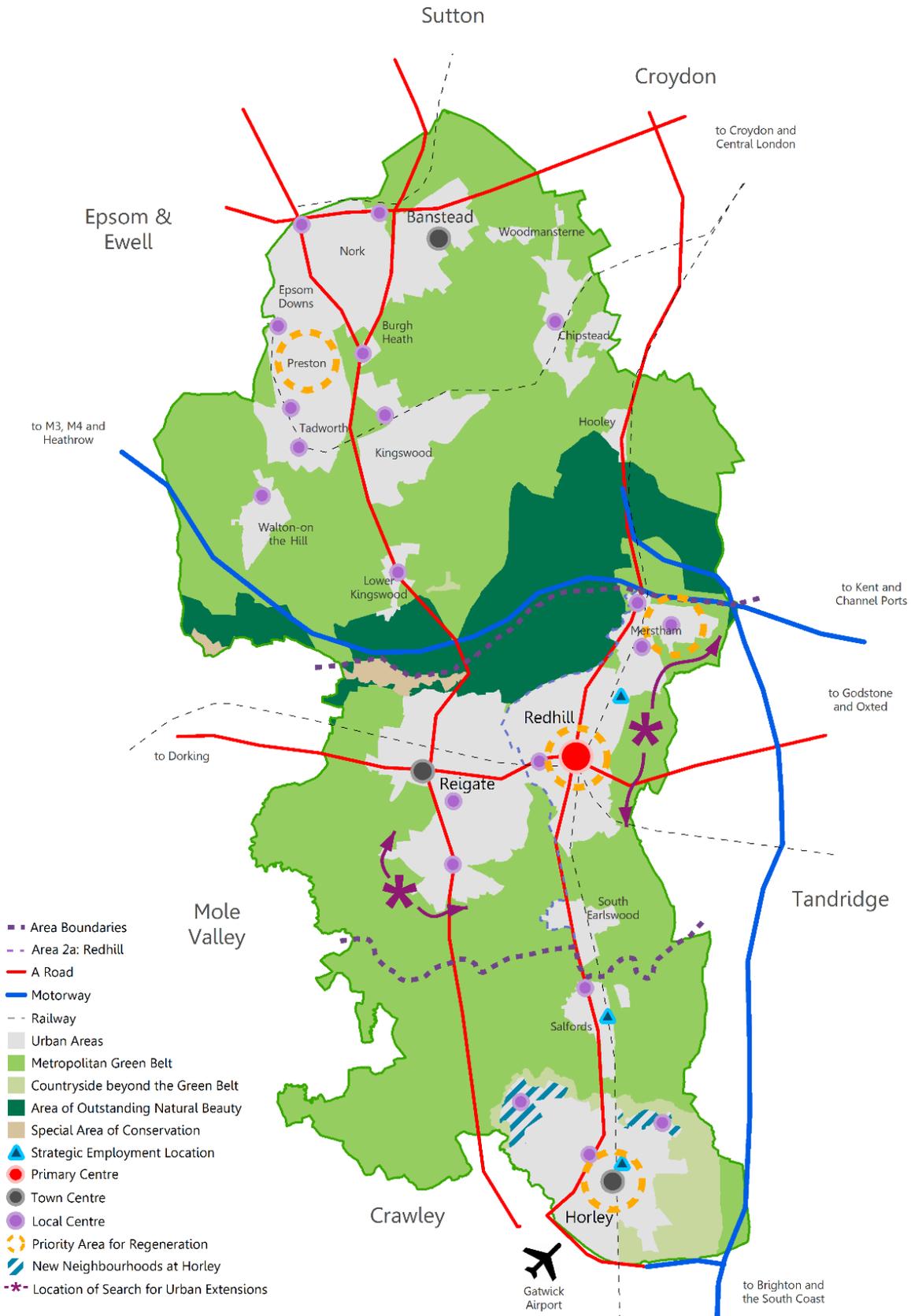




# Industrial Estates Monitor

**Position in April 2023**

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 2023. 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 rising inflation and the growing cost-of-living contributed to by the Russian invasion of Ukraine, and to a lesser extent now, the Covid-19 pandemic. According to Cushman & Wakefield, the take-up of logistics space in the UK totalled 54.5 million sqft by the end of 2022, which was the second highest on record. On a sector level, third-party logistics and manufacturing dominated take-up levels in 2022, with both taking up between 10-15 million sqft of industrial space. Despite the take-up of logistics space being the second highest on record, according to Cushman & Wakefield, there has been a rise in availability of industrial space to 55.9 million sqft by the end of 2022, a 26% increase compared to the same period last year. This was in part helped by the fact that developers delivered an additional 17.5 million sqft of speculatively developed space. The majority of this new availability is Grade A space (62%), with Grade B space shortages remaining prevalent. This is reflected in the low amount of Grade B space taken up, at just 17 million sqft, a record low according to Lambert Smith Hampton. CBRE states that the vacancy rate for logistics space continued to remain low by the end of 2021, at 2.0%. Lambert Smith Hampton states that approximately 21.9 million sqft of industrial space was under construction by the end of 2022, which may help potential new occupiers with the shortage of new units in the market. By the end of 2022, £935 million of pipeline development was under offer, with approximately £2.2 billion of pipeline development still available.

The sustained increase of uptake in the industrial and logistics sector continued within the first quarter of 2023 too, where, according to CBRE, take-up reached 6.6 million sqft, which was in line with the average take-up for Q1 for the past 5 years. Of this 10.6 million sqft, third-party logistics accounted for 51.2% of the take-up, with manufacturing accounting for the second most at 14.1%. The constant uptake and demand for industrial and logistics space however has also fuelled increases in rental growth, with CBRE stating that all parts of the UK experienced prime rental growth in Q1 of 2023, with this projected to further increase in 2023. 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.
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 three changes to units within the industrial estate. Units 8, 9, and 10 at Pitwood Park, which were all previously occupied by Linkam Scientific Ltd, have now been replaced by West Coast MEP/Promode at Unit 8, and PAG Ltd at units 9 and 10. There are no vacant units within the industrial estate.

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

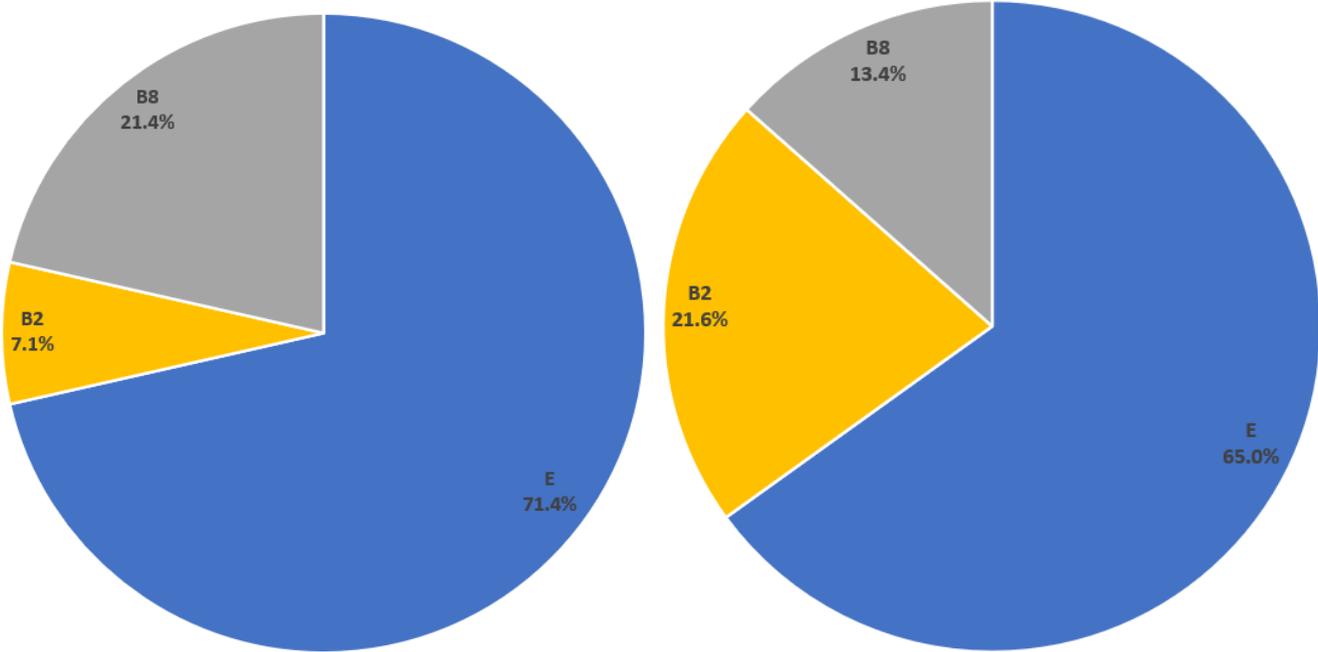
	<b>Total</b>	<b>Vacant</b>	<b>% Vacant</b>
<b>Units</b>	14	0	0.0%
<b>Floorspace (sqm)</b>	3,430	0	0.0%

