

# Tandridge Economic Needs Assessment Update

**Tandridge District Council**

Final Report

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## Glossary of Terms

**ABI:** Annual Business Inquiry

**AONB:** Area of Outstanding Natural Beauty

**B Class / Employment Land:** Land allocated for business, general industrial and storage/distribution uses as defined by Classes B1, B2 & B8 of the Town and Country Planning (Use Classes) Order 1987 or with an extant planning consent for such uses. This includes:

- B1a: Offices other than in a use within Class A2 (Use Class Order 2005 Definition);
- B1b: Research and Development – Laboratories, Studios (UCO 2005 Definition);
- B1c: Light Industry (UCO 2005 Definition);
- B2: General Industrial (UCO 2005 Definition);
- B8: Storage or Distribution (UCO 2005 Definition).

**BRES:** Business Register and Employment Survey

**Employment Density:** The number of sq m of floorspace required to support a job.

**ENA:** Economic Needs Assessment

**FEMA:** Functional Economic Market Area

**FTE:** Full Time Equivalent

**Net Employment Land Requirement:** The difference between the likely amount of new employment land required, against the amount of land likely to be lost to non-employment uses over a stated period.

**Gross Employment Land Requirement:** The total amount of land likely to be required for employment uses over a stated period.

**GIA:** Gross Internal Area: The entire area inside the external walls of a building and includes corridors, lifts, plant rooms, service accommodation, but excludes internal walls.

**GVA:** Gross Value Added: Measures the contribution to the economy of each individual producer, industry or sector in the United Kingdom.

**HELAA:** Housing and Economic Land Availability Assessment

**HGV:** Heavy Goods Vehicle

**LEP:** Local Enterprise Partnership

**NIA:** Net Internal Area: The internal area of a building including entrance hallway, kitchens and built in units, but excluding toilets, stairways, lifts, corridors and common areas.

**NPPF:** National Planning Policy Framework

**NVQ:** National Vocational Qualification

**ONS:** Office for National Statistics

**Plot Ratio:** The ratio between gross floorspace and total site area.

**PPG:** Planning Practice Guidance

**R&D:** Research and Development

**SEP:** Strategic Economic Plan produced by the LEP

**SIC:** Standard Industry Classification

**VOA:** Valuation Office Agency

## Quality Standards Control

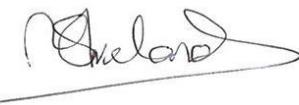
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This document has been prepared for the stated objective and should not be used for any other purpose without the prior written authority of GL Hearn; we accept no responsibility or liability for the consequences of this document being used for a purpose other than for which it was commissioned.

Please note: some of the numbers in tables throughout this report may not sum exactly due to rounding.

## 1 EXECUTIVE SUMMARY

- 1.1 This Economic Needs Assessment (ENA) Update provides an assessment of the current commercial property dynamics in Tandridge, including a survey of existing businesses; an estimate of the district's future need for employment land; and an assessment of the existing development opportunities at existing sites in the district and any residual requirement; finally the report has assessed the potential garden village locations for their attractiveness to support employment development.
- 1.2 The Assessment builds upon the previous ENA (AECOM, 2015) and will be used to inform the Council's Housing and Economic Land Availability Assessment (HELAA) 2017 and further guide the Council in preparing its Local Plan. It will also inform the Council's Economic Development Strategy.
- 1.3 The report conforms to the requirements of the National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG) and takes account of a range documents including the previous ENA (2015), the Coast to Capital Local Enterprise Partnership (LEP) Strategic Economic Plan (March 2014), the Gatwick Diamond Initiative, and the Invest in Surrey Prospectus.

### Commercial Market Dynamics

- 1.4 Dandridge's population is characterised by high levels of education, a high proportion of employees in Managerial and Professional occupations, and high wages. The district ranks well above the national average for all of these measures, and above the south east average for most. However, the evidence suggests that a considerable proportion of the district's higher-skilled, higher-paid residents commute out of the district to work.
- 1.5 The district has considerable levels of out-commuting with only 28.4% of the district's working population working within the district. With a number of large employment centres close to the district's borders there is considerable out-commuting to Reigate and Banstead, Croydon, Crawley, and into London.
- 1.6 In terms of property market dynamics, Tandridge falls within the East Surrey M25 corridor which is performing strongly at present. Occupier demand is holding firm despite political change and economic uncertainty. The Financial and Business Services sector is the strongest performing sector in the M25 corridor along with the Technology, Media and Telecoms sectors.
- 1.7 Tandridge also falls within the Heart of the Gatwick Diamond, centred on Gatwick Airport, which is a key economic driver and international hub with a hinterland of strategic employment locations with potential for substantial business and residential growth. However, the focus of this area largely faces towards Crawley and Horsham and away from Tandridge. The focus is on Manor Royal, Crawley and a major new development to the north of Horsham.

- 1.8 Across the Functional Economic Market Area (FEMA), office activity has been focussed in the larger town centres of Croydon, Crawley, Reigate and Redhill, and Sevenoaks. It is also notable that there is considerable office activity in smaller towns close to the border of Tandridge District: East Grinstead to the south; Edenbridge and Westerham to the east; and Horley and Salfords (as well as Crawley and Redhill) to the west.
- 1.9 In Tandridge, the level of office floorspace has remained fairly consistent over the past decade up to 2013. Since 2013 there has been a year-on-year reduction in office floorspace reflecting the considerable number of units converted to residential uses following the changes to permitted development rights in 2013. A similar trend has been seen across the FEMA where there has been a 6% loss of office floorspace since 2013.
- 1.10 The office market in Tandridge is currently relatively localised, focussing on meeting the needs of SMEs and local business needs. Demand is focussed in Oxted and Caterham as they offer the most attractive location in terms of accessibility. However, demand is currently strongly influenced by the limited supply of office premises in the district, allied with the relatively larger levels of provision in neighbouring settlements – particularly in Croydon and Crawley – which have recently seen considerable levels of new build and speculative development, which means activity across the FEMA has been focussed in these areas rather than in Tandridge.
- 1.11 In Tandridge, office activity is mostly concentrated in Oxted and Caterham due to their good transport links and these towns are considered to be the key markets for office premises. Office enquiries are primarily from small scale businesses looking for small units from 500-800 sq ft. In the more rural areas, demand is mainly for serviced offices which provide good broadband. In areas such as Oxted and Caterham, rents could reach up to £25 per sq.ft, whilst in some more rural sub-areas rents tend to be ranging from £10 to £20 per sq.ft, depending on quality and specific location.
- 1.12 As of June 2017 there were a total of 34 available units comprising 8,325 sq m of available office floorspace in Tandridge. This is equivalent to 15.1% of the total office floorspace in the district.
- 1.13 The industrial market in the FEMA is focussed largely along the A23 corridor which links Croydon, Crawley, and Redhill. By comparison, the A22 has seen comparatively little industrial activity. Activity is limited by supply-side factors, with a low overall vacancy rate for industrial units in the district.
- 1.14 Tandridge District contains 198,000 sq m of industrial floorspace. This includes both factories and warehouse/distribution floorspace. Compared to other authorities within the FEMA, Tandridge contains the least amount of industrial floorspace. Over the past decade total floorspace has fallen

by 12 %. The loss of industrial floorspace can be seen across the FEMA where there has been a reduction of 6% total floorspace since 2006, this reflects the trend nationally.

- 1.15 The supply for industrial units in the district is limited. The majority of demand is concentrated along the M25 (Junction 6) around Gatwick Airport, but also in Godstone, Westerham and Whyteleafe. Enquiries are mostly for small industrial units from 500 up to 1,000 sq ft which are suitable for small start-up companies and workshops. The rents achieved for industrial units in Tandridge range from £2.70 to £17.60 per sq ft.
- 1.16 In relation to the logistics sector, there aren't many airport related activities in Tandridge. Some agents suggested there might be some demand if suitable supply was built for these types of activities, however the demand for airport related uses is more focussed outside the district – most notably in Crawley.
- 1.17 One of the main barriers to growth is that Tandridge represents a small market, where generally there is limited demand for space. Rents tend to be cheaper than neighbouring authorities and as such developers do not see the district as a cost effective place to build.
- 1.18 As at June 2017 there were a total of 15 available units comprising 8,381 sq m of available industrial floorspace in Tandridge – equivalent to a vacancy rate of 4.2% of total stock.

## Employment Needs

- 1.19 This report considers a range of scenarios for estimating future employment land requirements in Tandridge. The scenarios considered are:
  - The labour demand Baseline Scenario – based on econometric forecasts supplied by Experian, dated March 2017;
  - The labour demand Growth Scenario – based on the Experian baseline forecast plus a part return to trend for sectors based on historic growth trends in Tandridge, results of the business surveys, and the LEP growth sectors identified in the SEP;
  - Two projections based on the past completions trend of employment floorspace in Tandridge since 2006/07.
- 1.20 The starting point for the Baseline Scenario is the Experian jobs growth forecasts. The Experian forecast shows a net jobs growth of 7,700 total jobs over the period 2013-2033, equivalent to a net increase of 6,300 FTE jobs.
- 1.21 The Experian forecast shows significant net growth in the following sectors: Professional and Scientific Services; Construction; Health; and Accommodation and Food Services. Conversely, the Experian forecast shows a modest net loss in the following sectors: Agriculture and mining; Manufacturing; and Public administration and defence.

- 1.22 The labour supply approach models the quantum of employment floorspace and land required to support the forecast level of jobs growth. This takes into account the number of jobs to take place on B Class premises, employment densities, plot ratios, and a margin of flexibility. This generates the following requirement for net additional employment land to support the Baseline Scenario:

**Table 1: Baseline Scenario – Net Floorspace and Land Requirements, 2013-2033**

	Sq m	Hectares
B1a/b: Office	27,000	8.6
B1c/B2: Industrial	8,000	2.0
B8: Warehouse/ Distribution	23,000	4.7
<b>Total B-Class Uses</b>	<b>58,000</b>	<b>15.3</b>

- 1.23 The Experian forecast shows an average annual growth rate in Tandridge of 0.7% over the period 2013-2033. This is half the growth rate of 1.4% per annum that was seen in the district from 1997-2016 – a period which included a relatively long period of recession. Therefore, when considered against past economic growth trends in the district, the Experian forecasts could be considered conservative. This growth rate means that the district retains its share of the FEMA-wide employment, however this remains low.
- 1.24 We have developed a labour demand Growth Scenario which considers local growth priorities and opportunities. The LEP identifies a number of growth locations within the LEP area. Two of these – the Heart of the Gatwick Diamond and the East Surrey M25 Strategic Corridor – include Tandridge District, and provide opportunities associated with the district's positive location and labour force attributes.
- 1.25 The Growth Scenario considers potential future growth at a sectoral level, based on historic economic performance of each sector within Tandridge, local economic strengths, and the growth sectors of the LEP and the Gatwick Diamond, as well as drawing upon the findings of the business survey. The Growth Scenario models an uplift in the following sectors: Civil engineering; Computing and IT; Other manufacturing; Professional services; Construction; and Utilities.
- 1.26 The Growth Scenario shows a growth 9,560 jobs in Tandridge over the period from 2013 to 2033. This is equivalent to a growth of 7,900 FTE jobs. This generates the following requirement for net additional employment land to support the Growth Scenario:

**Table 2: Growth Scenario – Net Floorspace and Land Requirements, 2013-2033**

	Sq m	Hectares
B1a/b: Office	41,100	12.7
B1c/B2: Industrial	16,300	4.1
B8: Warehouse/ Distribution	28,300	5.7
<b>Total B-Class Uses</b>	<b>85,600</b>	<b>22.5</b>

- 1.27 An alternative modelling approach has been taken based on the historic trend of completions of employment premises in Tandridge and projecting these forward. This is based on monitoring data recorded by Tandridge District Council over the 10 year period since 2006/07.
- 1.28 Projecting the ten year completions trend forward provides an estimate for future employment land requirements over the period 2013-2033. The completions trend suggests the need for 4.8 ha of employment land over this period.

**Table 3: Completions Trend Scenario – Forecast Land Requirements, 2013-2033**

	Hectares
B1a/b: Office	3.8
B1c/B2: Industrial	0.7
B8: Warehouse/ Distribution	0.4
<b>Total B-Class Uses</b>	<b>4.8</b>

- 1.29 The Completions Trend Scenario shows the lowest need and is considerably lower than the labour demand Baseline Scenario. The completions data suggests that there has been a considerable drop in completions since 2009 suggesting that there are recessionary influences restricting supply. Therefore we consider that modelling future employment land demand based on the completions trend would risk modelling forward the recessionary constraints.
- 1.30 The Baseline Scenario shows a need for 15.3 ha of employment land, which would appear to be a reasonable assessment of future need in the district. However, the Council may wish to consider allocating land in line with the Growth Scenario – which shows a need for 22.5 ha of employment land – in order to support economic growth in the district in-line with the LEP's aspirations and maximise the district's economic attributes.
- 1.31 Tandridge currently has high levels of out-commuting to neighbouring authorities – particularly those to the north and east – as well as into London. The commuting data (as set out in Section 3) suggests that a larger proportion of out-commuters are travelling to higher-skilled, higher-paid jobs outside the district. Providing a quantum of employment land towards the higher end of the identified range would help to improve the current commuting balance and reduce levels of out-commuting.

### **Survey of Businesses**

- 1.32 A survey of businesses in Tandridge has been undertaken in order to better understand the business structure and the business needs of companies located in the district.
- 1.33 For employment related uses the average business size is 12 employees. In terms of the business structure, the majority of businesses have fewer than five employees while less than 1% have 50 or more employees. In terms of business premises, the majority of employment related businesses

occupy small premises – 71% of respondents who answered occupy premises of less than 185 sq m in size.

- 1.34 For the majority of businesses the primary market is locally within Tandridge District (31%) or within the Surrey / Sussex / Kent area (18%). Businesses located in employment premises are more likely to have a wider market catchment with greater numbers operating regionally, nationally, and internationally. However, 39% of businesses predominantly operate locally. Conversely, 40% of businesses cite a regional or national primary market, while 16% cite an international primary market.
- 1.35 The business survey asked respondents whether they considered their business to be within a sector which was currently undergoing growth in the local economy. The Construction sector has the strongest level of positive response. A number of office based private service sectors are generally considered to be growth sectors in the local economy, with professional and technical services, financial services, and other office use all performing strongly. Manufacturing and other industry sectors are also generally perceived to be performing well, along with vehicle repair and restoration activities. Other strongly performing sectors are food retail and other retail services (e.g. hairdresser, beauty salon, etc.).
- 1.36 The most commonly cited perceived local barrier to growth in Tandridge was the costs of being located in the district (and the South East more generally). Other commonly cited barriers to growth were the availability of a suitably skilled workforce, road congestion, availability of broadband, and the supply of suitable premises.
- 1.37 In addition to size requirements, there was a wide range of other requirements which would influence the location of a business relocation. The following reasons were the most popular: access to superfast / ultrafast broadband; rental or purchase cost; availability of parking; access to the strategic road network; retention of staff; proximity to current location; and expansion space.

### Audit of Employment Sites

- 1.38 The report provides a review of the existing and potential employment land in Tandridge District. The site assessments addressed:
  - The nature and intensity of use of the employment site;
  - Road access, including access by HGVs and servicing of existing businesses;
  - Access to local services/amenities for employees;
  - Physical constraints to the development and use of this site;
  - Nature of any bad neighbour or adjacency issues;
  - The age and quality of existing buildings; and
  - Public transport accessibility and adequacy of parking provision.

- 1.39 The sites assessments process has identified 11 sites in the district which are considered to provide high quality employment land and premises which we recommend should be protected for employment use. At such sites proposals for redevelopment for alternative (non-employment related) uses should be resisted.
- 1.40 Four of the sites – Godstone Road Business Centre, Hobbs Industrial Estate, Lambs Business Park, and Westerham Road Industrial Estate – are considered to be Key Strategic Employment Sites – these are the most important sites for employment uses in the district and should be retained as such. Employment uses at these sites should be protected and development for alternative uses should be resisted.
- 1.41 There are seven sites which are considered to be important employment sites. These are good quality employment sites and there should be a presumption of retention for continued employment uses, however it is recognised that some operational flexibility may be required.
- 1.42 In addition there is the site at Burstow and Shipley Bridge – which includes the site at Bridges Wood, Church Lane – which presents a large scale development opportunity to potentially create a new high quality employment location. We recommend consideration should be given to exploring the possibilities to bring this site forward for employment uses.
- 1.43 The majority of the remaining assessed sites are considered to be smaller local sites predominantly meeting local needs and needs for smaller scale businesses. For these sites it is recommended that the Council take no specific policy response, and proposals for development at these sites should be treated on their merits.
- 1.44 Finally, there are a small number of poorer quality sites for which it is recommended that the Council should consider a flexible approach to ensure the sites are brought into (more intensive) use and should consider alternative (non-employment) uses.

### **Scope for Intensification and Residual Employment Land Requirement**

- 1.45 As part of the site assessment process, we have identified vacant units or plots within the existing sites which could be further intensified and any potential expansion areas adjacent to the site boundaries which represent potential expansion areas. We have considered vacant land, dilapidated units and existing vacant units which are considered to be in good condition, along with expansion areas. We have also included areas which are currently being redeveloped following approved planning applications which could meet some of the district's future needs.
- 1.46 In total, the intensification opportunities at existing sites accounts for around 26 ha of land. There is 14.16 ha available at the Key Strategic Employment Sites; and 6.06 ha of available areas at the

Important Employment Sites. These sites are considered commercially attractive to support future development for employment uses. In addition to this there is 1.51 ha available at other sites which may support additional employment development.

- 1.47 In addition there is around 44 ha of vacant land at Burstow and Shipley Bridge which might potentially provide an opportunity to contribute to the longer term supply of employment land. The Council should explore options to bring this forward.
- 1.48 The analysis suggests that in purely quantitative terms there would be roughly sufficient land at existing sites to support the need identified in the Baseline Scenario. However, the existing supply is insufficient to support the Growth Scenario.

**Table 4: Developable / Intensification Opportunity at Existing Employment Sites**

Use Class	Key Strategic Employment Sites	Important Employment Sites	Other Sites	Total
B1	-	0.03	0.02	0.05
B1/B8	-	-	0.61	0.61
B2/B8	2.84	-	0.88	3.72
Mix B1/B2/B8	11.32	1.88	4.41	17.61
B8	-	4.15	-	4.15
<b>Total</b>	<b>14.16</b>	<b>6.06</b>	<b>5.92</b>	<b>26.14</b>

- 1.49 Both the employment scenarios show a considerable need for office space – the Baseline Scenario shows a need for 8.6 ha of B1a/b office land, while the Growth Scenario shows a need for 12.7 ha. The supply analysis shows that there is a very limited supply of office sites in the district with none at the Key Strategic Employment Sites and very little at other sites.
- 1.50 Overall there is a significant need for office provision in the district which is unlikely to be met through the existing supply. The Council should identify additional sites to meet this demand. The greatest demand for office floorspace is in the town centres of Oxted and Caterham, and the supply analysis shows very little supply within these centres to meet the demand.
- 1.51 The Council should identify additional sites within these centres to support the growth of office based employment. Alternatively, locations with excellent access to the existing population centres and labour supply as well as the strategic road network should be preferred.
- 1.52 For industrial (B1c / B2) and warehouse/distribution (B8) uses there is a surplus of suitable land supply. The Baseline Scenario shows a need for 6.7 ha of land while the Growth Scenario shows a need for 9.8 ha. This compares to a total supply of 20.2 ha at the Key Strategic Employment Sites and Important Employment Sites. It is considered that this level of supply would be sufficient to support the identified need for B1c / B2 / B8 uses. This would not rely on development at the

district's other employment sites, which cumulatively comprise an additional 5.9 ha of suitable land which may support some additional development for employment uses.

### Employment Land at Potential Garden Village Locations

- 1.53 Tandridge District Council has in place a preferred spatial strategy that sets out the Council's strategic approach for the emerging Local Plan and identifies, in principle, the locations that will accommodate development over the plan period.
- 1.53 The Council's preferred spatial strategy is a hybrid strategic, which is infrastructure led and seeks to meet development needs
- 1) in the short term on sites on the edge of sustainable settlements, and where exceptional circumstances exist;
  - 2) in the long-term through a strategic development that accords with the principles of a garden village which is infrastructure led and which provides quality market and affordable homes, open spaces, various types of supporting infrastructure and that will include an element of employment land.
- 1.54 At this stage, it does not set out in detail exactly where new development will take place and this remains a matter of consultation, evidence gathering and technical assessment for the Local Authority. The report provides a high level assessment of the potential of each potential garden village location to support commercial development. Four broad locations are considered in terms of their suitability and deliverability as garden villages. The locations are:
- Blindley Heath
  - Land West of Edenbridge<sup>1</sup>
  - Redhill Aerodrome
  - South Godstone
- 1.55 The assessment of the garden village locations is framed by their connectivity to the two strategic business and employment locations covering Tandridge District: The Heart of the Gatwick Diamond and The East Surrey M25 Strategic Corridor. These areas are identified as key strategic locations for commercial activity with sub-regional appeal due to their excellent connections to the M25 and M23 motorways, Gatwick Airport, and London and the wider region.
- 1.56 The analysis shows that Redhill Aerodrome provides the best locations from a commercial perspective and benefits from its location in the A23 corridor which is a notable positive attribute.

<sup>1</sup> At the time of finalising this report, Land West of Edenbridge was removed from consideration as a potential location for a Garden Village.

However, this relies on the upgrading of the access onto the A23 and the provision of an M23 junction and link road. Without this, South Godstone provides the best access to the M25 and has good access to the local strategic road and rail networks.

- 1.57 Blindley Heath and South Godstone provide relatively similar offers, given their nearby locations on the A22. However, the analysis shows that South Godstone's location being closer to the M25 and with existing rail links would be the preferential location of those two locations from a commercial perspective. Land West of Edenbridge performs poorly in the assessment and is clearly the least attractive location in terms of commercial attractiveness.
- 1.58 Significant residential growth such as a new garden village will require an element of employment land in order to provide local employment opportunities and services. Employment provision will increase the sustainability of any such development. Whilst the need for office space will generally look towards the established town centre locations<sup>2</sup>, the scale of the development will present an opportunity for a mix of employment types including industrial/warehousing, office and others.
- 1.59 The location of the settlement and its accessibility to the strategic road and railway networks will influence the commercial attractiveness. If the garden village benefits from good strategic access then the quantum of employment land which could be delivered in that location could be higher.
- 1.60 Using analysis of other similarly sized settlements in the area, we can consider what quantum of employment land would generally be required to support the economic needs of a garden village of 2,000 dwellings. The analysis suggests it would require between 4 ha and 5.4 ha of employment land to provide local employment and services.

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<sup>2</sup> Further detail regarding development in the Borough's town centres will be set out in the Economic Development Strategy.

## 2 INTRODUCTION

- 2.1 GL Hearn has been commissioned by Tandridge District Council to undertake an Economic Needs Assessment (ENA) Update which will build on the Council's previous Economic Needs Assessment, published in 2015. The Assessment will be used to inform the Council's Housing and Economic Land Availability Assessment (HELAA) 2017 and further guide the Council in preparing its Local Plan. It will also inform the Council's Economic Development Strategy.
- 2.2 As the Council progress the preparation of the next iteration of the Local Plan, an Update to the ENA 2015 is needed to enable the Council to understand in greater detail the land take and floorspace required to meet identified need for employment development over the plan period, including the specific capacity and likely deliverability of individual sites, and any gaps in the supply that need to be addressed through additional provision in the Local Plan. This ENA Update also considers a number of additional sites which have been submitted to the Council's HELAA between March and December 2016 that were not considered through the ENA 2015.
- 2.3 The Study has been prepared in the context of the National Planning Policy Framework (NPPF), which sets out Government policies for planning; and Planning Practice Guidance on *Housing and Economic Development Needs Assessments* and *Housing and Economic Land Availability Assessments*. The Planning Practice Guidance (PPG) sets out how studies such as this should be undertaken.

### National Planning Policy Framework

- 2.4 The NPPF was published in March 2012 with the aim of making planning more streamlined and accessible. The NPPF set out the Government's planning policies for England and how these are expected to be applied.
- 2.5 The purpose of the NPPF and the wider planning system is to contribute towards sustainable development. The policies in the NPPF set out the government's view on what sustainable development means in practice. There are three core dimensions to achieve this:
- **An economic role** – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;
  - **A social role** – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and
  - **An environmental role** – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.

- 2.6 The NPPF requires local authorities to set a clear economic vision and strategy based on an understanding of the existing business needs, likely changes in the market and any barriers to investment. This understanding should be achieved through working with the local business community, neighbouring local authorities and the Local Enterprise Partnership (LEP).
- 2.7 Paragraphs 18 to 22 of the NPPF sets out that the Government is committed to ensuring that the planning system does everything it can to support sustainable economic growth, and that significant weight should be placed on the need to support economic growth through the planning system. It sets out a requirement for local planning authorities to plan proactively to meet the development needs of businesses and support an economy fit for the 21st Century.
- 2.8 In drawing up Local Plans, the NPPF requires local authorities to:
- Set out a clear economic vision and strategy;
  - Set criteria or identify strategic sites for local and inward investment;
  - Support existing business sectors and where possible identify and plan for new or emerging sectors likely to locate in the area. Policies should be flexible enough to accommodate needs not anticipated in the plan;
  - Plan positively for the location, promotion and expansion of clusters or networks of knowledge driven, creative or high technology industries;
  - Identify priority areas for economic regeneration, infrastructure provision and environmental enhancement; and
  - Facilitate flexible working practices
- 2.9 Paragraph 22 in the NPPF states that planning policies should avoid the long term protection of sites allocated for employment use where there is no reasonable prospect of a site being used for that purpose. Where there is no reasonable prospect of a site being used for the allocated employment use, applications for alternative uses of land or buildings should be treated on their merits having regard to market signals and the relative need for different land uses to support sustainable local communities.
- 2.10 Paragraph 160 and 161 set out that local planning authorities should have a clear understanding of business needs within the economic markets they are operating in and across their area. To do this they should work with Local Enterprise Partnerships (LEPs), the business community, county and neighbouring authorities to understand business needs, likely changes in the market and barriers to investment. They should use their evidence base to assess the land and floorspace for economic development, including the quantitative and qualitative needs for all foreseeable types of economic activity and the existing and future supply of land.

## Planning Practice Guidance

- 2.11 The PPG was published by Government in March 2014 and is maintained as an online resource. This includes Guidance on *Housing and Economic Development Needs Assessments*.

- 2.12 This Guidance sets out that an assessment should be undertaken to identify the future quantity of land and floorspace required for economic development uses, including both the quantitative and qualitative needs for new development; to provide a breakdown of this in terms of quality and location; and to provide an indication of gaps in the current land supply.
- 2.13 The assessment of need is intended to be realistic, taking account of the particular nature of that area and exploring future scenarios only where these could realistically be expected to occur. The assessment is expected to consider dynamics across the Functional Economic Market Area (FEMA).
- 2.14 In exploring the current market in relation to economic and main town centre uses, the Guidance outlines that plan makers should liaise closely with the business community to understand their current and potential future requirements and should take account of:
- The recent pattern of employment land supply and loss to other uses (based on planning applications);
  - Market intelligence, including from local data and discussions with developers and property agents, recent surveys of business needs or engagement with business and economic forums;
  - Market signals, such as levels and changes in rental values, and differentials between land values in different uses;
  - The existing stock of employment land, data on take-up of sites, and public information on employment land and premises required and any evidence of over-supply and/or evidence of market failure;
  - Information held by other public sector bodies and utilities in relation to infrastructure constraints; and
  - The locational and premises requirements of particular types of business.
- 2.15 The Guidance states that employment land should be analysed through a simple typology of employment land by market segment and by sub-areas, where there are distinct property market areas within local authority areas. When examining the recent take-up of employment land, consideration should be made to projections (based on past trends) and forecasts (based on future scenarios) and identify occurrences where sites have been developed for specialist economic uses. Analysing supply and demand will allow Councils to identify whether there is a mismatch between quantitative and qualitative supply of and demand for employment sites.
- 2.16 The Guidance sets out that an assessment of future needs should be based on current and robust data. Emerging sectors that are well suited to the study area by the analysis should be encouraged where possible. Key evidence to consider includes:
- Sectoral and employment forecasts and projections (labour demand);
  - Demographically derived assessments of future employment needs (labour supply techniques);
  - Analyses based on the past take-up of employment land and property and/or future property market requirements;

- Consultation with relevant organisations, studies of business trends, and monitoring of business, economic and employment statistics.
- 2.17 Evidence of need and supply then need to be brought together. The Guidance outlines that the available stock of land should be compared with the particular requirements of the area so that 'gaps' in local employment land provision can be identified. The increasing diversity of employment generating uses requires different policy responses and an appropriate variety of employment sites.
- 2.18 National policy recognises that functional economies transcend local authority administrative boundaries. Responsibilities for coordinating economic development activities now rest with the Local Enterprise Partnerships.

### Tandridge Economic Needs Assessment 2015

- 2.19 The Council's previous Economic Needs Assessment was by AECOM in November 2015. The ENA 2015 assessed the quantity, quality and viability of the district's employment land to inform the preparation of the Local Plan for Tandridge District.
- 2.20 The ENA 2015 defined the Tandridge property market area (or PMA) to measure employment and floorspace trends, including :
- Tandridge District Council
  - Crawley Borough Council
  - Mid Sussex District Council
  - Reigate and Banstead Borough Council
  - Sevenoaks District Council; and
  - London Borough of Croydon.
- 2.21 The ENA 2015 considered a range of employment sites across the district for their suitability for continued employment use. It was found that a majority of employment clusters are well-functioning and include predominantly industrial and open storage employment land. Most have good/very good access to the strategic road network which is very important for a rural district, and are in adequate condition being identified as either in 'very good to good' or 'average' condition with only a small number in poor to very poor condition.
- 2.22 Vacancy of industrial stock was observed to be low (around 10%) for both prime/new stock and older premises offering lower grade but functional premises. The ENA 2015 found the district's office market consisted primarily of high quality, small businesses, with a mix of new provision and older units refurbished to meet modern specifications, but that there is a lack of large B1 office premises.
- 2.23 For industrial uses, there were found to be a number of well performing industrial areas, such as the Lambs Business Park and Hobbs Industrial Estate. There was little evidence of the long-term

underlying trend of a contraction in industrial uses, with greater demand for distribution and logistics provision at these sites.

- 2.24 To consider future employment land demand AECOM used a synthesis forecast approach taking floorspace trends in historic floorspace provision (using VOA data from 2012) as a basis for forecasting future employment land demand. The historic floorspace trends were projected by a linear function and adjusted for regional economic changes by incorporating an adjustment factor. The adjustment factor is the ratio of forecast employment to historic employment (based on Experian 2015 data), which was applied to historic change in floorspace to determine the floorspace forecasts.
- 2.25 The demand assessment estimated a net additional need for up to 14,500 sq m of office floorspace over the plan period to 2033. The report recommended that the Council should safeguard and strengthen existing office provision within the town centres of Oxted and Caterham to support this demand.
- 2.26 The demand for industrial land was projected to decrease by -0.7 to -2.0 ha over the plan period. The report recommended the Council should continue to protect its Strategic Employment Sites: Hobbs Industrial Estate and Lambs Business Park, as well as allocate additional sites<sup>3</sup> to be safeguarded for employment uses.

### Coast to Capital LEP Strategic Economic Plan (March 2014)

- 2.27 The Coast to Capital Local Enterprise Partnership (LEP) spans Greater London and the South East connecting London and Brighton. It produced its Strategic Economic Plan (SEP) in March 2014 which sets out the LEP's ambitions for sustainable economic growth; investments and proposals for realising these ambitions; proposed Growth Deal with Government; and the Local Growth Fund investment that will be required to 2020/21.
- 2.28 The SEP sets out the broad objectives to remove all the barriers to achieving economic performance, and to create:
- 60,000 new jobs by 2020/21
  - 970,000 sq m of new employment space by 2020/21
  - An additional 100,000 jobs in the private sector by 2035.

