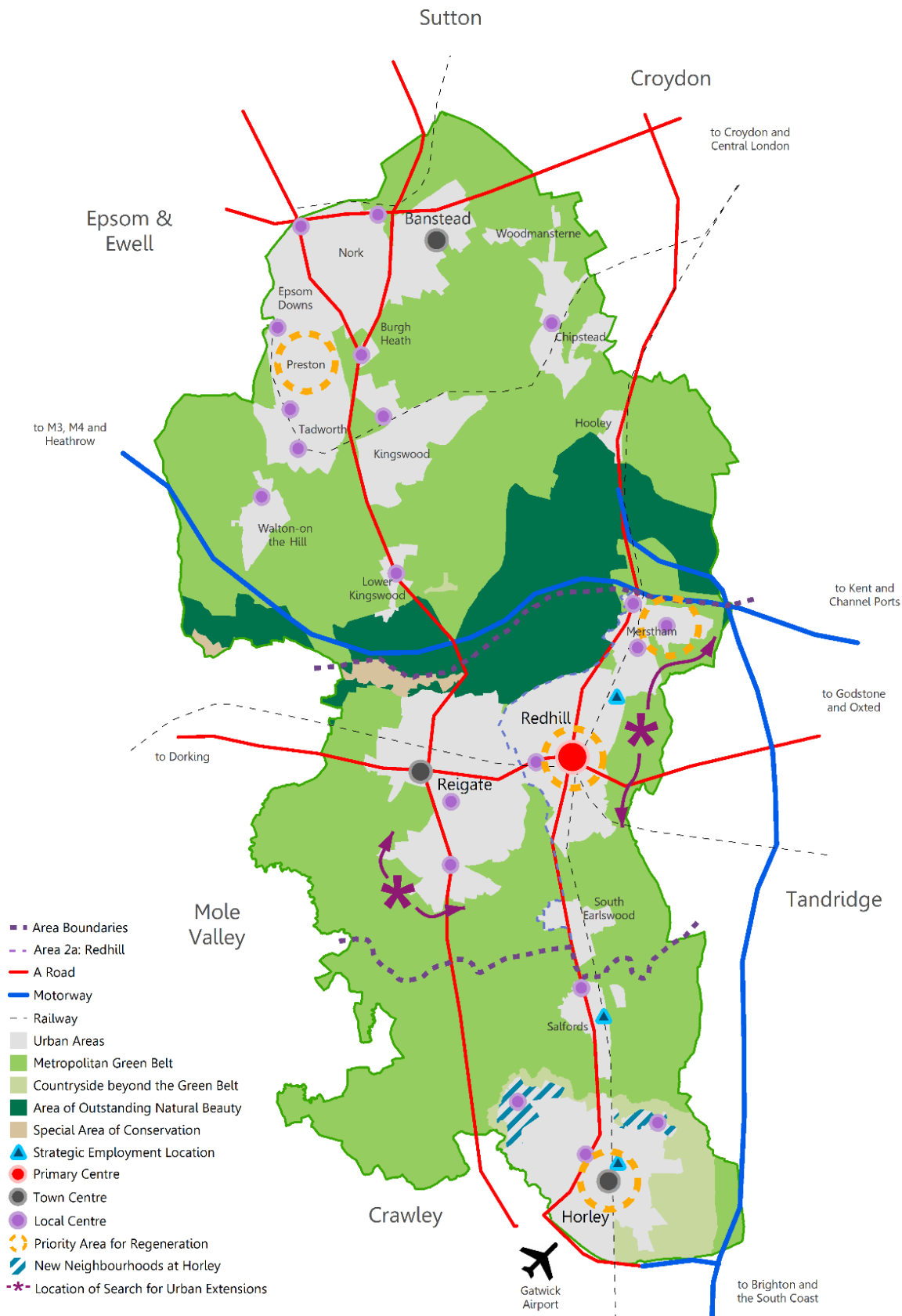




# Industrial Estates Monitor

**Position in April 2022**

Figure 1 Reigate and Banstead Borough Map



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### 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 April 2022. 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

The industrial and logistics sector continues to change significantly due to the impact of the Covid-19 pandemic and more recently, rising inflation and the growing cost-of-living contributed to by the Russian invasion of Ukraine. According to CBRE, the take-up of logistics space in the UK totalled 42.37 million sqft in 2021, slightly lower than the record reached in 2020 at 42.97 million sqft. However, although the number of take-ups in 2021 was less than 2020, the number of deals completed reached a record in 2021, with a total of 148 deals. On a sector level, online retail and third-party logistics dominated these take-up levels in 2021, at 39.8% and 31.2% respectively. According to Knight Frank, the take up of warehouse space (units over 50,000sqft) in 2021 hit a record 66 million sqft, 27% higher than 2020's record take-up of 52 million sqft. CBRE states that the vacancy rate for logistics space continued to remain low by the end of 2021, at 1.58%. For all industrial and logistics space, Knight Frank states that the national vacancy rate fell below 4% for the first time. However, this is expected to be a concern for new occupiers and investors, where there is an acute shortage of new units coming to the market, and of the 38 million sqft of industrial and logistics space that is under construction, approximately 25 million sqft of this is already let or under offer.

The sustained increase of uptake in the industrial and logistics sector continued within the first quarter of 2022 too, where, according to BNP Paribas Real Estate, take-up reached 10.6 million sqft, the strongest first quarter since 2019. Of this 10.6 million sqft, third-party logistics accounted for 32% of the take-up, with high street retailers accounting for 28% and online retailers accounting for 9%. The constant uptake and demand for industrial and logistics space however has also fuelled increases in rental growth, with Lambert Smith Hampton stating that UK rents are 15% above the average in 2021 in the first quarter of 2022. This is projected to further increase in 2022, however the availability of stock is likely to be the main mitigating factor for this increase.

### 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.

Policy	Monitoring Target
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.

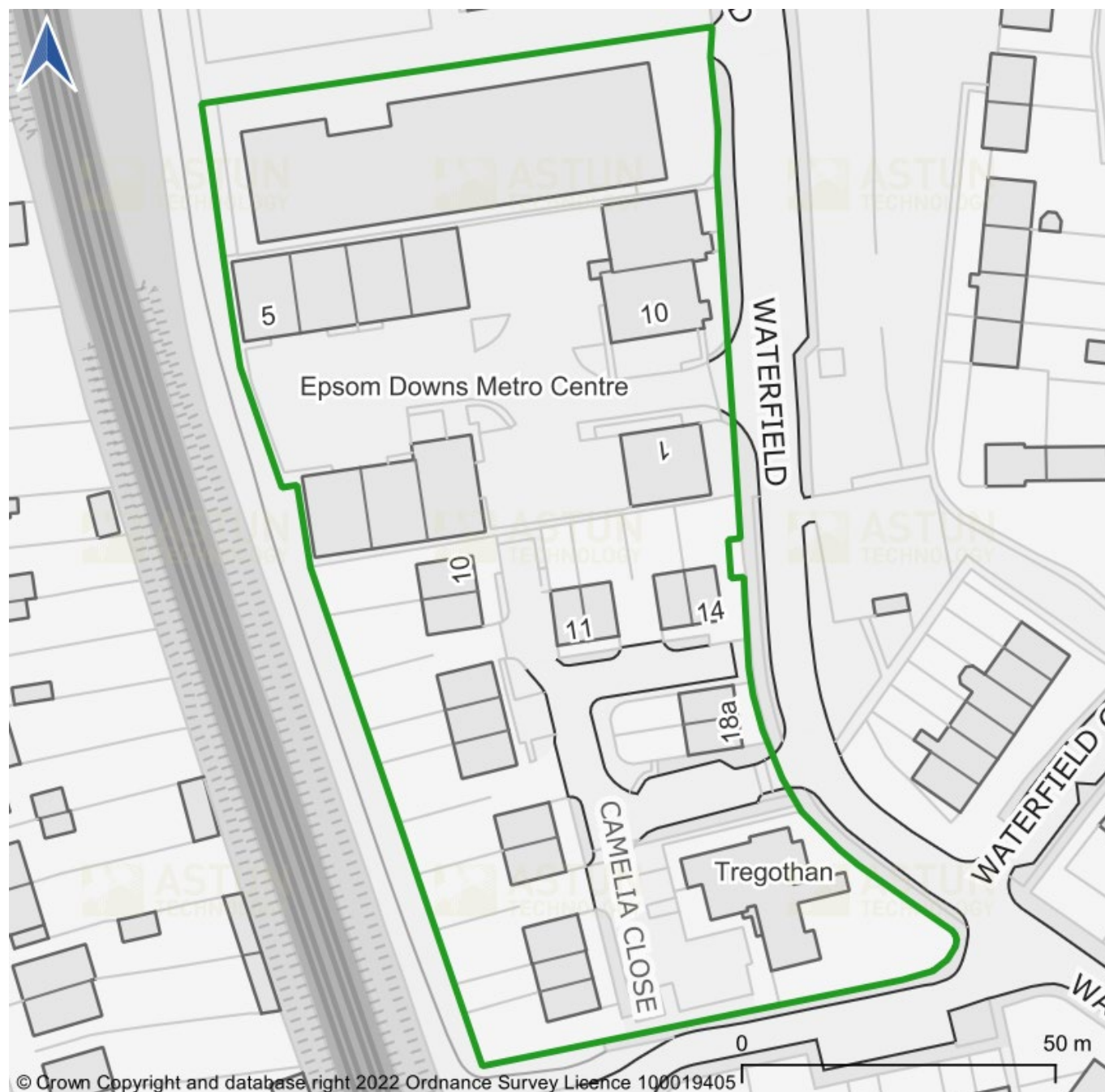
The purpose of monitoring industrial estates is to:

