

The Croydon Monitoring Report

Employment (Industry)

January 2014

The Croydon Local Plan aims to give...

Strong protection for
the borough's stock
of industrial/
warehousing
premises



Strong protection for the borough's stock of industrial/warehousing premises

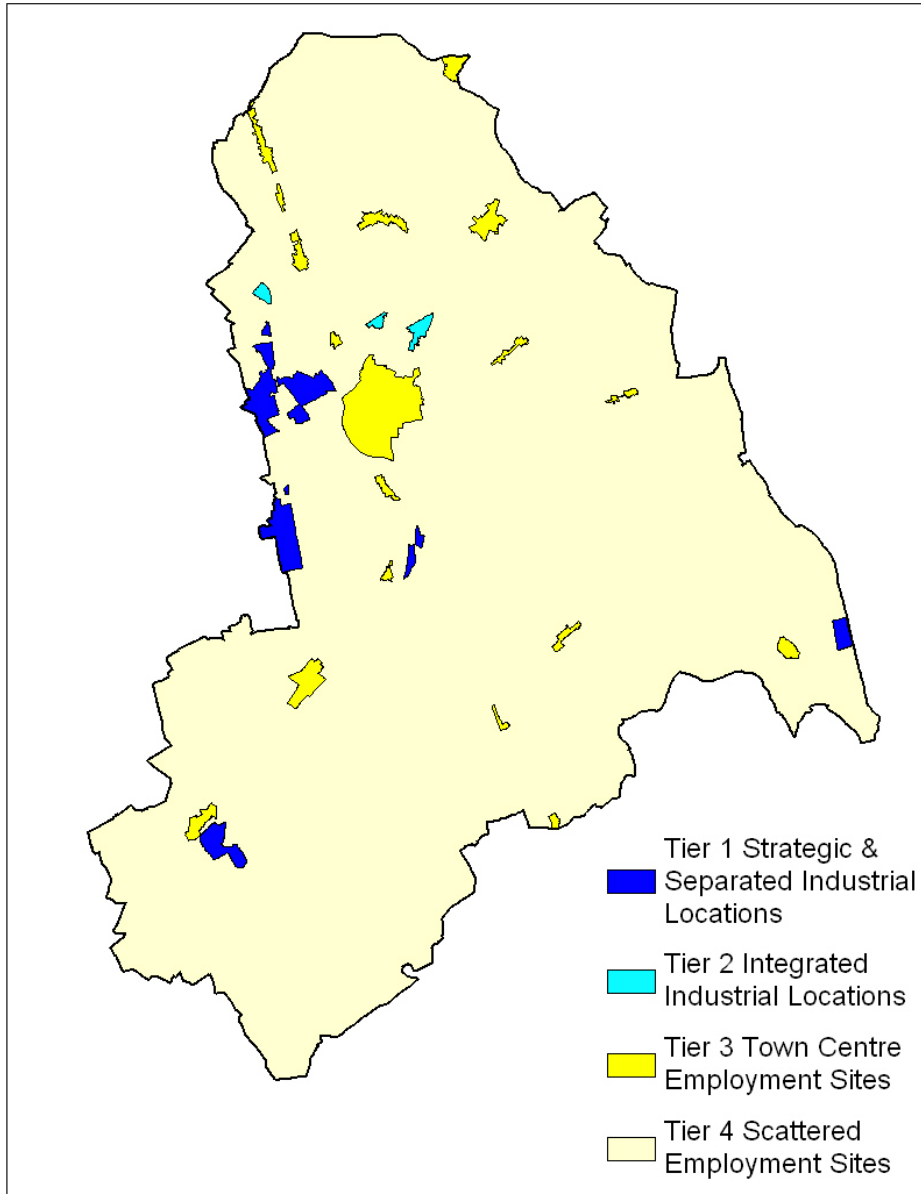
Indicator

The amount of floor space in industrial/warehousing use in Tiers 1 to 4 Locations identified in the Croydon Local Plan

Target

No net loss of floor space for industrial and warehousing activity across the 4 tiers. Greater flexibility in Tier 4 (Scattered Industrial Locations) will lead to loss of industrial/warehousing floor space. This should be offset by Tier 3 (town centre) additions, no net loss in Tier 2 (Integrated Industrial Locations) and by intensification in Tier 1 (Strategic and Separated Industrial Locations)

Where are the Tier 1, 2, 3 and 4 Industrial Locations?



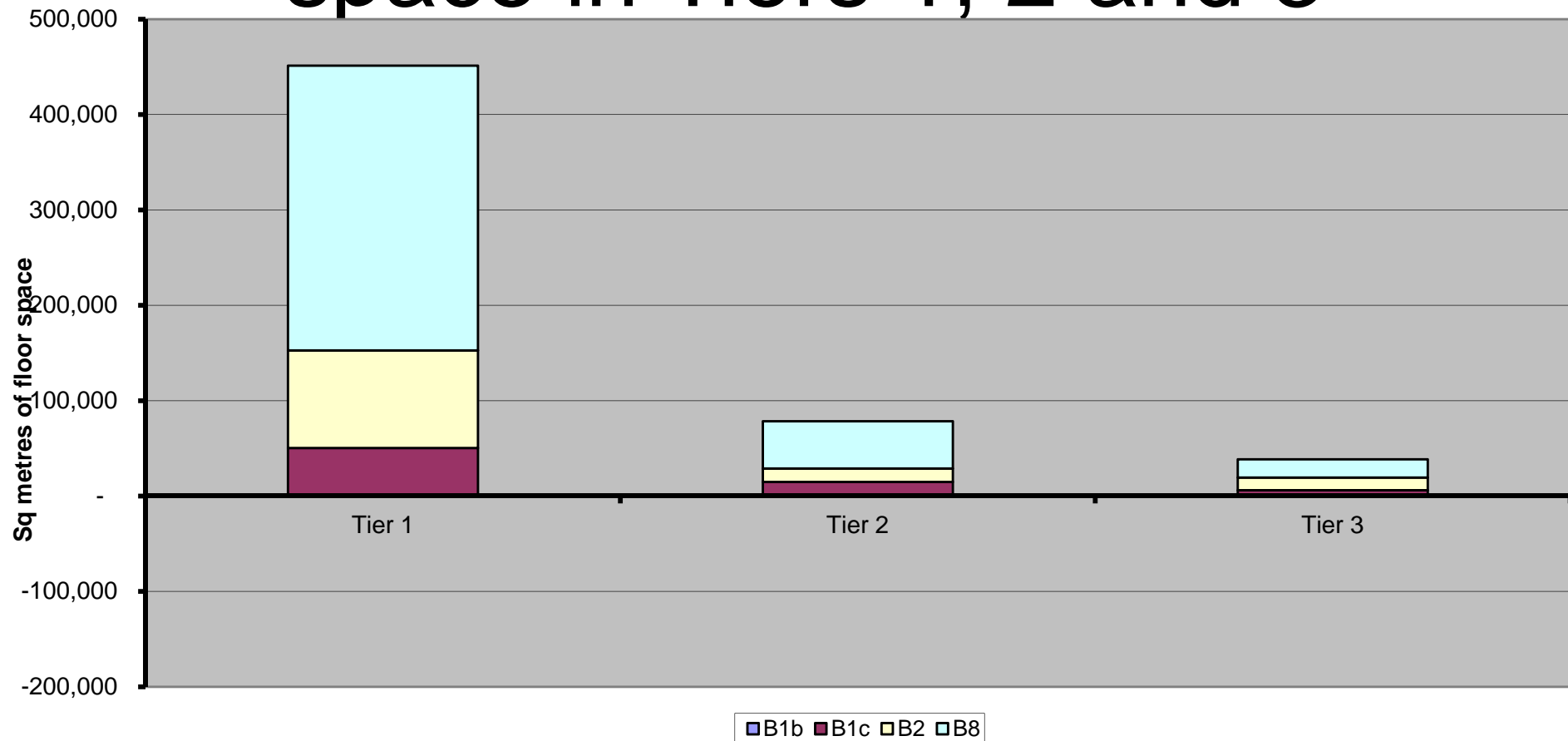
Tier 1 Strategic and Separated Industrial Locations are the larger industrial areas in Croydon that are separated from neighbouring land uses