Services are the most prominent use within the industrial estate, accounting for 42.9% of the units. Manufacturing and storage and distribution uses account for the remaining units equally (28.6%). In terms of floorspace, services account for 43.3% of the floorspace, slightly more than manufacturing uses (40.1%). Storage and distribution uses account for the least floorspace within the industrial estate at 16.6%.

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

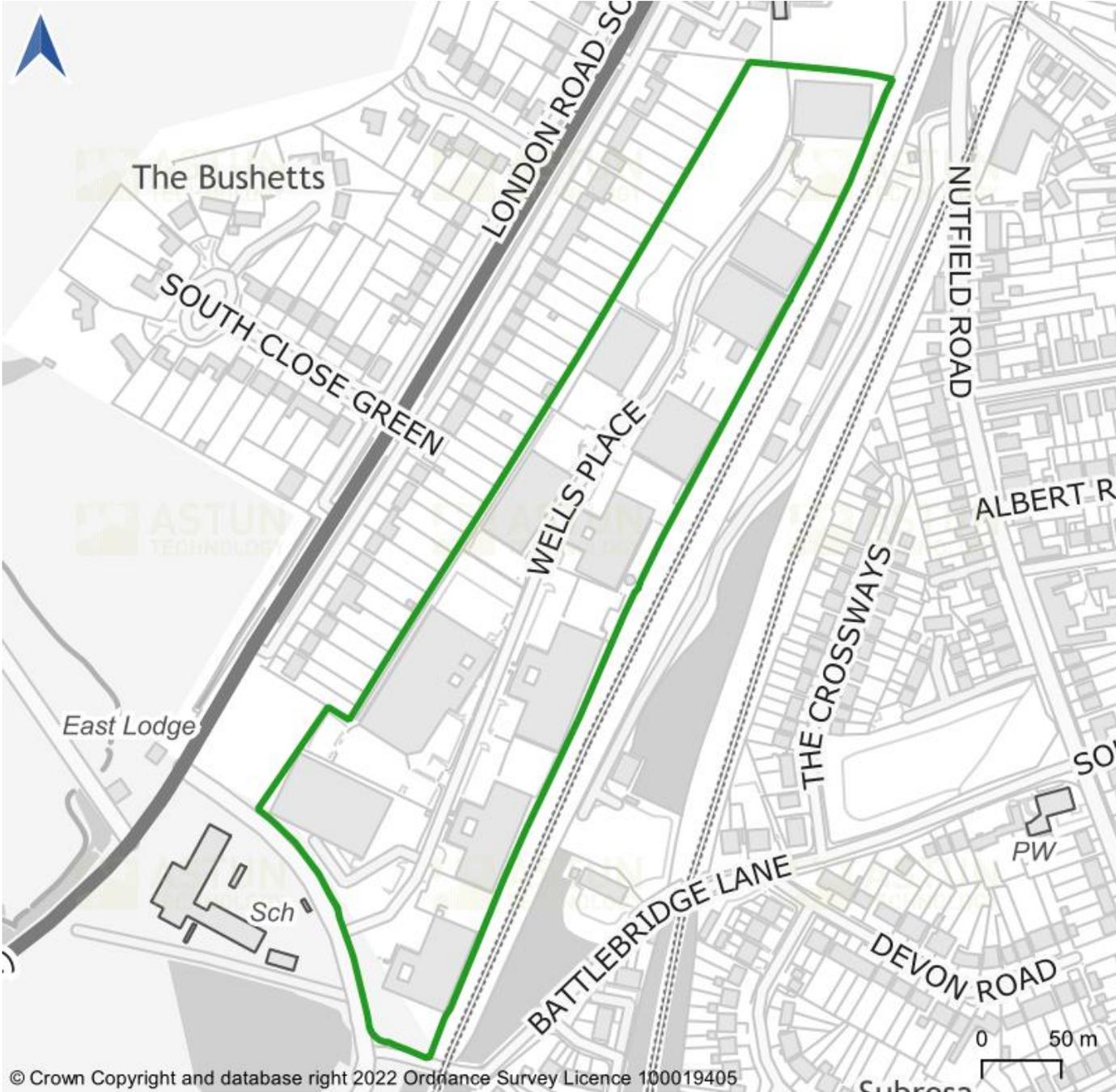


### Planning and Development Activity

There are currently no outstanding permissions at Pitwood Park.

## 2.2. Wells Place, Merstham

Figure 4 Wells Place Industrial Estate



## New Occupiers and Vacancies

During this monitoring period, one occupier have left Wells Place industrial estate, Winterbotham Darby & Co, whilst two new occupiers, Curtis Packaging and The Compleat Food Group, have moved into the industrial estate. The Compleat Food Group has moved into the unit vacated by Winterbotham Darby & Co, whilst Curtis Packaging has moved into a previously vacant unit. Table 4 shows that there are now no vacant units within the industrial estate.

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

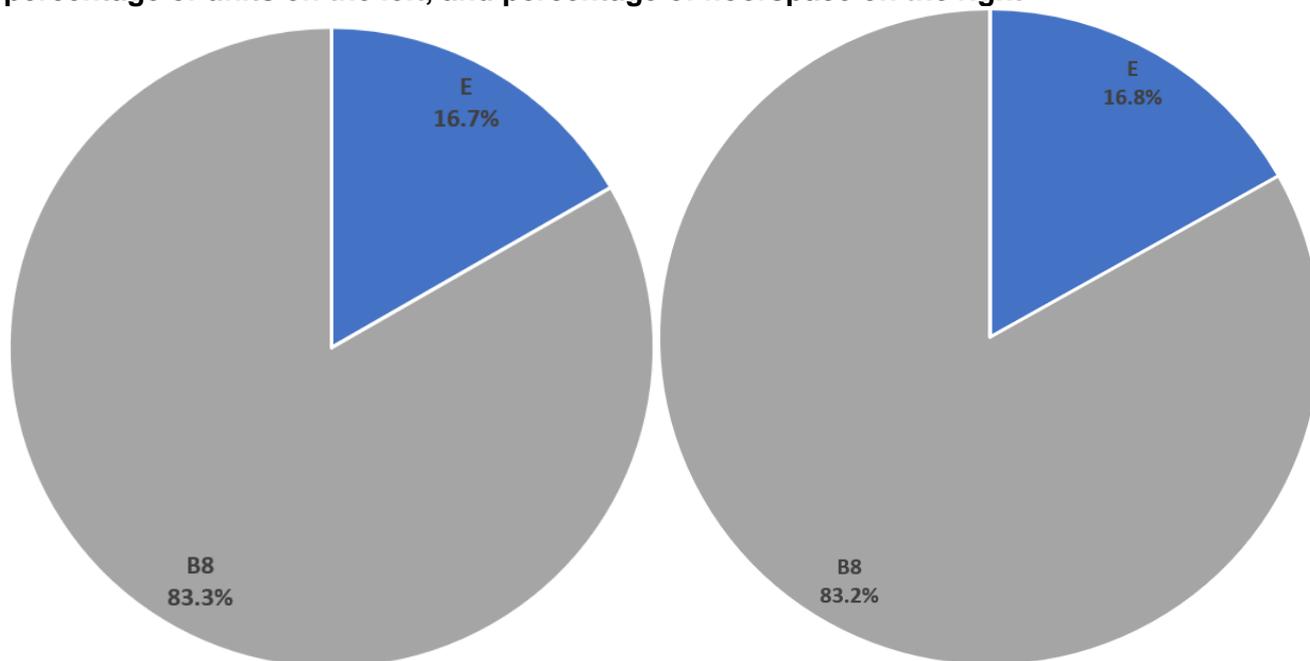
	Total	Vacant	Vacant (%)
<b>Units</b>	12	0	0.0%
<b>Floorspace (sqm)</b>	31,387	0	0.0%