- 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 have been two changes to the number of units within the industrial estate. One change is the additional storage building unit at 4 and 4A, Pitwood Park, which has now been included as an additional unit, whilst the other change is the redevelopment of the former ISP Laboratory into housing under the 18/01156/F application, which has now been completed within this monitoring period.

The total floorspace shown in Table 3 below is lower than in previous monitoring periods as the floorspace of the former ISP Laboratory unit (approximately 1,500sqm) has been removed. This unit was being recorded as 'vacant' within previous monitors until it had been completed. There are now no vacant units within the industrial estate.

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

	Total	Vacant	% Vacant
<b>Units</b>	14	0	0.0%
<b>Floorspace (sqm)</b>	3,430	0	0.0%

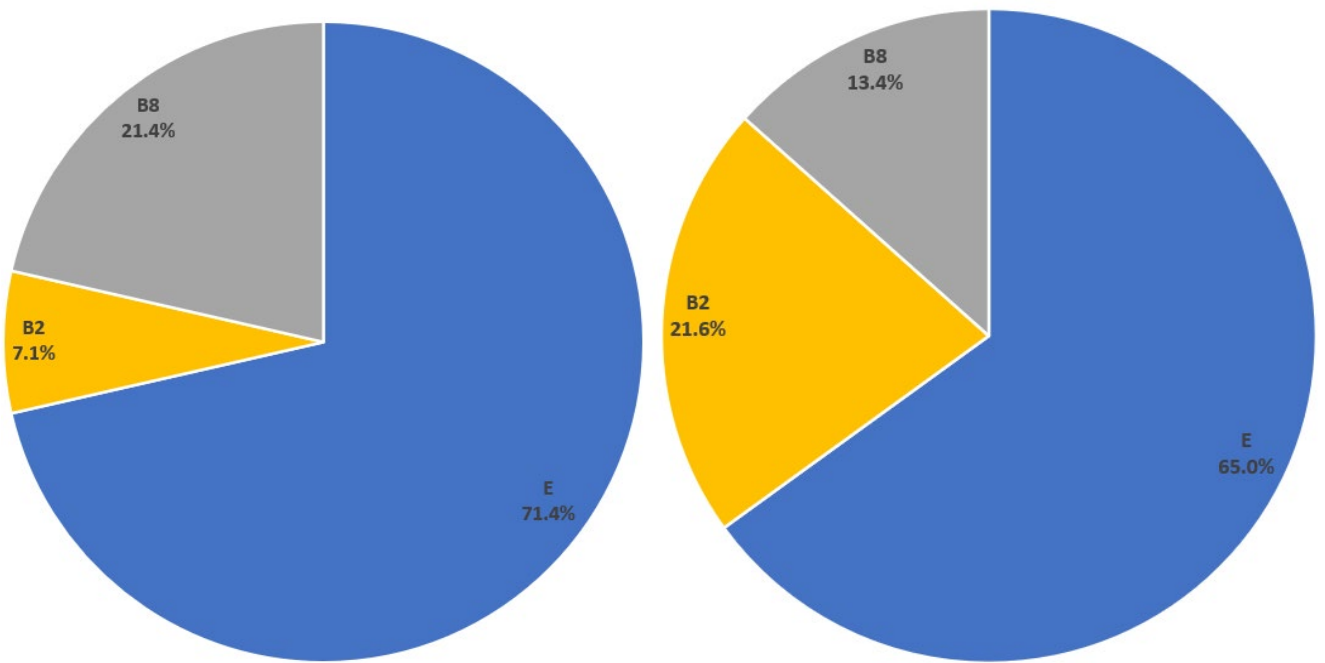
Services and manufacturing uses are jointly the most predominant use within the industrial estate, with both accounting for 35.7% of the units. In terms of floorspace, manufacturing uses account for slightly more than services, with 49.1% and 34.3% respectively. Storage and distribution uses account for the least number of units and floorspace within the industrial estate, with 28.6% of the units and 16.6% of the floorspace.

As can be seen from Figure 3 below, the commercial, business and service use class (E) accounts for the greatest proportion of units (71.4%) and floorspace (65.0%). General industrial (B2) and storage and distribution (B8) account for 28.5% of the units and 35.0% 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

