
Shaping Elmbridge A New Local Plan



Strategic Employment Land Review Addendum

November 2021



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1. Introduction

- 1.1 This Strategic Employment Land (SEL) Addendum provides an update to the previous SEL Review paper produced in 2019. The review paper in 2019 undertook an assessment of the borough's employment sites and considered the employment sites to meet needs of the market and deliver new growth to meet demand. This paper analyses the existing SELs adopted in the Core Strategy (2011) and recommends which are suitable and not suitable for designation in the new Local Plan.
- 1.2 This paper reports on the available floorspace and what floorspace that has been lost through different methods of data collection. These methods of data collection include floorspace gained or lost through planning permissions, and what is occupied and vacant through site visits and data obtained from Valuation Office Agency (VOA).
- 1.3 Reference is also made to the recently produced Local Market Appraisal (LMA) 2020, which provides an updated economic position of the council economic market evidence. It also highlights the significance of the legislative changes from the Use Classes and the General Permitted Development Order (GPDO). Moreover, the LMA highlights that the borough's employment needs maybe overestimated given recent market trends and the impacts resulted from the Covid-19 pandemic.
- 1.4 The purpose of this 'Addendum 2021' will further support the delivery of the economic growth and employment needed in the borough up until 2036 whilst also supporting the ambitions of the Elmbridge Economic Strategy. The outputs from this report together with other evidence base documents, the consultation response to the three Regulation 18 consultations, and the Sustainability Appraisal will inform the identification of the Council's preferred approach for the Local Plan.

The impact of Covid-19 on the preparation of this document

- 1.5 As this document has been prepared in 2021, it is acknowledged that this was during the Covid-19 pandemic. The impact of the pandemic is not and will not for some time become fully clear. As this document uses data that was collected after the easing of most Covid-19 restrictions on 19th July 2021, it is likely that there will be discrepancies. This should, however, not fully divert from the results of this internal assessment.

2. Policy and legislative context

National Planning Policy Framework

- 2.1 The National Planning Policy Framework (NPPF) 2021 places significant weight on the need to support economic growth and expects planning policies and decisions to help create conditions in which businesses can invest, expand and adapt.

Planning Practice Guidance

- 2.2 The Planning Practice Guidance (PPG) adds further context to the NPPF, and it is intended that the two documents should be read together. Plan makers must have regard to national policies and advice contained in the guidance when developing Local Plans.
- 2.3 It should be noted that in Paragraph: 028 Reference ID: 2a-028-20190220 Local Authorities can identify the existing stock of employment land that has experienced a recent pattern of supply and loss through:

‘A simple typology of employment by market segment and by sub-areas, where there are distinct property markets areas within authorities, can be developed and analysed. This can be supplemented by information on permission for other uses that have been granted, if available, on sites formerly in employment use’.

- 2.4 There is no indication as to what defines a ‘distinct property market area’. It is however considered that it is an area to be of strategic importance to a local authority and which provides the employment land required to meet need.

Legislative context

- 2.5 Since the last version of the SEL Review in 2019 the [Town and Country Planning \(Use Classes\) \(Amendment\) \(England\) Order 2015 has been amended and came into effect from](#) on the 1 September 2020. Changes to the Use Classes on 1 September 2020 now combine land / buildings used for health, education, retail or leisure purposes with B1 office as Class E (Commercial, Business and Services). Class B2 (General Industry) and Class B8 (Storage and Distribution) experienced no change. Full changes can be found in Appendix 1.

Permitted development rights

- 2.6 In May 2013 the Government introduced temporary permitted development

rights for office to residential conversions. From this date, applicants were permitted to convert existing office accommodation to residential dwellings without seeking planning permission. Instead, applicants were required only to make a 'prior approval' application. Under the prior approval process, the Local Authority has no discretion to consider or apply other planning policies (providing as they are relevant) to any matters outside those listed within the specific Classes of the GPDO.

2.7 On 13th October 2015, the Government announced that offices to residential under permitted development rights will be made permanent. Areas that would be exempt from the rights had until May 2019 to make an Article 4 Direction. An Article 4 Direction withdraws the specified development rights and planning permission for development is then required. As a result of the temporary change of permitted development rights in May 2013, the council on the 21st November 2014 made Article 4 Directions on four SELs in the borough. This removed the permitted development right for the conversion of offices to residential use. These areas are¹:

- Brooklands Industrial Estate;
- Hersham Trading Estate (including North Weylands Trading Estate);
- Molesey Industrial Estate; and
- Riverdene Trading Estate.

2.8 Despite the designation of SELs and protection from the Article 4 Directions, there has still been a loss of SEL. Article 4 Directions are designed to remove permitted development rights requiring planning permission for development. However, there have been planning applications on existing SELs with an Article 4 Direction which have been granted to change employment uses to residential. The extent of change of the existing SELs adopted in the Core Strategy 2011 is outlined in Table 2 in Section 4.

2.9 Not affected by permitted development rights is Class B2 (General Industry) for the use for industrial processes other than one falling within former Class B1(c) (excluding incineration purposes, chemical treatment or landfill or hazardous waste). Also not affected is Class B8 (Storage and Distribution) which includes open air storage. Former Class P of the GPDO (Schedule 2 Part 3) allowed the change of use of B8 to residential but this has since ended on the 10th June 2019.

Existing local policy and evidence

2.10 There were 13 designated SELs under Policy CS23 (Employment Land provision) which were adopted in the Core Strategy 2011. Policy CS23 defines the need to accommodate predicted and future economic growth whilst ensuring employment patterns and working practices promoted in Elmbridge. Proposals for alternative use will only be allowed where development does not result in the overall loss of employment provisions

¹ Article 4 directions for Elmbridge Borough Council - <https://www.elmbridge.gov.uk/planning/planning-policy/monitoring-reports-action-plans-and-article-4-directions/>

and where a surplus of SEL is identified. Alternatives uses should not detract from the integrity and function of the site for employment purposes.

- 2.11 The below evidence base suggests recent market trends have changed the perspective of employment needs and supply in Elmbridge. This has suggested the need for more robust protection of the existing SELs. Findings from the previous SEL Review 2019 is also included below.

Elmbridge Commercial Property Report August 2014 and July 2017

- 2.12 The Elmbridge Commercial Property Report was prepared by GL Hearn and is an important part of the council's employment evidence base. In 2014 the report outlined the 'supply of sites' (section 6 of the report) and the adopted supply of available floorspace in the borough's SELs which is approximately 406,915 sqm.