Storage and distribution uses are the most prominent use within the industrial estate, accounting for 75% of the units, with services accounting for the remaining 25% of units. Storage and distribution uses also account for the most floorspace within the industrial estate at 77.3%, with services accounting for the remaining 22.7%.

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, 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 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, one occupier has moved out of the industrial estate, whilst three have moved in. Euro Stat Office Solutions has left the industrial estate, and has now been replaced by EO Group. MC2 and Linkam Scientific Ltd have moved into previously vacant units, with Linkam Scientific Ltd, which moved from Pitwood Park, now occupying two units that were previously vacant. There is currently one vacant unit within the industrial estate.

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

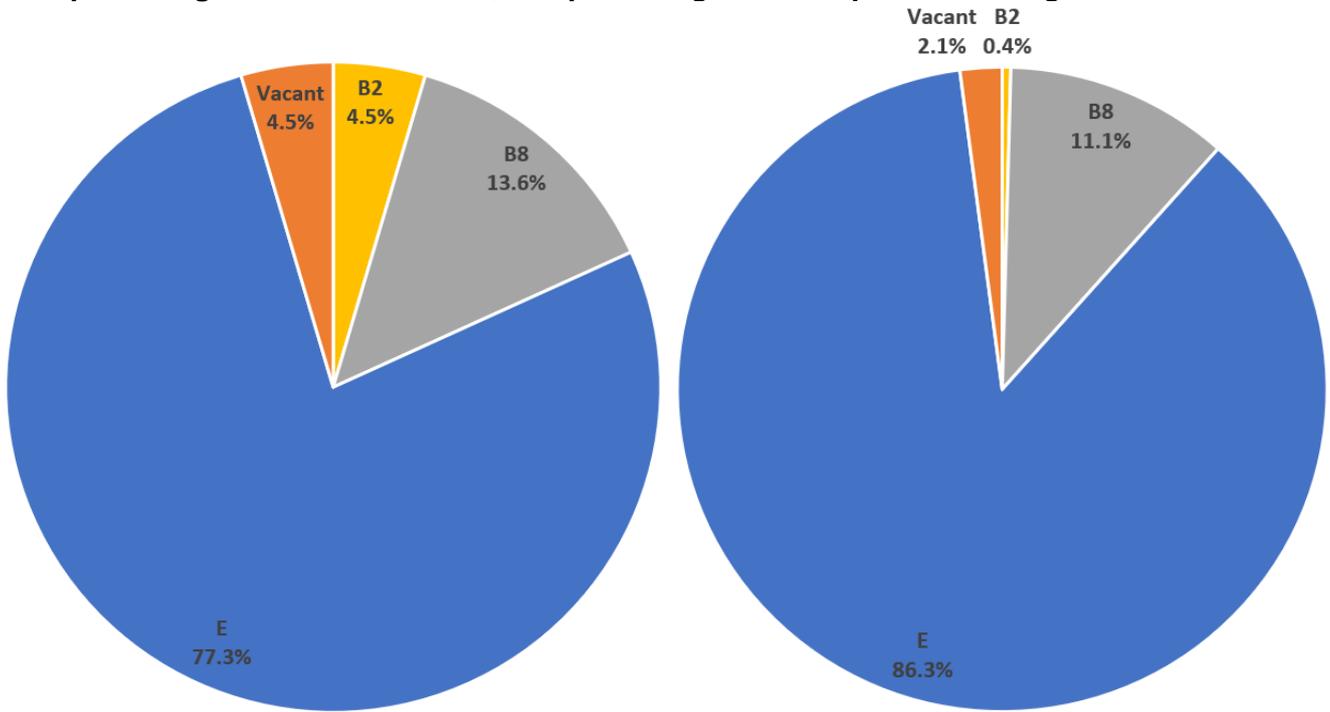
	Total	Vacant	Vacant %
<b>Units</b>	22	1	4.5%
<b>Floorspace (sqm)</b>	24,690	515	2.1%

Services are the most common use within Perrywood Business Park, as they account for 54.6% of the units and 72.2% of the floorspace. Of the remaining units, manufacturing industries make up 36.4% of the units, and 4.5% are made up with storage and distribution warehouses and vacant units each. Of the remaining floorspace, manufacturing industries make up 24.3% of the floorspace, vacant units 2.1% of the floorspace, and storage and distribution warehouses 1.5% of the floorspace.

Figure 7 below shows the majority of units and floorspace at Perrywood Business Park is occupied by the commercial, business and services (E) use class (77.3% and 86.3% respectively). For units and floorspace, storage and distribution (B8) uses account for 13.6% and 11.1% respectively, vacant uses at 4.5% and 2.1% respectively, and light industrial (B2) uses at 4.5% and 0.4% 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 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, 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**

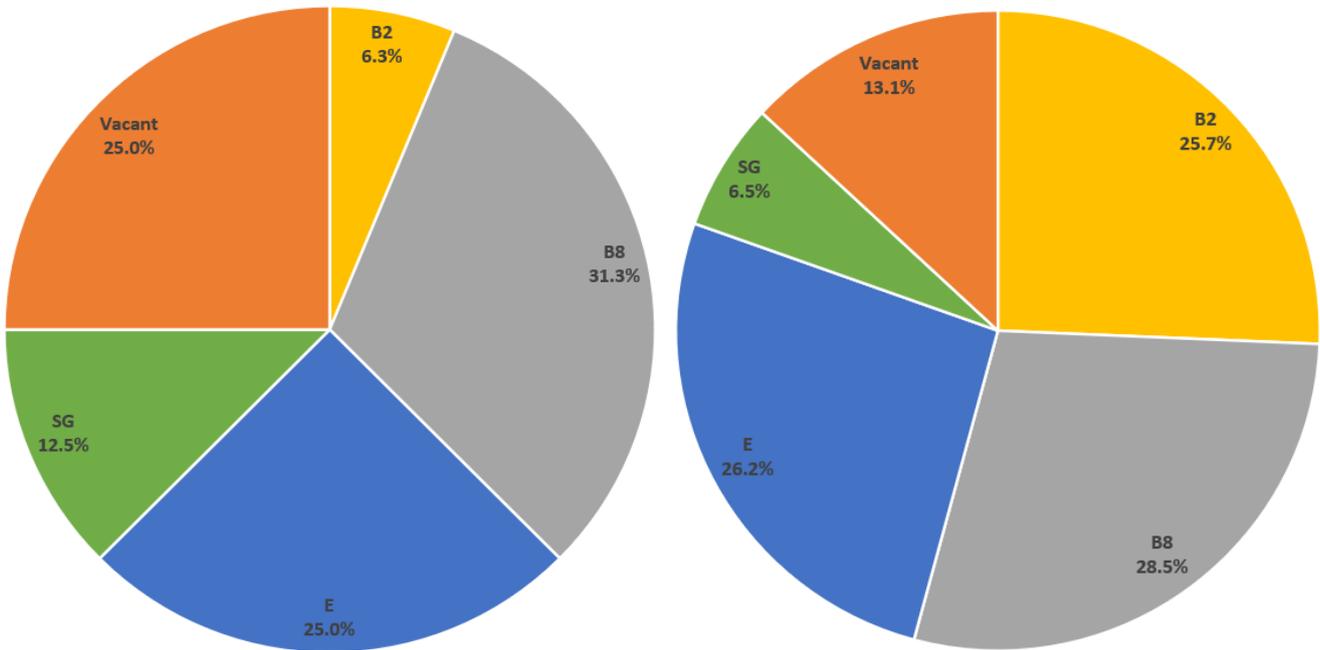
	Total	Vacant	Vacant (%)
<b>Units</b>	16	4	25.0%
<b>Floorspace (sqm)</b>	8,253	1,080	13.1%

