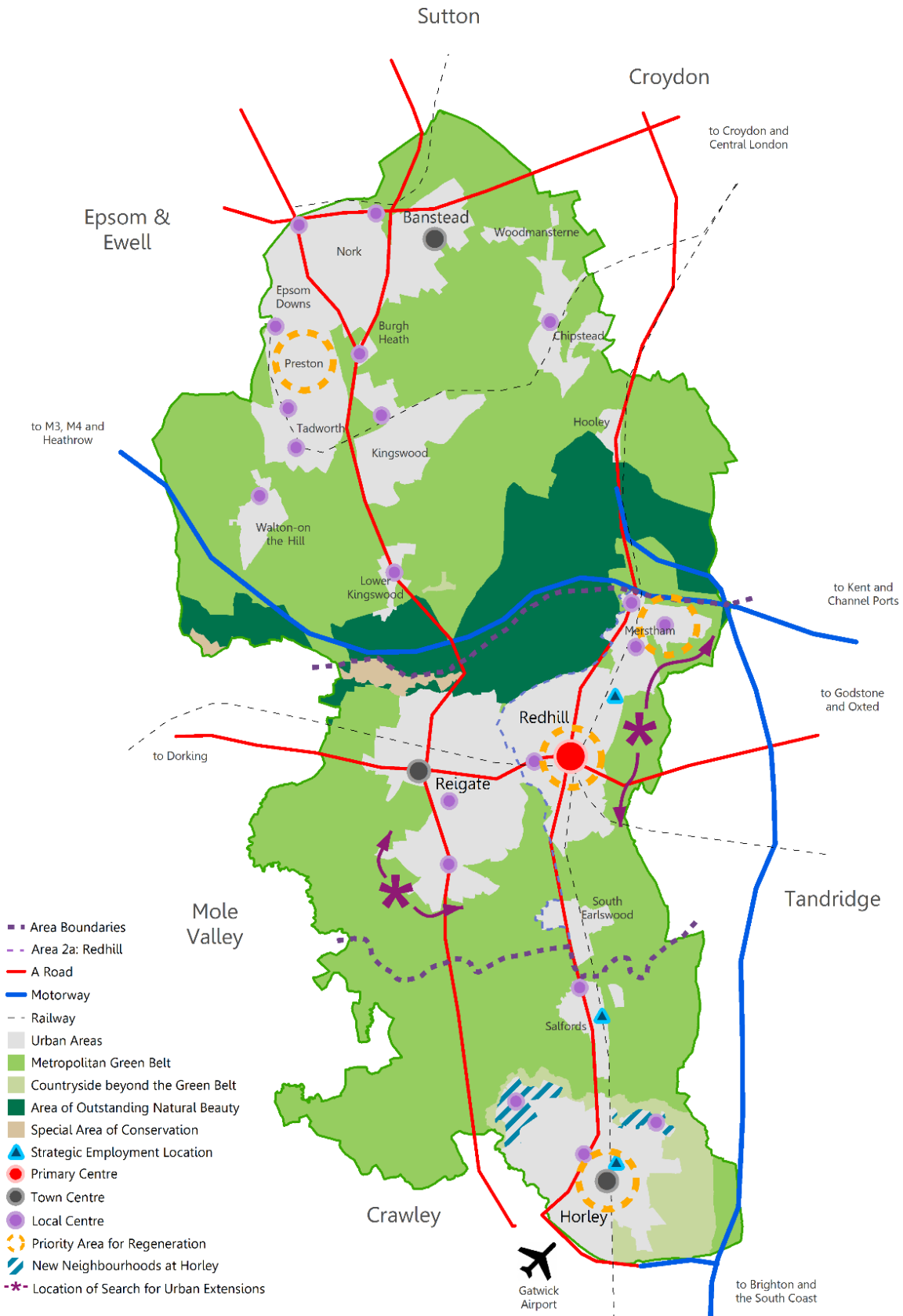




# Industrial Estates Monitor

Position in May 2021

Figure 1 Reigate and Banstead Borough Map



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## Contents

1.	Introduction .....	4
1.1.	Area Context .....	4
1.2.	Relevant Local Policies and Indicators .....	6
2.	Individual Estate Analysis .....	7
2.1.	Pitwood Park Industrial Estate, Tadworth.....	7
2.2.	Wells Place, Merstham.....	9
2.3.	Perrywood Business Park, Salfords .....	13
2.4.	Kingsfield Business Park, Redhill .....	16
2.5.	Balcombe Road Industrial Area, Horley .....	19
2.6.	Holmethorpe Industrial Estate, Redhill .....	21
2.7.	Salfords Industrial Estate, Salfords .....	25
3.	Breakdown of Use Classes.....	30
4.	New Occupiers and Vacancies .....	32
4.1.	New Occupiers .....	32
4.2.	Development Activity.....	33
4.3.	Vacancy Trends .....	33
4.4.	Use Classes Trends .....	34
5.	Summary of Key Findings.....	37
6.	Appendix.....	38

### Please Note:

The information contained within this monitor is a record of the observed uses and occupiers within the industrial estate in Reigate & Banstead as of May 2021. It does not constitute a record of the Lawful Uses of each property under 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 and analysis is accurate, the Council accepts no responsibility for any loss resulting from errors or omissions. The Council welcomes comments and suggestions that would make the monitoring information more accessible and useful.

## 1. Introduction

Despite the Covid-19 pandemic, the industrial and logistics sector continues to expand due to the increased usage of retail spend online and the need for companies to have storage space for their products. According to the BNP Paribas Real Estate, the take-up for big box units reached 22.3 million sqft in the opening six months of 2021, the highest on record to date. Within the second quarter of 2021, occupier activity reached 14.4 million sqft, the highest ever quarterly take-up period in terms of square footage signed for. However, as a consequence of this, demand for warehouses is beginning to outweigh the supply, as supply of existing units was at 25.1 million sqft, which was the lowest figure on record, with a 6.3 million sqft reduction in available space since the start of 2021. It is estimated that the UK must increase its warehouse space by 14% to meet demand. To help with this, 2.7m sqft of warehouse space has been delivered in the first half of 2021, with an additional 10.4 million sqft currently under construction. A potential materials shortage may, however, delay the completion of these into early 2022.

The lack of supply supported the continued rental increases during the start of 2021. Data from Savills show that they had signed 18 letting deals since the start of the year, compared to just 19 in the whole of 2020. On the other hand, investor demand and rental growth has led to a decrease in the number of readily available sites in key locations. Lambert Smith Hampton found that this resulted in an increase in prime land values by an average of 17% in key locations. Various overseas investment has also exacerbated this, where in 2020, they accounted for close to half of the annual investment volume.

### 1.1. Area Context

The Council's Development Plan is comprised of the Core Strategy adopted in July 2014 (and reviewed in July 2019) and the Development Management Plan (DMP) adopted in September 2019. The Development Plan recognises the important role industrial estates play in providing employment areas and valuable services to the business and residential community.

Within the borough, there are seven industrial estates: four principal employment areas and three local employment areas.

Table 1 All Principal and Local Employment Areas in the Borough

Principal Employment Areas	Local Employment Areas
Holmethorpe Industrial Estate, Redhill	Pitwood Park Industrial Estate, Tadworth
Wells Place Industrial Estate, Redhill	Kingsfield Business Centre, Redhill
Perrywood Business Park, Redhill	Balcombe Road Industrial Area (Bridge Industrial Estate and Gatwick Metro Centre, Horley)
Salfords Industrial Estate, Redhill	-

The principal employment areas are locations of strategic importance due to their size, accessibility, and commercial offer. They are areas that are particularly suited to offices, industrial, storage and distribution uses.

The local employment areas provide more local accommodation for businesses. They provide an important supply of smaller, more affordable accommodation for small businesses in the borough. Their accommodation is particularly suited to smaller scale industrial and distribution uses, offices, financial and professional services, and other employment generating uses.

## 1.2. Relevant Local Policies and Indicators

Table 2 Monitoring targets for local policies

Policy	Monitoring Target
EMP1 Principal Employment Areas	Proposals for business, industrial and storage distribution uses will generally only be permitted in employment areas set out on the proposals map. Restrict loss of employment land in these areas to maintain/promote economic growth in Surrey.
EMP2 Local Employment Areas	Generally permit proposals for redevelopment, extension or change of use for business, industrial and storage distribution uses subject to certain criteria being met.

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

## 2. Individual Estate Analysis

### 2.1. Pitwood Park Industrial Estate, Tadworth

Figure 2 Pitwood Park Industrial Estate



## New Occupiers and Vacancies

Within the last twelve months, there has been no occupier changes, and the proportion of vacant units and floorspace remain unchanged.

Table 3 below shows that the disproportionately high percentage of vacant floorspace is due to the long-term vacancy at the former ISP Laboratory (approximately 1,500sqm). Planning permission has been granted for the redevelopment of the unit to housing. The unit has been demolished and the housing development is near completion. To maintain consistency in reporting, the unit will continue to be recorded as 'vacant' until the development is fully completed, after which it will be removed from the schedule'.