- 2.13 In 2017, there was a review of this 2014 paper and the key findings of this document are discussed below:

- Weybridge continues to provide the principal office location with several blue-chip companies. The settlement provides a good supply of both new buildings coming to the market and good quality secondary space.
- The office space beyond Weybridge is fairly limited, especially as relatively new schemes such as the Aissela Building in Esher are fully let.
- Competition is increasing with neighbouring boroughs especially with Runnymede.
- Permitted development are adversely affecting the borough and leading to a potential undersupply of second-hand space that is particularly useful for smaller businesses
- Industrial property supply is focused at the Brooklands and Molesey Industrial Estates.
- Brooklands Industrial Estate provides modern, large warehouse accommodation benefiting from good accessibility for HGVs to the strategic road network.
- Other industrial areas in the borough (Molesey and Hersham) serve local markets and are constrained by their accessibility and quality of stock.
- Overall, the borough is not a prime market for industrial property however latent demand is considered to exist.
- An additional 6,600 jobs based on 2016 forecast data which is lower than 2014 forecasts of 9,700 jobs required by 2030. The key broad sectors are wholesale and retail, and professional and other private services.
- The quantum of employment floorspace that will be required in Elmbridge over the period of 2015-35 is considered to range from 41,500 sqm to 79,000 sqm.

Strategic Employment Land Review 2019

- 2.14 The SEL Review 2019 was undertaken internally by the council. The purpose of this document was to undertake an assessment of the borough's employment sites and consider the potential of these employment sites to meet the needs of the market and deliver new growth to meet demand. The assessment considers the potential of each currently designated SEL site to deliver future growth, and which of these sites are strategically important to maintain economic growth in the borough and across the functional economic area.
- 2.15 The assessment scored 31 sites against a series of criteria including site size, its clustering effect, opportunities for redevelopment, sustainability and physical quality.
- 2.16 The assessment of the 31 sites which included the original 13 adopted SELs is expected to provide the land needed to deliver and support the borough's economic vision and strategic economic priorities. Their intensification and redevelopment will provide the employment floorspace required to meet future demand and facilitate jobs growth. As result of the review, it recommended that the council considers retaining the following five SEL sites in the emerging Local Plan:
- The Heights, Weybridge
 - Hersham Place Technology Park, Hersham
 - Brooklands Industrial Estate, Weybridge
 - Hersham Trading Estate, Walton-on-Thames
 - Molesey Industrial Estate, West Molesey

Local Market Appraisal 2020

- 2.17 The Local Market Appraisal 2020 was undertaken by Boyer Planning and they were tasked with providing a review of the council's evidence base. In addition, they were to provide recommendations in the relation to the existing SEL sites and other employment uses to aid the development of policy in the emerging Local Plan. The key findings were as follows:
- Projections, previous completions and trend information points towards a reduced need for industrial floorspace.
 - Information showing that the price/sqft as well as on-site observations of Molesey Industrial Estate and Hersham Industrial Estate show that there are very low vacancy rates.
 - The GL Hearn report and other trend data may point towards a continuing need for additional B1 (office) floorspace across the borough but it was suggested that caution should be given as to how future need is provided.
 - Notable level of vacancies in a number of larger office units at the northern section of The Heights SEL.
 - A greater need for smaller start-up offices to replace office space lost

to permitted development rights changes of use to residential, which has taken place since 2013.

- The ongoing and increasing demand for online shopping (as indicated by the trend data) shows that there is likely to be a continued requirement for B8 warehousing and distribution units. This is mostly likely to be needed in the Brooklands Industrial Estate and those located with good access to the strategic road network.
- Due to the limited land in the borough and the very high residential property market and housing need this leads to challenges as to where future employment floorspace can come forward. On that basis, the most likely viable approach would be to protect and intensify existing employment locations.
- Large areas of surface car parking at The Heights, presents opportunities for redevelopment through decked car parking and use of 'spare' land yield.
- Focus should be given to intensify existing industrial sites to provide modern accommodation for B8 uses.
- Additional growth could be provided from Heathrow expansion but would depend on the location to the strategic transport network.
- Recommend updating the SEL Review 2019 paper to update the list of sites that have had planning permissions and to undertake an assessment of the exact boundaries of each SEL.
- Boyer Planning's review of the SEL Review 2019 undertaken by EBC agreed with the recommendation that 5 SELs be carried forward in the new Local Plan these are:
 - The Heights
 - Hersham Place Technology Park, Hersham
 - Brooklands Industrial Estate, Weybridge
 - Hersham Trading Estate, Walton-on-Thames
 - Molesey Industrial Estate, West Molesey

3. Approach

- 3.1 This section outlines the approach used to understand the current health of the adopted SELs in the Core Strategy 2011. The loss of floorspace from the grant of planning permission and the occupancy and vacancy rates will determine the status of the existing SELs and which can continue their designation in the emerging Local Plan.

Assessment of the SELs

- 3.2 The collection of data for this assessment began week commencing 20 September 2021 because it was considered a suitable time for businesses returning to trading after the easing of Covid-19 restrictions. The following stages demonstrate how data was obtained and assessed to provide recommendations for future designation. It is important to note that whilst businesses may be returning to trading, there are changes to working arrangements and it is therefore difficult to accurately identify those premises that are vacant at present.

Stage 1 - Capturing of planning activity

- 3.3 As part of a desktop exercise the planning history of each SEL was analysed. This included prior approvals, the grant of planning permission and all units completed and under construction for the net increase/ loss of employment floorspace. The cutoff date for identifying planning permissions was 31 December 2021.
- 3.4 The data captured would be analysed and calculated against the adopted floorspace presented in the GL Hearn Commercial Property Market Study 2014. The total of floorspace that had been gained or lost was presented and would later be broadly compared with the occupancy and vacancy rates identified in stage 2.

Stage 2 – SEL occupancy and vacancy data collection

- 3.5 In stage 2, it was important to understand the occupancy and vacancy rates of the recommended five SELs to continue to be adopted in the emerging Local Plan. This was achieved through physical site visits and the extraction of data from the Government's Valuation Office Agency (VOA)². The site visits identified any change in use or ownership and checked if units were occupied or vacant (by units). Extracted data from the VOA provided relevant occupancy and vacancy rates of units (by sqm) within the existing SELs.
- 3.6 Both the site visits and data from VOA were used to broadly compare

² Valuation Office Agency - <https://www.gov.uk/correct-your-business-rates>

changes as result of planning activity identified in stage 1.

Stage 3 - Plotting and mapping of results

- 3.7 Data obtained in stage 1 and 2 are included into spreadsheets and subsequent tables summarised in Section 4. This data is then plotted and presented on GIS mapping to demonstrate the spatial change of employment floorspace. Mapping is presented for the five recommended SELs to emerge for future designation in the Local Plan in Appendix 6. These proformas outline the SEL's location, their policy designations, current Use Classes, planning history, summary of occupancy and vacancy, and finally their recommendation in the emerging Draft Local Plan.

Stage 4 – Assessment of results

- 3.8 In stage 4, all data is summarised to demonstrate the changes in each SEL adopted in 2011. Section 4 of this document presents the summarised data and broadly compares the status of each SEL from data collected in stage 1 and the recommended five SELs analysed in more detail in stage 2. Data was also obtained on neighbouring boroughs to compare occupancy and vacancy rates whilst understanding their employment need for the future.

