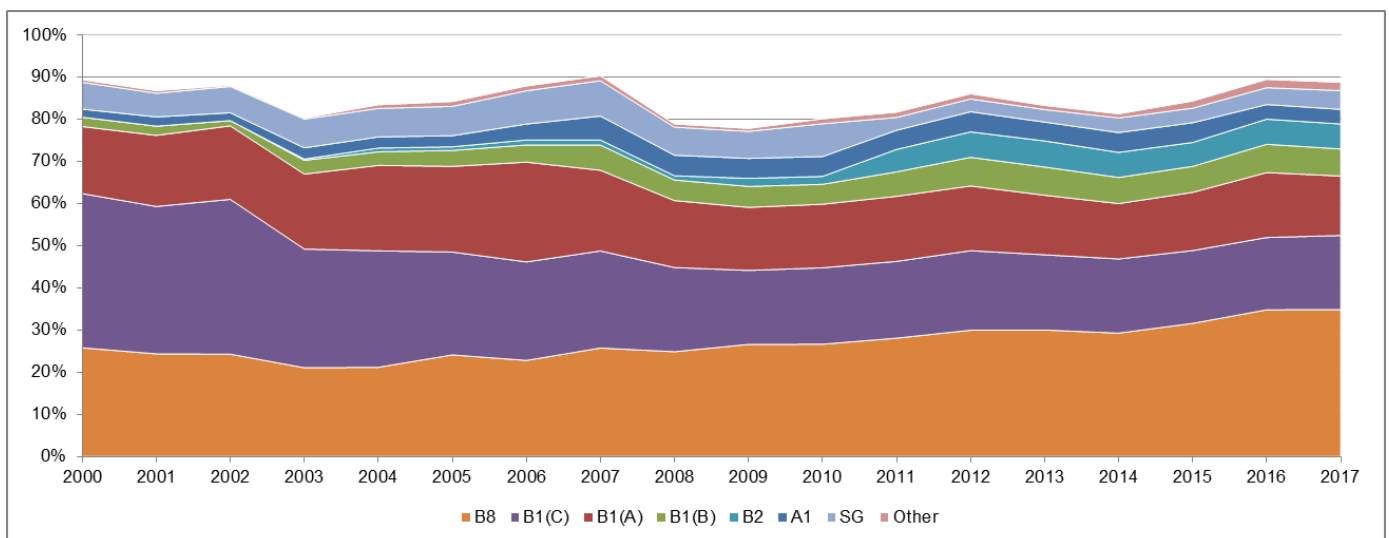
Figure 4 Use Class Breakdown (2017) – Left: Units; Right: Floorspace



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 18% this year. There has been relatively little change in the proportion of office uses over the last 10 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, marking a 10% drop compared to this year.

Figure 5 Use Class Trends (2000-2017)



Individual Estate Analysis

Pitwood Park Industrial Estate, Tadworth



Vacancies & New Occupiers

Ideal Medical Solutions has moved into a previously vacant unit (7 Epsom Metro Centre). This has led to a reduction in the number of vacant units (2 to 1) and vacant floorspace (1,715sqm to 1,500sqm).

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

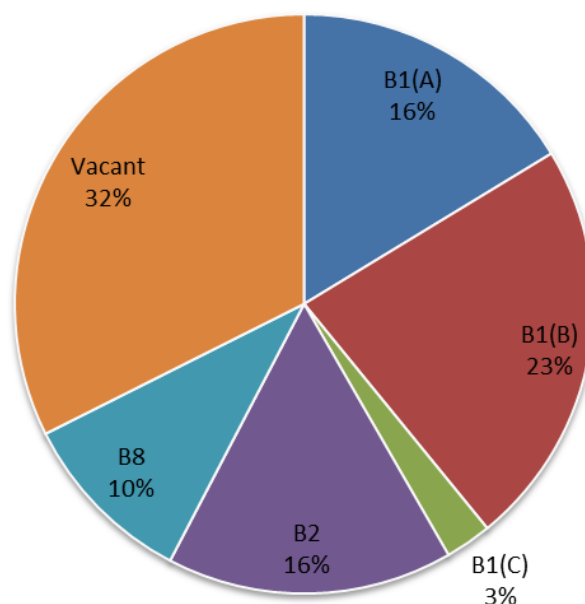
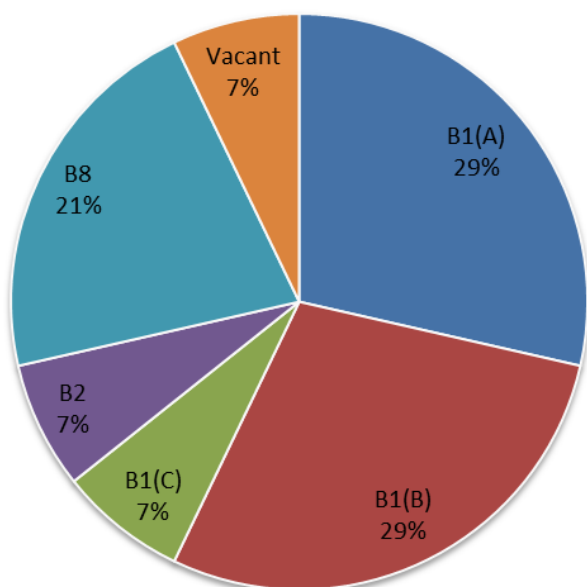
	Total	Vacant	% Vacant
Units	14	1	7%
Floorspace	4,630	1,500	32%

Services continue to dominate accounting for 50% of the units and 39% 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 79% of the units. However, these uses only account for 49% of the floorspace.

Given the location of the Industrial Estate – within a largely residential area - , 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- Unit 4, Pitwood Park) for the demolition of the existing B2 industrial unit and the subsequent erection of 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

Soden Construction have moved into Unit F 61 Albert Road North, a previously vacant unit. Whilst Think Laser have moved out of 57 Albert Road North, meaning that the vacancy rate for the estate remains the same. However a planning permission for this vacant unit has been approved for a change of use to an Adult Day Care.

