

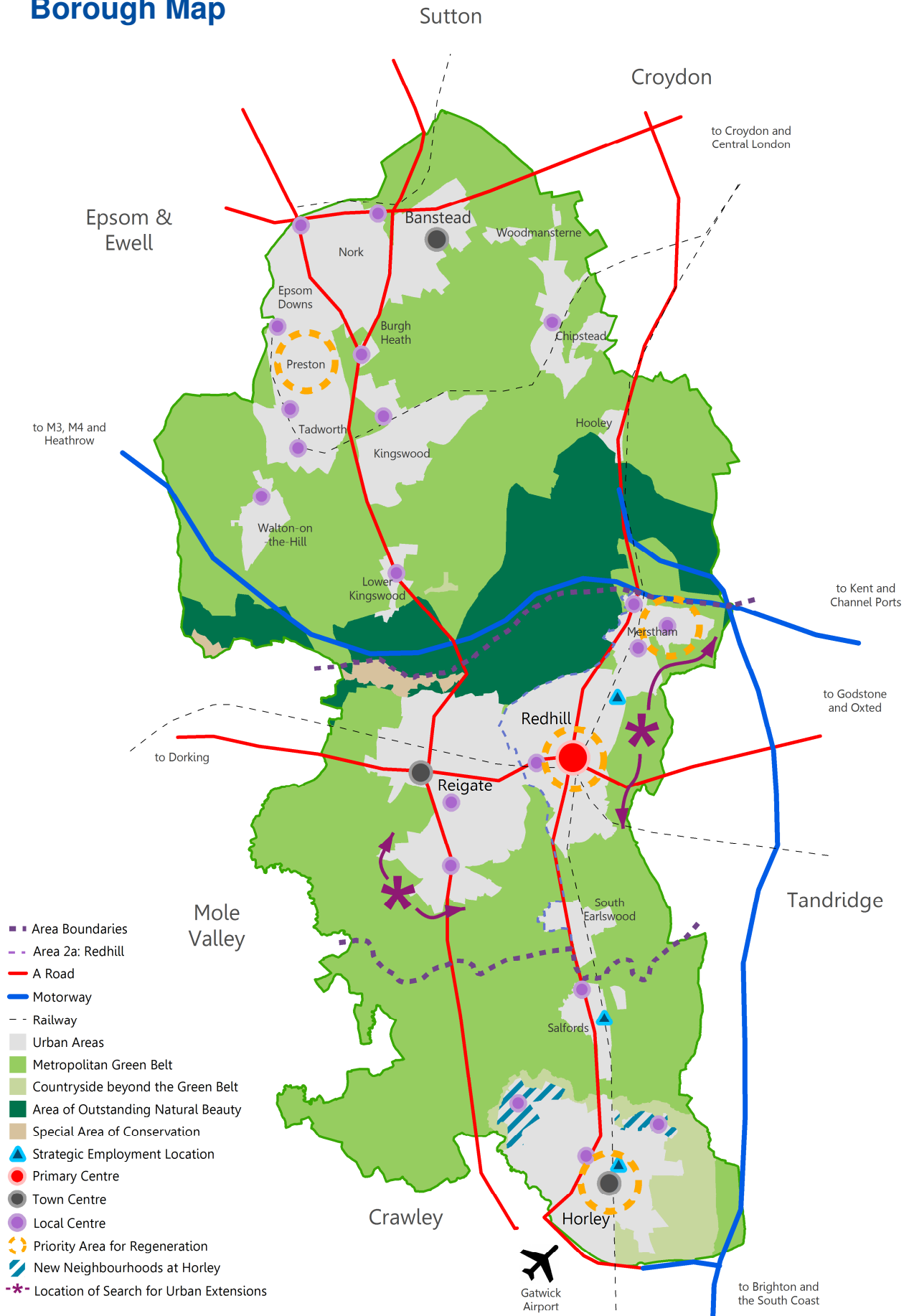


Industrial Estates Monitor

March 2018

Reigate & Banstead

Borough Map



Industrial Estates Monitor

March 2018

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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 2018. 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 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 Council's emerging Development Management Plan will contain specific policies relating to the management of development in Principal and Local Employment Areas. Once adopted, the Development Management Plan, alongside the Core Strategy, will replace the Borough Local Plan 2005, including its saved policies.

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 Savills UK, 2017 saw a record investment in industrial property within the UK, a total of £11bn, the highest amount ever recorded. This represents 17% of all commercial real estate investment, again highest proportion ever recorded. Despite the investment, the supply of warehouse units in the UK continues to remain at record low, with only 7.61sqft per head, compared to 39sqft in the US. With huge demand from logistics occupiers, the take-up remains strong and vacancy rates have remained steady for four years running at 6.5%.

Cushman & Wakefield state that the annual take up totalled to 26.6 million sqft, similar to 2016, with the manufacturing sector performing particularly well, accounting for a third of the total take-up. As in the previous year, the occupational market remained resilient despite Brexit as 'positive rental growth and e-commerce continued to attract investors to the sector despite low yields.' C & W suggest that the continuous demand/supply imbalance, caused in part by a lack of developable land, could be improved by increasing the development of multi-storey warehouses, already popular in many European cities.

Borough Trends

- **Overview** – The borough's Industrial Estates contain 409 business premises and provide over 265,457sqm of floorspace.
- **New Occupiers** – A total of 27 new occupiers moved into the Industrial Estates in the last year, of which 10 took over previously vacant units, whilst 14 moved into previously occupied units and 3 moved into newly developed units. Holmethorpe had the highest take up at 17 units, whilst Albert Road North, Balcombe and Wells Place had no new occupiers move in. Over the past year the total take-up was 13,400sqm, whilst 7,264sqm became newly vacant, resulting in a net gain of 6,136sqm.
- **Vacancies** – There has been an increase in the number of vacant units across the borough's 9 Industrial Estates (44 to 48 –10.9% to 11.7%). Vacancy rates remain below the Core Strategy Monitoring Target of 15%. The majority of vacant units come from the borough's two largest estates, Holmethorpe and Salfords, both with 19 vacant units each, whilst Wells Place and Reading Arch Road both remain fully occupied. Vacant floorspace stands at 19,899sqm (7.5%), down from 22,228sqm (8.3%).
- **Planning Permissions** – In total there are 10 planning permissions that have either not been started or are under construction. These permissions have the potential to deliver 3,153 sqm of additional floorspace as well as additional parking facilities 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 33% 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 78% of all units and 81% of the total floorspace.

Breakdown of Use Classes

Table 1 Breakdown of Use Classes in the Industrial Estates (2018) - 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	20	7	36	16	49	2	3	8	19	170
Wells Place	1	0	0	1	0	0	8	0	0	0	0	10
Kingsfield Business Centre	0	0	3	0	3	1	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	7	1	2	0	0	0	1	22
Salfords	3	0	5	6	10	3	45	0	0	5	19	96
Balcombe Road	0	0	16	1	12	2	14	0	0	1	5	51
Total	14	2	57	26	72	28	136	2	4	20	48	409
Percentage	3.4	0.5	13.9	6.4	17.6	6.8	33.3	0.5	1.0	4.9	11.7	100.0

Table 2 Breakdown of Use Classes in the Industrial Estates (2018) - 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	390	10,975
Holmethorpe/ Foxboro	4,110	206	7,079	6,940	15,639	8,872	28,580	165	840	3,904	7,809	84,144
Wells Place	2,210	0	0	3,070	0	0	22,704	0	0	0	0	27,984
Kingsfield Business Centre	0	0	1,160	0	1,825	2,070	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	6,335	105	1,043	0	0	0	1,710	24,690
Salfords	3,315	0	5,761	6,865	3,978	675	45,692	0	0	8,875	6,665	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	30,838	24,220	36,337	14,507	109,569	165	1,310	18,192	19,899	265,457
Percentage	3.8	0.1	11.6	9.1	13.7	5.5	41.3	0.1	0.5	6.9	7.5	100.0

New Occupiers & Vacancies

New Occupiers

In the last 12 months, 27 new occupiers moved into the borough's Industrial Estates. 10 of these new occupiers took over previously vacant units and 14 moved into units previously occupied by other businesses. A further 3 businesses moved into newly created units on the Holmethorpe Industrial Estate. Against this, 11 units previously occupied have become vacant and 3 new vacancies have been created by new development on the Holmethorpe Industrial Estate.