Stage 5 – Recommendations made

- 3.9 From the original 13 SELs adopted in the Core Strategy, appropriate adjustments or the removal of their designation in its entirety were made where there was a loss of employment use to residential. It was recommended by previous employment studies that five SELs should remain adopted, therefore a more focused analysis was undertaken in provided proformas (see Appendix 6).
- 3.10 Although this assessment proposes five SELs for future designation, any proposed boundary changes will need to be taken forward through the formal plan process and be subject to public representation and examination by an Independent Planning Inspector.

4. SEL Assessment

- 4.1 The results of the SEL assessment has been split into two parts; firstly, the planning activity experienced across the adopted SELs and secondly the current occupancy levels and vacancy rates of the recommended five SELs for future adoption.

Planning activity on adopted SELs

- 4.2 The Elmbridge Commercial Property Market Study 2014 identified the council had approximately 406,915 sqm of SEL floorspace in 2011 when the Core Strategy was adopted. Since 2011 there has been notable change in floorspace as a result of planning applications and prior notifications in the SELs in the borough. The broad changes to each SEL as a result of planning applications and prior notifications were analysed and the floorspace that is remaining is provided in more detail in the table below (a summary table in presented in table 2).

Table 1 – Status of adopted SELs

| SEL location | SEL size at CS Adoption 2011 | Total available GIA floorspace | Net GIA floorspace change and reason | Total remaining |
|---|-------------------------------------|---------------------------------------|--|---|
| Riverdene Industrial Estate, Hersham | 1.17 ha | 5,527 sqm | -3,344 sqm (B2): Planning Application (2014/5061) | 0 sqm (not proposed for future SEL) |
| Imber Court, Trading Estate, East Molesey | 3 ha | 16,600 sqm | -16,618 sqm (B2/B8): Outline Application (2015/3400) | 0 sqm (not proposed for future SEL) |
| Claygate House, Claygate | 1.5 ha | 1,548 sqm | -4,052 sqm (B1a): Planning Application (2018/1233 and 2020/2095) | 0 sqm (not proposed for future SEL) |
| 74-78 Portsmouth Road, Cobham | 1.2 ha | 3,921 sqm | -2,028 sqm (B1a): Planning Application (2017/1494) | 1,893 sqm (not proposed for future SEL) |

| | | | | |
|--|--------------|--|---|---|
| Walton Court, Station Avenue, Walton | 3.33 ha | 8,456 sqm Plus c. 2000 sqm from PGS Court | -14,629 sqm (B1a): Planning Application (2017/0928) | PGS Court remains (not proposed for future SEL) |
| Glaxo Smith Kline, St George's Avenue, Weybridge | 2.58 ha | 7352 sqm | Unchanged | Unchanged (not proposed to be as future SEL) |
| Kingston House Estate, Thames Ditton | 3.61 ha | 10,226 sqm | +497.7 (see appendices 3, 4 and 5) | 10,763.7 sqm (not proposed to be as future SEL) |
| The Pavilion, Atwell Place, Thames Ditton | 1 ha | 1,665 sqm | Unchanged | Unchanged (not proposed to be as future SEL) |
| Hersham Place Technology Park, Hersham | 4.21 ha | 17,000 sqm | Unchanged | Unchanged (proposed for future SEL) |
| Hersham Trading Estate, Walton | 7.16 ha | 36,357 sqm | -770 sqm (see appendices 3, 4 and 5) | 35,587 sqm (proposed for future SEL) |
| Brooklands Industrial Estate, Weybridge | 36.27 ha | 160,000 sqm | +6,073 sqm (see appendices 3, 4 and 5) | 166,073 sqm (proposed for future SEL) |
| The Heights | 30 ha | 55,000 sqm | -21,504.5 sqm ³ | 33,495.5 sqm (proposed for future SEL) |
| Molesey Industrial Estate, West Molesey | 15 ha | 81,263 sqm | -2886.8 sqm (see appendices 3, 4 and 5) | 77,744.65 sqm (proposed for future SEL) |
| Total | c. 110.03 ha | c. 406,915 sqm | c. -59,261.6 sqm | c. 347,653.4 sqm |

4.3 Table 1 outlines how the current 13 designated SELs from the Core Strategy 2011, have been lost and/ or identified for future housing. The loss of employment has created some significant changes within the borough's SELs. Some have been completely lost, whilst others are being continuously eroded by non-employment uses by prior approval (although these are not yet implemented schemes). Three SELs Imber Court, Claygate House and Riverdene have been completely lost to non-employment uses since 2011⁴.

³ To note the loss of floorspace is from prior approval applications and permitted development. A recently registered planning application (2021/4257) on Land north of Sony Building is likely to bring +22,488 sqm additional floorspace which would compensate for the loss of floorspace by PD.

⁴ Where it is recognised in table 2 that the Riverdene SEL there is approximately 2183 of floorspace remaining and that there is also a loss of floorspace at Imber Court and Claygate House SELs; it is

Two other SELs at Station Road Walton and Portsmouth Road, Cobham have lost the majority of their employment floorspace with two standalone offices remaining in the SELs at Walton Avenue and Portsmouth Road, Cobham.

- 4.4 The majority of the lost floorspace has been recently identified at the Heights SEL in Weybridge. This is because of recent changes in permitted development rights and with no Article 4 direction resulting in a loss of employment floorspace through prior notifications. Although the permissions have not yet been implemented, 39% of the existing office floorspace has consent for a change of use to residential.
- 4.5 Since the adoption of the 13 SELs in the Core Strategy 2011, the borough has approximately lost 59,261.6 sqm of floorspace (see table 3). If this trend continues the council would lose approximately 5,926sqm of floorspace each year.

likely that the GL Hearn report has incorrectly recorded the amount of floorspace as to what the planning application suggests was available. The SELs no longer provide employment floorspace and therefore have been considered that 0 sqm remains.

Table 2 – Summary loss of floorspace from planning applications and permitted development between 2011-2021

| SEL | Permissions / prior approvals | Under Construction | Completions | TOTAL |
|---------------------------|--------------------------------------|---------------------------|--------------------|-----------------|
| Riverdene | 0 | 0 | -16618 | -16618 |
| Imber Court | 0 | 0 | -3344 | -3344 |
| Claygate House | 0 | -4052 | 0 | -4052 |
| Portsmouth Road | 0 | -2028 | 0 | -2028 |
| Walton Avenue | 0 | -14629 | 0 | -14629 |
| Kingston House Estate | 497.7 | 0 | 0 | 497.7 |
| Hersham Trading Estate | 0 | 0 | -770 | -770 |
| Molesey Industrial Estate | -9865 | 57.6 | 6920.6 | -2886.8 |
| The Heights | -21504.5 | 0 | 0 | -21504.5 |
| Brooklands | 4565 | 0 | 1508 | 6073 |
| TOTAL | -26306.8 | -20651.4 | -12303.4 | -59261.6 |