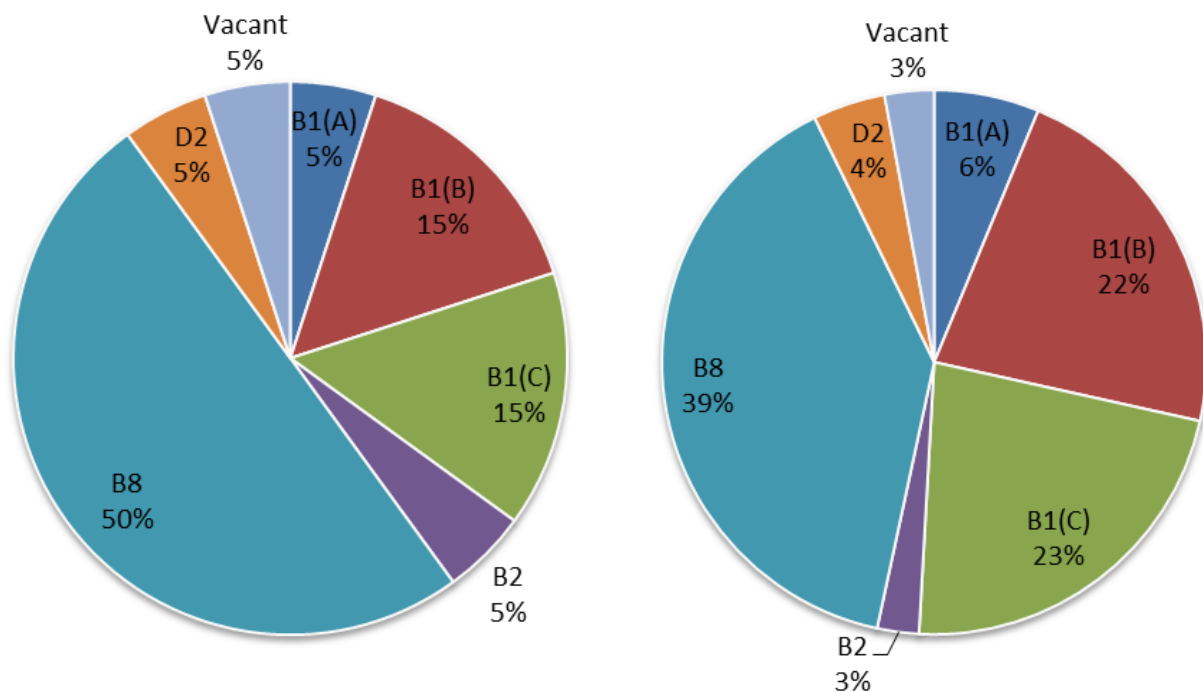
	Total	Vacant	% Vacant
Units	20	1	5%
Floorspace	10,905	320	3%

Since the demolition of Reigate Business Mews for residential accommodation in the previous monitoring period, the use and composition of Albert Road North Industrial Estate has not changed substantially.

Warehouse and distribution (B8) continues to dominate accounting for 50% of the units and 39% of the floorspace. This is followed by B1(B) and B1(C) which both occupy 15% of the units each and 22% and 23% 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.

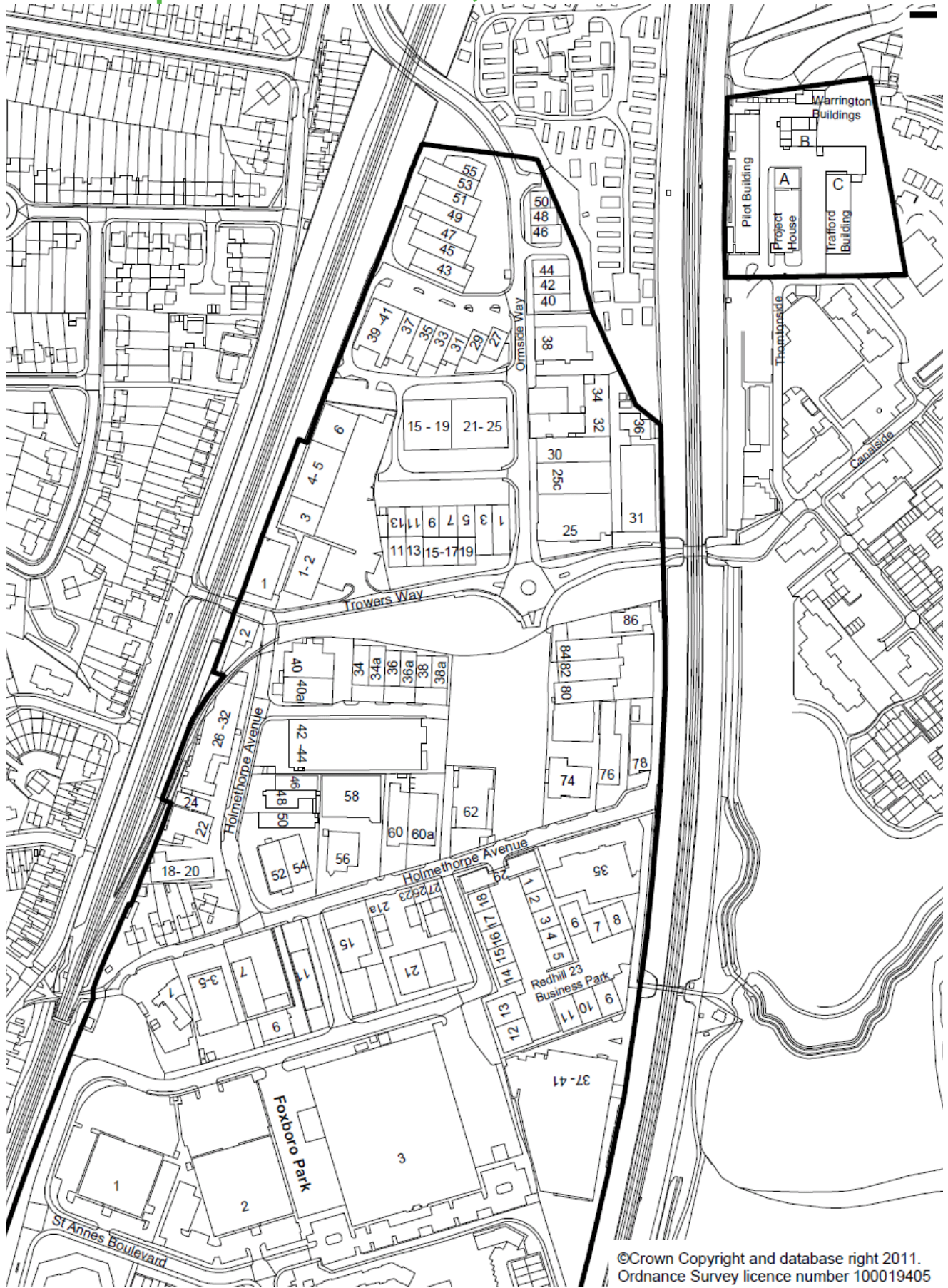
Use Classes (Left – Units, Right – Floorspace)