Tier 2 Integrated Industrial Locations are older industrial estates that have built up alongside other land uses

Tier 3 Town Centre Employment Locations are industry and warehousing sites and premises in the borough's town centres

Tier 4 Scattered Employment Locations are all the other industry and warehousing sites and premises in the borough not in Tiers 1, 2 or 3

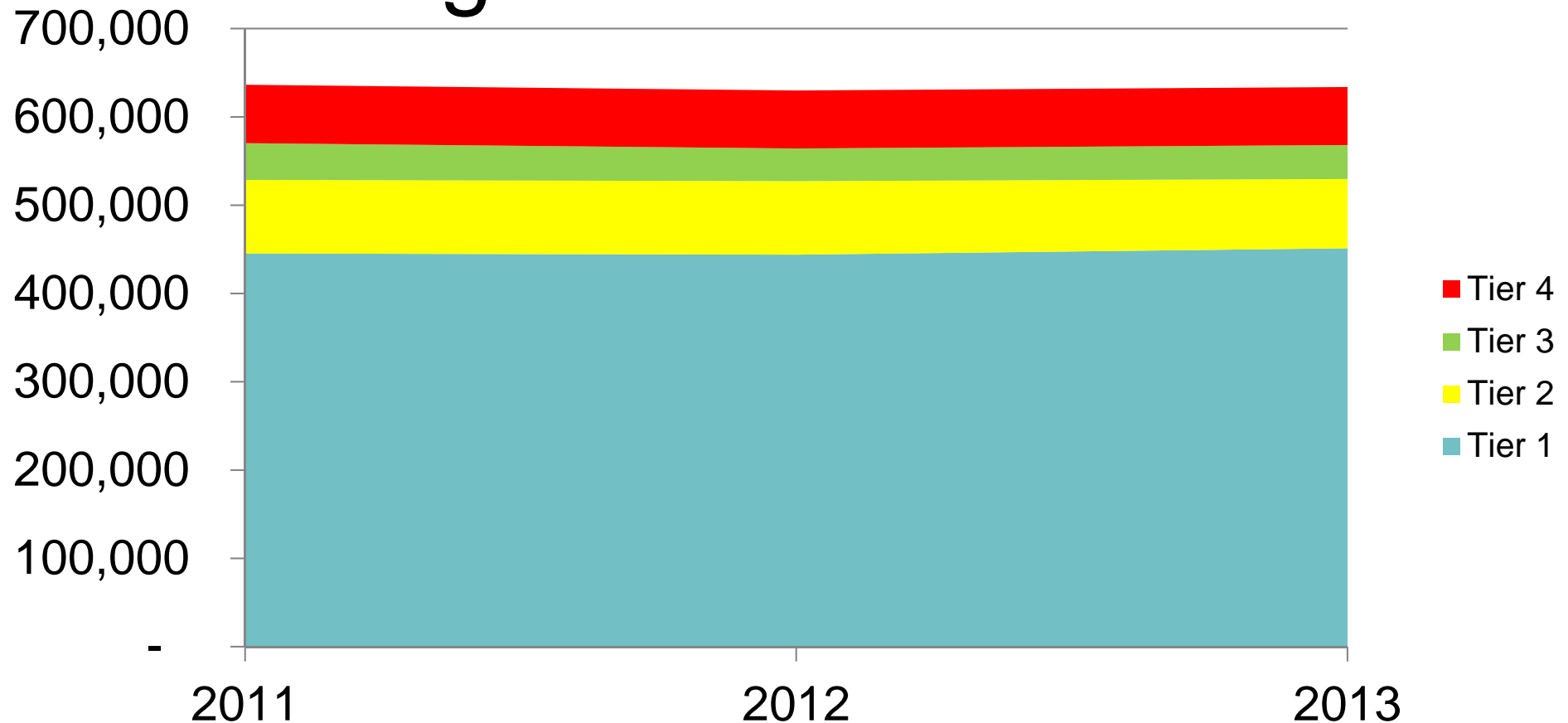
Industrial and warehousing floor space in Tiers 1, 2 and 3



Tier 1 industrial locations have the majority (71%) of Class B floor space (covering Research & Development, Light & Heavy Industry and Warehousing) in the borough highlighting their importance

Class B8 (Warehousing) is the predominant Class B use in Croydon making up over 65% of all Class B floor space

Changes from 2011 to 2013

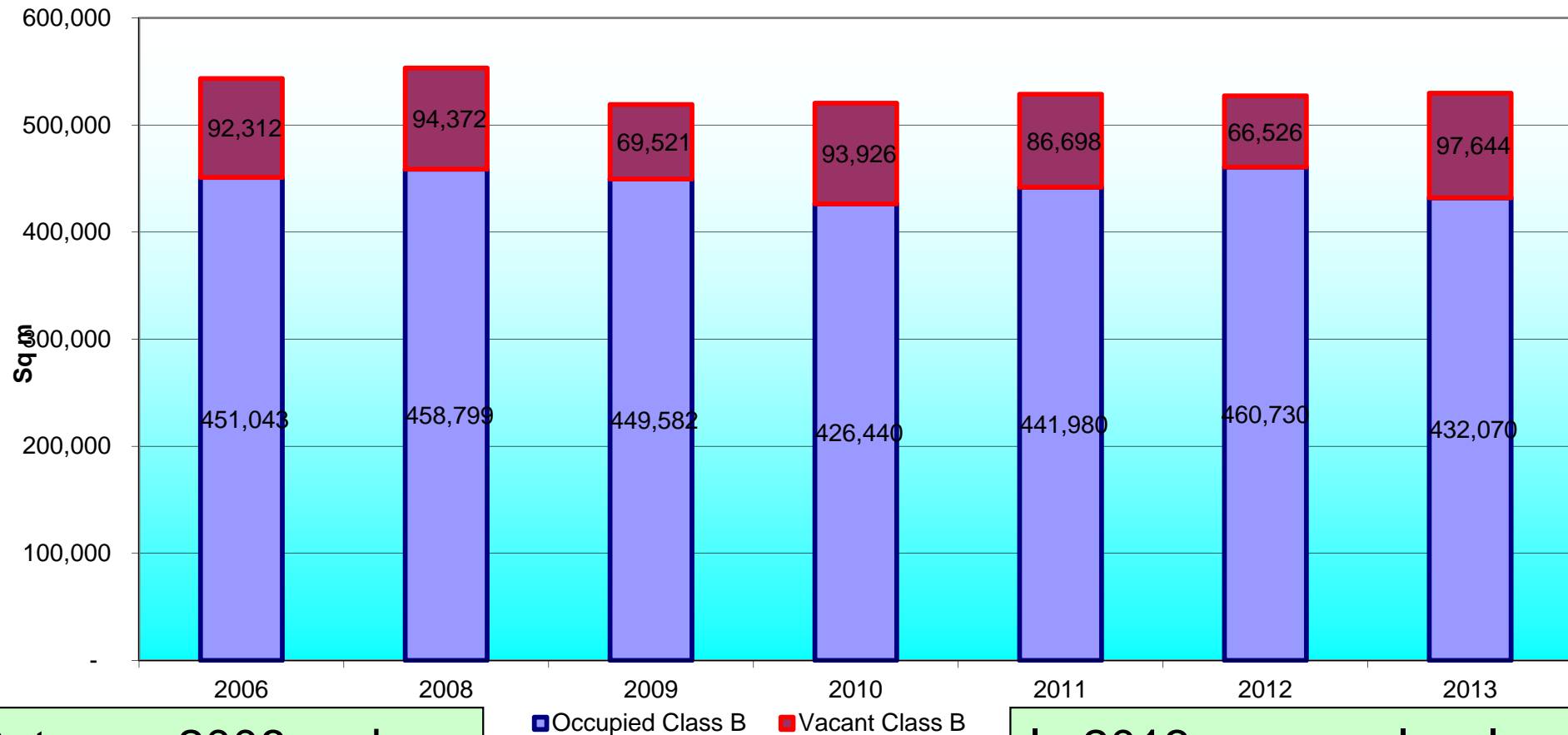


Of the four tiers of industrial location only Tier 1 locations saw an increase in Class B floor space over the period 2011-2013 with an increase of 5,800m²