*Table 3 Vacant units and floorspace in Pitwood Park during the monitoring period*

<b>Pitwood Park</b>	<b>Total</b>	<b>Vacant</b>	<b>% Vacant</b>
<b>Units</b>	14	1	7.1%
<b>Floorspace (sqm)</b>	4,630	1,500	32.4%

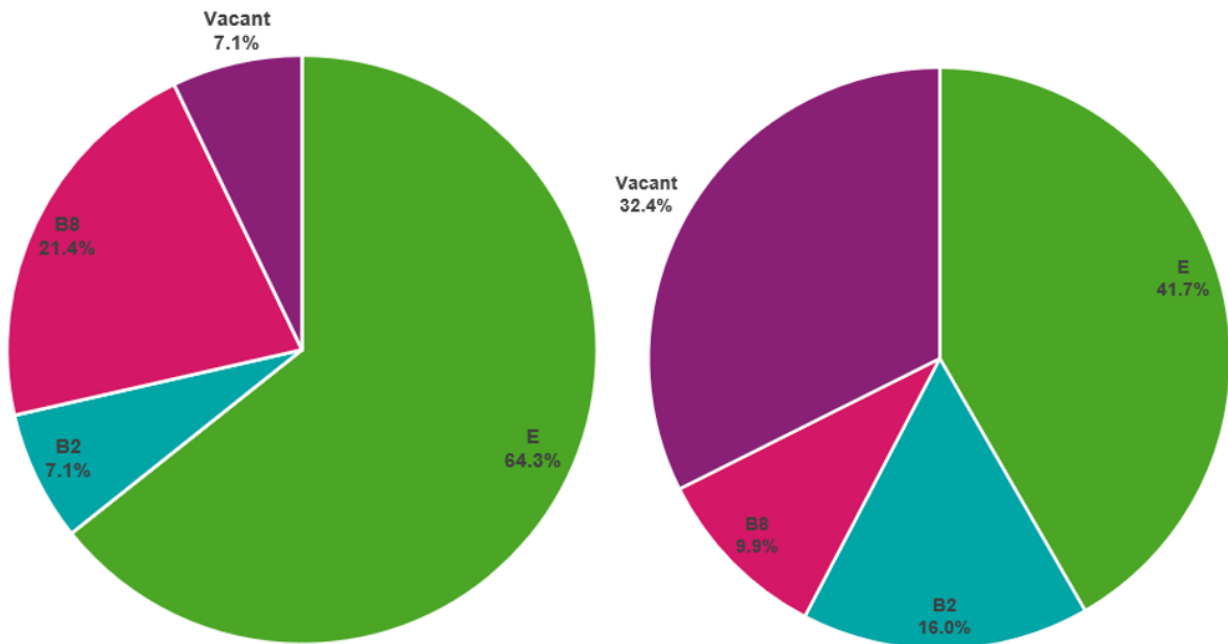
Services continue to be the predominant use, accounting for 35.7% of the units and 25.4% of the floorspace, followed closely by manufacturing and storage and distribution uses (28.6% of the units and 29.9% of the floorspace, and 28.6% of the units and 12.3% of the floorspace respectively).

As can be seen from Figure 3 below, the commercial, business and service use class (E) accounts for the greatest proportion of units (64.3%) and floorspace (41.7%). General industrial (B2) and storage and distribution (B8) only account for 28.6% of the units and 25.9% of the floorspace combined, potentially due to the estate's location in a predominantly residential area.



## Use Classes

Figure 3 Percentage of use classes in Pitwood Park during the monitoring period, with percentage of units on the left, and percentage of floorspace on the right



## Planning and Development Activity

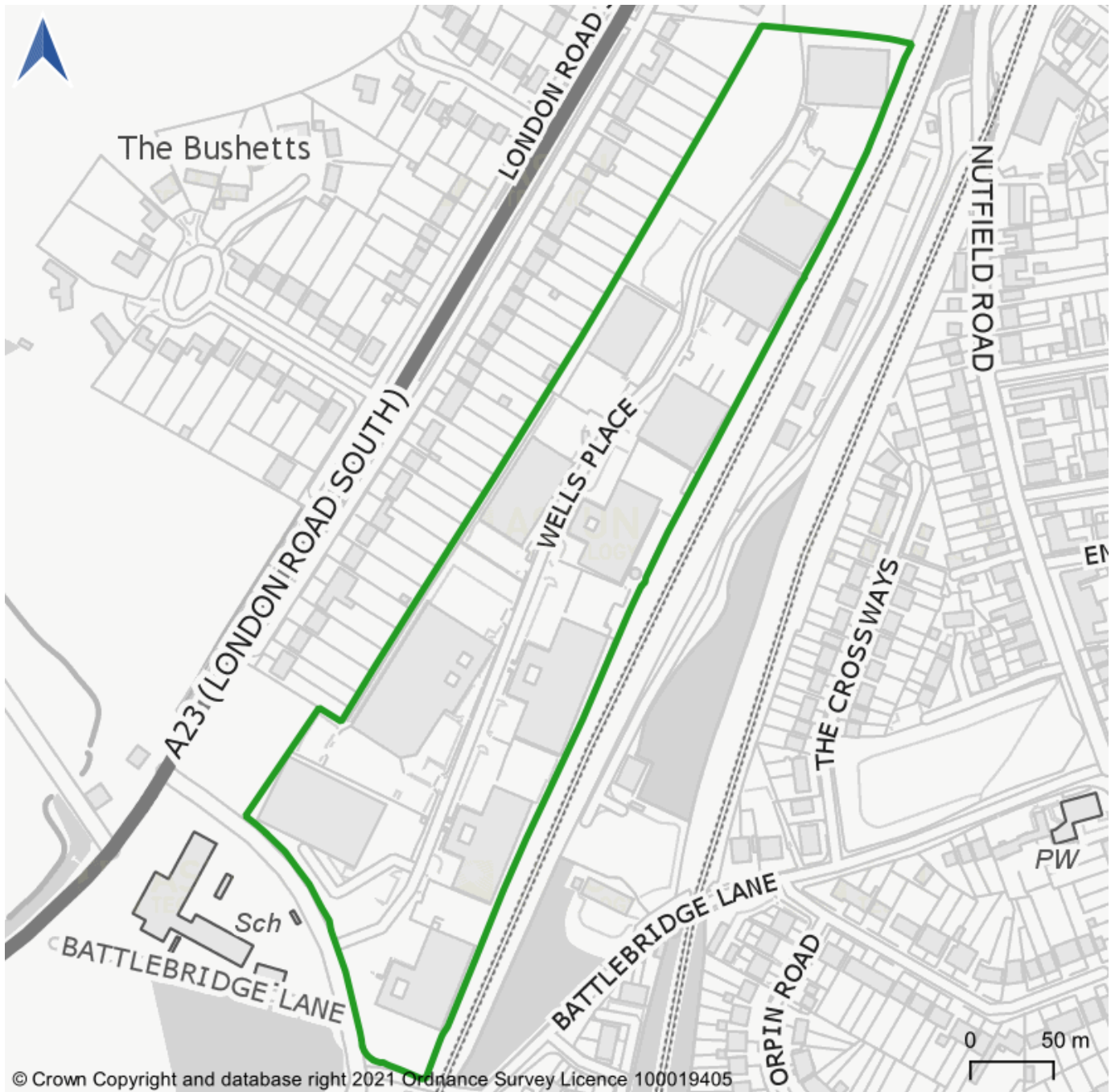
There are currently two planning permissions:

Planning permission 18/01156/F has been granted to build 25 dwellings on site of the former laboratory unit. This permission is currently under construction and will result in 1,579sqm loss employment floorspace.

Planning permission 17/01041/F to build a storage unit on site of unit 4 & 4a. This will add a further 300sqm of employment floorspace. This has now been completed.

## 2.2. Wells Place, Merstham

Figure 4 Wells Place Industrial Estate



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## New Occupiers and Vacancies

During this monitoring period, three occupiers have moved into the Wells Place industrial estate, whilst one has moved out. Wells Place is the only industrial estate in the borough to have no vacancies. For this monitoring period, there are two additional units following the completion of the 18/01072/F application.

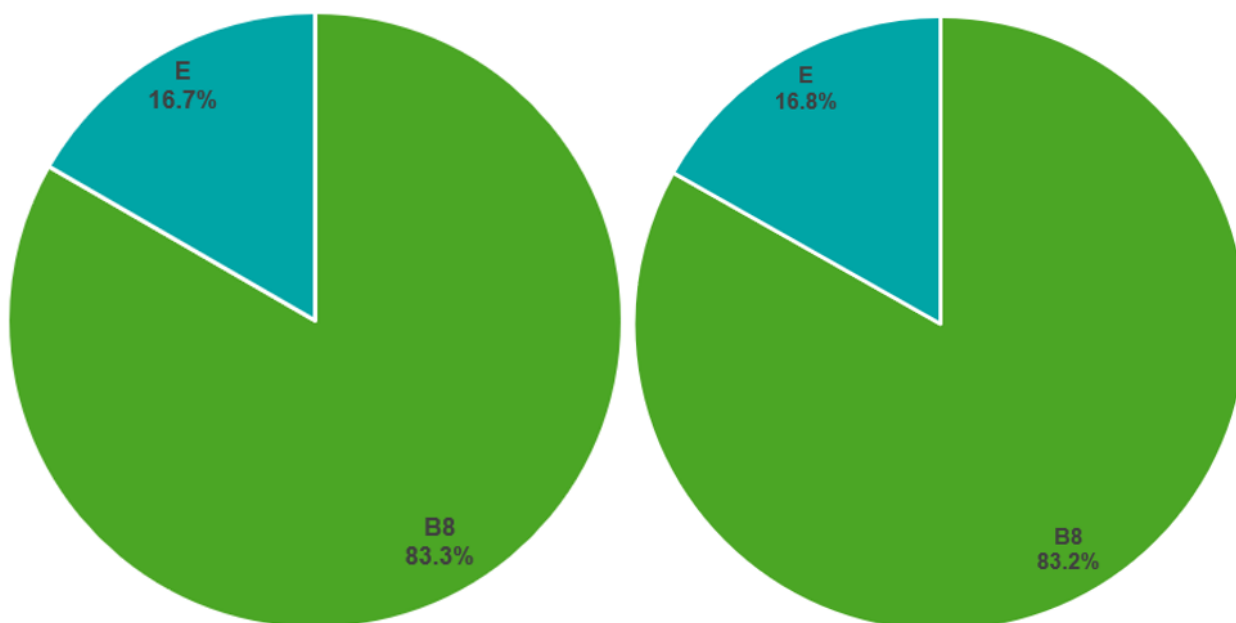
*Table 4 Vacant units and floorspace in Wells Place during the monitoring period*

<b>Wells Place</b>	<b>Total</b>	<b>Vacant</b>	<b>Vacant (%)</b>
<b>Units</b>	12	0	0.0%
<b>Floorspace (sqm)</b>	31,387	0	0.0%

As can be seen in Figure 5 below, there are only B8 and E uses at Wells Place industrial estate. B8 use class units account for 83.3% and 83.2% of all units and floorspace respectively, while the remaining 16.7% and 16.8% of units and floorspace respectively is occupied by E use class units.