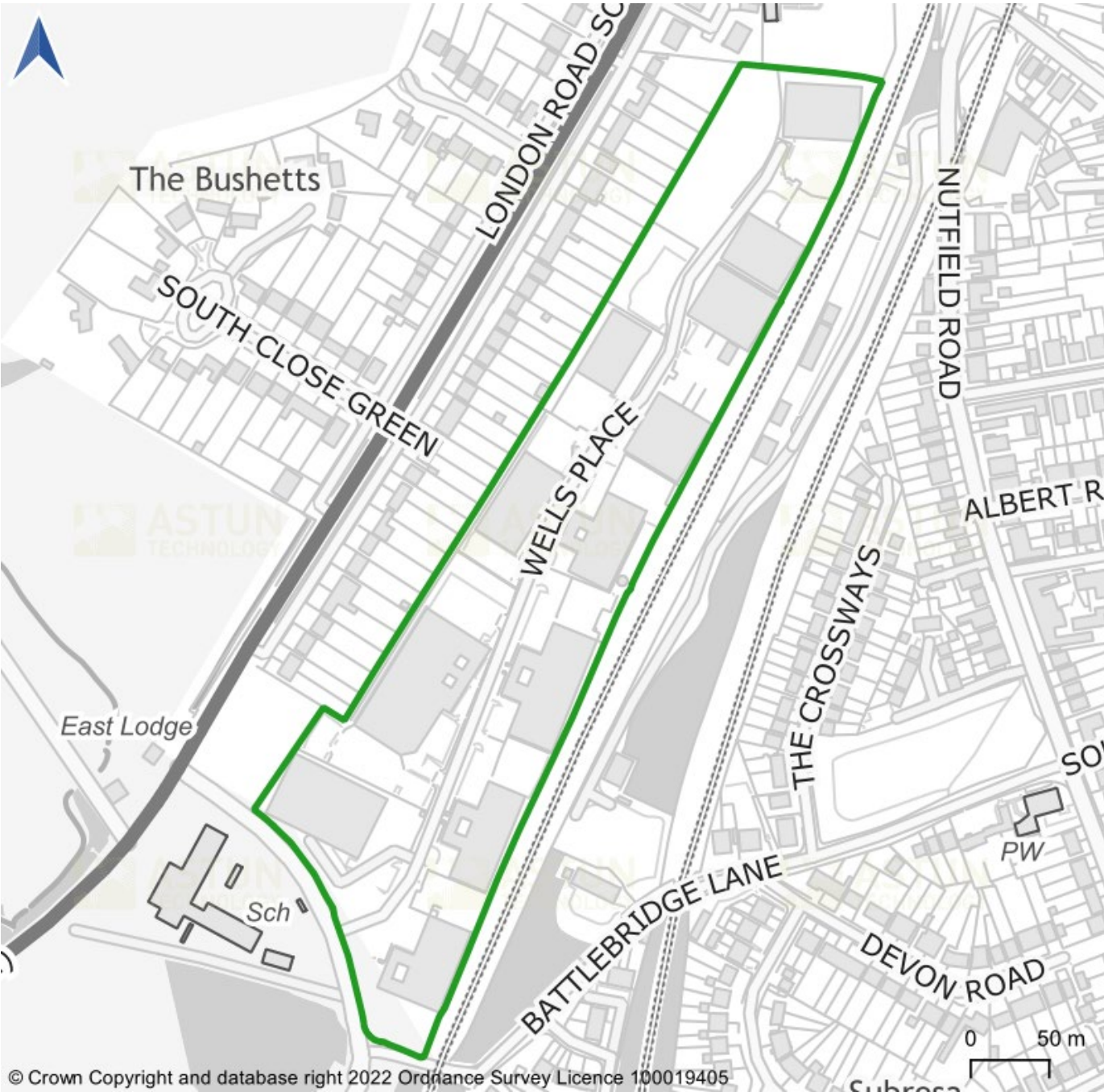


Planning and Development Activity

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

2.2. Wells Place, Merstham

Figure 4 Wells Place Industrial Estate



## New Occupiers and Vacancies

During this monitoring period, two occupiers have left Wells Place industrial estate, whilst one new occupier, OTDS, has moved into one of the vacated units. Table 4 shows that there is now one vacant unit within the industrial estate.

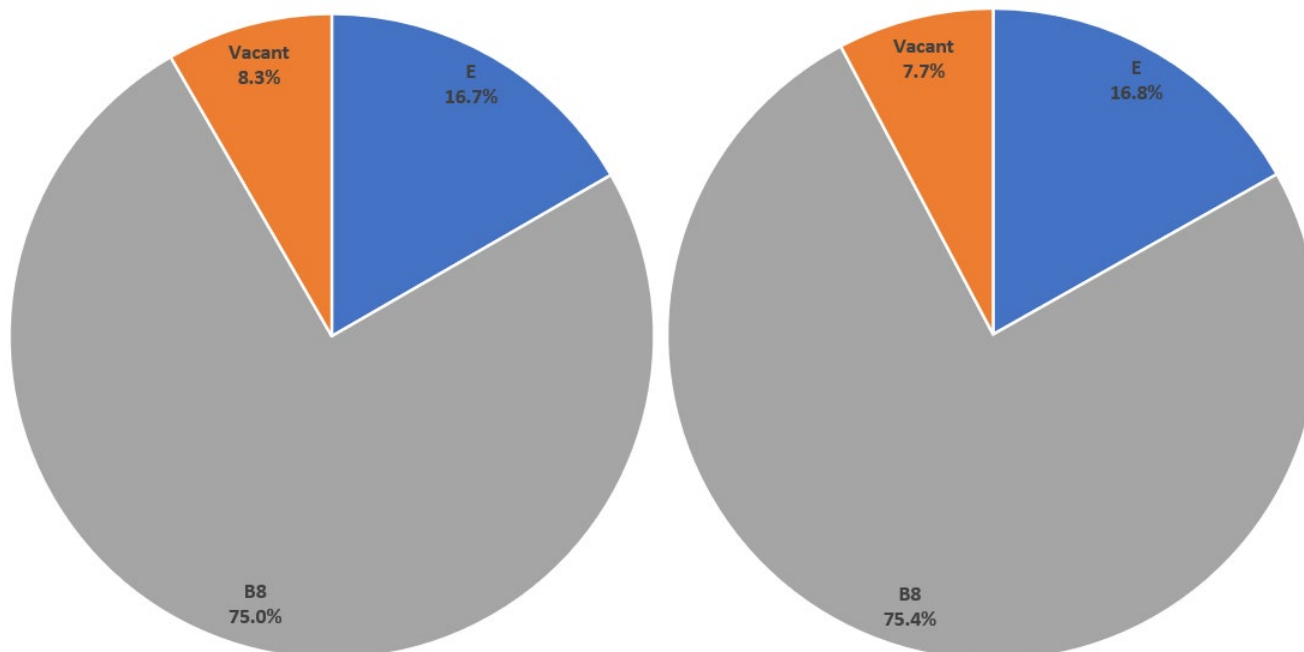
**Table 4 Vacant units and floorspace in Wells Place during the monitoring period**

	<b>Total</b>	<b>Vacant</b>	<b>Vacant (%)</b>
<b>Units</b>	12	1	8.3%
<b>Floorspace (sqm)</b>	31,387	2,430	7.7%

As can be seen in Figure 5 below, not including vacant uses, there are only B8 and E uses at Wells Place industrial estate. B8 use class units account for 75.0% and 75.4% of all units and floorspace respectively, whilst E use class units account for 16.7% and 16.8% of units and floorspace respectively.

## 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.

2.3. Perrywood Business Park, Salfords

Figure 6 Perrywood Business Park Industrial Estate



## New Occupiers and Vacancies

Over the course of the monitoring period, there have been three occupier changes. Mac Interiors, which had occupied two units, has left the industrial estate, leaving behind two vacant units, whilst Bytec Group has left, and this unit has now been occupied by Marlborough Communications Limited. There are currently four vacant units within the industrial estate. Not including Kingsfield Business Park, Perrywood Business Park has the highest vacancy rate of the remaining industrial estates.

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

	Total	Vacant	Vacant %
<b>Units</b>	22	4	18.2%
<b>Floorspace (sqm)</b>	24,690	2,685	10.9%

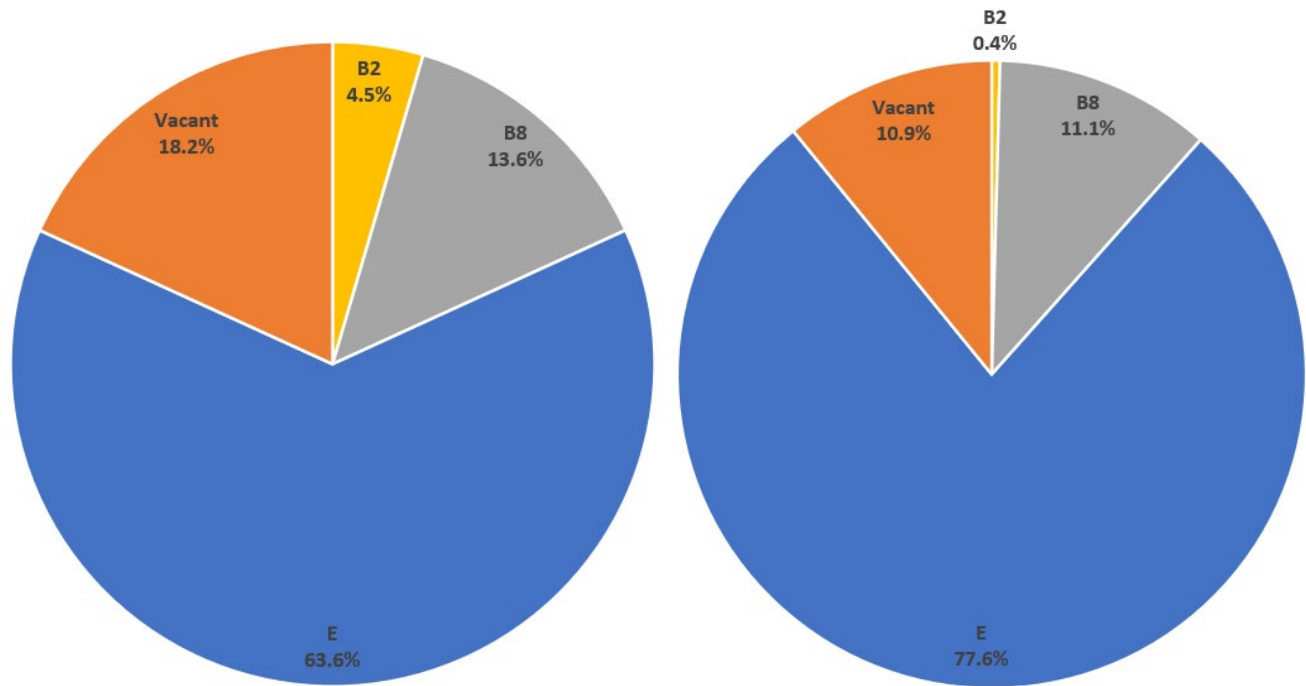
Services are the most common use within Perrywood Business Park, as they account for 50.0% of the units and 70.0% of the floorspace. Of the remaining units, manufacturing industries make up 27.3% of the units, 4.5% are made up with storage and distribution warehouses, with the remaining 18.2% made up 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 (77.6%). 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 10.9% 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 Perrywood Business Park.