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. Seven occupiers have moved into the industrial estate, whilst five occupiers have moved out. One previous occupier, DMS Air (Freight) Ltd, had vacated two units. There are currently three 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	3	5.9%
<b>Floorspace (sqm)</b>	18,575	3,695	19.9%

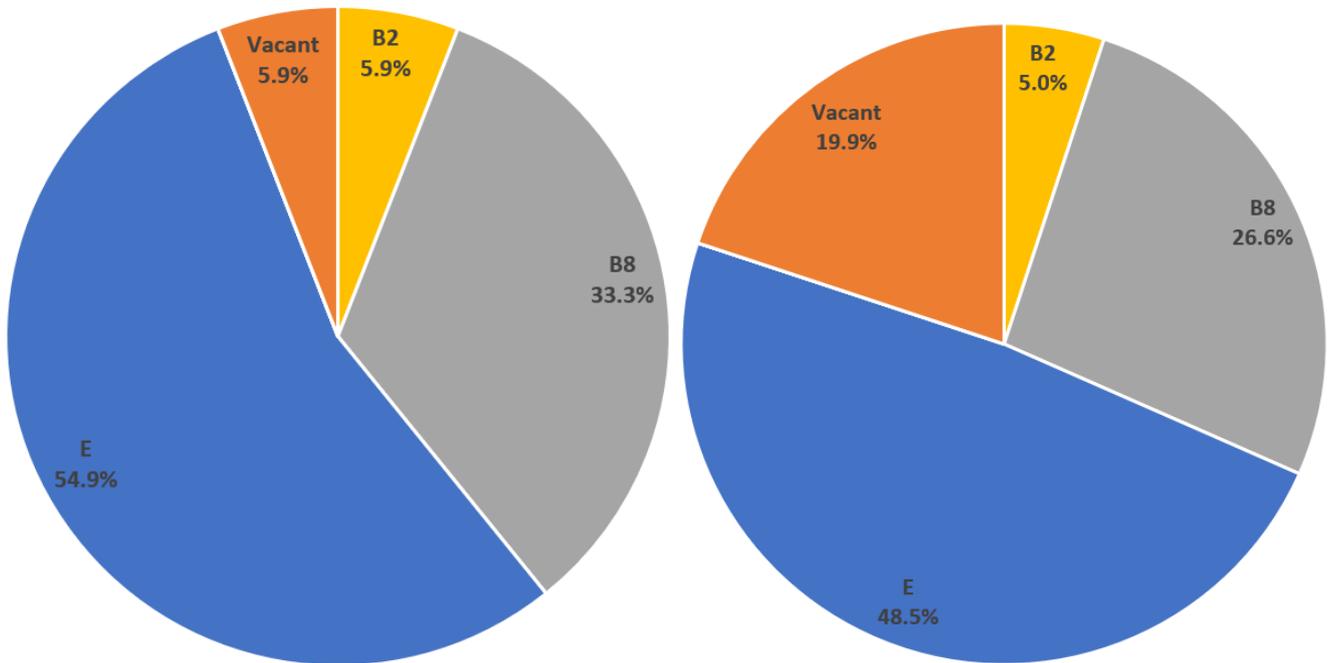
The estate comprises of three separate areas: Gatwick Metro Centre, Axiom Business Centre and Bridge Industrial Estate, the former two both consist of more modern units.

Services are the prominent use within the Balcombe Road Industrial Estate, where it occupies 60.8% of the units, and 50.6% of the overall floorspace. Storage and distribution uses occupies the next most percentage of units and floorspace, at 23.5% and 22.6% respectively. Manufacturing uses and vacancies account for the remaining percentages of units (9.8% and 5.9% respectively) and floorspace (6.8% and 19.9% respectively).

Figure 11 below shows that units within the E use class account for the most units and floorspace within the estate, at 54.9% and 48.5% respectively. B8 uses occupy the next most units and floorspace, with 33.3% and 26.6% respectively. B2 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

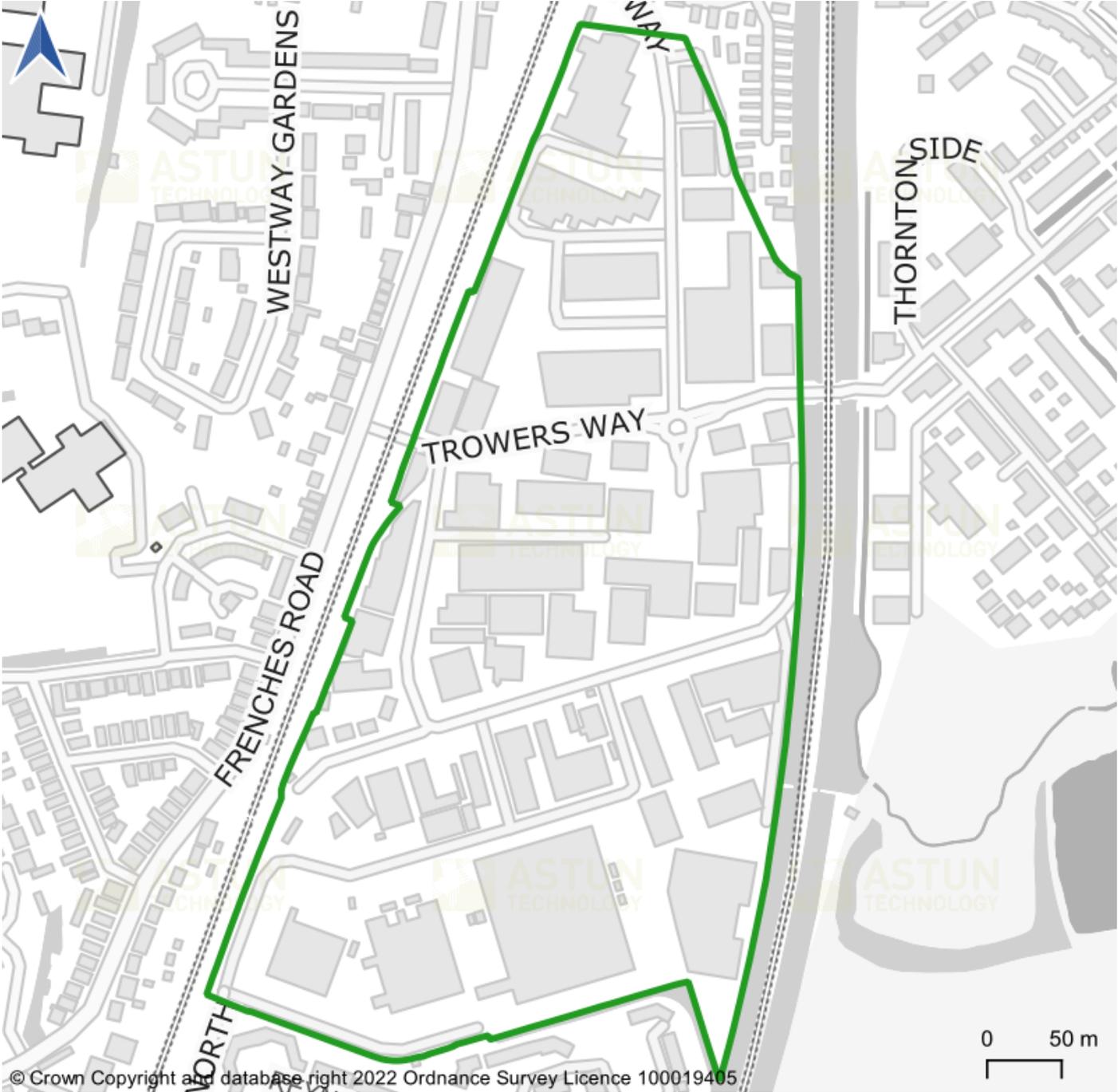


## Planning and Development Activity

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. This has now begun construction during this monitoring period.