Planning and Development Activity

16/02876/CU- 57 Albert Road North, Change of Use to Day Centre providing creative activities for adults with learning disabilities.

Holmethorpe Industrial Estate, Redhill



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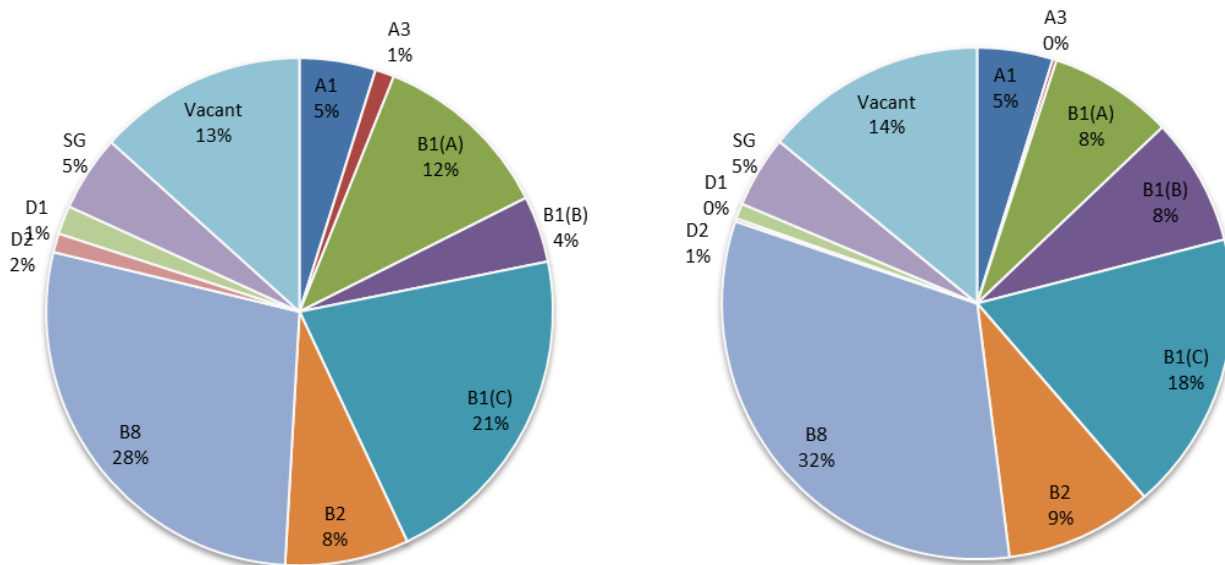
Vacancies & New Occupiers

During this monitoring period 9 new occupiers have moved into the Holmethorpe Industrial Estate (of which 5 have moved into 4 previously vacant units), 22 units remain vacant. The vacancy rate at Holmethorpe remains below the Core Strategy Monitoring Target of 15%.

	Total	Vacant	% Vacant
Units	165	22	13%
Floorspace	85,953	12,103	14%

Use Classes (Left – Units, Right – Floorspace)

Holmethorpe is the largest Industrial Estate in the borough. Despite changes in occupiers and vacancies the composition has remained broadly similar. Combined warehouse and distribution (B8) and light industrial (B1(C)) account for just under half of the units and half of the floorspace.



Planning and Development Activity

In the last twelve months a number of new developments have been completed, these include:

- Office to residential conversion on the second floor of 31 Trowers Way (leading to the loss of 88sqm of B1(A)) (15/01774/PAP30)

There are also a number of development works under construction:

- Construction of a first floor extension at 34 Ormside Way (increasing B1(A) floorspace by 94sqm) (16/00994/F)
- Change to the appearance and subdivision of the existing industrial unit at 37-41 Holmethorpe Avenue to create 3 smaller units (15/01200/F)

There is also one outstanding permission:

- Construction of two-storey side extension at 11 Trowers Way (increasing both B1(A) and B8 by 45sqm) (15/00666/F)