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<sup>3</sup> Westerham Road Industrial Site, Redhill Aerodrome, Cophall Farm, Bridges Wood Church Lane, Godstone Road Business Centre, Paddock Barn Farm, Brewer Street Business Park, Surrey County Council Depot

- 2.29 The SEP highlights the LEP area's relative economic strength. Using Gross Value Added (GVA) per head as a measure of productivity, the Coast to Capital economy was ranked 4th out of 39 LEP areas in England. The LEP's aspiration therefore is to deliver exceptional growth and productivity gains to deliver economic performance to rival the best in Europe and the rest of the World.
- 2.30 The SEP SWOT analysis sets out the strengths, weakness, opportunities and threats affecting the LEP area:

**Figure 1: Coast to Capital SWOT Analysis**

<b>Strengths</b>	<b>Weaknesses</b>
<ul style="list-style-type: none"><li>Strong Area Assets (FDI Report); Location, Lifestyle, Skills, Connections</li><li>Presence of a number of global companies across a range of sectors, some with their own research capability</li><li>A few strong sectors in enabling and growth technologies; digital, electronics, medical</li><li>3 technologically research intensive universities</li><li>A number of strong independent research organisations</li><li>Leading centre for innovation and productisation (SINC)</li></ul>	<ul style="list-style-type: none"><li>Few absolute sector strengths</li><li>Limited business clusters (exception is digital media)</li><li>Businesses tend to operate in isolation</li><li>HE is insufficiently connected to the local economy</li><li>Regional HEs have a limited global profile</li><li>Pockets of deprivation</li><li>Infrastructure disconnects (road, rail, broadband)</li><li>Strong anti-development lobby</li><li>Levels of Innovation and business support are inconsistent</li></ul>
<b>Opportunities</b>	<b>Threats</b>
<ul style="list-style-type: none"><li>Smart Specialisation focussed on key sectors</li><li>Utilising existing networks to develop regional initiatives; Kent Surrey Sussex Academic Health Science Network, Electronics Sensors and Photonics KTN, Connected Digital Economy Catapult</li><li>Development of focused micro-clusters and associated supply chains</li><li>Connecting HE into regional businesses possibly through the establishment of science parks</li><li>Exploiting ERDF and other EU funding streams e.g. Horizon 2020, Interreg V</li><li>Enterprise start-up and support framework</li><li>High growth product innovation support</li></ul>	<ul style="list-style-type: none"><li>Initiatives will require significant long-term commitment, planning, leadership and investment in resources</li><li>HE does not buy-in to the need for regional collaboration and open-innovation</li><li>Sub-regional politics and the failure to agree on sector prioritisation, place based initiatives and overall need for a vision</li><li>Failure to engage with business around the vision</li><li>Selecting the wrong industries/sectors and not being allowed to make mistakes</li></ul>

Source: Coast to Capital LEP

- 2.31 The SEP identifies five priority sectors where the LEP has a credible competitive advantage:
- Creative Digital and IT
  - Health and Life Sciences
  - Advanced Manufacturing and Engineering
  - Financial and Business Services
  - Environmental Technologies
- 2.32 The LEP covers a large and diverse area. The SEP identifies nine strategic business and employment locations. These are not homogenous and comprise a mix of strategic corridors or

areas, cities/towns, strategic sites/locations and Enterprise Zones. Two of these locations cover Tandridge District:

- Heart of the Gatwick Diamond
  - Gatwick Diamond one of five distinctive sub-areas – centred on Gatwick Airport, a key economic driver and international hub with a hinterland of strategic employment locations with potential for substantial business and residential growth.
  - Support international trade, with a focus on growing markets, fronted by a new ASEAN business hub at Gatwick Airport. Target of doubling the numbers of businesses who are regular international traders.
  - However, the focus of this area largely faces towards Crawley and Horsham and away from Tandridge. The focus is on Manor Royal, Crawley and a major new development to the north of Horsham.
  - Growth Deal to create 5,000 Jobs, 3,300 Homes, 78,500 sq m of employment space.
- East Surrey M25 Strategic Corridor
  - Includes the important towns across the four Surrey districts within the LEP which are location for a number of significant international/national HQs for strategic companies, including Oxted and Caterham.
  - Growth Deal includes a package of measures over the next 6 years which will exploit the opportunity to re-develop a long derelict core town-centre site, adjacent to a main line station. Over 17,000 sq m of floorspace will be unlocked with the potential to support over 1,300 jobs. In Caterham another long derelict site, again adjacent to a main line station could be unlocked offering the potential to provide 40 jobs, 60 homes and 8,750 sq m of new floorspace.

### Gatwick Diamond

- 2.33 The Gatwick Diamond is a large area centred around Gatwick Airport. The area comprises a £22.3 billion economy, is home to 45,000 businesses including numerous blue chip companies, and contributes to around half of the Coast to Capital LEP productivity (GVA per head). Key commercial competitive advantages include:
- International connectivity
  - Access to skilled labour force
  - Quality of life
  - Proximity to London
  - International links resulting in considerable UK inward investments
- 2.34 The Gatwick Diamond Initiative is a business-led partnership, to focus on key strategic issues, partnering with business leaders, business membership organisations, colleges and universities, local authorities, and government agencies to address the needs of the area to ensure it is a world-class place to live, work and do business. The Initiative's aim is to grow the region's existing jobs base, attract new jobs and secure investments from companies that most closely match industry strengths within the Gatwick Diamond.

Figure 2: The Gatwick Diamond



Source: Gatwick Diamond Initiative

2.35 The following are identified as key sectors within the Gatwick Diamond:

- Advanced manufacturing and engineering
- Health technologies and life sciences
- Professional and financial service
- Business services
- Digital and creative media
- Food and beverage
- Environmental technologies

- 2.36 Historically, a considerable quantum of the demand for employment land needs arising from Gatwick Airport has been met within Manor Royal Business Park to the south of the airport within Crawley District. Manor Royal Business Park has seen rapid development and now a number of sites within the Park have been fully developed, which is a good indication of the strength of demand for employment land in the area. However, this has resulted in a dwindling stock of employment land within Manor Royal itself.
- 2.37 There is strong evidence that at least one new strategic allocation is required if the growth of the wider Gatwick Diamond is not to be compromised. Sufficient land to meet this need exists in the north of Crawley, but it is within the safeguarding zone for a second Gatwick airport runway and is currently not available, and there is no realistic prospect of bringing this land forward in advance of the Government's decision on airport expansion.

### Invest in Surrey

- 2.38 Invest in Surrey is a service provided by Surrey County Council to enable Surrey to respond to business investment enquiries, both for those firms looking to relocate into the county from other parts of the UK or from overseas. Their remit includes:
- Working with companies to help define re-location or expansion needs and requirements;
  - Undertaking property, locality and sector research;
  - Providing introductions and engagement with local professionals and networks;
  - Facilitating meetings or providing other support to help your business navigate regulatory requirements; and
  - Providing an aftercare service.
- 2.39 Invest in Surrey identifies a number of niche key sectors in which the County offers 'world-class specialisms':
- G5 mobile and wireless communications – the University of Surrey's 5G Innovation Centre is dedicated to the development of 5G infrastructure.
  - Advanced automotive engineering – centred at the 500,000m<sup>2</sup> McLaren Technology Group in Woking.
  - Creative media technologies and gaming – centered around the cluster of over 60 companies located in and around Guildford.
  - Cyber security – focussed at the Information Security Group at Royal Holloway and the Surrey Centre for Cyber Security at the University of Surrey.
  - Space and satellite technology – Surrey Satellite Technology Ltd and the Surrey Space Centre at the University of Surrey are a world-renowned a centre for excellence in space engineering.
  - Agri-tech – a range of drivers including Campden BRI, Leatherhead Food Research, the Centre for Agriculture and Biosciences International and the Pirbright Institute.

### 3 REVIEW OF MARKET CONDITIONS

#### Economic Characteristics of the Local Economy

- 3.1 The 2015 Tandridge Economic Needs Assessment (AECOM, 2015) provides an overview of Tandridge District Council's local economy's strengths and weaknesses. A summary of the key findings is set out below.
- 3.2 The district's workforce, as shown in commuting patterns from the 2011 Census, show that the number of population centres close to the district's boundary and good rail access meant there is a large proportion of in-commuting into the district – particularly with the districts and boroughs north and west of Tandridge. 39.1% of workers in the district also live in the district, but there is also significant in-commuting from Croydon (13.1%), Reigate and Banstead (9.2%), and Mid Sussex (8.0%).
- 3.3 In terms of out-commuting, 28.4% of the district's working population work within the district while 11.2% out-commute to Reigate and Banstead, 10.5% to Croydon, and 10.0% to Westminster. There are also considerable, albeit smaller, levels of out-commuting to other neighbouring authorities and London Boroughs. In total, 31.8% of the district's working population commute outwards towards London for employment.
- 3.4 In terms of residents' qualifications, 2011 Census data shows that the district's population is well educated with a high proportion of residents having NVQ1, NVQ2, and NVQ3 qualifications than regional and national averages, and for NVQ4 (degree level) qualifications Tandridge has a slightly lower proportion than the regional average, but is still above the national average.
- 3.5 Tandridge has a high proportion of employees in Managerial and Professional occupations (53.3%) in comparison with the South East (49.3%) and Great Britain (44.0%). Conversely, Tandridge has a lower proportion of residents employed in administrative and secretarial (5.6%); process, plant and machine operative; and elementary (4.2%) occupations compared to the South East and Great Britain.
- 3.6 This is reflected in earnings for residents of Tandridge who earn significantly more than the average wage in Great Britain and the South East. Analysis of resident's earnings suggests that those working outside the district earn significantly more than those that work in Tandridge, suggesting that residents commuting out of the district to work are travelling to higher-skilled, higher-paid jobs.

## Office Market

- 3.7 The rest of this section provides an assessment of the office and industrial market across Tandridge. The quantitative analysis of past take-up has been based on transactions recorded on EGi and CoStar<sup>4</sup>. This has been augmented through engagement with commercial agents<sup>5</sup>.
- 3.8 Tandridge falls within the East Surrey M25 corridor. The M25 corridor is performing strongly. Occupier demand is holding firm despite political change and economic uncertainty. There was 376,100 sq ft of office space taken up in the M25 corridor in Q2 2017. While this is not quite as large as the M4 corridor market (20% higher take-up), it is 75% larger than the equivalent figures for the M3 corridor.
- 3.9 The Financial and Business Services sector is the strongest performing sector in the M25 corridor and, along with Technology, Media and Telecoms, has been responsible for the greatest quantum of total office space let in 2017 – both roughly 25% of total take-up. This represents a considerable growth for the Technology, Media and Telecoms sector reflecting the strength of location for this sector.
- 3.10 Within the Crawley / Gatwick M25 sub-market, prime office rents are around £28.50 psf (Q2 2017) which represents an 8% increase on 2016 values, but remains lower than prices further west along the M4 corridor.
- 3.11 The latest VOA data (2016) shows that there is 55,000 sq m of office floorspace in Tandridge. This is considerably less when compared to the other local authorities within the FEMA. The highest amount of office floorspace within the FEMA is in Croydon (542,000 sq m).

**Table 5: Office Floorspace in FEMA by local authority, 2016**

Local Authority	Office floorspace (sq m)
Tandridge	55,000
Croydon	542,000
Reigate and Banstead	284,000
Sevenoaks	128,000
Crawley	349,000
Mid Sussex	175,000
FEMA Average	256,000
South East	13,588,000
England and Wales	89,037,000

Source: VOA Business Floorspace Statistics

<sup>4</sup> Although these are the most comprehensive lists available, not all transactions are included. In some cases transactions or availability is applied to the nearest postal town which may be in a different local authority to the transaction. GL Hearn have used Geographic Information System (GIS) to accurately present the analysis at a local authority level.

<sup>5</sup> Commercial agents consulted: Howard Cundey, Oxted; Gildersleve & Payne, Oxted; Altus, Reigate.

- 3.12 Over the past ten year period (2006-07 to 2015-16), there has been a significant decrease in the amount of office floorspace in Tandridge with a decrease of 5,000 sq m (8%) over this period. This level of decrease is smaller than the reduction seen across the FEMA as a whole, where there has been a 13% decrease. This has been driven by particularly high losses in Croydon (18%) and Crawley (14%). This is contrary to regional and national trends where there has been a modest growth (2% and 6% respectively).

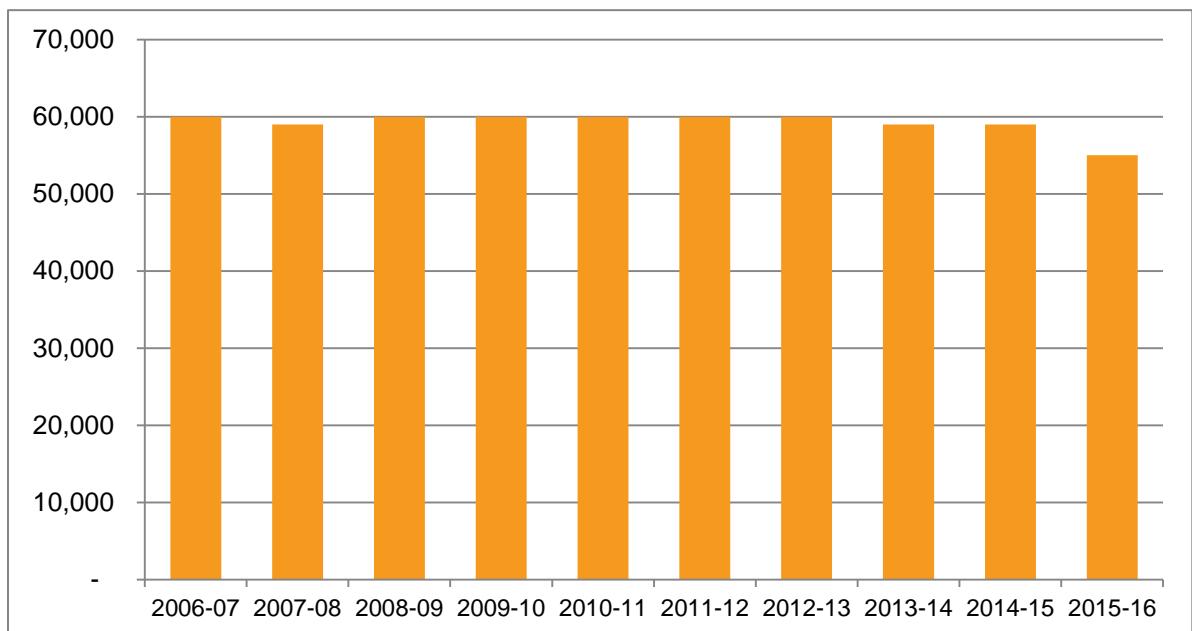
**Table 6: Net Change in Office Floorspace by Local Authority, 2006/07-2015/16**

Local Authority	2006/07 Floorspace (Sq m)	2015/16 Floorspace (Sq m)	Change 2007-2016 (Sq m)	Change %
Tandridge	60,000	55,000	-5,000	-8%
Croydon	662,000	542,000	-120,000	-18%
Reigate and Banstead	311,000	284,000	-27,000	-9%
Sevenoaks	131,000	128,000	-3,000	-2%
Crawley	405,000	349,000	-56,000	-14%
Mid Sussex	185,000	175,000	-10,000	-5%
FEMA Average	292,333	256,000	-36,833	-13%
South East	13,371,000	13,588,000	217,000	2%
England and Wales	84,085,000	89,037,000	4,952,000	6%

Source: VOA Business Floorspace Statistics, 2016

- 3.13 Figure 3 shows the trend in office floorspace in Tandridge over the last decade. This shows that the level of office floorspace has been fairly consistent until 2013. Since 2013 there has been a year-on-year reduction in office floorspace reflecting the considerable number of units converted to residential uses following the changes to permitted development rights in 2013. Since 2013, office floorspace has fallen by 4,000 sq m – 7% of the district's total. A similar trend has been seen across the FEMA where there has been a 6% loss of office floorspace since 2013.

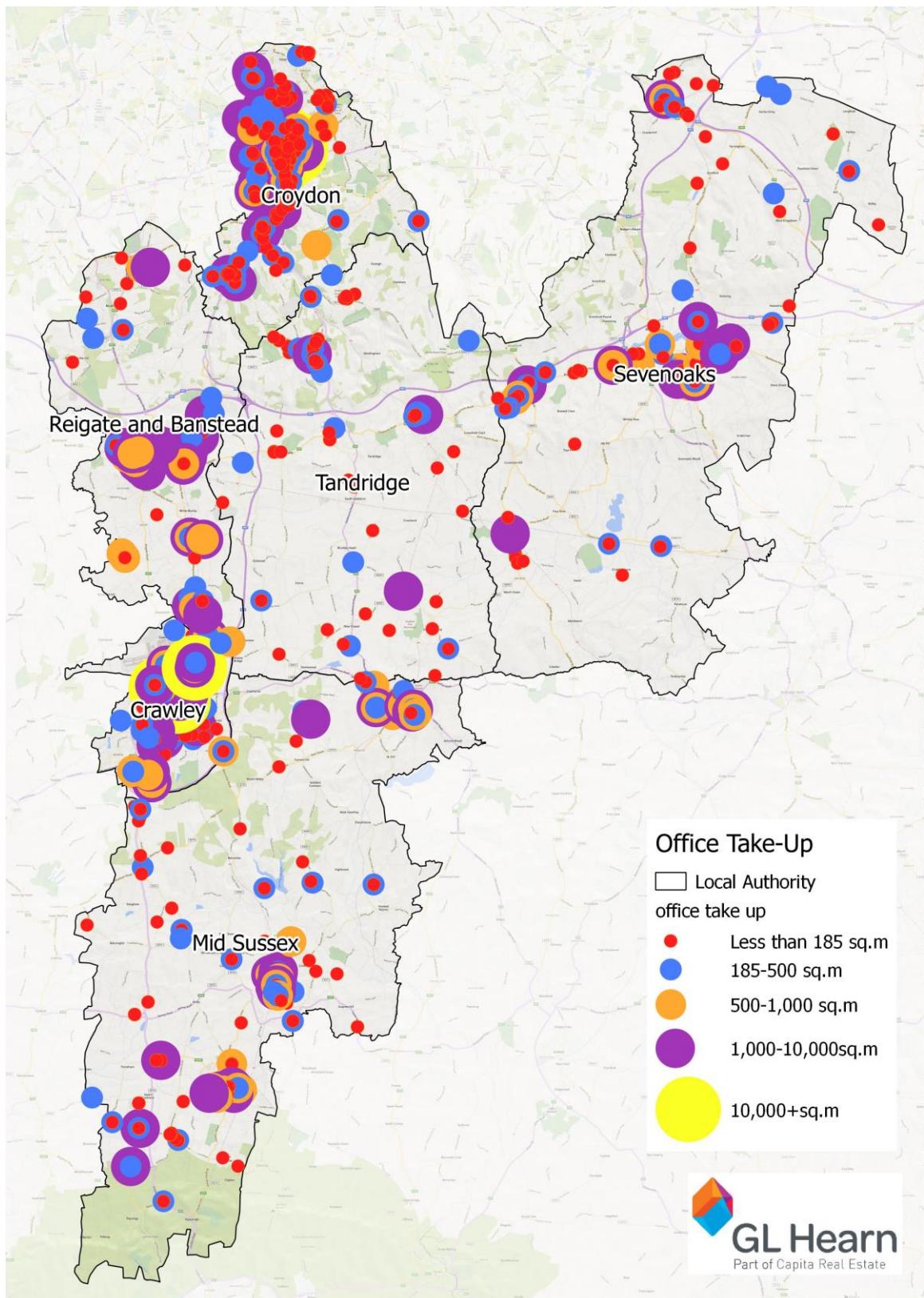
**Figure 3: Tandridge Office Floorspace, 2006-2016**



Source: VOA Business Floorspace Statistics, 2016

- 3.14 Figure 4 provides an overview of the distribution of take-up activity within the FEMA over the period 2007-2016. Office activity has been focussed in the larger town centres of Croydon, Crawley, Reigate and Redhill, and Sevenoaks. It is also notable that there is considerable office activity in smaller towns close to the border of Tandridge District: East Grinstead to the south; Edenbridge and Westerham to the east; and Horley and Salfords (as well as Crawley and Redhill) to the west.
- 3.15 Within Tandridge the highest amount of office space take-up is in Caterham where there is an annual average take-up of 915 sq m of office space per annum. Oxted has seen the second highest level of activity with 305 sq m of office take-up per annum. Beyond these built up areas, office activity in the district is limited. There has been a small number of transactions in Warlingham, Godstone, Lingfield and along the A22 corridor. These are mainly small units which are smaller than 500 sq m, however some bigger units between 500 and 1,000sq m can be seen concentrated along the A22. This indicates the importance of strategic road links within Tandridge when it comes to employment land.
- 3.16 In total, the number of office transactions in Tandridge District over the period was 131, covering a total of 18,893 sq m of floorspace. As previously mentioned, the majority of office units are smaller than 500 sq m, with a distinct concentration of units between 185 and 500 sq m in close proximity to the Lingfield and Dormansland. There is a concentration of units less than 185 sq m in the areas around Caterham, particularly in close proximity to Caterham Station and Whyteleafe Station.

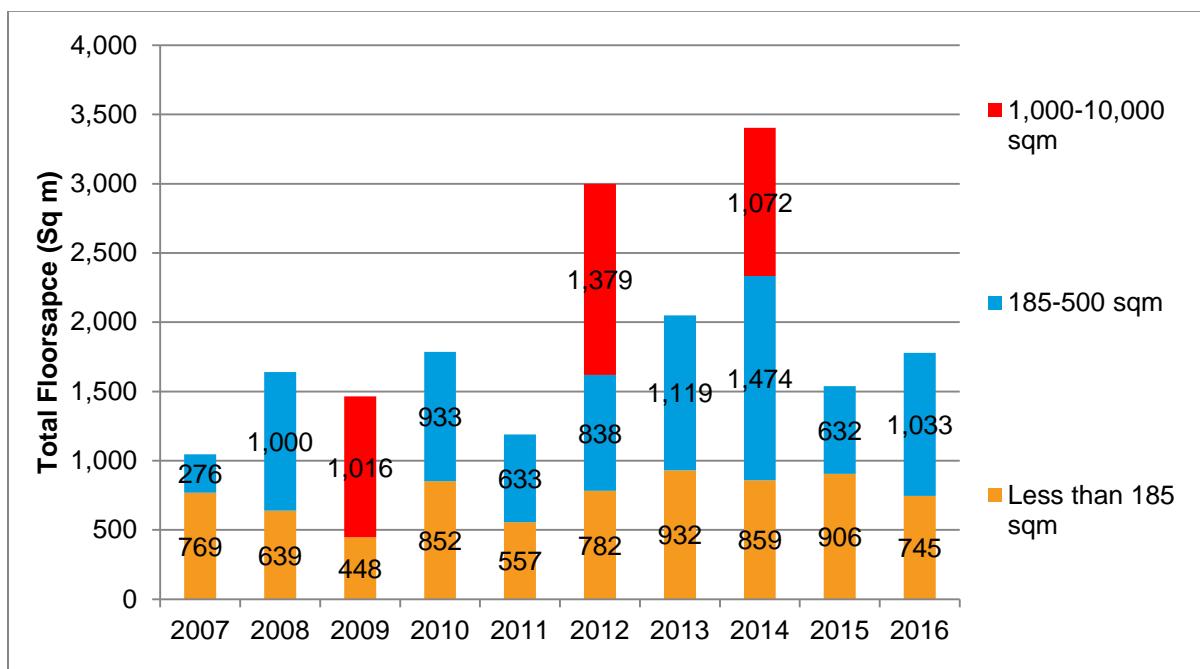
Figure 4: Office Floorspace Take-up, 2007-2016



Source: GL Hearn Analysis of EGI and CoStar Data, June 2017

- 3.17 Figure 5 below illustrates the profile of the office transactions in Tandridge by size. The most popular units are less than 185 sq m (99 transactions over the period). This amounts to a total of 7,488 sq m. This is followed by 29 transactions of units between 185 and 500 sq m (amounting to 7,938 sq m). There are also 3 transactions for units between 1,000-10,000 sq. m which give a total of 3,467 sq m. The largest transactions were recorded in Lingfield (1,379 sq m), Caterham (1,072 sq m) and Oxted (1,016 sq m).

**Figure 5: Profile of office transactions by size, Tandridge, 2007-2016**



Source: GL Hearn Analysis of EGi and CoStar Data, June 2017

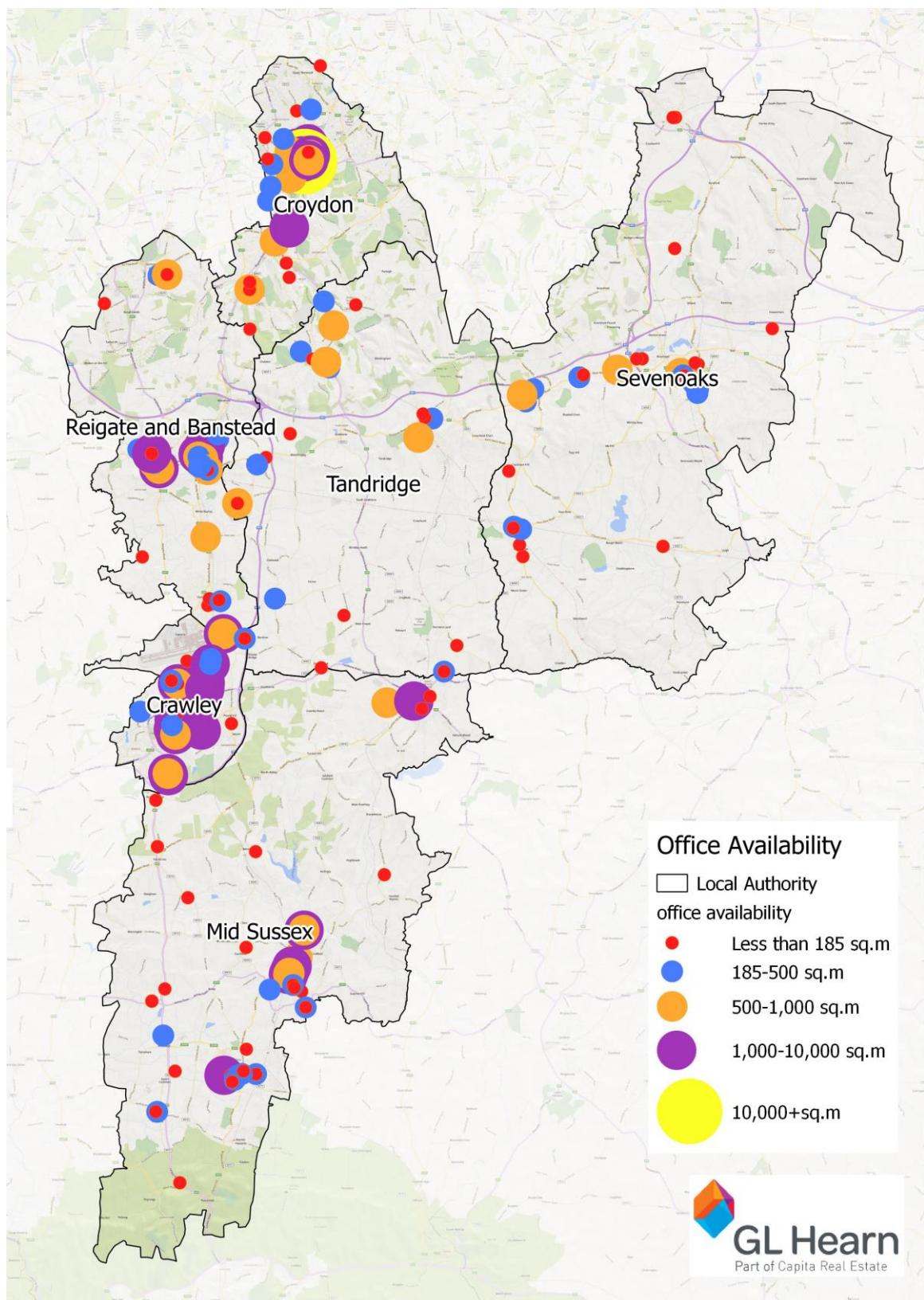
- 3.18 GL Hearn have conducted consultation with local commercial estate agents operating within the district and surrounding areas to understand local dynamics and trends in commercial property. All agents agreed that office demand in Tandridge is generally low – relative to neighbouring areas – due to limited supply of good quality office premises.
- 3.19 Enquiries for office space are mostly concentrated in Oxted and Caterham due to their good transport links. Office enquiries are primarily from small scale businesses looking for small units from 500-800 sq ft. Some reported enquiries for office space up to 3,000 sq ft, however enquiries for over 1,500 sq ft are very rare. Demand for larger units is typically located in Oxted and Caterham, which are considered to be the key markets for office premises. In the more rural areas, demand is mainly for serviced offices which provide good broadband.

- 3.20 Rents for offices tend to vary, depending on location. In areas such as Oxted and Caterham, rents could reach up to £25 per sq.ft, whilst in some more rural sub-areas rents tend to be ranging from £10 to £20 per sq.ft, depending on quality and specific location.

### **Office Availability**

- 3.21 Figure 6 illustrates the distribution of available floorspace across the FEMAs as recorded in EGi and CoStar in June 2017. Within Tandridge the majority of available office space is in Caterham and Oxted. As at June 2017 there were a total of 34 available units comprising 8,325 sq m of available office floorspace in Tandridge. This is equivalent to 15.1% of the total office floorspace in the district (55,000 sq m). This includes 15 units which are existing and 19 Second-hand Grade B. The majority of available office units are less than 185 sq m (56%), followed by units between 185 and 500 sq m (26%). The largest office unit available is located in Caterham, some 995 sq m on Croydon Road, in close proximity to Caterham Station.
- 3.22 As with the take-up data, there are considerably higher quanta of available office space at locations just beyond the district boundary: particularly at Crawley and Redhill, and to a lesser extent at East Grinstead.

Figure 6: Office Availability, June 2017



Source: GL Hearn Analysis of EGi and CoStar Data

## Industrial Market

- 3.23 The latest VOA data (2016) shows Tandridge District contains 198,000 sq m of industrial floorspace. This includes both factories and warehouse/distribution floorspace. Compared to other authorities within the FEMA, Tandridge contains the least amount of industrial floorspace. Similar to office floorspace data, Croydon demonstrates the highest amount of industrial floorspace: 738,000 sq m.

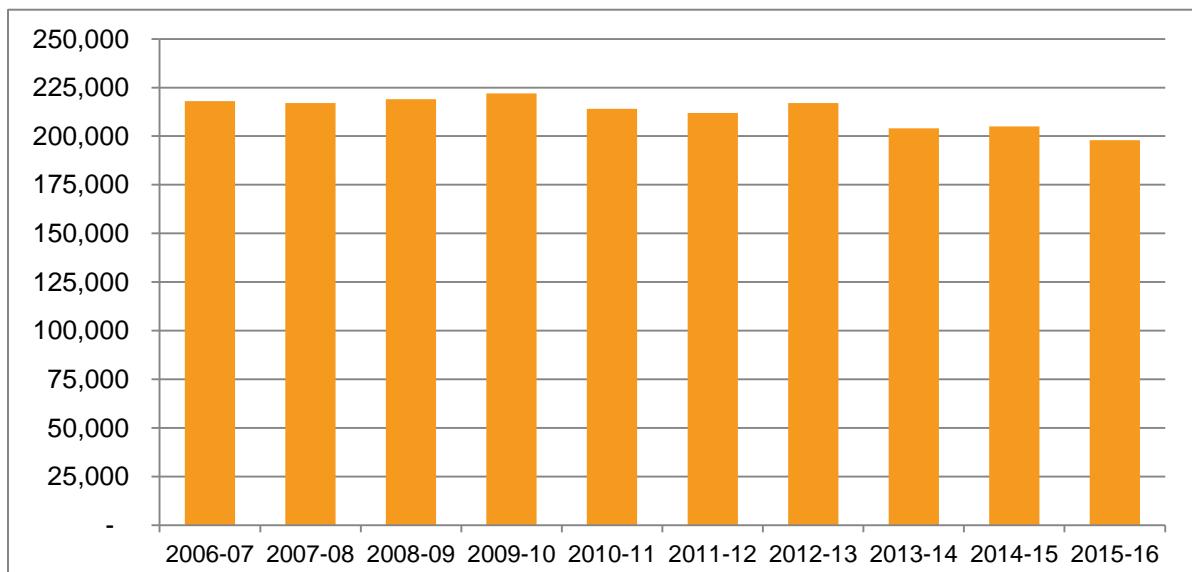
**Table 7: Industrial Floorspace by Local Authority, 2016**

Local Authority	Industrial floorspace (sq m)
Tandridge	198,000
Croydon	738,000
Reigate and Banstead	293,000
Sevenoaks	387,000
Crawley	655,000
Mid Sussex	444,000
FEMA Average	453,000
South East	35,858,000
England and Wales	321,855,000

Source: VOA Business Floorspace Statistics

- 3.24 Over the past decade, Tandridge District has seen a decrease of 20,000 sq m of industrial floorspace with total floorspace falling by 12 % from 218,000 sq m in 2006-07 to 198,000 sq m by 2015-16.