## 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 Holmethorpe. In total, seven occupiers have moved in, whilst seven occupiers have moved out. One new occupier that came into Holmethorpe industrial estate, Adgraphics, has joined with an already existing unit. There are currently thirteen vacant units within the industrial estate.

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

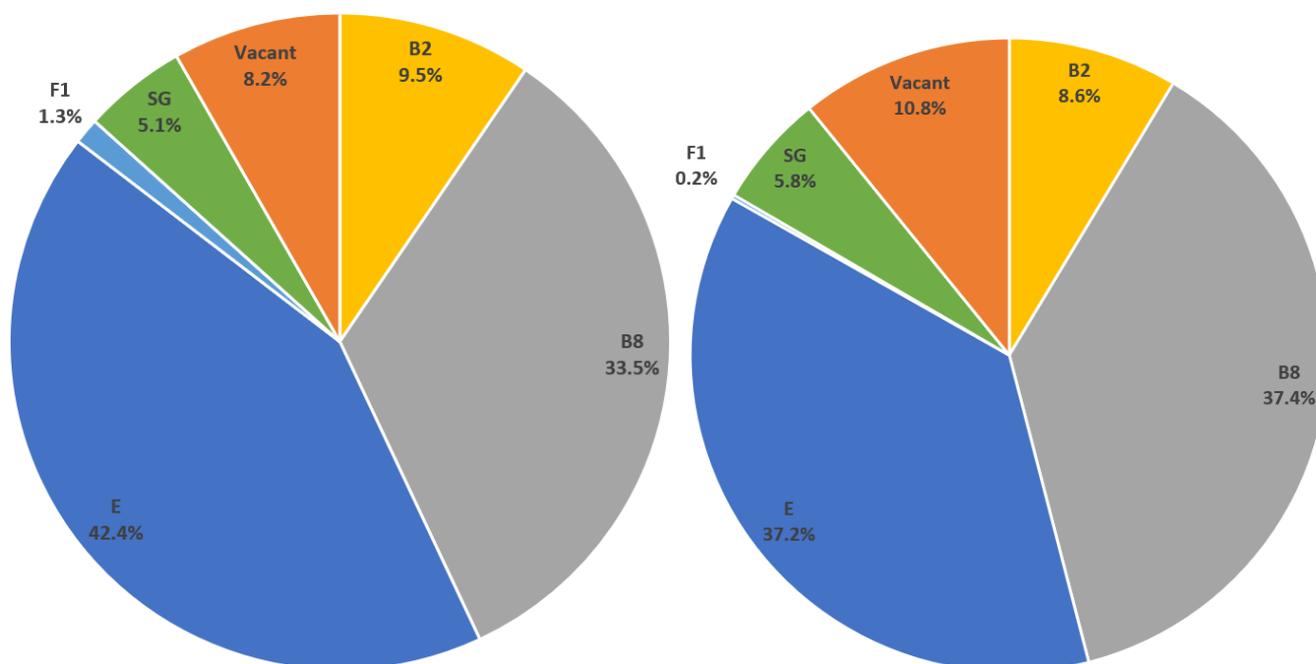
	Total	Vacant	Vacant (%)
<b>Units</b>	158	13	8.2%
<b>Floorspace (sqm)</b>	81,118	8,755	10.8%

Holmethorpe is the largest industrial estate in the borough. Services occupy the most units and floorspace in the industrial estate at 55.1% and 50.6% respectively. Storage and distribution uses occupy the next most units and floorspace at 19.7% and 23.0% respectively. Manufacturing uses occupy 13.9% of the units and 14.1% of the floorspace. Leisure, product research, retail and vacancies occupy the remaining uses and floorspace.

As can be seen in Figure 13 below, E use classes occupy the most units within the industrial estate at 42.4%, with B8 uses the second most at 33.5%. In terms of floorspace, B8 uses occupy the most, at 37.4%, with E uses occupying the second most at 37.2%. 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

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 for this development was completed during this monitoring period.

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

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.

Planning permission 20/01791/F for the demolition of the existing office (E use class) at 40 Holmethorpe Avenue, and the development of a new build, three-storey office building. There would be an overall net gain of 238sqm of E use class floorspace. Work has not started for this development.

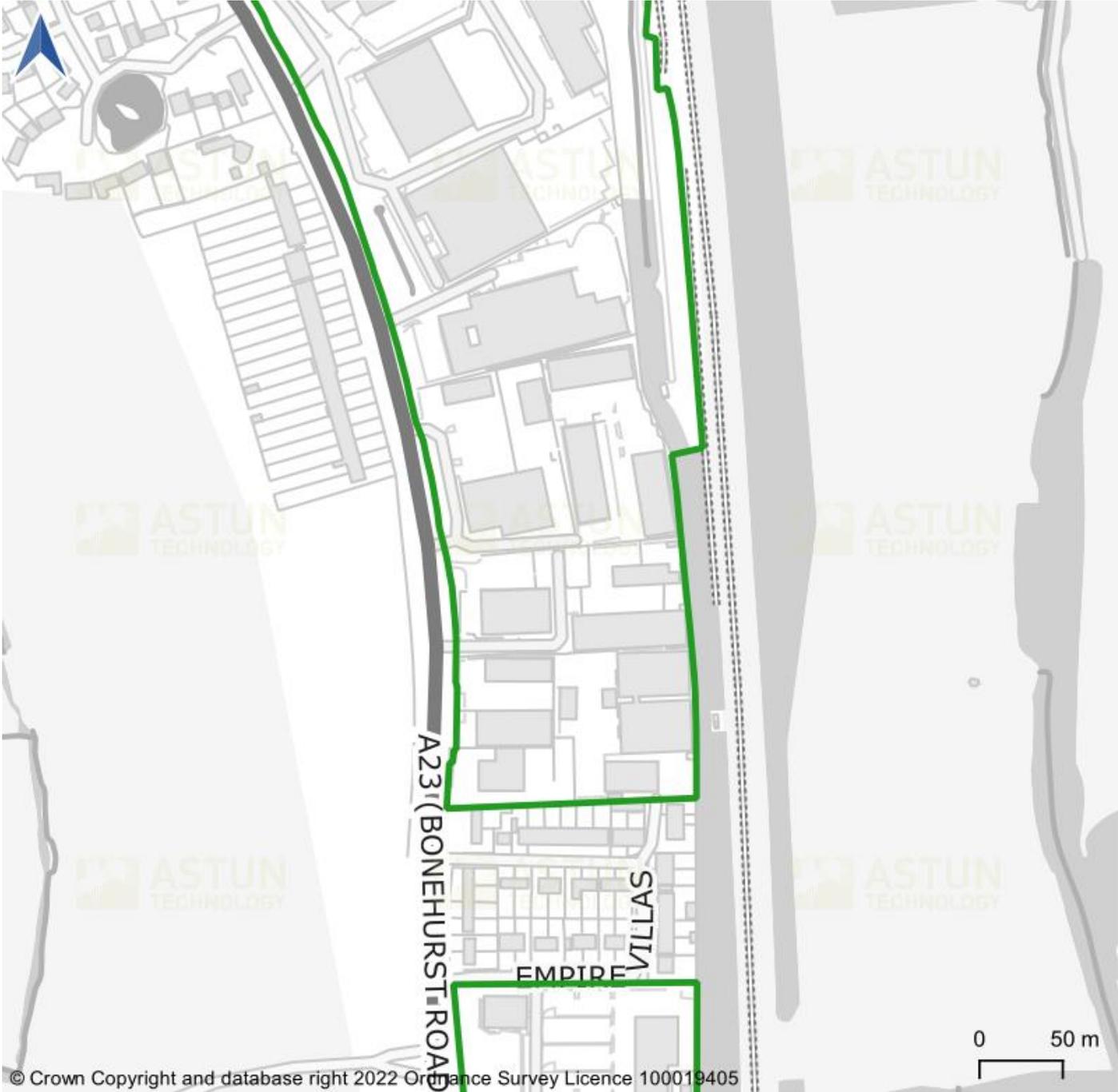
Planning permission 22/00062/F for the demolition of the existing light industrial building (B2 use class), and the erection of a replacement light industrial building at 1 Trowers Way.