2.4. Kingsfield Business Park, Redhill

Figure 8 Kingsfield Business Park Industrial Estate





## New Occupiers and Vacancies

During this monitoring period, there have been no occupier changes within Kingsfield Business Park industrial estate. 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. 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 6 Vacant units and floorspace in Kingsfield Business Park during the monitoring period**

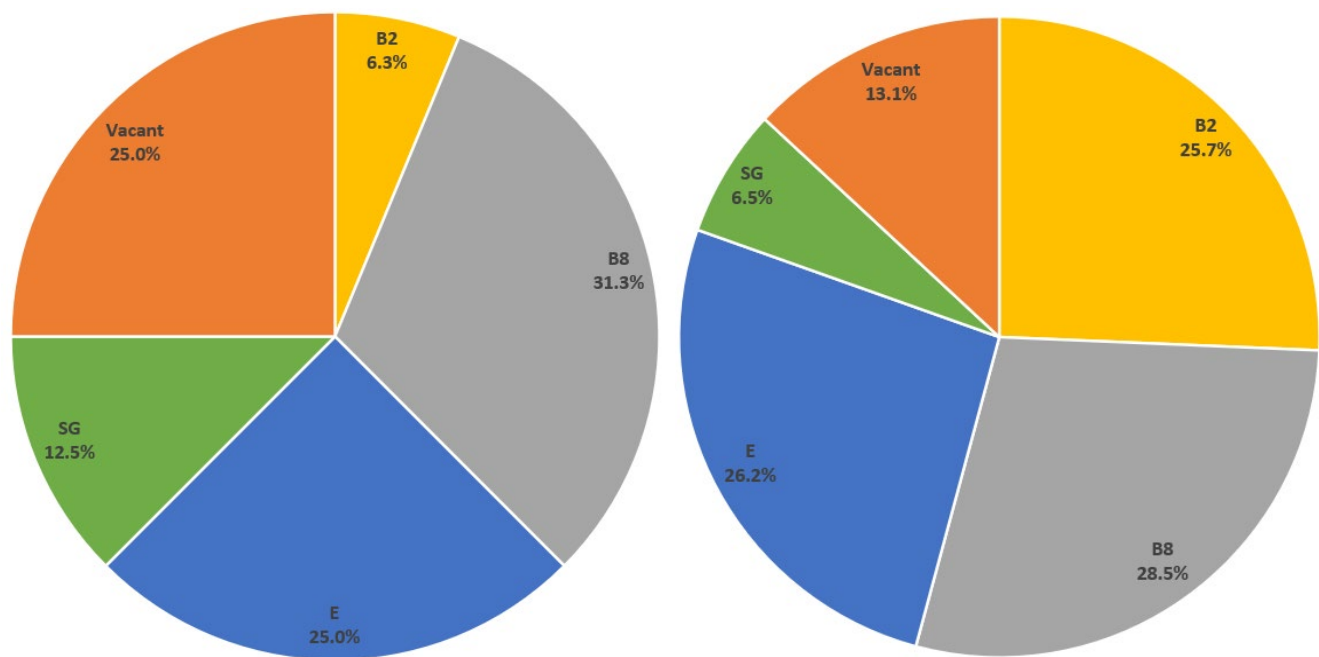
	Total	Vacant	Vacant (%)
<b>Units</b>	16	4	25.0%
<b>Floorspace (sqm)</b>	8,253	1,080	13.1%

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 is currently under construction.

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. Three occupiers have moved into the industrial estate, whilst five occupiers have moved out. There are currently four vacant units in the industrial estate.

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

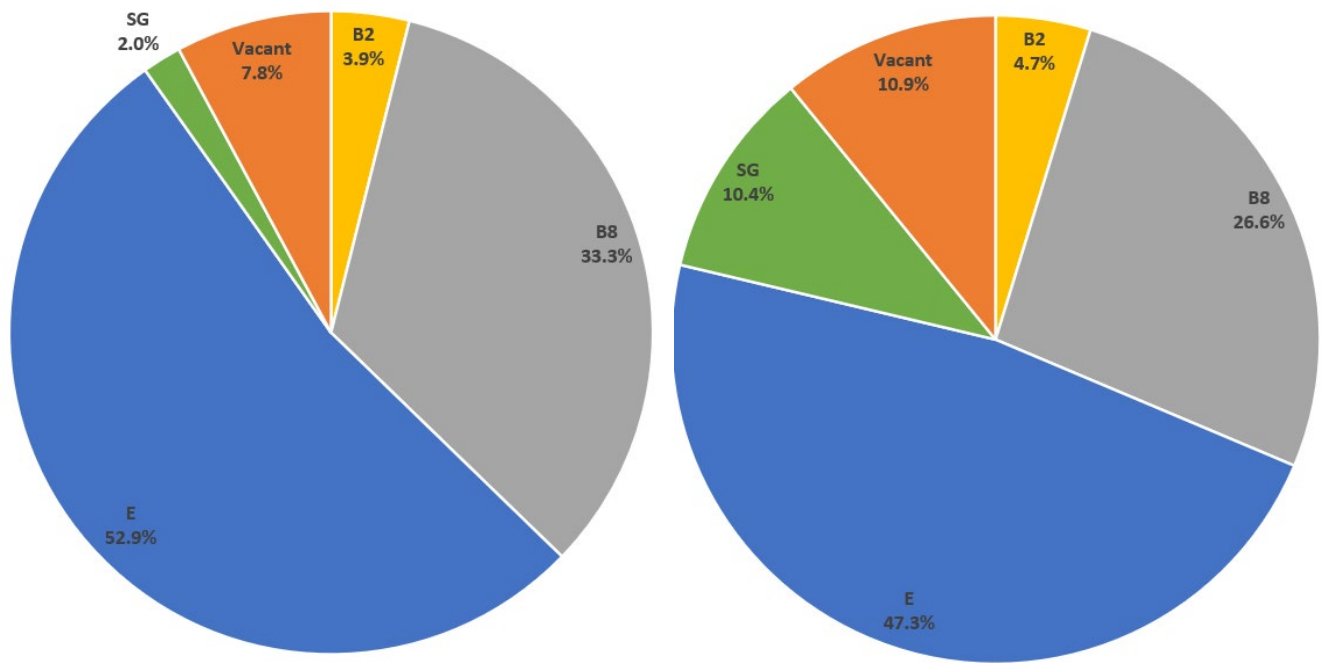
	Total	Vacant	Vacant (%)
<b>Units</b>	51	4	7.8%
<b>Floorspace (sqm)</b>	18,575	2,020	10.9%

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 52.9% and 57.3% 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



## New Occupiers and Vacancies

Over the past twelve months, there have been numerous occupier changes. In total, nine occupiers have moved in, whilst five occupiers have moved out. One new occupier that came into Holmethorpe industrial estate, ABL Accident Repair Group 1 Touch, has occupied two vacant units. There are currently 10 vacant units within the industrial estate.