Table 4 New Occupiers and Take-Up (2018) – Units

	New Occupiers – Previously:		New Development	New Vacancies
	Vacant Unit	Occupied Unit		
Pitwood Park	0	2	0	0
Albert Road North	0	0	0	0
Holmethorpe	6	8	6	3
Wells Place	0	0	0	0
Kingsfield	0	1	0	0
Reading Arch Road	0	1	0	0
Salfords	2	2	0	10
Perrywood	2	0	0	1
Balcombe Road	0	0	0	0
Total	10	14	6	14

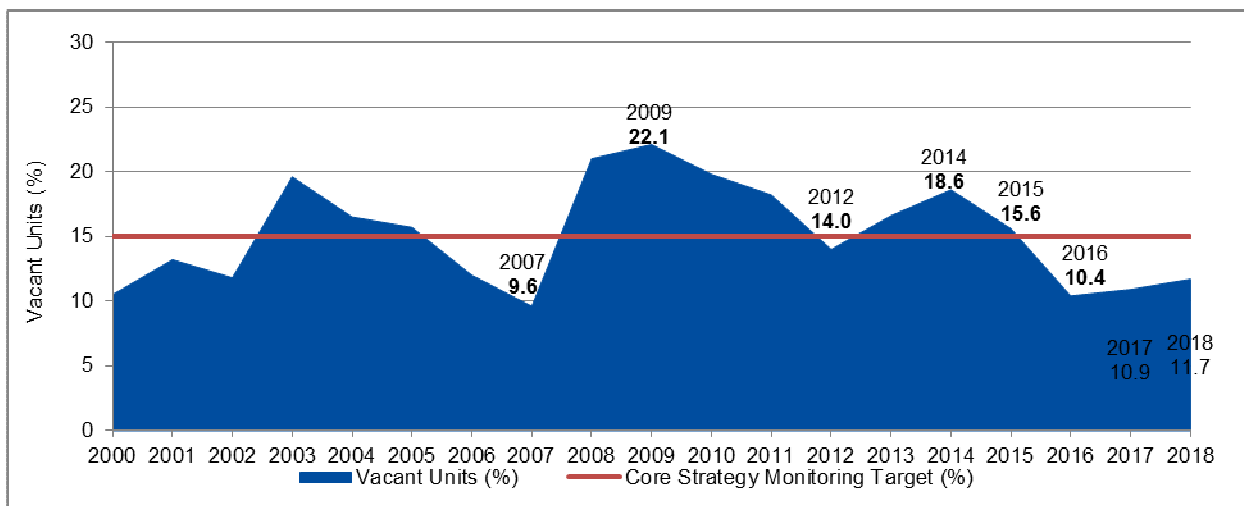
Development Activity

There are 10 planning permissions that have either not been started or are under construction. These permissions have the potential to deliver 3,153sqm of additional floorspace as well as additional parking facilities.

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 (44 to 48). Correspondingly, the vacancy rate has increased from 10.9% to 11.7% - this is still below the Core Strategy Monitoring Target of 15%, as can be seen from Figure.1 below.

Figure 1 Long Term Vacancy Trend (2000-2018) – Units



In terms of vacant floorspace, the last twelve months has seen a decrease (22,228sqm to 19,899sqm). Vacant floorspace now represents 7.5% of the total floorspace in the borough's Industrial Estates.