Wells Place, Merstham



Vacancies & New Occupiers

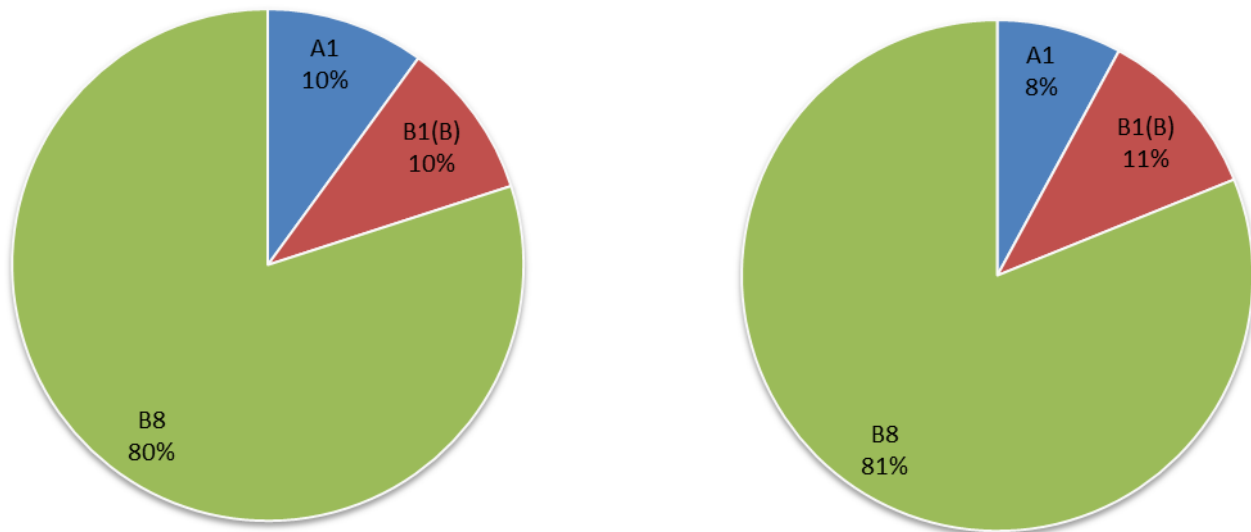
Within this monitoring period, one occupier (Curtis Packaging) has moved into the industrial estate. This has led to an decrease in the number of vacant units (1 to 0) and vacant floorspace (1,980sqm to 0sqm).

	Total	Vacant	% Vacant
Units	10	0	0%
Floorspace	27,984	0	0%

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 four fifths of the units and floorspace falling within this use class.

There has been a new development in Wells Place following the completion of (15/02839/F) a new 1,394 sqm unit (Unit 10, Wells Place). With the addition of Curtis Packaging the B8 use class has increased from 67% to 80% of the units and from 73% to 81% of the floorspace. There are now no vacant units in Wells Place

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).

Kingsfield Business Centre, Redhill



Vacancies & New Occupiers

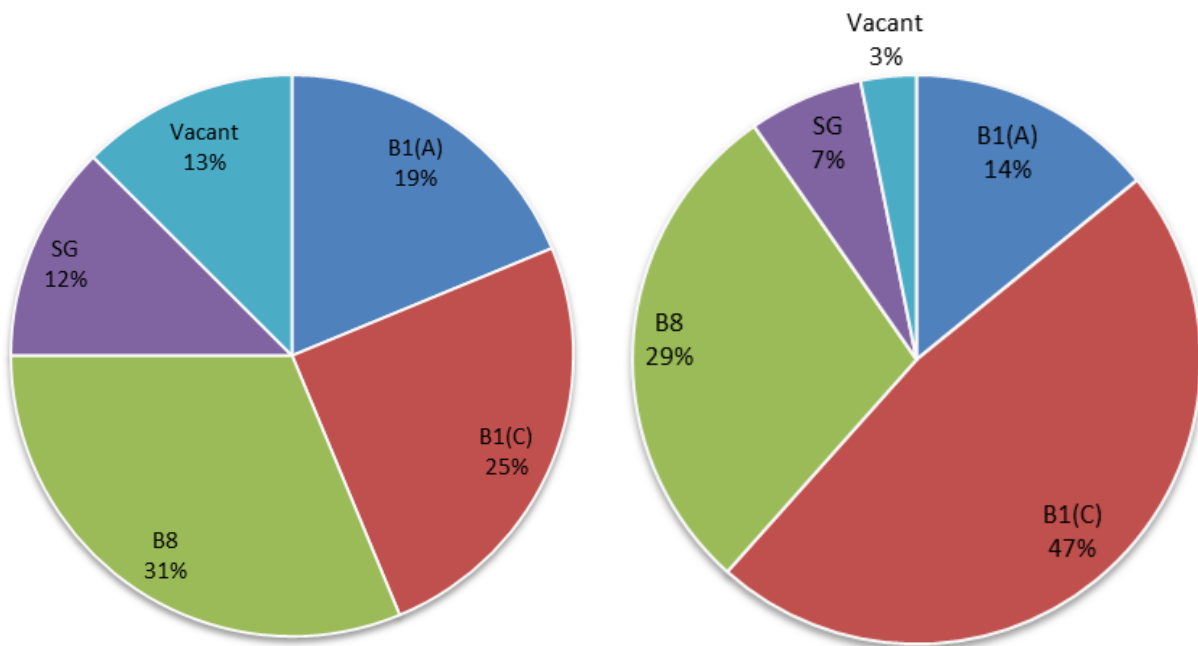
Respirex, who have a dominant presence in the industrial estate, have vacated one unit to occupy another which was inhabited by Keymex who have now left the estate. Cruisers Ltd have occupied the unit Respirex vacated. The number of vacant units has remained the same at 2 units (260sqm).

	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 (54%) and more than a third of the units (38%). Cruisers Ltd now occupy Unit N.

Warehouse and distribution (B8) remains the predominant use on the estate, accounting for 31% 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 47% of floorspace, over half of which is occupied by Respirex.