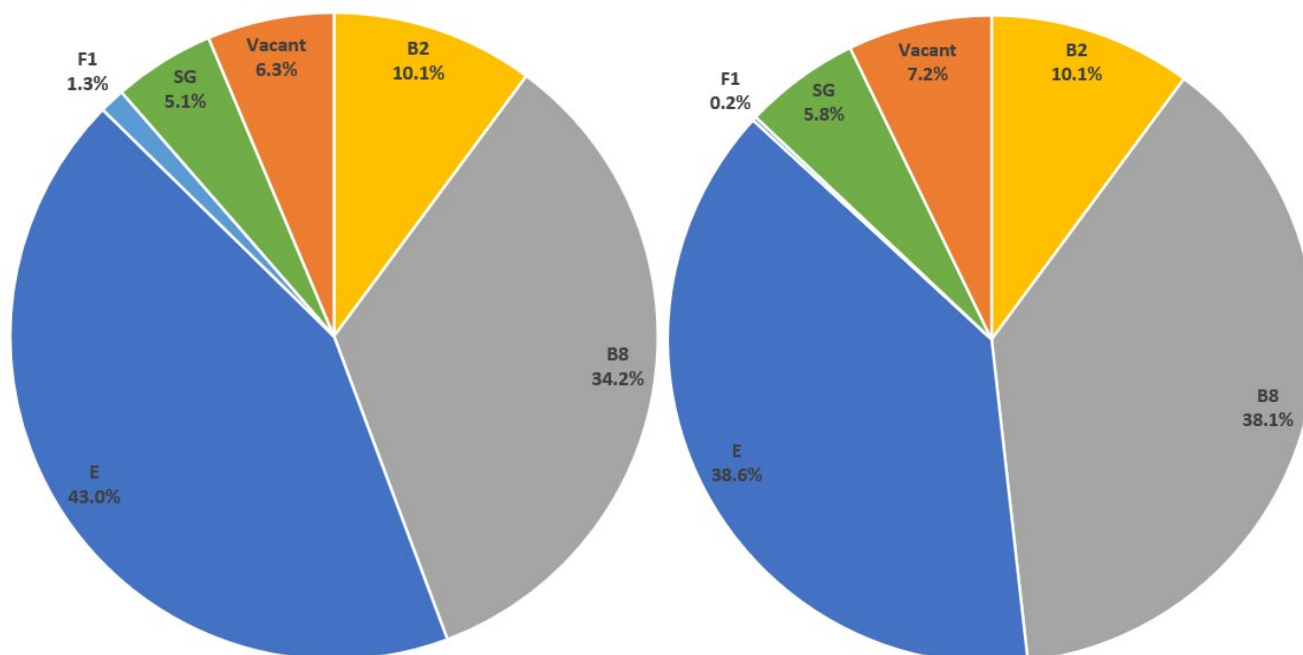
**Table 8 Vacant units and floorspace in Holmethorpe during the monitoring period**

	<b>Total</b>	<b>Vacant</b>	<b>Vacant (%)</b>
<b>Units</b>	158	10	6.3%
<b>Floorspace (sqm)</b>	81,118	5,835	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 and floorspace within the industrial estate (43.0% and 38.6% respectively), with B8 uses the second most in terms of units and floorspace (34.2% and 38.1%). In addition to the vacant units, the 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:

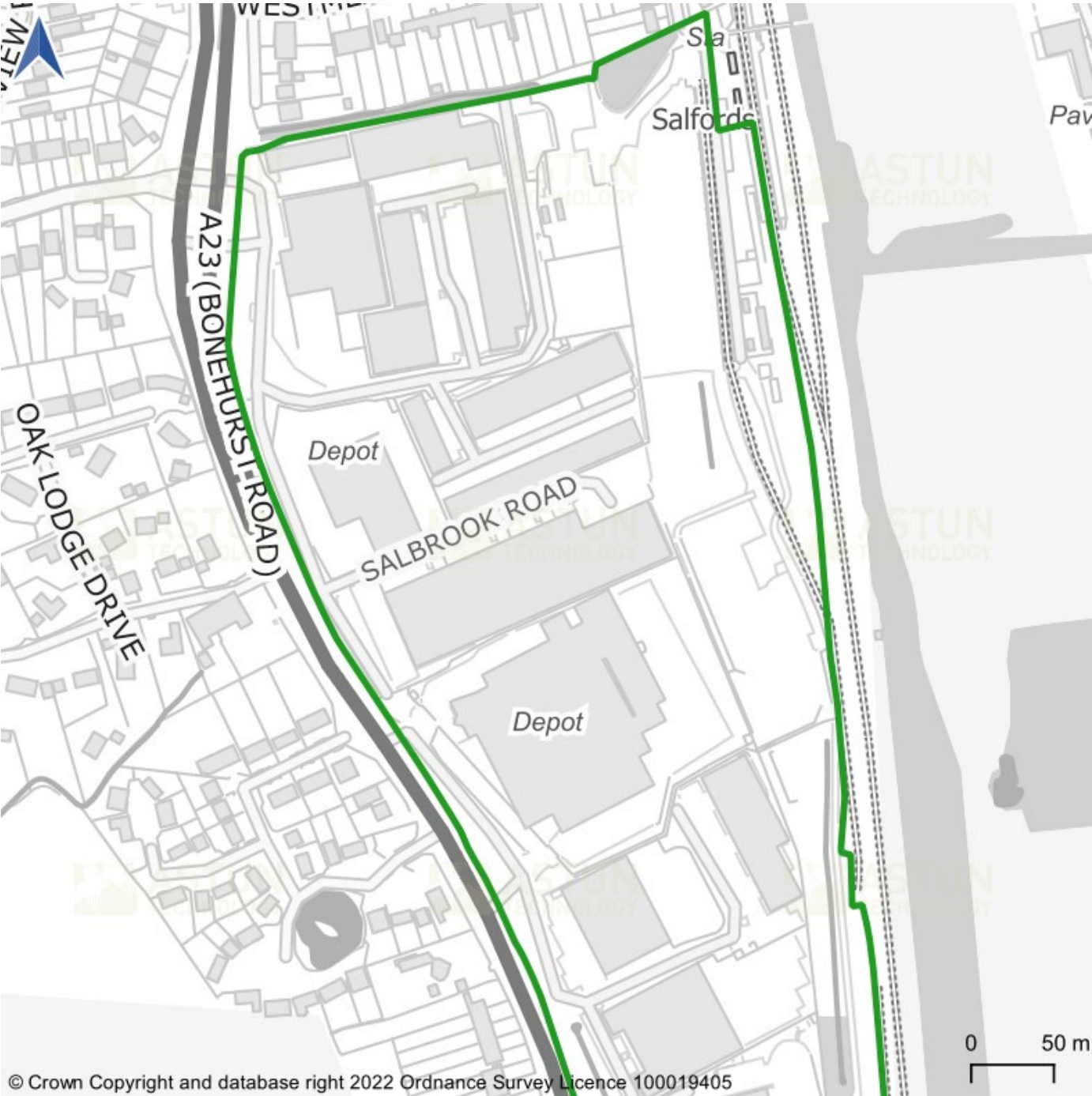
Planning permission 20/01116/F at 35 Holmethorpe Avenue for the demolition of the existing unit and construction of a new unit, with an overall gain of 116sqm of B1(c) floorspace. Work is now under construction for this development.

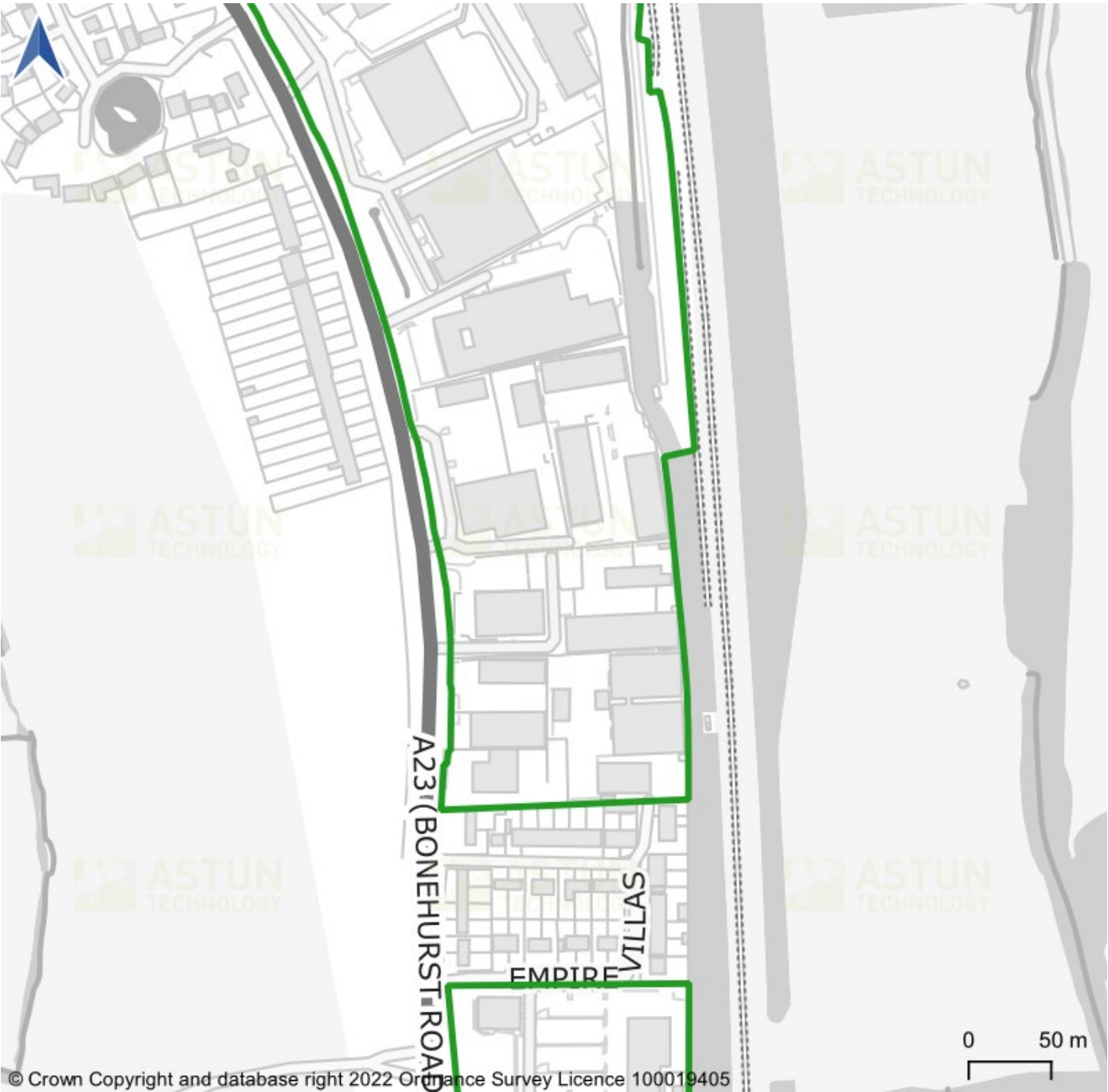
Planning permission 21/01012/F for the demolition of the existing building and the construction of 5 units within a single building, and the change of use from B2 to B2, B8 and E uses with ancillary offices. This proposal would increase the floorspace of B2, B8 and E uses by approximately 310sqm. Work is currently under construction for this development.