**Figure 7: Tandridge Industrial Floorspace, 2006/07-2015/16**



Source: VOA Business Floorspace Statistics

3.25 The loss of industrial floorspace can be seen across the FEMA where there has been a reduction of 6% total floorspace since 2006. This reflects the trend nationally where there has been a 5% reduction in industrial space across the country. This is a result of the decline of many types of traditional manufacturing, the growth in hi-tech manufacturing, and substantial changes in manufacturing processes and practices rendering a considerable proportion of traditional manufacturing premises unsuitable for continued use. This, allied with competing demand for land for residential uses which command higher land values, has resulted in gradual rationalisation and net loss of industrial and former industrial sites across the country. Within the FEMA, Croydon has seen the largest loss of industrial space – both proportionally and in actual terms.

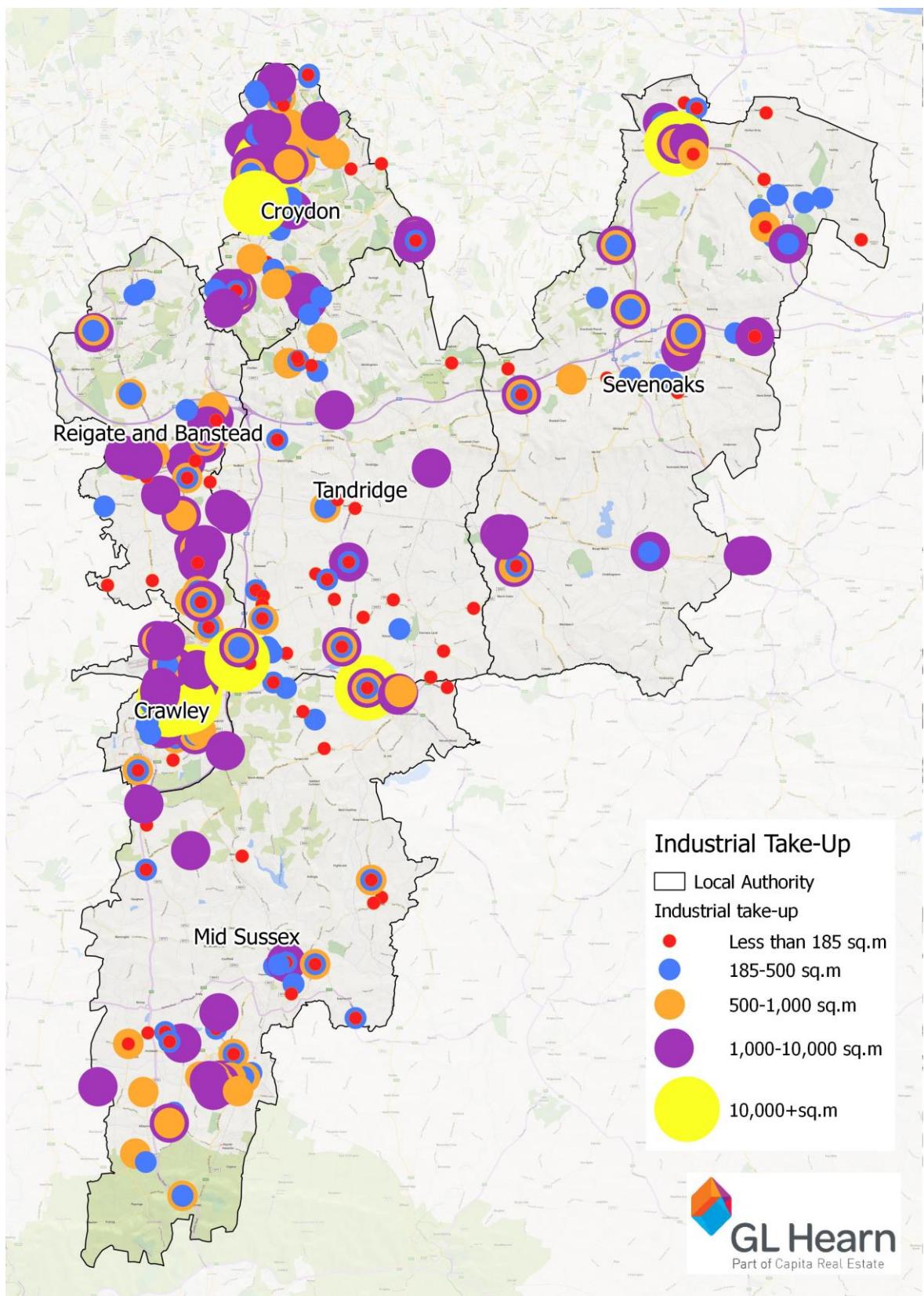
**Table 8: Net Change in Industrial Floorspace, 2006/07-2015/16**

Local Authority	2006-07 Floorspace (Sq m)	2015-16 Floorspace (Sq m)	Change 2007-2016 (Sq m)	Change %
Tandridge	218,000	198,000	-20,000	-9%
Croydon	843,000	738,000	-105,000	-12%
Reigate and Banstead	296,000	293,000	-3,000	-1%
Sevenoaks	419,000	387,000	-32,000	-8%
Crawley	705,000	655,000	-50,000	-7%
Mid Sussex	406,000	444,000	38,000	9%
FEMA Average	481,167	452,500	-28,667	-6%
South East	36,165,000	35,858,000	-307,000	-1%
England and Wales	339,400,000	321,855,000	-17,545,000	-5%

Source: VOA Business Floorspace Statistics

- 3.26 Figure 8 provides an overview of the distribution of take-up activity over the period 2007-2016. This shows that the major locations for industrial activity in the FEMA are in Crawley, Croydon, and the A23 corridor from Redhill to Crawley. Crawley and the A23 corridor in particular provide high levels of industrial activity close to the western boundary of Tandridge District.
- 3.27 Within Tandridge District 182,900 sq m of industrial floorspace were taken up over the ten year period (18,300 sq m per annum). The most popular locations for industrial activity were at Hobbs Business Park, the A22 corridor, Caterham, and the south west of the district close to Gatwick Airport.

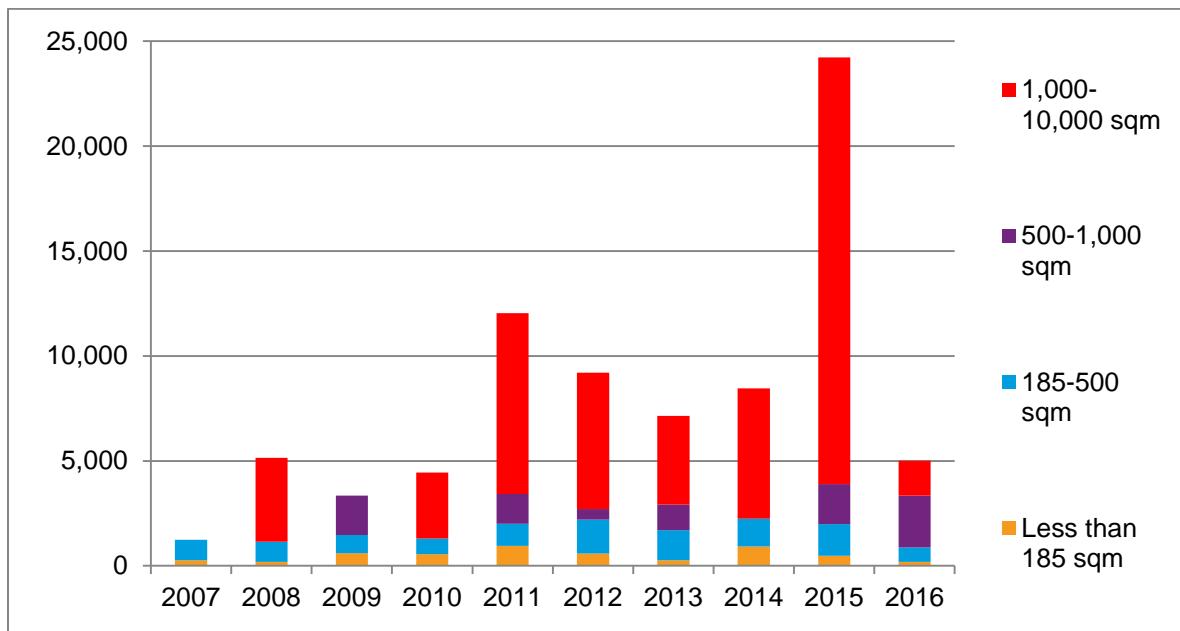
Figure 8: Industrial Take-up, 2007-2016



Source: GL Hearn Analysis of EGi and CoStar Data

- 3.28 Commercial agents agreed that the supply for industrial units in the district is limited. The majority of demand is concentrated along the M25 (Junction 6) around Gatwick Airport, but also in Godstone, Westerham and Whyteleafe. Enquiries are mostly for small industrial units from 500 up to 1,000 sq ft which are suitable for small start-up companies and workshops. Occasionally there are also enquiries for big units up to 30,000 sq ft. Rents for industrial premises vary, between £10 and £15 per sq.ft, with areas such as Westerham achieving £9 per sq.ft. In the more rural areas rents are from £8 to £10 per sq.ft.
- 3.29 Agents agreed online retail is changing logistics operations, which should be an increasing consideration in the future. Some agents feel this sector is underdeveloped in Tandridge and that there is potential for development in that sector. In relation to the logistics sector, agents pointed out that there aren't many airport related activities in Tandridge. Some agents suggested there might be some demand if suitable supply was built for these types of activities, however the demand for airport related uses is more focussed outside the district – most notably in Crawley.
- 3.30 All agents confirmed there is latent demand for both office and industrial premises due to the limited choice in terms of supply and limited opportunities for expansion. Some agents pointed out that there are many companies seeking to relocate from London that would consider locating in Tandridge. However, this demand cannot be met in the district and businesses tend to end up in neighbouring authorities, such as Croydon, Crawley and Reigate and Banstead, where even though rents tend to be higher, quantity and quality of supply are surpassing the supply in Tandridge.
- 3.31 In addition to limited supply, agents identified other barriers which restrict growth in the commercial property market. One of the main barriers to growth that all agents pointed out is that Tandridge represents a small market, where generally there is limited demand for space. Rents tend to be cheaper than neighbouring authorities and as such developers do not see the district as a cost effective place to build. Additionally, there are constraints which need to be considered such as Greenbelt and Area of Outstanding Natural Beauty (AONB), both of which restrict building of new stock. There are also some problems with infrastructure, such as broadband and accessibility, but most notably parking.
- 3.32 The most popular unit size for industrial transactions in Tandridge was less than 185 sq m (54 transactions equating to 5,012 sq m), followed by units between 185 and 500 sq m (37 transactions equating to 11,193 sq m). The rents achieved for industrial units in Tandridge range from £2.70 to £17.60 per sq ft as recorded in CoStar and EGi.

**Figure 9: Industrial Floorspace Take-up, 2007-2016**

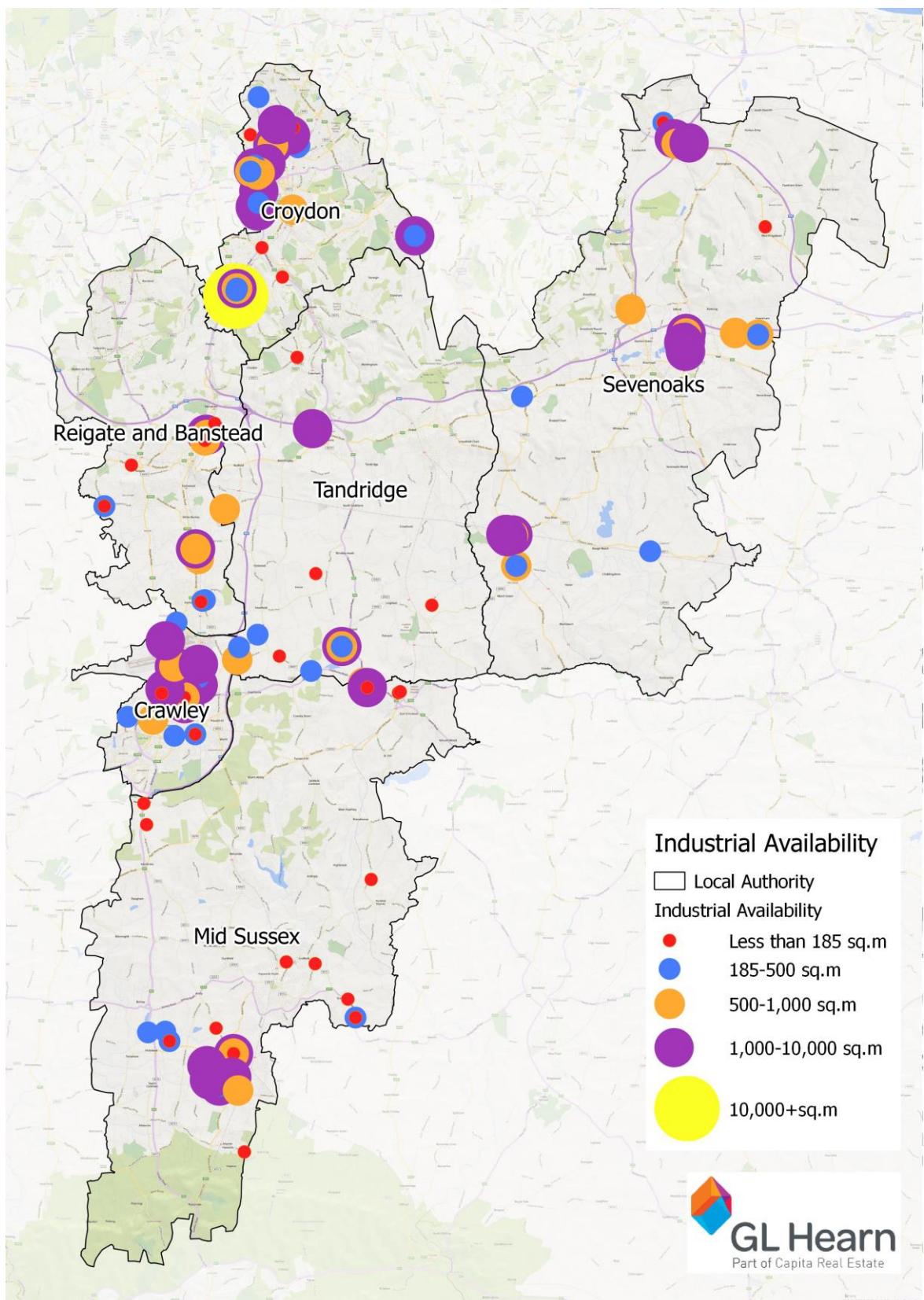


Source: GL Hearn Analysis of EGi and CoStar Data

### Industrial Availability

- 3.33 Figure 10 illustrates the distribution of available floorspace across the district as recorded in EGi and CoStar in June 2017. There is limited availability across the district with a small number of available units located at Hobbs Business Park and at the south west of the district. There is a particular lack of available provision in the north of the district. In total across the district there were 15 available industrial units, 13 of which are existing second-hand stock; one new refurbished unit; and one proposed new build being advertised. In total there was 8,381 sq m of available space – equivalent to a vacancy rate of 4.2% of total stock. The majority of units were between 500 and 1,000 sq m, with one unit above 2,000 sq m located in Hobbs Industrial Estate.

Figure 10: Industrial Availability, June 2017



## Conclusions

- 3.34 The office market in Tandridge is currently relatively localised, focussing on meeting the needs of SMEs and local business needs. Demand is focussed in Oxted and Caterham as they offer the most attractive location in terms of accessibility. However, demand is currently strongly influenced by the limited supply of office premises in the district, allied with the relatively larger levels of provision in neighbouring settlements – particularly in Croydon and Crawley – which have recently seen considerable levels of new build and speculative development, means activity across the FEMA has been focussed in these areas rather than in Tandridge.
- 3.35 The industrial market in the FEMA is focussed largely along the A23 corridor which links Croydon, Crawley, and Redhill. By comparison, the A22 has seen comparatively little industrial activity. Activity is limited by supply-side factors, with a low overall vacancy rate for industrial units in the district. The district is well located to take advantage of the wider need for industrial land. Demand drivers for industrial uses in the FEMA include the M25 corridor, Gatwick Airport and related supply chain opportunities, however currently the district's industrial market is smaller than neighbouring authorities.

## 4 EMPLOYMENT NEEDS

- 4.1 In this section we consider the demand for employment land and floorspace over the plan period 2013-2033. The section considers requirements for employment land in the B1, B2 and B8 use classes. The analysis considers 'demand' for employment land and therefore does not take account of any supply-side factors such as existing employment designations or commitments – these are considered in Section 6.
- 4.2 This report considers a range of scenarios for estimating future employment land requirements in Tandridge. The scenarios considered are:
- The labour demand Baseline Scenario – based on econometric forecasts supplied by Experian, dated March 2017;
  - The labour demand Growth Scenario – based on the Experian baseline forecast plus a part return to trend for sectors based on historic growth trends in Tandridge, results of the business surveys, and the LEP growth sectors identified in the SEP;
  - Two projections based on the past completions trend of employment floorspace in Tandridge since 2006/07.
- 4.3 There are relative benefits of each approach. Econometric forecasts take account of differences in expected economic performance moving forward relative to the past, overall and in regard to the sectoral composition of growth. However, a detailed model is required to relate net forecasts to use classes and to estimate gross floorspace and land requirements. In contrast, past take-up is based on actual delivery of employment development; but does not take account of any differences in economic performance relative to the past. It is also potentially influenced by past land supply policies.

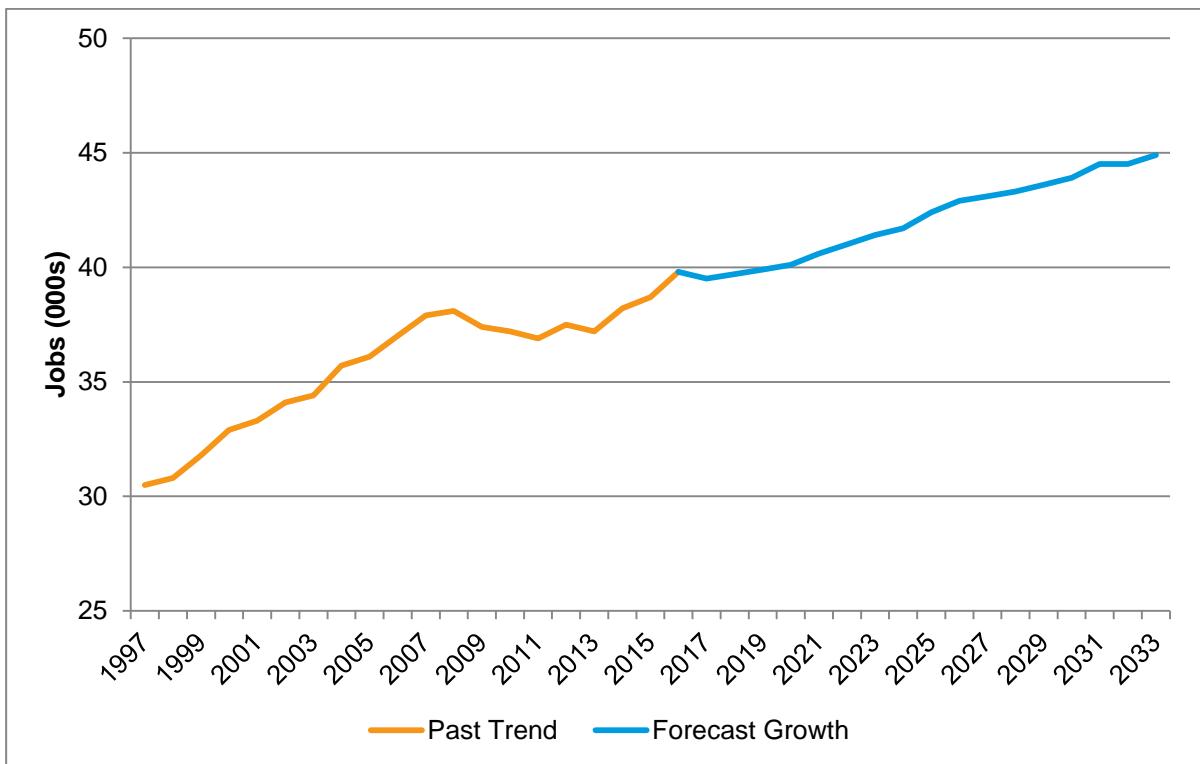
### Labour Demand Baseline Scenario

- 4.4 The starting point for the Baseline Scenario is the Experian jobs growth forecasts. Experian's econometric model takes a 'top-down' approach to produce forecasts at a regional and local authority level. At all stages, the national macroeconomic forecast is the main control, followed by the regional forecast.
- 4.5 The starting point for the Experian forecasting is their national level UK forecast which uses a heavily customised version of the National Institute of Social & Economic Research's (NISER) model based on the UK National Accounts published by the Office of National Statistics. Experian produce a core macroeconomic forecast which forecasts, amongst other things, aggregate employment growth.
- 4.6 The Experian UK forecast draws on a range of factors, including total consumption, investment, government spending, stocks, exports, and imports. Using convertors derived from the ONS Supply and Use Tables, this is converted into employment outputs by SIC sector.

- 4.7 Experian provide the following summary commentary for the forecasts applicable at the national level:
- 4.8 *"The outlook for the next two years for the UK economy has weakened significantly following the Brexit vote. There is likely to be some gains from the more competitive exchange rate, but with global demand remaining weak we expect this to be heavily outweighed by the fall in domestic demand, despite looser monetary and fiscal stances. Consumer spending and retail sales volumes will decelerate sharply from strong pace of 2016 as real household incomes are squeezed by rising inflation and a slowdown in job creation."*
- 4.9 *The strong performance of the past four years means that the UK economy has recovered ground lost during the 2007/08 recession more quickly than seemed likely a few years ago. But the repercussions of the recession and the implications of the EU referendum vote are set to hamper economic progress for a few years. Much will depend on the outcome of trade negotiations and terminating involvement with the EU. These negotiations could take several years to conclude and, in the meantime, uncertainty over the final deal is expected to constrain business confidence and investment plans. The baseline forecast assumes that a deal will eventually be struck that includes some form of access to the single market.*
- 4.10 *From 2020 onwards, investment is projected to rebound as the uncertainty clears, resulting in a bounceback period where GDP is propelled back above the 2% mark. For the 2019-23 period overall, GDP growth is expected to average 2.3% per annum, against 2.6% from 1981 to 2008. The EU referendum vote has created major uncertainties regarding the long term outlook for the UK economy. Its performance over the period 2024-35 will depend on the terms of new economic relationship between the EU and UK. The baseline forecasts assume that by this point, negotiations with the EU will have been concluded and the UK will continue to have access to the single market under the new arrangement. However, it is unlikely that the new terms will be as favourable as full EU membership, which is reflected by a small downgrade in our long term projections for trade, investment and GDP. For the period 2024-35, GDP growth is projected to average 2%, which is below the historic long-term trend growth of 2.3%"*
- 4.11 Experian's local model is based on the resolution of demand and supply for labour, which is derived firstly at a national level, before being disaggregated by region on a proportional basis. Unlike other econometric forecasts, population projections are a key driver in the Experian forecast – these are used to determine hours worked in a region, which feed into the employment outputs.
- 4.12 The model estimates demand for labour at an industry level by linking job growth in a local authority area to growth in the same industry at the regional level and then constraining demand for jobs by industry to demand for jobs for the same industry at the regional level. Commuting flows act as a balance between the demand and supply of labour within a region. The inflow and outflow of workers across the regional boundary is shared out between local areas according to their historic commuting patterns.

- 4.13 The Experian forecast provides jobs growth outputs broken down across 41 industrial sectors, which do not align directly with the Standard Industrial Classification (SIC) codes used by the Business Register and Employment Survey (BRES) or its predecessor the Annual Business Inquiry (ABI). As a result, direct comparison with these data sources is difficult. However, the Experian forecasts were used in the previous Economic Needs Assessment for Tandridge (AECOM, 2015) and therefore allow direct comparison with the previous ENA 2015.
- 4.14 Figure 11 shows the historic and forecast total employment in Tandridge as shown in the Experian forecasts. This shows the district's strong and consistent year on year growth from the late 1990s up until 2008. During this period the district saw an average annual growth of 2.0% per annum. The 'Credit Crunch' in 2008 and subsequent economic recession had a notable impact on the number of jobs in Tandridge, as was the case nationally. As a result the district experienced a reduction in overall jobs numbers between the period 2008 and 2011 of 1.1% per annum.
- 4.15 Since 2011 economic performance has improved and Tandridge has seen a return to the trend of jobs growth and by 2014 jobs numbers topped the pre-recession peak. The district has continued to see strong jobs growth up to 2016, which is the base date of the forecast. During this period there was an average annual growth rate of 1.5% which is lower than the pre-recession period but still represents a strong level of growth. In 2016 the Experian forecast shows the district had a total of 39,800 jobs.
- 4.16 From 2016 the Experian forecast shows a slower rate of jobs growth plateauing in the short term (2016-2020) before seeing growth resuming from 2020 onwards, albeit at a slower rate than has been seen in recent years (2011-2016) or during the pre-recession period (pre-2008). Over this period the Experian forecast shows an average annual growth rate of 0.7%. This is half the growth rate of 1.4% per annum that was seen in the district from 1997-2016.

**Figure 11: Total Employment, Tandridge, 1997-2033**

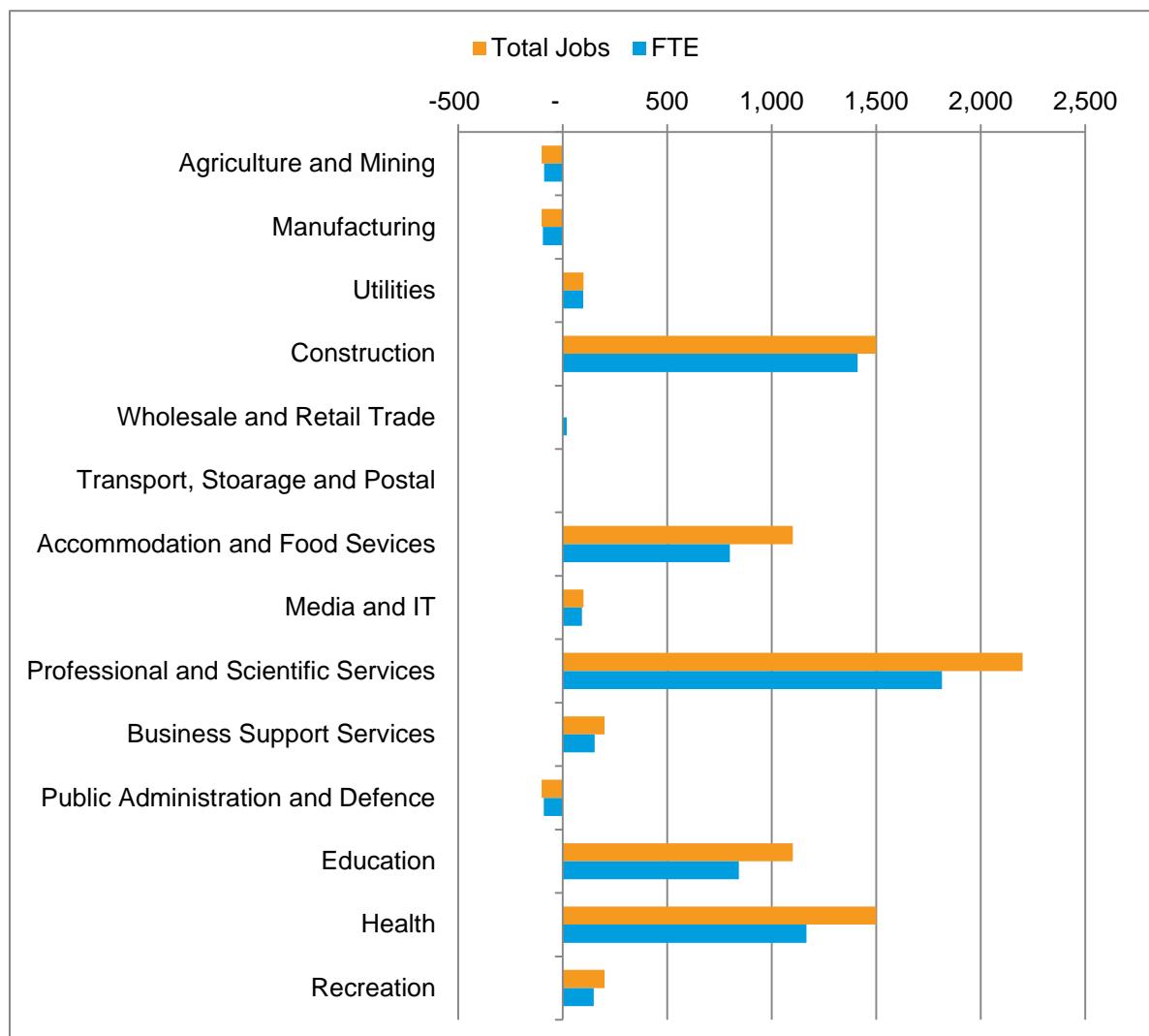


Source: Experian

- 4.17 Figure 12 shows the forecast jobs growth in Tandridge over the period 2013 to 2033. Overall, this results in a forecast net jobs growth of 7,700 total jobs. It shows jobs growth divided across 12 broad sectors. This shows significant net growth in the following sectors:
- Professional and Scientific Services (2,200 jobs);
  - Construction (1,500 jobs);
  - Health (1,500 jobs);
  - Education (1,100 jobs); and
  - Accommodation and Food Services (1,100 jobs).
- 4.18 Conversely, the Experian forecast shows a modest net loss in the following sectors:
- Agriculture and Mining (-100 jobs);
  - Manufacturing (-100 jobs); and
  - Public Administration and Defence (-100 jobs).
- 4.19 Figure 12 also shows the net jobs growth for Full-Time Equivalent (FTE) jobs per sector as shown in the Experian forecasts. Accounting for FTE jobs, the Experian forecasts show a net increase of 6,300 FTE jobs over the period. This reflects the fact that some sectors will have a higher representation of full-time jobs than others.

4.20 The FTE is calculated using the latest data on full-time and part-time sectoral employment in Tandridge from the BRES (2015). This shows that the sectors with the largest proportion of part-time employees, are the Accommodation and Food Services, Recreation, Business Support Services, Education, and Health sectors. Accordingly, these sectors see the biggest difference between total workforce and FTE jobs growth.

**Figure 12: Baseline Forecast Net Jobs Growth in Tandridge, 2013-2033**



Source: Experian

- 4.21 Table 9 shows the location quotient analysis of the sectoral structure in Tandridge compared to that of the wider FEMA authorities. This shows the relative sectoral strengths and weaknesses of the Tandridge economy.
- 4.22 The following sectors have a location quotient greater than one (shown in green) meaning they have a higher proportion of jobs in Tandridge compared to the FEMA:
- Accommodation & Food Services
  - Agriculture, Forestry & Fishing
  - Civil Engineering
  - Construction of Buildings
  - Education
  - Other Manufacturing
  - Professional Services
  - Real Estate
  - Recreation
  - Residential Care & Social Work
  - Specialised Construction Activities
- 4.23 Where a sector is equal to one (shown in yellow) it shows that the proportion of jobs in that sector in Tandridge is the same as the proportion of the wider area:
- Other Private Services
- 4.24 A value of less than one shows that there is a lower proportion of jobs in that sector in Tandridge than compared to the FEMA (shown in red):
- Administrative & Supportive Services
  - Air & Water Transport
  - Computing & Information Services
  - Finance
  - Health
  - Land Transport, Storage & Post
  - Public Administration & Defence
  - Retail
  - Utilities
  - Wholesale
- 4.25 There are also a number of sectors which have no jobs in Tandridge (greyed out).