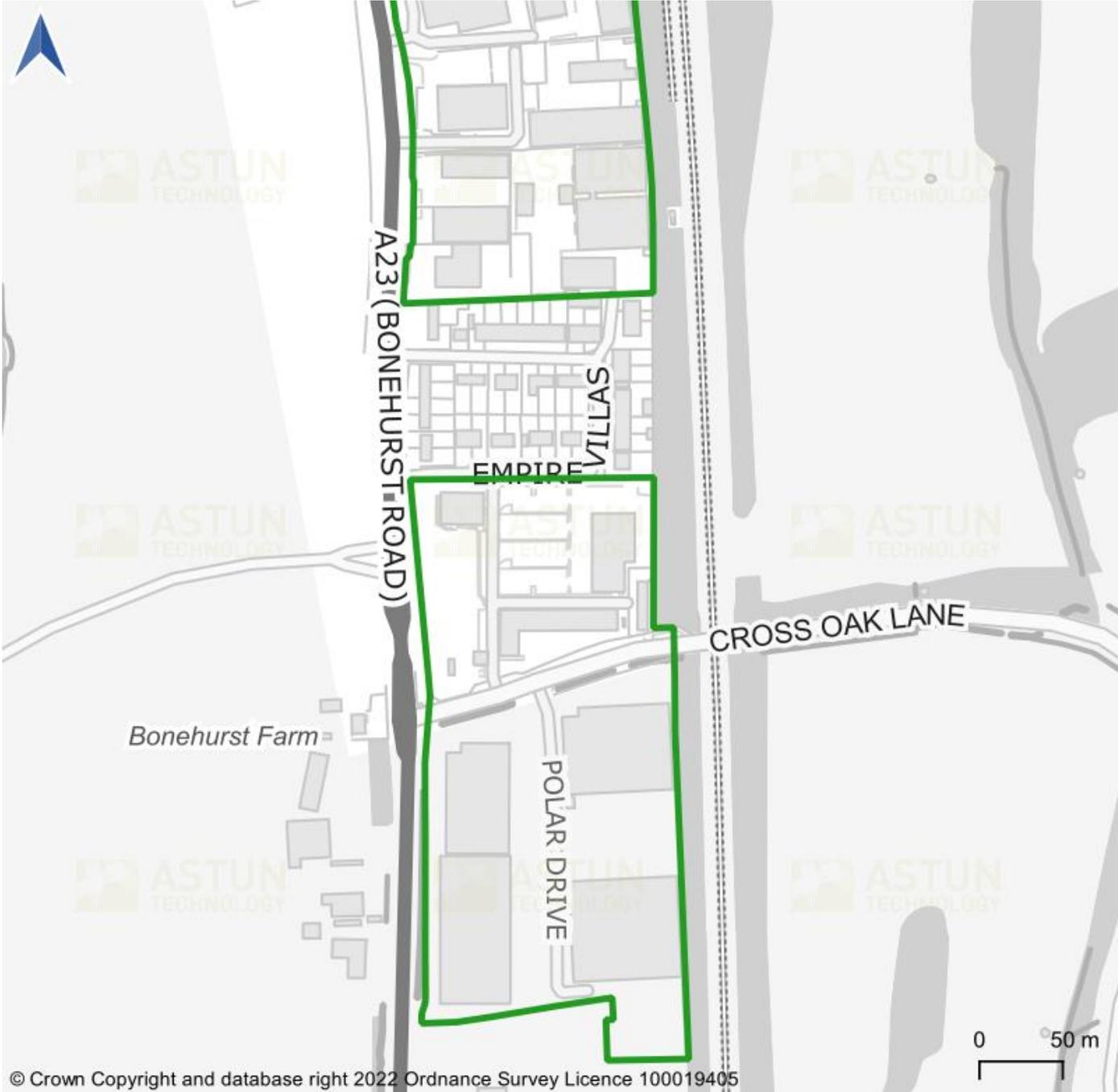
There would be an overall net loss of 316sqm of B2 use class floorspace. Work is currently under construction for the permission.

## 2.7. Salfords Industrial Estate, Salfords

Figure 14 Salfords Industrial Estate







## New Occupiers and Vacancies

Within this monitoring period, three occupiers have moved into the Salfords industrial estate, whilst one have moved out. One occupier that has moved into the industrial estate, ILG Logistics, now occupies three units at Cross Oak Lane. There are now eight vacant units in the industrial estate.

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

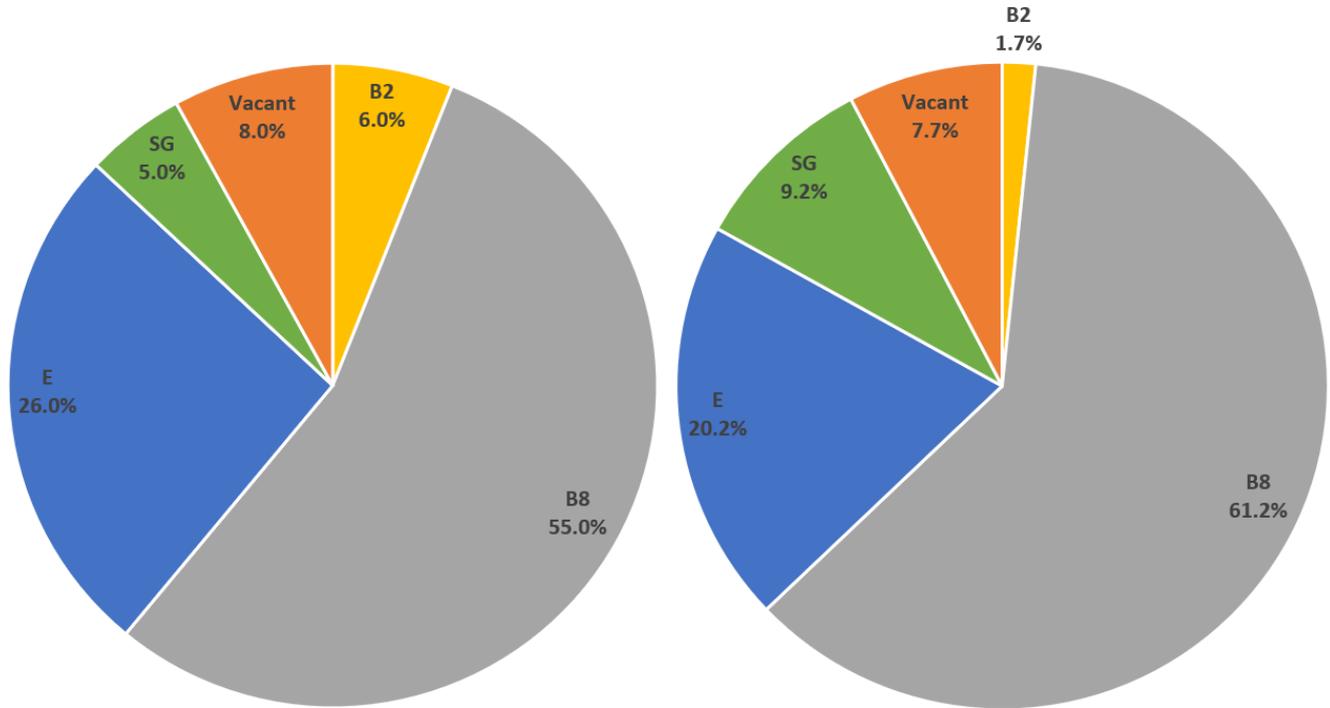
	Total	Vacant	Vacant (%)
<b>Units</b>	100	8	8.0%
<b>Floorspace (sqm)</b>	96,039	7,370	7.7%