Tiers 2, 3 and 4 saw a combined loss of 8,000m² of Class B floor space (although protection of Tier 3 locations only began in 2013)

Overall there was a net loss of almost 2,500m² of Class B floor space in Croydon between 2011 and 2013

Vacancy rates in Tier 1 and 2 industrial locations from 2006 to 2013

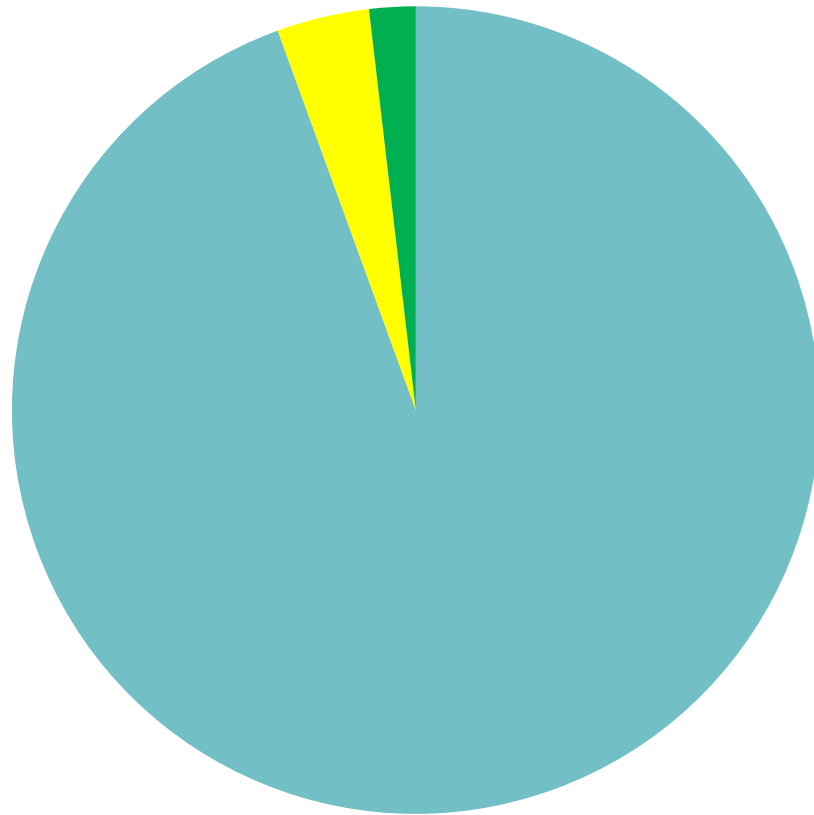


Between 2006 and 2010 the amount of occupied Class B floor space decreased coinciding with the economic downturn

There was a temporary recovery in 2011 and 2012 with occupancy increasing

In 2013 vacancy levels are at their highest of the period and the amount of occupied Class B floor space has almost returned to the low point reached in 2010

Class B uses on Tier 4 Scattered Employment Sites



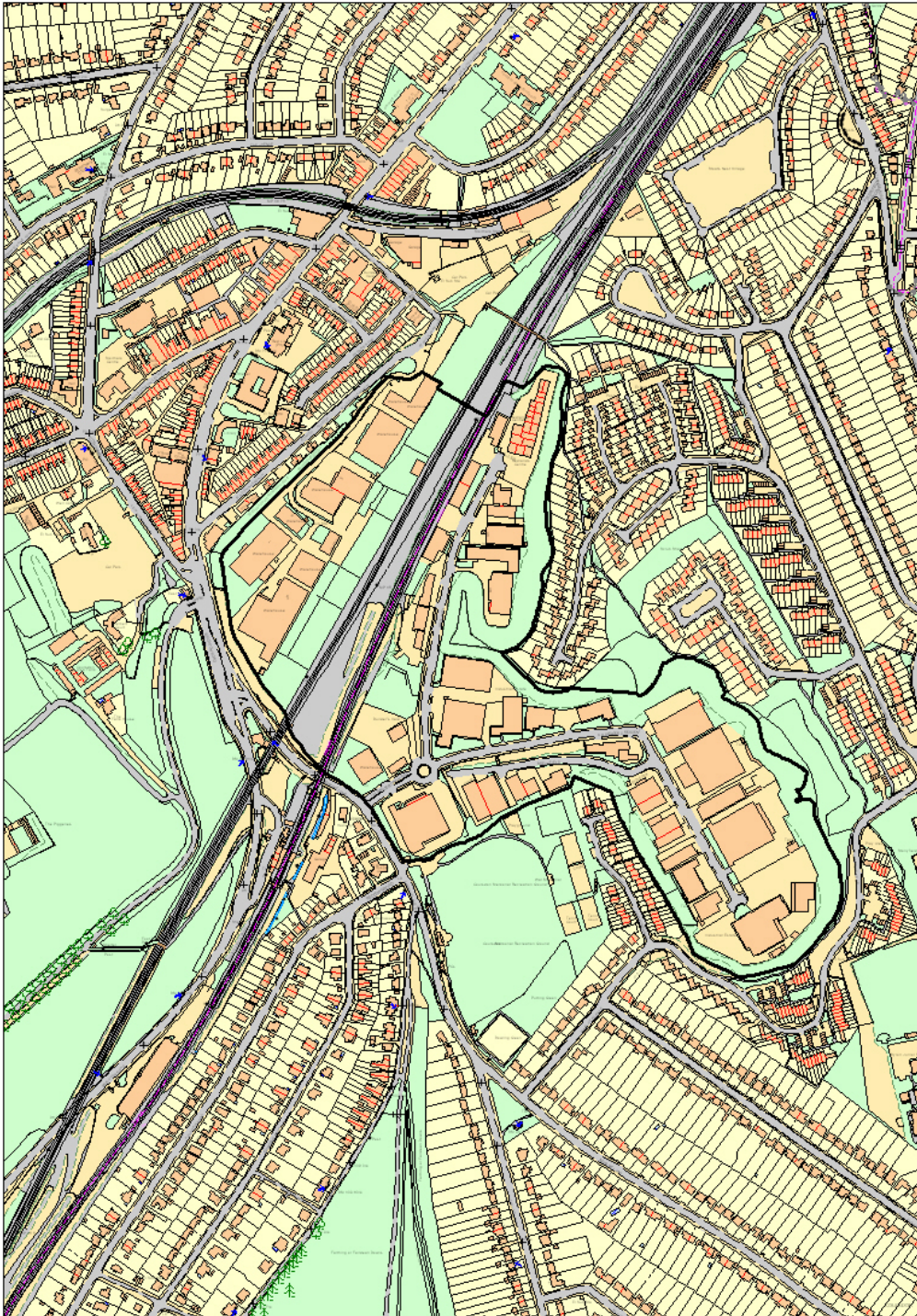
- No change from 2012
- Change to a different industrial use
- Loss to a non-industrial use

It is expected that over the lifetime of the Croydon Local Plan that some Tier 4 (Scattered Industrial) sites will be lost to other uses, in particular community uses.

2% of sampled Class B sites in Tier 4 locations in 2013 had changed to a non industrial use.