**Table 9: Location Quotient – Tandridge vs FEMA, 2016**

Sector	LQ	Sector	LQ
Accommodation & Food Services	1.13	Metal Products (manufacture of)	0.00
Administrative & Supportive Services	0.99	Non-Metallic Products (manufacture of)	0.00
Agriculture, Forestry & Fishing	2.41	Other Manufacturing	1.34
Air & Water Transport	0.14	Other Private Services	1.00
Chemicals (manufacture of)	0.00	Pharmaceuticals (manufacture of)	0.00
Civil Engineering	1.95	Printing and Recorded Media (manufacture of)	0.00
Computer & Electronic Products (manufacture of)	0.00	Professional Services	1.18
Computing & Information Services	0.81	Public Administration & Defence	0.49
Construction of Buildings	2.09	Real Estate	1.11
Education	1.31	Recreation	1.74
Extraction & Mining	0.00	Residential Care & Social Work	1.68
Finance	0.42	Retail	0.85
Food, Drink & Tobacco (manufacture of)	0.00	Specialised Construction Activities	1.64
Fuel Refining	0.00	Telecoms	0.00
Health	0.67	Textiles & Clothing (manufacture of)	0.00
Insurance & Pensions	0.00	Transport Equipment (manufacture of)	0.00
Land Transport, Storage & Post	0.59	Utilities	0.88
Machinery & Equipment (manufacture of)	0.00	Wholesale	0.74
Media Activities	0.00	Wood & Paper (manufacture of)	0.00

### Translating Sectors to Use Classes

- 4.26 GL Hearn has considered the proportion of employment in each of these sectors which is likely to take place in:
- Office or R&D floorspace (Use Classes B1a and B1b);
  - Light industrial floorspace (Use Class B1c) and general industrial floorspace (Use Class B2); and
  - Warehouse / distribution floorspace (Use Class B8).
- 4.27 We have calibrated our standard model, which relates sectors and use classes for the Tandridge economy, through interrogation of the composition of employment in key sectors<sup>6</sup> from BRES and

<sup>6</sup> Analysis of sectoral jobs was undertaken at 4-digit SIC (Standard Industrial Classification) which provides a detailed sub-sectoral breakdown of jobs in each sector to level to identify the primary line(s) of business within each sector.

data from the business surveys (set out in Section 5). This is used to derive the following forecasts of net growth in FTE employment by use class over the plan period.

- 4.28 This shows that over the period 2013-2033 Tandridge is forecast to see a net growth of 1,750 jobs, which occupy office (B1a and B1b) floorspace, a net growth of 220 jobs requiring industrial (B1c or B2) floorspace, and a net growth of 330 jobs requiring warehouse (B8) space. The majority of jobs growth will not require B Class premises (3,970 jobs).

### **Employment Densities and Plot Ratio**

- 4.29 To these figures we have applied standard employment densities taking account of the *HCA Employment Densities Guide: 3<sup>rd</sup> Edition* (Bilfinger GVA and the Homes and Communities Agency, 2015). We have converted figures to provide employment densities for gross external floor areas on the following basis:
- General Offices (B1a): The 2015 Employment Densities Guide provides a range of plot ratios for B1a uses – broken down by sub-sector. The sub-sectors are Corporate; Professional Services; Public Sector; Technology, Media, and Telecoms; Financial and Insurance; and Call Centres. These have employment ratios ranging from 8-13 sq m (NIA) per FTE employee. We have assumed that the gross external area of buildings is on average 20% higher than the net internal area;
  - Research and Development Offices (B1b): The 2015 Employment Densities Guide includes employment densities for research and development (B1b) uses (unlike the 2010 guide). The guide sets out that the sector can be considered to be split into two key directions; an innovation and science focussed direction which is associated with the knowledge economy and life sciences activity, and a more traditional industrial focussed direction which fits alongside manufacturing. An average of 60 sq m GEA per FTE employee has been assumed, assuming that the gross external area of buildings is on average 20% higher than the net internal area;
  - Light Industrial (B1c): An average of 49.4 sq m GEA per employee, assuming that the gross external area of buildings is on average 5% higher than the net internal area;
  - General Industrial (B2): An average of 37.8 sq m GEA per employee, assuming that the gross external area of buildings is on average 5% higher than the gross internal area;
  - Warehouse/ Distribution (B8): An average of 70 sq m GEA per employee. This is at the lower end of the range of employment densities for B8 activities, reflecting the lower proportion of large scale and high bay warehousing in the district.
- 4.30 Applying these employment densities to the Experian forecast of net growth in jobs in B-class activities, we have derived forecasts for net changes in employment floorspace over the 2013-2033 period. This comprises:
- A net requirement for an additional 27,000 sq m of office (B1a and B1b) floorspace;
  - A net requirement for a gain of 8,000 sq m of industrial (B1c and B2) floorspace; and
  - A net requirement for a gain of 23,000 sq m of warehouse / distribution (B8) floorspace.

- 4.31 To calculate the land requirements to support these net changes, we have applied the following plot ratios<sup>7</sup>:
- For B1a/b office and R&D uses we have assumed floorspace will comprise 35% of site area;
  - For B1c and B2 industrial uses we have assumed this figure is 40%;
  - For B8 warehouse / distribution floorspace we have assumed 50%.
- 4.32 In identifying how much land to designate as employment sites, we consider that it would be prudent to include a 'margin' to provide for some flexibility, recognising:
- The potential error margin associated with the forecasting process;
  - To provide a choice of sites to facilitate competition in the property market;
  - To provide flexibility to allow for any delays in individual sites coming forward;
  - And to recognise that there is likely to be a level of development of employment-related non-B Class uses (e.g. waste, recycling facilities).
- 4.33 To quantify this we have calculated a 5-year margin based on past employment land take-up. In our experience a 5-year margin provides a reasonable level of additional flexibility to sufficiently address the above considerations.
- 4.34 This generates the following requirement for net additional employment land to support the Experian employment growth forecast:

**Table 10: Labour Demand Baseline Scenario – Net Floorspace and Land Requirements, 2013-2033**

	Sq m	Hectares
B1a/b: Office	27,000	8.6
B1c/B2: Industrial	8,000	2.0
B8: Warehouse/ Distribution	23,000	4.7
<b>Total B-Class Uses</b>	<b>58,000</b>	<b>15.3</b>

- 4.35 The above figures are net changes and do not take account of replacement demand, such as from existing companies requiring upgraded floorspace of better quality or more suited to their current operational needs.

### Labour Demand Growth Scenario

- 4.36 Tandridge has the lowest number of jobs of the six FEMA authorities. Experian shows there were 38,400 jobs in the district in 2013 which comprised 8% of the FEMA total. The Experian forecast shows this growing to 44,900 jobs by 2033 – which is still 8% of the forecast FEMA total.

<sup>7</sup> Informed by the Employment Land Reviews – Guidance Note, A Report to the Office of the Deputy Prime Minister from Environmental Resources Management (December 2004).

- 4.37 However, as shown previously, the Experian forecast shows an average annual growth rate in Tandridge of 0.7% over the period 2013-2033. This is half the growth rate of 1.4% per annum that was seen in the district from 1997-2016 – a period which included a relatively long period of recession. Therefore, when considered against past economic growth trends in the district, the Experian forecasts could be considered conservative. This growth rate means that the district retains its share of the FEMA-wide employment, however this remains low.
- 4.38 The Coast to Capital LEP identifies in its Strategic Economic Plan a number of sectors where the LEP currently has a competitive advantage. The location quotient analysis for Tandridge shows, besides some professional services sectors, the district currently has a relatively lower representation in these sectors compared to regional and national levels (represented by a figure less than 1.00). It also has an over-representation in lower productivity jobs (measured by low GVA per head). These factors will influence the econometric forecasts.
- 4.39 The Vibrant Economy Index<sup>8</sup> ranks districts according to whether businesses, communities and individuals can thrive. The Index aims to provide policy-makers and place-shapers with an overview of the strengths and opportunities, challenges and weaknesses of individual places as well as the dynamic between different areas. It considers typical prosperity indicators alongside dynamism and opportunity; inclusion and equality; health, wellbeing and happiness; resilience and sustainability; and community, trust and belonging.
- 4.40 The Vibrant Economy Index (as of November 2016) ranks Tandridge 74<sup>th</sup> out of 324 local authorities (23<sup>rd</sup> percentile) overall. The district ranks highly for social metrics: 13<sup>th</sup> for Inclusion and Equality; 26<sup>th</sup> for Health, Wellbeing and Happiness; and 58<sup>th</sup> for Community, Trust and Belonging. Conversely, the district ranks slightly below average for Prosperity (177<sup>th</sup>); Dynamism and Opportunity (171<sup>st</sup>); and Resilience and Sustainability (177<sup>th</sup>) – these metrics broadly relate to the district's economic prosperity<sup>9</sup>.
- 4.41 This suggest that the district's economic attributes – its skills base, accessibility, and quality of life offer – mean it may well be able to support economic growth in sectors in which it is currently under-represented. Moreover, there is the potential to develop sectors which provide higher productivity per head employment.
- 4.42 We have therefore developed a labour demand Growth Scenario which considers local growth priorities and opportunities. The LEP identifies a number of growth locations within the LEP area. Two of these – the Heart of the Gatwick Diamond and the East Surrey M25 Strategic Corridor –

<sup>8</sup> Produced by Grant Thornton, November 2016.

<sup>9</sup> Detail of these sectors and the indicators which feed into them is included in Appendix xx.

include Tandridge District. These provide opportunities associated with the district's location and labour force attributes.

- 4.43 The Growth Scenario considers potential future growth at a sectoral level, based on historic economic performance of each sector within Tandridge, local economic strengths, and the growth sectors of the LEP and the Gatwick Diamond.
- 4.44 The Growth Scenario also draws upon the findings of the business survey (as set out in Section 5) which identifies sectors which were considered by businesses within the local economy as exhibiting strong economic performance. Sectors which reported particularly strong growth in Tandridge include Construction, Professional services, Food retail, Financial service, Manufacturing, and Other office services. The Growth Sectors in the Growth Scenario largely reflect these growth sectors<sup>10</sup>.
- 4.45 Table 11 below sets out the sectors which have been uplifted in the Growth Scenario. All sectoral uplifts have been modelled as part return to the past growth trend seen in the district from 1997-2013.

**Table 11: Growth Scenario Growth Sectors**

Sector	Baseline Growth Rate 1997-2013	Baseline Growth Rate 2013-2033	Growth Scenario Growth Rate 2013-2033	Uplift Approach
Civil Engineering	2.1%	-0.8%	0.7%	Half return to trend
Computing & IT Services	0.8%	0.6%	0.7%	Half return to trend
Other Manufacturing	0.0%	-1.4%	-0.7%	Half return to trend
Professional Services	5.6%	2.1%	3.0%	Quarter return to trend
Specialised Construction Activities	2.8%	1.4%	2.1%	Half return to trend
Utilities	7.1%	1.4%	2.9%	Quarter return to trend

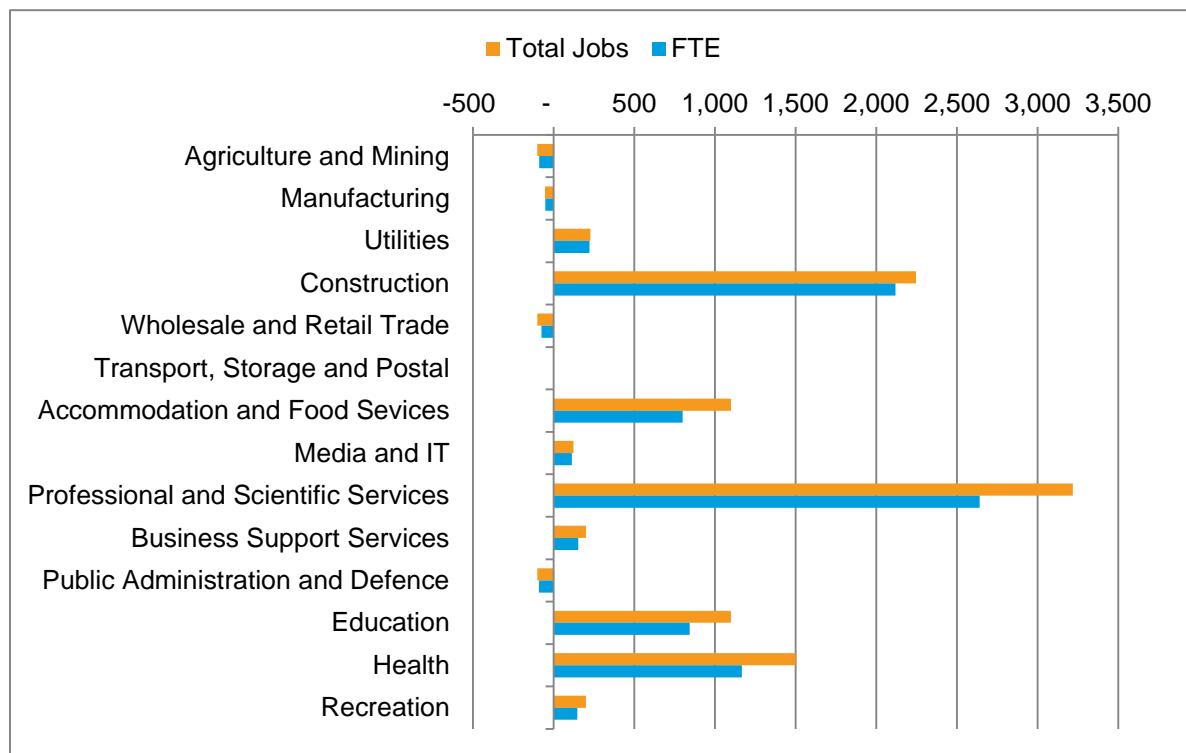
Source: GL Hearn analysis of Experian data

- 4.46 The Growth Scenario shows a growth 9,560 jobs in Tandridge over the period from 2013 to 2033. This is equivalent to a growth of 7,900 FTE jobs. The breakdown of jobs growth per sector is shown below. Overall, the Growth Scenario shows an average annual growth rate of 1.15% per annum from 2013-2033. This is above the Experian forecast which shows an average annual growth rate of

<sup>10</sup> Note that the sectors in the business survey do not exactly match those in the Experian data.

0.7%, but below the historic growth rate of 1.4% per annum that was seen in the district from 1997-2016.

**Figure 13: Growth Scenario Forecast Net Jobs Growth in Tandridge, 2013-2033**



- 4.47 The Growth Scenario has been converted to land needs using the same methodology and assumptions as used in the Baseline Scenario. This results in a need for 22.5 ha of employment floorspace:

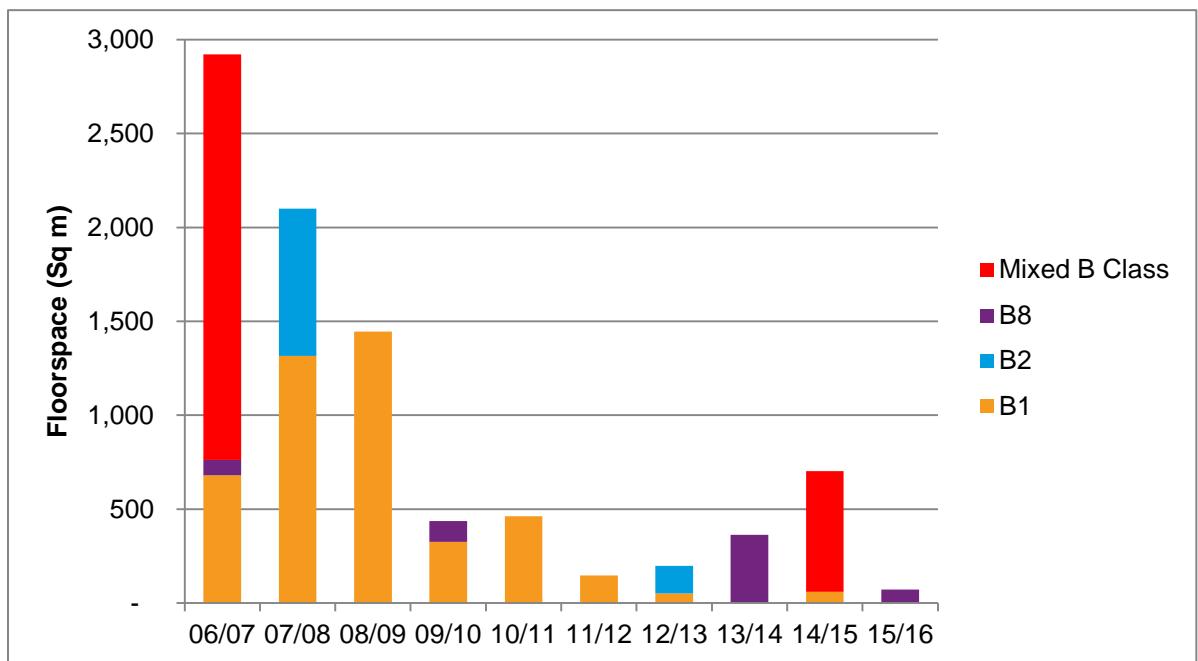
**Table 12: Growth Scenario – Net Floorspace and Land Requirements, 2013-2033**

	Sq m	Hectares
B1a/b: Office	41,100	12.7
B1c/B2: Industrial	16,300	4.1
B8: Warehouse/ Distribution	28,300	5.7
<b>Total B-Class Uses</b>	<b>85,600</b>	<b>22.5</b>

### Completions Trend Scenario

- 4.48 An alternative modelling approach has been taken based on the historic trend of completions of employment premises in Tandridge and projecting these forward. This is based on monitoring data recorded by Tandridge District Council over the 10 year period since 2006/07. Completions data for this period are shown in Figure 14, broken down by class of employment use.

**Figure 14: Employment Completions, 2006/07-2015/16**



Source: Tandridge District Council

- 4.49 The completions trend data show the highest quantum of floorspace was completed early in this period with the figures for 2006/07, 2007/08, and 2008/09 notably higher than those recorded since. This may suggest a recessionary effect following the 2008 'credit crunch' and into the subsequent recession. However, the data for more recent years doesn't show the completions trend in the district returning to anywhere near the pre-recession levels. This suggests that a projection based on the completions data may run the risk of rolling forward these recessionary conditions.
- 4.50 Projecting the ten year completions trend forward provides an estimate for future employment land requirements over the period 2013-2033. These are shown in Table 13. This suggests the need for 4.8 ha of employment land over this period.

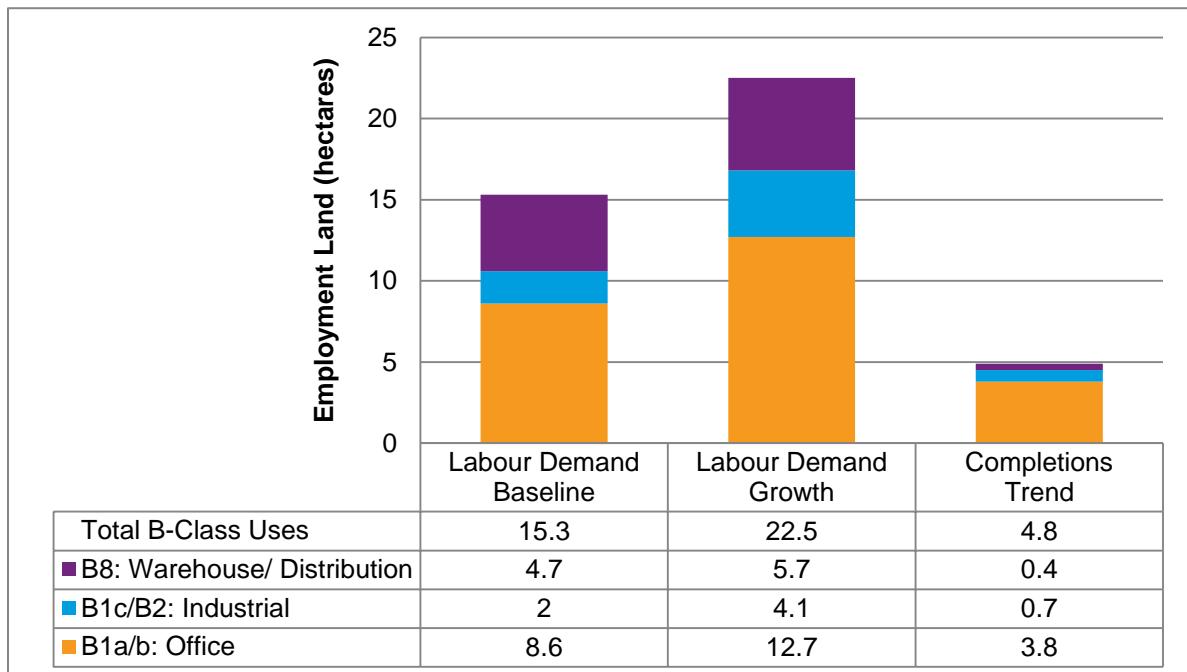
**Table 13: Completions Trend Scenario – Forecast Land Requirements, 2013-2033**

	Hectares
B1a/b: Office	3.8
B1c/B2: Industrial	0.7
B8: Warehouse/ Distribution	0.4
<b>Total B-Class Uses</b>	<b>4.8</b>

## Future Employment Land Requirements – Summary of Scenarios

- 4.51 This section has considered different approaches to estimating future demand for employment land in Tandridge. The resulting levels of quantitative need are shown in Figure 15.

**Figure 15: Comparison of Employment Land Demand Scenarios, 2013-2033**



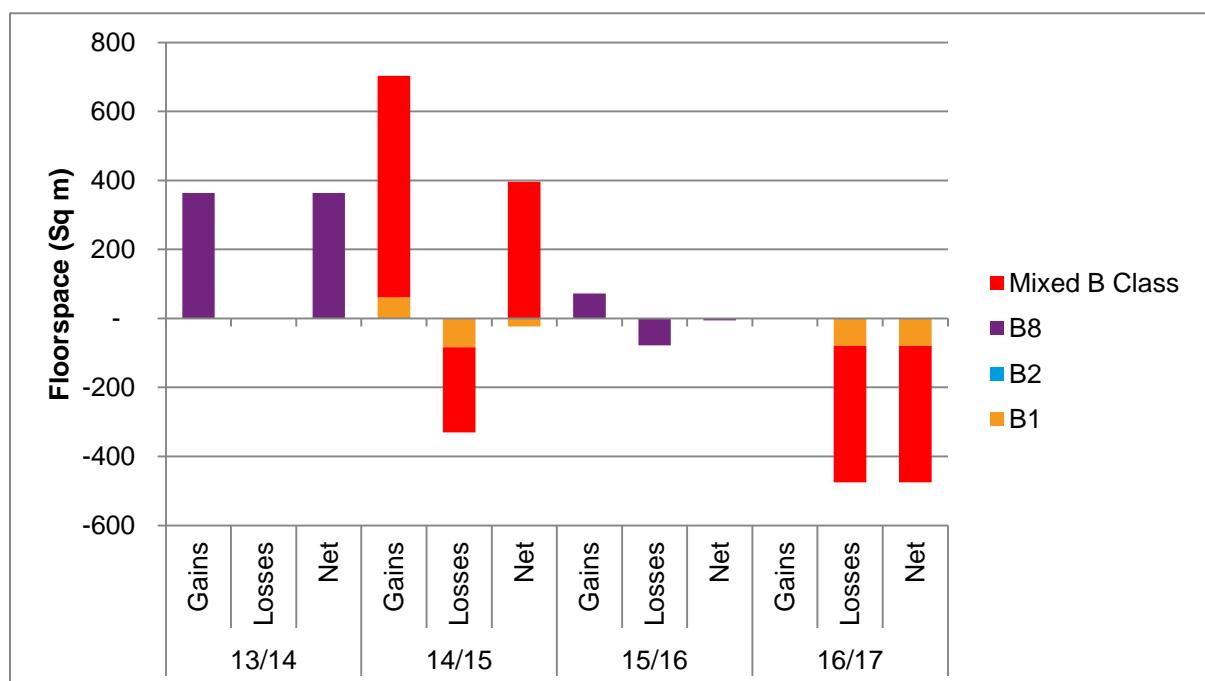
- 4.52 Overall, the scenarios show a future need for between 4.8 and 22.5 ha of employment land in Tandridge over the period 2013-2033. The Completions Trend Scenario shows the lowest need and is considerably lower than the labour demand Baseline Scenario. The completions data suggests that there has been a considerable drop in completions since 2009 suggesting that there are recessionary influences restricting supply. Therefore we consider that modelling future employment land demand based on the completions trend would risk modelling forward the recessionary constraints.
- 4.53 The Baseline Scenario shows a need for 15.3 ha of employment land, which would appear to be a reasonable assessment of future need in the district. However, the Council may wish to consider allocating land in line with the Growth Scenario – which shows a need for 22.5 ha of employment land – in order to support economic growth in the district in-line with the LEP's aspirations and maximise the district's economic attributes.
- 4.54 Tandridge currently has high levels of out-commuting to neighbouring authorities – particularly those to the north and east – as well as into London. The commuting data (as set out in Section 3) suggests that a larger proportion of out-commuters are travelling to higher-skilled, higher-paid jobs outside the district. Providing a quantum of employment land towards the higher end of the

identified range would help to improve the current commuting balance and reduce levels of out-commuting by providing local employment opportunities. In addition, more modern working practices such as homeworking and the increase of offices which provide flexible shared working space and 'hot-desks' for rent, can also reduce the need for daily commuting for those whose main office remains in London, or elsewhere, outside the district.

### Completions Since 2013

- 4.55 This section has considered the development needs for the period 2013-2033. However, since 2013 there has been a total of just 256 sq m net employment floorspace gain in the district. This means that the Borough's employment land requirement for 2013-33 still remains to be provided over the period to 2033.

**Figure 16: Employment Completions Since 2013**

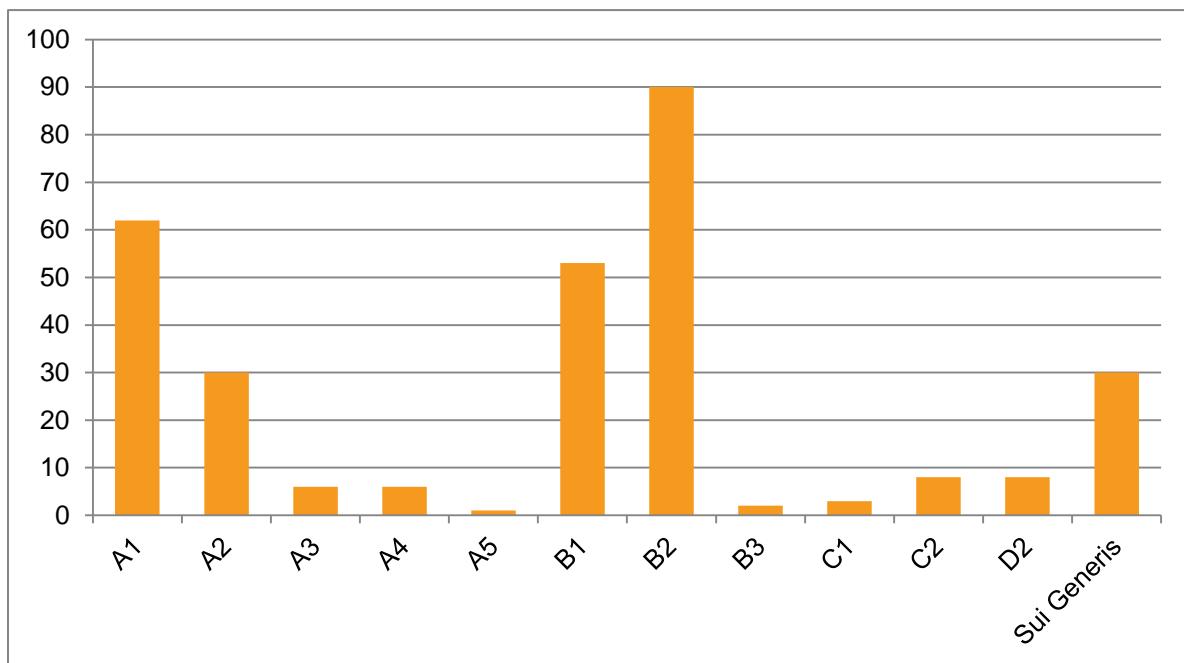


Source: Tandridge District Council

## 5 SURVEY OF BUSINESSES

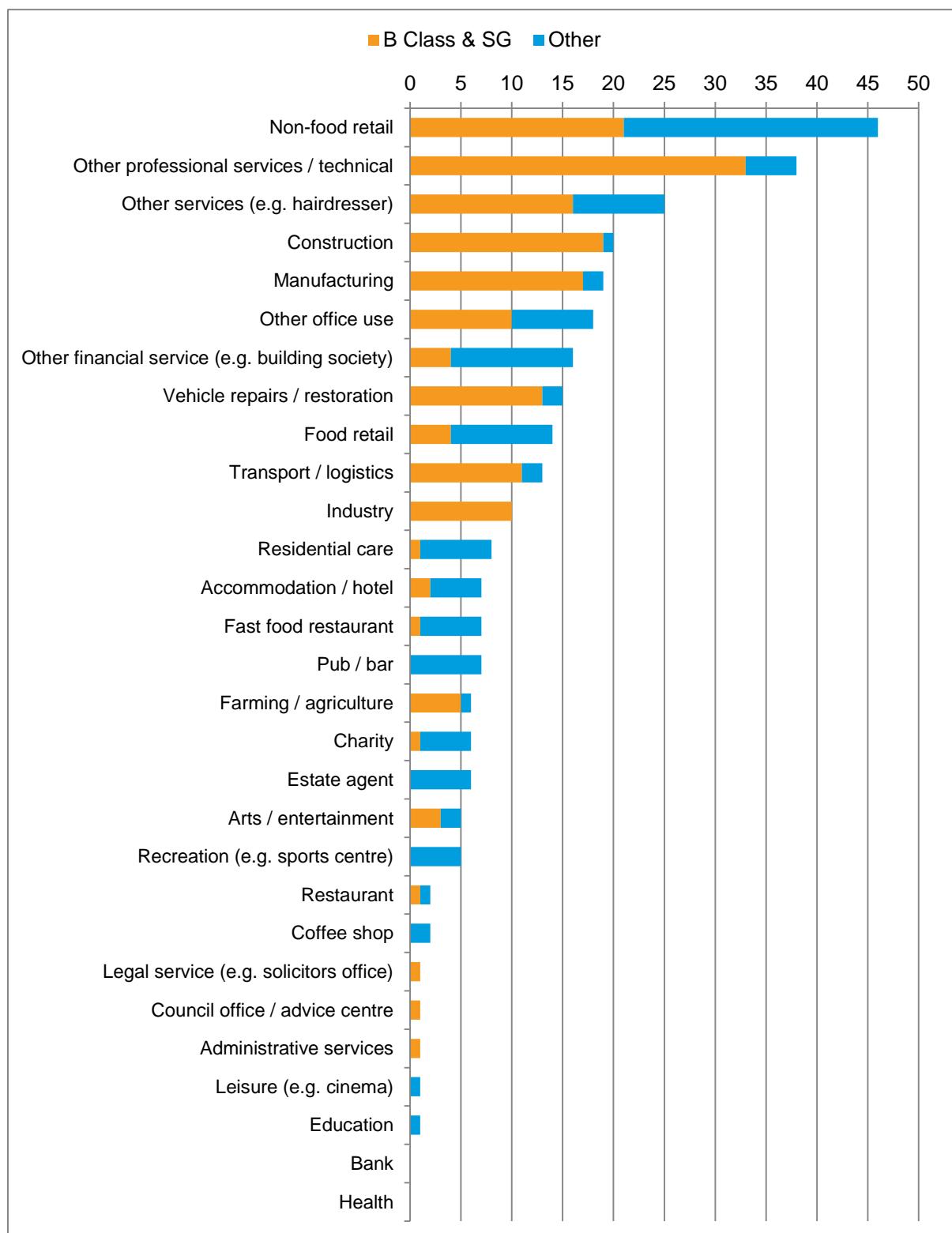
- 5.1 A survey of businesses in Tandridge has been undertaken in order to better understand the business structure and the business needs of companies located in the district. The business survey was undertaken in July 2017 by NEMS Market Research. The business survey comprised 24 multiple choice questions, the full list of questions is included in Appendix B of this report.
- 5.2 The survey comprised telephone consultation with 300 businesses – representing 10% of the total number of businesses in the district. The businesses consulted represent a cross section of businesses in Tandridge and therefore are located in premises across a range of uses classes.
- 5.3 In total 145 businesses were located within B Class premises and 30 were located in Sui Generis premises although 20 of these described their premises as either ‘office’, ‘industrial’, or ‘warehouse’ and as such would likely be located on employment land. For this reason we have included the results for the Sui Generis businesses within the analysis. Premises occupied by B Class or Sui Generis premises are henceforth referred to as ‘employment premises’.