## Use Classes

Figure 5 Percentage of use classes in Wells Place during the monitoring period, with percentage of units on the left, and percentage of floorspace on the right



## Planning and Development Activity

Planning permission 12/01352/F remains extant. Part of the site has now been developed under the completed permission 18/01072/F. The remaining site has the potential to deliver an additional 1,172sqm of E use class floorspace (original application under B1(b) use class). There has been no activity on site since the permission was granted, however a Certificate of lawfulness application submitted in 2016 confirmed that development had been lawfully implemented and therefore this consent remains extant.

Planning application 18/01072/F has been completed since the previous monitoring period.

### 2.3. Perrywood Business Park, Salfords

Figure 6 Perrywood Business Park Industrial Estate



## New Occupiers and Vacancies

Over the course of the monitoring period, one occupier has moved into the industrial estate, whilst two occupiers have moved out. There are currently two vacant units within the industrial estate.

*Table 5 Vacant units and floorspace in Perrywood Business Park during the monitoring period*

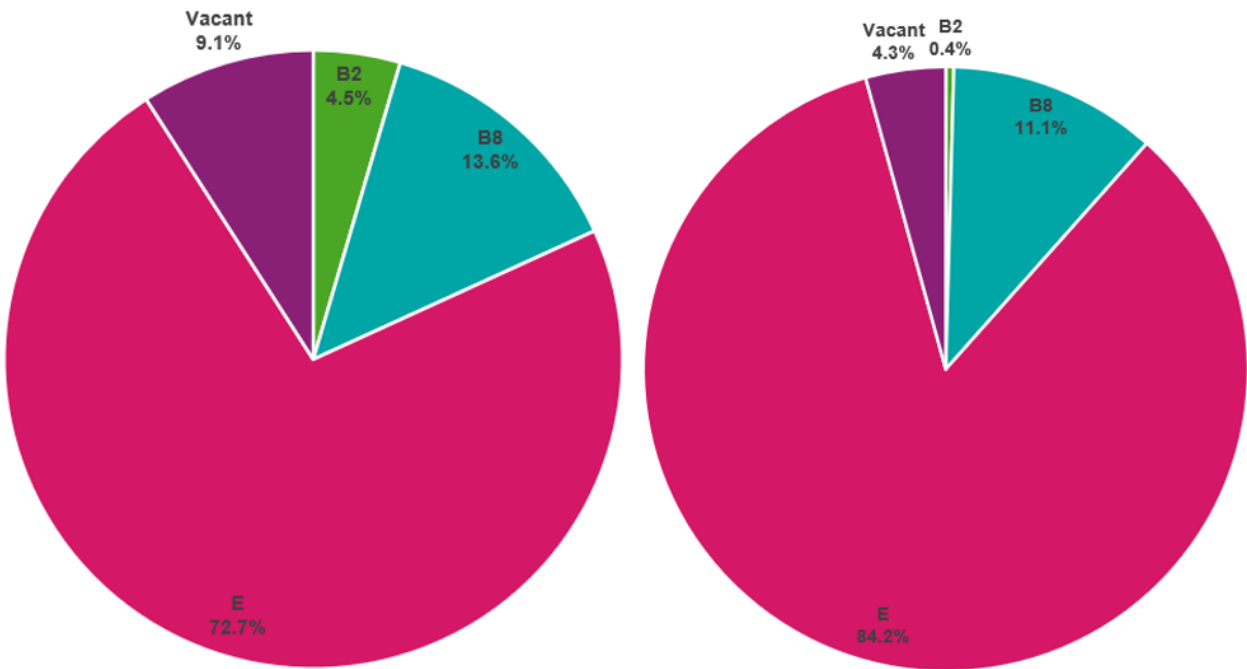
<b>Perrywood Park</b>	<b>Total</b>	<b>Vacant</b>	<b>Vacant %</b>
<b>Units</b>	22	2	9.1%
<b>Floorspace (sqm)</b>	24,690	1,055	4.3%

Services are the most common use within Perrywood Business Park, as they account for 50.0% of the units and 70.0% of the floorspace. Of the remaining units, manufacturing industries make up 36.4% of the units, 4.5% are made up with storage and distribution warehouses, with the remaining 9.1% made up of vacant units.

Figure 7 below shows the majority of floorspace at Perrywood Business Park is occupied by the commercial, business and services (E) use class (84.2%). Storage and distribution (B8) uses account for 11.1% of the floorspace, whilst the remaining floorspace is covered by light industrial (B2) and vacant uses (0.4% and 4.3% respectively).

### Use Classes

Figure 7 Percentage of use classes in Perrywod Business Park during the monitoring period, with percentage of units on the left, and percentage of floorspace on the right



### Planning and Development Activity

There are currently no outstanding planning permissions at Perrywod Business Park.



## 2.4. Kingsfield Business Park, Redhill

Figure 8 Kingsfield Business Park Industrial Estate





## New Occupiers and Vacancies

During this monitoring period, one occupier, Cruisers Ltd/Redstone Fleetcate, has left the industrial estate, and another occupier, Estrans Ltd, now occupies that unit. Since the departure of Surrey Borders & Partnership from the estate in 2016, the four units they formerly occupied remain vacant. The units were granted a planning permission for residential development in March 2021.

*Table 6 Vacant units and floorspace in Kingsfield Business Park during the monitoring period*

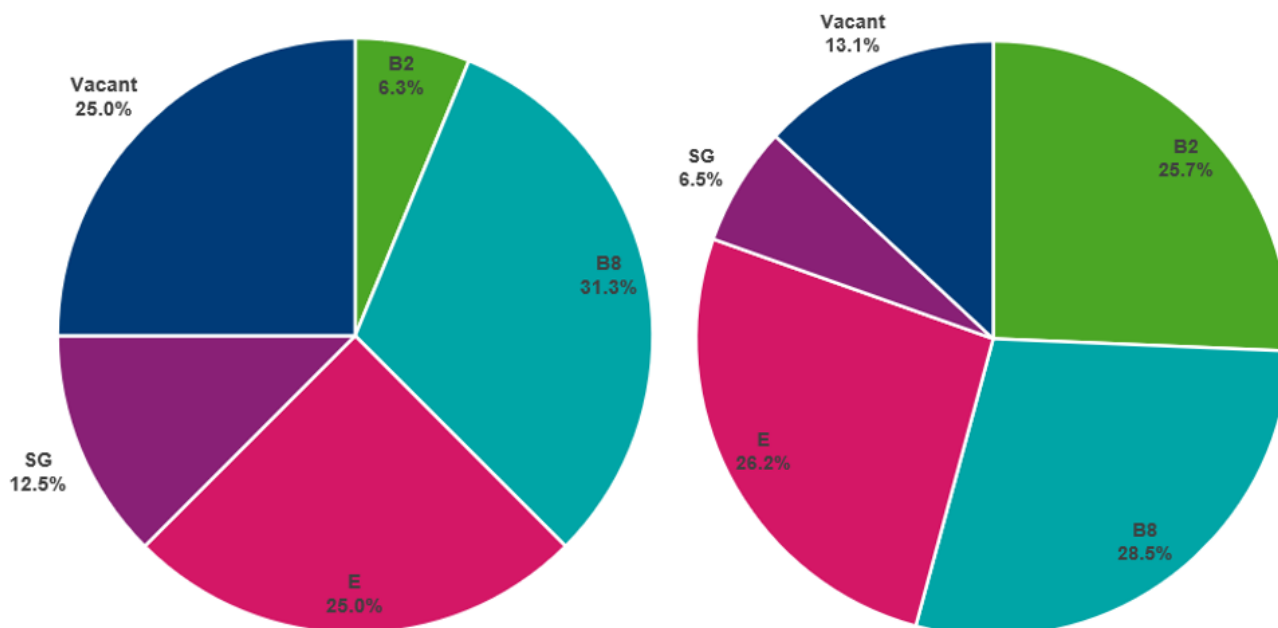
<b>Kingsfield Park</b>	<b>Total</b>	<b>Vacant</b>	<b>Vacant (%)</b>
<b>Units</b>	16	4	25.0%
<b>Floorspace (sqm)</b>	8,253	1,080	13.1%

Respirex continues to dominate the estate, occupying over half of the occupied floorspace in the estate (53.3%) and a third of the occupied units (33.3%).

As seen in Figure 9 below, storage and distribution (B8) uses occupy the most units and floorspace in the industrial estate (31.3% and 28.5% of all units, 41.7% and 32.8% of all occupied units respectively). E uses occupy the second most units and floorspace, with 25.0% and 26.2% of all units respectively (for all occupied units, this is 33.3% and 30.2% respectively). Although general industrial (B2) uses only occupy one unit (6.3% of all units), in terms of floorspace it offers a comparable provision to B8 and E uses (25.7% of all floorspace).