All of the sites which had changed use had changed to a retail use

Land uses and vacancies in Tier 1 Strategic and Separated Industrial Locations



Marlpit Lane

A strategic
industrial location in
Coulsdon



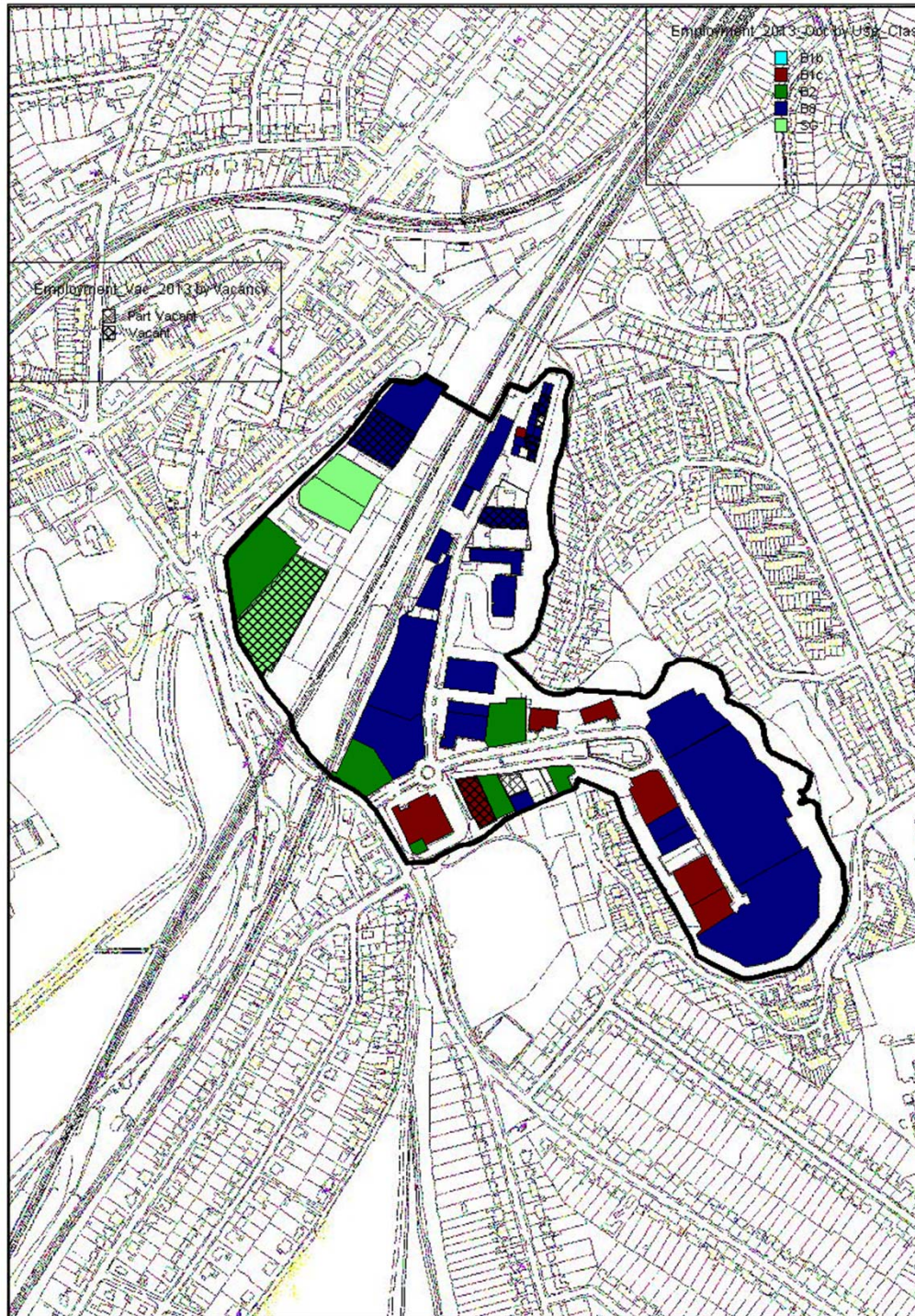
Marlpit Lane

There are 47 industrial and warehousing units in the Marlpit Lane industrial area

Of these 33 are Class B8 warehousing premises making it the predominant use in the area

Between 2012 and 2013 there was a net loss of one Class B unit

Marlpit Lane



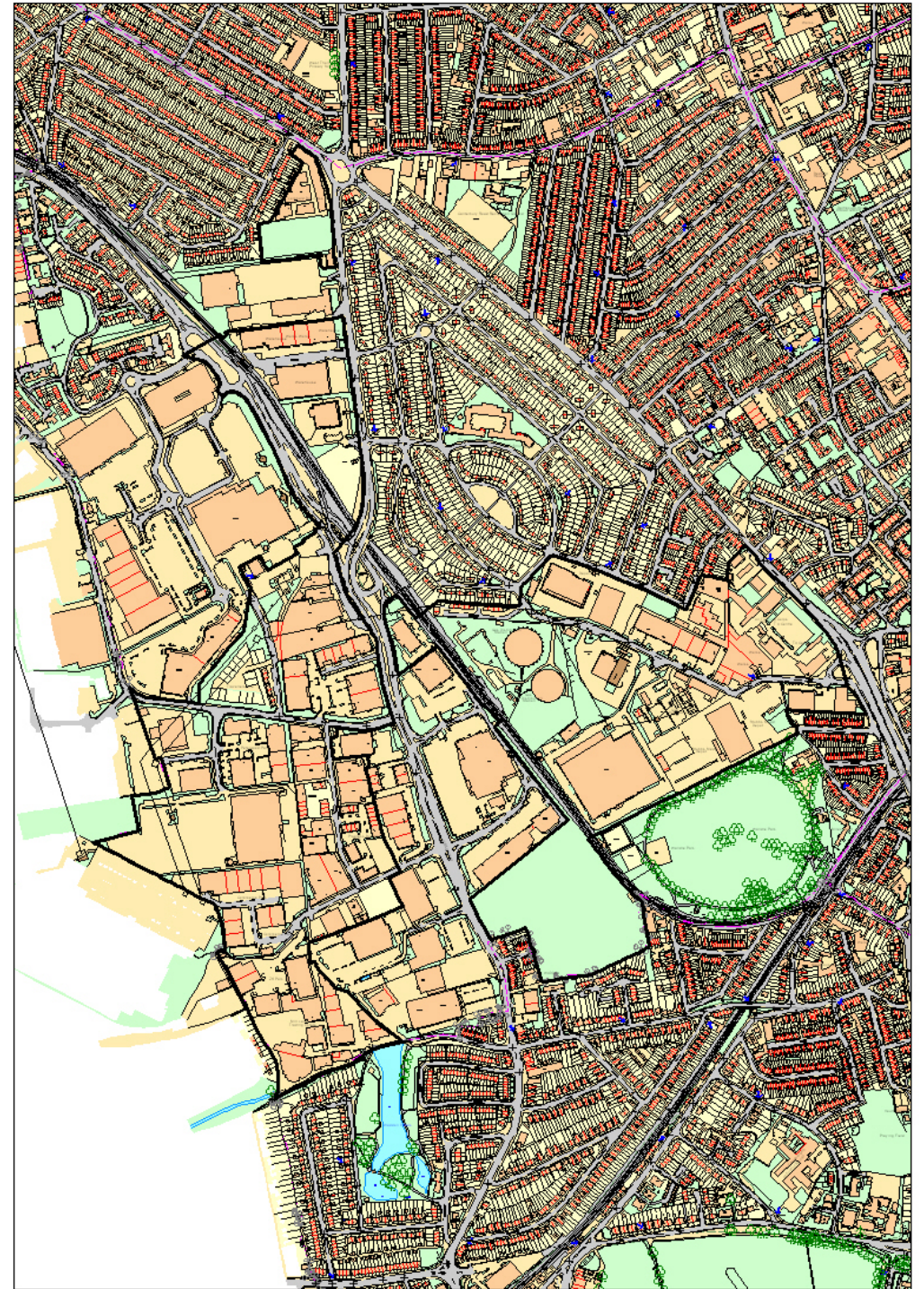
8% of the Class B floor space in Marlpit Land is vacant