**Figure 17: Businesses by Use Class**



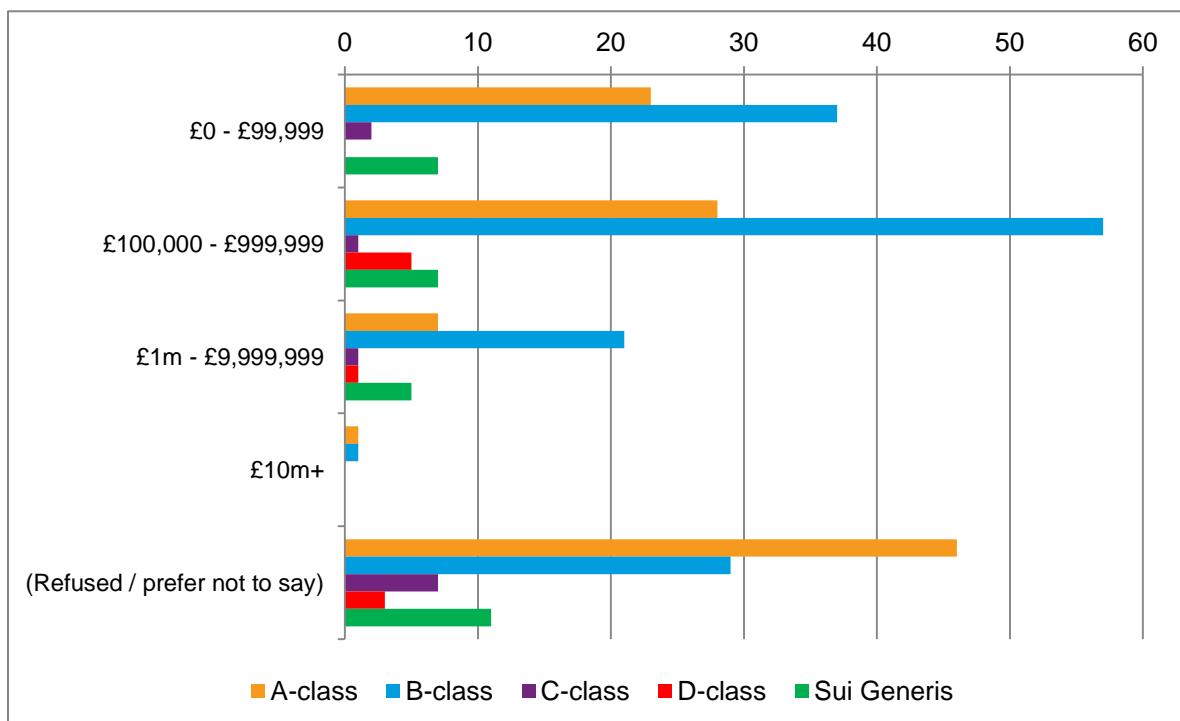
- 5.4 Figure 18 shows the proportion of respondent by business type and the proportion of these that occupy employment premises. Non-food retail was the largest business type and with about half of businesses located in employment premises. The next largest sector is other profession or technical services, the majority of which occupy employment premises.

**Figure 18: Businesses by Type**



- 5.5 Figure 19 shows the breakdown of businesses in Tandridge by annual turnover and use class. Overall, 23% of businesses have an annual turnover of less than £100,000; 33% have an annual turnover between £100,000 and £1million; 12% have a turnover of £1-10million; less than 1% reported a turnover above £1million; with 32% preferring not to say.
- 5.6 For employment uses there is much smaller proportion of businesses (8%) have an annual turnover of less than £100,000, while a greater proportion have turnover between £100,000 and £1million (46%) and between £1-10million (26%). In total, 77% of the district's businesses with a turnover of more than £1million were located in employment premises.
- 5.7 48% of businesses stated that they expected turnover to grow in the foreseeable future (next 1-2 years). The majority (27%) expected growth of 1-10%, however 8% expected growth of 30+%.

**Figure 19: Annual Turnover**

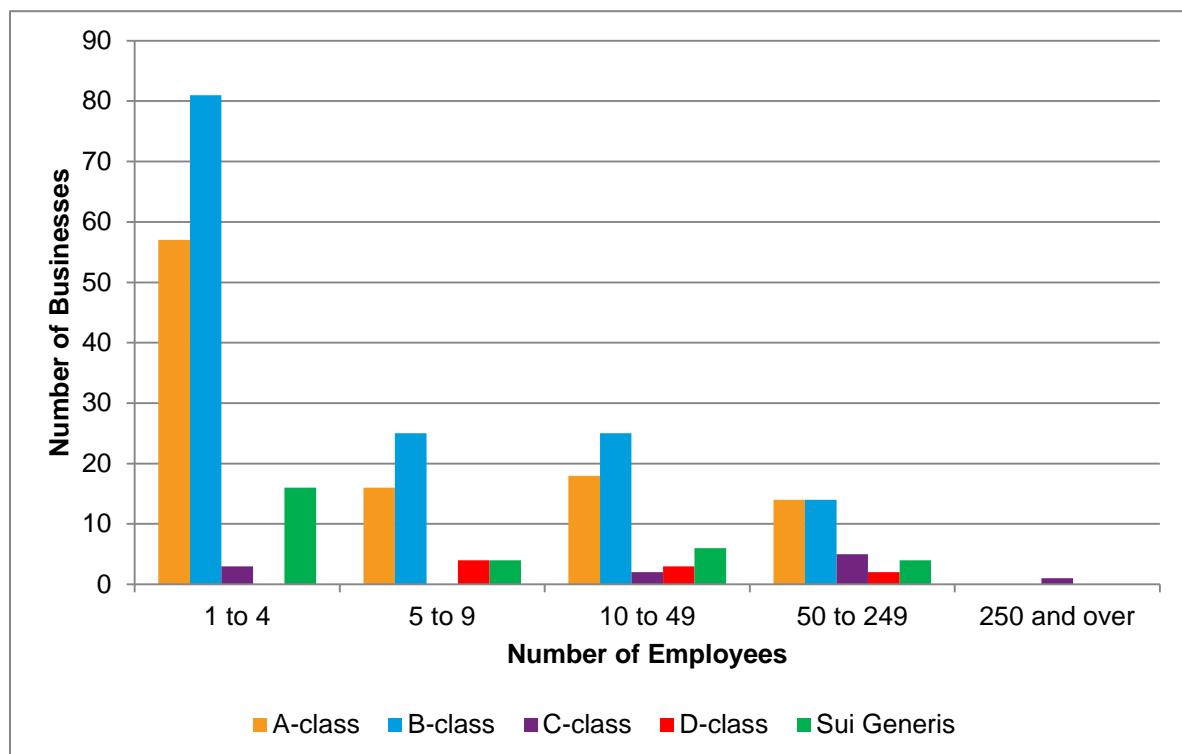


- 5.8 The average business size in Tandridge is 15 employees although this is skewed by C-class businesses (which have an average business size of 79 employees) and D-class businesses (which have an average business size of 24 employees). For employment related uses the average business size is 12 employees. In terms of the business structure, 52% of businesses in the district have fewer than five employees; 16% have five to nine; 13% have 10-49; 13% have 50-249; and less than 1% have 50 or more employees. For employment uses there is a slightly higher proportion of smaller businesses: 56% have fewer than 5 employees and 17% have five to nine employees,

and conversely a slightly smaller proportion of larger businesses: 7% have 50-249 employees and none reported more than 250 employees.

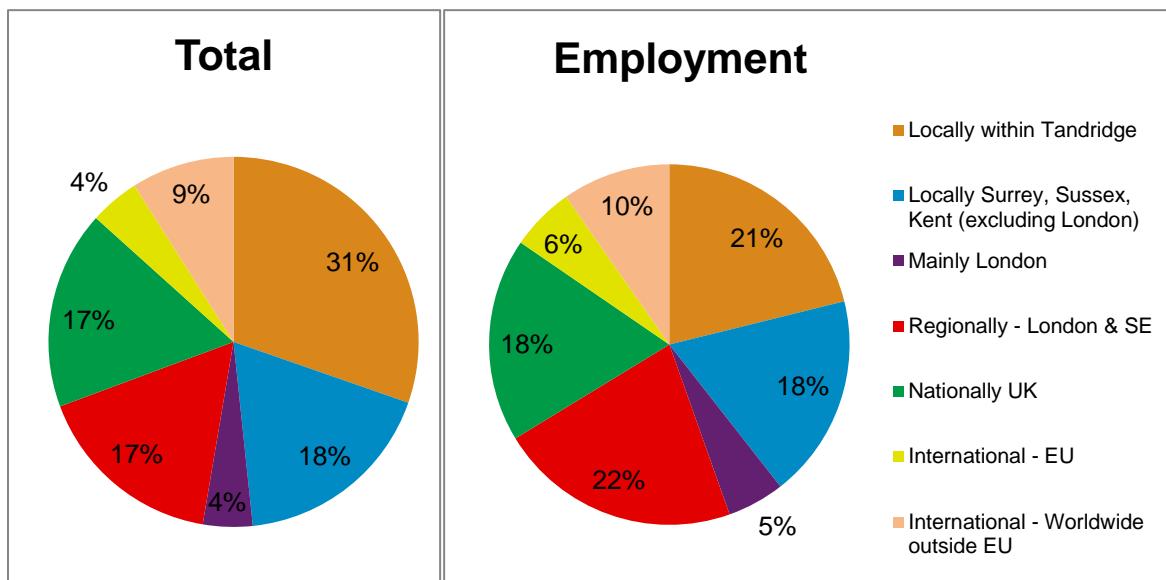
- 5.9 62% of businesses have no plans to grow their employee numbers over the foreseeable future (next 1-2 years) with 30% stating that they were expecting growth. 9% of respondents said they expected to see employee growth of over 30% over this period.

**Figure 20: Business Size**



- 5.10 Figure 21 shows the primary market where business predominantly sell their goods / services. The figure on the left shows the breakdown for all businesses while the one on the right shows the breakdown for businesses located in employment premises. For the majority of businesses the primary market is locally within Tandridge District (31%) or within the Surrey / Sussex / Kent area (18%).
- 5.11 Businesses located in employment premises are more likely to have a wider market catchment with greater numbers operating regionally, nationally, and internationally. However, 39% of businesses predominantly operate locally. Conversely, 40% of businesses cite a regional or national primary market, while 16% cite an international primary market. Of those who do not predominantly sell goods / services internationally, only 5% said they would consider or have considered doing so.

**Figure 21: Primary Market for Goods and Services**



- 5.12 Businesses were asked what they consider to be the main local barriers to growth in Tandridge. The most commonly cited answers are set out below. It is notable that while 16% of all businesses cited the supply of appropriate premises as a key barrier to growth, for occupiers of B Class premises this figure was higher at 25% and was – along with the costs of being located in the area – the most commonly cited barrier to growth.

**Table 14: Barriers to Economic Growth**

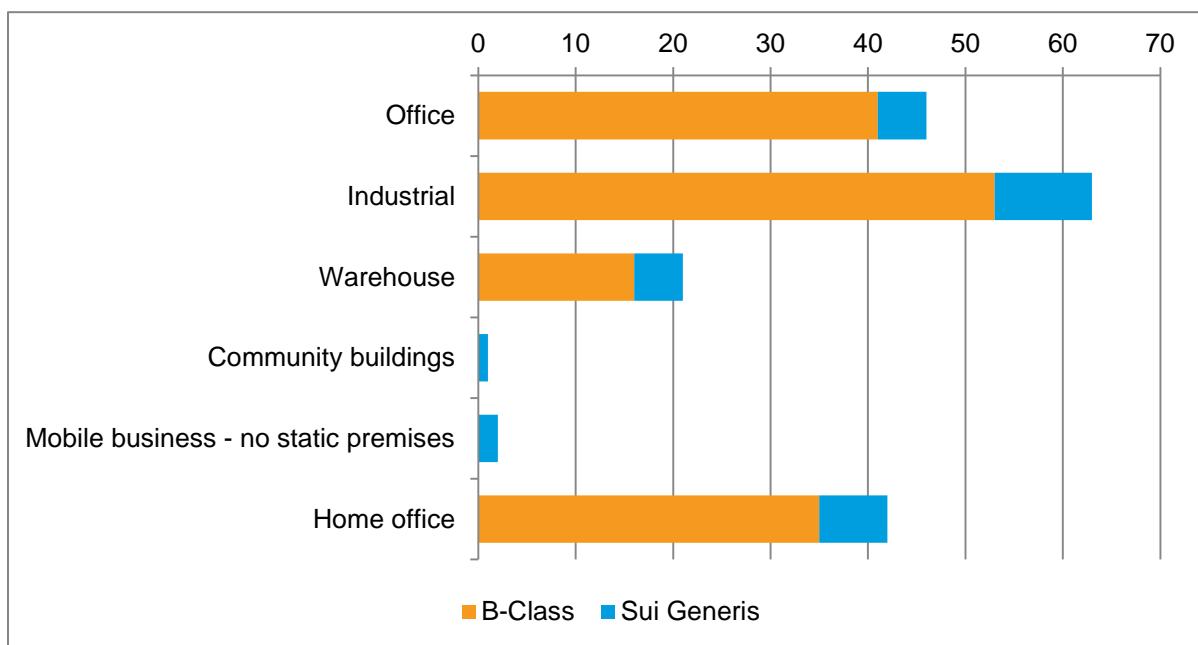
Response	Response Rate
Costs of being located in Tandridge / South East	23%
Availability of suitably skilled workforce	18%
Road congestion both locally and regionally	16%
Availability of superfast / ultrafast broadband	16%
Supply of appropriate premises to meet our needs	16%
Inability to move premises to allow growth	14%
Planning restrictions preventing expansion / intensification, diversification change	13%
Lack of grants or funding to support business	12%
Lack of regular, affordable public transport	11%
Availability of housing for staff	9%
Not being in the EU post-Brexit	8%

## Employment Premises

- 5.13 Figure 22 shows the type of employment premises. This shows that 50% of businesses occupying employment premises occupy office space – albeit around half of these businesses work from a

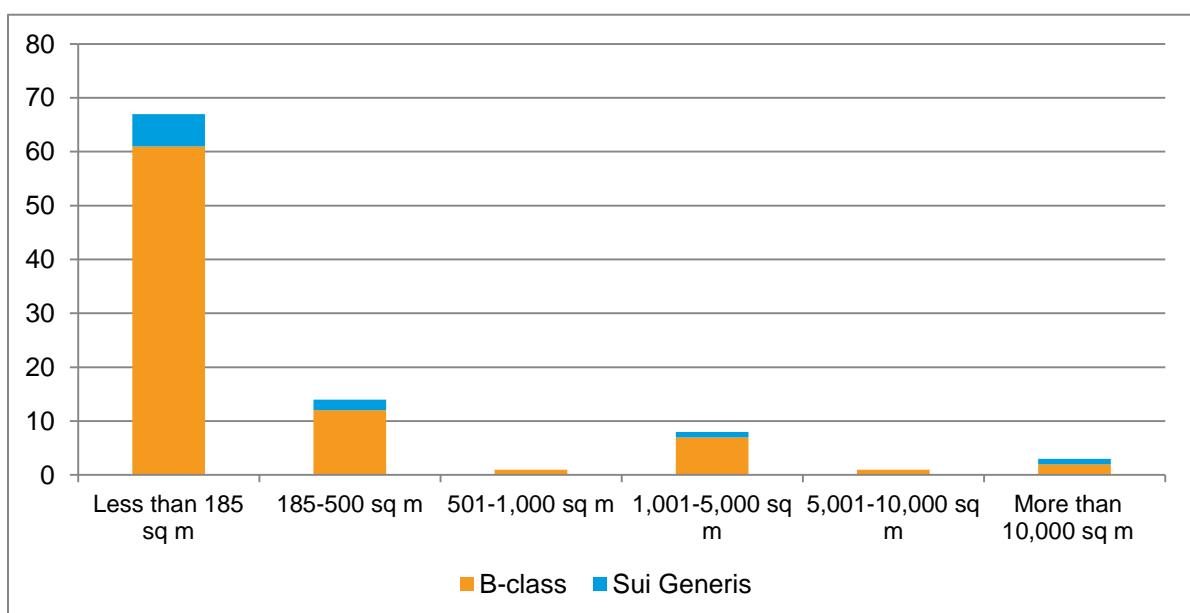
home office. 36% occupy industrial premises while 12% occupy warehouse space. A very small number of Sui Generis uses occupy community space or have no static premises.

**Figure 22: Employment Premises by Type**



- 5.14 The majority of B Class and Sui Generis businesses occupy small premises – 71% of respondents who answered occupy premises of less than 185 sq m in size. In addition 15% occupy units between 185 and 500 sq m, meaning only 14% occupy premises larger than 500 sq m.

**Figure 23: Employment Premises by Size**



5.15 Of the businesses who occupy employment premises, 85% said that their current premises meet their needs with 63% saying their current premises meet their current needs and their needs for the foreseeable future. 15% of respondents said their current premises do not meet their current occupational needs with 7% saying that despite this they plan to remain, and 8% looking to relocate.

**Table 15: Suitability of Current Employment Premises**

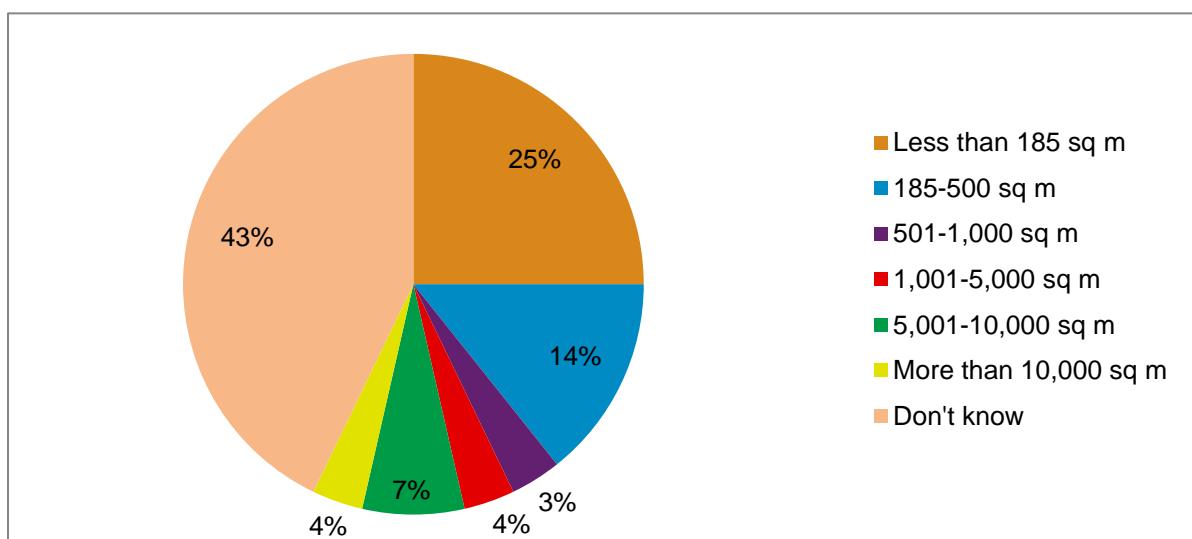
Response	Response Rate
Yes they meet our current needs only	22%
Yes they meet our current and foreseeable future needs	63%
No they don't meet our current needs but we plan to remain	7%
No they don't meet our current needs and we are looking to relocate	8%

5.16 Respondents were asked what were the factors which restrict their business operations at their current site. 63% of respondents in employment premises reported no restrictions. The most common responses for occupiers in employment premises were:

- Size of premises / lack of space;
- Availability of parking for workers and visitors / customers;
- Availability of fast, reliable, affordable superfast broadband;
- Planning restrictions to expand, intensify or change use diversify;
- Affordability; and
- Accessibility of the site.

5.17 16% of businesses in employment premises stated that they were planning to relocate within the next five years. In terms of size requirements, a quarter of those looking to relocate would require units of less than 185 sq m in size, while 14% would require slightly larger units of 185-500 sq m, and 18% would require larger premises. 4% stated they would require units of more than 10,000 sq m. While 43% were not sure at present of their future size requirements, the majority who were unsure said they would need larger accommodation than they currently occupied.

**Figure 24: Unit Size Requirements for Businesses Seeking to Relocate**

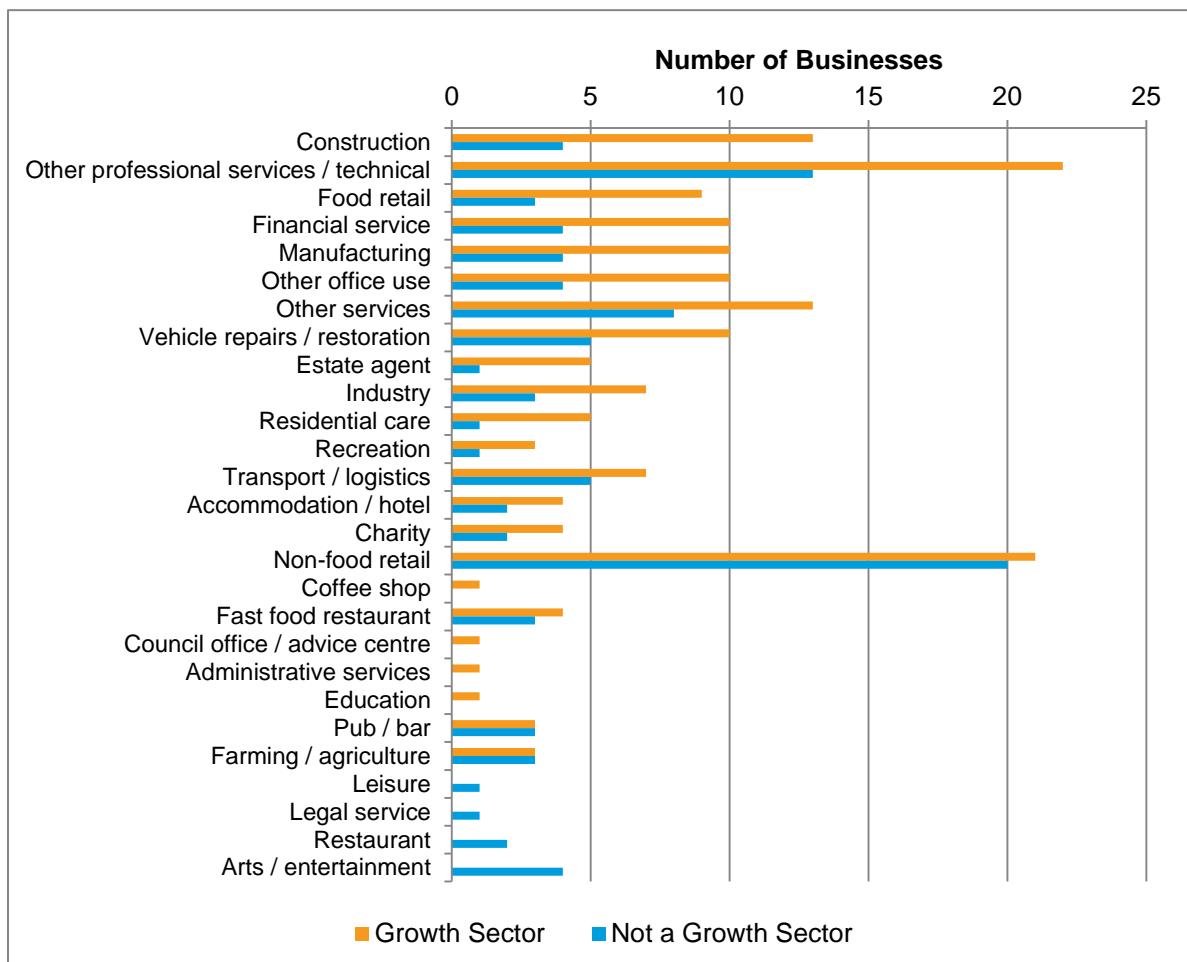


- 5.18 In addition to size requirements, there was a wide range of other requirements which would influence the location of a business relocation. The following reasons were the most popular given:
- Access to superfast / ultrafast broadband;
  - Rental or purchase cost;
  - Availability of staff and customer parking;
  - Access to the strategic road network;
  - Ability to retain current staff and management;
  - Close proximity to current location; and
  - Space to expand / intensify if required.
- 5.19 In addition to future relocation considerations, respondents were asked whether they had considered intensification or expansion of their current site. 20% of businesses occupying employment premises said they would consider expansion of their current premises.
- 5.20 When asked about their experiences in searching for commercial property availability in Tandridge 15% of occupiers looking for B Class stock report that they had found that there was a limited choice and had had trouble finding suitable premises. This figure is notably higher than for other use classes – for A Class stock the figure was 4%. The second main issue commonly cited was the high rental prices, with 8% of B Class occupiers citing this as a concern compared to 6% of A Class occupiers.

### Sector Performance

- 5.21 The business survey asked respondents whether they considered their business to be within a sector which was currently undergoing growth in the local economy. 56% of respondents considered that they were in a growth sector, with 32% saying they were not, and 12% didn't know.
- 5.22 Figure 25 shows the results ordered by sector which has the greatest net difference between positive and negative responses. The Construction sector has the strongest level of positive response with 13 out of 17 respondents in this sector considering it to be a growth sector. A number of office based private service sectors are generally considered to be growth sectors in the local economy, with professional and technical services, financial services, and other office use all performing strongly. Manufacturing and other industry sectors are also generally perceived to be performing well, along with vehicle repair and restoration activities. Other strongly performing sectors are food retail and other retail services (e.g. hairdresser, beauty salon, etc.).

**Figure 25: Growth Sectors**



- 5.23 There were a wide range of reasons given by businesses that consider themselves to be within a growth sector. The most commonly cited reason was simply that their own businesses were growing or expanding, with 34% of positive respondents giving this reason. Similarly, a high number reported an increasing or higher than normal demand for products or services within their sector (26%). The third most cited reason was knowledge of the strong performance of other industries within their sector or clients businesses performing well and having a knock on effect on performance (21%).
- 5.24 Businesses who consider that they operate within growth sectors are more likely to be looking to relocate in the near future with 18% of positive respondents considering relocation in the next 5 years. Out of these the vast majority are looking for bigger premises. This compared to 5% of businesses who consider that they do not operate in growth sectors and would be looking at relocation within 5 years, all of whom looking for the same size or smaller premises.

- 5.25 Businesses who do not consider themselves to be within a growth sector cite a range of reasons. The most common was that there was increased competition coming from outside the area or from online sources – 26% of respondents. Related to this is a change in consumer habits and resulting change in their needs and services, which was cited by 10% of respondents. 24% of respondents simply cited reducing demand for sectoral products or services, while 8% cited reducing prices driving down profitability. Other commonly cited reasons were restrictive regulation (9% of respondents) and uncertainty in the economic climate (8%).
- 5.26 In terms of land use considerations, 6% of respondents cited the limited availability of suitable sites as limiting the performance of their sector.

## 6 AUDIT OF EMPLOYMENT SITES

- 6.1 This section of the report provides a review of the existing and potential employment land in Tandridge District. The employment sites subject to assessment were provided by Tandridge District Council, and include the main employment locations within the district. Site surveys were undertaken by GL Hearn in June 2017 using a site assessment proforma, which draws on best practice guidance and the PPG. The site assessments addressed:
- The nature and intensity of use of the employment site;
  - Road access, including access by HGVs and servicing of existing businesses;
  - Access to local services/amenities for employees;
  - Physical constraints to the development and use of this site;
  - Nature of any bad neighbour or adjacency issues;
  - The age and quality of existing buildings; and
  - Public transport accessibility and adequacy of parking provision.
- 6.2 A general description of each employment site was prepared. The site survey included specific consideration of the quality of sites and floorspace and their future suitability to meet market demand.
- 6.3 We have reviewed the development potential of sites, the potential for intensification of use and potential for extension of existing sites. Vacant land and floorspace on existing sites has been recorded. Where development opportunities were identified, information was collected regarding the potential availability of land for development, market attractiveness of the site, and any known constraints (including infrastructure) which might impact upon the deliverability of development.
- 6.4 The assessments come with the caveat that neither a detailed investigation of land ownership and lease structures nor detailed development appraisals to assess viability at a site-specific level (in the absence of a development scheme) have been undertaken to inform conclusions on developability. GL Hearn advises that the Council liaise with landowners and developers to consider these issues in detail to inform any future site allocations.

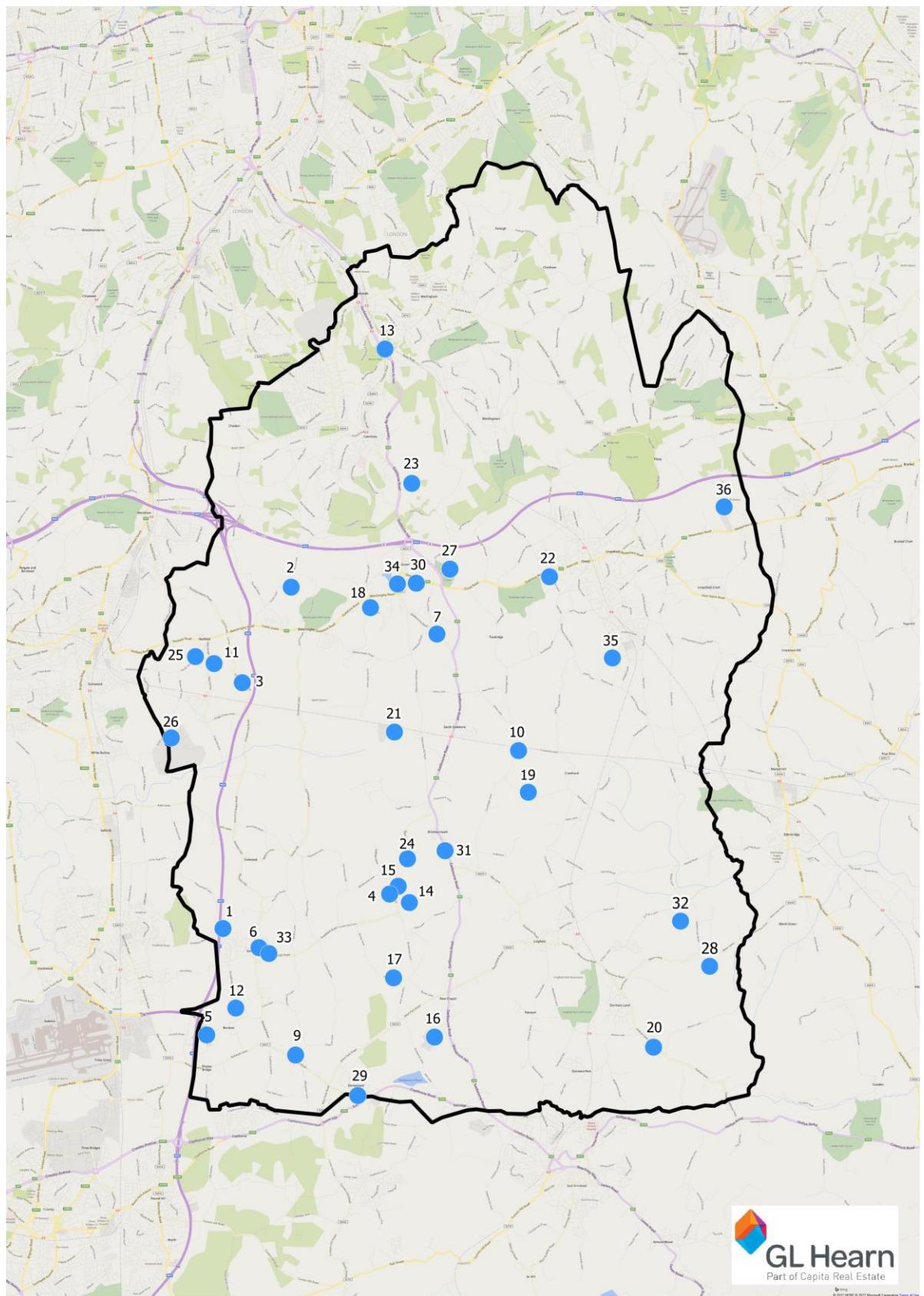
### Sites Considered

- 6.5 Table 16 outlines the sites which have been assessed through this Economic Needs Assessment Update. In total these sites covered approximately 139 hectares. These sites were visited on 13<sup>th</sup> and 19<sup>th</sup> June 2017.