Figure 2 Long Term Vacancy Trend (2011-2018) – Floorspace

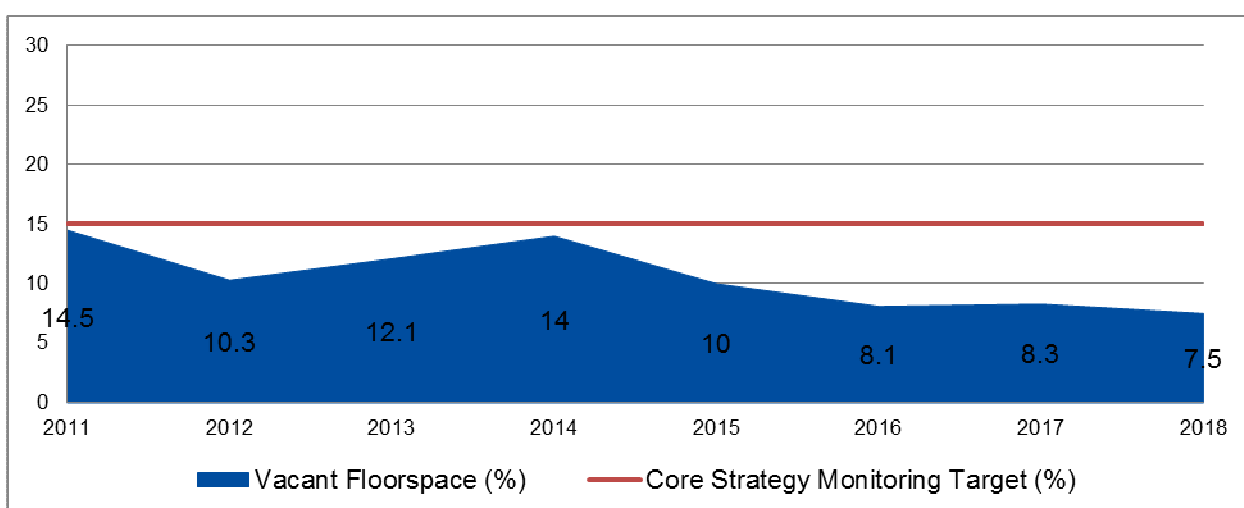


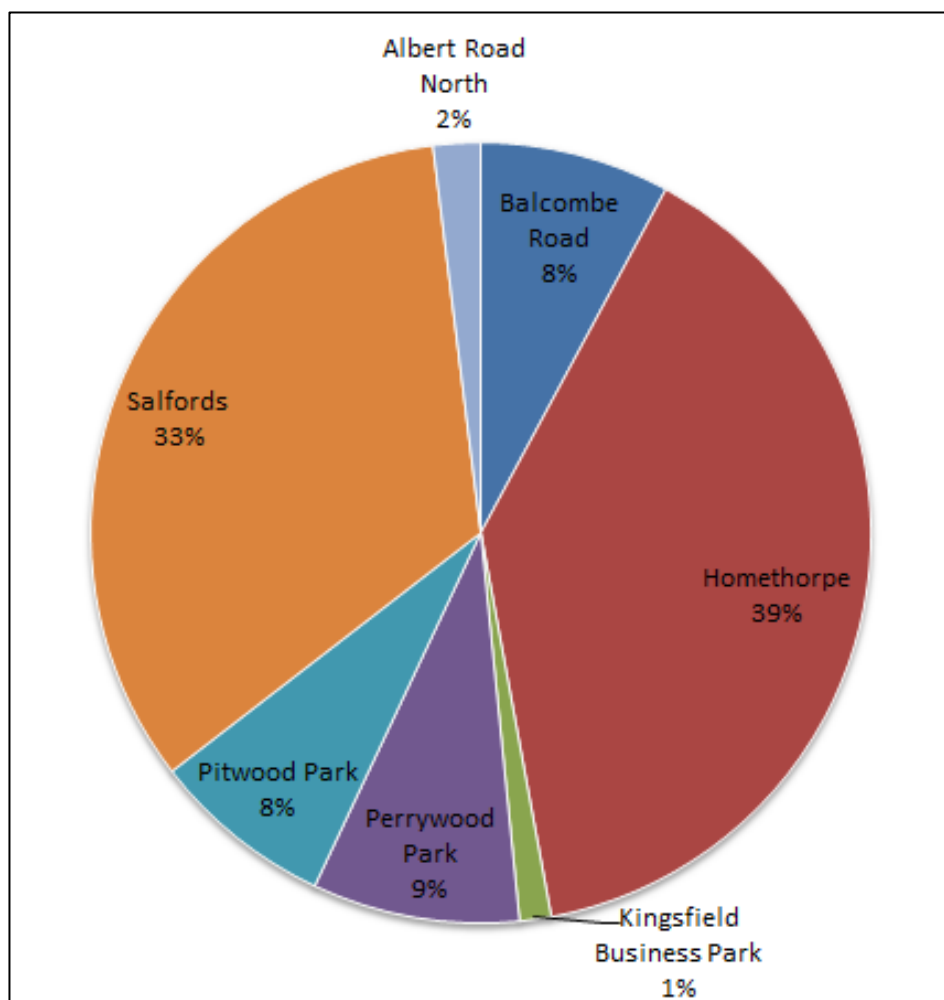
Table 3 below shows the longer term vacancy trend for each of the Industrial Estates. The figures show that the majority of estates have retained their vacancy rates, whilst Holmethorpe and Perrywood have experienced a decrease in the number of vacant units. There has however been a significant increase of vacant units in Salfords, due to the departure of several businesses, each occupying multiple units. This increase has brought the total vacancy rate within the estate to 19.8%, ranking above the Core Strategy Monitoring Target (15%). The remainder of the estates, as well as the borough overall, remain below the target.

Table 3 Individual Estate Vacancy Trends (2008 – 2018) – Percentage of Units

	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
Pitwood Park	11.8	7.7	7.7	7.7	7.7	14.3	28.6	21.4	14.3	7.1	7.1
Albert Road	25	18.2	15.2	13.3	13.3	15.2	27.3	27.3	5	5	5
Holmethorpe	23	23	21.7	20.4	16.2	21.8	23.1	17.4	12.2	13.3	11.2
Wells Place	11.1	0	11.1	11.1	11.1	11.1	0	0	11.1	0	0
Kingsfield	0	0	0	0	0	0	0	6.3	12.5	12.5	12.5
Reading Arch	7.7	23.1	15.4	22.2	22.2	11.1	0	0	0	0	0
Salfords	19.4	36.7	32	28.7	20.2	20	16.8	14.7	12.5	11.5	19.8
Perrywood	25	5	9.5	13.6	9.5	19	28.6	28.6	14.3	9.1	4.5
Balcombe	26.9	15.1	9.4	6	4.8	2	8	7.8	2	9.8	9.8
Borough-wide	21	22.1	19.8	18.2	14	16.6	18.6	15.6	10.4	10.9	11.7

The amount of vacant floorspace varies across each of the individual industrial estates – of the total vacant floorspace, 39% is in Holmethorpe, followed by 33% 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 (2018)



Use Classes Trends

In total, the main employment uses (B1, B2 & B8) account for 78% of all units. The single most common use is B8 warehouse & distribution which accounts for 33% 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 (2018) – Left: Units; Right: Floorspace

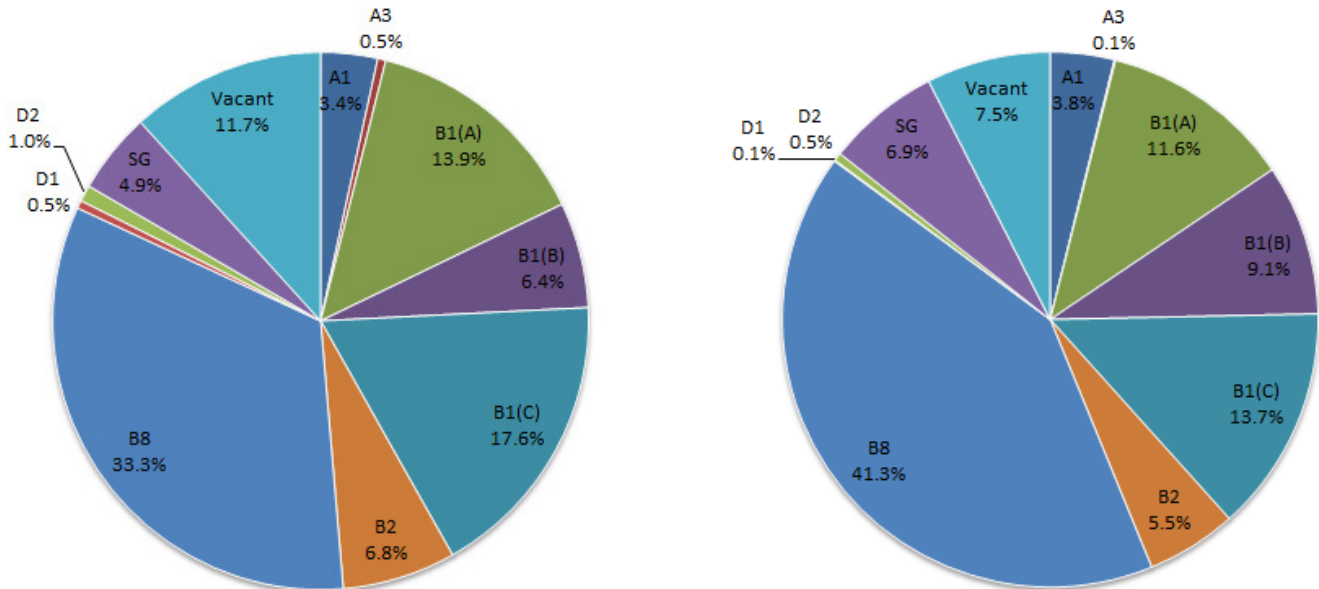
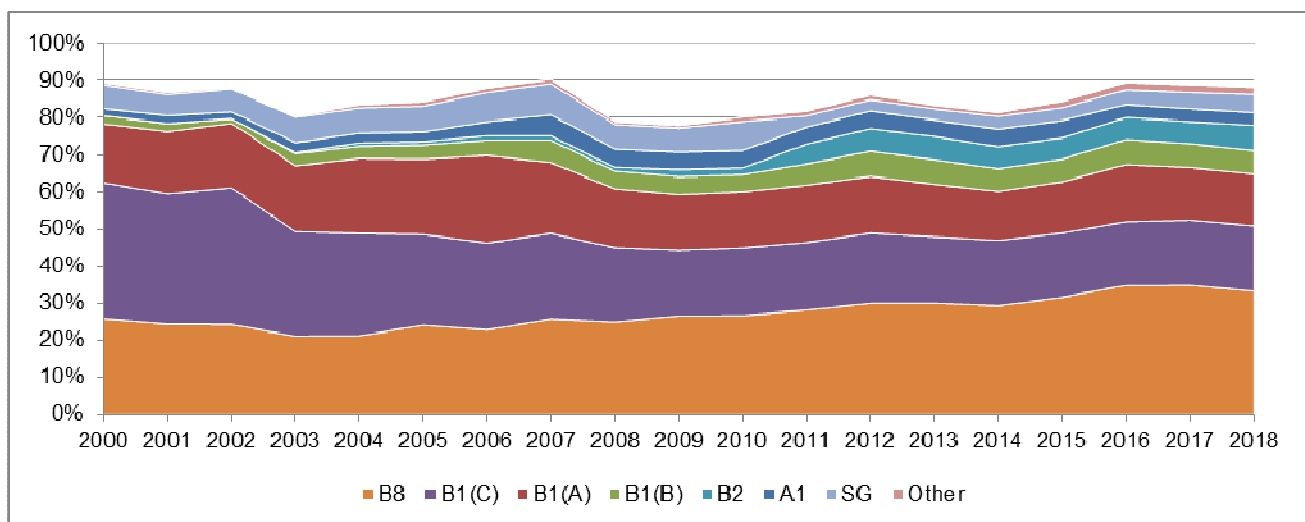


Figure 5 shows the long term use class trend across the combined Industrial Estates. The growth in and move towards B8 warehouse & distribution type uses is apparent with the proportion of such uses rising from around 25% in 2000 to a current level of 33%. Against this there has been a noticeable decline 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 (2000-2018)



Individual Estate Analysis

Pitwood Park Industrial Estate, Tadworth



New Occupiers & Vacancies

Portako and Calderstone have moved out of the Furlong House whilst Jaspers Catering Services has taken over both units, keeping the proportion of vacant units and floorspace unchanged.