Table 3 – Employment floorspace trajectory (full breakdown provided in table 2)

| GL Hearn 2014 floorspace | Completions at 31 October 2021 | Net SEL floorspace under construction at 31 October 2021 | Planning Permissions/ prior approvals not yet implemented at 31 October 2018 | Total estimated loss | Total estimated capacity |
|---------------------------------|---------------------------------------|---|---|-----------------------------|---------------------------------|
| 406,915 sqm | -12,303.4 | -20,651.4 sqm | -26,306.8 sqm | -59,261.6 sqm -14.56% | 347,653.4 sqm |

Occupancy and vacancy rates of the proposed five SELs

- 4.6 The occupancy and vacancy rates in the five recommended SELs have been detailed in proformas set out in Appendix 6. This data is collected through the use of VOA providing occupancy, vacancy, business rates and floorspace. However, it is only accessible where available as it is only occasionally assessed and updated. To support the VOA data collection, site visits were undertaken in September 2021 providing useful analysis as to what is presently occupied and vacant per unit (see table 4). Together the VOA data and site visits would give a broad indication as to the status of occupancy and vacancy in the SELs. Through VOA data collection the total floorspace identified suggests that the five SELs have approximately 357,980.71 sqm remaining employment floorspace (see table 5). This is broken down as approximately 285,365.57 sqm (79.72%) that is occupied and 72,615.14 sqm that is vacant (20.28%). The summary of occupied and vacant SEL floorspace collected from the site visits and VOA across the five SELs is concluded in Appendix 2.
- 4.7 There is one contrasting result at Molesey Industrial Estate where the difference in occupancy per unit % (table 4) is greater than the floorspace % (table 5). This is because the floorspace was double counted where there was more than one use and / or flexible uses at an address. In this instance, Columbia House (Class E/ B2) and Britannia House (Class E/ B8) provides a combined 12,196 sqm of vacant floorspace granted planning permission for housing. Because there are two uses (i.e. Class E and B8) per address, the floorspace has been counted twice demonstrating 24,392 sqm of the total 29,576 sqm vacant floorspace (see Molesey Industrial Estate proforma). For this particular SEL, the floorspace as a percentage is skewed and the health status of the SEL should be viewed by the number of units that are occupied and vacant.
- 4.8 Tables 4 and 5 indicates that the remaining five SELs recommended in this internal assessment are well occupied (79.72%). It should be noted that three out of the five recommended SELs are protected by Article 4 Directions reducing the potential for further loss of employment floorspace to non-employment uses.
- 4.9 In table 6, Elmbridge demonstrates the lowest occupancy rates and highest vacancy rates when compared against neighbouring boroughs in Surrey. However, it should be noted that the display of data does not take account of the significant legislative changes to permitted development and the GPDO and is likely an underestimate of employment floorspace. Although the exact amount of floorspace lost per borough cannot be calculated, when taking account table 4 with table 6, there has not been a significant loss of employment floorspace originally adopted in the Core Strategy in 2011. Elmbridge maintains similar levels of floorspace (whether that be occupied or vacant) to other boroughs in Surrey. Furthermore, the changing market trends make it difficult to establish employment need for the borough.

Table 4 - Occupied and Vacant units of recommended SELs

| SEL | Occupied units | Vacant units | Total units |
|-------------------------------|-----------------------|---------------------|--------------------|
| Hersham Place Technology Park | 42 (85.71%) | 7 (14.29%) | 49 |
| Molesey Industrial Estate | 77 (85.55%) | 13 (14.45%) | 90 |
| The Heights | 28 (75.67%) | 9 (24.32%) | 37 |
| Hersham Trading Estate | 55 (88.7%) | 7 (11.3%) | 62 |
| Brooklands Industrial Estate | 96 (93.2%) | 7 (6.8%) | 103 |
| Total | 302 | 39 | 341 |
| Total (%) | 88.56 | 11.44 | 100.00 |

Table 5 - Occupied and vacant floorspace of recommended SELs

| SEL | Occupied floorspace | Vacant floorspace | Total floorspace |
|-------------------------------|----------------------------|--------------------------|-------------------------|
| Hersham Place Technology Park | 14,258 (98.78%) | 176 (1.22%) | 14,434.5 |
| Molesey Industrial Estate | 63,098.03 (64.21%) | 35,164.26 (35.79%) | 98,262.29 |
| The Heights | 79,228.2 (78.74%) | 21,389 (21.26%) | 100,617.31 |
| Hersham Trading Estate | 25,303.24 (87.07%) | 3756.06 (12.93%) | 29,059.3 |
| Brooklands | 103,478.1 (88.74%) | 12,129.82 (10.4%) | 116,607.92 |
| Total | 285,365.57 | 72,615.14 | 357,980.71 |
| Total (%) | 79.72% | 20.28% | 100.00 |

Table 6 – Average occupancy rates in SELs in Surrey

| Authority | Protected Areas | Existing (sqm) | Floorspace lost | Vacant (%) | Occupied (%) | Need | Evidence date |
|--------------------|------------------------|-----------------------|------------------------|-------------------|---------------------|--|---|
| Epsom & Epsom | 4 | 216,000 | Unknown | 10.7 | 89.3 | Oversupply of 5933 to a need of 48,044 | April 2006 |
| Guildford | 20 | 325,200 | Unknown | 6.5 | 93.5 | 36,100 to 43,700 | March 2017 |
| Mole Valley | 0 | 259,900 | Unknown | 9.2 | 93.8 | 0 | March 2017 |
| Reigate & Banstead | 0 | 595,028 | Unknown | 7 | 93 | 42,500 | June 2016 |
| Runnymede | 0 | 631,121.4 | Unknown | 6.6 | 93.4 | 237,180 | September 2016 |
| Spelthorne | 11 | 600,610 | Unknown | 8.22 | 91.78 | 8164 | 2018 |
| Surrey Heath | 4 | Unknown | Unknown | Unknown | Unknown | Unknown | September 2020 |
| Tandridge | 2 | 198,000 | Unknown | Unknown | Unknown | 85,600 | Local Plan Adoption Need - October 2018 |
| Waverley | 2 | 614,500 | Unknown | 5 | 95 | 0 | February 2018 |
| Woking | 2 | 526,209 | Unknown | 19.46 | 80.54 | 26,626.72 | October 2012 |