**Table 16: List of Existing and Potential Employment Sites Reviewed**

No. on map	Site	Nearest Settlement	Size (ha)
1	Balfour Beatty Site	Smallfield	1.81
2	Brewer Street	Bletchingley	2.38
3	Brewing Research International	South Nutfield	0.74
4	Brickhouse Farm Trading Estate	Blindley Heath	1.63
5	Bridges Wood, Church Lane	Burstow	6.17
6	Brown Utilities	Smallfield	0.49
7	Builders Merchants	Godstone	1.37
8	Burstow & Shipley Bridge	Burstow	40.0
9	Cophall Farm	Burstow	8.0
10	Crow Hurst Lane	Crowhurst Lane End	0.34
11	Dickinson House (Mid Street)	South Nutfield	0.43
12	Flightpath Farm	Burstow	1.79
13	Godstone Road Business Centre	Warlingham	2.09
14	Hays Bridge Farm	Blindley Heath	1.86
15	Haysbridge Business Centre	Blindley Heath	1.02
16	Hobbs Industrial Estate	-	22.0
17	Hoppings Bones Lane Timber Yard	-	1.58
18	Ivy Mill Lane Workshops	Godstone	1.92
19	Kingswood Farm Business Park	-	1.03
20	Ladycross Business Park	Dormansland	1.00
21	Lambs Business Park	South Godstone	12.8
22	Oxted Colour Printers	Oxted	0.38
23	Paddock Barn Farm, Godstone Road	-	3.45
24	Parkwood Industrial Estate	Blindley Heath	0.74
25	Priory Farm	South Nutfield	1.46
26	Redhill Aerodrome	South Nutfield	6.68
27	Rooks Nest Farm, Godstone Road	Godstone	0.82
28	Skitts Manor Farm	-	0.39
29	Snowhill Business Centre	Copthorne	0.35
30	Surrey County Council Depot	Godstone	2.22
31	Systems House	Blindley Heath	0.98
32	Telescope House	-	0.44
33	The Old Norton Site	Smallfield	0.49
34	Timber Merchant	Godstone	0.66
35	Warren Lane Depot	Oxted	0.9
36	Westerham Road Industrial Estate	Westerham	8.61

**Figure 26: Location of Existing and Potential Employment Sites Reviewed**



## Review of Existing and Potential Employment Sites

### Balfour Beatty Site, Smallfield



Site Area (ha)	Vacant Area (ha)	Nature of Vacant Land
1.81ha	-	-

- 6.6 The site is located on the northern edge of Smallfield and next to the M23. The site is in use as a Highways England depot with gated access. There is a direct access on the M23, as well as road access through Smallfield itself.
- 6.7 The site would be considered an attractive location for employment uses, and especially those benefitting from the direct motorway access – for example distribution uses. However, the site is currently not in employment use and is fully occupied by Highways England and will likely continue to be so for the SMART motorway upgrades between J8 and J10 on the M23, which are due to commence next year.

**Conclusion: The site is not currently in employment use and is likely to remain in use as a depot for Highways England. The site therefore cannot be considered to contribute to the district's employment land supply at this time. The site does represent a potential longer term opportunity for redevelopment for employment uses.**

### Brewer Street, Bletchingley



Site Area (ha)	Vacant Area (ha)	Nature of Vacant Land
2.38 ha	1.22 ha	Vacant Land

- 6.8 Brewer Street is a local business park located in a rural area to the north of Bletchingley. The former farm site has been converted to provide a range of small scale office and industrial units.
- 6.9 The site offers good quality office and industrial units in the front area, with some potential with intensification towards the rear, where one vacant agricultural building was located along with vacant land.
- 6.10 The site is performing well and is well occupied by smaller local businesses and the space is suitable for start-ups. Some of the main occupiers include businesses in the plasma research development sector.
- 6.11 The site has provided car parking for existing business, having used some of the existing agricultural units on site. Site accessibility is limited, being via Brewer Street which is a residential and country road, which is inappropriate for large scale traffic or HGVs.

**Conclusion: The site offers some good quality units and is performing well – providing for local small scale needs. There is opportunity for further intensification, recommend that this is protected for employment uses.**

### Brewing Research International, South Nutfield



Site Area (ha)	Vacant Area (ha)	Nature of Vacant Land
0.74 ha	-	-

- 6.12 Brewing Research International is a single occupier site located in a rural location to the south of Nutfield. The site is close to the M23 but there is no motorway access in close proximity.
- 6.13 The site is occupied by Campden BRI, a food and drink innovation company. There are no vacant units within the site. The site could potentially benefit from redevelopment or rationalisation to optimise usage within the current site boundary or through an expansion of the site. However, any development is beholden to the future plans of the current occupier.
- 6.14 Planning permission for the conversion of C3 use (Dwelling) to B1 (Office) was granted in July 2015 (Ref. 2015/976).

**Conclusion: Small single occupier site. Recommend no specific policy response, however the site could support modest expansion to support the existing employment uses.**

### Brickhouse Farm Trading Estate, Blindley Heath



Site Area (ha)	Vacant Area (ha)	Nature of Vacant Land
1.63 ha	0.48 ha	Vacant Land

- 6.15 Brickhouse Farm Trading Estate consists of converted agricultural buildings. There is a mix of employment and residential uses, as well as a scrap metal business which occupies a part of the site. There is also a significant part of the site taken up by open storage. Occupiers are mostly small industrial or car repair uses.
- 6.16 The site is located very close to Hays Bridge Business Centre, and is accessed via Brickhouse Lane. There is dedicated on-site parking with some off-road loading and unloading. There is some potential for intensification on the western part of the site which was used for low intensification open storage.
- 6.17 The site is located on the edge of the site being considered for garden village development at Blindley Heath. If this were to come forward then the site would benefit – in the longer term – from closer to proximity to new labour force and employment uses within the garden village.

**Conclusion: Brickhouse Farm Trading Estate offers a good mix of units of reasonable quality, however some existing uses such as the scrap metal business could be considered commercially unattractive as they cause noise and traffic. Recommend no specific policy response.**

**Brides Wood, Church Lane, Burstow**



Site Area (ha)	Vacant Area (ha)	Nature of Vacant Land
6.17 ha	4.15 ha	Previously Developed (of dilapidated units and surrounding land)

- 6.18 Brides Wood is a disused former industrial site located in a rural location approximately 1 mile to the east of Gatwick Airport. The site is located within the larger Burstow & Shipley Bridge site (see below).
- 6.19 Access to the site is via Church Lane which provides links to Gatwick Airport. However the existing access to the site is poor and would not be suitable to support high volumes of traffic, to the east of the site Church lane is poorly maintained and overgrown. The site is located close to the M23 close to the Airport spur road, however there is no motorway access close to the site.
- 6.20 Currently there are a few dilapidated units on site and the site would require considerable redevelopment to bring back into use. There is a planning application for change of use of buildings to provide for the storage of cars for airport parking (Sui Generis) and the provision of the 'In Autos' car restoration facility (Class B1/B2), (Ref. 2016/141). The application was submitted in 2016 and is yet to be determined. The southern part of the site is currently used for airport car parking.

**Conclusion: The site is in close proximity to Gatwick Airport and provides an opportunity for commercial development relating to, or benefiting from, the Airport. However the existing site is in a poor state of repair and vehicular access to the site is poor. The site is not considered deliverable at this time and therefore no specific policy response is**

**recommended. The site could potentially form a larger development opportunity as part of a long-term development of the Burstow & Shipley Bridge site.**

**Brown Utilities, Smallfield**



Site Area (ha)	Vacant Area (ha)	Nature of Vacant Land
0.49ha	0.02 (220 sq m)	Existing vacant unit

- 6.21 Brown Utilities is a small-scale industrial estate within Smallfield. The whole site is bounded by residential uses and access is good but also shared with the residential neighbouring uses (Chapel Lane).
- 6.22 The site relates poorly to the strategic road network with no A road or B road access close to the site. Although it is relatively close to the M23 there is no motorway access close to the site.
- 6.23 The site comprises two office units: the first one fully occupied by Choices Property Investments; and the second one being a 1990s 2-storey office building comprising approximately 220 sq m which is currently vacant and being advertised. The vacant unit being in reasonable condition and ready for occupancy. To the rear of the site (east) there is a builder's yard comprising open storage with a few units occupied by the Norman Group.
- 6.24 Site access is reasonable, although given the location within Smallfield, vehicular access is through the town which is not suitable for a large volume of HGV traffic. There is dedicated on-site parking for the businesses on site.

**Conclusion: The site has poor access to the strategic road network and is tightly bounded by residential uses limiting commercial attractiveness and development potential for more**

**intensive employment uses. Recommend taking a flexible approach to future development and alternative (non-B Class) uses be considered.**

**Builders Merchants, Godstone**



Site Area (ha)	Vacant Area (ha)	Nature of Vacant Land
1.37 ha	-	-

- 6.25 A single user site, occupied by Fairalls Building Materials. The site is located in a rural location on the B2236 (Eastbourne Road) approximately 1 mile to the south east of Godstone, and close to the junction with the A22.
- 6.26 The majority of the site is used for the open storage of building materials and there are some warehouse units providing indoor storage. There is an area of informal car parking on site which appears to be sufficient for existing uses, with some off-road loading and unloading and available loading bays.
- 6.27 The entire site is currently in use. As with a lot of open storage sites there could be scope for intensification of uses, however any such proposals would be down to the operational needs of the current occupier.

**Conclusion: Single occupier site mostly used for open storage. Future use / intensification of site depends on current occupier. Recommend no specific policy response.**

### Burstow & Shipley Bridge



Site Area (ha)	Vacant Area (ha)	Nature of Vacant Land
44.2 ha	44.2 ha – includes 4.15 ha at Bridge Wood, Church Lane	Vacant land and dilapidated units

- 6.28 Burstow and Shipley Bridge is a large, flat, and mostly undeveloped site located in a predominantly rural location in the south west of the district north of the villages of Shipley Bridge and Burstow, and within close proximity to Gatwick Airport.
- 6.29 The area comprises two sites, both of which are mostly vacant land, with a few dilapidated units located in one of them. The northern site includes the Bridges Wood site assessed previously.
- 6.30 The site is located to the east of the M23 junction 9 which links to the Gatwick Airport spur road. However, there is no motorway access close to the site – site access is currently via Church Lane which is a minor road in poor condition, and it would need access improvements if it were to accommodate employment uses.
- 6.31 Improved motorway access would be required in order to bring this site forward for development. If a new motorway access could be created – potentially from the Junction 9 roundabout – then the site has the potential to create a sizable employment area with excellent links to the airport and the motorway network. However, this would require upgrading of the motorway and there are considerable issues regarding deliverability which would require further highways, feasibility, and viability considerations (the highways and viability considerations have not formed part of this assessment and would need to be considered separately).

- 6.32 Gatwick Airport is not currently a major for employment uses in the district with the commercial property market assessment and business surveys both showing limited current demand for Airport related businesses within the district. Few existing businesses cite the Gatwick Airport as a major driver of growth. However, this is due to a lack of suitable supply within Tandridge to meet the airport related demand – with the majority of the district's businesses parks providing for smaller scale local demand. The airport demand is currently more focussed in Crawley and towards Horsham.
- 6.33 This site is excellently located close to the airport and motorway links, as well as being of sufficient scale to potentially create a very commercially attractive location for all types of employment uses. However, the airport creates considerable landscape constraints and noise issues which affect the site.

**Conclusion:** The site has the potential to provide a new largescale employment site with excellent access to Gatwick Airport and the motorway. This could potentially support a considerable quantum of a range of employment uses. However, the significant highways works, and associated feasibility and viability considerations, as well as other constraints mean that any development at the site would not be likely to come forward in the short term. However, the site does represent an excellent location for employment development from a market perspective, and the potential for development of the site in the long-term should be explored further by the Council.

### Cophall Farm, Burstow



Site Area (ha)	Vacant Area (ha)	Nature of Vacant Land
8.0 ha	4.15	Vacant Land

- 6.34 Site located on the B2037 1.5 miles to the north of Copthorne. The majority of the site is used for Gatwick Airport Car Parking, however the site is also home to some employment uses. There are various occupiers on site which include DMD Plant, SVG Motor Sport, Up & Down Scaffolding, TC Garage, Hobbs Recovery Services, Chailey Homes and AMT Vehicle Rental. The units on site are mostly occupied; however there is currently 304 to 869 sq ft of office space currently being advertised.
- 6.35 Access is good, directly off the B2037 which provides good access to Gatwick Airport. There is significant car traffic caused by the car parking use at the site. The quality of the site is considered to be good, and there is the opportunity for intensification in the south-eastern part of the site.

**Conclusion: The site is considered commercially attractive and it is recommended that it is protected for employment uses and that further use of the site for airport car parking use is resisted.**

**Crow Hurst Lane, Crowhurst Lane End**



Site Area (ha)	Vacant Area (ha)	Nature of Vacant Land
0.34 ha	-	-

- 6.36 Crow Hurst Lane is a small local employment site within the small settlement of Crowhurst Lane End, with 2 occupiers on site - RSCM Construction Management and Committed to Cloth. Surrounding uses are residential and the wider area is predominantly rural in nature. Access to the strategic road network is limited with the site accessed via country roads.
- 6.37 There is no development opportunity, with surrounding uses being residential. There has been a planning application for change of use from B1 office use to a teaching studio D1 use, which was approved in 2014, (Ref. 2014/1315).

**Conclusion: Small local employment site in rural location with limited access to the strategic road network. Recommend no specific policy response.**

### Dickinson House (Mid Street), South Nutfield



Site Area (ha)	Vacant Area (ha)	Nature of Vacant Land
0.43 ha	0.08ha (337 sq.m dilapidated units and 370 sq.m vacant land)	Previously Developed ( three dilapidated units and some vacant land)

- 6.38 Dickinson House includes converted farm buildings in a residential / rural area on the northern edge of South Nutfield. The building which fronts onto Mid Street has 5 units providing small start-up office space which are in reasonable condition.
- 6.39 There are three other units on site which are of poor quality (337 sq.m) and would require redevelopment. Additionally, to the rear of the site is 370 sq m of developable land. To the east of the site, beyond the site boundary there are dilapidated barns, of which one has been converted into residential flats (Ref. 2014/388).
- 6.40 Access to the site is rather limited despite having two entrance points. Mid Street is a residential street and both entrances are narrow and not appropriate for HGVs and larger vehicles. There is dedicated car parking in the rear (north) of site.

**Conclusion: The site offers a mix of office units in reasonable condition and dilapidated units in poor condition. Further intensification of the site would require a significant investment; however the location is not considered to be particularly commercially attractive. Recommend taking a flexible approach to uses permitted at this site.**

**Flightpath Farm, Burstow**



Site Area (ha)	Vacant Area (ha)	Nature of Vacant Land
1.79 ha	0.3 ha	Vacant Land

- 6.41 Flightpath Farm is a former farm site which has been redeveloped to provide a number of low level small scale B8 units. The site is located in a predominantly rural location in the south west of the district. There is some dedicated parking space, however it might be insufficient. The site is accessed via Broadbridge Lane, and some neighbouring uses include stables and agricultural land.
- 6.42 The site is performing well and is fully occupied by mainly local retail distribution companies, with a small area at the front (east) of the site which could potentially be developed further.

**Conclusion: Small scale rural site not in a particularly commercially attractive location.  
Recommend no specific policy response.**

### Godstone Road Business Centre, Whyteleafe



Site Area (ha)	Vacant Area (ha)	Nature of Vacant Land
2.09 ha	-	-

- 6.43 Godstone Road Business Centre is an office park in Whyteleafe. The site offers large, high quality office units and is the location of Ann Summers Head Office. The site is fully occupied and there is no potential for intensification or further development, as it is located immediately next to residential and retail uses.
- 6.44 The site is located on the A22 at the northern end of the Caterham bypass which links to the M25. The site has considerable car parking provision with secure access, and is accessible via public bus services, and at a walking distance from Whyteleafe South railway station.

**Conclusion: The site offers high quality office units; it is located at a very accessible place and is performing well with no occupancy. The site is one of the district's key strategic employment sites and should be retained as such. Employment uses at these sites should be protected and development for alternative uses should be resisted.**

### Hays Bridge Farm, Blindley Heath



Site Area (ha)	Vacant Area (ha)	Nature of Vacant Land
1.86 ha	0.29 ha ( 2,861 sq.m)	Previously Developed (two dilapidated units)

- 6.45 Hays Bridge Farm is a business park on a converted farm in a rural location. The site's main occupier is EGAP Recycling who use the rear (eastern) part of the site for aggregate and rubble recycling.
- 6.46 The overall environment of the site was considered poor, with the EGAP activities causing significant noise and air pollution, car and HGV traffic. Currently the majority of buildings are of poor quality and over half are not occupied. There is no formal parking designated for businesses and access to the site is poor, (via Farm Approach, along residential uses).
- 6.47 There are some potential intensification opportunities at the two dilapidated units (together comprising 2,861 sq m), however the site is not considered to be commercially attractive to uses such as B1, B2 and B8. To bring the site into attractive condition would require a significant investment and this is considered unlikely given the neighbouring use of EGAP.
- 6.48 The site is located on the edge of the potential garden village location at Blindley Heath. If this were to come forward then the site would benefit – in the longer term – from closer proximity to new labour force and employment uses within the garden village.

**Conclusion: The site is not considered to be commercially attractive for employment uses due to the poor quality environment, rural location, and recycling uses at the site.**

**Recommend the site is not protected for employment uses and the Council take a flexible approach to development at the site and alternative uses considered.**

**Haysbridge Business Centre, Blindley Heath**

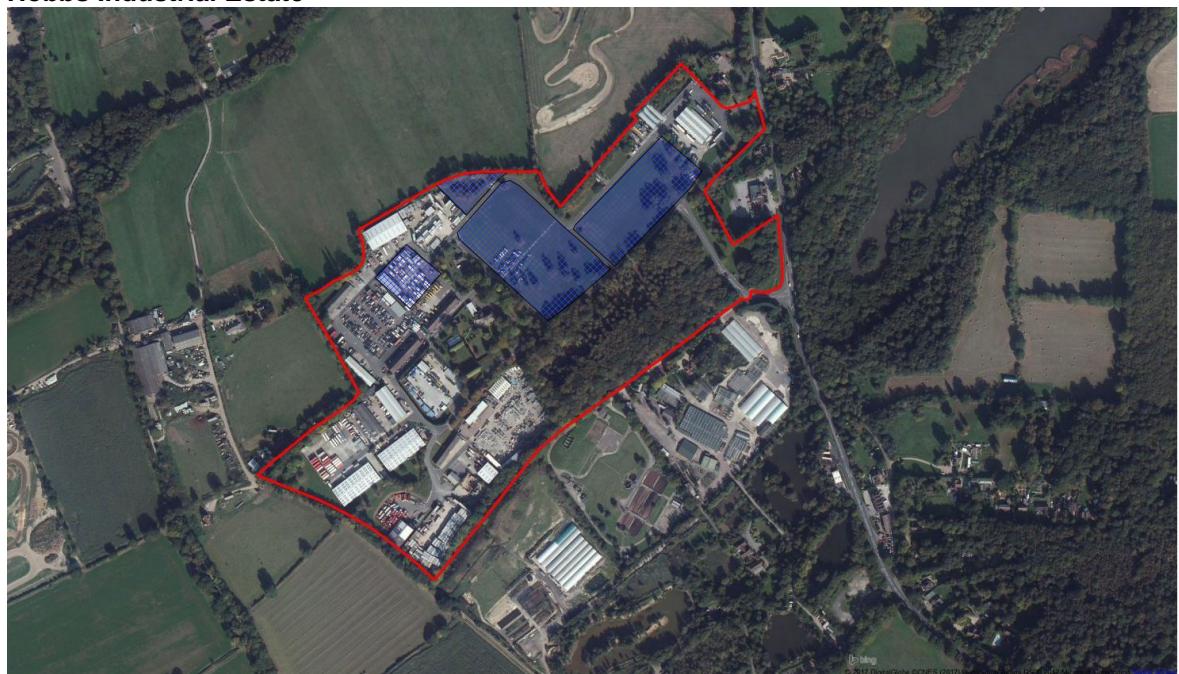


Site Area (ha)	Vacant Area (ha)	Nature of Vacant Land
1.02 ha	0.18 ha	Vacant Land

- 6.49 Haysbridge Business Centre is a well-used and maintained business park close to Blindley Heath, situated in a largely rural setting. The site consists of two separate locations along Brickhouse Lane, which is a minor country road.
- 6.50 The site comprises small workshop units with dedicated parking provision. The quality of the stock is reasonable. Occupancy is reasonable – there are currently 3 advertised vacant units (ranging from 275 sq ft to 770 sq.ft), some of which are currently being refurbished. Occupiers are generally smaller local businesses.
- 6.51 There is some potential for intensification at a vacant area at the southern part of the site.
- 6.52 The site is located on the edge of the potential garden village location at Blindley Heath. If this were to come forward then the site would benefit – in the longer term – from closer proximity to new labour force and employment uses within the garden village.

**Conclusion: The site provides small scale workshop units which cater for predominantly local demand in a rural location. There is an opportunity for a small quantum of development. Recommend no specific policy response.**

**Hobbs Industrial Estate**



Site Area (ha)	Vacant Area (ha)	Nature of Vacant Land
22.0 ha	3.88 ha	Infill Plots

- 6.53 Hobbs Industrial Estate is a large mixed employment site in a rural location on the A22. There is a range of employment units, with the majority being medium sized industrial units. The majority of stock is of high quality and is set within well maintained landscaped grounds.
- 6.54 The site is the largest employment site within the district and provides a high quantum and quality of industrial units, and larger units than are common at other employment sites in the district. Occupancy is good, with only one warehouse advertised for renting (7,500 sq.ft). There are various occupiers, including Automobile specialists (Mercedes and Scania Lingfield).
- 6.55 There have been two recent planning applications for this site: for change of use of land for open storage which was approved in June 2017(Ref.2017/687) and for the erection of storage building and associated office portakabin buildings together with access and parking which was approved in August 2016 (Ref. 2016/1107).

- 6.56 There is sufficient dedicated parking on site, although there was some car parking along access roads. Vehicular access is via manned security gates and internal access roads are of a high standard. There is road-side and off-site loading and unloading. One vacant plot (0.38 ha) has been cleared and is used for informal parking which could be considered as an opportunity for redevelopment.
- 6.57 There are two large, flat, rectangular plots within the site which are currently grass-covered and contribute to the landscaped grounds. These plots – which cover 1.9 ha and 1.3 ha – could support development for employment uses similar to those existing in the industrial estate. Additionally, there is a smaller vacant triangular site covering a 0.26 ha which could support redevelopment.
- 6.58 Additionally, there is 1.65 ha of land to the south of the site between the existing industrial estate to the north, sewage treatment plant to the east, and polytunnels to the south. This land is currently undeveloped and could potentially form an extension to the existing industrial area, although the land appears to be under different ownership from the existing industrial estate (ownership issues have not been considered as part of this study). Questions regarding the availability of this land mean it cannot be considered as part of the existing supply of employment land, however we recommend the Council explores the possibility of bringing this site forward over the longer term.

**Conclusion: The site offers a very good quality employment stock, with good access and clearly well occupied. The site is one of the district's key strategic employment sites and should be retained as such. Employment uses at these sites should be protected and development for alternative uses should be resisted.**

### Hoppings Bones Lane Timber Yard



Site Area (ha)	Vacant Area (ha)	Nature of Vacant Land
1.58ha	-	-

- 6.59 Hoppings Bones Lane Timber Yard is a local industrial estate, occupied by a single user – the Hoppings Softwood Products. The site is in a rural setting approximately 1 mile to the west of the A22, with access via Bones Lane.
- 6.60 The site is fully occupied and comprises a number of storage warehouses and open storage of timber. There is dedicated on-site parking with off-road loading and unloading. There are no development or further intensification opportunities.

**Conclusion: Single occupier site in rural location. A large proportion of the site is used for open storage and any intensification of employment use would depend on the existing occupier. Recommend no specific policy response.**

### Ivy Mill Lane Workshops, Godstone



Site Area (ha)	Vacant Area (ha)	Nature of Vacant Land
1.92 ha	-	-

- 6.61 Ivy Mill Lane is a construction vehicle loading site, with a training and test centre for construction vehicles and machinery. The northern half of the site is used for vehicle loading and parking and for open storage, and there are some smaller operation buildings of reasonable quality, with no vacant units. The south-eastern half of the site comprises a test centre and driving track used for driver training.
- 6.62 The site is situated in a rural low density location. The site is accessible via a small country road with limited visibility (Ivy Mill Lane), which does not provide an ideal access road for existing uses or other potential employment related activities at the site. Ivy Mill Lane joins the A25 approximately 500m to the west of the site. There is no public transport route and there is dedicated car parking on site, with some use of the open storage space as informal parking.

**Conclusion: The site is a standalone site located reasonably close to the A25, although site access is via a small country road making the site less commercially attractive. Recommend no specific policy response.**

### Kingswood Farm Business Park



Site Area (ha)	Vacant Area (ha)	Nature of Vacant Land
1.03 ha	0.1 ha (1,040.2 sq.m)	Previously developed (Dilapidated unit)

- 6.63 Kingswood Farm is a part-converted farm in a rural location, which includes a mix of occupiers-such as vehicle services and furniture makers. Some units are still in use for agricultural use / storage of agricultural vehicles.
- 6.64 The site is currently not intensively used. A number of units in the northern part of the site are mainly used for agriculture related uses and in the south-western side there is a predominantly vacant unit with a few non-commercial uses.
- 6.65 Accessibility is very poor, via a country road. There is some dedicated parking, however there is also a lot of overspill of parked cars around the site. The overall environment of the site is poor, with internal access being inadequate for employment uses.
- 6.66 Currently there is one planning application for the site: for the change of use of a building from B1c (light industrial) to B2 (general industrial (retrospective) which is yet to be determined. (Ref. 2016/2224).

**Conclusion: The site offers opportunities for intensification, however the overall quality of the environment is not considered to be commercially attractive. Recommend no specific policy response.**

### Ladycross Business Park, Dormansland



Site Area (ha)	Vacant Area (ha)	Nature of Vacant Land
1.00 ha	0.22 ha	Previously developed land

- 6.67 Ladycross Business Park is a small scale office park in a rural location to the south east of Dormansland. The out of town business park comprises a number of small wooden units under a range of office occupiers with the majority of businesses being IT or technology related. Out of 25 units in total, 23 units are occupied. The quality of the stock is good and there is dedicated on-site parking and the site is accessed via Hollow Lane.
- 6.68 There is an area of previously developed land to the rear of the site which is cleared and vacant although an element of hardstanding remains. This area could provide a natural expansion to the site for employment uses similar to those existing at the site at present.

**Conclusion: Despite the site's rural location, the site offers high quality small office accommodation and is performing well. Recommend protecting the site for employment uses.**

### Lambs Business Park, South Godstone



Site Area (ha)	Vacant Area (ha)	Nature of Vacant Land
12.8 ha	7.44 ha <sup>11</sup>	Previously developed land / quarry

- 6.69 Lambs Business Park is an industrial estate just outside South Godstone. The site is one of the larger employment locations in the district. The eastern half of the site comprises the existing business park which offers a range of units of medium size, the majority of which are in B2 use. The south eastern part of the business park is comprised of some open storage and shipping containers and the south western part is comprised of aggregate storage. There are currently 29 units, of which 7 are vacant (24%).
- 6.70 The business park provides a range of units of different quality with the central parts of the site providing medium size units with dedicated loading and car parking provision. There is a range of occupiers on site, such as Pro Twins, Britemax, One to One Office Solutions. The edges of the business park are generally used for less intensive or less formal employment uses – open storage, and container storage for example.
- 6.71 The business park is accessed via Terra Cotta Road, close to Eastbourne Road. The immediate surrounding is comprised of agricultural land and a railway passes next to the site. There is dedicated car parking on site, with off-road loading and unloading.

<sup>11</sup> Vacant area does not include water bodies.

6.72 The western half of the site benefits from planning permission for use as a spent railway ballast depot, and quarry used for clay extraction. This half of the site was previously used as a quarry and this provides significant challenges to the redevelopment of this part of the site, and as such the vacant area is unlikely to be fully developable for employment uses. There are proposals for the development of this half of the site to deliver a biomass gasification plant (5,418 sq m), and 2 data centres (9,245 sq m), as well as use of the former pit areas as flood alleviation and a nature reserve. The vacant area shown in the map above covers the area of proposed development. In addition to this the site includes a small body of water at the southern tip which is excluded from the vacant area.

**Conclusion: The site is one of the larger employment locations in the district offering a good range and quality of employment stock. The site is one of the district's key strategic employment sites and should be retained as such. Employment uses at these sites should be protected and development for alternative uses should be resisted.**

#### Oxted Colour Printers, Oxted



Site Area (ha)	Vacant Area (ha)	Nature of Vacant Land
0.38 ha	-	-

6.73 Oxted Colour Printer is a mixed employment site in a largely residential location in Old Oxted, close to the A25.

6.74 The site comprises a single unit with car parking provision. The buildings are of average to poor quality and access is inappropriate for larger vehicles and HGVs, although appear sufficient for current occupier requirements. The site is tightly bound by residential properties and there is no opportunity for expansion.

**Conclusion: Small employment site in Oxted providing provision for local businesses.  
Recommend the Council take a flexible approach and consider proposals for alternative (non B-class) uses at the site.**

**Paddock Barn Farm, Godstone Road**



Site Area (ha)	Vacant Area (ha)	Nature of Vacant Land
3.45 ha	0.44 ha	Vacant Land

6.75 Paddock Barn Farm is located on the A22 with site access directly off the main road (Southbound access only). The site is located in a rural setting approximately 1 mile north of the junction with the M25.

6.76 The site comprises two parts. The roadside part of the site is comprised of small industrial units, with the southern part being largely vacant land containing an abandoned house, which could potentially provide a development opportunity. There is some parking on site; however there is overflow parking on the vacant area of the site. There is no public transport access, and access to the remaining part of the site is poor, making it inaccessible for vehicles.

- 6.77 The northern part of the site relates more poorly to the main road with access via a narrow access road providing no roadside frontage. This part of the site contains traditional employment uses.

**Conclusion: The southern part of the site is located on the A22 and M25 providing good access and frontage onto the main road. This part of the site provides an opportunity for further industrial or warehouse uses and should be protected for employment uses. No specific policy approach is recommended for the northern part of the site.**

#### Parkwood Industrial Estate, Blindley Heath



Site Area (ha)	Vacant Area (ha)	Nature of Vacant Land
0.74 ha	-	-

- 6.78 Parkwood Industrial Estate is a small industrial estate in a rural setting approximately 1.5 miles from Blindley Heath and the A22. The site is accessible via Parkwood Lane from Byers Lane. The site is located close to Haysbridge Business Centre and is surrounded by mainly agricultural land, a few farms and residential uses.
- 6.79 The small site contains a collection of corrugated metal and brick buildings. The quality of the building stock is considered reasonable. To the rear of the site is an area of hardstanding which is currently used for parking and vehicle storage. While this area could potentially provide an intensification opportunity, it is currently fully utilised by the operations of existing occupiers.