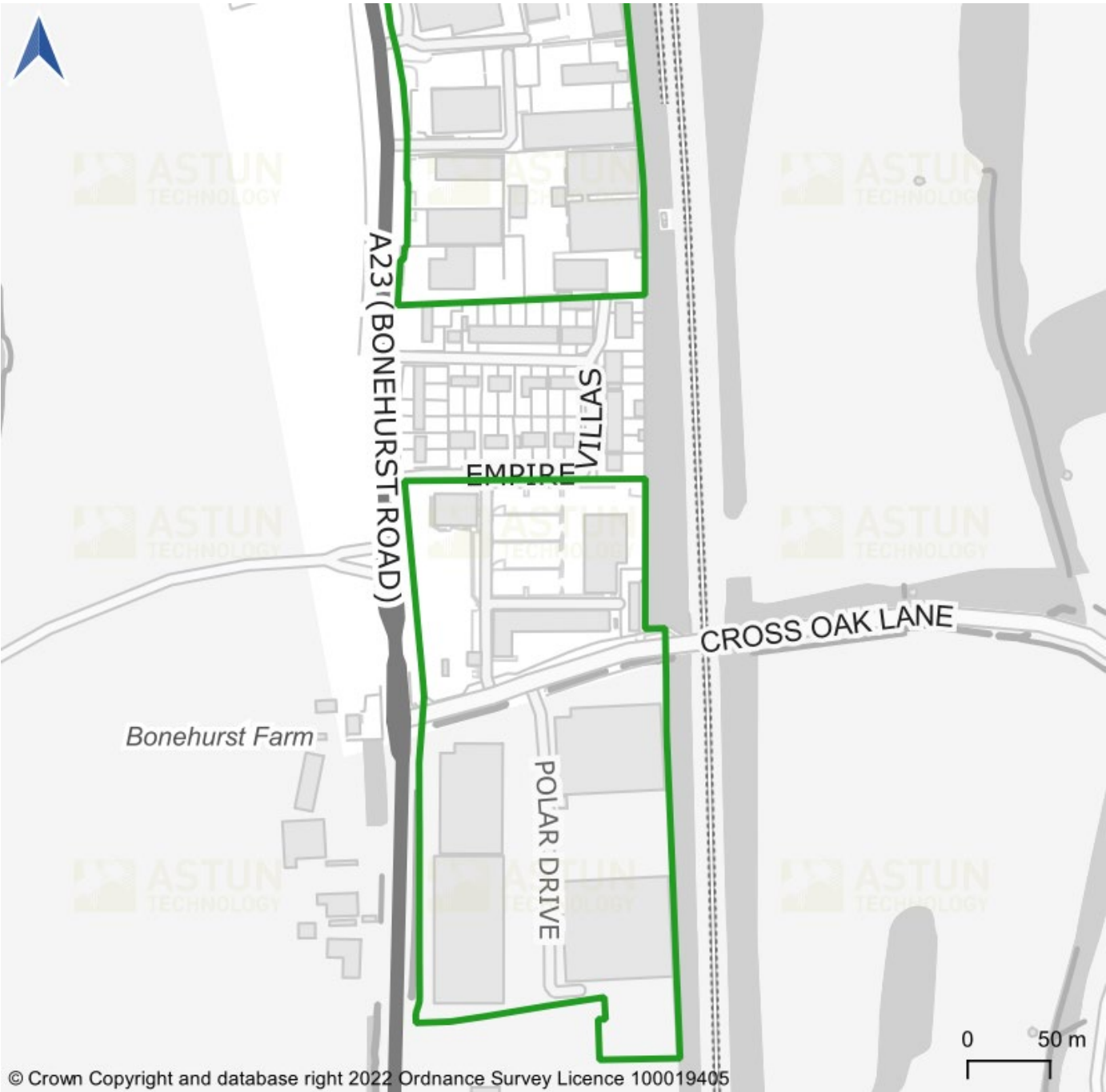


2.7. Salfords Industrial Estate, Salfords

Figure 14 Salfords Industrial Estate







## New Occupiers and Vacancies

Within this monitoring period, there have been numerous occupier changes in the Salfords industrial estate. In total, eight occupiers have moved into the industrial estate, whilst seven have moved out. One occupier that has left the industrial estate, Pilgrims Group Ltd, did occupy two units, but has now left behind two vacant units. There are now eleven vacant units in the industrial estate.

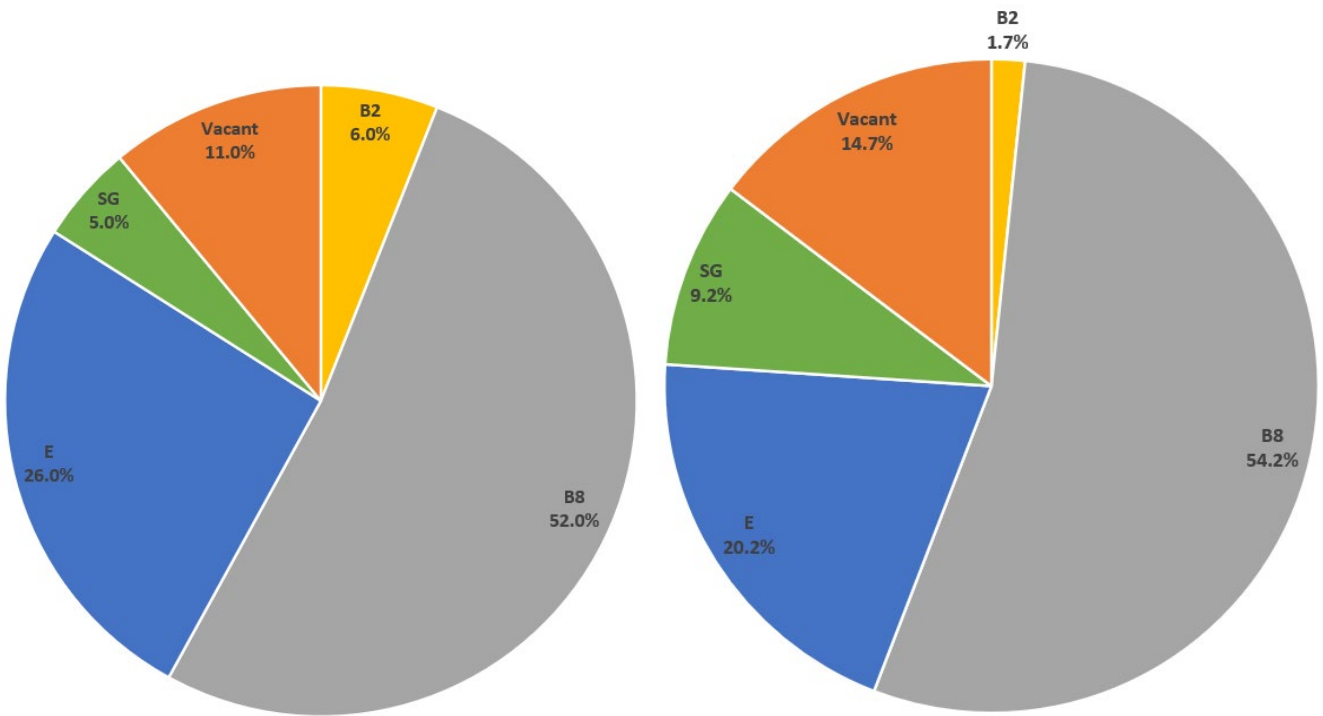
**Table 9 Vacant units and floorspace in Salfords Industrial Estate during the monitoring period**

