

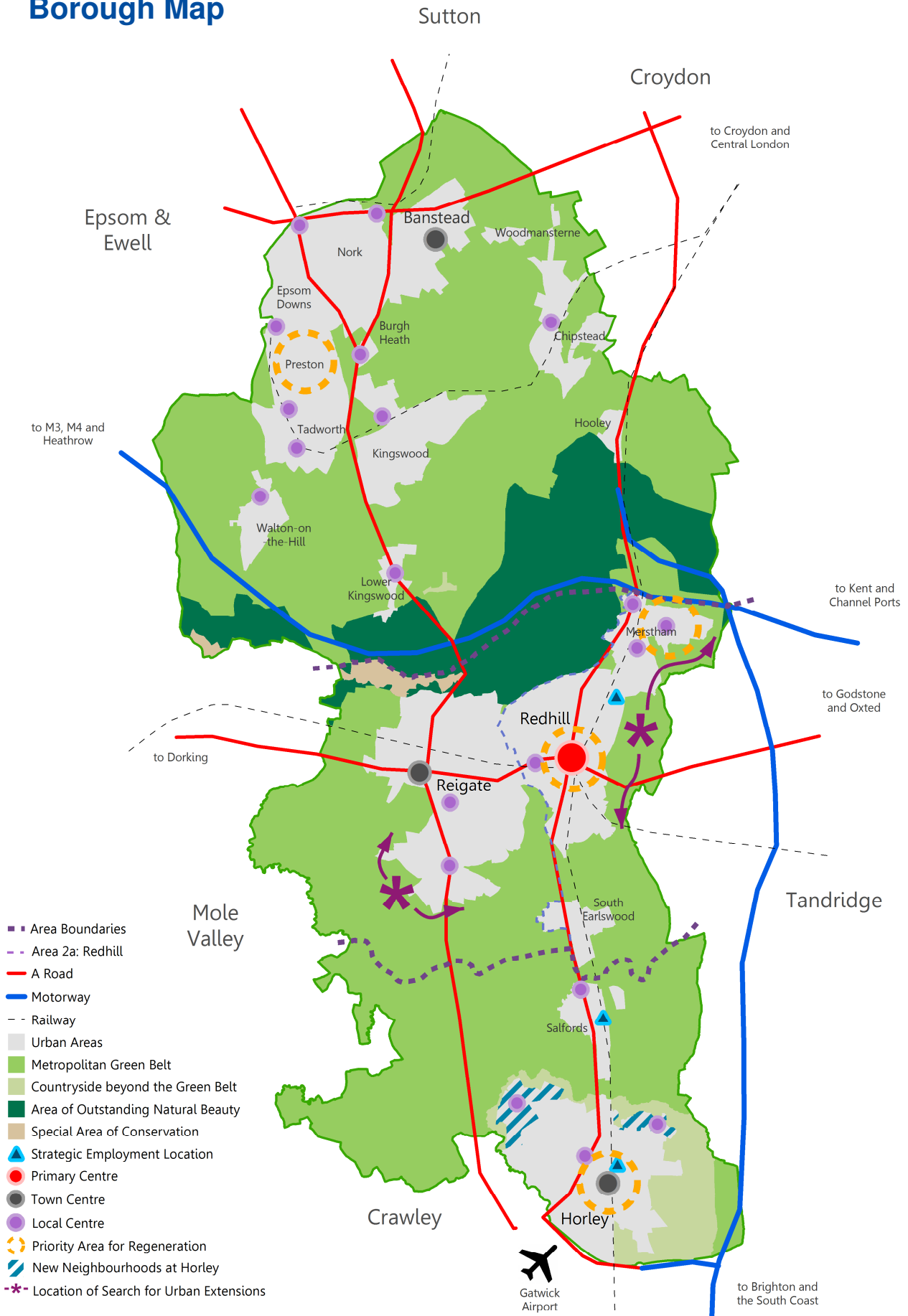


Industrial Estates Monitor

March 2019

Reigate & Banstead

Borough Map



Industrial Estates Monitor

March 2019

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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 2019. 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 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

The industrial and logistics market continues to be resilient despite the many geopolitical and economic headwinds. According to Savills UK, investment in distribution warehouses has reached £3.55bn in 2018, representing the highest three year rolling average ever recorded. Cushman & Wakefield add that for 2019, there is 17% more industrial space under construction than the five year average, with more schemes likely.

Large units over 100,000sqft continue to be a particular focus with national take up reaching 34.1m sqft in 2018, a 32% increase on 2017. The strong demand could be linked to the continuous popularity of on-line shopping, with 53% of the total warehouse take-up being related to retail. Nationwide supply has risen in 2018 and now stands at 31.4m sqft, reflecting a vacancy rate of just 5.3% (Savills UK).

Borough Trends

- **Overview** – The borough's industrial estates contain 409 business premises and provide over 265,689sqm of floorspace.
- **New Occupiers** – A total of 49 new occupiers moved into the industrial estates in the last year, of which 19 took over previously vacant units, whilst 30 moved into previously occupied units. Holmethorpe had the highest take up at 19 units, whilst Reading Arch had no new occupiers moving in. Over the past year the total take-up was 23,411sqm, out of which 14,701sqm represented floorspace previously occupied by another business and 8,710sqm floorspace that was previously vacant. Against this, 4,230sqm of floorspace became newly vacant, resulting in a net gain of 4,480sqm.
- **Vacancies** – There has been a fall in the number of vacant units across the borough's 9 industrial estates (48 to 32–11.7% to 7.8%). Vacancy rates remain below the Core Strategy monitoring target of 15.0%. The majority of vacant units came from the borough's two largest estates, Holmethorpe and Salfords, with 11 units and 14 units respectively, whilst Wells Place, Albert Road North and Balcombe Road remain fully occupied. Vacant floorspace stands at 12,984sqm (4.9%), down from 19,899sqm (7.5%).
- **Planning Permissions** – There are currently 7 planning permissions across the industrial estates, that have either not been started or are under construction. These permissions have the potential to deliver 17,279sqm of additional net floorspace.
- **Land Use Trends** – As has been the case since 2006, B8 (warehouse/distribution) is the dominant use across the industrial estates, accounting for 35.7% of the units, followed by B1(C) light industrial use at 18.6%. B8 also dominates in terms of floorspace, accounting for 42.9% 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 82.2% of all units and 83.7% of the total floorspace.

Breakdown of Use Classes

Table 1 Breakdown of Use Classes in the Industrial Estates (2019) - 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	1	1	0	0	20
Holmethorpe/Foxboro	7	1	22	6	37	19	52	3	5	7	11	170
Wells Place	1	0	0	1	0	0	8	0	0	0	0	10
Kingsfield Business Centre	0	0	1	0	3	1	5	0	0	2	4	16
Reading Arch Road	1	0	1	0	1	3	0	0	0	3	1	10
Perrywood Business Park	0	0	6	4	7	1	3	0	0	0	1	22
Salfords	3	0	5	5	11	3	50	0	0	5	14	96
Balcombe Road	0	0	18	1	13	3	15	0	0	1	0	51
Total	12	1	58	24	76	32	146	4	6	18	32	409
Percentage	2.9	0.2	14.2	5.9	18.6	7.8	35.7	1.0	1.5	4.4	7.8	100.0

Table 2 Breakdown of Use Classes in the Industrial Estates (2019) - 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	390	470	0	0	10,975
Holmethorpe/ Foxboro	3,630	56	7,509	6,730	15,699	10,831	30,065	375	1,860	3,794	3,734	84,283
Wells Place	2,210	0	0	3,070	0	0	22,704	0	0	0	0	27,984
Kingsfield Business Centre	0	0	340	0	1,825	2,118	2,355	0	0	535	1,080	8,253
Reading Arch Road	150	0	300	0	475	895	0	0	0	2,828	115	4,763
Perrywood Business Park	0	0	11,493	3,490	6,335	105	2,753	0	0	0	515	24,690
Salfords	3,315	0	5,761	6,490	4,158	675	46,512	0	0	8,875	6,040	81,826
Balcombe Road	0	0	3,750	375	6,590	930	4,705	0	0	1,935	0	18,285
Total	9,305	56	30,588	23,635	37,647	16,564	113,849	765	2,330	17,967	12,984	265,689
Percentage	3.5	0.0	11.5	8.9	14.2	6.2	42.9	0.3	0.9	6.8	4.9	100.0

New Occupiers & Vacancies

New Occupiers

The last 12 months have seen an increase in the occupier movement, with 49 new businesses moving into the borough's industrial estates, compared to 27 during the same period last year. 19 of these new occupiers took over previously vacant units and 30 moved into units previously occupied by other businesses. Against this, 9 units previously occupied have become vacant and further 23 units have been continuously vacant from previous monitoring period.