## Use Classes

Figure 9 Percentage of use classes in Kingsfield Business Park during the monitoring period, with percentage of units on the left, and percentage of floorspace on the right

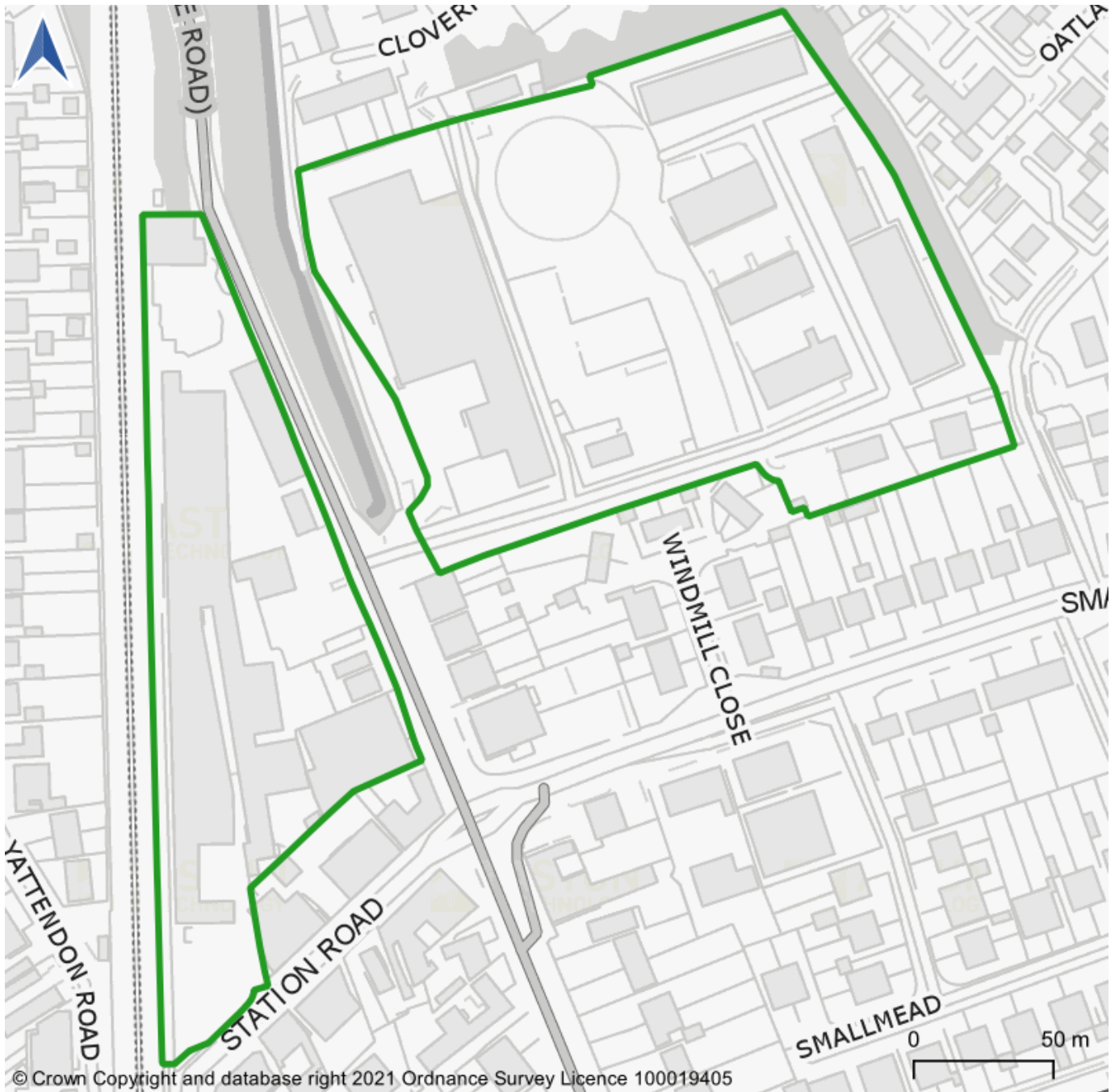


## Planning and Development Activity

Planning application 19/01605/F for the residential redevelopment of the units formerly occupied by Surrey Borders & Partnership would lead to a loss of 1,080sqm of B1(A) floorspace. This development has not yet started.

## 2.5. Balcombe Road Industrial Area, Horley

Figure 10 Balcombe Road Industrial Estate



## New Occupiers and Vacancies

Within the last twelve months, there have been numerous occupier changes within the industrial estate. Ten occupiers have moved into the industrial estate, whilst twelve occupiers have moved out. There are currently two vacant units on the estate.

*Table 7 Vacant units and floorspace in Balcombe Road Industrial Area during the monitoring period*

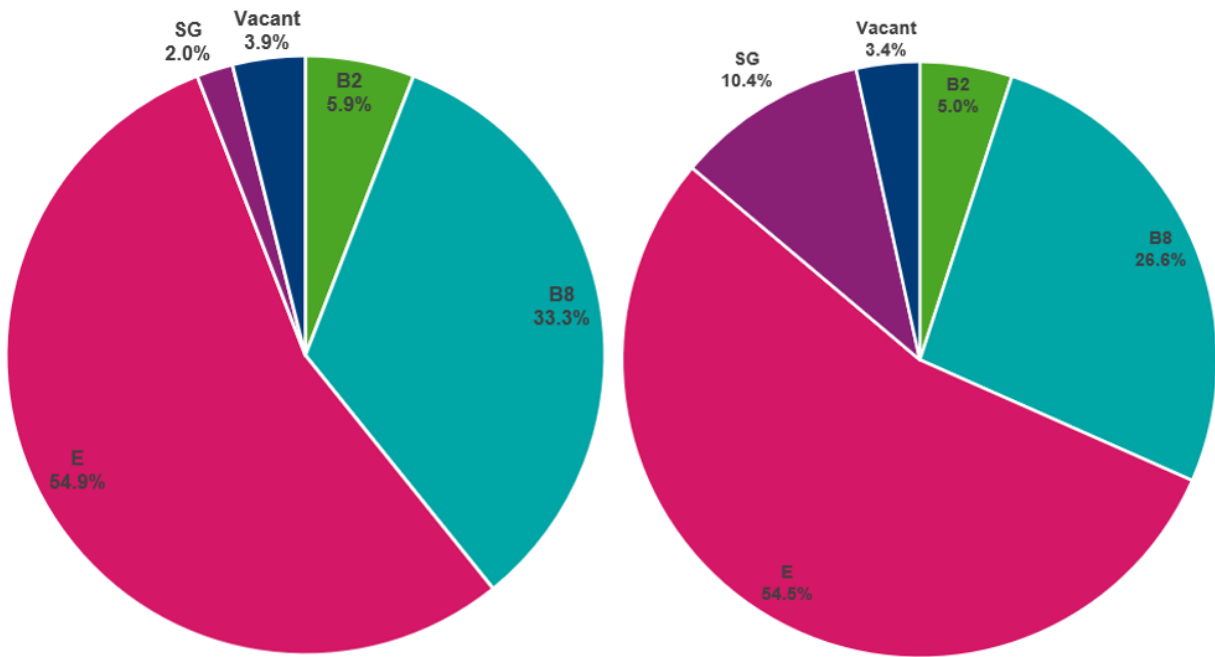
<b>Balcombe Road</b>	<b>Total</b>	<b>Vacant</b>	<b>Vacant (%)</b>
<b>Units</b>	51	2	3.9%
<b>Floorspace (sqm)</b>	18,575	640	3.4%

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.

Figure 11 below shows that units within the E use class account for the most units and floorspace within the estate, at 54.5% and 54.9% respectively. B8 uses occupy the next most units and floorspace, with 33.3% and 26.6% respectively. B2 and Sui Generis, and vacant units make up the remaining units.

## Use Classes

Figure 11 Percentage of use classes in Balcombe Road Industrial Area during the monitoring period, with percentage of units on the left, and percentage of floorspace on the right

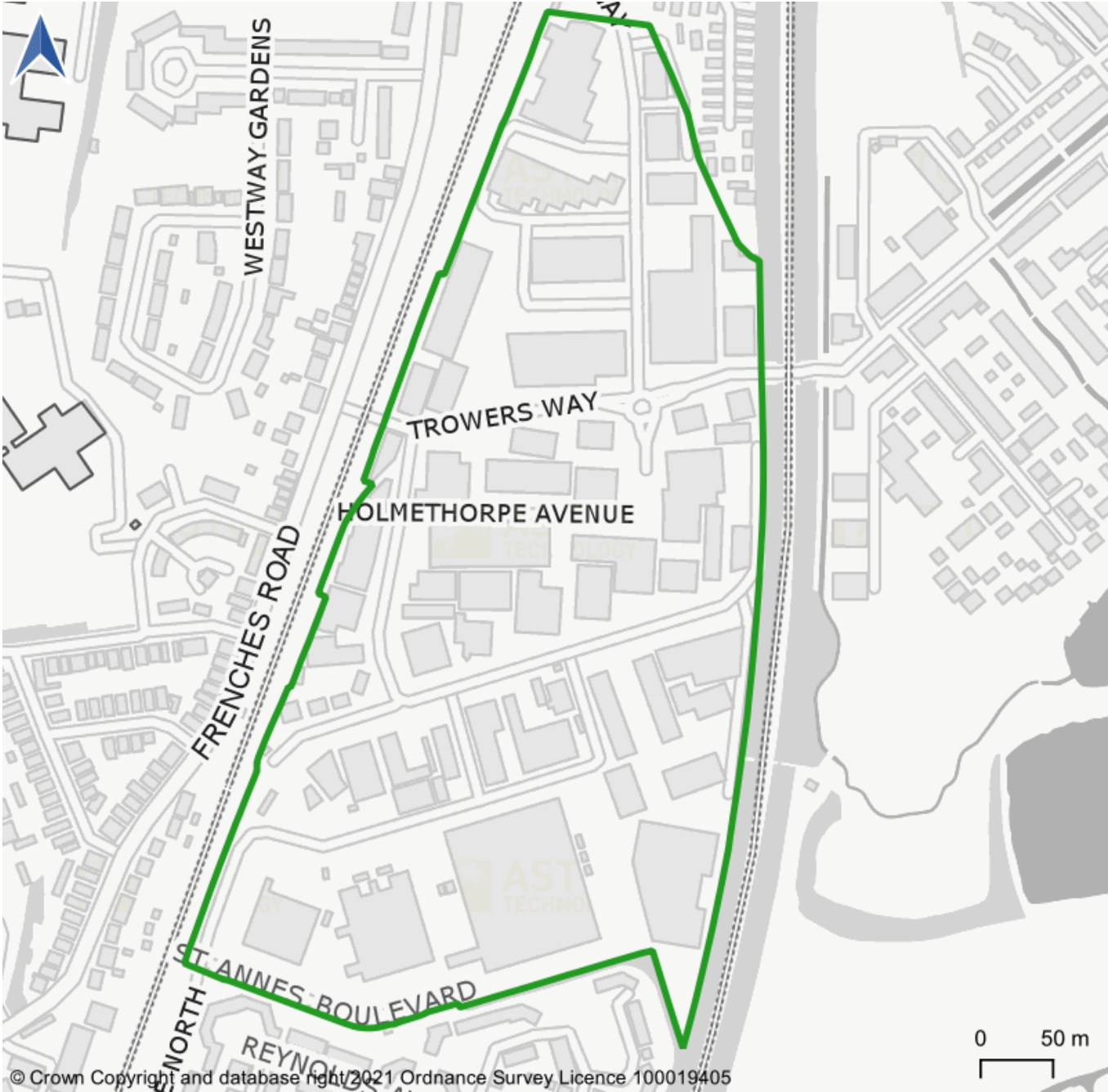


## Planning and Development Activity

Planning permission 19/00062/F has been approved for the redevelopment of the former Horley Gas Holder Station. This will provide 4,850sqm of office accommodation. Construction has not yet started.