	Total	Vacant	Vacant (%)
<b>Units</b>	100	11	11.0%
<b>Floorspace (sqm)</b>	96,039	14,116	14.7%

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 (54.2%) within the industrial estate. E use class uses account for around a quarter (26.0%) of units and around a fifth of floorspace (20.2%). 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

There are currently no outstanding planning permissions at Salfords Industrial Estate.

### 3. Breakdown of Use Classes

**Table 10 Breakdown of Use Classes in the Industrial Estates (2022) – Number of Units/Premises**

<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>	1	3	10	0	0	0	14
<b>Holmethorpe</b>	16	54	68	2	8	10	158
<b>Wells Place</b>	0	9	2	0	0	1	12
<b>Kingsfield Business Centre</b>	1	5	4	0	2	4	16
<b>Perrywood Business Park</b>	1	3	14	0	0	4	22
<b>Salfords</b>	6	52	26	0	5	11	100
<b>Balcombe Road</b>	2	17	27	0	1	4	51
<b>Total</b>	<b>27</b>	<b>143</b>	<b>151</b>	<b>2</b>	<b>16</b>	<b>34</b>	<b>373</b>
<b>Percentage</b>	<b>7.2</b>	<b>38.3</b>	<b>40.5</b>	<b>0.5</b>	<b>4.3</b>	<b>9.1</b>	<b>100</b>

**Table 11 Breakdown of Use Classes in Industrial Estates (2022) – 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>	740	460	2,230	0	0	0	3,430
<b>Holmethorpe</b>	8,211	30,900	31,319	165	4,688	5,835	81,118
<b>Wells Place</b>	0	23,677	5,280	0	0	2,430	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	19,147.5	0	0	2,685	24,690
<b>Salfords</b>	1,585	52,050	19,413	0	8,875	14,116	96,039
<b>Balcombe Road</b>	880	4,945	8,795	0	1,935	2,020	18,575
<b>Total</b>	<b>13,639</b>	<b>117,139.5</b>	<b>88,349.5</b>	<b>165</b>	<b>16,033</b>	<b>28,166</b>	<b>263,492</b>
<b>Percentage</b>	<b>5.2</b>	<b>44.5</b>	<b>33.5</b>	<b>0.1</b>	<b>6.1</b>	<b>10.7</b>	<b>100.0</b>

## 4. New Occupiers and Vacancies

### 4.1. New Occupiers

Within this monitoring period, 22 new businesses have moved into the borough's industrial estates. 11 of these new occupiers have taken over previously vacant units, whilst the remaining 12 have moved into units previously occupied by other businesses. Against this, 11 units that were previously occupied are now vacant. One new development is recorded in Pitwood Park for a development that was completed in the previous monitoring period. A total of 23 units that were vacant in the previous monitoring period remain vacant.

**Table 12 New Occupiers and Take-up (2022) - Units**

	New Occupiers – Previously Vacant Unit	New Occupiers – Previously Occupied Unit	New Development	New Vacancies
<b>Pitwood Park</b>	0	0	1	0
<b>Holmethorpe</b>	9	1	0	4
<b>Wells Place</b>	0	1	0	1
<b>Kingsfield Business Centre</b>	0	0	0	0
<b>Perrywood Business Park</b>	0	1	0	2
<b>Salfords</b>	2	6	0	2
<b>Balcombe Road</b>	0	3	0	2

### 4.2. Development Activity

There are currently five planning permissions across the industrial estates that have either started or are under construction. These permissions have the potential to deliver



approximately 5,368sqm of additional net gross commercial 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 table shows that within this monitoring period, two industrial estates decreased in vacancy rates, three increased in vacancy rates, whilst the remaining two remained industrial estates recorded the same vacancy rate from the previous monitoring period. Of all the industrial estates, Kingsfield Business Park and Perrywood Business Park have vacancy rates over the 15.0% Core Strategy monitoring target. For Kingswood Business Park specifically, 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.

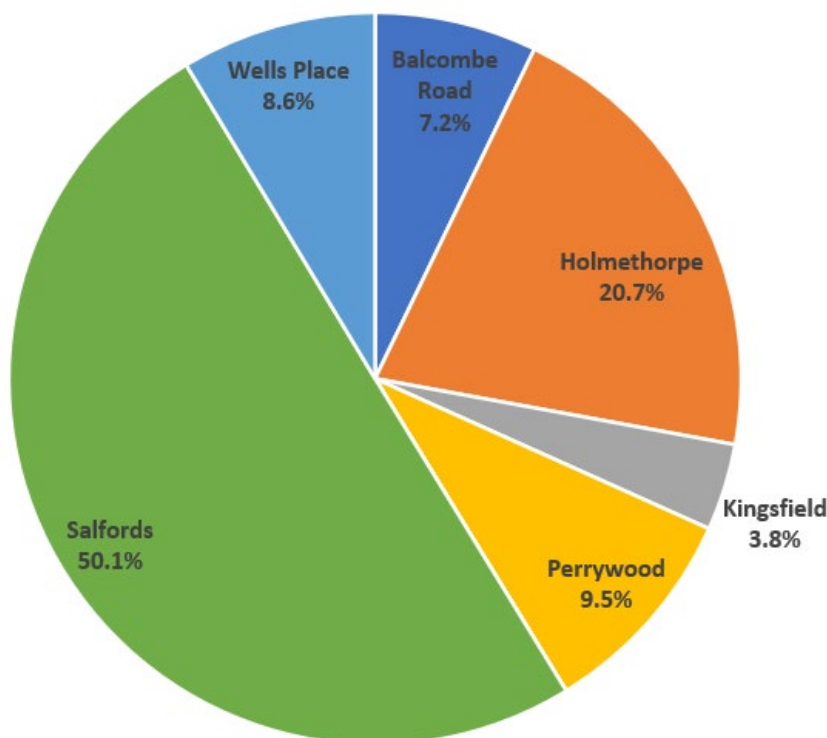
**Table 13 Individual Industrial Estate Vacancy Trends (2012 – 2022) – Percentage of Units**

	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
<b>Pitwood Park</b>	7.7	14.3	28.6	21.4	14.3	7.1	7.1	7.1	7.1	7.1	0.0
<b>Holmethorpe</b>	16.2	21.8	23.1	17.4	12.2	13.3	11.2	7.1	6.3	9.5	6.3
<b>Wells Place</b>	11.1	11.1	0.0	0.0	11.1	0.0	0.0	0.0	0.0	0.0	8.3
<b>Kingsfield</b>	0.0	0.0	0.0	6.3	12.5	12.5	12.5	25.0	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	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	18.2
<b>Balcombe</b>	4.8	2.0	8.0	7.8	2.0	9.8	9.8	2.0	0.0	3.9	7.8
<b>Borough-wide</b>	14.0	16.6	18.6	15.6	10.4	10.9	11.7	7.8	8.4	9.4	9.1

The amount of vacant floorspace varied across each of the individual industrial estates. As seen in Figure 16 below, of the total vacant floorspace, both Salfords and Holmethorpe account for just over 70% of the total vacant floorspace (50.1% and 20.7% 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. Pitwood Park is the only industrial estate to have no vacant floorspace.