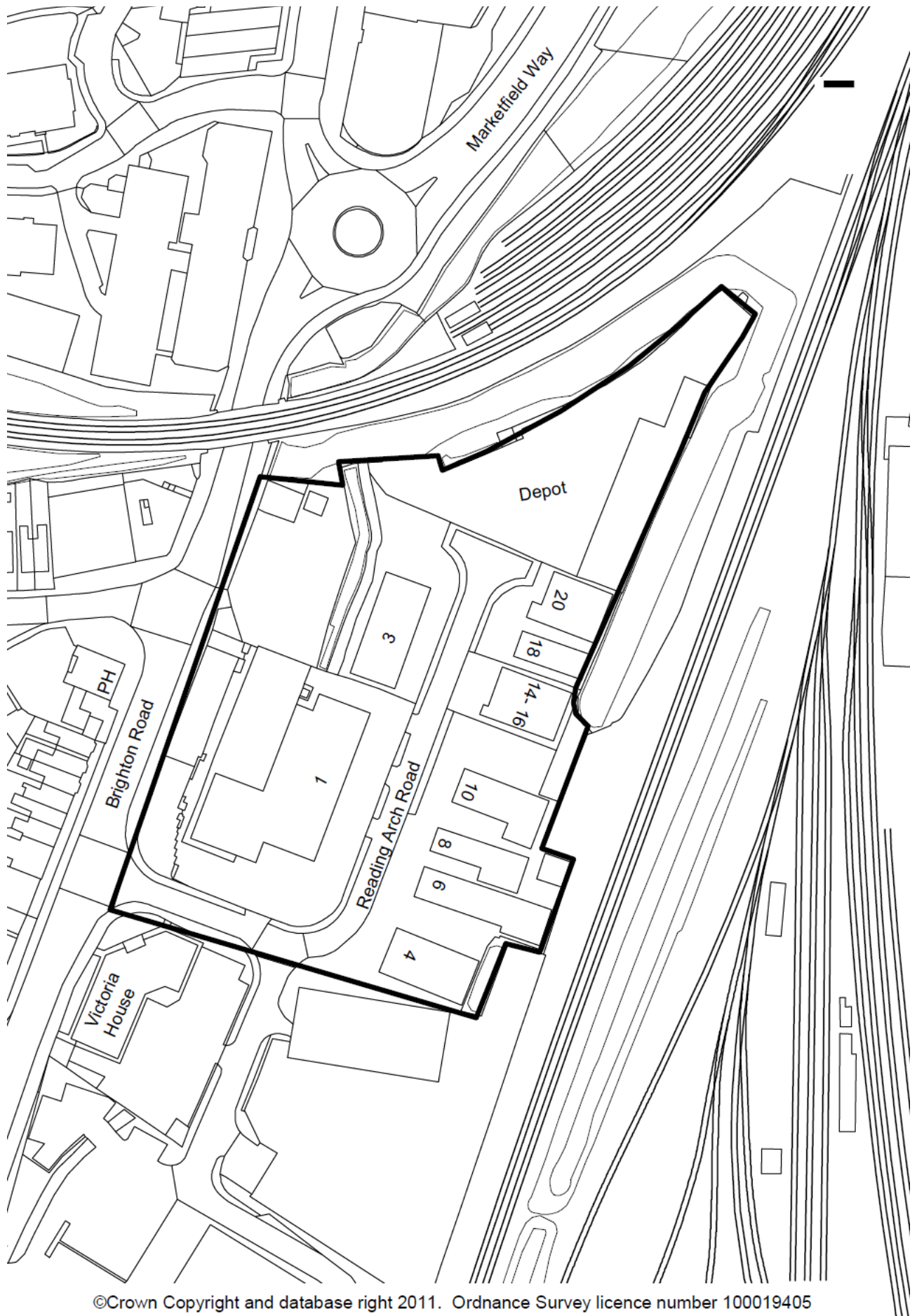
Use Classes (Left – Units; Right – Floorspace)



Planning and Development Activity

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

Reading Arch Road Industrial Area, Redhill



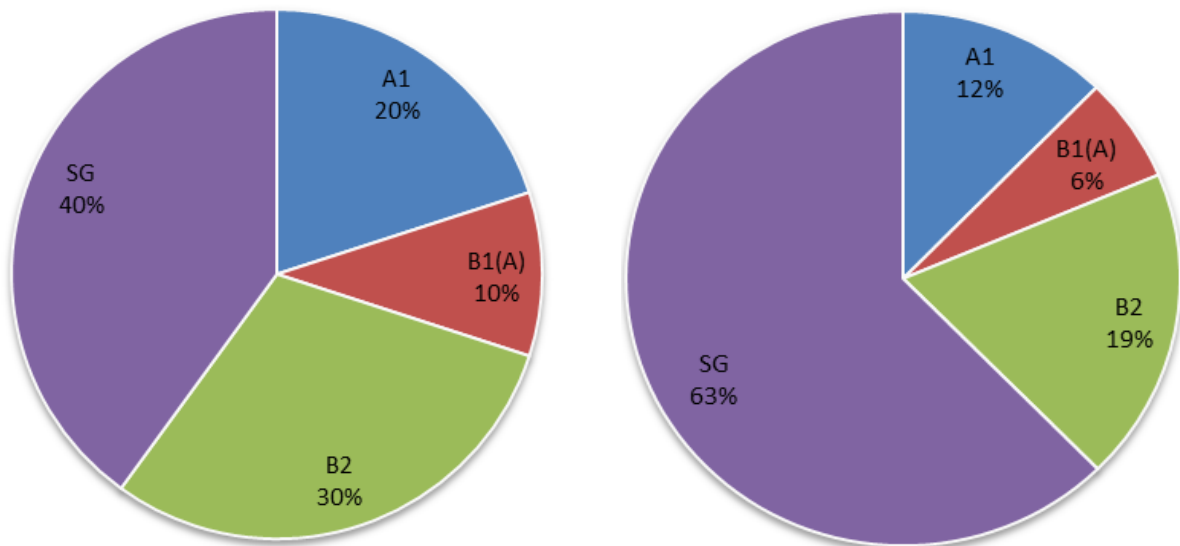
Vacancies & New Occupiers

Within the last twelve months there have been no occupier changes. For the fourth 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 provide 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.