- 6.80 There are a few main occupiers, including Swift removals and container storage, Storage Today, Collights and Steel The Scene. The current businesses have dedicated on-site parking with off-road loading and unloading. There are currently no vacancies advertised, and there are no intensification opportunities.
- 6.81 The site is located within the area being considered for garden village development at Blindley Heath. If this were to come forward then the site would benefit – in the longer term – from closer proximity to new labour force and employment uses within the garden village.

**Conclusion: The site is considered to be relatively commercially attractive for local occupiers, with reasonable access to main transport routes. Recommend no specific policy response.**

#### Priory Farm, South Nutfield



Site Area (ha)	Vacant Area (ha)	Nature of Vacant Land
1.46 ha	-	-

- 6.82 An out of town office / retail park on a converted farm site located approximately 1 mile to the east of Redhill. The site comprises a number of small buildings under a variety of retail and office uses, including the Priory Farm farm shop.
- 6.83 The building stock and environmental quality is generally very good, there is sufficient on-site parking for the businesses and clients / customers. The site is fully occupied by small businesses

and provides suitable accommodation for start-ups. There were two applications for conversions of agricultural units into office B1 uses in 2014 and 2015, both approved in 2015, (Ref. 2014/1942 and 2015/1178).

- 6.84 The access to the site is via a country road and it is not suitable for larger vehicles and HGVs. Some of the neighbouring uses include residential and agricultural land. Current occupiers include Priory Farm Shop, Furniture and kitchen showrooms, finance, studios and an osteopathic clinic and a local food company.

**Conclusion: The site is of good quality providing good quality small office and retail units, with reasonable location and is fully occupied. It is recommended that employment generating uses are supported and protected at the site.**

#### **Redhill Aerodrome, South Nutfield**



Site Area (ha)	Vacant Area (ha)	Nature of Vacant Land
6.68 ha	0.43	Under Construction

- 6.85 Redhill Aerodrome site is located in a rural location to the south east of Redhill and south west of South Nutfield. The employment element of the site is located on the north western edge of the operational airfield. The employment element is primarily taken-up by aviation related industries and services.

- 6.86 The employment area comprises repurposed aircraft hangars and units around the edge of the aerodrome, along with a four storey office building occupied by Bristow Helicopters. The majority of stock on site is reasonable with a few poor quality units. Accessibility is good and there appears to be sufficient parking on site for current uses, and there is provision for off-road loading/unloading.
- 6.87 There is some development underway at the rear (southwest) of the site on vacant land for which there has been a planning permission granted in June 2016 for the demolition of remaining fire damaged building and the erection of single storey building incorporating offices (class use B1) and café (use class A3) together with associated access, parking and landscaping (Ref.2015/1861).
- 6.88 The site is located within the area being considered for the Redhill Aerodrome garden village. If this were to come forward then the site would benefit – in the longer term – from closer proximity to new labour force and employment uses within the garden village.

**Conclusion: The site is performing well for businesses relating to the aviation industry and benefitting from the proximity to the airfield. The future performance and attractiveness of the site will be strongly influenced by the viability and future operation of the airfield, and potential proposals relating to the garden village development.**

**Rooks Nest Farm, Godstone Road, Godstone**



Site Area (ha)	Vacant Area (ha)	Nature of Vacant Land
0.82 ha	0.56	Under Construction

- 6.89 Site located in rural location just off the A22, close to the junctions with the M25 and A25. There are currently construction works underway at the site, comprising the demolition and replacement of warehouse bays (resulting in the net loss of 232 sq m of B8 floorspace. Planning permission (Ref.2012/1250) was granted in 2012. In addition there is currently one occupier on site- Progressive Group Ltd, which has occupied a small business unit with dedicated car parking.

**Conclusion: Development for replacement of B8 unit currently underway. The location is considered commercially attractive with good access to the strategic road network. Recommend no specific policy response.**

#### Skitts Manor Farm



Site Area (ha)	Vacant Area (ha)	Nature of Vacant Land
0.39 ha	-	-

- 6.90 Skitts Manor Farm is a former farm site located in a rural setting in the east of the district. It is comprised of two B2 units which are currently occupied. There are no development opportunities. Some neighbouring uses include farm and agricultural land.
- 6.91 There is dedicated car parking, however access is constrained. Some of the existing companies include European International Fairs Ltd, JB Motorcycles, and Vitifruit Equipment.

**Conclusion: The site is very constrained in terms of access and the location is not commercially attractive. The overall quality of the site is not considered to be commercially attractive. Recommend no specific policy response.**

**Snowhill Business Centre, Copthorne**



Site Area (ha)	Vacant Area (ha)	Nature of Vacant Land
0.35 ha	0.03 ha	-

- 6.92 Snowhill Business Centre is a small-scale office park situated on the B2037 close to the junction with the A264, outside of Copthorne. The site is in a semi-rural / semi-residential area.
- 6.93 The site comprises a forecourt office park with small units surrounding car parking with additional parking space on the eastern half of the site. The site is well occupied by small local businesses and provides small scale space suitable for start-ups and SMEs.
- 6.94 There is a small area of unused land to the east of the site which provides an opportunity for further small scale development.

**Conclusion: Small site in a reasonably commercially attractive location which offers high quality small office accommodation. Recommend the site is protected for employment uses.**

**Surrey County Council Depot, Godstone**

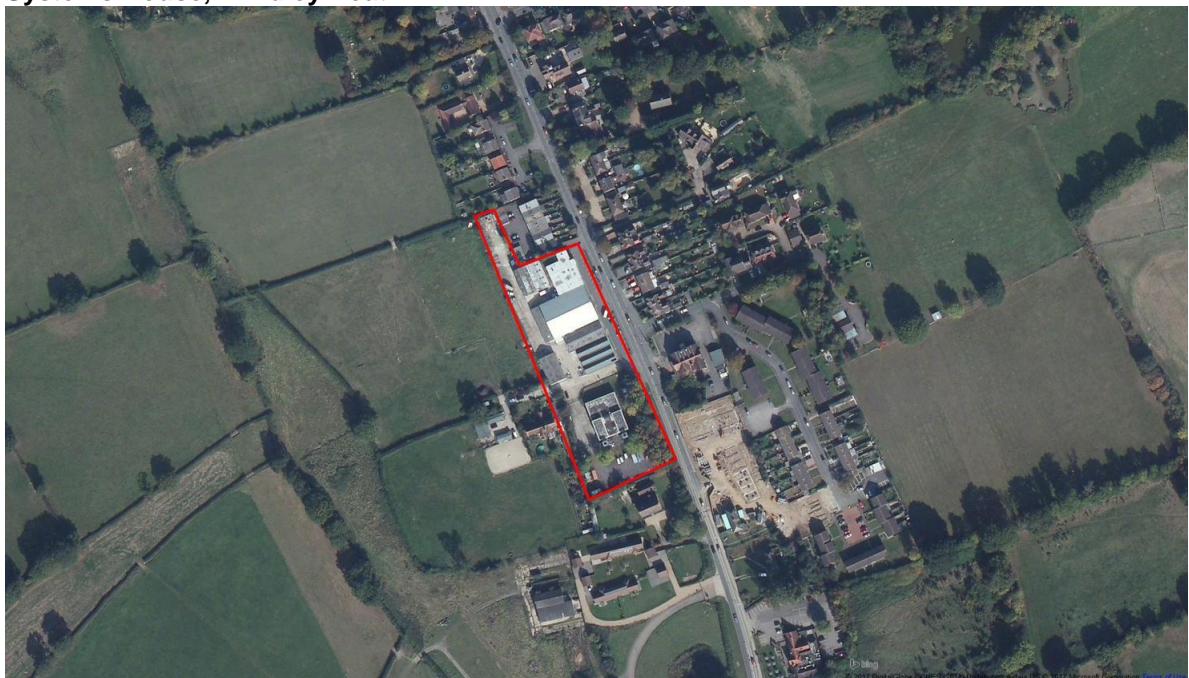


Site Area (ha)	Vacant Area (ha)	Nature of Vacant Land
2.22 ha	-	-

- 6.95 The Surrey County Council depot is situated on the eastern edge of Godstone. The site is accessible directly from the A25, in a very accessible location.
- 6.96 The majority of the site is occupied by the Kier Highways Depot and is used for vehicle and aggregate storage. To the front (north) of the site is a veterinary referral centre and there is an area of car parking.
- 6.97 The site is currently fully occupied however the rear of the site is underutilised. However, access to this part of the site is through the Highways Depot site meaning development / intensification would not be commercially attractive.

**Conclusion: The site is not currently in employment use and there is little prospect for redevelopment / intensification for employment uses. The site cannot therefore be considered as part of the Council's employment land supply.**

### Systems House, Blindley Heath



Site Area (ha)	Vacant Area (ha)	Nature of Vacant Land
0.98 ha	-	-

- 6.98 Systems House is a mixed employment site on Eastbourne Road (A22) comprising three showroom type units (Motorcycle showroom, balconies and engineering). There is also a broadcasting engineering unit on the southern part of the site. The northern part of the site is taken-up by residential uses. The quality of stock of existing units is considered to be of reasonable standard.
- 6.99 The parts of the site currently under employment use are currently quite intensively developed with limited potential for intensification. There is an extant planning application for the erection of part 2-storey/first floor extension to existing commercial building (Ref. 2015/1564) which has been approved in December 2015.
- 6.100 Site access is tight with limited internal circulation and poor access to the rear carpark. The car parking provision is considered insufficient, with some off-road loading and unloading. The site is serviced by local bus services.
- 6.101 The site is located within the area being considered as a potential garden village location at Blindley Heath. If this were to come forward then the site would benefit – in the longer term – from closer proximity to new labour force and employment uses within the garden village.

**Conclusion: The site is considered to be of reasonable commercial quality and it is recommended to be retained for employment uses.**

### Telescope House



Site Area (ha)	Vacant Area (ha)	Nature of Vacant Land
0.44 ha	0.05 ha	Vacant land

- 6.102 Telescope House is a single occupier site in a rural location in the east of the district. There is a telescope specialist business on-site which provides sales and advice. There is an intensification opportunity towards the rear of the site which is a vacant land used for informal parking.
- 6.103 The site has poor accessibility as it is reached via a small country road, not appropriate for large vehicles. There is some dedicated parking on site.

**Conclusion: The site is located in a very isolated rural setting, and is accessed via a small country road. The overall quality of the site is not considered to be commercially attractive. Recommend no specific policy response.**

### The Old Norton Site, Smallfield



Site Area (ha)	Vacant Area (ha)	Nature of Vacant Land
0.49 ha	-	-

- 6.104 This is a mixed employment site situated within the settlement boundary of Smallfield. The site comprises two relatively large units with car parking to the front. The site is bounded on two sides by residential uses.
- 6.105 The majority of the site is occupied by Scobic McIntosh Catering Company. There are also two other businesses - F&J supplies and a double glazing business. The site is fully occupied with no intensification opportunities.
- 6.106 The site is accessed via Plough Road and Meadow Way. There is dedicated parking on-site, with some off-road loading and unloading activities.

**Conclusion: Small site comprising average quality building stock. Recommend no specific policy response.**

**Timber Merchants, Godstone**



Site Area (ha)	Vacant Area (ha)	Nature of Vacant Land
0.66 ha	-	-

- 6.107 The Timber Merchants site is a single user site, occupied by Fairalls Building Materials. The site is located within the settlement of Godstone and fronts onto the A25. The neighbouring area is largely residential; however there are several employment uses such as a MOT service provider across the road, Way Williams Building Material supplier to the north and a high street with retail related uses further along the A25.
- 6.108 The front of the site is taken up by a retail / trade counter unit and with a warehouse to the rear. The rear of the site is used for open storage of building materials. The site has some designated parking along the south side of the site. There is no room available for expansion or further intensification on the site.

**Conclusion: The site is considered to be commercially attractive as it is well utilised and easily accessible from the A25. Recommend no specific policy response.**

**Warren Lane Depot, Oxted**



Site Area (ha)	Vacant Area (ha)	Nature of Vacant Land
0.90 ha	-	-

- 6.109 Warren Lane Depot is a depot occupied by Tandridge Council's Commercial Services. It is located in the southern fringe of Oxted. The neighbouring area is largely residential, with access via residential roads with speed bumps.
- 6.110 The nature of the location and access means that the site is not considered a suitable or desirable location for employment uses. This notwithstanding, the site appears to be fully operational and there are no development opportunities.

**Conclusion: The site is currently in use as a Council depot and is not considered to be commercially attractive for employment uses. It is recommended that the site is not protected for employment use and recommend alternative uses are considered.**

**Westerham Road Industrial Estate, Westerham**



Site Area (ha)	Vacant Area (ha)	Nature of Vacant Land
8.61 ha	2.84	Vacant Land

- 6.111 Westerham Road Industrial Estate is a single user site occupied by Monier Redland. The site is situated in a rural location between Oxted and Westerham, with direct access onto the A25. The site is used for largescale open storage. There is currently signage advertising 1-14 acres of the site available for open storage land.
- 6.112 The site is considered suitable for open storage and similar uses however there is considered to be limited attractiveness for other, more intensive, employment uses. Site access is sufficient for current uses and links directly to the A25. There is sufficient parking on site.
- 6.113 There is an extant planning application relating to the site for the Erection of two storey temporary office building, storage unit, and underground storage tank and security fence in 2014 which has been approved (Ref. 2014/667). Additionally in 2015, there was an application for demolition of existing buildings and erection of up to 20,938 sq.m of Class B8 commercial buildings across four plots, access, servicing, parking and landscaping although this was refused (Ref. 2015/1217).

**Conclusion: The site is in an attractive location with good access onto the A25. The site is considered commercially attractive for current B8 and related uses. The site is one of the**

**district's key strategic employment sites and should be retained as such. Employment uses at these sites should be protected and development for alternative uses should be resisted.**

### Sites Summary and Policy Recommendations

- 6.114 The sites assessments process has identified 11 sites in the district which are considered to provide high quality employment land and premises which we recommend should be protected for employment use. At such sites proposals for redevelopment for alternative (non-employment related) uses should be resisted.
- 6.115 Four of the sites – Godstone Road Business Centre, Hobbs Industrial Estate, Lambs Business Park, and Westerham Road Industrial Estate – are considered to be Key Strategic Employment Sites. These are the most important sites for employment uses in the district and should be retained as such. Employment uses at these sites should be protected and development for alternative uses should be resisted.
- 6.116 There are seven sites which are considered to be important employment sites. These are good quality employment sites and there should be a presumption of retention for continued employment uses, however it is recognised that some operational flexibility may be required.
- 6.117 In addition there is the site at Burstow and Shipley Bridge – which includes the site at Bridges Wood, Church Lane – which presents a potential large scale development opportunity to create a new high quality employment location. We recommend the Council explore options to bring this site forward for employment uses.

**Table 17: Site Summary and Policy Recommendation**

Site	Size (ha)	Recommendation
Godstone Road Business Centre	2.09	Key Strategic Employment Site
Hobbs Industrial Estate	22.0	Key Strategic Employment Site
Lambs Business Park	12.8	Key Strategic Employment Site
Westerham Road Industrial Estate	8.61	Key Strategic Employment Site
Brewer Street	2.38	Important Employment Site
Cophall Farm	8.00	Important Employment Site
Ladycross Business Park	1.00	Important Employment Site
Paddock Barn Farm	3.45	Important Employment Site
Priory Farm	1.46	Important Employment Site
Snowhill Business Centre	0.35	Important Employment Site
Systems House	0.98	Important Employment Site
Burstow & Shipley Bridge	44.2	Explore potential to bring forward for employment uses

- 6.118 The majority of the remaining sites assessed are considered to be smaller local sites predominantly meeting local needs and needs for smaller scale businesses. For these sites it is recommended

that the Council take no specific policy response, and proposals for development at these sites should be treated on their merits.

- 6.119 Finally, there are a small number of poorer quality sites for which it is recommended that the Council should consider a flexible approach to ensure the sites are brought into (more intensive) use and should consider alternative (non-employment) uses.

## 7 SCOPE FOR INTENSIFICATION / EXPANSION OF EMPLOYMENT SITES

- 7.1 As part of the site assessment process, we have identified vacant units or plots within the existing sites which could be further intensified and any potential expansion areas adjacent to the site boundaries which represent potential expansion areas. We have considered vacant land, dilapidated units and existing vacant units which are considered to be in good condition, along with expansion areas. We have also included areas which are currently being redeveloped following approved planning applications which could meet some of the district's future needs.
- 7.2 Table 18 below shows the sites with opportunities for expansion / intensification of employment uses. Developable areas are shown on the site maps in the preceding section. Where sites include bodies of water, these areas are excluded from the vacant developable area calculations.

**Table 18: Sites with Intensification Opportunities**

Site Name	Type	Area (ha)	Use class
Key Strategic Employment Sites		14.16	
Hobbs Industrial Estate	Vacant land	3.88	Mix B1/B2/B8
Lambs Business Park	Vacant land	7.44	Mix B1/B2/B8
Westerham Road Industrial Estate	Vacant land	2.84	B2/B8
Important Employment Sites		6.06	
Brewer Street	Vacant land / Dilapidated unit	1.22	Mix B1/B2/B8
Cophall Farm	Vacant land	4.15	B8
Ladycross Business Park	Vacant land	0.22	Mix B1/B2/B8
Paddock Barn Farm, Godstone Road	Vacant land	0.44	Mix B1/B2/B8
Snowhill Business Centre	Vacant land	0.03	B1
Local Employment Sites		2.10	
Brickhouse Farm Trading Estate	Vacant land	0.48	B2/B8
Flightpath Farm	Vacant land	0.30	B2/B8
Haysbridge Business Centre	Vacant land	0.18	Mix B1/B2/B8
Kingswood Farm Business Park	Dilapidated unit	0.10	B2/B8
Redhill Aerodrome	Redevelopment underway	0.43	B1/B8
Rooks Nest Farm, Godstone Rd	Redevelopment underway	0.56	B1/B8
Telescope House	Vacant land	0.05	B1/B8
Other Sites		4.54	
Bridges Wood, Church Lane	Vacant land / Dilapidated units	4.15	Mix B1/B2/B8
Brown Utilities	Vacant unit	0.02	B1
Dickinson House (Mid Street)	Vacant land / Dilapidated units	0.08	Mix B1/B2/B8
Hays Bridge Farm	Dilapidated units	0.29	Non-B Class
<b>Total (All Sites)</b>		<b>26.86</b>	

- 7.3 In total, the intensification opportunities at existing sites accounts for around 27 ha of land. Table 18 shows how much developable area is at the Key Strategic Employment Sites which totals 14.16 ha. However the 7.44 ha of vacant land at Lambs Business Park is proposed to be developed for a biomass gas plant (Sui Generis use) and two data centres (very low employment) and so – should

this development go ahead – will not be available to support the district's identified B Class employment needs.

- 7.4 Table 18 also shows the quantum of available areas at the Important Employment Sites. In total there is 6.0 ha available at these sites.
- 7.5 Additionally, there is around 2.1 ha at sites which predominantly meet local and small scale business needs. While these sites may see a quantum of employment development, it should be recognised that some operational flexibility may be required and any development proposals at these sites should be considered on their merits. There is also 4.15 ha at Bridges Wood, Church Lane which could be brought back into employment use, however given the improvements to access required and the site's rural location, this is considered most likely to come forward as part of a wider redevelopment of the Burstow and Shipley Bridge site.
- 7.6 Finally, there is around 0.4 ha of this is on sites which are considered to be poor quality and not commercially attractive. It is therefore difficult to consider employment development coming forward on these sites.

**Table 19: Developable / Intensification Opportunity at Existing Employment Sites**

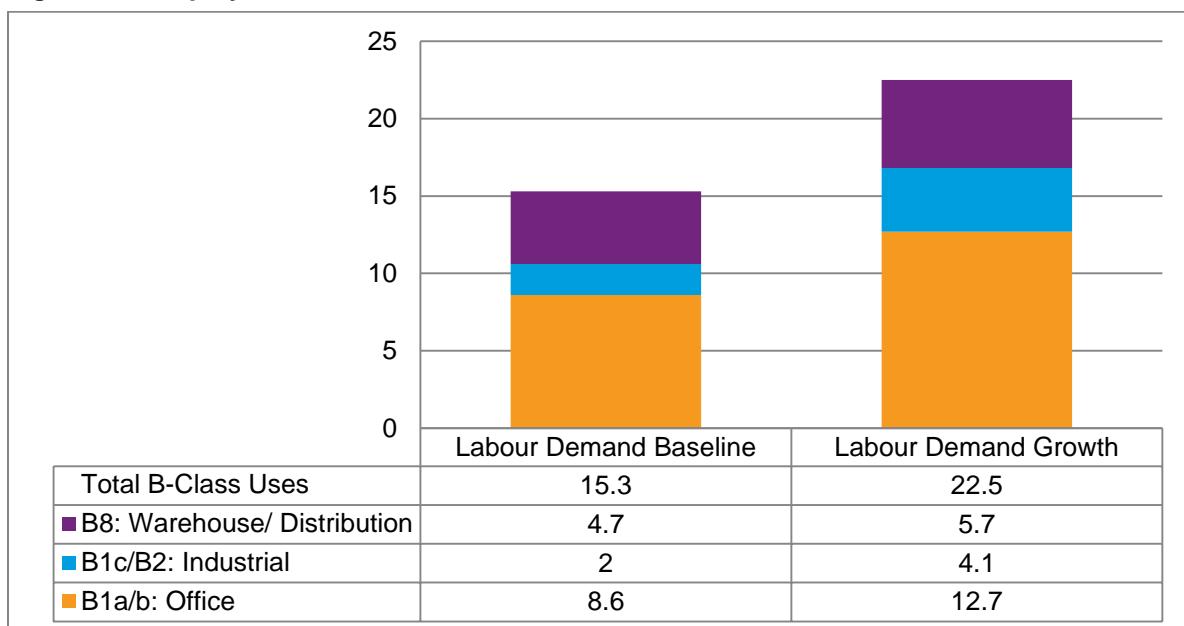
Use Class	Key Strategic Employment Sites	Important Employment Sites	Other Sites	Total
B1	-	0.03	0.02	0.05
B1/B8	-		1.04	1.04
B2/B8	2.84		0.88	3.72
Mix B1/B2/B8	11.32	1.88	4.41	17.61
B8	-	4.15	-	4.15
<b>Total</b>	<b>14.16</b>	<b>6.06</b>	<b>6.35</b>	<b>26.57</b>

- 7.7 Overall, there is around 20 ha of land for intensification or expansion of the district's existing Key Strategic Employment Sites and Important Employment Sites. These sites are considered commercially attractive to support future development for employment uses. In addition to this there is 1.5 ha available at other sites which may support additional employment development.
- 7.8 In addition there is around 40 ha of vacant land at Burstow and Shipley Bridge (and an additional 4.15 ha at Bridges Wood, Church Lane), for which may provide an opportunity to potentially contribute to the longer term supply of employment land. The Council should explore options to bring this forward for employment uses, however it is noted that there are considerable constraints affecting the site which may limit the prospect of doing so.

## 8 RESIDUAL EMPLOYMENT LAND REQUIREMENT

- 8.1 The previous sections have considered the demand for employment land in Tandridge and the potential opportunity for this to be met at existing sites within the district. This section draws together these findings to identify the residual employment land requirement which the Council will need to identify at additional sites in order to meet the district's employment land needs.
- 8.2 The Baseline Scenario shows a need for 15.3 ha of employment land, which would appear to be a reasonable assessment of future need in the district. However, the Council may wish to consider allocating land in line with the Growth Scenario – which shows a need for 22.5 ha of employment land – in order to support economic growth in the district in-line with the LEP's aspirations and to maximise the district's economic attributes.

**Figure 27: Employment Land Demand – Labour Demand Scenarios, 2013-2033**



- 8.3 The supply assessment has identified an existing employment land supply of around 20 ha of land for intensification or expansion of the district's existing Key Strategic Employment Sites and Important Employment Sites. These sites are considered commercially attractive to support future development for employment uses. Additionally, there is around 1.5 ha available at other employment sites in the Borough which may support additional employment development.
- 8.4 This suggests that in purely quantitative terms there would be roughly sufficient land at existing sites to support the need identified in the Baseline Scenario. However, the existing supply is insufficient to support the Growth Scenario.

- 8.5 Both the employment scenarios show a considerable need for office space – the Baseline Scenario shows a need for 8.6 ha of B1a/b office land, while the Growth Scenario shows a need for 12.7 ha. The supply analysis shows that there is a very limited supply of office sites in the district with none at the Key Strategic Employment Sites and only 0.03 ha at the Important Employment Sites and 0.02 ha at the other sites.
- 8.6 There is around 13.2 ha of land at the Key Strategic Employment Sites and Important Employment Sites which could support mixed employment development including office uses. However, the vacant 7.44 ha at Lambs Business Park is proposed for redevelopment for a data centre and bio fuel plant, further reducing the supply for office uses<sup>12</sup>. Excluding this figure leaves a total of 5.76 ha at these sites.
- 8.7 However, given the locations and nature of existing uses at these sites it is reasonable to expect a significant proportion of this would be developed for non-office employment uses. Similarly, there is 5.02 ha at other sites which could support mixed employment development including office uses, however if this were to come forward for employment uses it would be more likely to be for non-office employment and related uses.

**Table 20: Sites Suitable for Office Development (ha)**

Key Strategic and Important Employment Sites		Other Sites	Total
B1 Office	0.03	0.02	0.05
Mixed Employment including B1 office	13.20	5.02	18.22
<b>Total</b>	<b>13.23</b>	<b>5.04</b>	<b>18.27</b>

- 8.8 Overall there is a significant need for office provision in the district which is unlikely to be met through the existing supply. The Council should identify additional sites to meet this demand. The greatest demand for office floorspace is in the town centres of Oxted and Caterham, and the supply analysis shows very little supply within these centres to meet the demand.
- 8.9 The Council should identify additional sites within these centres to support the growth of office based employment. Alternatively, locations with excellent access to the existing population centres and labour supply as well as the strategic road network should be preferred.
- 8.10 For industrial (B1c / B2) and warehouse/distribution (B8) uses there is a surplus of suitable land supply. The Baseline Scenario shows a need for 6.7 ha of land while the Growth Scenario shows a need for 9.8 ha. This compares to a total supply of 20.19 ha at the Key Strategic Employment Sites and Important Employment Sites. This level of supply, spread across a range of sites across the

<sup>12</sup> It is noted that data centres can be considered office uses. However, given that they have a very specific function and very low jobs density, development for such use would not function to meet the need for office floorspace as identified in the labour demand forecasting.

district, would be sufficient to support the identified need for B1c / B2 / B8 uses. This would not rely on development at the district's other employment sites, which cumulatively comprise an additional 5.9 ha of suitable land.

**Table 21: Sites Suitable for Industrial and Warehouse Development**

	<b>Key Strategic and Important Employment Sites</b>	<b>Other Sites</b>	<b>Total</b>
Mixed Employment including B1c / B2 / B8	16.04	5.9	21.94
B8	4.15	-	4.15
<b>Total</b>	<b>20.19</b>	<b>5.9</b>	<b>26.09</b>

## 9 EMPLOYMENT LAND AT GARDEN VILLAGE BROAD LOCATIONS

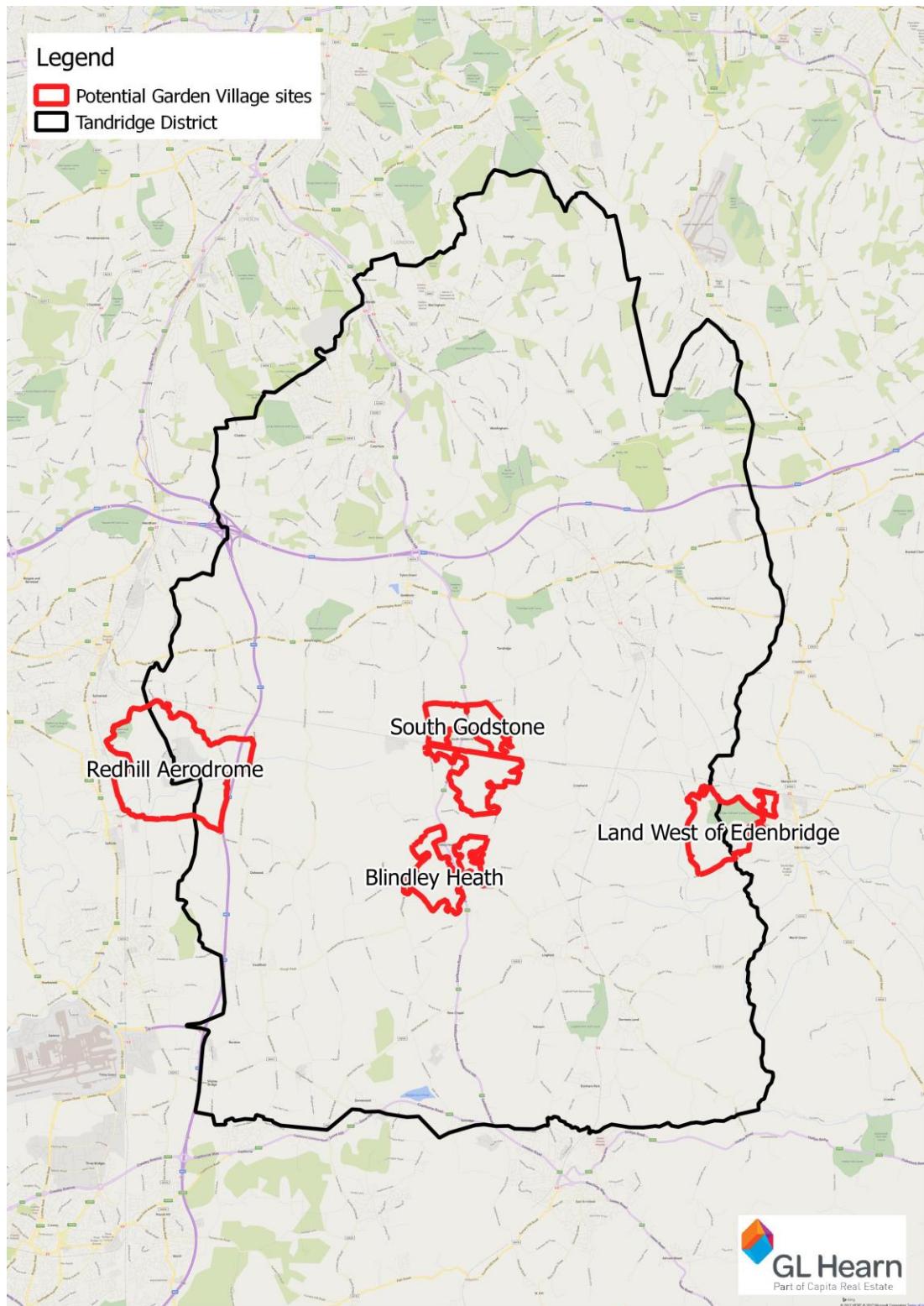
- 9.1 Tandridge District Council has in place a preferred spatial strategy that sets out the Council's strategic approach for the emerging Local Plan and identifies, in principle, the locations that will accommodate development over the plan period.
- 9.1 The Council's preferred spatial strategy is a hybrid strategic, which is infrastructure led and seeks to meet development needs:
- 1) In the short term on sites on the edge of sustainable settlements, and where exceptional circumstances exist;
  - 2) In the long-term through a strategic development that accords with the principles of a garden village which is infrastructure led and which provides quality market and affordable homes, open spaces, various types of supporting infrastructure and that will include an element of employment land.
- 9.2 At this stage, it does not set out in detail exactly where new development will take place and this remains a matter of consultation, evidence gathering and technical assessment for the Local Authority. Four broad locations are considered in terms of their suitability and deliverability as garden villages. The locations are:
- Blindley Heath
  - Land West of Edenbridge<sup>13</sup>
  - Redhill Aerodrome
  - South Godstone
- 9.3 This section provides a high level assessment of the potential of each potential garden village location to support commercial development. The assessment focusses on strategic considerations such as access to the local and regional drivers of economic growth, access to transportation networks, and access to the existing labour supply.
- 9.4 As set out in the LEP's Strategic Economic Plan, and in Section 2 of this report, there are two strategic business and employment locations covering Tandridge District: The Heart of the Gatwick Diamond and The East Surrey M25 Strategic Corridor. These areas are identified as key strategic locations for commercial activity with sub-regional appeal due to their excellent connections to the M25 and M23 motorways, Gatwick Airport, and London and the wider region.