Table 3 New Occupiers and Take-Up (2019) – Units

	New Occupiers Vacant Unit	Previously: Occupied Unit	New Development	New Vacancies
Pitwood Park	0	3	0	0
Albert Road North	1	3	0	0
Holmethorpe	6	13	0	1
Wells Place	0	2	0	0
Kingsfield	0	3	0	2
Reading Arch Road	0	0	0	1
Salfords	6	3	0	4
Perrywood	1	0	0	1
Balcombe Road	5	3	0	0
Total	19	30	0	9

Development Activity

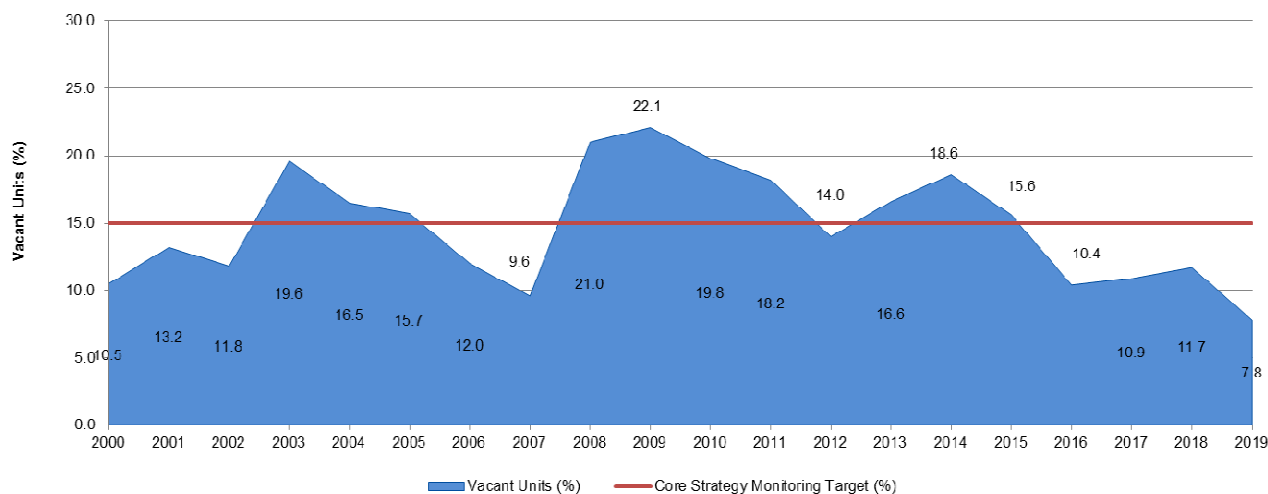
There are currently 7 planning permissions across the industrial estates that have either not been started or are under construction. These permissions have the potential to deliver 17,279sqm of additional net floorspace.

Most notable developments include the redevelopment of the former Philips Research Laboratory in Salfords, resulting in additional 15,831sqm of commercial space and the redevelopment of the former laboratory unit in Pitwood Park, resulting in a loss of 1,579sqm of employment floorspace to housing.

Vacancy Trends

Within the last twelve months, there has been a fall in the number of vacant premises across the borough's 9 industrial estates (48 to 32). Correspondingly, the vacancy rate has dropped from 11.7% to 7.8%, comfortably below the Core Strategy monitoring target of 15.0%, as can be seen from Figure 1 below.

Figure 1 Long Term Vacancy Trend (2000-2019) – Units



In terms of vacant floorspace, the last twelve months have seen a decrease (19,899sqm to 12,984sqm). Vacant floorspace now represents 4.9% of the total floorspace in the borough's industrial estates which is significantly below the Core Strategy monitoring target of 15.0%.

Figure 2 Long Term Vacancy Trend (2011-2019) – Floorspace

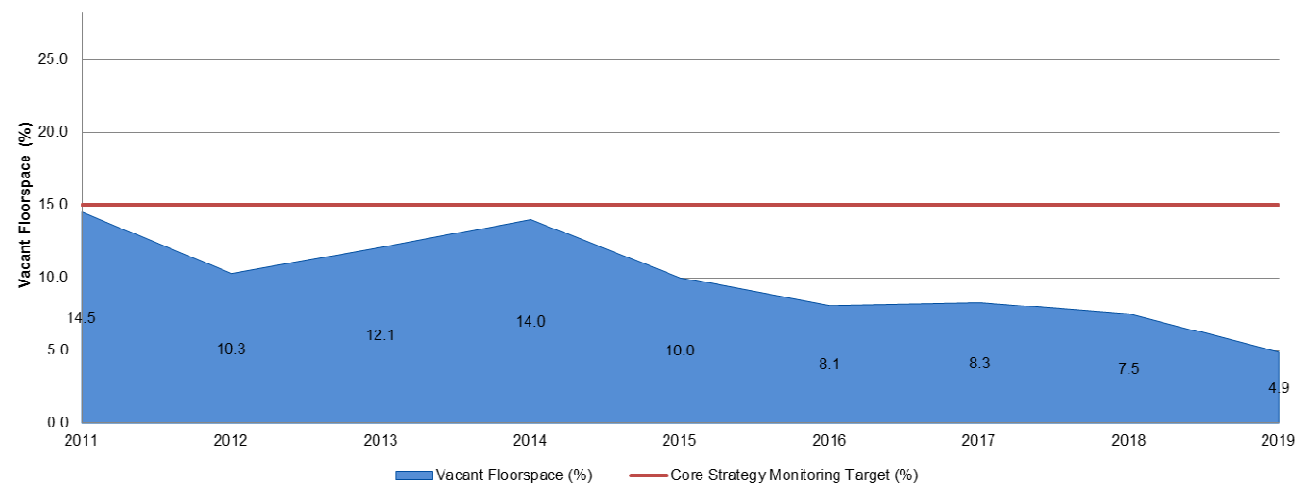


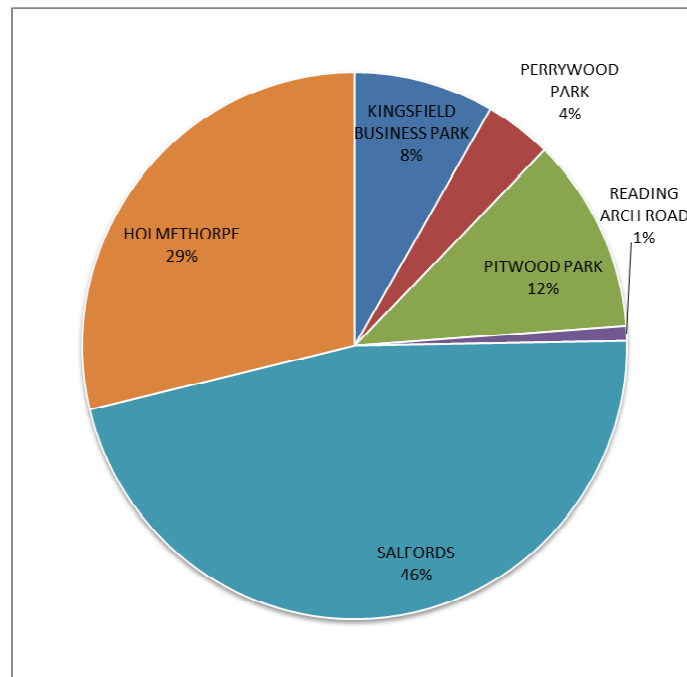
Table 4 below shows the long term vacancy trend for each of the industrial estates. The figures show that the majority of estates have either retained or decreased their vacancy rates, with the exception of Kingsfield Business Centre and Reading Arch Road industrial estate where the rate has increased (from 12.5% to 25.0% and 0.0% to 10.0% respectively). Kingsfield has seen a sharp increase in vacant space due to a departure of the Surrey & Sussex NHS trust who formerly occupied several units, making this the only estate in the borough with a vacancy rate over the 15.0% Core Strategy monitoring target.