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

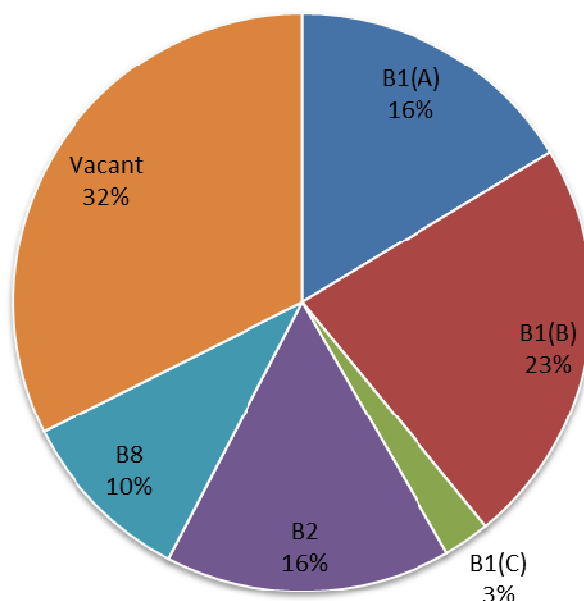
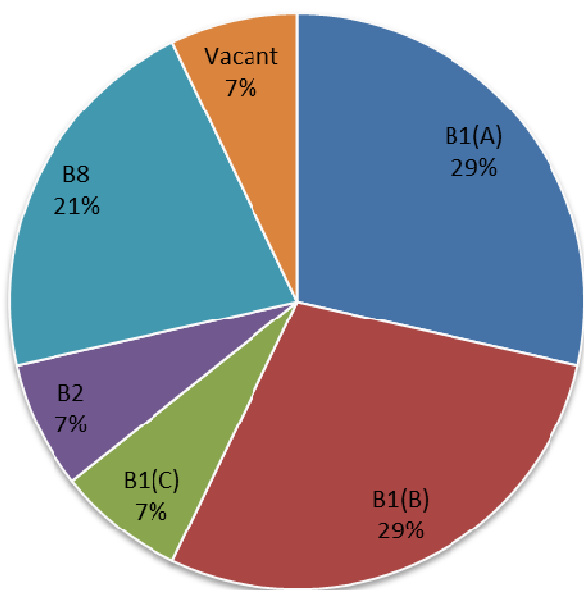
	Total	Vacant	% Vacant
Units	14	1	7%
Floorspace	4,630	1,500	32%

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) & B2) use is relatively limited, accounting for only 14% of all units and 19% of floorspace.

Use Classes (Left – Units, Right – Floorspace)



Planning and Development Activity

No development activity has been completed in this monitoring period and no new planning permissions have been granted.

Albert Road North Industrial Estate, Reigate



New Occupiers & Vacancies

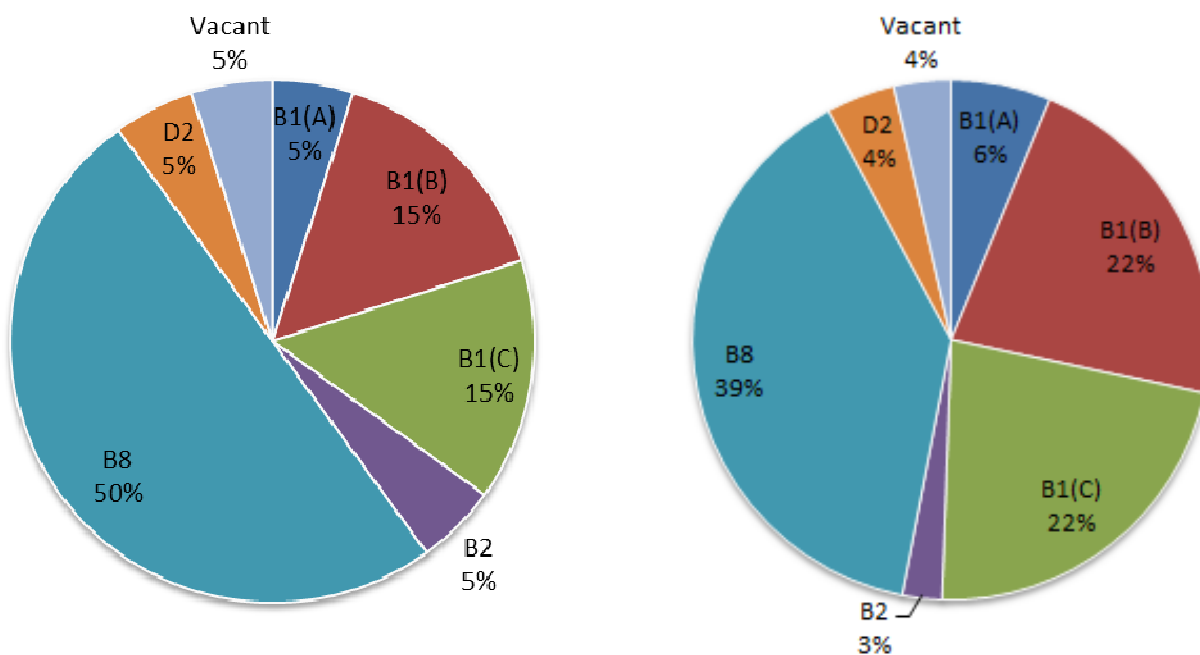
Unit 57 Albert Road North remains vacant; however a planning permission for this vacant unit has been approved for a change of use to an Adult Day Care.

	Total	Vacant	% Vacant
Units	20	1	5%
Floorspace	10,975	390	4%

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 and 22% of the floorspace each.

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.