This is lower than in 2012 when 9% of Class B floor space was vacant

There is more occupied and less vacant Class B floor space in 2013 than in 2012

Purley Way North

A strategic
industrial location in
Waddon
and
Broad Green &
Selhurst

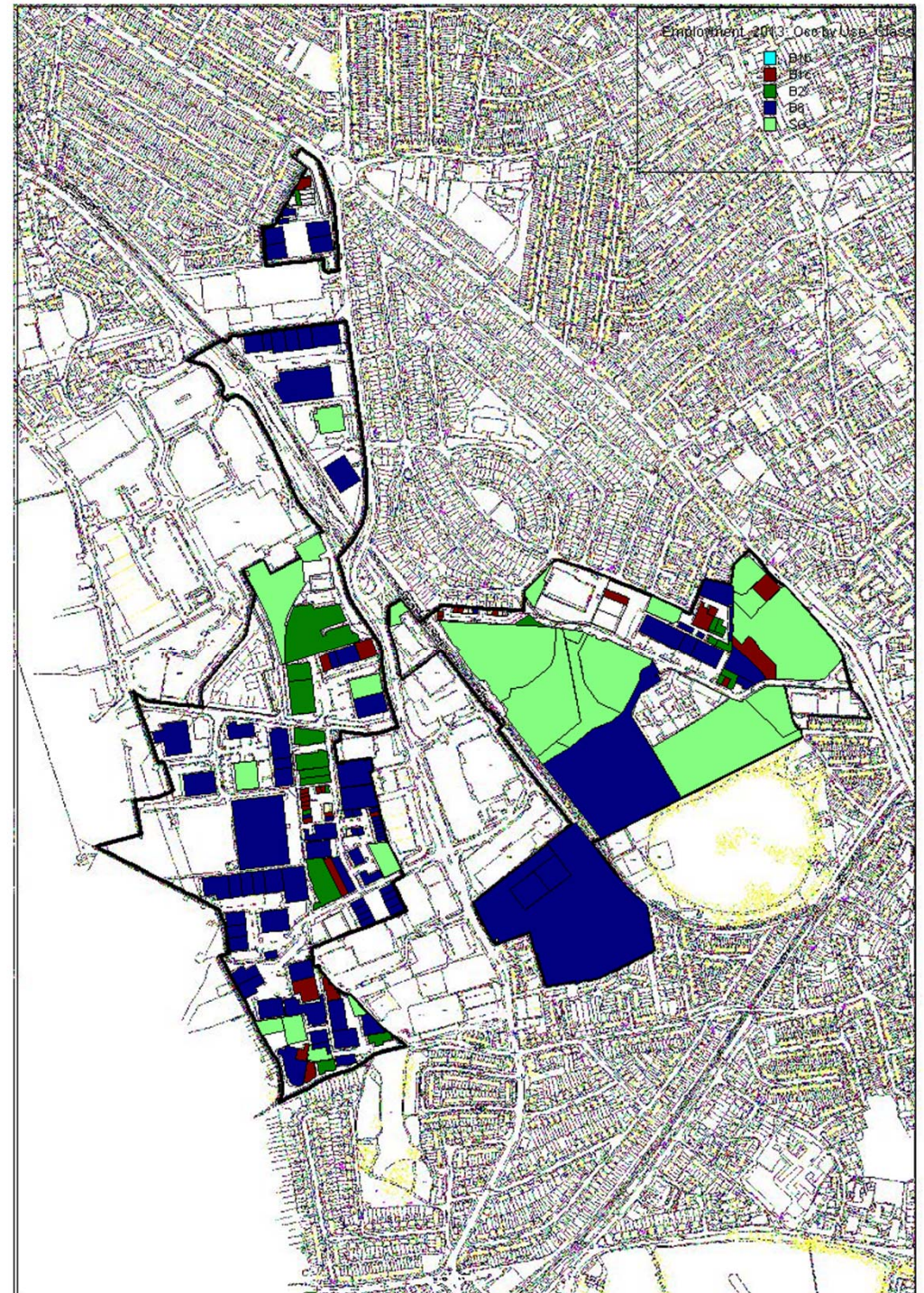


Purley Way North

There are 137 industrial and warehousing units in the Purley Way North industrial area making it the largest industrial estate in Croydon

Of these 89 are Class B8 warehousing premises making it the predominant use in the area