Table 4 Individual Estate Vacancy Trends (2009 – 2019) – Percentage of Units

	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Pitwood Park	7.7	7.7	7.7	7.7	14.3	28.6	21.4	14.3	7.1	7.1	7.1
Albert Road	18.2	15.2	13.3	13.3	15.2	27.3	27.3	5.0	5.0	5.0	0.0
Holmethorpe	23.0	21.7	20.4	16.2	21.8	23.1	17.4	12.2	13.3	11.2	6.5
Wells Place	0.0	11.1	11.1	11.1	11.1	0.0	0.0	11.1	0.0	0.0	0.0
Kingsfield	0.0	0.0	0.0	0.0	0.0	0.0	6.3	12.5	12.5	12.5	25.0
Reading Arch	23.1	15.4	22.2	22.2	11.1	0.0	0.0	0.0	0.0	0.0	10.0
Salfords	36.7	32	28.7	20.2	20.0	16.8	14.7	12.5	11.5	19.8	14.6
Perrywood	5.0	9.5	13.6	9.5	19.0	28.6	28.6	14.3	9.1	4.5	4.5
Balcombe	15.1	9.4	6.0	4.8	2.0	8.0	7.8	2.0	9.8	9.8	0.0
Borough-wide	22.1	19.8	18.2	14	16.6	18.6	15.6	10.4	10.9	11.7	7.8

The amount of vacant floorspace varies across each of the individual industrial estates – of the total vacant floorspace, 46% is in Salfords, followed by 29% in Holmethorpe. Albert Road North, Wells Place and Balcombe Road are the only industrial estates in the borough to have no vacant floorspace.

Figure 3 Percentage of Total Vacant Units by Industrial Estate (2019)



Use Classes Trends

In total, the main employment uses (B1, B2 & B8) account for 82.2% of all units. The single most common use is B8 warehouse & distribution which accounts for 35.7% of the units, followed by B1(C) light industrial use at 18.6%. B8 also dominates in terms of floorspace, accounting for 42.9% 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 83.7% of the total floorspace.

Figure 4 Use Class Breakdown (2019) – Left: Units; Right: Floorspace

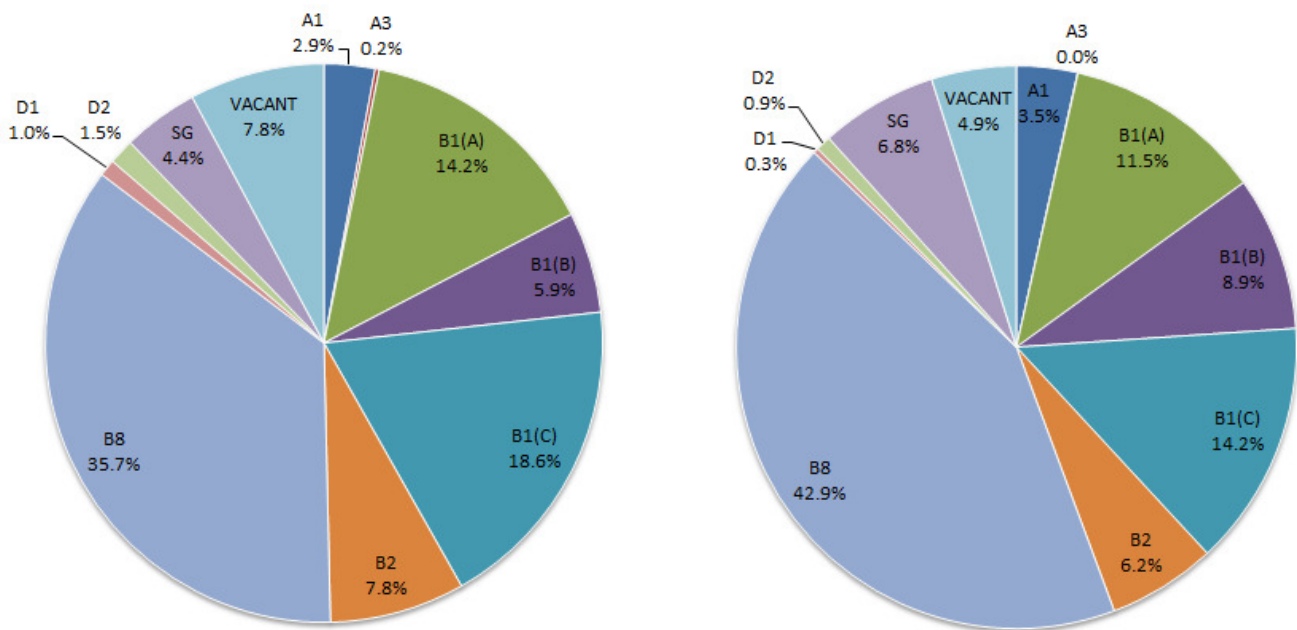
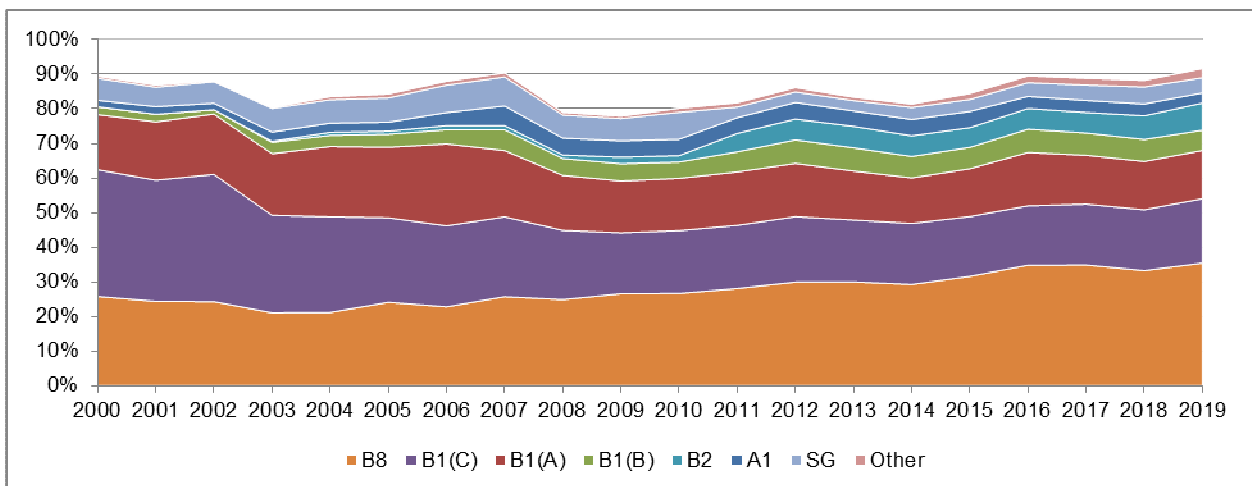


Figure 5 shows the long term use class trend across the combined industrial estates. The growth in and move towards B8 warehouse & distribution type uses is apparent with the proportion of such uses rising from around 25% in 2000 to a current level of 36%. Against this there has been a noticeable decline in light industrial B1(C) uses over the past decade or so, down from 37% of units in 2000 to 19% 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 (2000-2019)



Individual Estate Analysis

Pitwood Park Industrial Estate, Tadworth



New Occupiers & Vacancies

Linkam Scientific have taken over three units previously occupied by Jaspers and Ideal Medical Solutions, keeping the proportion of vacant units and floorspace unchanged.