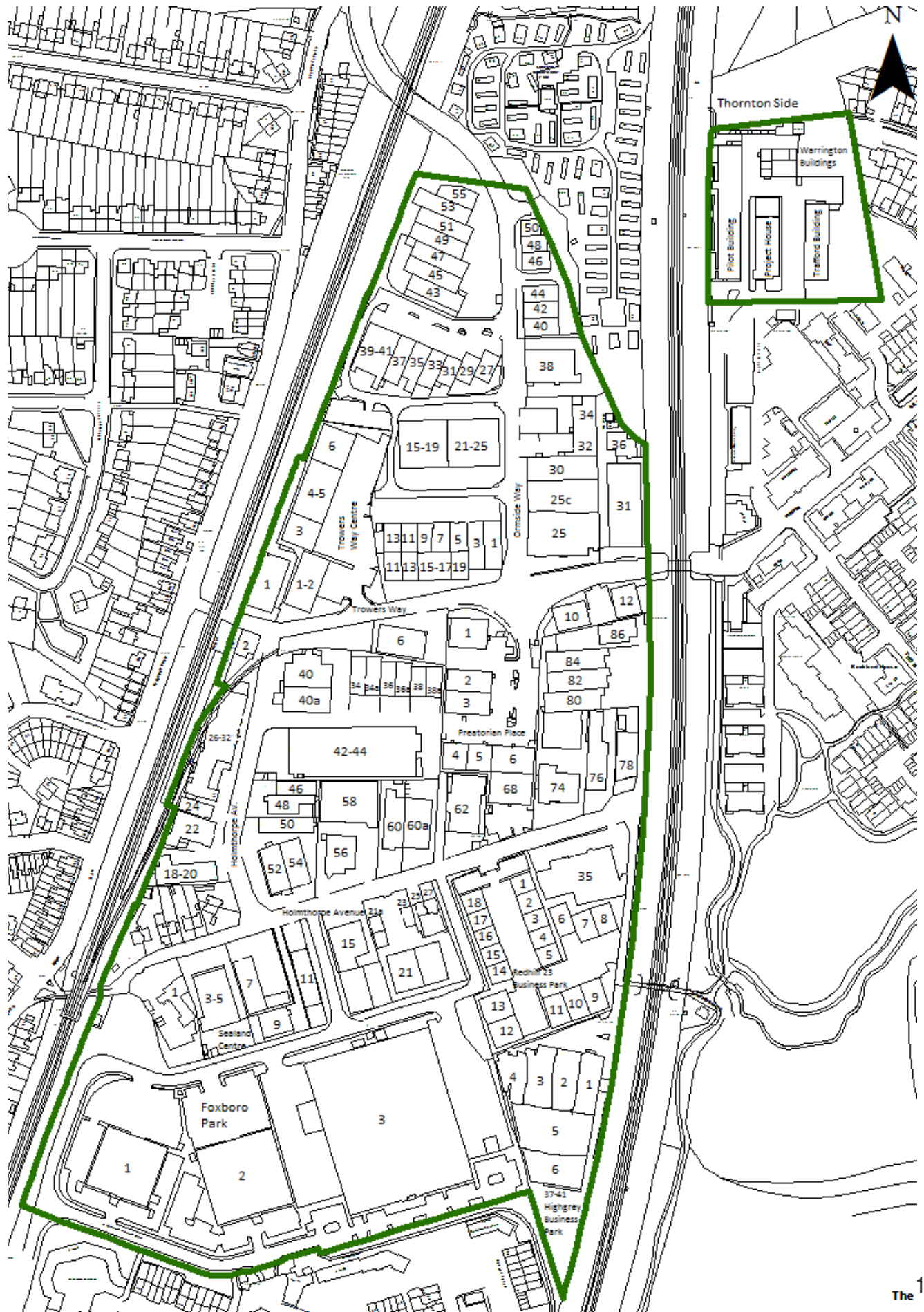
Use Classes (Left – Units, Right – Floorspace)



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



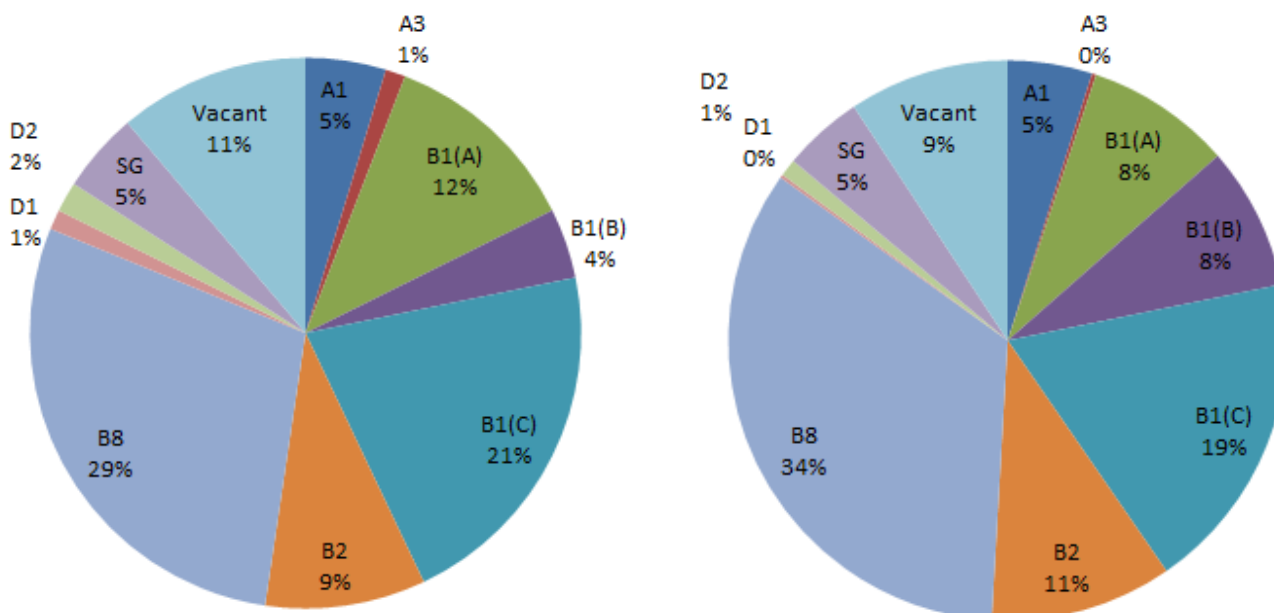
New Occupiers & Vacancies

During this monitoring period, 13 new occupiers have moved into the Holmethorpe Industrial Estate (of which 6 have moved into previously vacant units). Subdivision and change of the appearance of 37 – 41 Holmethorpe Avenue (15/01200/F), led to a creation of Highgrey Business Park with 6 separate units, 3 of which are now occupied. In total, 19 units remain vacant. The vacancy rate at Holmethorpe remains below the Core Strategy Monitoring Target of 15%.

	Total	Vacant	% Vacant
Units	170	19	11%
Floorspace	84,144	7,809	9%

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 half of the units and just over a half of the floorspace.



Planning and Development Activity

In the last twelve months, a number of new planning permissions have been granted, including:

- Change of use at currently vacant site 53 Ormside Way from B1(C))/B8 to D2 (17/01775/CU).

Developments under construction include:

- Construction of a first floor extension at 34 Ormside Way (increasing B1(A) floorspace by 94sqm) (16/00994/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



New Occupiers & Vacancies

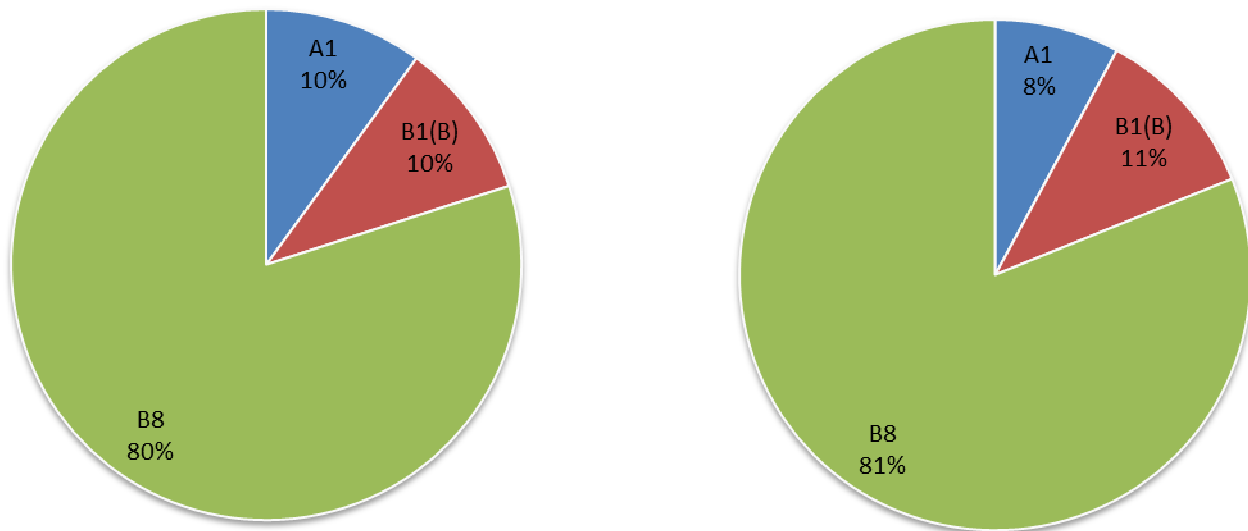
There has been no change in occupiers within this monitoring period.