5. Conclusion

- 5.1 This SEL assessment brings together an analysis of floorspace across all SELs and what floorspace has been lost as a result of permissions. A more focused analysis was undertaken which included two forms of data collection that includes site visits and VOA data of the five recommended SELs that the council intend to take forward in the emerging Local Plan. These five recommended SELs are considered the most suitable to provide the land needed to deliver the council's economic vision and priorities.
- 5.2 It was identified that of the current 13 designated SELs from the Core Strategy 2011, SELs have been eroded or totally lost to non-residential uses as a result of planning permissions or permitted development. Three SELs which include Imber Court, Claygate House and Riverdene have been completely lost to non-employment uses since 2011. Two other SELs at Station Road Walton and Portsmouth Road, Cobham have lost most of their employment floorspace with two standalone offices remaining in each SEL. Across all SELs there has been an average loss of approximately 5,926.16 sqm per year since 2011. Based on the current loss of employment floorspace, the borough will continue to lose approximately 88,892.4 sqm employment floorspace by the end of the plan period (expected 2036). The borough will result in approximately 258,761 sqm SEL land remaining at the end of the plan period in 2036, should the rate of employment floorspace be lost to non-employment uses continue (see Appendix 2).
- 5.3 The focused analysis of the recommended five SELs (through site visits and the use of VOA data), identified that the Heights had four of six buildings identified with prior approval (change of use from office to residential) and were vacant. The Heights has been recognised as the SEL experiencing the greatest loss of employment as a result of legislative changes to the Use Classes Order and GPDO. None of these permissions have yet been implemented but once implemented there will be a further loss of employment floorspace.
- 5.4 When comparing the total floorspace from table 2 (floorspace lost to planning activity) and tables 4 and 5 (floorspace analysed through site visits and VOA) there is a difference of 10,327.31 sqm. The two types of data collection are calculated differently, and it should be noted that table 4 and 5 only concentrates on the five proposed SELs to emerge in the Local Plan. Moreover, the VOA data is only accessible where available and it should be read alongside the data obtained from the site visits. This is because there has been a varying loss and intensification of floorspace across some SELs and this is only identified when each unit is assessed. For example, Molesey Industrial Estate SEL experienced a large loss of employment floorspace at Britannia House but this lost floorspace has been regained in other units at the SEL.

- 5.5 Despite the loss of employment floorspace the council seeks to propose and retain five SELs which are considered strategic and currently providing the necessary employment floorspace required for the plan period. These SELs include:
- Hershams Place Technology Park
 - Hershams Trading Estate, Walton
 - Brooklands Industrial Estate, Weybridge
 - Molesey Industrial Estate, Molesey
 - The Heights, Weybridge
- 5.6 In the Local Market Appraisal (LMA) 2020, it is suggested that while there is a reduced need for industrial floorspace there may be a latent demand for this type of accommodation because there are low vacancies in the SELs. The GL Hearn 2017 report identifies that the borough requires an additional 58,000 sqm of employment floorspace between 2015 to 2035. When compared to neighbouring boroughs in Surrey (table 6), this would be a reasonable provision of future floorspace but could be an overestimation considering changing circumstances in the market and also the Covid-19 pandemic.
- 5.7 The relaxing of Covid-19 restrictions in summer 2021 by the Government has enabled a return to all workplaces. However, it is recognised that some organisations and businesses are still operating, or considering, different working arrangements such as hybrid working. Caution therefore needs to be applied at present to the current assessment of the level of employment operations in SELs and other employment sites in the Borough as businesses and organisations may not have returned to pre-Covid-19 occupation levels and working patterns. It is therefore considered too premature to undertake an update to our employment needs assessment at this time.
- 5.8 In addition, to this document the council endeavors to protect the five SELs proposed for future adoption in the emerging Local Plan by renewing the Article 4 Directions and expanding where not already present in the borough.

6. Appendix 1 – Use Classes 2020

| Use Classes (prior to 1 st September 2020) | Use Classes (as of 1 st September 2020) |
|---|--|
| <p>A1 – Shops A2 – Financial and professional services A3 – Food and drink B1 – Business (office) D1 – Non-residential institutions (clinics, health centres, creches, day nurseries, day centres) D2 – Assembly (gymnasiums, indoor recreations not involving motorised vehicles of firearms)</p> | <p>Class E – Commercial, Business and Services</p> |
| <p>D1 – Non-residential institutions (schools, non-residential education and training centres, museums, public libraries, public halls, exhibition halls, places of worship, law court)</p> | <p>Class F1 – Learning and non-residential institutions</p> |
| <p>D2 – Assembly and Leisure (indoor or outdoor swimming baths, skating rinks, and outdoor sports or recreation not involving motorised vehicles or firearms) A1 – Shops (that is less than 280sqm selling essential good and at least 1km from a similar shop)</p> | <p>Class F2 – Local community uses</p> |
| <p>A4 – Pub or drinking establishment A5 – Hot food takeaway D2 – Assembly and leisure (cinemas, concert halls, bingo halls and dance halls) Sui Generis – Theatres, large HMO (more than 6 sharing), hostels, petrol filling stations, shops selling and/ or displaying motor vehicles, scrap yards, retail warehouse, clubs, nightclubs, laundrettes, taxi or vehicle hire businesses, amusement centres, casinos, funfairs, waste disposal installations, betting office, pay day loan shops)</p> | <p>Sui Generis - Theatres, large HMO (more than 6 sharing), hostels, petrol filling stations, shops selling and/ or displaying motor vehicles, scrap yards, retail warehouse, clubs, nightclubs, laundrettes, taxi or vehicle hire businesses, amusement centres, casinos, funfairs, waste disposal installations, betting office, pay day loan shops, pubs or drinking establishments, drinking establishments with expanded food provision, hot food takeaways, venues for live music performance, cinemas, concert halls, bingo halls and dance halls</p> |

| | |
|-------------------------------------|---|
| B2 – General industry | Class B2 – General industry (no change) |
| B8 – Storage and distribution | Class B8 – Storage and distribution (no change) |
| C1 – Hotels | C1 – Hotels (no change) |
| C2 – Residential institutions | C2 – Residential institutions (no change) |
| C2a – Secure residential intuitions | C2a – Secure residential intuitions (no change) |
| C3 – Dwelling houses | C3 – Dwelling houses (no change) |
| C4 – Houses in multiple occupation | C4 – Houses in multiple occupation (no change) |
| Agricultural buildings | <ul style="list-style-type: none"> • Permitted changed to C3 (subject to prior approval) • Flexible change to A1, A2, A3, B1, B8, C1, D2I; and new use Sui Generis • Permitted change to state-funded school or registered nursery |
| Temporary change of use | <ul style="list-style-type: none"> • Any building in any Use Class and any land within its curtilage, except Class A4 or Class AA use (drinking establishments with expanded food provision), can be used as state funded school for up to 2 academic years subject to conditions in the Use Class Order. • Certain vacant commercial land (with all building demolished) subject to conditions in the Use Class Order. |