## 2.6. Holmethorpe Industrial Estate, Redhill

Figure 12 Holmethorpe Industrial Estate



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## New Occupiers and Vacancies

Over the past twelve months, there have been numerous occupier changes. In total, 11 occupiers have moved in, whilst 17 occupiers have moved out. There are currently 15 vacant units within the industrial estate. Not including Kingsfield Business Park, Holmethorpe has the highest vacancy rate, but still remains below the Core Strategy monitoring target of 15%.

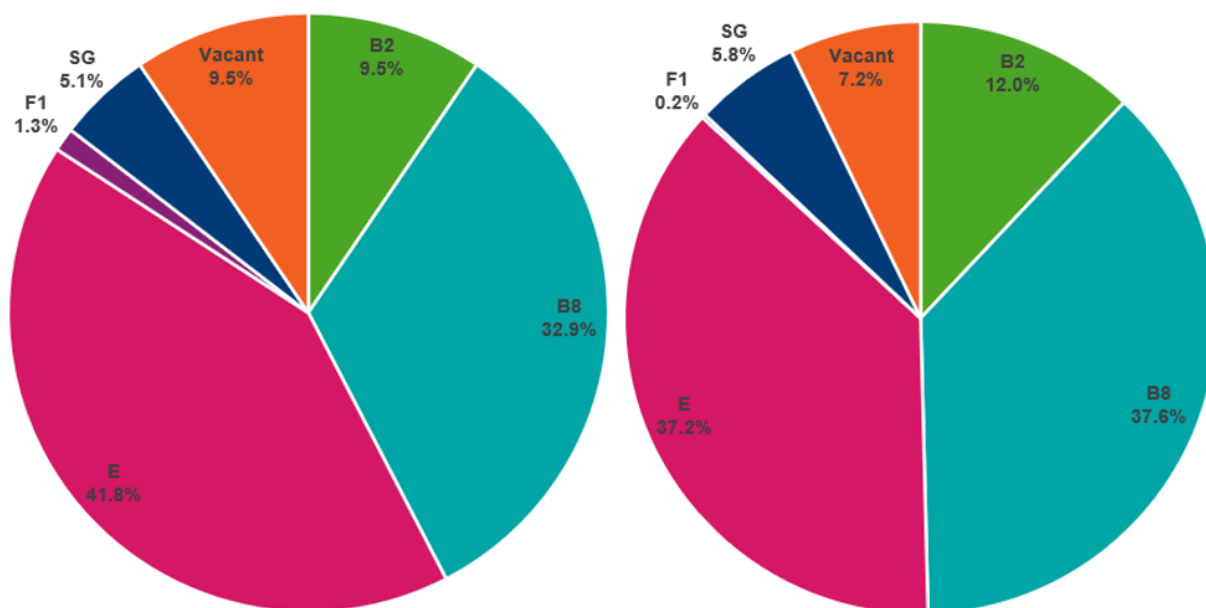
*Table 8 Vacant units and floorspace in Holmethorpe during the monitoring period*

<b>Holmethorpe</b>	<b>Total</b>	<b>Vacant</b>	<b>Vacant (%)</b>
<b>Units</b>	158	15	9.5%
<b>Floorspace (sqm)</b>	81,118	5,828	7.2%

Holmethorpe is the largest industrial estate in the borough. As can be seen in Figure 13 below, E use classes occupy the most units within the industrial estate (41.8%), with B8 uses the second most (32.9%). However, when it comes to floorspace, B8 uses occupy marginally more floorspace (37.6%) than E uses (37.2%). In addition to the vacant units, remaining units are split between B2, Sui Generis and F1 uses.

## Use Classes

Figure 13 Percentage of use classes in Holmethorpe during the monitoring period, with percentage of units on the left, and percentage of floorspace on the right



## Planning and Development Activity

There are currently two outstanding planning permissions in the industrial estate:

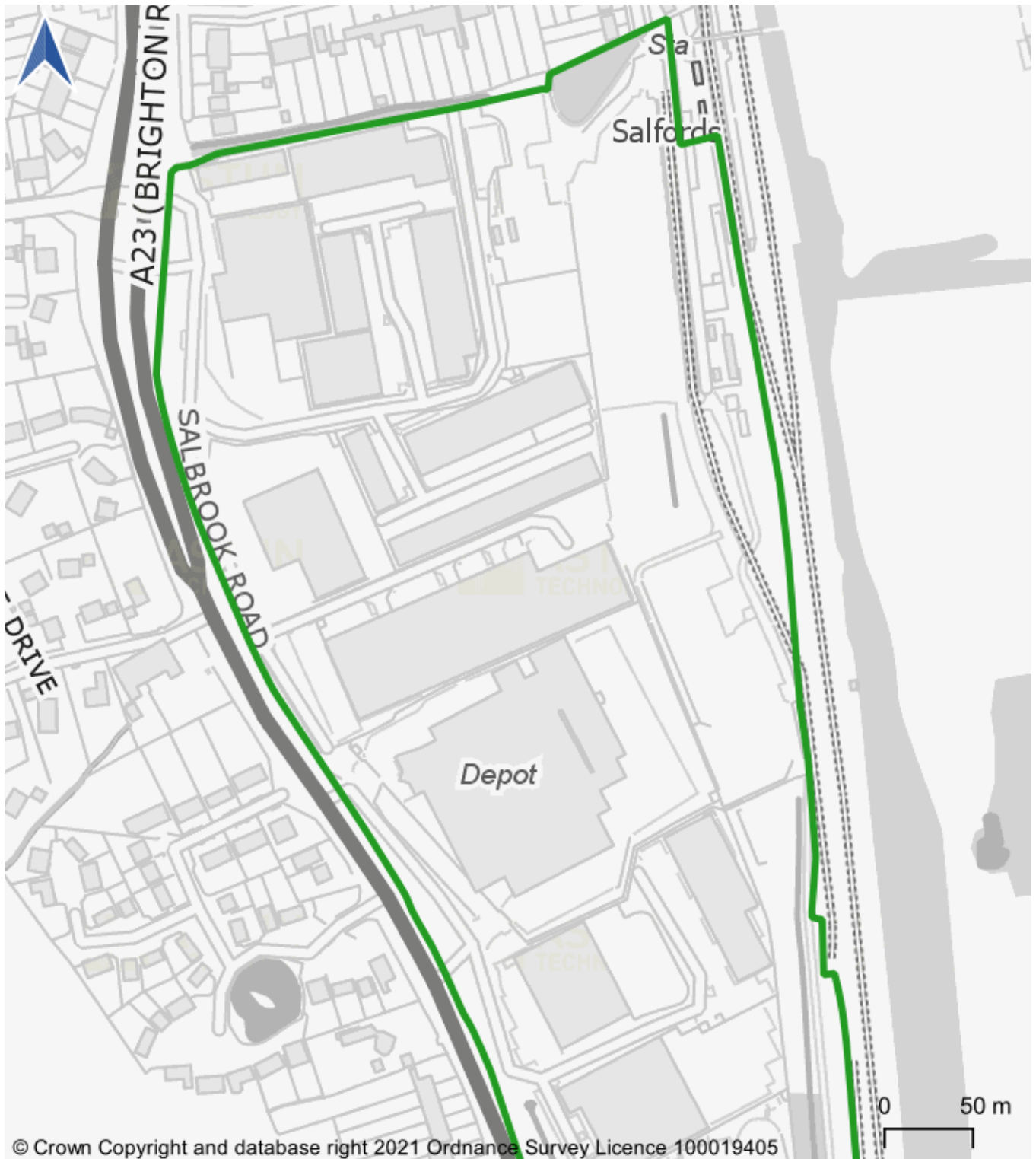
Planning permission 18/01049/F for the demolition of the existing unit and construction of two new commercial units at 35 Holmethorpe Avenue, resulting in overall net loss of 300sqm of B1(c) floorspace. This has been substituted with 20/01116/F for the demolition of the existing unit and construction of a new unit, with an overall gain of 116sqm of B1(c) floorspace. Work is now under construction for this development.