	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 are now no vacant units in Wells Place.

Use Classes (Left – Units; Right – Floorspace)



Planning and Development Activity

Work continues 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



New Occupiers & Vacancies

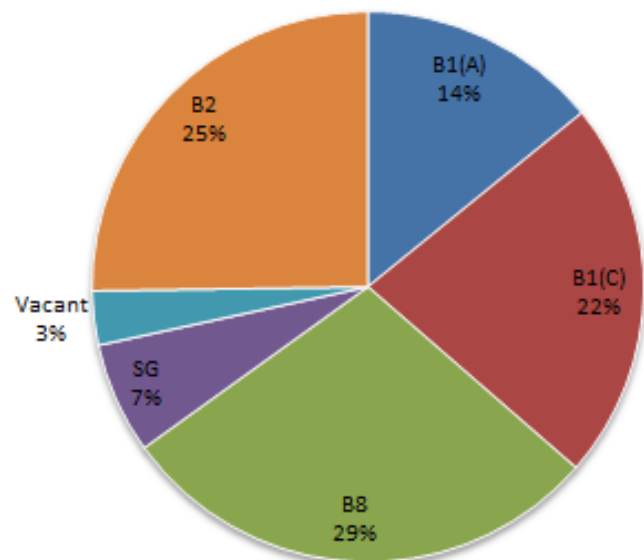
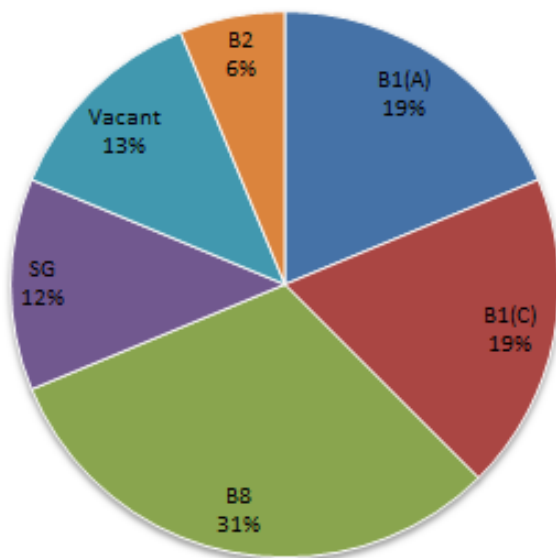
Respirex, who have a dominant presence on the industrial estate, have vacated one unit (B8). This unit is now occupied by Keymex, who have returned back to the estate. The number of vacant units has remained the same at 2 units (260sqm).

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

Respirex continues to dominate the estate, occupying just under half of the floorspace (46%) and just under a third of the units (31%).

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 industrial use (B1(C) & B2), which accounts for 25% of units and 45% of floorspace, over half of which is occupied by Respirex.

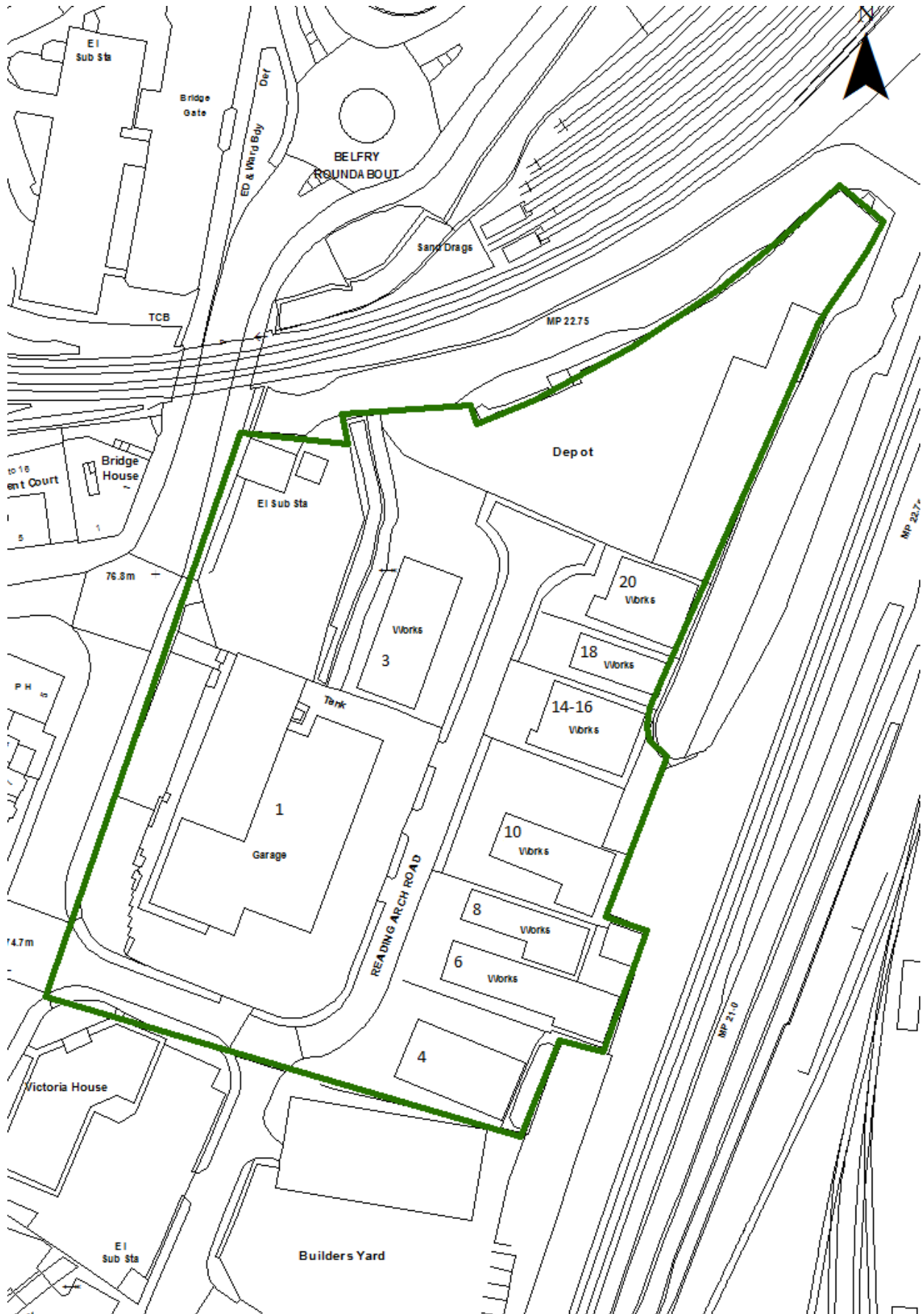
Use Classes (Left – Units; Right – Floorspace)



Planning and Development Activity

During this monitoring period, a planning permission has been granted for Unit F Respirex for additional 48sqm of B2 workshop floorspace.