Storage and distribution uses occupy the most units and floorspace in the industrial estate, at 50.0% and 66.7% respectively, followed by services, at 30.0% and 19.9% respectively. Manufacturing uses occupy 11% of the units and 4.1% of the floorspace, whilst other units occupy 1% of the units and 1.7% of the floorspace. The remaining percentage of units and floorspace is occupied by vacancies.

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 (55.0%) and floorspace (61.2%) 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

Planning permission 21/03303/F has been approved for the redevelopment of Titan House to provide an additional 3,018 net gain of B8 and E use class floorspace at Salfords Industrial Estate. Work on this permission has began construction during this monitoring period.

### 3. Breakdown of Use Classes

**Table 10 Breakdown of Use Classes in the Industrial Estates (2023) – 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>	15	53	67	2	8	13	158
<b>Wells Place</b>	0	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	17	0	0	1	22
<b>Salfords</b>	6	55	26	0	5	8	100
<b>Balcombe Road</b>	3	17	28	0	0	3	51
<b>Total</b>	<b>27</b>	<b>146</b>	<b>154</b>	<b>2</b>	<b>15</b>	<b>29</b>	<b>373</b>
<b>Percentage</b>	<b>7.2</b>	<b>39.1</b>	<b>41.3</b>	<b>0.5</b>	<b>4.0</b>	<b>7.8</b>	<b>100</b>

**Table 11 Breakdown of Use Classes in Industrial Estates (2023) – 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>	6,971	30,335	30,204	165	4,688	8,755	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	21,317.5	0	0	515	24,690
<b>Salfords</b>	1,585	58,796	19,413	0	8,875	7,370	96,039
<b>Balcombe Road</b>	930	4,945	9,005	0	0	3,695	18,575
<b>Total</b>	12,449	125,750.5	89,614.5	165	14,098	21,415	263,492
<b>Percentage</b>	4.7	47.7	34.0	0.1	5.4	8.1	100.0

## 4. New Occupiers and Vacancies

### 4.1. New Occupiers

Within this monitoring period, 28 new businesses have moved into the borough's industrial estates. 14 of these new occupiers have taken over previously vacant units, whilst the remaining 14 have moved into units previously occupied by other businesses. Against this, 8 units that were previously occupied are now vacant. One new development was recorded in this monitoring period, at 35 Holmethorpe Avenue. A total of 21 units that were vacant in the previous monitoring period remain vacant.

**Table 12 New Occupiers and Take-up (2023) - Units**

	<b>New Occupiers – Previously Vacant Unit</b>	<b>New Occupiers – Previously Occupied Unit</b>	<b>New Development</b>	<b>New Vacancies</b>
<b>Pitwood Park</b>	0	4	0	0
<b>Holmethorpe</b>	4	3	1	5
<b>Wells Place</b>	1	1	0	0
<b>Kingsfield Business Centre</b>	0	0	0	0
<b>Perrywood Business Park</b>	3	1	0	0
<b>Salfords</b>	3	1	0	1
<b>Balcombe Road</b>	3	4	0	2

### 4.2. Development Activity

There are currently seven planning permissions across the industrial estates that have either not started or are under construction. These permissions have the potential to deliver

approximately 8,192sqm of additional net gross commercial floorspace once development is completed.

Most notable developments include the redevelopment of Titan House at Salfords Industrial Estate, which is estimated to provide an additional net gain of 3,018sqm of commercial floorspace, 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, four industrial estates decreased in vacancy rates, one increased in vacancy rates, whilst the remaining two industrial estates recorded the same vacancy rate from the previous monitoring period. Of all the industrial estates, only Kingsfield Business Park has vacancy rates 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.

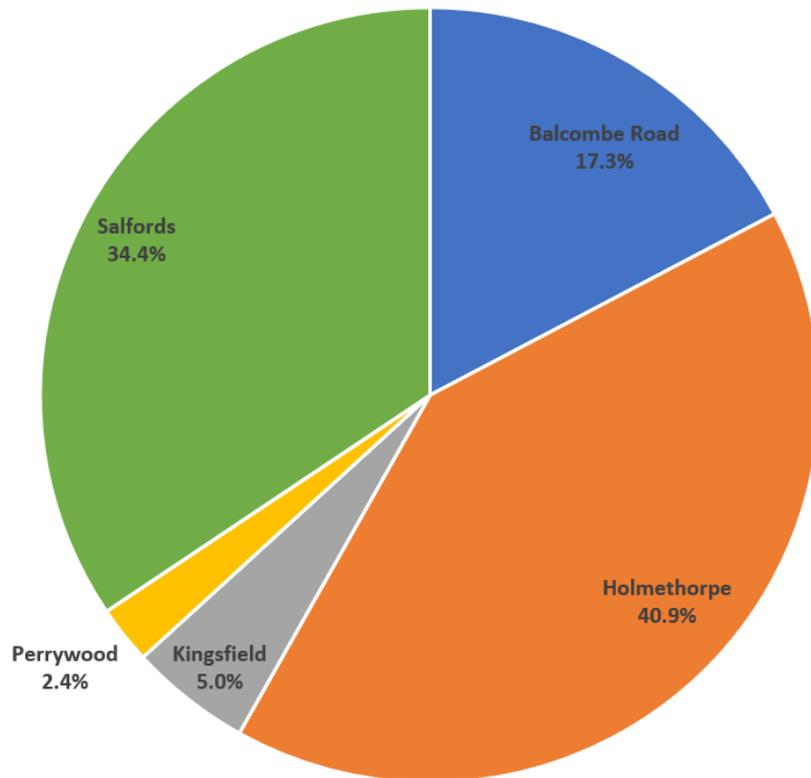
**Table 13 Individual Industrial Estate Vacancy Trends (2012 – 2023) – Percentage of Units**

	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
<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	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	8.2
<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	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	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	8.0
<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	4.5
<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	5.9
<b>Borough-wide</b>	14.0	16.6	18.6	15.6	10.4	10.9	11.7	7.8	8.4	9.4	9.1	7.8

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 Holmethorpe and Salfords account for just over 75% of the total vacant floorspace (40.9% and 34.4% 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. Pitwood Park and Wells Place are the only industrial estates to have no vacant floorspace.

**Figure 16 Percentage of Total Vacant Floorspace by Industrial Estate (2023)**



#### 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 (41.3%), whilst B8 uses occupy the next most units (39.1%). Collectively, both E and B8 use classes account for more than 80% of the proportion of units in the borough (80.4% of the total units, and 87.2% of the occupied units). The remaining 19.6% of units are occupied by B2 uses, Sui Generis uses, F1 uses, or are vacant units.