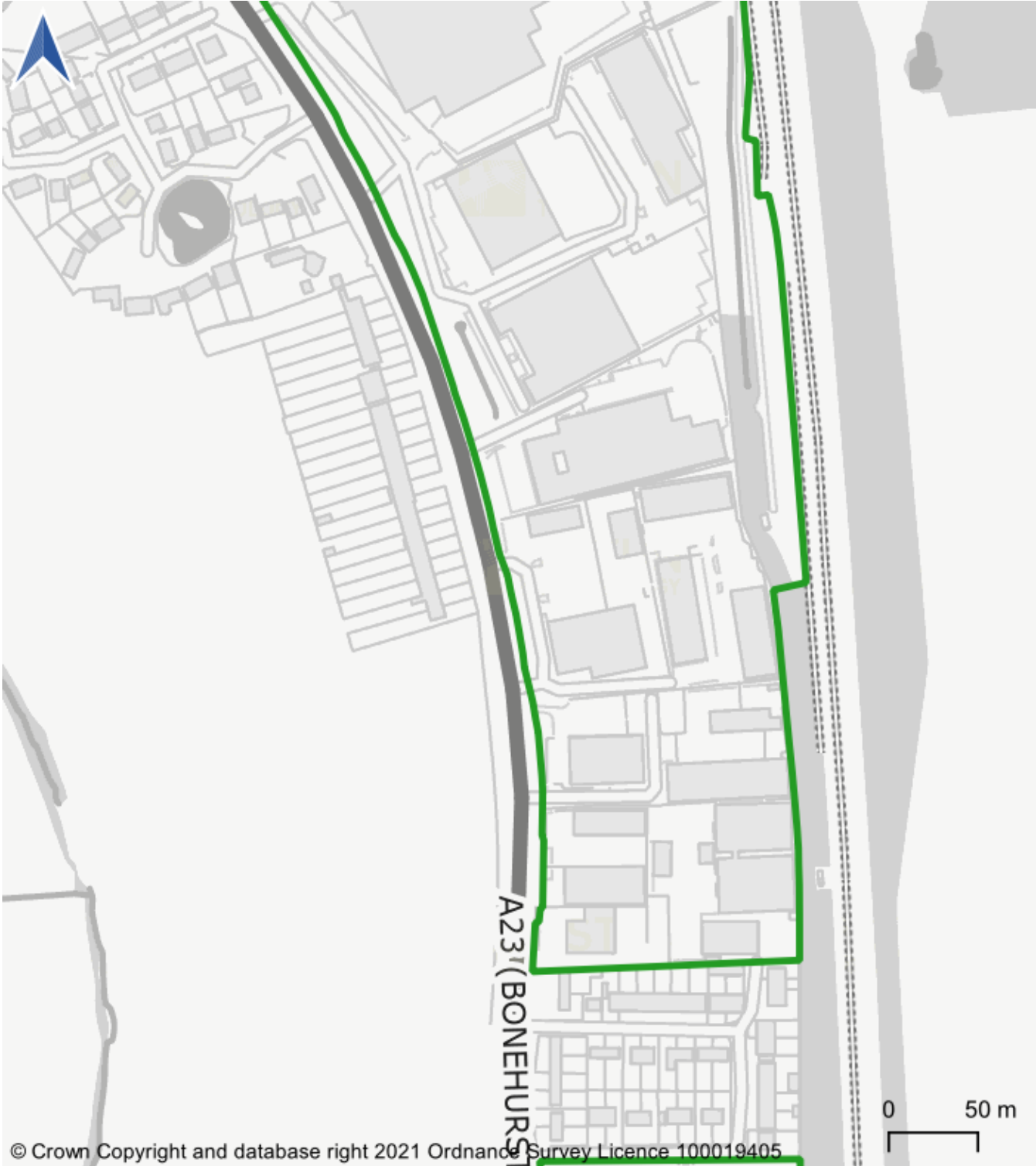
Planning permission 19/00016/F for a rear extension to an office block. The proposal would increase B1(a) floorspace by 69sqm. The permission has not yet been implemented.



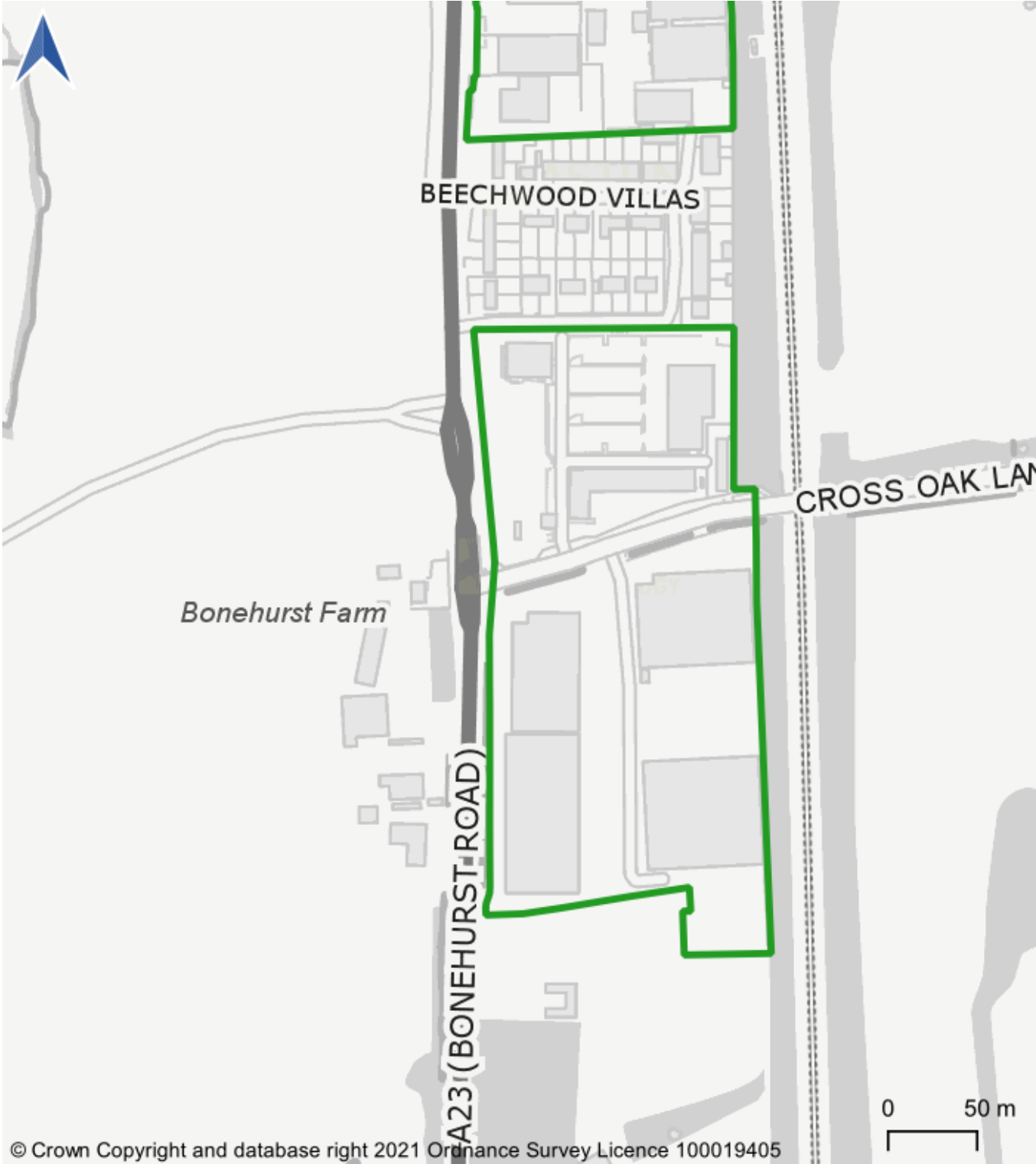
## 2.7. Salfords Industrial Estate, Salfords

Figure 14 Salfords Industrial Estate





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## New Occupiers and Vacancies

Within this monitoring period, there have been numerous occupier changes in the Salfords industrial estate. In total, twelve occupiers have moved into the industrial estate, whilst five have moved out. One unit (the former Philips Research Laboratory) has been removed from the occupier schedule and has been replaced with five new commercial units, following the completion of the planning permission 18/01049/F. There are now eleven vacant units in the industrial estate.

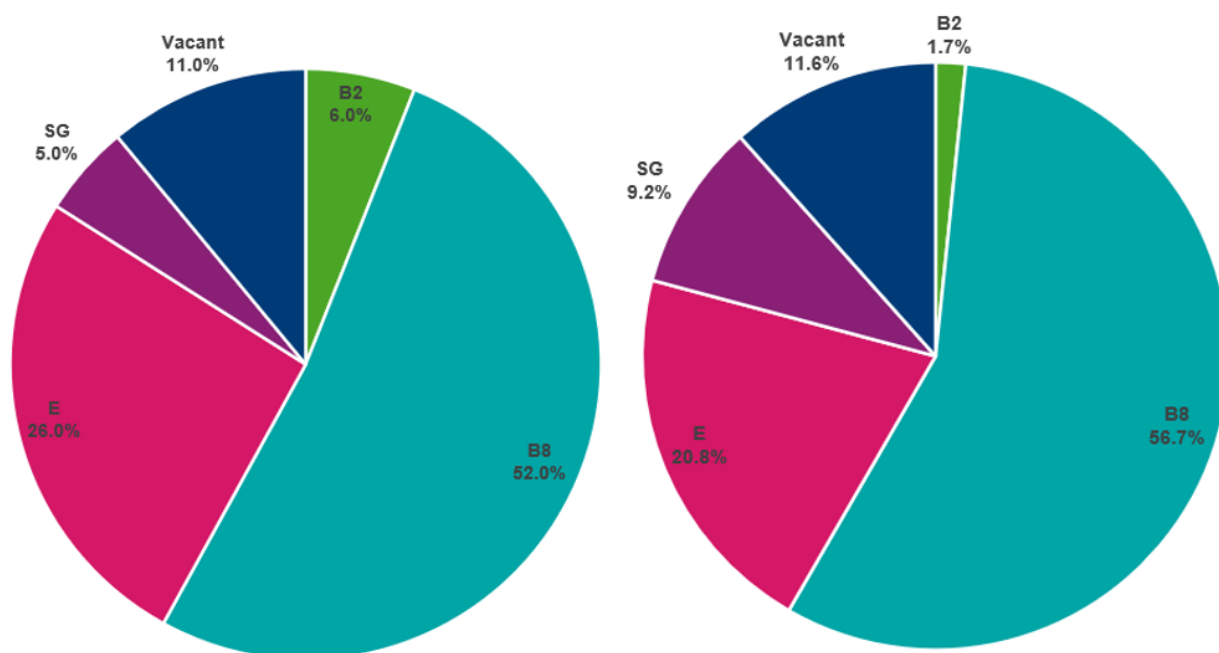
*Table 9 Vacant units and floorspace in Salfords Industrial Estate during the monitoring period*

<b>Salfords</b>	<b>Total</b>	<b>Vacant</b>	<b>Vacant (%)</b>
<b>Units</b>	100	11	11.0%
<b>Floorspace (sqm)</b>	96,039	11,141	11.6%

Given its strategic location on the A23 corridor, it is perhaps expected that Salfords is dominated by warehouse and distribution (B8) uses. As seen in Figure 15 below, B8 uses occupy more than half of all units (52.0%) and floorspace (56.7%) within the estate. E use class uses account for around a quarter (26.0%) of units and around a fifth of floorspace (20.8%). The remaining units are occupied by B2, Sui Generis uses, and vacant units.

## Use Classes

Figure 15 Percentage of use classes in Salfords Industrial Estate during the monitoring period, with percentage of units on the left, and percentage of floorspace on the right



## Planning and Development Activity

Planning permission 18/01180/F for the redevelopment of the Former Philips Research Laboratory site has now been completed, providing 15,623sqm of employment floorspace.