7. Appendix 2 – Summary site visit notes 2021

| | Occupied (sqm) | Vacant (sqm) | Total (sqm) | Occupied (sqm) | Vacant (sqm) | Total (sqm) |
|-------------------------------|---------------------|--------------------|-------------|----------------------------|--------------------------|---------------------|
| Riverdene | 0 | 0 | 0 | 0 | 0 | 3344 ⁵ |
| Imber Court Industrial Estate | 0 | 0 | 0 | 0 | 0 | 16,618 ⁶ |
| Claygate House | 0 | 0 | 0 | 0 | 4052 ⁷ | 4052 |
| Station Avenue | 1 | 1 | 2 | 3018.67 | 11,170 ⁸ | 17,206 |
| Portsmouth Road | 2 | 0 | 2 | 2207.65 | 2028 ⁹ | 4235.65 |
| Glaxo Smith Kline | 1 | 0 | 1 | 7352 | 0 | 7352 |
| Kingston House | 7 | 1 | 8 | 19,122.92 | 2540 | 21,662.92 |
| Pavilion | 1 | 0 | 1 | 1665 | 0 | 1665 |
| Total (discounted) | 12 | 2 | 14 | 33,366.24 | 19,790 | 76,134.65 |
| Hersham Place Technology Park | 42 (85.71%) | 7 (14.29%) | 49 | 14,258 (98.78%) | 176 (1.22%) | 14,434.5 |
| Molesey Industrial Estate | 77 (85.55%) | 13 (14.45%) | 90 | 63,098.03 (64.21%) | 35,164.26 (35.79%) | 98,262.29 |
| The Heights | 28 (75.67%) | 9 (24.32%) | 37 | 79,228.2 (78.74%) | 21,389 (21.26%) | 100,617.31 |
| Hersham Trading Estate | 55 (88.7%) | 7 (11.3%) | 62 | 25,303.24 (87.07%) | 3756.06 (12.93%) | 29,059.3 |
| Brooklands Industrial Estate | 96 (93.2%) | 7 (6.8%) | 103 | 103,478.1 (88.74%) | 12,129.82 (10.4%) | 116,607.92 |
| Total (recommended 5) | 302 (88.56%) | 39 (11.44%) | 341 | 285,365.57 (79.72%) | 72,615.14 (20.2%) | 357,980.71 |

⁵ Converted to retail and residential (2014/5061)

⁶ Converted to residential (2015/3400)

⁷ Now under construction after the grant of planning permission (2018/1233 and 2020/2095)

⁸ Now under construction after the grant of planning permission (2017/0928)

⁹ Now under construction after the grant of planning permission (2017/1494)

8. Appendix 3 – Commercial data - Completions

| Application number | Address | Description | Designation | Site area (ha) | Loss of floorspace (sqm) | Gain of floorspace (sqm) | Net floorspace (sqm) | Decision |
|--------------------|---|---|-------------|----------------|--------------------------|--------------------------|----------------------|---------------------|
| 2013/3930 | Navtech House 31 Lyon Road Walton on Thames Surrey KT12 3PU | PD Prior Notification: Change of use from at first and second floor from Office to Residential | SEL | 0.2 | 900 | 0 | -900 | Grant Permission |
| 2013/5126 | 34 Central Avenue West Molesey Surrey KT8 2QZ | New B1 (light industrial) building providing four new units (1,298 sq m) following demolition of existing building. | SEL | 0.17 | 1207 | 1298 | 91 | Grant Permission |
| 2013/5020 | Unit A400 Vickers Drive North Brooklands Industrial Park Weybridge Surrey | Change of use from B8 to a flexible B8/B1(C) use with external alterations including installation of ancillary plant comprising 3 floor silos, a flour sifting building and rearrangement of the existing service yard and parking areas | SEL | 2.16 | 8002 | 7666 | -336 | Grant Permission |
| 2014/0624 | Navtech UK Ltd Navtech | Change of use of ground floor from B1 | SEL | | 384 | 384 | 0 | Grant Permission |

| | | | | | | | | |
|-----------|--|---|-----|------|------|--------|--------|------------------|
| | House 31 Lyon Road Walton-on-Thames Surrey KT12 3PU | Office to Tesco A1 Retail (384 sqm) , single storey rear extension, relocation of air conditioning unit and new vehicular access and parking. | | | | | | |
| 2014/1798 | Scandia House 130 - 131 Armfield Close West Molesey Surrey KT8 2RT | Detached single storey B8 storage building (711.3 sq metres) for a period of 4 years | SEL | | 0 | 711.3 | 711.3 | Grant Permission |
| 2014/2122 | 21 Island Farm Avenue West Molesey Surrey KT8 2UZ | Refurbishment and change of use of existing B1c/B2/B8 building into 5 B8 Trade Counter/B1c/B2 units and 1 B1c/B2/B8 unit following demolition of existing one and two storey B1 offices | SEL | 0.44 | 2618 | 1917.5 | -700.5 | Grant Permission |
| 2014/3796 | 4 Island Farm Avenue West Molesey Surrey KT8 2UZ | Change of use of land to Class B8 (container self-storage) and the siting of single and double stacked storage containers and portacabins, new fencing, gates, cycle | SEL | 0.21 | 0 | 2056.8 | 2056.8 | Grant Permission |

| | | | | | | | | |
|-----------|--|--|-----|------|------|------|-------|--------------------------|
| | | racks, CCTV and lighting | | | | | | |
| 2014/4194 | Persimmon House 11 De Havilland Drive Brooklands Business Park Weybridge Surrey KT13 0NT | Three storey front extension, second and third floor extension on footprint of existing building, alterations to existing elevations and to roof plant, provision of two terraces and alterations to parking/cycle provision and landscaping | SEL | 0.56 | 0 | 1344 | 1344 | Grant Permission |
| 2015/2090 | Lyon Court 31 Lyon Road Walton-on-Thames Surrey KT12 3PU | Outline application for two storey rear extension incorporating 2 B1 offices on the ground floor and 2 flats on the upper floor with associated parking (for access, appearance, layout and scale) | SEL | 0.14 | 0 | 130 | 130 | Grant Outline Permission |
| 2014/5061 | Riverdene Business Park Molesey Road Hersham Surrey KT12 4RG | Redevelopment of the site comprising a four storey building with a new food store (Use Class A1) (2,280sqm) on the ground floor | SEL | 0.89 | 5884 | 2540 | -3344 | Grant Permission |

| | | | | | | | | |
|-----------|---|--|-----|------|--------|------|--------|------------------|
| | | and 38 residential units over three floors above with associated parking and new access following demolition of existing buildings (5,884sqm) | | | | | | |
| 2015/3400 | Site of Imber Court Trading Estate, Orchard Land, East Molesey, KT8 0BY | Outline planning application (means of access only to be determined at this time) for development comprising up to 95 residential units including 38 affordable units following demolition of existing industrial buildings (16,618 sqm) | SEL | | 16,618 | 0 | -16618 | |
| 2015/3222 | 26 Central Avenue West Molesey Surrey KT8 2QT | Change of use from B2 (General Industrial) to use as Coach Depot with detached two storey building (1,108 sqm) | SEL | 0.67 | 2618 | 3726 | 1108 | Grant Permission |
| 2015/3776 | 61 Central Avenue West Molesey Surrey KT8 2RF | Detached four storey building for B8 (Storage and Distribution) use (6,626sqm) following demolition of existing | SEL | | 2996 | 6626 | 3630 | Grant Permission |