Between 2012 and 2013 there was no change in the number of Class B units

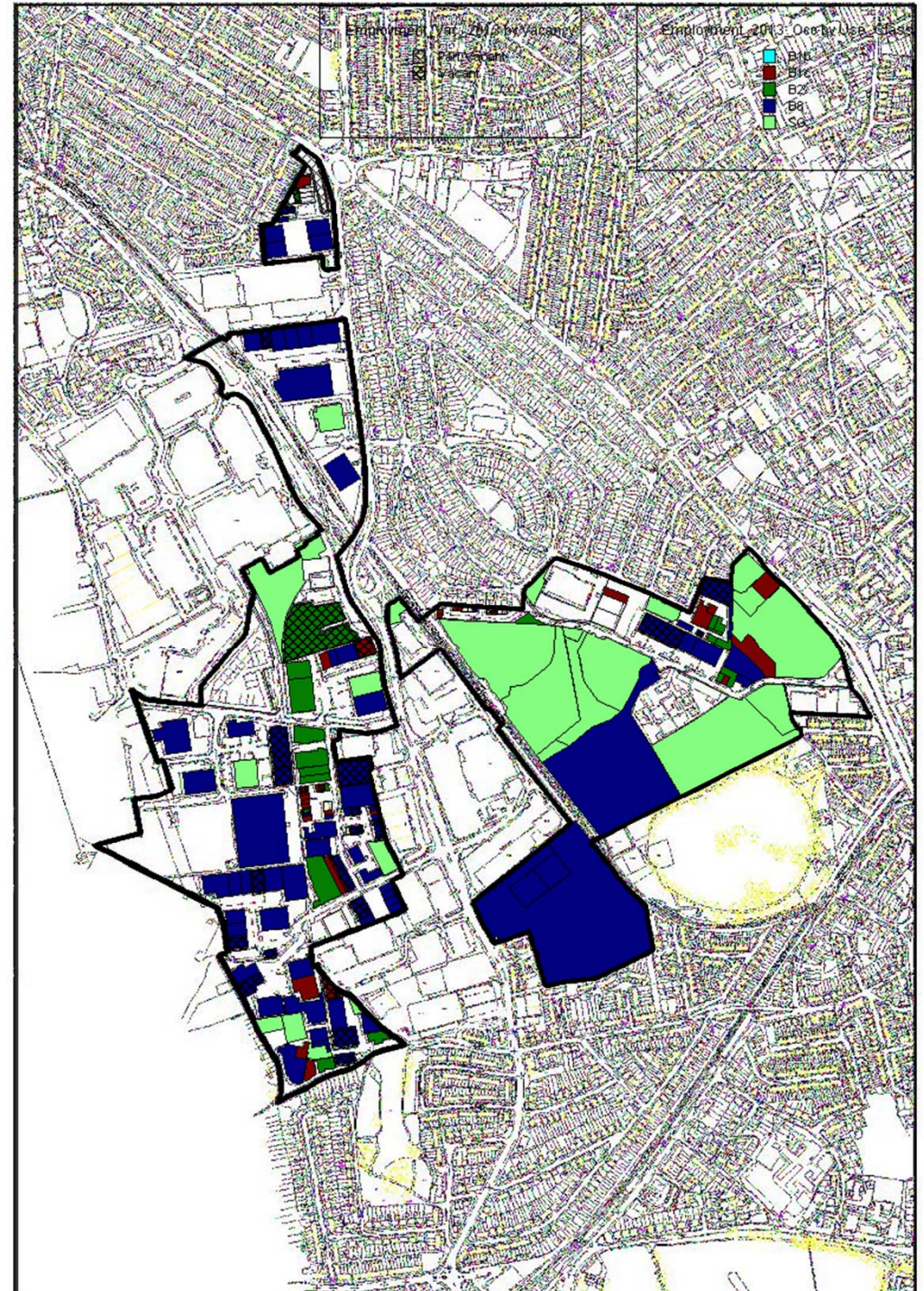


Purley Way North

24% of the Class B floor space in the Purley Way North industrial area is vacant

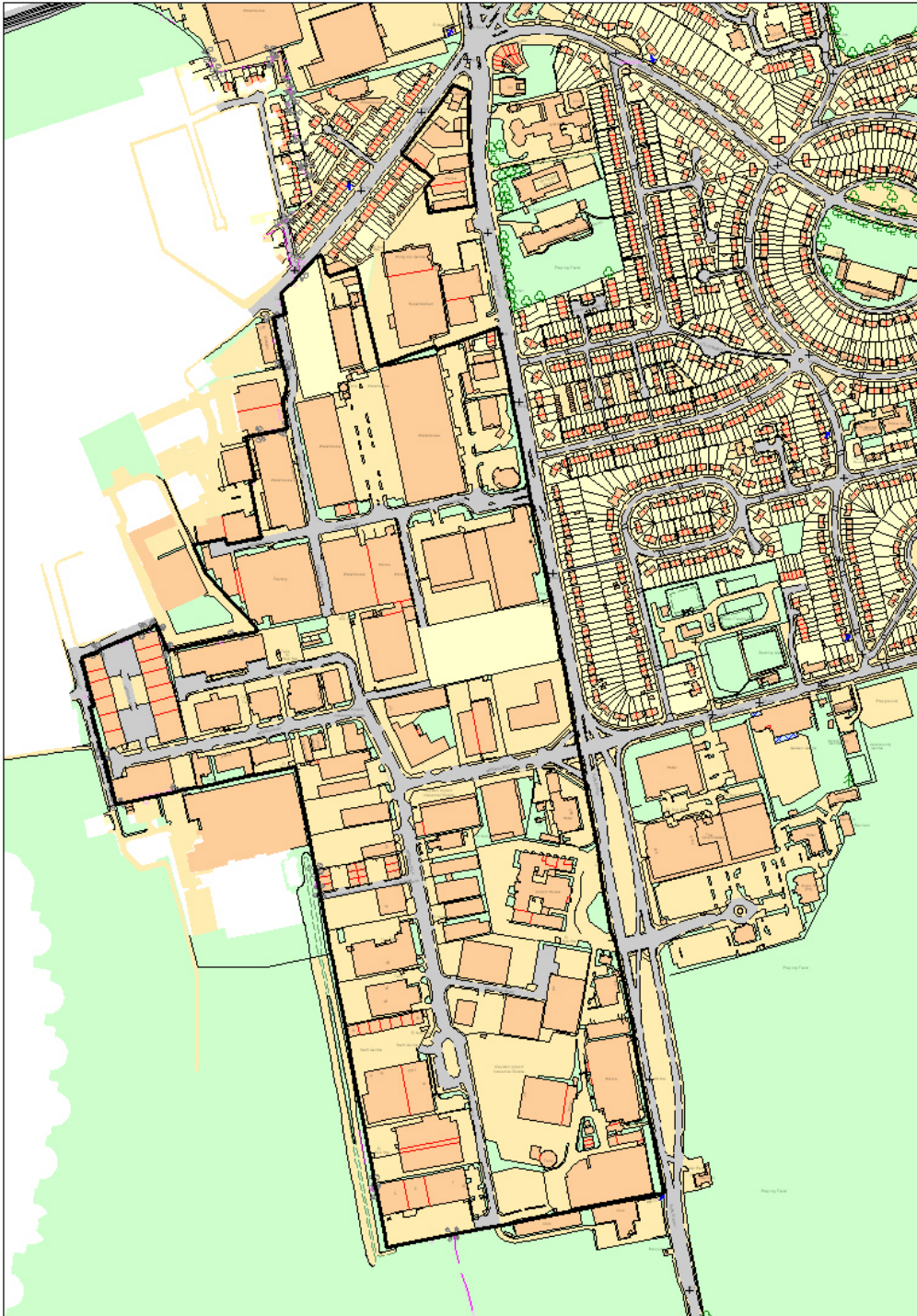
This is significantly higher than in 2012 when 11% of Class B floor space was vacant, although this is largely due to the closure of the former Stewarts Plastics factory

There is more Class B floor space overall in 2013 than in 2012 but less is occupied and more is vacant



Purley Way South

A strategic
industrial location in
Waddon



Purley Way South



There are 88 industrial and warehousing units in the Purley Way South industrial area

Of these 57 are Class B8 warehousing premises making it the predominant use in the area

Between 2012 and 2013 there was a net increase of one Class B units

Purley Way South



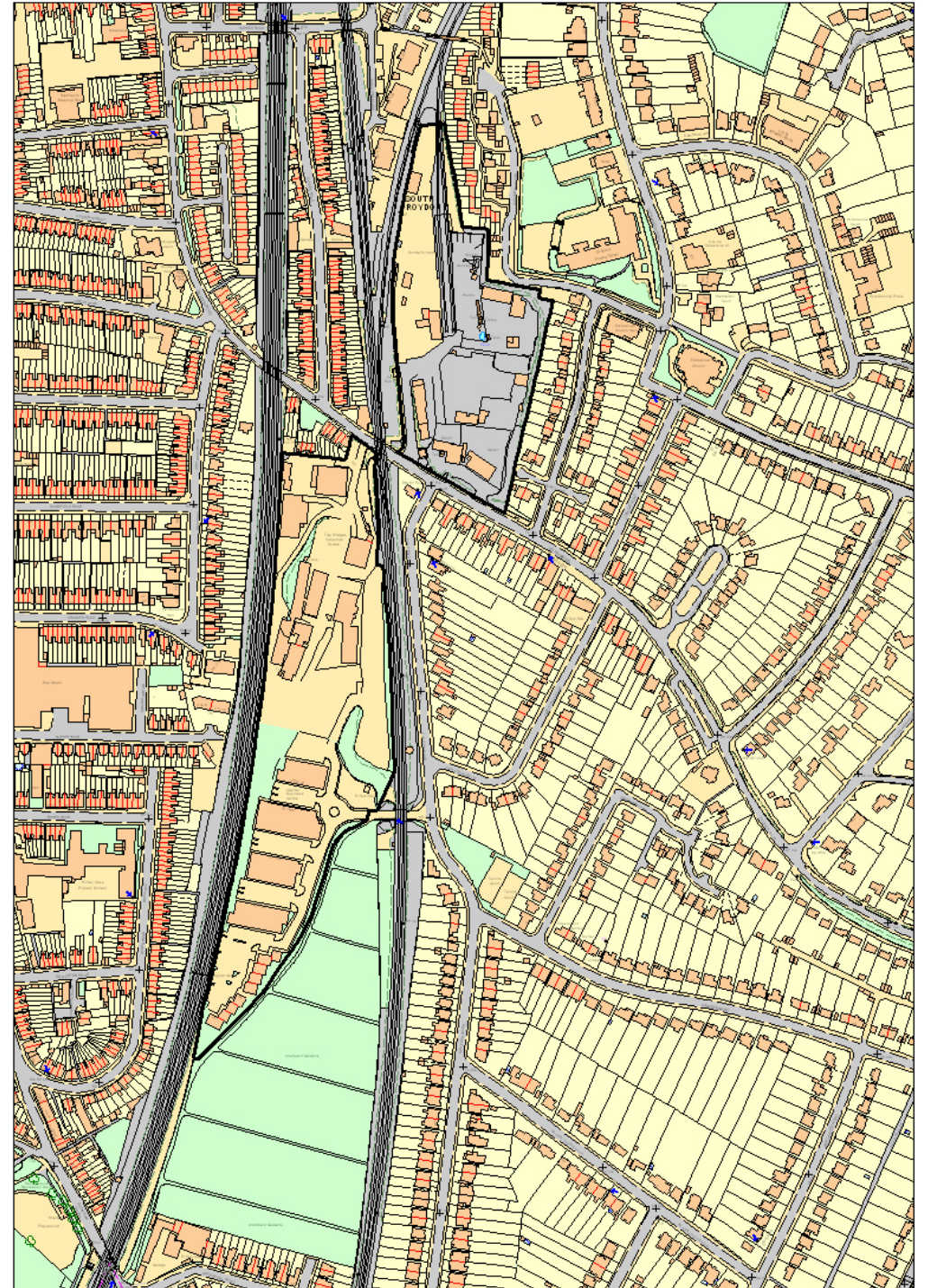
18% of the Class B floor space in the Purley Way South industrial area is vacant