### 3. Breakdown of Use Classes

Table 10 Breakdown of Use Classes in the Industrial Estates (2021) – Number of Units/Premises

Industrial Estate	B2	B8	E	F1	SG	Vacant	Total
<b>Pitwood Park</b>	1	3	9	0	0	1	14
<b>Holmethorpe</b>	15	52	66	2	8	15	158
<b>Wells Place</b>		10	2	0	0	0	12
<b>Kingsfield Business Centre</b>	1	5	4	0	2	4	16
<b>Perrywood Business Park</b>	1	3	16	0	0	2	22
<b>Salfords</b>	6	52	26	0	5	11	100
<b>Balcombe Road</b>	3	17	28	0	1	2	51
<b>Total</b>	<b>27</b>	<b>142</b>	<b>151</b>	<b>2</b>	<b>16</b>	<b>35</b>	<b>373</b>
<b>Percentage</b>	<b>7.2</b>	<b>38.1</b>	<b>40.5</b>	<b>0.5</b>	<b>4.3</b>	<b>9.4</b>	<b>100</b>

Table 11 Breakdown of Use Classes in Industrial Estates (2021) – Floorspace in sqm

<b>Industrial Estate</b>	<b>B2</b>	<b>B8</b>	<b>E</b>	<b>F1</b>	<b>SG</b>	<b>Vacant</b>	<b>Total</b>
<b>Pitwood Park</b>	1040	460	1,930	0	0	1,500	4,930
<b>Holmethorpe</b>	9,760	30,478	30,199	165	4,688	5,828	81,118
<b>Wells Place</b>	0	26,107	5,280	0	0	0	31,387
<b>Kingsfield Business Centre</b>	2,118	2,355	2,165	0	535	1,080	8,253
<b>Perrywood Business Park</b>	105	2,752.5	20,777.5	0	0	1,055	24,690
<b>Salfords</b>	1,585	54,444	19,994	0	8,875	11,141	96,039
<b>Balcombe Road</b>	930	4,945	10,125	0	1,935	640	18,575
<b>Total</b>	<b>15,538</b>	<b>121,541.5</b>	<b>90,470.5</b>	<b>165</b>	<b>16,033</b>	<b>21,244</b>	<b>264,992</b>
<b>Percentage</b>	<b>5.9</b>	<b>45.9</b>	<b>34.1</b>	<b>0.1</b>	<b>6.1</b>	<b>8.0</b>	<b>100.0</b>

## 4. New Occupiers and Vacancies

### 4.1. New Occupiers

Within this monitoring period, 38 new businesses have moved into the borough's industrial estates. 14 of these new occupiers have taken over previously vacant units, whilst the remaining 22 have moved into units previously occupied by other businesses. Against this, 16 units that were previously occupied are now vacant. Two units in Wells Place are new developments that have now been built and occupied. There are also five new units in Salfords, replacing one previously long term vacant unit. Two of these units are now occupied, and three units are currently vacant. A total of 17 units that were vacant in the previous monitoring period remain vacant.

Table 12 New Occupiers and Take-up (2021) - Units

Industrial Estate	New Occupiers – Previously Vacant Unit	New Occupiers – Previously Occupied Unit	New Development	New Vacancies
Pitwood Park	0	0	0	0
Holmethorpe	5	6	0	11
Wells Place	0	1	2	0
Kingsfield Business Centre	0	1	0	0
Perrywood Business Park	0	1	0	1
Salfords	9	3	5	2
Balcombe Road	0	10	0	2



## 4.2. Development Activity

There are currently six planning permissions across the industrial estates that have either started or are under construction. These permissions have the potential to deliver approximately 3,548sqm of additional net gross floorspace once development is completed.

Most notable developments include the redevelopment of the Horley Gas Holder Station at the Balcombe Road industrial estate, which is estimated to provide an additional 4,850sqm of commercial space, as well as the erection 29 residential units at the Kingsfield Business Park industrial estate, resulting in a loss of approximately 1,870sqm of employment floorspace.

## 4.3. Vacancy Trends

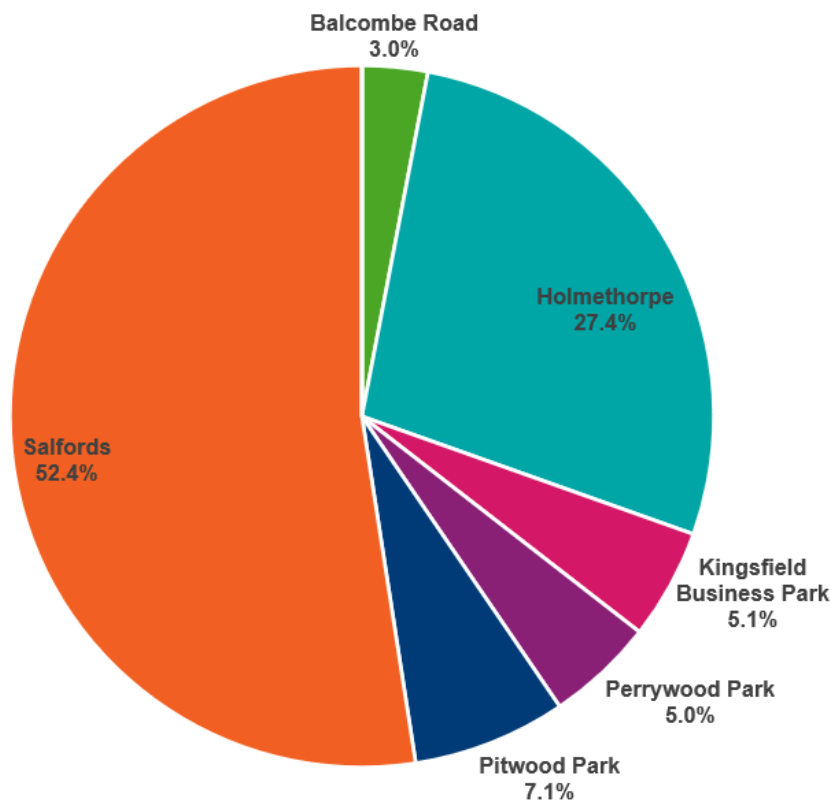
Table 13 below shows the long-term vacancy trends for each of the industrial estates. The figure shows that within this monitoring period, for most of the industrial estates, vacancy rates have either been retained or increased, with the exception of the Salfords industrial estate, where the rate has slightly decreased from 15.6% to 11.0%. Of all the industrial estates, only Kingsfield Business Park has a vacancy rate over the 15.0% Core Strategy monitoring target. This is due to the departure of the Surrey & Sussex NHS Trust, who formerly occupied all of the currently vacant units. These units are however now under permission to be redeveloped for housing.

*Table 13 Individual Industrial Estate Vacancy Trends (2012 – 2021) – Percentage of Units*

Industrial Estate	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
<b>Pitwood Park</b>	7.7	14.3	28.6	21.4	14.3	7.1	7.1	7.1	7.1	7.1
<b>Holmethorpe</b>	16.2	21.8	23.1	17.4	12.2	13.3	11.2	7.1	6.3	9.5
<b>Wells Place</b>	11.1	11.1	0.0	0.0	11.1	0.0	0.0	0.0	0.0	0.0
<b>Kingsfield</b>	0.0	0.0	0.0	6.3	12.5	12.5	12.5	25.0	25.0	25.0
<b>Salfords</b>	20.2	20.0	16.8	14.7	12.5	11.5	19.8	14.6	15.6	11.0
<b>Perrywood</b>	9.5	19.0	28.6	28.6	14.3	9.1	4.5	4.5	4.5	9.1
<b>Balcombe</b>	4.8	2.0	8.0	7.8	2.0	9.8	9.8	2.0	0.0	3.9
<b>Borough-wide</b>	14.0	16.6	18.6	15.6	10.4	10.9	11.7	7.8	8.4	9.4

The amount of vacant floorspace varies across each of the individual industrial estates. As seen in Figure 16 below, of the total vacant floorspace, both Salfords and Holmethorpe account for nearly 80% of the total vacant floorspace (52.4% and 27.4% respectively). However, this is partly to be expected, as these are the two largest industrial estates in the borough, and are accountable for approximately two-thirds of the total floorspace in the borough's industrial estates. Wells Place is the only industrial estate to have no vacant floorspace.

Figure 16 Percentage of Total Vacant Floorspace by Industrial Estate (2021)



#### 4.4. Use Classes Trends

As can be seen in Figure 17 below, E use class units occupy the most units in the borough's industrial estates (40.5%), whilst B8 uses occupy the next most units (38.1%). Collectively, both E and B8 use classes account for more than 75% of the proportion of units in the borough (78.6% of the total units, and 86.7% of the occupied units). The remaining 21.4% of units are occupied by B2 uses, Sui Generis uses, F1 uses, or are vacant units.

In terms of floorspace, B8 use class units (45.9%) occupy a greater amount of floorspace than E use class units (34.1%). Collectively, both E and B8 use classes account for more

than 75% of the proportion of floorspace in the borough (80.0% of the total floorspace, and 87.0% of the total occupied floorspace). B8 uses having the most floorspace is generally unsurprising as warehouse/distribution businesses tend to require larger premises. The percentages for the remaining uses, B2, Sui Generis, F1 and vacant, are all relatively similar to their respective percentages for the proportion of uses.