Perrywood Business Park, Salfords



Vacancies & New Occupiers

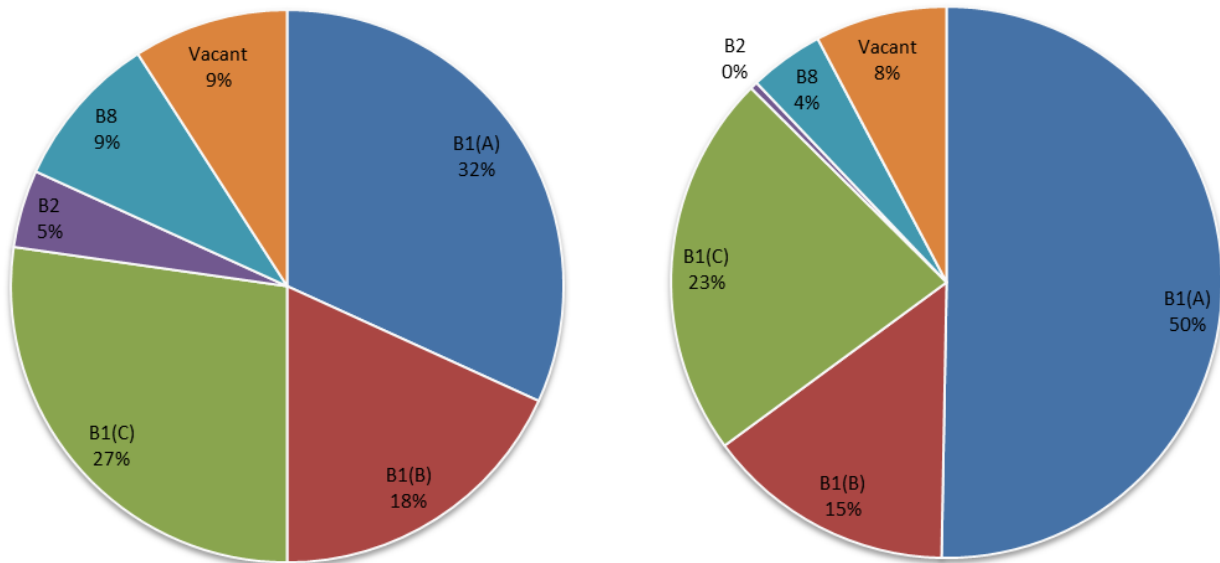
One new occupier (MAC Interiors) has moved into the estate. This has resulted in a fall in the number of vacant units (3 to 2) and vacant floorspace (3,898sqm to 1,850sqm).

	Total	Vacant	% Vacant
Units	21	2	9%
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 occupier has led to changes in the composition of the Industrial Estate – B1(C) use class has increased and now accounts for 27% of the units (from 23%) and 50% of the floorspace (from 49%) and the number of vacant premises has fallen from 14% to 9%.

Use Classes (Left – Units; Right – Floorspace)



Planning and Development Activity

There are no outstanding planning permissions.

Salfords Industrial Estate, Salfords





Vacancies & New Occupiers

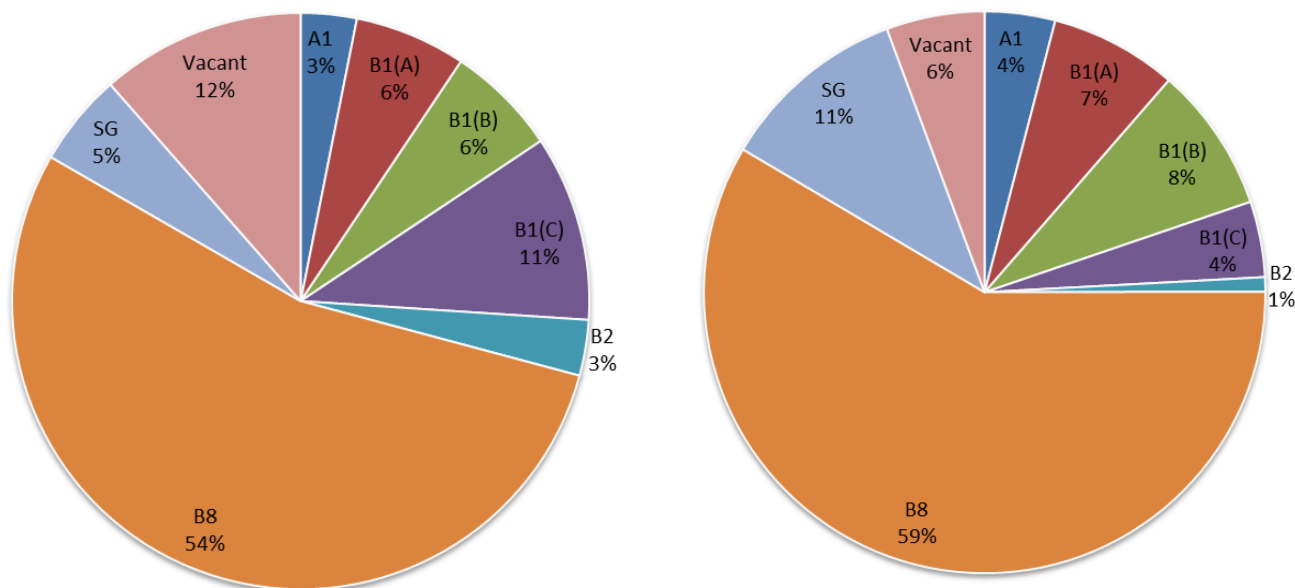
Within this monitoring period, there has been a fall in the number of vacant units (12 to 11) and vacant floorspace (3,335sqm to 4,630sqm). 5 new occupiers have moved into 6 units the Industrial Estate, 4 of which were previously vacant.