| | | | | | | | | |
|-----------|---|--|-----|------|---|-----|-----|---|
| | | B2 (General Industrial) use building | | | | | | |
| 2016/1566 | 4 Island Farm Avenue West Molesey Surrey KT8 2UZ | 5 additional office portacabins, one staircase cabin and balcony to be double stacked on existing single stacked storage containers | SEL | | 0 | 0 | 0 | Grant Permission |
| 2016/2094 | Unit 1A 24 Central Avenue West Molesey KT8 2QH | Lawful Development Certificate: Whether planning permission is required for the proposed use of the premises for MOT testing | SEL | 0.03 | 0 | 0 | 0 | Grant LDC |
| 2016/2222 | 112 Down Street West Molesey Surrey KT8 2TU | Lawful Development Certificate: Whether planning permission is required for a proposed change of use from B2 (general industrial) to B1 (business) | SEL | | 0 | 0 | 0 | Grant Lawful Development Certificate-Proposed Use |
| 2017/0847 | Brooklands Bakery, Unit A400 Vickers Drive North Brooklands Industrial Park Weybridge | Partial retrospective application for single storey rear extension (963sqm), replacement gatehouse (21 sqm) and alterations to | SEL | 2.13 | 0 | 500 | 500 | Grant Permission |

| | | | | | | | | |
|-----------|---|--|-----|--------|-------|-------|------|---------------------|
| | Surrey KT13 0YU | existing car park arrangement incorporating security entrance barrier and surrounding fence | | | | | | |
| 2012/3434 | Genesis House 143 Molesey Avenue West Molesey Surrey KT8 2RY | Variation of Condition 2 (Approved Plans) of planning permission 2012/3434 (Mixed use development allowed at appeal) to reduce the commercial area from 840sqm to 767sqm | SEL | 1.73 | 1297 | 767 | -530 | Grant Permission |
| 2014/4882 | Ember Centre 6 Lyon Road Hersham Walton-on- Thames Surrey KT12 3PU | Change of use from B2 (General Industrial) (322.84 sqm) to D2 (Gym) | SEL | 0.03 | 322.8 | 322.8 | 0 | Grant Permission |
| 2018/1501 | 143 Molesey Avenue West Molesey KT8 2RY | Additional flexible use retail (A1) use at ground floor (554sqm) | SEL | | 0 | 554 | 554 | Grant Permission |
| 2019/2331 | 26-28 Central Avenue West Molesey KT8 2QZ | Retrospective application for partial change of use of coach depot (Sui Generis) to car repair garage (B2) | SEL | 0.0064 | 64 | 64 | 0 | Grant Permission |

9. Appendix 4 – Commercial data – Under constructions

| Application number | Address | Description | Designation | Site area (ha) | Loss of floorspace (sqm) | Gain of floorspace (sqm) | Net floorspace (sqm) | Decision |
|--------------------|---|--|-------------|----------------|--------------------------|--------------------------|----------------------|---|
| 2014/5008 | Land Between 5 And 9 Island Farm Avenue and East of 26 Central Avenue West Molesey Surrey KT8 2UZ | Change of use of land from vacant, former B2 (Industrial) use, to B8 (storage and distribution) use. | SEL | 0.16 | 1626 | 1626 | 0 | Grant Permission |
| 2015/4246 | Members Hill Brooklands Road Weybridge Surrey KT13 0QU | Change of use on lower ground floor from Class B1a Offices to Class B1c Research and Development and installation of enclosed plant unit (114 sqm) | SEL | | 114 | 114 | 0 | Grant Permission |
| 2017/1221 | 4 Lyon Road Walton-On-Thames Surrey KT12 3PU | Lawful Development Certificate: Whether planning permission is required for a proposed change of use to B1/B8 warehouse with ancillary offices | SEL | 0.13 | 1425.25 | 1425.25 | 0 | Grant Lawful Development Certificate-Proposed Use |
| 2018/0247 | 26C Lyon Road Walton-On-Thames Surrey KT12 3PU | Change of use from mixed use for motorcycle sales, workshop and distribution (sui generis, B2 and B8) to | SEL | 0.05 | 281 | 281 | 0 | Grant Permission |

| Application number | Address | Description | Designation | Site area (ha) | Loss of floorspace (sqm) | Gain of floorspace (sqm) | Net floorspace (sqm) | Decision |
|--------------------|---|---|-------------|----------------|--------------------------|--------------------------|----------------------|------------------|
| | | mixed general industry and storage/distribution (B2 and B8). | | | | | | |
| 2018/0717 | 336 Molesey Road Walton-On-Thames Surrey KT12 3PD | Change of use on ground floor from Light Industrial (B1c) to General Industrial Event Catering (B2) (343.9 sqm) to include extract equipment and commercial kitchen. | SEL | 0.398 | 343.9 | 343.9 | 0 | Grant Permission |
| 2018/1265 | Land Between 5 And 9 Island Farm Avenue And East Of 26 Central Avenue West Molesey Surrey KT8 2QZ | Single-storey portacabin for office use (57.6 sqm), storage container (30.3 sqm) and retention of 2.5m high security fence inside existing boundary treatment. | SEL | 0.187 | 0 | 57.6 | 57.6 | Grant Permission |
| 2017/1494 | The Glashaus 74 Portsmouth Road Cobham Surrey KT11 1HY | Development comprising of 2 No. part three/part four storey blocks with ground floor link to provide 53 (age restricted) residential units with associated parking, landscaping and amenity areas following demolition of existing building | SEL | | 2028 | 0 | -2028 | Grant Permission |

| Application number | Address | Description | Designation | Site area (ha) | Loss of floorspace (sqm) | Gain of floorspace (sqm) | Net floorspace (sqm) | Decision |
|--|---|--|-------------|----------------|--------------------------|--------------------------|----------------------|---------------------|
| 2017/0928 | Walton Court Station Avenue Walton-On- Thames Surrey KT12 1NT | Development comprising 375 residential units and mixed use units (A1- A4, B1, D1 and D2) together with basement parking, ancillary residential facilities, access, servicing, car parking, cycle storage, plant, open space and landscaping following demolition all existing buildings AND Listed Building Consent for the demolition of all existing buildings (2017/1084) | SEL | 2.71 | 15456 | 827 | -14629 | Grant Permission |
| 2018/1233 2018/0291 2018/3259 2019/1047 2019/2134 2020/2095 | Claygate House Littleworth Road Esher KT10 9PN | X4 PD Prior Notification: Change of use from Offices (B1a) to Residential (C3). X2 Full applications: Development comprising 51 residential units (11 houses and 40 flats) with associated parking, bin | SEL | 1.2 | 4052 | 0 | -4052 | Grant Permission |

| Application number | Address | Description | Designation | Site area (ha) | Loss of floorspace (sqm) | Gain of floorspace (sqm) | Net floorspace (sqm) | Decision |
|---------------------------|----------------|---|--------------------|-----------------------|---------------------------------|---------------------------------|-----------------------------|-----------------|
| | | storage and landscaping following demolition of existing buildings. AND; Development comprising of 62 flats | | | | | | |