**Figure 16 Percentage of Total Vacant Floorspace by Industrial Estate (2022)**



#### 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 (38.3%). Collectively, both E and B8 use classes account for more than 75% of the proportion of units in the borough (78.8% of the total units, and 86.7% of the occupied units). The remaining 21.2% of units are occupied by B2 uses, Sui Generis uses, F1 uses, or are vacant units.

In terms of floorspace, B8 use class units (44.5%) occupy a greater amount of floorspace than E use class units (33.5%). Collectively, both E and B8 use classes account for more than 75% of the proportion of floorspace in the borough (78.0% of the total floorspace, and 87.3% 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 floorspace of the remaining uses, B2, Sui Generis, F1 and vacant uses, are all relatively similar to their respective percentages for their number of units.

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

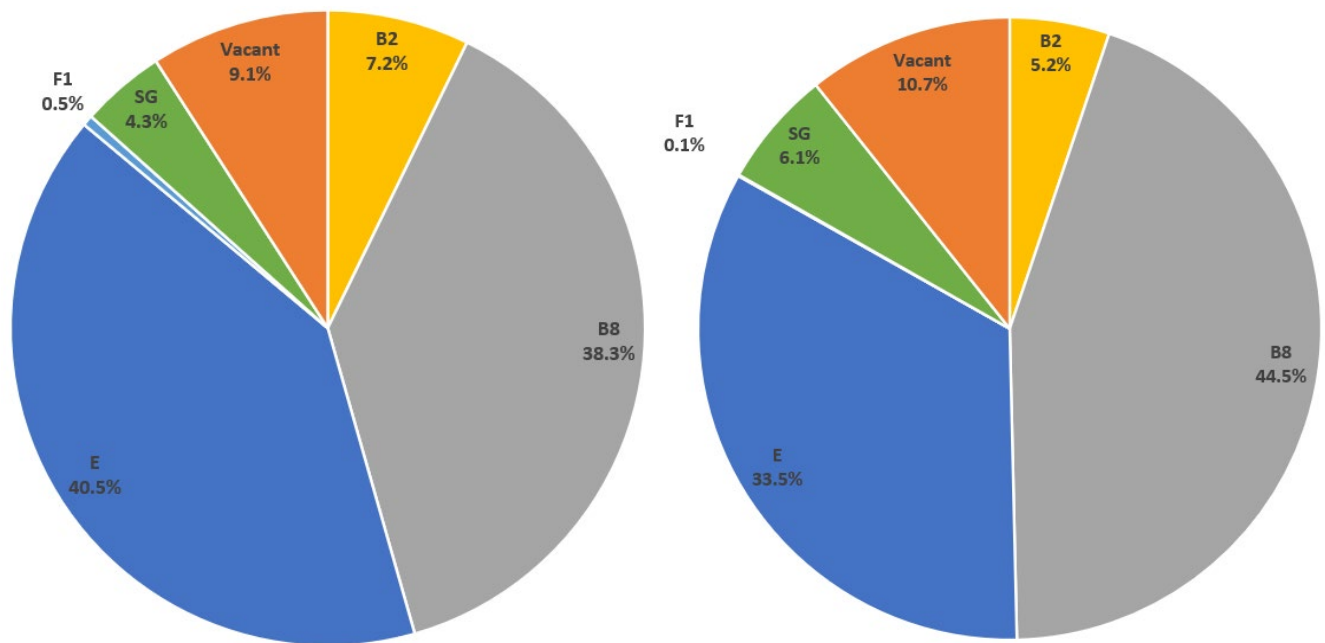
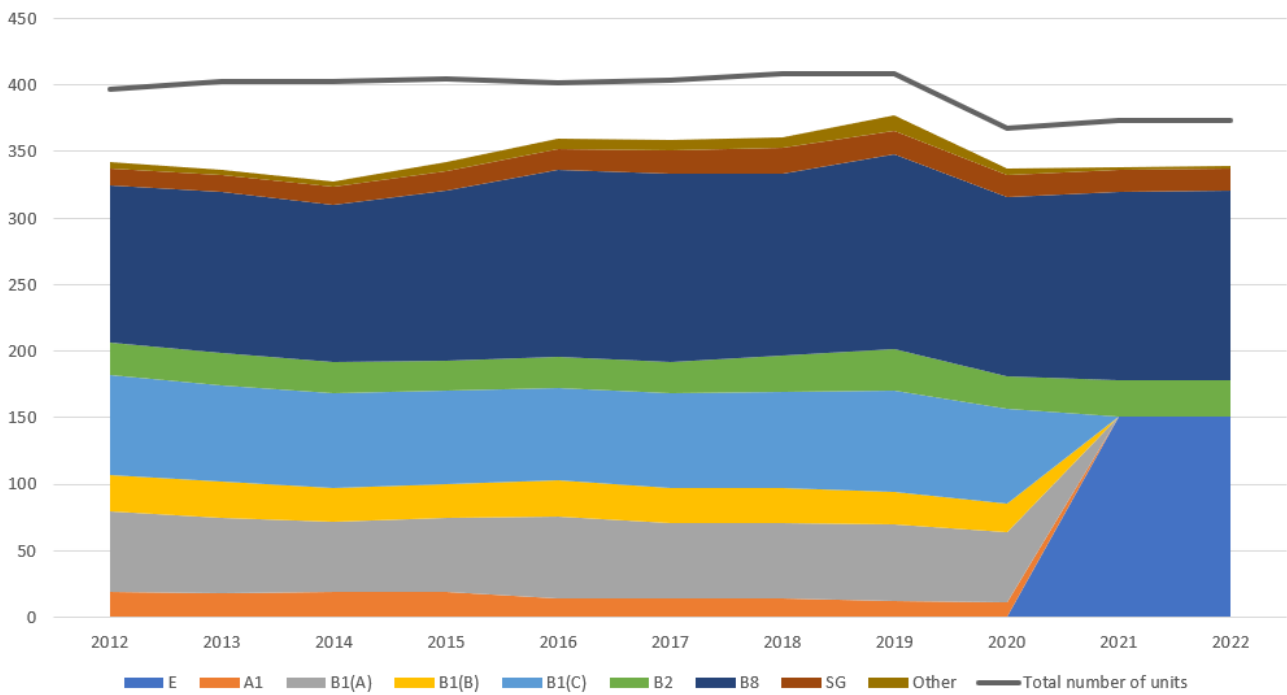


Figure 18 shows the long-term use class trend based on the number of units across the combined industrial estates (this includes the DMP amendments to designated Employment Areas since 2020). The majority of uses have seen an increase in the number of units from their respective 2020 figures. B2, B8 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 (2012-2022)



## 5. Summary of Key Findings

- **Overview** – The borough's industrial estates contain a total of 373 business premises and provide more than 263,000sqm of floorspace.
- **New Occupiers** – Within the last twelve months, a total of 22 new occupiers have moved into the borough's industrial estates. In total, there has been a net increase of 13 occupied units within the borough. Holmethorpe and Salfords had the highest take up of new occupiers, at ten and eight respectively. Pitwood Park and Kingsfield Business Centre had no new occupiers.
- **Vacancies** – A total of 34 units (9.1%) are vacant in all industrial estates, which accounts for 28,166sqm of floorspace (10.7%). All industrial estate vacancy rates remain below the Core Strategy monitoring target of 15%, apart from Kingsfield Business Park and Perrywood Business Park. The majority of vacant units came from the borough's two largest industrial estates, Holmethorpe and Salfords, with 10 and 11 units respectively. Pitwood Park is 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, there are recently developed warehouses in Salfords which provides units with floorspaces of more than 2000sqm, whilst for businesses wishing to downsize, there are numerous vacant units in Holmethorpe 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 5,368sqm of additional net commercial 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 38.3%. B8 uses however occupy the most floorspace, at 44.5%, with E use class units accounting for the second most, at 33.5%.

## 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>	<b>E</b>
D1 (part)	<b>Clinics, health centres, creches, day nurseries, day centre.</b>	<b>E</b>
D1 (part)	<b>Schools, non-residential education and training centres, museums, public libraries, public halls, exhibition halls, places of worship, law court.</b>	<b>F.1</b>
D2 (part)	<b>Gymnasiums, indoor recreations not involving motorised vehicles or firearms.</b>	<b>E</b>
D2 (part)	<b>Indoor or outdoor swimming baths, skating rinks, and outdoor sports or recreations not involving motorised vehicles or firearms.</b>	<b>F.2</b>

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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