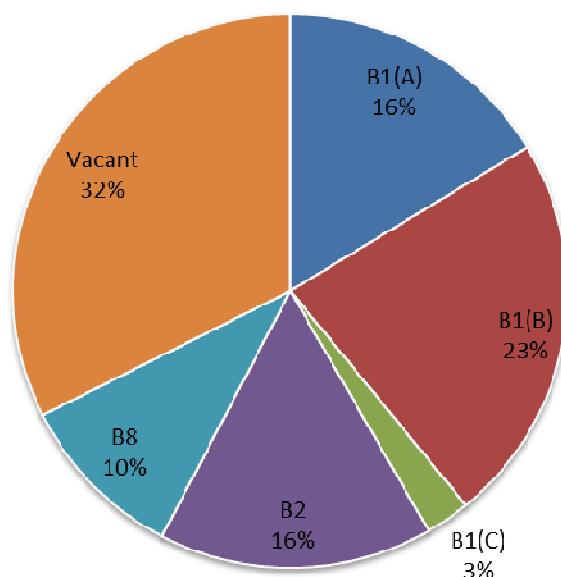
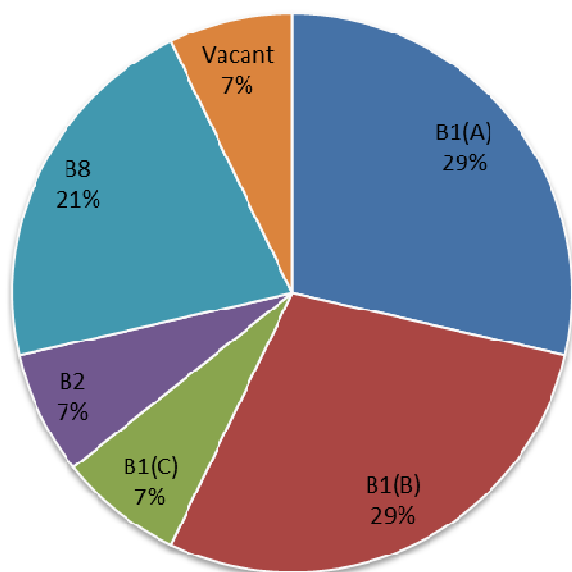
There remains a disproportionately high percentage of vacant floorspace due to the former ISP Laboratory unit remaining vacant (1,500sqm). The site is currently under planning application for housing development.

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

Services continue to be the predominant use, accounting for 36% of the units and 25% of the floorspace, followed closely by manufacturing and storage & distribution (28% of the units/ 30% of the floorspace and 29% of the units/ 12% of the floorspace respectively).

Office, research and storage use classes (B1(A), B1(B) and B8) continue to dominate the majority of the units, accounting for 79% of the units and 49% of the floorspace. Industrial B1(C) and B2 uses only account for 14% of units and 19% of floorspace, potentially due to the estate's location in heavily build up area.

Use Classes (Left – Units, Right – Floorspace)



Planning and Development Activity

An extant permission 17/01041/F to build a storage unit on site of unit 4 & 4a is currently under construction, adding further 300sqm of employment floorspace.

A new planning permission 18/01156/F has been granted to build 25 dwellings on site of the former laboratory unit, which has remained vacant for a number of years, resulting in a loss of 1,579sqm of employment floorspace. This significant loss is considered to be justified, as the applicant has clearly demonstrated the limited prospect of continued employment use. Proposing that two thirds of the new homes will be Starter Homes, the site is also considered to comply with the Government's Starter Homes exceptions policy.

Albert Road North Industrial Estate, Reigate



New Occupiers & Vacancies

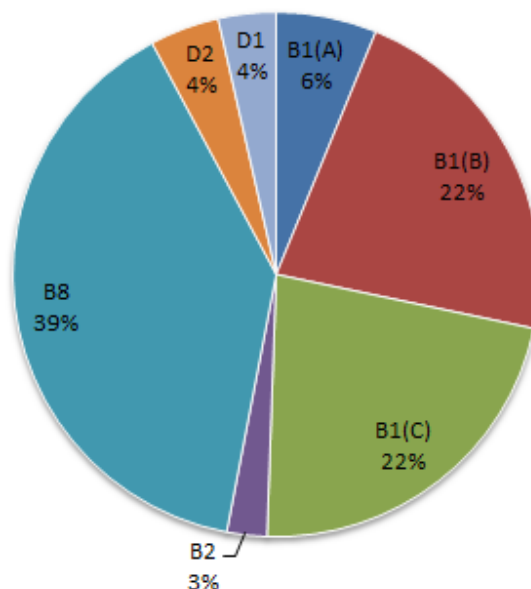
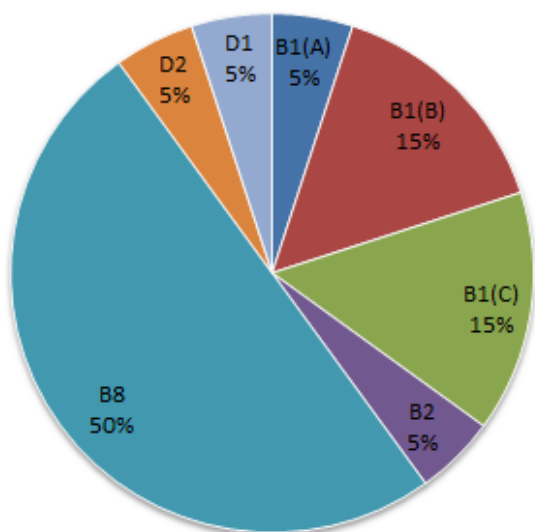
A new occupier, Day Space, has moved into a previously vacant unit, following a change of use to D1. Three further units had a change of occupier within the last 12 months; two units previously occupied by Caparo are now occupied by Applus Aerospace material testing and the unit formerly occupied by Soden Construction is now occupied by Praetorian Properties.

	Total	Vacant	% Vacant
Units	20	0	0%
Floorspace	10,975	0	0%

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.

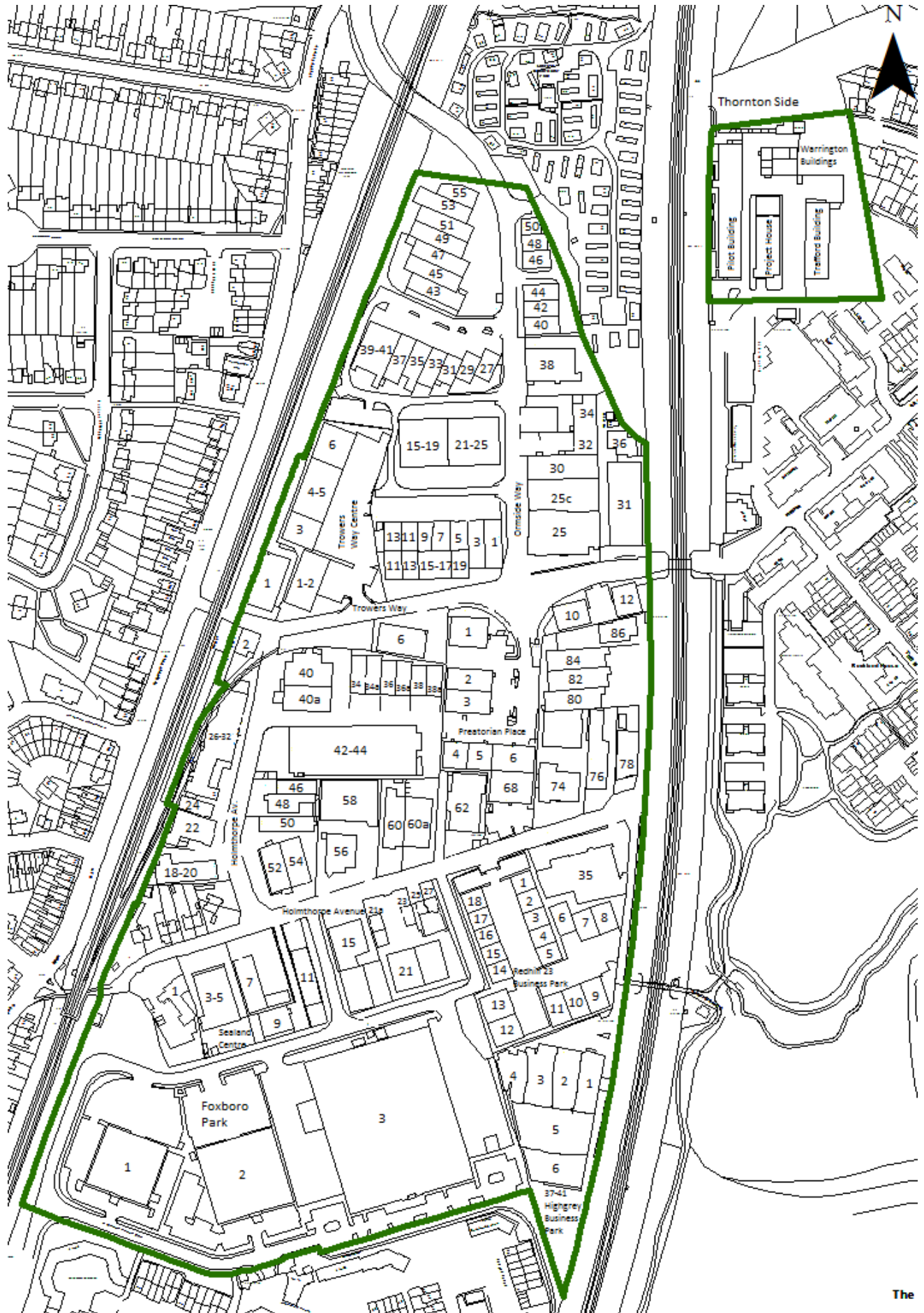
Use Classes (Left – Units, Right – Floorspace)