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<sup>13</sup> At the time of finalising this report, Land West of Edenbridge was removed from consideration as a potential location for a Garden Village.

- 9.5 The Gatwick Diamond is a large area centred around Gatwick Airport. This provides key commercial competitive advantages including proximity to a large number of blue chip companies, international connectivity, access to skilled labour markets, and opportunities for inward investment. It is home to a large number of high value, high productivity sectors including professional and financial services, advanced manufacturing, life sciences, and telecommunications and media.
- 9.6 Historically, a considerable quantum of the demand for employment land needs arising from Gatwick Airport has been met within Manor Royal Business Park. Manor Royal Business Park has seen rapid development and now a number of sites within the Park have been fully developed, which is a good indication of the strength of demand for employment land in the area. However, this has resulted in a dwindling stock of employment land within Manor Royal itself. This provides a potential opportunity for well-connected sites in Tandridge which relate well to the airport to benefit from this demand.
- 9.7 Similarly, the East Surrey M25 corridor is performing strongly. In addition to providing links to London and the rest of the South East, the M25 Corridor is home to an office market which is performing well and is home to numerous international/national headquarters. Demand for office space is currently high, with strong drivers from the Financial and Business Services and Technology, Media and Telecoms sectors. The corridor also provides excellent links to population centres providing access to a highly skilled labour pool.
- 9.8 The assessment of the potential garden village locations is framed by their connectivity to these strategic locations.

Figure 28: Potential Garden Village Locations<sup>14</sup>



<sup>14</sup> Potential garden village site boundaries are based on the latest information available but will likely be subject to change during the plan making process.

## Redhill Aerodrome

- 9.9 Located around the existing Redhill Aerodrome, straddling the district's western border with Reigate and Banstead. The existing Aerodrome site is home to a range of businesses related to the aviation industry.
- 9.10 The potential garden village location is situated close to the M23, however the closest motorway access is 6 miles to the south at Junction 9 (the Gatwick spur) – 15 minute drive time. Gatwick airport is a similar distance. The closest access onto the M25 is at Junction 8 which is approximately 6 miles away – 15 minute drive time – although this route requires travelling through the centre of Redhill so is less suitable for high volumes of vehicles or HGV traffic.
- 9.11 The potential garden village location is located close to Redhill, Reigate, and Horley. There are three railway stations within close proximity– Earlswood and Salfords on the Brighton Main Line, and Nutfield on the Redhill to Tonbridge Line.

## South Godstone

- 9.12 The South Godstone potential garden village location is located around the village of South Godstone in the centre of the district. South Godstone is located on the A22 which provides links to the M25 and Caterham to the north and East Grinstead in the south.
- 9.13 South Godstone is a small village with few amenities. A number of existing employment sites in the area were assessed in the sites assessments (Section 7) – the largest being Lambs Business Park which is a well performing medium sized industrial estate in a rural location.
- 9.14 Access to the M25 is at Junction 6 which is directly accessed from the potential garden village location via the A22. Junction 6 is 3 miles north of the site – a 10 minute drive time. Gatwick Airport is approximately 14 miles away via the M25 and M23 – a drive time of 22 minutes.
- 9.15 The nearest sizable settlement is Oxted approximately 4.5 miles to the north east and Caterham is 4.5 miles north. South Godstone has an existing railway station which is on the Redhill to Tonbridge Line providing services towards London and Tonbridge.

## Blindley Heath

- 9.16 The Blindley Heath potential garden village location is located on the A22 approximately 1.5 miles south of South Godstone in the centre of the district. It is centred around the village of Blindley Heath. Blindley Heath is a small village with few amenities. A number of existing employment sites in the area were assessed in the sites assessments (Section 6) – all were small sites catering for small-scale local businesses.

- 9.17 Access to the M25 is at Junction 6 which is directly accessed from the site via the A22 or the B2235. Junction 6 is 5 miles north of the site – a 15 minute drive time. Gatwick Airport is approximately 10 miles away via the A22 / A264 – a drive time of 16 minutes.
- 9.18 The nearest sizable settlement is East Grinstead approximately 5.5 miles to the south. The nearest railway station is in South Godstone providing services towards London and Tonbridge.

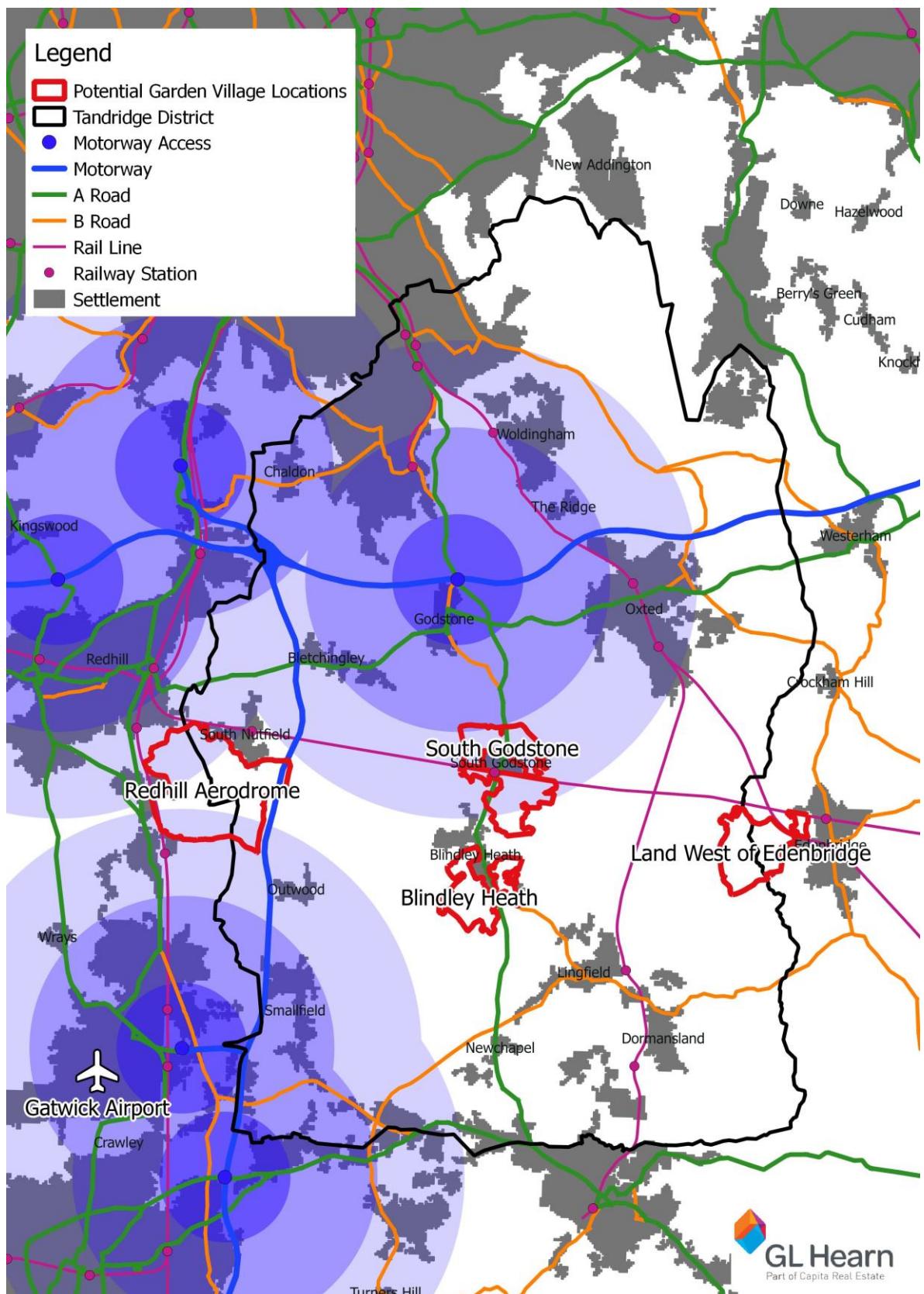
#### Land West of Edenbridge<sup>15</sup>

- 9.19 Located on the eastern edge of the district straddling the boundary with Sevenoaks, to the west of Edenbridge. The site does not relate well to any of the nearby population centres providing limited accessibility to the labour pool.
- 9.20 The site is in a largely rural location with access via Haxted Road / Lingfield Road / Dwelly Road which are minor country roads. The nearest A road – the A22 – is four miles to the east.
- 9.21 Access to the M25 is via Haxted Road / A22 which joins the M25 9 miles to the north – a drive time of 17 minutes. Gatwick Airport is accessed via the B2028 / A264 / M23 and is 13 miles away – a drive time of 25 minutes.
- 9.22 The nearest railway station is Edenbridge Town which is on the Uckfield branch of the Oxted Line providing services towards London, Oxted, and Uckfield.

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<sup>15</sup> At the time of finalising this report, Land West of Edenbridge was removed from consideration as a potential location for a Garden Village.

Figure 29: Potential Garden Village Locations – Strategic Map



9.23 Considering the four potential garden village locations in terms of these strategic issues, as illustrated on the map above, provides the following conclusions:

#### **M25 Corridor**

- South Godstone is also well located to the M25 with access directly down the A22. The same is true of Blindley Heath, but it is further way.
- Redhill Aerodrome is a similar distance from access onto the M25 as South Godstone, however the access is through the centre of Redhill.
- Land West of Edenbridge relates poorly to the M25.

#### **M23 / Gatwick Airport**

- Redhill Aerodrome is located closest to Gatwick Airport and provides best access to the airport with direct A Road access.
- South Godstone and Blindley Heath have a less direct access to Gatwick Airport – via the M25 to the north or A / B Roads to the south – and would be less commercially attractive locations for airport related activity.
- Land West of Edenbridge is located furthest from Gatwick Airport and has the worst connections of the five sites.

#### **A Road Network / Existing Labour Force**

- Redhill Aerodrome is closer to, and benefits from better links with, existing population centres. It is located in the A23 corridor providing north / south links with Reigate / Redhill, Crawley, and Croydon.
- South Godstone and Blindley Heath are located close to existing villages. Both are located in the centre of the district which is predominantly rural, the A22 provides links to Oxted and Caterham to the north and East Grinstead to the south.
- Land West of Edenbridge is located close to Edenbridge. However, the site is not located close to the A Road network and does not relate particularly well to other settlements.

#### **Railway Network**

- South Godstone benefits from the existing railway station in the village.
- Redhill Aerodrome and Haxted benefit from multiple railway stations, on multiple railway lines, in neighbouring settlements but are beyond reasonable walking distance from the sites.
- Blindley Heath is located further from the railway network.

- 9.24 Table 22 draws this analysis together, providing a traffic light ranking of the potential locations. This shows that Redhill Aerodrome provides the best locations from a commercial perspective. However, this relies on the upgrading of the access onto the A23. Without this, South Godstone provides the best access to the M25. Redhill Aerodrome benefits from its location in the A23 corridor which is a major positive attribute.
- 9.25 Blindley Heath and South Godstone provide relatively similar offers, given their nearby locations on the A22. However, the analysis shows that South Godstone's location being closer to the M25 and with existing rail links would be the preferential location. Land West of Edenbridge performs poorly in the assessment and is clearly the least attractive location in terms of commercial attractiveness.

**Table 22: Garden Village Potential Locations – Strategic Ranking**

	Redhill Aerodrome	South Godstone	Blindley Heath	Land West of Edenbridge
M25 Corridor				
Gatwick Airport				
A Road Network / Labour Force				
Railway Network				

### Indicative Quantum of Employment Development

- 9.26 Significant residential growth such as a new garden village will require an element of employment land in order to provide local employment and services. This will predominantly be in the form of industrial and warehouse / distribution uses as the need for office space will generally look towards the established town centre locations.
- 9.27 Existing evidence <sup>16</sup> suggests that settlements of around 5,000 dwellings will average an employment land provision of 50-60 sq m (total land take) per dwelling. This will typically increase in response to the settlement size as greater levels of critical mass are achieved. Conversely, smaller settlements will likely have a smaller ratio.
- 9.28 Table 23 sets out the quantum of employment land in settlements in and around Tandridge with a population of around 5,000 persons. Copthorne, Godstone, and Westerham all have populations close to 5,000 (according to 2011 Census data) and all show an employment land provision of around 20 sq m per dwelling. Edenbridge has a slightly higher population and shows an

<sup>16</sup> ‘Development Gain and Economic Benefit from East West Rail in Central Bedfordshire’, GL Hearn 2017.

employment land provision of around 50 sq m per dwelling – reflecting the findings above. Taking an average of these settlements gives a ratio of 27.15 sq m per dwelling.

**Table 23: Employment Land per Dwellings**

Settlement	Employment Land (sq m)	Population	Dwellings	Employment Land / Dwelling
Copthorne	41,300	5,000	2,100	19.67
Edenbridge	183,300	8,900	3,300	49.54
Godstone	47,700	5,900	2,500	19.08
Westerham	38,600	4,500	1,900	20.32

- 9.29 This analysis suggests that using an employment land ratio of 20 sq m per dwelling, a garden village new settlement of 2,000 dwellings would require 4 ha of employment land. Using an average ratio of 27.15 sq m per dwelling gives an employment land need of 5.4 ha. This is the figure required to provide local employment and services. However, if the garden village benefits from good strategic access then the quantum of employment land which could be delivered in that location could be higher.

## 10 CONCLUSION

- 10.1 Tandridge possesses attributes which provide the opportunity for considerable future economic growth. The district falls within the East Surrey M25 corridor which is performing strongly at present and provides particular strong drivers for the Financial and Business Services sector and the Technology, Media and Telecoms sectors. Tandridge also falls within the Heart of the Gatwick Diamond, centred on Gatwick Airport, which is a key economic driver and international hub.
- 10.2 However, the economic focus of the area largely faces away from the district with strong office markets in Croydon and Crawley, and airport related businesses located predominantly in Crawley and Horsham.
- 10.3 Tandridge's population is characterised by high levels of education, a high proportion of employees in Managerial and Professional occupations, and high wages. However, the evidence suggests that a considerable proportion of the district's higher-skilled, higher-paid residents commute out of the district to work. There is considerable out-commuting to Reigate and Banstead, Croydon, Crawley, and into London.
- 10.4 As a result the office and industrial markets in Tandridge are currently relatively localised, focussing on meeting local business needs. Office demand is focussed in Oxted and Caterham as they offer the most attractive location in terms of accessibility, while Industrial activity is focussed at two main sites – Hobbs Industrial Estate, and Lambs Business Park – as well as a number of smaller sites disbursed across the district.
- 10.5 The Baseline Scenario shows a need for 15.3 ha of employment land, which would appear to be a reasonable assessment of future need in the district. However, the Council may wish to consider allocating land in line with the Growth Scenario – which shows a need for 22.5 ha of employment land – in order to support economic growth in the district in-line with the LEP's aspirations and maximise the district's economic attributes. Providing a quantum of employment land towards the Growth Scenario figure would help to improve the current commuting balance and reduce levels of out-commuting.
- 10.6 Overall there is a significant need for office provision in the district which is unlikely to be met through the existing supply. The Council should identify additional sites to meet this demand. The greatest demand for office floorspace is in the town centres of Oxted and Caterham, and the supply analysis shows very little supply within these centres to meet the demand. The Council should identify additional sites within these centres to support the growth of office based employment. Alternatively, locations with excellent access to the existing population centres and labour supply as well as the strategic road network should be preferred.

- 10.7 For industrial (B1c / B2) and warehouse/distribution (B8) uses there is a surplus of suitable land supply. However, the large site at Burstow and Shipley Bridge provides over 40 ha of vacant land which could potentially contribute to the longer term supply of employment land and given the area's proximity to Gatwick Airport and the M23 could contribute to meeting the economic needs arising from the airport. The Council should explore options to bring this forward.

## APPENDIX A: VIBRANT ECONOMY INDEX

**Prosperity** – Considers the economy and its ability to produce wealth and create jobs. Indicators measured:

- Total GVA (£m)
- GVA per job (£000)
- Mean workplace weekly pay (£)
- Knowledge-driven employment (%)
- Businesses turning over >£1 million (%)
- Businesses turning over >£100 million (%)
- Foreign owned businesses (%)

**Dynamism and Opportunity** – Considers how the economy is entrepreneurial and innovative, with a population that has skill sets that can drive future growth. Indicators measured:

- Business formation rate (%)
- High level skills (%)
- Knowledge workers (%)
- Patents granted (per 100,000 pop)
- GCSEs A\*-C achieved (%)
- Higher education employment (%)
- R&D employment (%)

**Inclusion and Equality** – Considers how the population benefits from economic growth. The gap between richest and poorest narrows, regional disparities reduce, and there are opportunities for all. Indicators measured:

- Deprivation (score)
- Inequality (score)
- Average income (£)
- Child poverty (score)
- Housing affordability (score)
- Employment rate (%)
- Benefit claimant rate (%)
- Homeless households (per 000 households)
- NEETs (%)
- Housing benefit claimant rate (% of all households)
- Long-term unemployment (%)
- Fuel poor households (%)
- Unemployed inequality (ethnicity)

**Health, Wellbeing and Happiness** – Considers how the population are healthy and active, leading fulfilling lives which provides individual prospects. Indicators measured:

- Sports participation (adults) (%)
- Adults overweight or obese (%)
- Life satisfaction (score)
- Life worthwhile (score)
- Happiness (score)
- Anxiety (score)
- Diabetes prevalence (%)
- Average life expectancy (yrs)

- Child obesity (Year 6) (%)
- Mean hours worked differential

**Resilience and Sustainability** – considers the extent to which the economy has an impact on the natural environment and how the built environments are resilient places we want to live in. Indicators measured:

- Air quality (score)
- Recycling rate (%)
- Co2 emissions per capita (Kt Co2)
- Energy consumption (GWh)
- New residential addresses created in National Flood Zone (%)
- Previously developed land usage (addresses per ha)
- Dwellings completed (no.)
- Households on LA waiting list (%)
- Planning applications (no.)

**Community, Trust and Belonging** – Considers an area's cultural life, and the extent to which there is a clear identity that all its people are proud of, whether people feel safe, engage in community activities and trust the integrity of businesses and institutions. Indicators measured:

- Community assets (per 1,000 pop)
- Cultural amenities (per ha)
- Living alone, aged 50 and over (%)
- Valid voter turnout (%)
- Violent crimes (per 1,000 pop)
- Ethnic diversity (score)

## APPENDIX B: BUSINESS SURVEY QUESTIONS

1. What is the nature of your business operating from this premises?

- Food retail
- Non-food retail
- Coffee shop
- Restaurant
- Fast food restaurant
- Pub / bar
- Bank
- Other financial service (e.g. building society / accountant)
- Estate agent
- Recreation (e.g. sports centre)
- Leisure (e.g. cinema)
- Legal service (e.g. solicitors office)
- Other services (e.g. hairdresser, beauty salon, tanning centre, nail bar)
- Transport / logistics
- Council office / advice centre
- Industry
- Manufacturing
- Construction
- Accommodation / hotel
- Other professional services / technical
- Administrative services
- Education
- Health
- Arts / entertainment
- Other office use
- Charity
- Farming / agriculture
- Residential care
- Vehicle repairs / restoration

2. What is your approximate annual turnover?

- £0 - £99,999
- £100,000 - £999,999
- £1m - £9,999,999
- £10m+
- (Refused / prefer not to say)

3. Including yourself, how many full-time (30 hours + per week) employees do you have?

None

One  
Two  
Three  
Four  
5 to 9  
10 to 49  
50 to 249  
250 and over  
(Don't know)

4. And how many part-time (less than 30 hours per week) employees do you have?

None  
One  
Two  
Three  
Four  
5 to 9  
10 to 49  
50 to 249  
250 and over  
(Don't know / varies)

SZE. Business size:

1 to 4  
5 to 9  
10 to 49  
50 to 249  
250 and over

5. How long have you been trading?

Less than 1 year  
1-2 years  
3-4 years  
5-10 years  
Over 10 years  
(Don't know)

6. Where do you predominantly sell your goods and / or services?

Locally within Tandridge

Locally Surrey, Sussex, Kent (excluding London)

Mainly London

Regionally - London & SE

Nationally UK

International - EU

International - Worldwide outside EU

7. Have you considered or are considering selling outside UK?

Yes - considered

Yes - would consider

No, wouldn't and haven't considered

(Already do sell internationally, just not our predominant business)

8. What type of premises do you occupy?

Office

Industrial i.e. manufacturing

Warehouse i.e. storage / distribution

Retail A1 - shops

Retail A2 – retail offices e.g. estate agents

Retail A3 – restaurants / coffee shops

Class C - hotel / conference centres

Community buildings (residential care homes / village halls / galleries etc.)

Land / acreage - not premises

Mobile business - no static premises

Office (home)

9. What is the approximate floorspace / site size of premise?

Less than 185 sq.m (1991 sq.ft.)

185-500 sq.m (1991 - 5,382 sq.ft.)

501-1,000 sq.m (5,393 - 10,764 sq.ft.)

1,001-5,000 sq.m (10,775 - 53,820 sq.ft.)

5,001-10,000 sq.m (53,830 - 10,7639 sq.ft.)

10,001+ (10,7650)

(Don't know)

10. Regarding your premises, which of the following best answers how adequate the premises are for your needs?

Yes they meet our current needs only

Yes they meet our current and foreseeable future needs

No they don't meet our current needs but we plan to remain  
No they don't meet our current needs and we are looking to relocate

11A. What factors with the current site / location do you feel restrict your business operation if any?

Availability of parking for workers and visitors / customers  
Size of premises / lack of space  
Availability of fast, reliable, affordable superfast broadband  
Planning restrictions to expand, intensify or change use diversify  
Accessibility of the site (to meet DDA requirements)  
Affordability of premises (e.g. rent, rates, costs etc.)  
Road congestion in the immediate vicinity of your site  
Availability of public transport serving the site  
Undesirable neighbours (e.g. noisy environment, using our parking spaces, disposing their waste in our bins)  
Accessibility of the site in general  
General road congestion in Tandridge / Surrey  
Premises too old / in disrepair  
Availability of free parking for staff  
Won't be in the main EU post-Brexit  
Lack of child-friendly / secure space  
Poor lighting  
Poor signage  
Lack of a shop front  
Quiet area / minimal footfall  
Not being on the high street  
(No restrictions)  
(Don't know)

11B. Are there any planning and development factors which you feel affect or restrict your business operation?

Council restrictions (e.g. parking, signage, change of use etc.)  
Getting through planning department red tape (i.e. long time awaiting decisions, unfair refusals etc.)  
Lack of land / premises available to expand  
Lack of parking spaces  
Roadworks / building in the vicinity  
Expansion application refused / restricted  
Physical restrictions to the site (e.g. roadworks, construction, too many vehicles nearby etc.)  
Lack of accessibility (roads etc.)  
Introduction of nearby competition  
Leases expiring / not renewable  
Noise pollution from Gatwick Airport

Fencing erected that restricts access  
New-build housing planned that will restrict access  
The Council's poor administration  
The current economic climate  
Unable to get a business loan  
(None / nothing)  
(Don't know)

12. Is the business looking to relocate in the next 5 years?

Yes  
No  
(Don't know)

13A. What floorspace would you need?

Less than 185 sq.m (1991 sq.ft.)  
185-500 sq.m (1991 - 5,382 sq.ft.)  
501-1,000 sq.m (5,393 - 10,764 sq.ft.)  
1,001-5,000 sq.m (10,775 - 53,820 sq.ft.)  
5,001-10,000 sq.m (53,830 - 10,7639 sq.ft.)  
10,001+ (10,7650)  
(Don't know)

13B. Would this be bigger or smaller than your current premises?

Much bigger  
A little bigger  
About the same  
A little smaller  
Much smaller  
(Don't know / not sure yet)

14. What would be the key factors influencing your choice of a new location site?

Required size, quality and configuration of premises  
Rental or purchase cost  
Availability of staff and customer parking  
Strategic road network and access  
Ability to retain current staff and management  
Access to superfast / ultrafast broadband  
Close proximity to current location  
Space to expand / intensify if required

Lease length  
Proximity to existing customer base  
Availability of suitably skilled labour supply  
Being within the EU post-Brexit  
Proximity to family / contacts  
Publicly well-known location  
Proximity to the airport  
(Don't know)

15A. Have you, or would you, consider intensification / expansion of your existing site?

Yes  
No

15B. Why do you say that?

Need more space to grow / improve the business  
Local government regulations restrict / forbid expansion  
No need / don't want to  
Already expanded  
Possibly expand in the future, depending on the economic climate  
Too expensive / can't afford it  
Would rather relocate  
No scope / space for expansion  
Premises too old / in disrepair  
Would like to employ more staff in the near future  
Just recently moved in  
Unsteady / uncertain market at the moment e.g. declining sales, Brexit etc.)  
Rented premises  
Not my decision; head office would decide  
(Don't know / no particular reason)

15B. Why do you say that?

No need / don't want to  
No scope / space for expansion  
Rented premises  
Local government regulations restrict / forbid expansion  
Too expensive / can't afford it  
Just recently moved in  
Unsteady / uncertain market at the moment (e.g. declining sales, Brexit etc.)  
Not my decision; head office would decide  
Already expanded

Would rather relocate  
Possibly expand in the future, depending on the economic climate  
Premises too old / in disrepair  
Would like to employ more staff in the near future  
Need more space to grow / improve the business  
(Don't know / no particular reason)

16. Do you have any comments to make on commercial property availability in the Tandridge District?

Limited / hard to come by premises  
Rents / rates too high  
Difficulty in matching vacant space to suitable businesses  
Adequate availability if required  
Not enough sector diversity (i.e. too many businesses of the same type)  
Need more suitable sites for the building / industrial sectors  
Need more suitable sites for offices  
Need more small units  
Cheaper rents / rates compared to certain other areas  
Too many commercial sites are becoming residential  
Too many restrictions imposed by Tandridge District Council  
Unattractive, bleak environment  
Very happy with our location  
(Nothing / none)  
(Don't know / haven't looked at availability)

17. Do you consider your business to be in a growth sector / market?

Yes  
No  
(Don't know)

18.B Why do you say that?

Our business is growing / expanding  
Higher demand / popularity for sector products / services  
I just know our sector is expanding / developing  
Our clients' businesses are growing, which impacts on our sector  
Busy / large location  
No / very little competition  
Increasing population  
Government's infrastructure spending is increasing  
Always been a growth industry

Internet / computer usage is growing  
Good potential to expand premises  
Offering a wider range of products  
Personal optimistic outlook  
Constantly fluctuates (e.g. government / current issues)  
Improving the quality of service  
New incentives / promotions offered  
The airport helps our growth  
No growth or decline, just steady  
Competitive prices  
More skilled workers / professionals in the sector  
Stagnation (i.e. stable - not growing or declining)  
Providing the personal / face-to-face service, which customers like  
Higher demand for sector premises  
Long-established businesses means more customer confidence  
External current factors (e.g. Brexit, terrorism, technology etc.)  
Lack of personal interest / ambition  
Decline in sector units / premises  
Depends on the location  
Customers can't afford these products / services at the moment  
It is a declining industry  
Government legislation hinders growth  
Lack of money to invest  
People don't want to work in this sector any more  
Less demand for products / services  
Other sectors declining affects our sector  
Small / niche market  
Inappropriate locations (e.g. not on the High Street)  
Increased competition  
Too much competition  
Too much outsourcing abroad  
(Don't know / no particular reason)

#### 18B. Why do you say that?

Less demand for products / services  
Stagnation (i.e. stable - not growing or declining)  
It is a declining industry  
Internet / computer usage is growing  
External current factors (e.g. Brexit, terrorism, technology etc.)  
Lack of personal interest / ambition  
Too much competition  
Customers can't afford these products / services at the moment

Too much outsourcing abroad  
Other sectors declining affects our sector  
Small / niche market  
People don't want to work in this sector any more  
Decline in sector units / premises  
Lack of money to invest  
Constantly fluctuates (e.g. government / current issues)  
Increasing population  
Always been a growth industry  
Government legislation hinders growth  
No growth or decline, just steady  
Increased competition  
Inappropriate locations (e.g. not on the High Street)  
Competitive prices  
Government's infrastructure spending is increasing  
I just know our sector is expanding / developing  
More skilled workers / professionals in the sector  
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Our business is growing / expanding  
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Higher demand / popularity for sector products / services  
Personal optimistic outlook  
Providing the personal / face-to-face service, which customers like  
Improving the quality of service  
New incentives / promotions offered  
The airport helps our growth  
Depends on the location  
Offering a wider range of products  
(Don't know / no particular reason)

19. Are staff numbers growing / expected to grow in the next 1-2 years?

Yes - by 1 - 10%  
Yes - by 11 - 20%  
Yes - by 21 - 30%  
Yes - by 30%+  
No  
(Don't know)

20. Is your turnover expected to grow in the next 1-2 years?

Yes - by 1 - 10%

Yes - by 11 - 20%

Yes - by 21 - 30%

Yes - by 30%+

No

(Don't know)

21. You say your sector is not growing what do you attribute this to?

Increased competition

Reducing demand for product / service

Change in consumers' habits / needs / customs

Restrictive regulation and red-tape

Reducing price for product / service

Changes / uncertainty in the current economic climate (e.g. Brexit)

Limited land availability / lack of suitable sites

Old age / retirement

Business remain static; not increasing or decreasing

Increasing cost of materials

Increasing costs of rent and taxes

Lack of government planning

Lack of skilled labour

Difficult to recruit staff in this sector

Terrorism has effected where people want to go

Tighter regulations

(Don't know)

22. What do you think are the key local barriers to growth?

Costs of being located in Tandridge / South East

Availability of suitably skilled workforce

Road congestion both locally and regionally

Availability of superfast / ultrafast broadband

Supply of appropriate premises to meet our needs

Inability to move premises to allow growth

Planning restrictions preventing expansion / intensification, diversification change

Lack of grants or funding to support business

Lack of regular, affordable public transport

Availability of housing for staff

Not being in the EU post-Brexit

Lack of suitable business advice / support

Poor parking provision  
Too much competition  
Declining demand for products / services  
Restrictive regulation and red-tape  
Lack of consumer confidence  
Roads in a state of disrepair  
Lack of auxiliary facilities / services nearby (e.g. banks)  
Lack of advertising / promotion  
Declining clientele expenditure  
Lack of local development  
Increasing cost of materials  
Reducing budgets  
Difficult to obtain raw materials  
Poor wages  
Sparse population  
Ageing demographic of local people  
Too much diversity of shops in the high street  
(Don't know)  
(None)

23. Do you have any staffing issues or skills needs?

Lack of suitably skilled staff available locally (high skills)  
Local wage expectations too high (i.e. above affordability)  
Schools, colleges, universities not producing the right staff  
Lack of suitably skilled staff available locally (low skills)  
Find apprenticeships inaccessible and complex  
Lack of interest towards this type of work / sector  
Lack of public transport for staff who don't drive  
In-house training is difficult for trainees to adhere to  
Apprenticeship taxation  
(No / none)  
(Don't know)

24. There are a number of Government funded business advice and support services available, are there any that you feel are needed or would be interested in?

General local business support and engagement by TDC  
Help in identification and application for funding grants e.g. via LEP and TDC  
Help in developing skills and training e.g. LEP and local colleges  
Help in developing and recruiting apprentices e.g. LEP and local colleges  
Help in securing contracts with the public sector or large businesses e.g. via Gatwick Business  
Help in getting loan or equity funding e.g. via LEP

Help in developing and submitting planning applications e.g. via pre-app advice  
TDC  
Impartial signposting to independent business advice and support e.g. Growth  
Navigators  
Help with social media projects  
(Nothing)  
(Don't know)

LOC. Location

Caterham  
Crawley  
East Grinstead  
Edenbridge  
Godstone  
Horley  
Lingfield  
Oxted  
Redhill  
Warlingham  
Westerham  
Whyteleafe

BUC. Business Use Classification:

A1  
A2  
A3  
A4  
A5  
B1  
B2  
B3  
C1  
C2  
D2  
Sui Generis