10. Appendix 5 – Commercial data – Planning permissions

| Application number | Address | Description | Designation | Site area (ha) | Loss of floorspace (sqm) | Gain of floorspace (sqm) | Net floorspace (sqm) | Decision |
|--------------------|--|---|-------------|----------------|--------------------------|--------------------------|----------------------|------------------|
| 2015/2277 | Darven House 128 Armfield Close West Molesey Surrey KT8 2RT | Link attached single storey building (135 sqm) for storage ancillary to B2 (General Industrial) use | SEL | 0.14 | 0 | 135 | 135 | Grant Permission |
| 2016/2723 | 29 Avro Way Brooklands Industrial Park Weybridge KT13 0YZ | Single storey side extension (689 sqm) and overcladding of main roof following removal of existing side canopy | SEL | | 0 | 689 | 689 | Grant Permission |
| 2017/1576 | Southey House 43 Avro Way Brooklands Industrial Park Weybridge Surrey KT13 0XQ | Change of use from Warehouse (B8) to Servicing of Electrical Cars (B2) (1000 sqm), remodeling and refurbishment of existing building including strip-out of existing internal | SEL | 0.323 | 1000 | 1000 | 0 | Grant Permission |

| Application number | Address | Description | Designation | Site area (ha) | Loss of floorspace (sqm) | Gain of floorspace (sqm) | Net floorspace (sqm) | Decision |
|--------------------|----------------------------------|---|-------------|----------------|--------------------------|--------------------------|----------------------|------------------|
| | | finishes and fixtures, remodeling of interior layouts, refurbishment and making good of facades including changes in fenestration and changes to external landscaping including installation of new car charging stations | | | | | | |
| 2018/2927 | 6 The Heights Weybridge KT13 OXP | Front extension to create lobby/reception area incorporating front canopy, single-storey bike store, single-storey substation, front lightwell, alterations to car-park layout alterations to fenestration and finish of existing building. | SEL | 0.98 | 0 | 186 | 186 | Grant Permission |

| Application number | Address | Description | Designation | Site area (ha) | Loss of floorspace (sqm) | Gain of floorspace (sqm) | Net floorspace (sqm) | Decision |
|--------------------|---|--|-------------|----------------|--------------------------|--------------------------|----------------------|------------------|
| 2019/1174 | 27 Avro Way Brooklands Industrial Park Weybridge KT13 0YU | Two Storey car parking building to replace area of existing surface car parking and associated works including fencing to a height of 2.4m, new access on to Vickers Drive North, access alterations and landscape and lighting alterations. | SEL | 0.5 | 0 | 0 | 0 | Grant Permission |
| 2019/1717 | Unit A400 Vickers Drive North Brooklands Industrial Park Weybridge Surrey | Mixed use B1c/B2/B8 Warehouse building with ancilliary offices (11,199sqm GIA) with associated car and cycle parking, access and landscaping following demolition of the existing building. | SEL | 2.11 | 7323 | 11199 | 3876 | Grant Permission |
| 2019/3272 | Britannia House, Pool Road, West | Development comprising 75 residential units (2 | SEL | 1.09 | -10000 | 0 | -10000 | Grant Permission |

| Application number | Address | Description | Designation | Site area (ha) | Loss of floorspace (sqm) | Gain of floorspace (sqm) | Net floorspace (sqm) | Decision |
|--|--|---|-------------|----------------|--------------------------|--------------------------|----------------------|------------------|
| | Molesey, KT8 2AB | detached four-storey blocks 61 flats and 7 pairs of semi-detached houses) with associated parking, bin and cycles stores, access and landscaping following demolition of existing industrial units (B2) | | | | | | |
| 2019/3232 2021/1949 2021/1954 2021/1954 | Building A Benchmark House 203 Brooklands Road Weybridge KT13 0RH | Prior Approval Schedule 2, Part 3 Class O: Change of use from Offices (B1a) to Residential (C3) | SEL | 0.69663 | 4947 | 0 | -4947 | Grant Permission |
| 2021/1789 | Kingston Tower Portsmouth Road Long Ditton KT6 5QQ | Fourth and fifth floor extensions to create additional rooms. | SEL | 0.26686 | 0 | 497.7 | 497.7 | Grant Permission |
| 2021/1835 | 5 The Heights Weybridge KT13 0NY | Change of use of ground floor from Class E (Office and Gym) to Mixed Use Class E (Office and Gym) and Sui Generis (Bar). | SEL | 0.44 | 3477 | 3477 | 0 | Grant Permission |

| Application number | Address | Description | Designation | Site area (ha) | Loss of floorspace (sqm) | Gain of floorspace (sqm) | Net floorspace (sqm) | Decision |
|--|--|--|-------------|----------------|--------------------------|--------------------------|----------------------|------------------|
| 2019/2606 2021/1948 2021/1950 2021/1954 | 205 Brooklands Road Weybridge KT13 0TS | Prior Approval Schedule 2, Part 3, Class O: Change of Use from Offices (B1a) to Residential (C3). | SEL | | 2325.5 | 0 | -2325.5 | Grant Permission |
| 2019/2607 2021/1950 | Unit C (207) St Georges Business Park Brooklands Road Weybridge KT13 0TS | Prior Approval Schedule 2, Part 3, Class O: Change of Use from Offices (B1a) to Residential (C3). | SEL | | 1253 | 0 | -1253 | Grant Permission |
| 2021/2043 | Unit C St Georges Business Park Brooklands Road Weybridge KT13 0TS | Prior Approval Schedule 2, Part 3, Class O: Change of use of second floor level from Office to Residential to form 6 self-contained flats. | SEL | | 294 | 0 | -294 | Grant Permission |
| 2020/3345 2021/2626 | Members Hill Brooklands Road Weybridge Surrey KT13 0QU | Prior Approval Schedule 2, Part 3, Class O: Change of Use from Offices (B1a) to Residential (C3). | SEL | | 8700 | 0 | -8700 | Grant Permission |

| Application number | Address | Description | Designation | Site area (ha) | Loss of floorspace (sqm) | Gain of floorspace (sqm) | Net floorspace (sqm) | Decision |
|-------------------------------------|--|---|--------------------|-----------------------|---------------------------------|---------------------------------|-----------------------------|------------------|
| 2021/1868 2021/2807 2021/2803 | 241 Brooklands Road Weybridge KT13 0RH | Prior Approval Schedule 2, Part 3, Class O: Change of Use from Offices (B1a) to Residential (C3). | SEL | | 2731 | 0 | -2731 | Grant Permission |
| 2021/1870 2021/2808 2021/2805 | 243 Brooklands Road Weybridge KT13 0RH | Prior Approval Schedule 2, Part 3, Class O: Change of Use from Offices (B1a) to Residential (C3). | SEL | | 1440 | 0 | -1440 | Grant Permission |

11. Appendix 6 – Draft SEL proformas