Planning and Development Activity

Planning permission 16/02876/CU at 57 Albert Road North for change of use to Day Centre providing creative activities for adults with learning disabilities has now been completed.

Holmethorpe Industrial Estate, Redhill



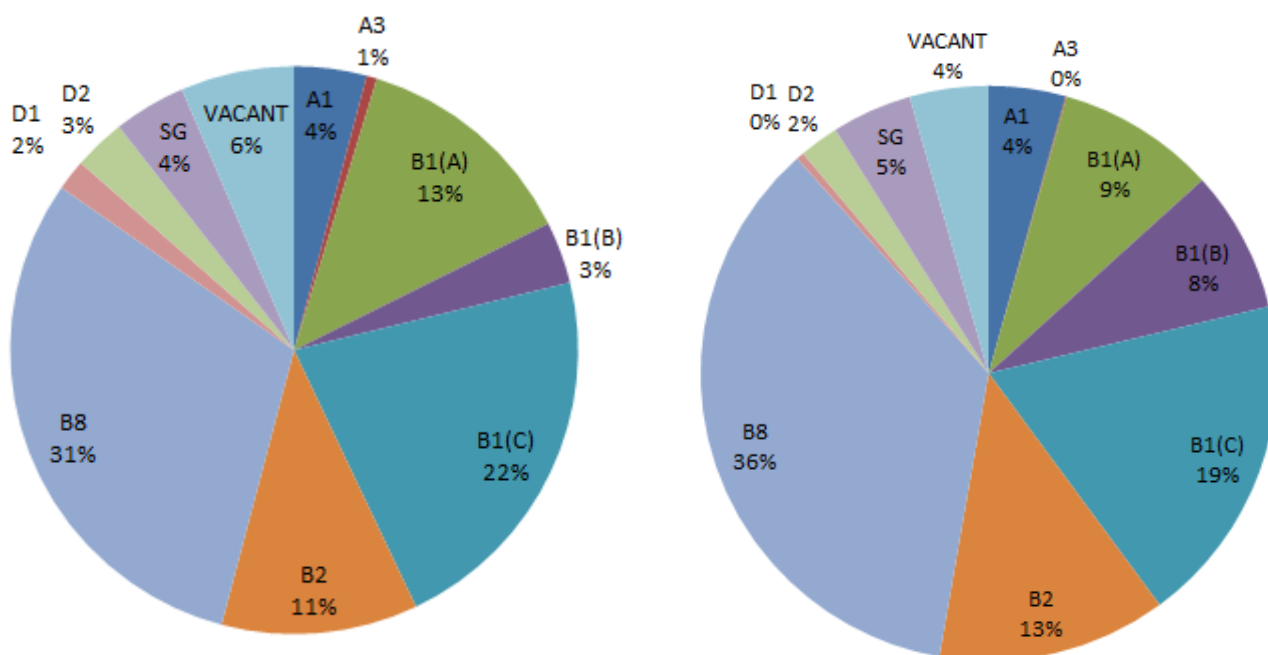
New Occupiers & Vacancies

During this monitoring period, 16 new occupiers have moved into the Holmethorpe Industrial Estate (of which 5 have moved into previously vacant units). In total, 11 units remain vacant. The vacancy rate however remains below the Core Strategy monitoring target of 15%.

	Total	Vacant	% Vacant
Units	170	11	6%
Floorspace	84,283	3,734	4%

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 over a half of the units and floorspace.



Planning and Development Activity

Change of use at previously vacant site at 53 Ormside Way from B1(C))/B8 to D2 (17/01775/CU) has been completed and the unit is now occupied.

Construction of a first floor extension at 34 Ormside Way (increasing B1(A) floorspace by 94sqm) (16/00994/F) has now also been completed and so has the construction of two-storey side extension at 11 Trowers Way (increasing both B1(A) and B8 by 45sqm) (15/00666/F).

Two new permissions have been granted within the last 12 months:

- 18/01049/F – 35 Holmethorpe Avenue – demolition of existing unit and construction of two new commercial units, resulting in overall net loss of 300sqm of B1(C) floorspace. Work has not yet started.
- 18/02187/CU – 26 Holmethorpe Avenue – change of use from café back to its previous use as offices. Following a site visit, this permission appears to be completed.

Wells Place, Merstham



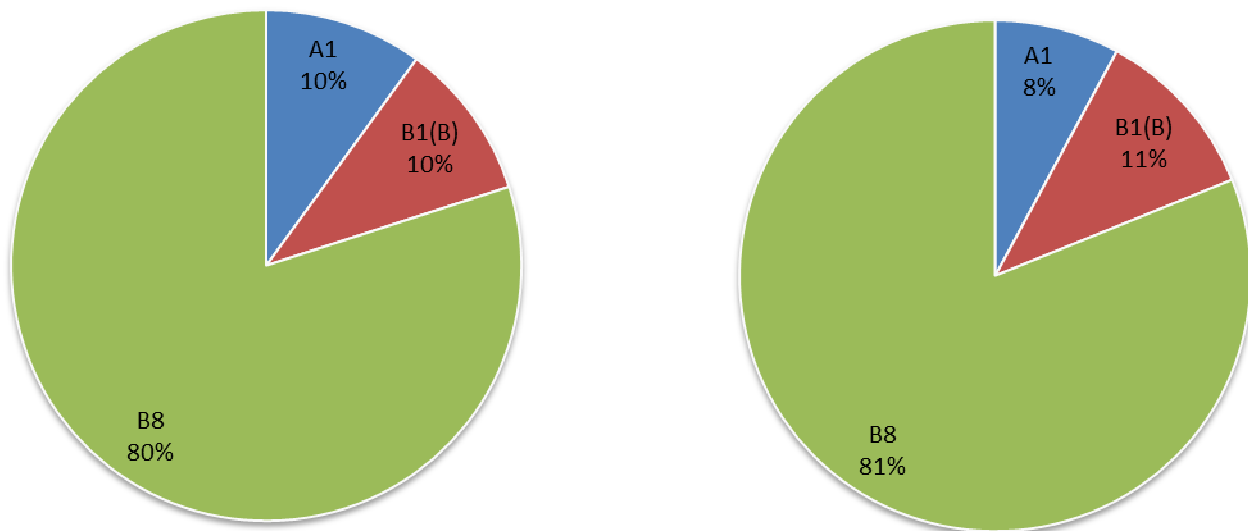
New Occupiers & Vacancies

During this monitoring period, Amazon has moved into a unit previously occupied by B&Q and Ceres Power replaced Select in Unit 3. The estate remains fully occupied with no vacant units.

	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.