This is higher than in 2012 when 13% of Class B floor space was vacant

There is less occupied and more vacant Class B floor space in 2013 than in 2012

Selsdon Road

A separated
industrial location in
South Croydon

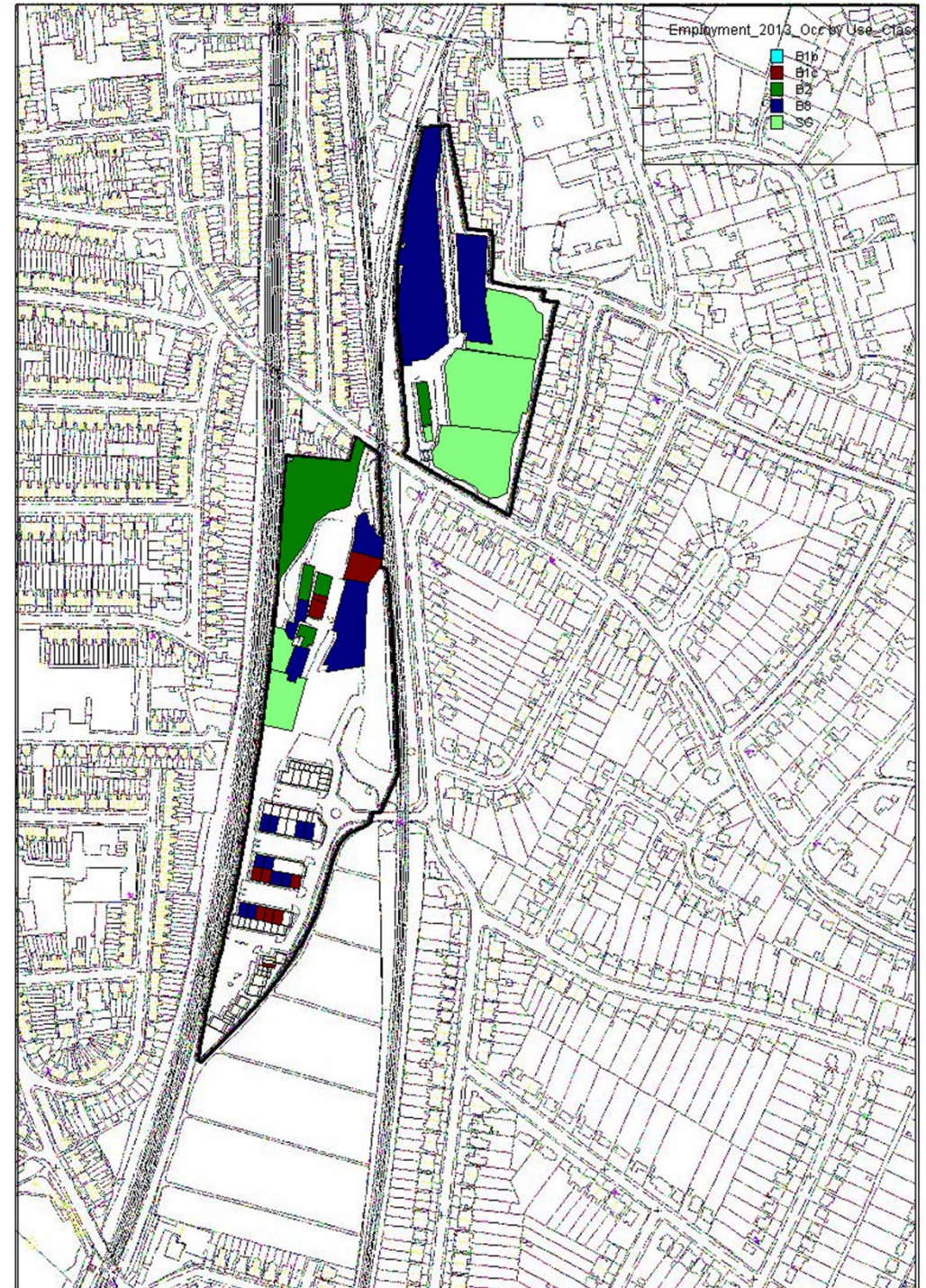


Selsdon Road

There are 31 industrial and warehousing units in the Selsdon Road making it the smallest Tier 1 industrial location in the borough

16 premises are Class B8 warehousing units and the other 15 are Class B1c and B2 industrial units

Selsdon Road is unique in Croydon as offices occupy more units than any other use