	Total	Vacant	% Vacant
Units	96	11	13%
Floorspace	81,826	4,630	6%

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 59%). Surrey Fire and Rescue, Redhill Self Store, Derrywood Kitchens, Pallet Track are the new occupiers within Salfords and 1 existing occupier has expanded (Signs and Safety).

Against this the estate continues to have a varied make-up consisting of a further 7 different uses including B1 (B) and B1 (C) occupiers.

Use Classes (Left – Units; Right – Floorspace)



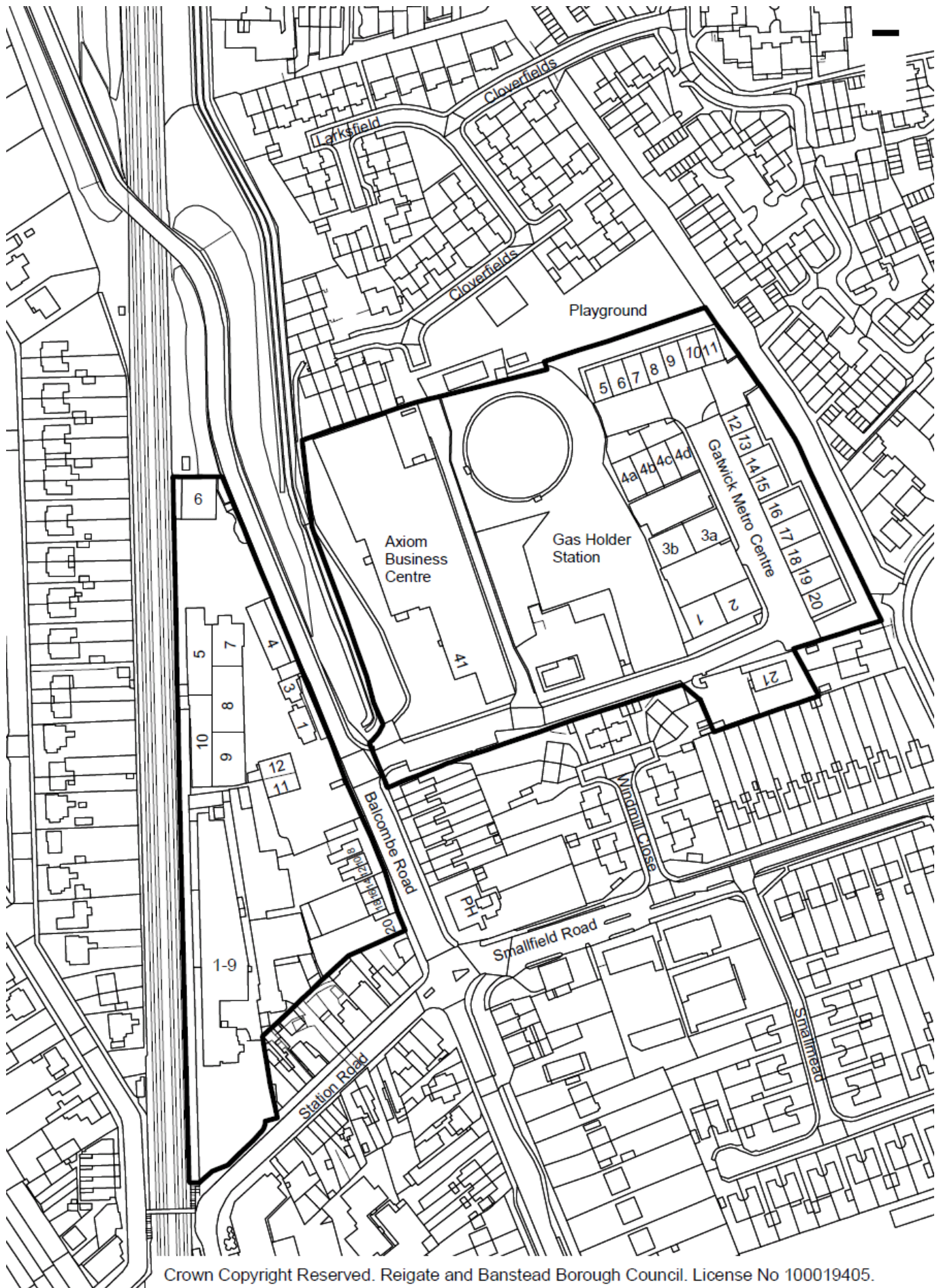
Planning and Development Activity

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

- Conversion of Units 14 & 15 IO Centre to a fire station (14/00534/CON) (B8 to SG)
- Extension and internal alterations and refurbishment to Vines BMW and Mini Garage (14/01816/F) (122sqm SG)

There are no outstanding planning permissions.

Balcombe Road Industrial Area, Horley



Vacancies & New Occupiers

Within this monitoring period, 2 new occupiers have moved into Balcombe Road Industrial Estate, 4 have left and the number of vacant units (1 to 4) and vacant floorspace (275sqm to 1,565sqm).