Reading Arch Road Industrial Area, Redhill



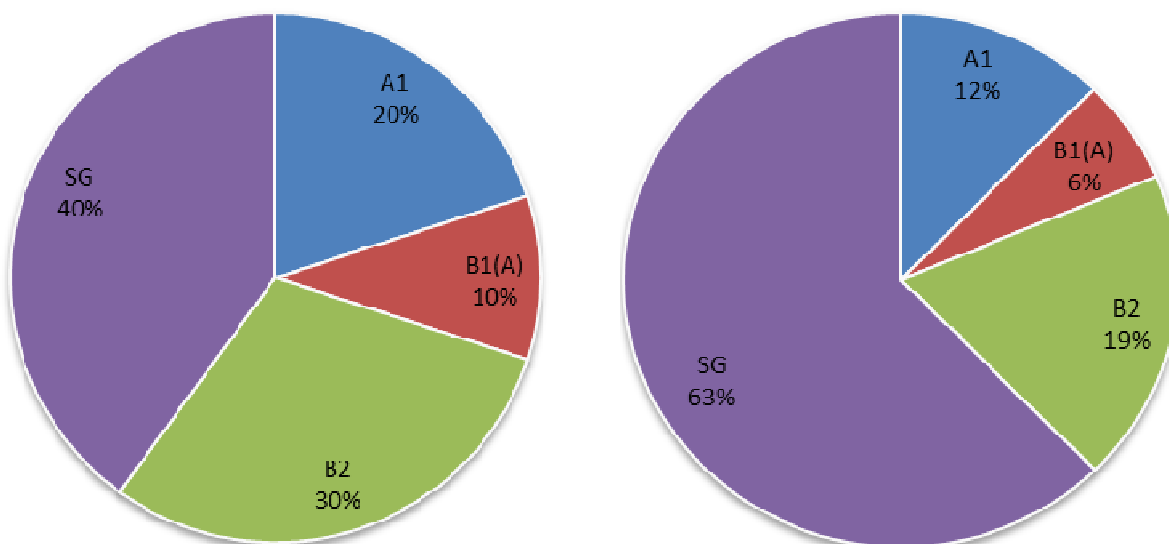
New Occupiers & Vacancies

Within the last twelve months there have been no occupier changes. For the fifth 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)

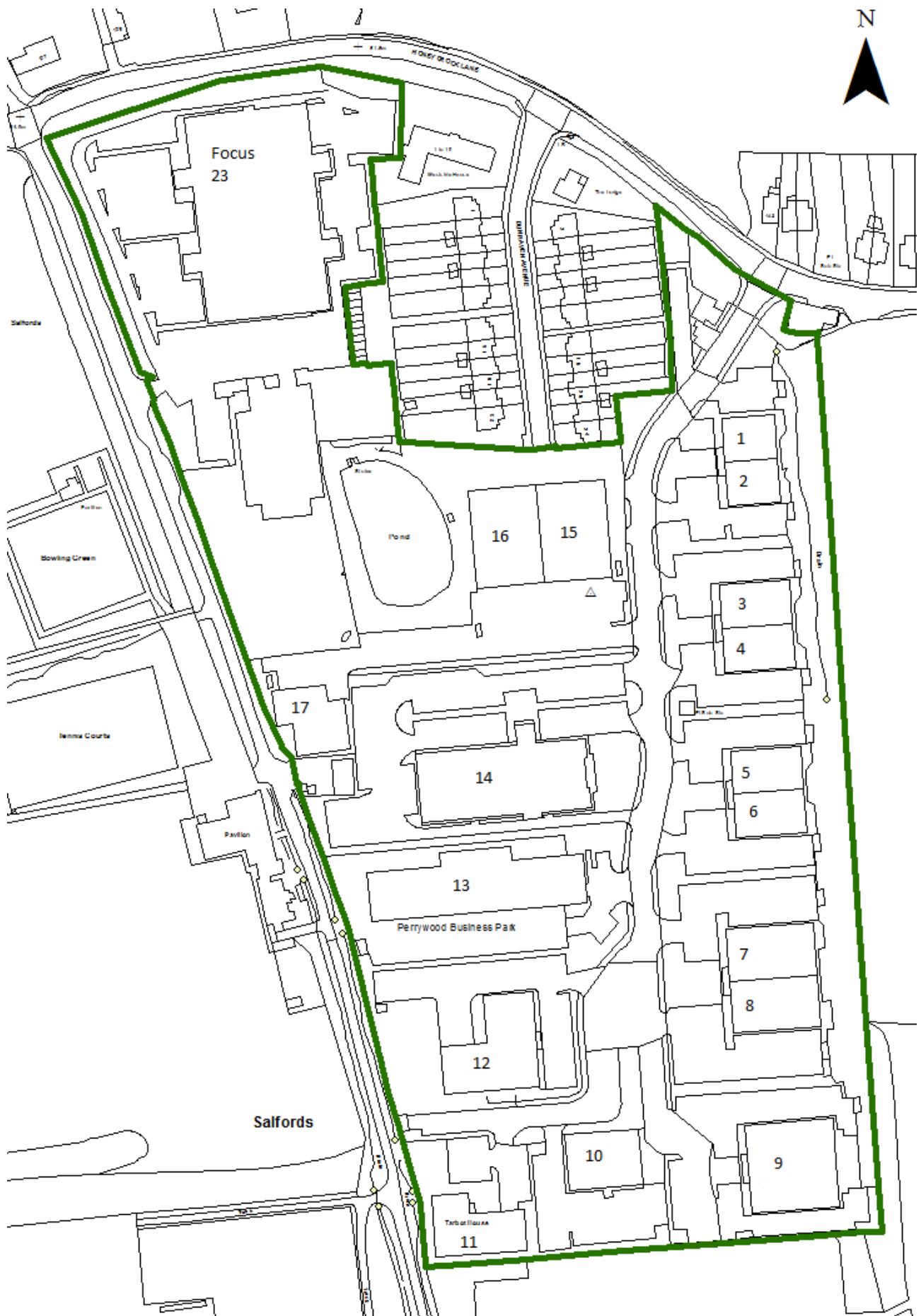


Planning and Development Activity

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.

There is also one outstanding permission (15/00608/F) for a ground floor under canopy extension at 1 Reading Arch Road, the Ford garage.

Perrywood Business Park, Salfords



New Occupiers & Vacancies

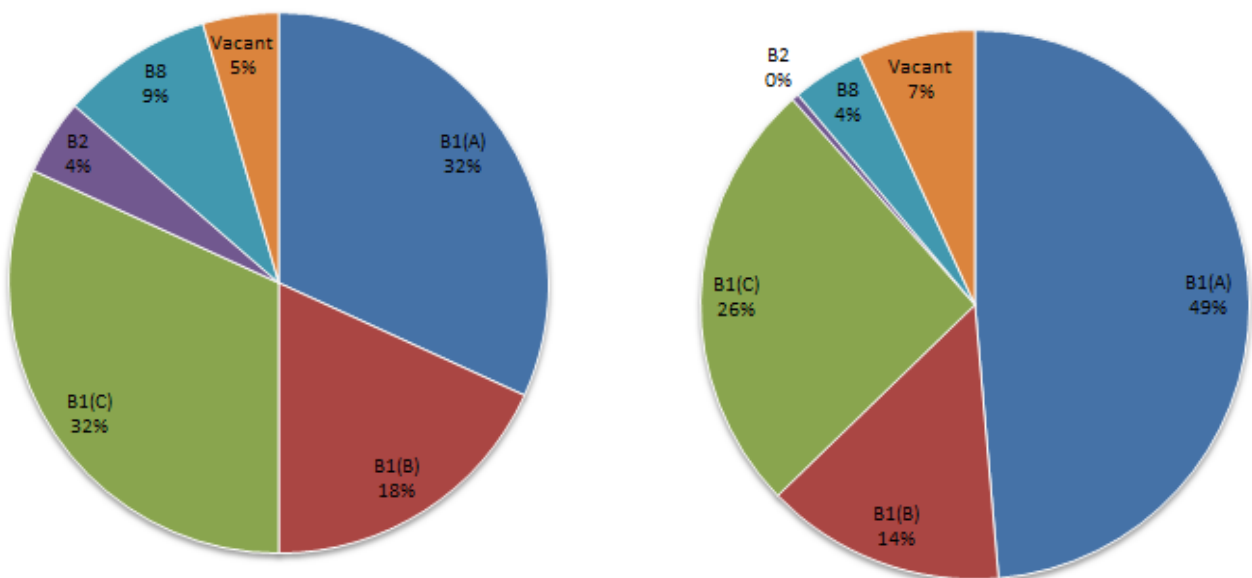
MAC Interiors moved out of unit 13 and into unit 9b. One new occupier (European Recycling) has moved into a previously vacant unit 16. This has resulted in a fall in the number of vacant units (2 to 1) and vacant floorspace (1,850sqm to 1,710sqm).