Figure 17 Graphs showing the Use Class Breakdown of all Units, with Number of Units of the Left, and Floorspace on the Right

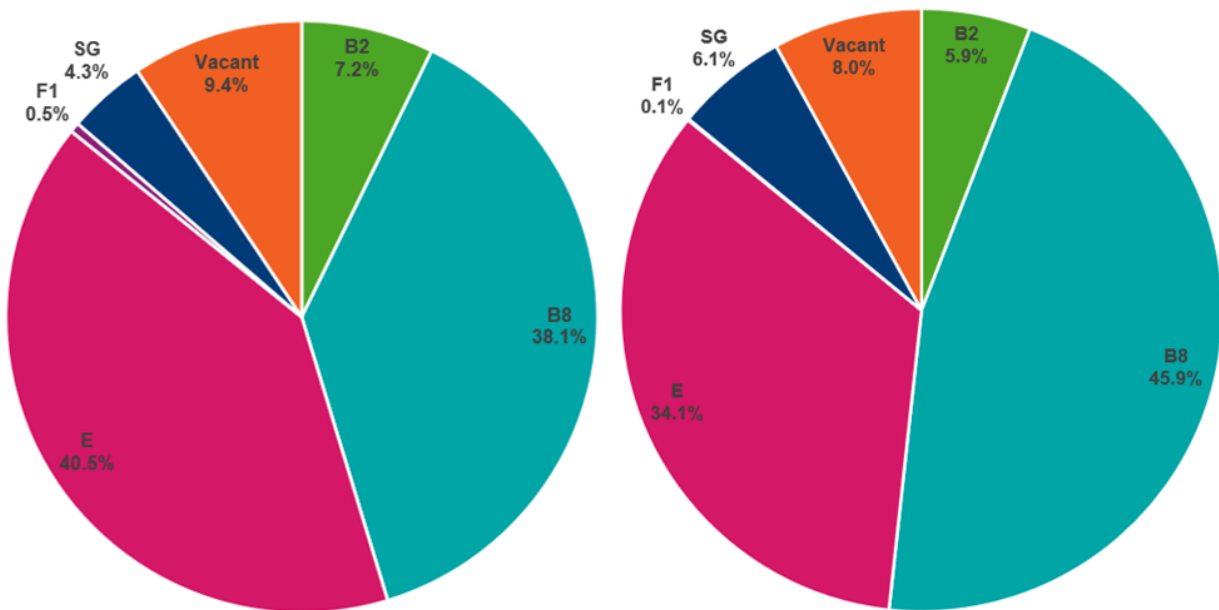
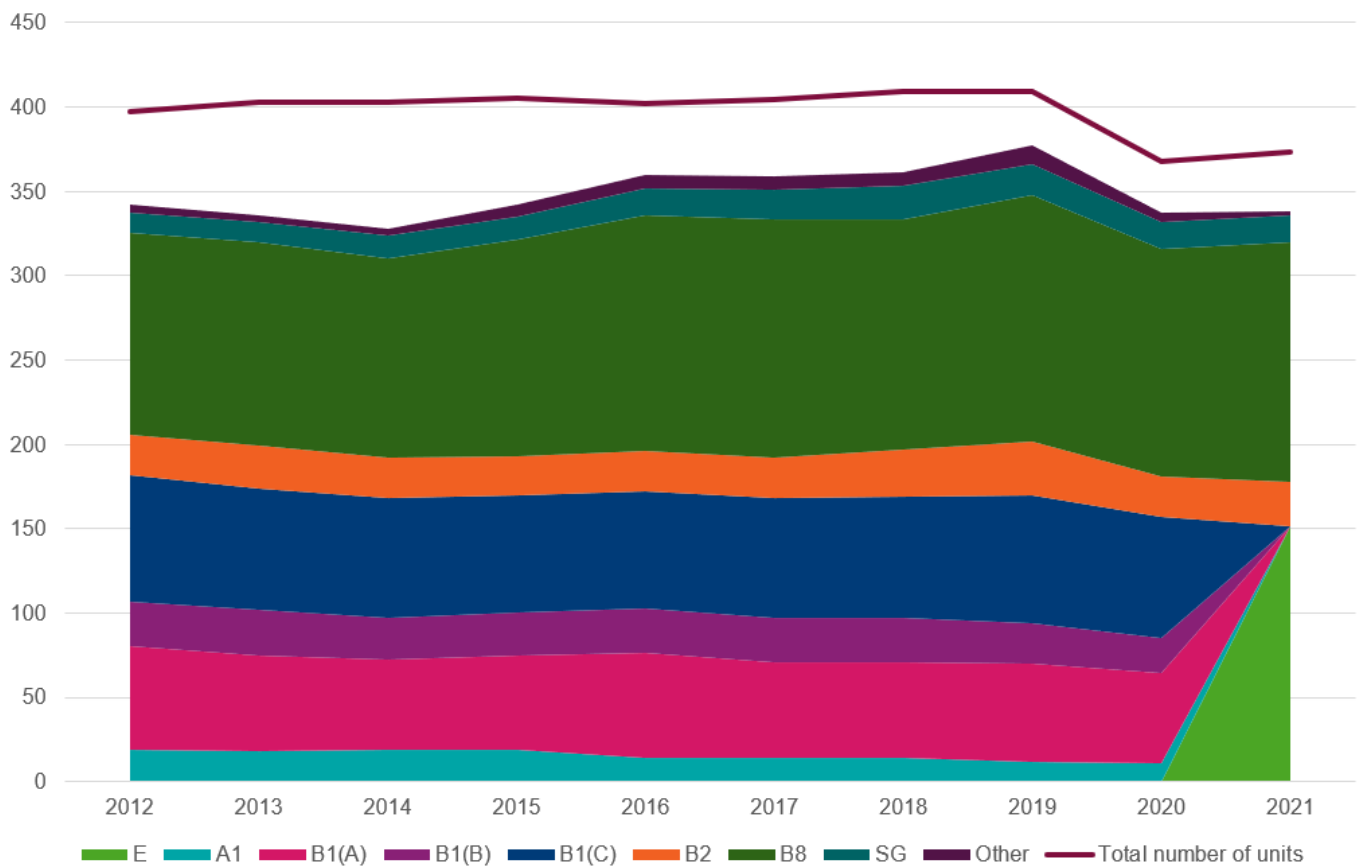


Figure 18 shows the long-term use class trend across the combined industrial estates (this includes the DMP amendments to designated Employment Areas since 2020). The majority of uses have seen an increase in the number of units from their respective 2020 figures. B2, B8 and Sui Generis uses have all increased slightly from their respective 2012 figures. It is worth noting that the A1, B1(A), B1(B) and B1(C) use classes have all been included within the new E use class as of September 2020.

Figure 18 Use class trends based on number of units (2012-2021)



## 5. Summary of Key Findings

- **Overview** – The borough’s industrial estates contain a total of 373 business premises and provide more than 264,000sqm of floorspace.
- **New Occupiers** – Within the last twelve months, a total of 38 new occupiers have moved into the borough’s industrial estates. In total, there has been a net increase of 22 occupied units within the borough. Salfords and Holmethorpe both had the highest take up of new occupiers, at twelve and eleven respectively. Pitwood Park had no new occupiers.
- **Vacancies** – A total of 35 units (9.4%) are vacant in all industrial estates, which accounts for 21,244sqm of floorspace (8.0%). All industrial estate vacancy rates remain below the Core Strategy monitoring target of 15%, apart from Kingsfield Business Park. The majority of vacant units came from the borough’s two largest industrial estates, Holmethorpe and Salfords, with 15 and 10 units respectively. Wells Place remains the only industrial estate to be fully occupied. This generally reflects a healthy market as some vacancies help to provide options for businesses wishing to expand or downsize their floorspace. For businesses wishing to upscale, the newly developed warehouses in Salfords provides units with floorspaces of more than 2000sqm, whilst for businesses wishing to downsize, there are numerous vacant units in Holemthorpe with floorspaces between 200 and 600sqm.
- **Planning Permissions** – There are six planning permissions that are either extant, or are currently under construction, which have the potential to deliver approximately 3,548 sqm of additional net floorspace.
- **Land Use Trends** – E use class units are the most dominant use across the industrial estates, accounting for 40.5% of the units, followed by B8 use at 38.1%. B8 uses however occupy the most floorspace, at 45.9%, with E use class units accounting for the second most, at 34.1%.

## 6. Appendix

Table 14 September 2020 use class changes

Use Class before 1 <sup>st</sup> September 2020	Uses	Use Class from 1 September 2020
A1 (part)	<b>Shops, retail warehouses, post offices, ticket and travel agencies, sale of cold food for consumption off premises, hairdressers, funeral directors, hire shops, dry cleaners and internet cafés.</b>	<b>E</b>
A1 (part)	<b>Shops not more than 280sqm mostly selling essential goods, including food and at least 1km from another similar shop.</b>	<b>F.2</b>
A2	<b>Banks, building societies, estate and employment agencies, professional services (not health or medical services)</b>	<b>E</b>
A3	<b>Restaurants and cafés.</b>	<b>E</b>

Use Class before 1 <sup>st</sup> September 2020	Uses	Use Class from 1 September 2020
B1(a), B1(b) and B1(c)	<b>Offices other than a use within former A2 Use Class, research and development of products or processes and business premises for any industrial process (which can be carried out in any residential area without causing detriment to the amenity of the area).</b>	E
D1 (part)	<b>Clinics, health centres, creches, day nurseries, day centre.</b>	E
D1 (part)	<b>Schools, non-residential education and training centres, museums, public libraries, public halls, exhibition halls, places of worship, law court.</b>	F.1
D2 (part)	<b>Gymnasiums, indoor recreations not involving motorised vehicles or firearms.</b>	E
D2 (part)	<b>Indoor or outdoor swimming baths, skating rinks, and outdoor sports or recreations not involving motorised vehicles or firearms.</b>	F.2

Use Class before 1 <sup>st</sup> September 2020	Uses	Use Class from 1 September 2020
D2 (part)	<b>Cinemas, concert halls, bingo halls and dance halls</b>	<b>Use which no longer falls within a specified use class (Sui Generis (SG) uses)</b>
A4	<b>Pub or drinking establishment</b>	<b>Use which no longer falls within a specified use class (Sui Generis (SG) uses)</b>
A5	<b>Hot food takeaway</b>	<b>Use which no longer falls within a specified use class (Sui Generis (SG) uses)</b>



## Monitoring Publications

### Annual Monitoring Report

Summarises the Council's performance against key monitoring indicators

### Housing Delivery

Provides information on housing completions and permissions and details the Council's five year land supply position

### Commercial Development

Contains the amounts, types and location of all commercial commitments within the borough

### Industrial Estates

Contains an analysis of occupational trends in the borough's industrial estates

### Local Centres

Provides information on retail provision in the borough's local 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

### Environment & Sustainability

Provides information about performance against the environmental, sustainability and transport indicators; information on environmental quality, air quality and the condition of nature conservation sites; and details local transport improvement projects.

For further information on the content or other planning policy monitoring, please contact:

### Planning Policy Team

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