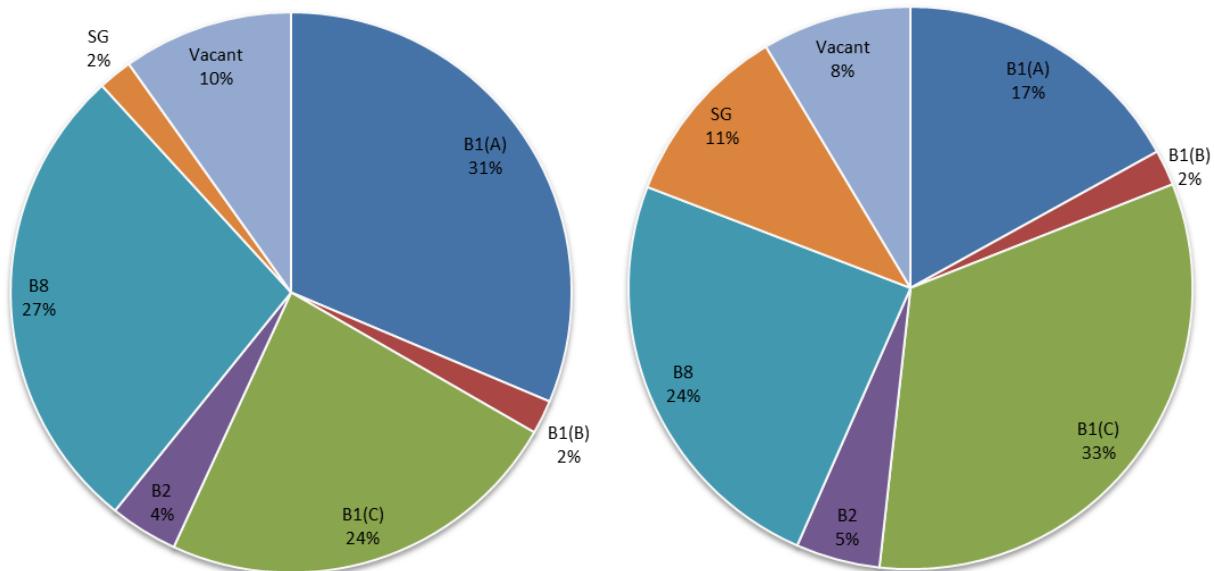
	Total	Vacant	% Vacant
Units	51	5	2
Floorspace	18,285	1,565	2

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 57% of the units and 55% of the floorspace.

The estate is predominantly made up of warehouse and distribution (B8) and offices (B1(A)), together these use classes account for 58% of the units and 41% of the floorspace. Light industrial (B1(C)) occupies a further 24% of the units and 33% 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 sale of goods to the public – shops, post offices, travel agencies and ticket agencies, hairdressers, funeral directors and undertakers, domestic hire shops, dry cleaners, sandwich bars (sandwiches or other cold food purchased and consumed off the premises), internet cafés.	Upper floors as 2 flats C3 (up to 150m2)* A3 (up to 150m2), A2 (including with up to 2 flats), D2 (up to 200m2)*
A2 (Professional and Financial Services), but excluding betting offices or pay day loan shops	Banks, building societies and bureaux de change Professional services (other than health or medical services) – estate agents and employment agencies	A1 (if ground floor is a display window), Upper floors as 2 flats C3 (up to 150m2)* A3 (up to 150m2)* D2 (up to 200m2)*
A3 (Restaurants and Cafes)	Use for the sale of food for consumption on the premises. Excludes internet cafés	A1 or A2
A4 (Drinking Establishments)	Use as a public house, wine bar or other drinking establishment	A1, A2 or A3
A5 (Hot Food Takeaways)	Use for the sale of hot food for consumption off the premises	A1, A2 or A3
B1 (Business)	(a) Use as an office other than a use within Class A2 (financial and professional services).	B8 (up to 500m2) C3 from B1(a) Office Use,* State Funded School or Nursery*
	(b) Use for research and development, studios, laboratories, high technology.	B8 (up to 500m2)
	(c) Use for any industrial process that can be carried out in a residential area without detriment to amenity.	B8 (up to 500m2)
B2 (General Industrial)	Use for the carrying on of an industrial process other than one falling in B1(C) above.	B1 B8 (up to 500m2)
B8 (Storage and Distribution)	Wholesale warehouses, distribution centres and repositories	B1 (up to 500m2) C3 (up to 500m2)*
C1 (Hotel)	Hotels, boarding houses and guest houses	State-funded school or registered nursery, subject to prior approval by local planning authority
C2 (Residential Institutions)	Hospitals, nursing homes, residential education and training centres. Use for the provision of residential accommodation and care to people in need of care.	State-funded school or registered nursery, subject to prior approval by local planning authority
C3 (Dwellinghouses)	Use as a dwelling house, whether or not as a sole or main residence.	C4
C4	Small shared dwelling houses occupied by between	C3

(Houses in Multiple Occupation)	three and six unrelated individuals, as their only or main residence, who share basic amenities such as a kitchen or bathroom.	
D1 (Non-Residential Institutions)	Clinics and health centres, crèches, day nurseries, day centres and consulting rooms (not attached to the consultant's or doctor's house), museums, public libraries, art galleries, exhibition halls, non-residential education and training centres, places of worship, religious instruction and church halls.	State Funded School* Permitted change to A1, A2, A3 or B1 of up to 150m2 of a building for a single period of up two years, subject to prior notification of local planning authority
D2 (Assembly and Leisure)	Cinemas, dance and concert halls, sports halls, swimming baths, skating rinks, gymnasiums, bingo halls, other indoor and outdoor sports and leisure uses (not involving motorised vehicles or firearms)	State-funded school or registered nursery, subject to prior approval by local planning authority Permitted change to A1, A2, A3 or B1 of up to 150m2 of a building for a single period of up two years, subject to prior notification of local planning authority
Sui Generis** (Casinos and Amusement Arcades/Centres)	Sui generis uses are their own specific use and planning permission is normally required for any change of use. However the following changes are permitted for the specified uses.	Casino to: A3 (up to 150m2)* C3 (up to 150m2)* D2* Amusement arcade to: C3 (up to 150m2)*
Sui Generis** (Betting Offices and Pay Day Loan Shops)		A1 if ground floor is a display window A2 including up to 2 flats A3 (up to 150m2) C3 (up to 150m2)* D2 (up to 200m2)
Sui Generis** (Agricultural Buildings)		A1, A2, A3, B1, B8, C1, C3, D2*

*subject to prior approval by the local planning authority.

**Whilst the most commonly found uses are contained within the 1987 Use Classes Order (as amended), there are many uses that are not specifically categorized by the four main use classes. These are classified as sui generis. Some of the sui generis uses are listed but they are not intended to be exhaustive. Sui generis uses are their own specific use and planning permission is normally required for any change of use.

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:

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