Use Classes (Left – Units; Right – Floorspace)

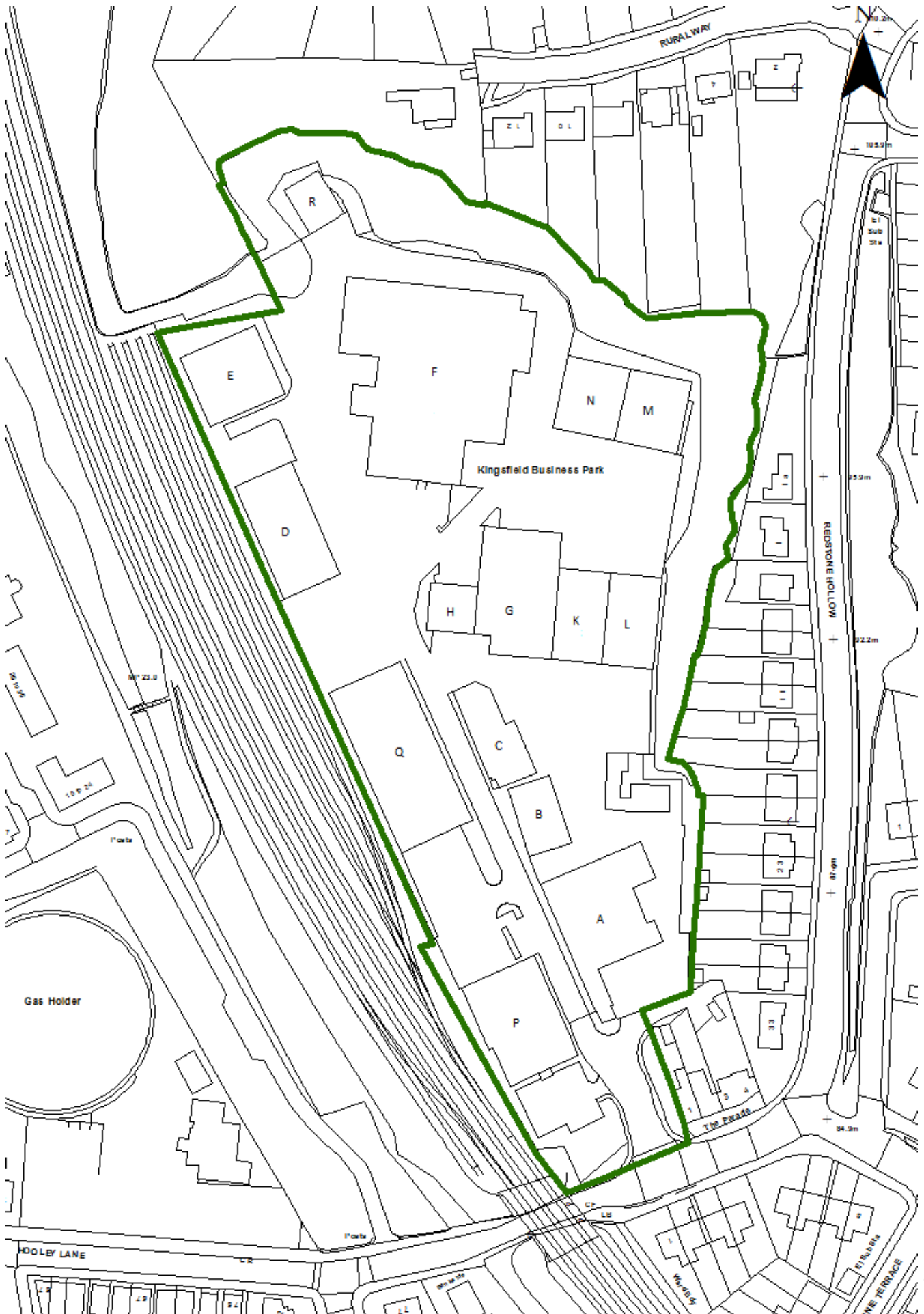


Planning and Development Activity

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 of B8 floorspace). There has been no activity on site during this monitoring period and the permission remains extant.

A new planning permission has also been submitted, and is currently under consideration, for further two commercial units to be built at the north end of the site, with potential to increase the commercial space by 3,432sqm of B1(B), B1(C), B2 and B8 floorspace.

Kingsfield Business Centre, Redhill



New Occupiers & Vacancies

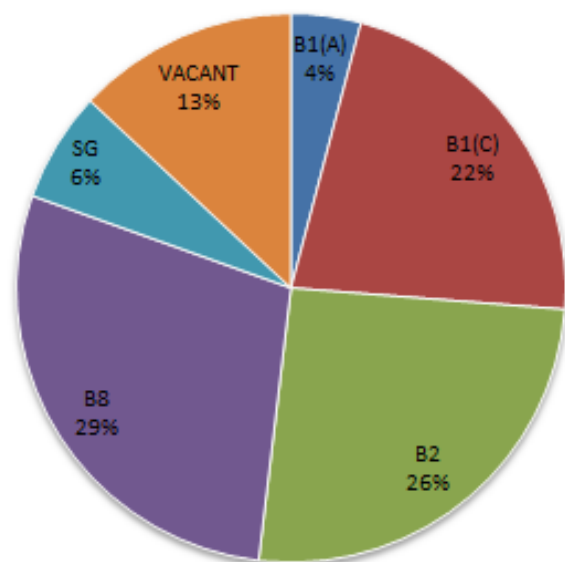
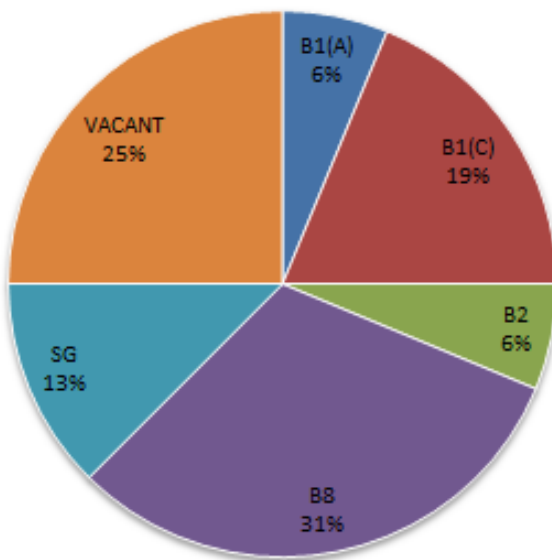
Two units have been vacated by Surrey Boarders & Partnership, increasing the total number of vacant units to four. Respirex has relocated out of two smaller units into one larger, previously occupied by Keymex, who has taken over one of the vacated units. The other vacated unit has been taken over by a new occupier, Platipus Anchors.

	Total	Vacant	% Vacant
Units	16	4	25%
Floorspace	8,253	1,080	13%

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

Warehouse and distribution (B8) remains the predominant use on the estate, accounting for 31% of the units and 29% of floorspace. This is followed by industrial use (B1(C) & B2), which accounts for 25% of units and 48% of floorspace.