	Total	Vacant	% Vacant
Units	21	1	5%
Floorspace	24,690	1,710	7%

Perrywood Park is dominated by service based businesses, these account for 50% of the units and 65% of the floorspace. Conversely, it has the lowest representation of warehouse and distribution (B8 use class) (9% units and 4% floorspace).

B1(C) use accounts for 32% of the units and 26% of the floorspace and the number of vacant premises has fallen from 9% to 5%.

Use Classes (Left – Units; Right – Floorspace)



Planning and Development Activity

Planning permission (17/00074/F) has been granted to extend current parking area outside AFC house, providing additional 52 car parking spaces.

Salfords Industrial Estate, Salfords





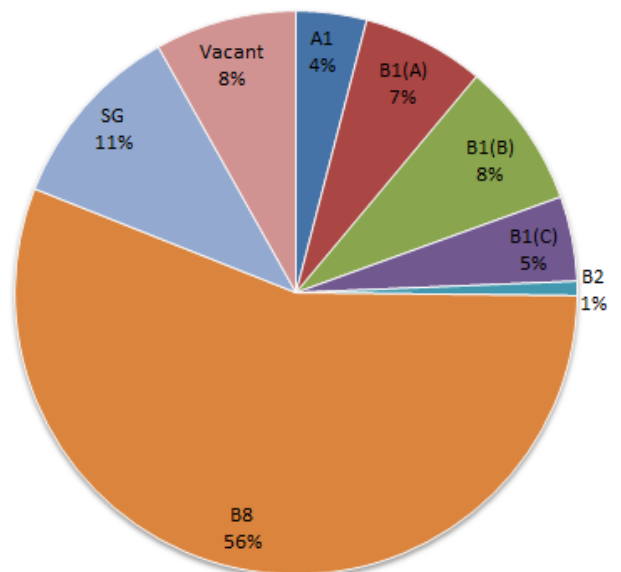
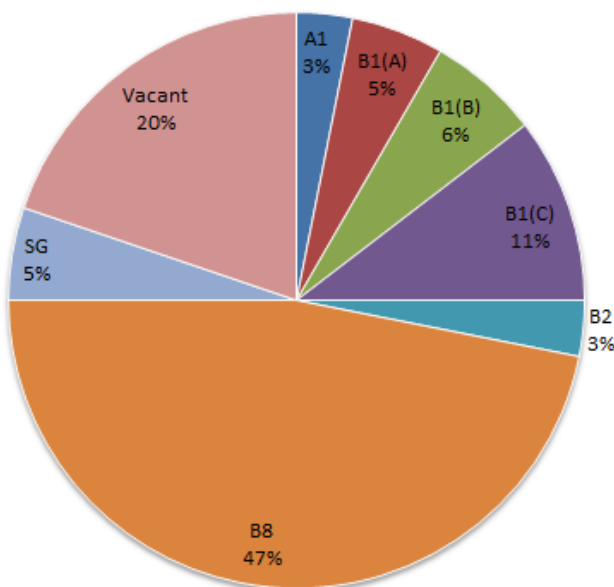
New Occupiers & Vacancies

Within this monitoring period, there has been a notable increase in the number of vacant units (11 to 19) and vacant floorspace (4,630sqm to 6,665sqm), largely due to the departure of the Surrey County Council and Derrywood Kitchens, vacating 6 units between them. 4 new occupiers have moved into the Industrial Estate, 2 of those into previously vacant units. Allergan, Select Music Distribution, Oakdene Designs and J. Brown & Sons are the new occupiers.

	Total	Vacant	% Vacant
Units	96	19	20%
Floorspace	81,826	6,665	8%

Given its strategic location on the A23 corridor, it is perhaps expected that Salfords is dominated by warehouse and distribution (B8) uses, making up almost half of the units (47%) and over a half of the floorspace (56%). The rest of the estate is made up from a mix of offices, car dealerships, manufacturing and service industries.

Use Classes (Left – Units; Right – Floorspace)



Planning and Development Activity

There has been no development activity during this monitoring period. There are no outstanding planning permissions.

Balcombe Road Industrial Area, Horley



New Occupiers & Vacancies

There has been no change in occupiers within this monitoring period.

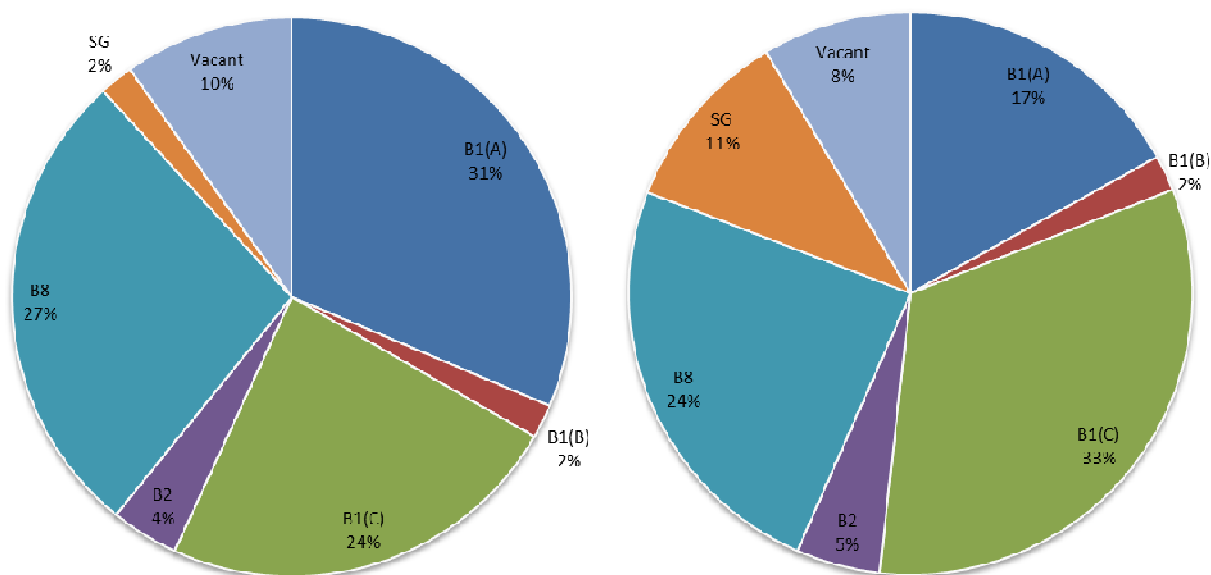
	Total	Vacant	% Vacant
Units	51	5	10
Floorspace	18,285	1,565	8

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

A new permission (17/02825/CU) has been granted for unit 18, Gatwick Metro Centre for change of use to a part of the building from B1/B8 use to B2 to allow a setup of a vehicle servicing and repairs garage.

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	
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	Use as a dwelling house, whether or not as a sole or main residence.	C4

(Dwellinghouses)		
C4 (Houses in Multiple Occupation)	Small shared dwelling houses occupied by between three and six unrelated individuals, as their only or main residence, who share basic amenities such as a kitchen or bathroom.	C3
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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