In terms of floorspace, B8 use class units (47.7%) occupy a greater amount of floorspace than E use class units (34.0%). Collectively, both E and B8 use classes account for more than 80% of the proportion of floorspace in the borough (81.7% of the total floorspace, and

89.0% 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 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**

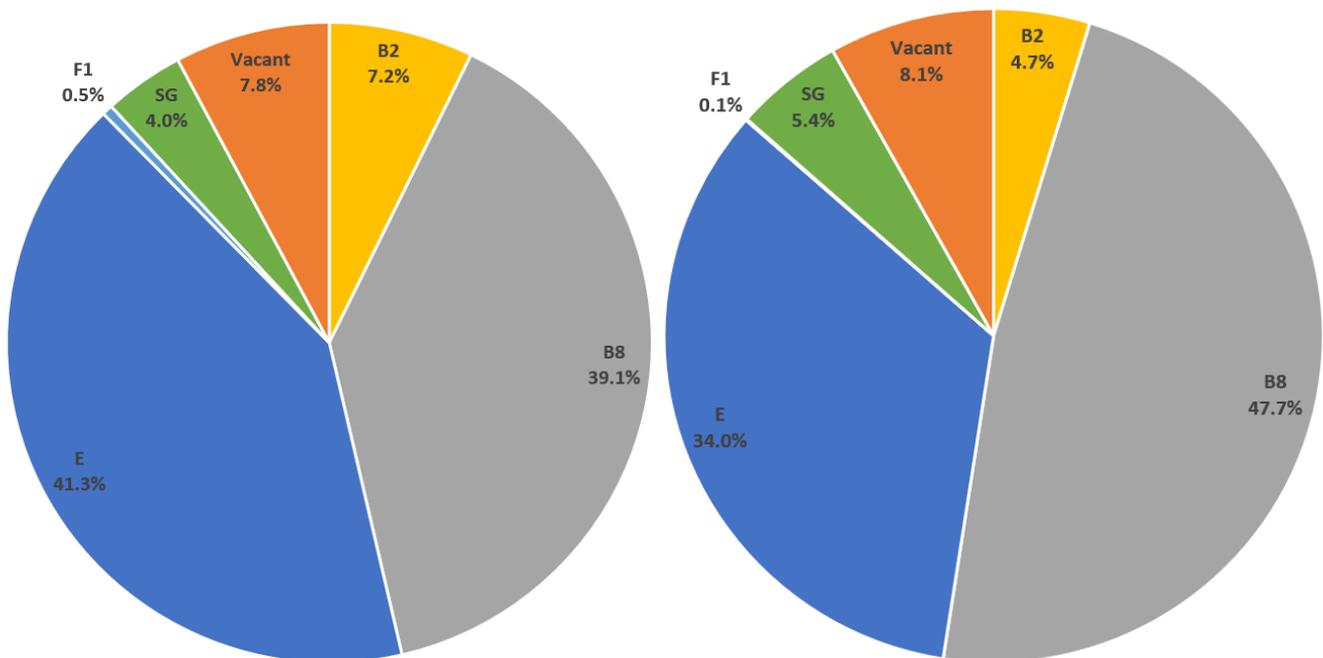
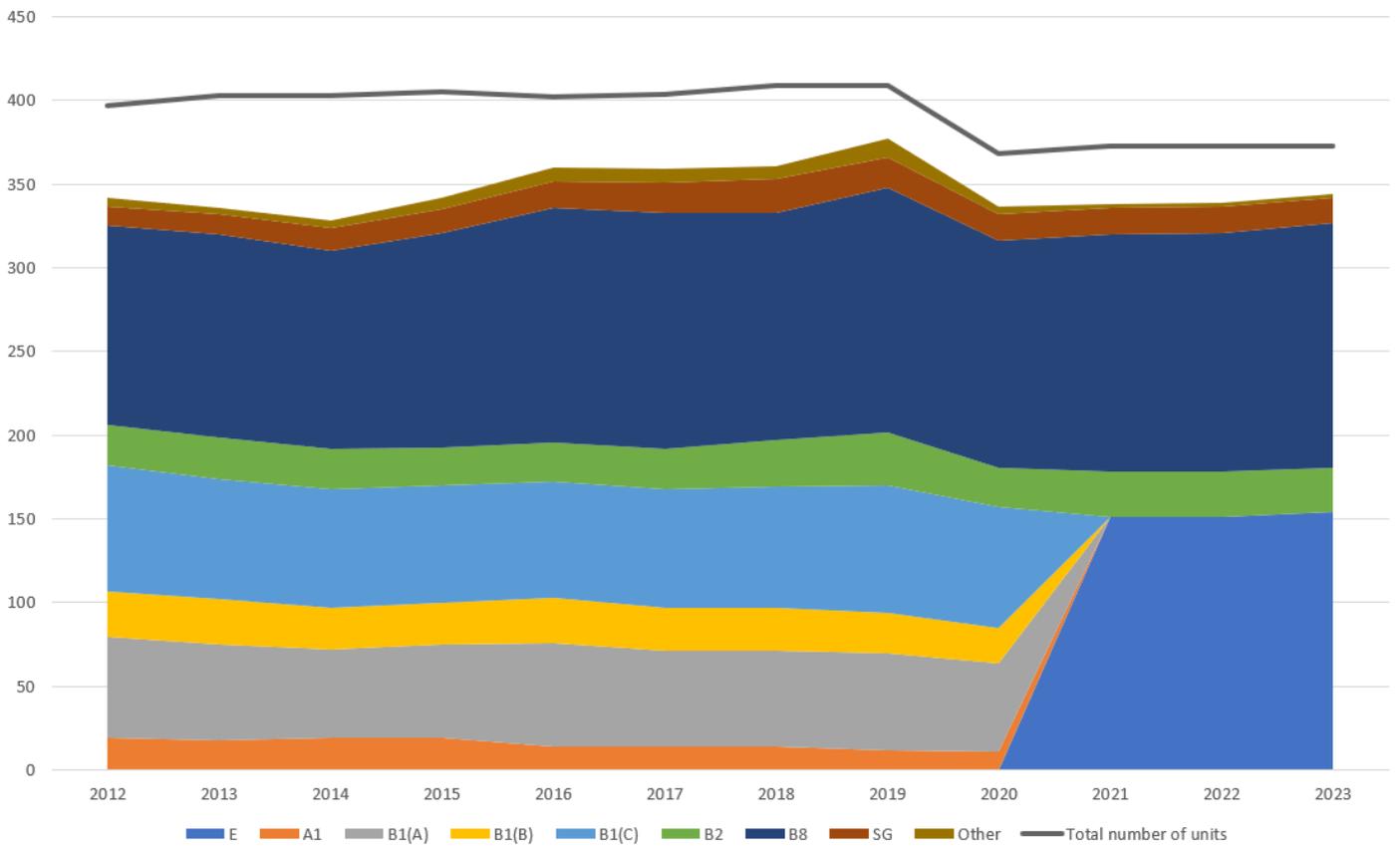


Figure 18 shows the long-term use class trend based on the number of units across the combined industrial estates (this includes the DMP amendments to designated Employment Areas since 2020). The majority of uses have seen an increase in the number of units from their respective 2020 figures pre-Covid. 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 (2012-2023)**



## 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 28 new occupiers have moved into the borough’s industrial estates. In total, there has been a net increase of 20 occupied units within the borough. Holmethorpe and Balcombe Road had the highest take up of new occupiers, with both having seven new occupiers. Kingsfield Business Centre had no new occupiers.
- **Vacancies** – A total of 29 units (7.8%) are vacant in all industrial estates, which accounts for 21,415sqm of floorspace (18.1%). 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 13 and 8 units respectively. Pitwood Park and Wells Place are 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 proposed development under permission 21/01012/F in Holmethorpe would provide 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 seven planning permissions that are either extant, or are currently under construction, which have the potential to deliver approximately 8,192sqm of additional net commercial floorspace.
- **Land Use Trends** – E use class units are the most dominant use across the industrial estates, accounting for 41.3% of the units, followed by B8 use at 39.1%. B8 uses however occupy the most floorspace, at 47.7%, with E use class units accounting for the second most, at 34.0%.

## 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

Tel: 01737 276178 or Email: [LDF@reigate-banstead.gov.uk](mailto:LDF@reigate-banstead.gov.uk)