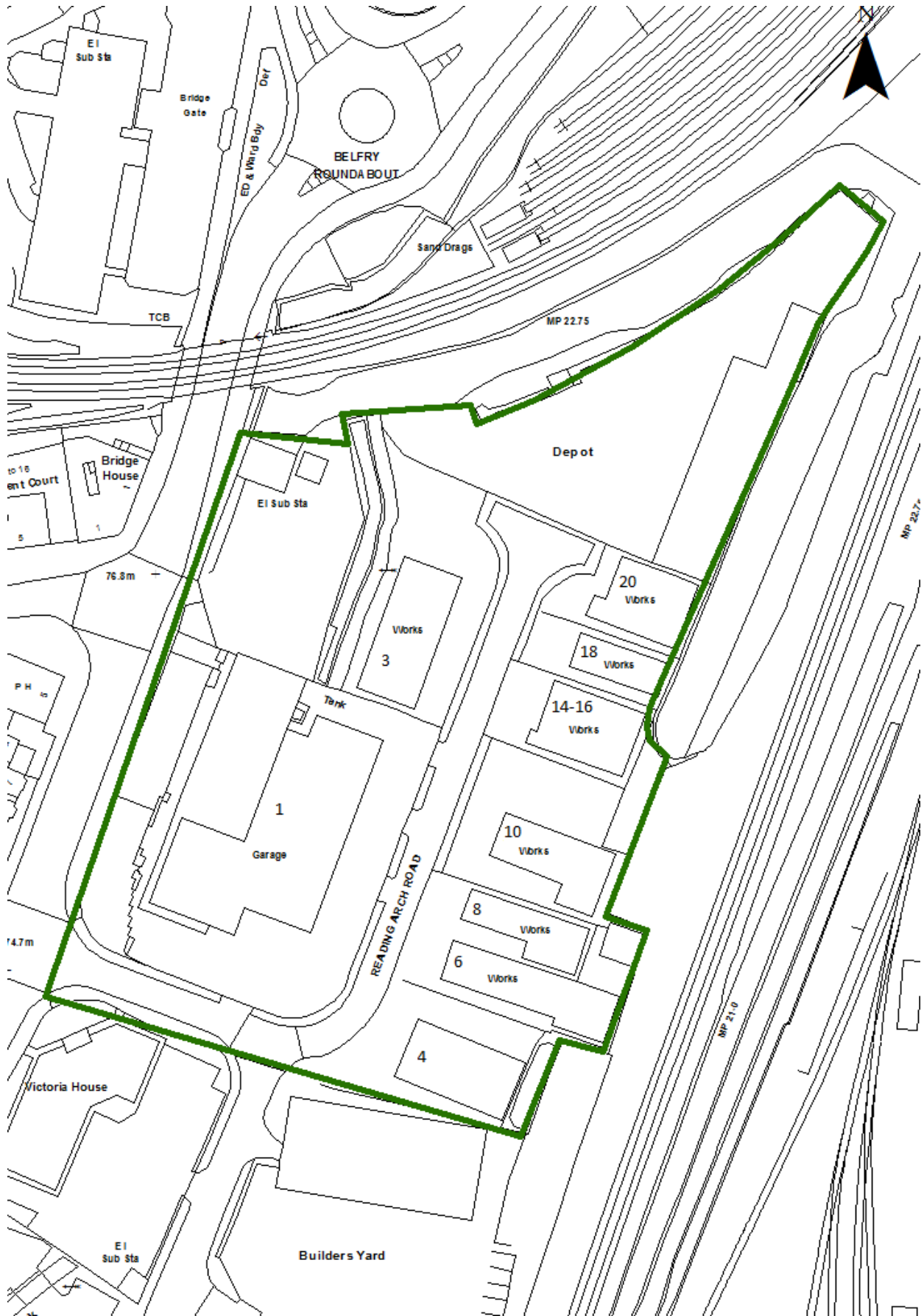
Use Classes (Left – Units; Right – Floorspace)



Planning and Development Activity

Planning permission 17/02821/F for Unit F Respirex has now been completed, adding 48sqm of B2 workshop floorspace.

Reading Arch Road Industrial Area, Redhill



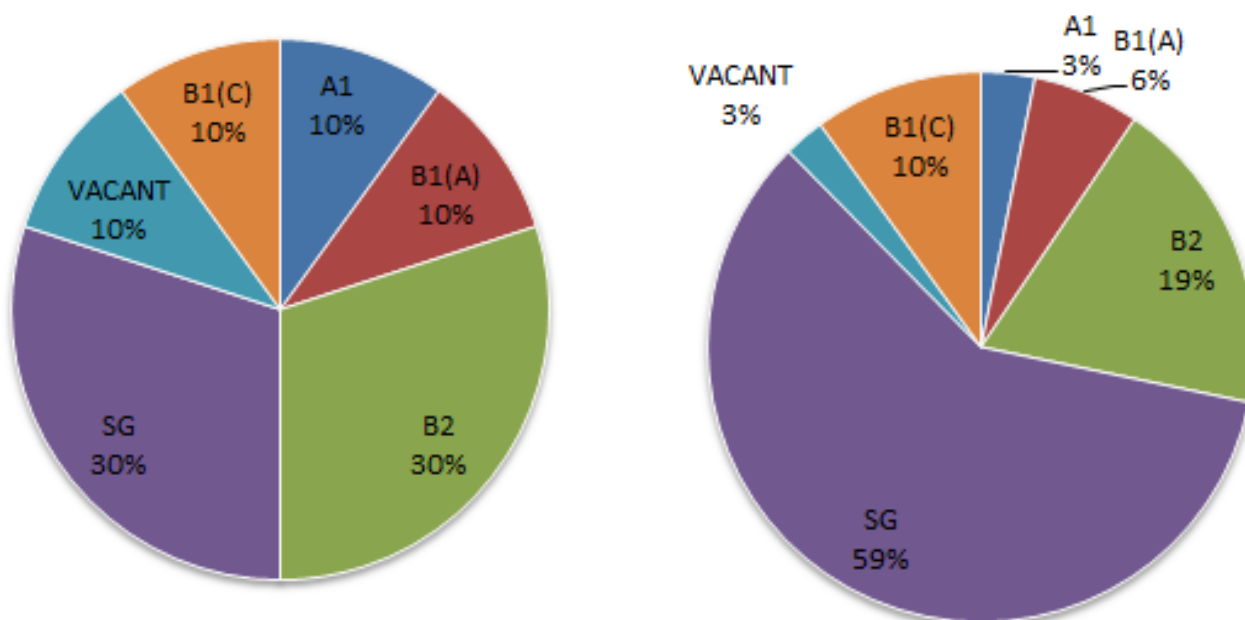
New Occupiers & Vacancies

Within the last twelve months, one occupier has left the estate, leaving one unit vacant.

	Total	Vacant	% Vacant
Units	10	1	10
Floorspace	4,763	115	3

Reading Arch Road industrial estate is entirely composed of service uses, a large proportion of which provides vehicle related services including maintenance, repair and rental. This is reflected in the industrial estates composition with B2 and SG uses accounting for 60% of the units. Both use classes account for over three quarters of the total floorspace, over half of which is occupied by Ford who occupy both the car garage and land at the north end adjacent to 20 Reading Arch Road which they use for additional vehicle storage.

Use Classes (Left – Units; Right – Floorspace)



Planning and Development Activity

Within the last twelve months, a new permission (18/01591/F) has been granted at 1 Reading Arch Road, the Ford garage, for a ground floor under canopy extension, replacing the lapsed permission 15/00608/F. The application has the potential to deliver additional 106sqm of employment floorspace.

Perrywood Business Park, Salfords



New Occupiers & Vacancies

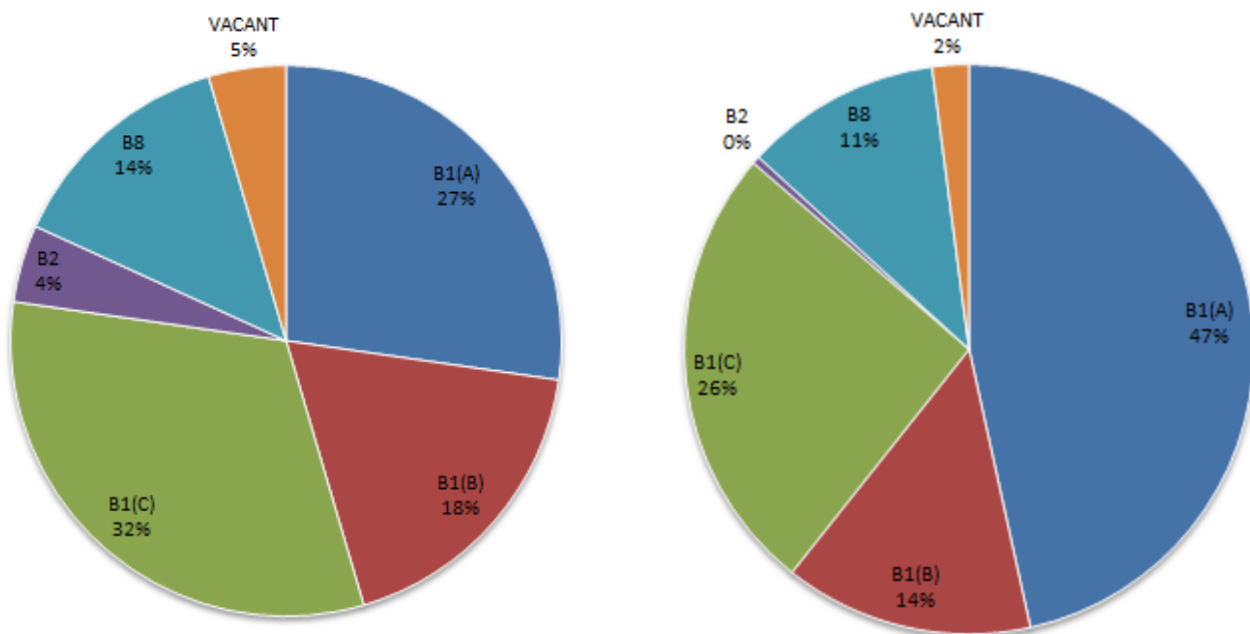
Over the course of the monitoring period, whilst there have been no changes to the number of vacant units, there has been a number of occupier changes – Panthera Group has moved into a previously vacant unit and Tegan Ltd. has vacated the industrial estate.

	Total	Vacant	% Vacant
Units	22	1	5%
Floorspace	24,690	515	2%

Perrywood Park is dominated by service based businesses, accounting for 50% of the units and 70% of the floorspace. The remaining units are taken up by manufacturing industries.

The majority of floorspace (49%) is occupied by office B1(A) use, following by light industrial B1(C) with 26% of floorspace.

Use Classes (Left – Units; Right – Floorspace)



Planning and Development Activity

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

Salfords Industrial Estate, Salfords





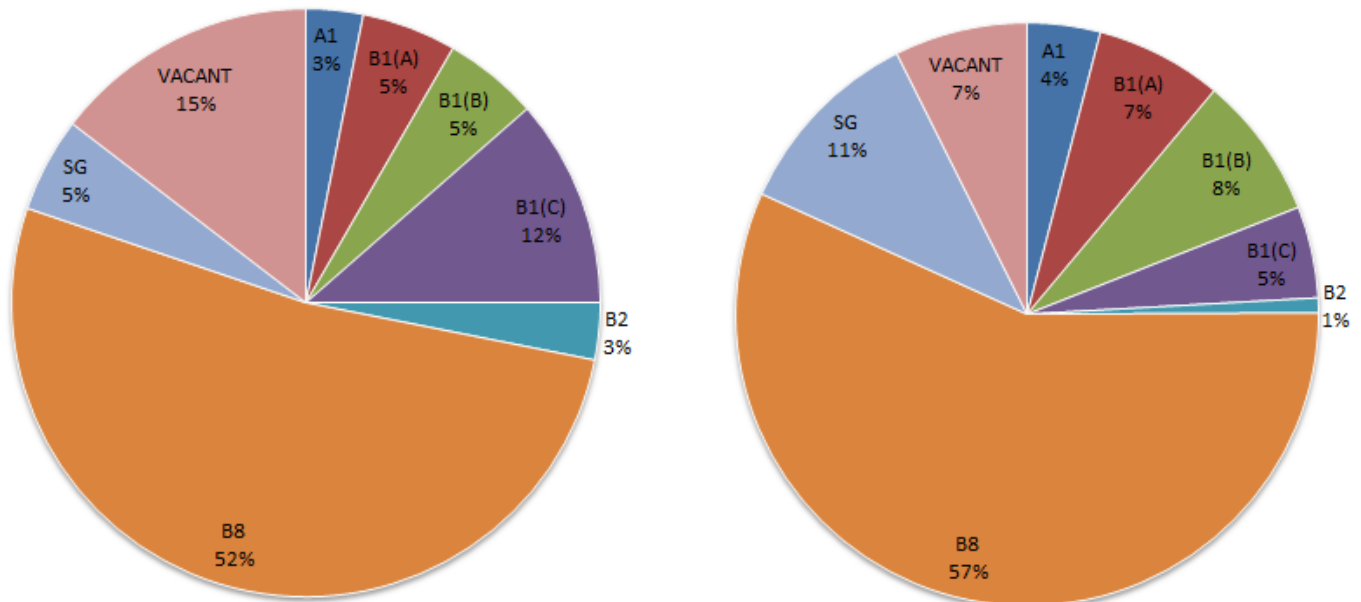
New Occupiers & Vacancies

Within this monitoring period there have been a number of occupier changes: 6 previously vacant units have been occupied; 3 units which were previously occupied have become re-occupied following the departure of their previous tenants; and 4 previously occupied units have become vacant.

	Total	Vacant	% Vacant
Units	96	14	15%
Floorspace	81,826	6,040	7%

Given its strategic location on the A23 corridor, it is perhaps expected that Salfords is dominated by warehouse and distribution (B8) uses, making up just over a half of the units (52%) and floorspace (57%). 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

A new planning permission (18/01180/F) has been granted for demolition of unit J, former Philips Research Laboratory, and redevelopment of the site to include 5 units for open B1(B), B1(C), B2 and B8 use, totalling 15,831sqm of employment floorspace. Works to enable this permission have commenced.

Balcombe Road Industrial Area, Horley



New Occupiers & Vacancies

Within the last 12 months, 8 new occupiers have moved into the estate, with 5 moving into previously vacant units. There are currently no vacant units on the estate.

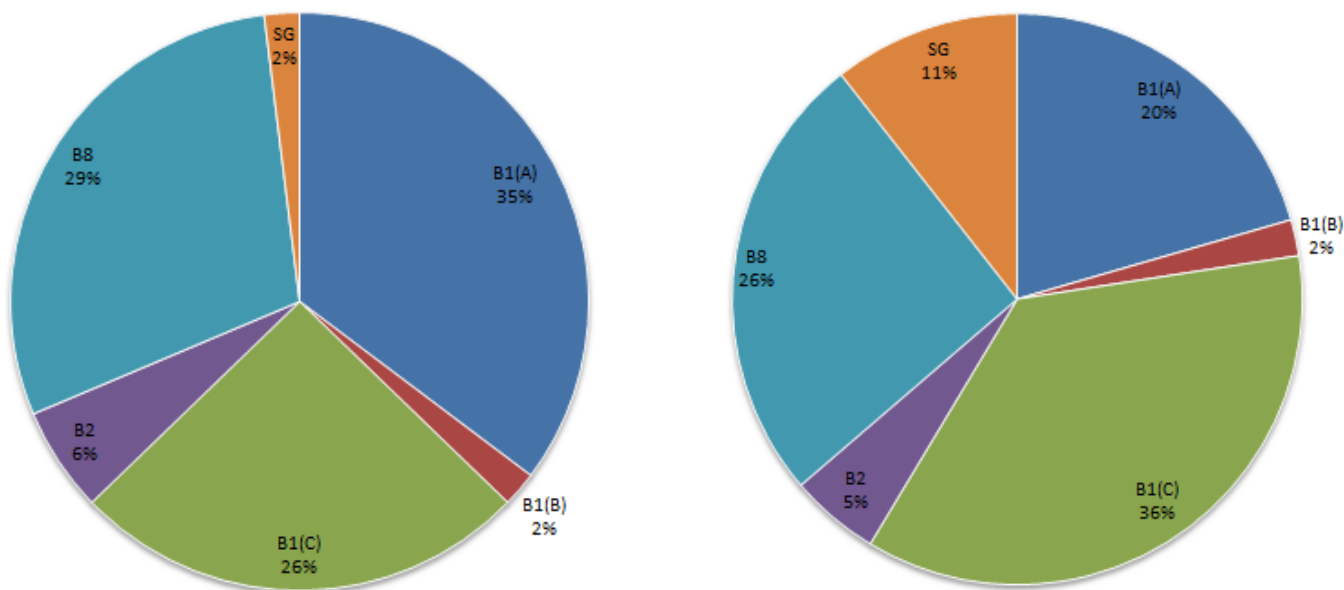
	Total	Vacant	% Vacant
Units	51	0	0
Floorspace	18,285	0	0

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.

Service industries account for 61% of the units and 59% of the floorspace, followed by storage & distribution with 25% of units and 24% of floorspace.

The estate is predominantly made up of offices (B1(A)) and warehouse and distribution (B8), together these use classes account for 64% of the units and 46% of the floorspace. Light industrial (B1(C)) occupies a further 26% of the units and 36% of the floorspace respectively.

Use Classes (Left – Units; Right – Floorspace)



Planning and Development Activity

Planning permission 17/02825/CU 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 has now been completed.

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)	Hospitals, nursing homes, residential education and training centres. Use for the provision of	State-funded school or registered nursery, subject to

Institutions)	residential accommodation and care to people in need of care.	prior approval by local planning authority
C3 (Dwelling houses)	Use as a dwelling house, whether or not as a sole or main residence.	C4
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:

Planning Policy Team

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Email: LDF@reigate-banstead.gov.uk