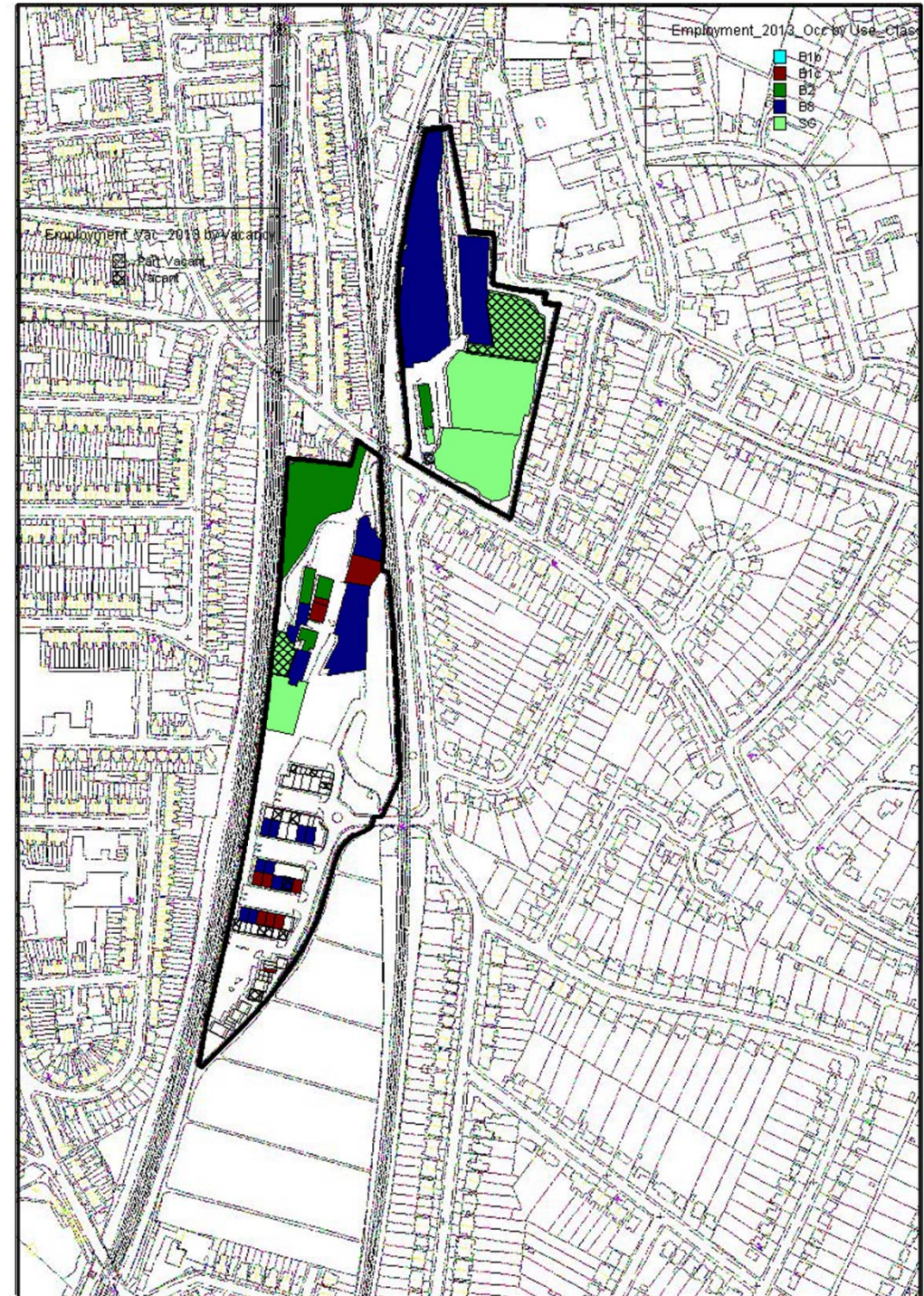
Selsdon Road

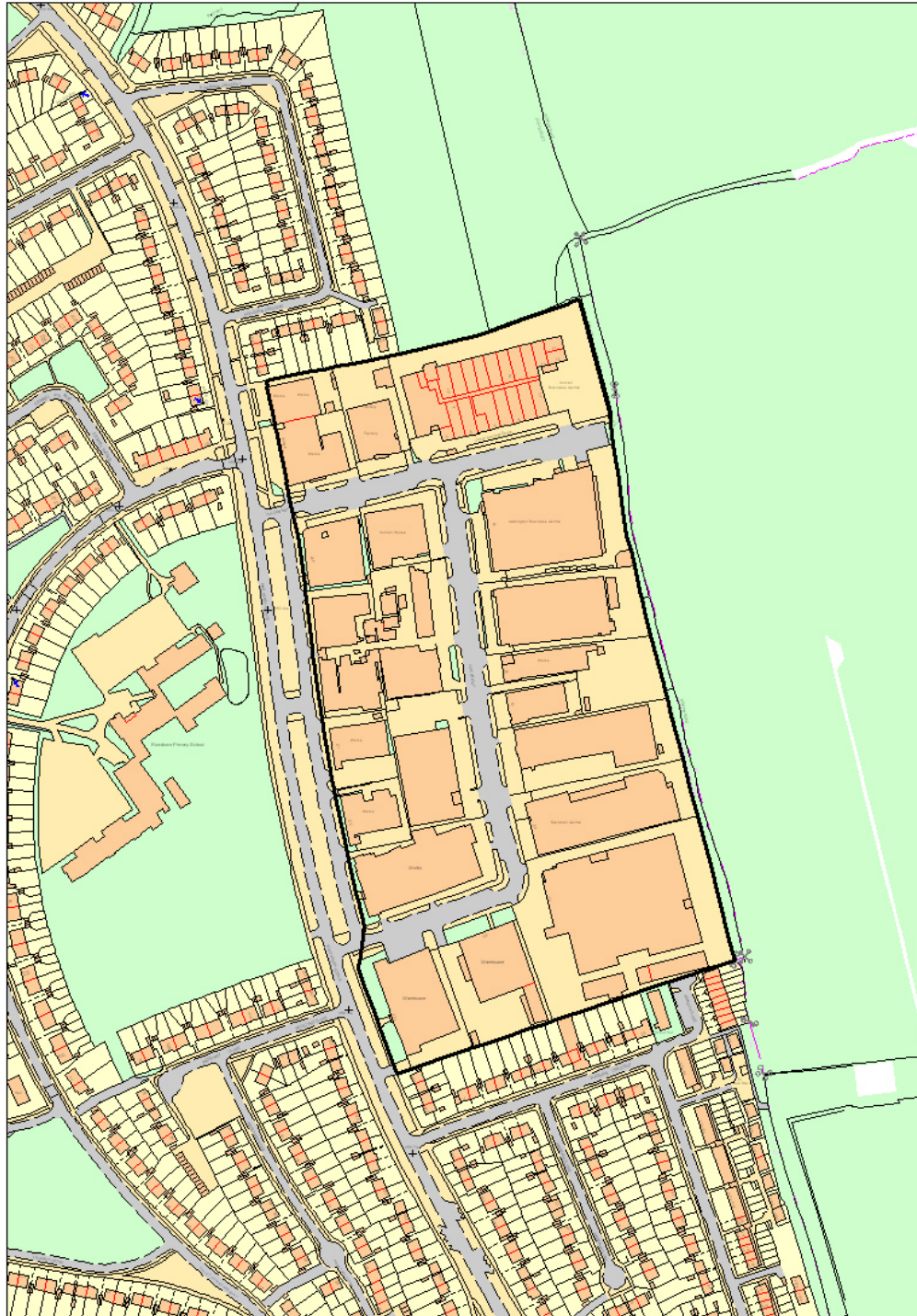
Only 1% of industrial and warehousing floor space in Selsdon Road is vacant

This is unchanged from 2012

There is more occupied and less vacant Class B floor space in 2013 than in 2012

Between 2012 and 2013 there was a net increase on one industrial and warehousing unit





Vulcan Way

A separated
industrial location in
Addington



Vulcan Way

There are 60 industrial and warehousing units in Vulcan Way

Of these 34 are Class B1c or B2 industrial units making them, uniquely for a Tier 1 location in Croydon, the predominant use in the area

Between 2012 and 2013 there was a net loss of one Class B unit

Vulcan Way



6% of the Class B floor space in Vulcan Way is vacant

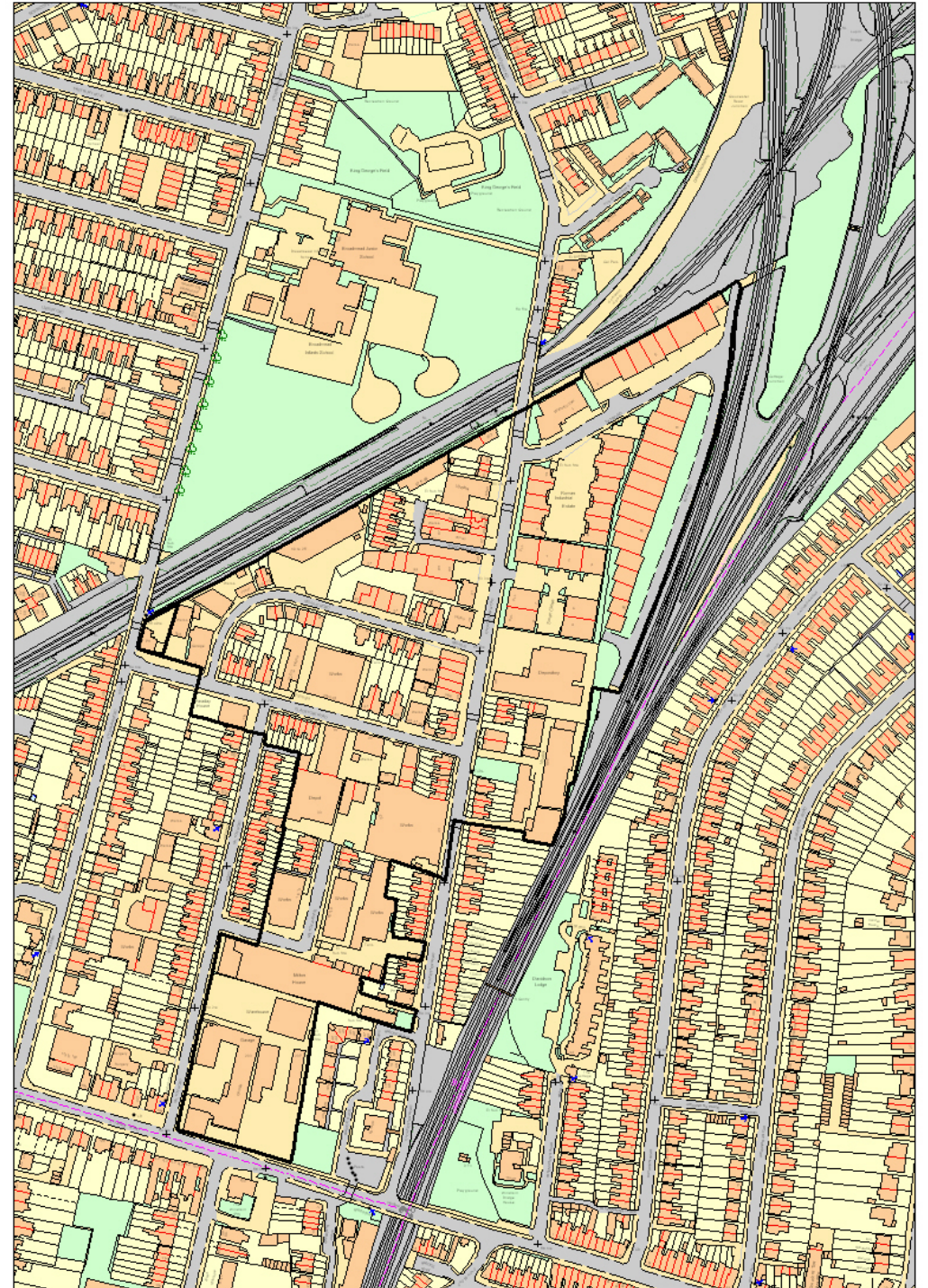
This is lower than in 2012 when 11% of Class B floor space was vacant

There is more occupied and less vacant Class B floor space in 2013 than in 2012

Land uses and vacancies in Tier 2 Integrated Industrial Locations

Gloucester Road

An integrated industrial location in Broad Green & Selhurst

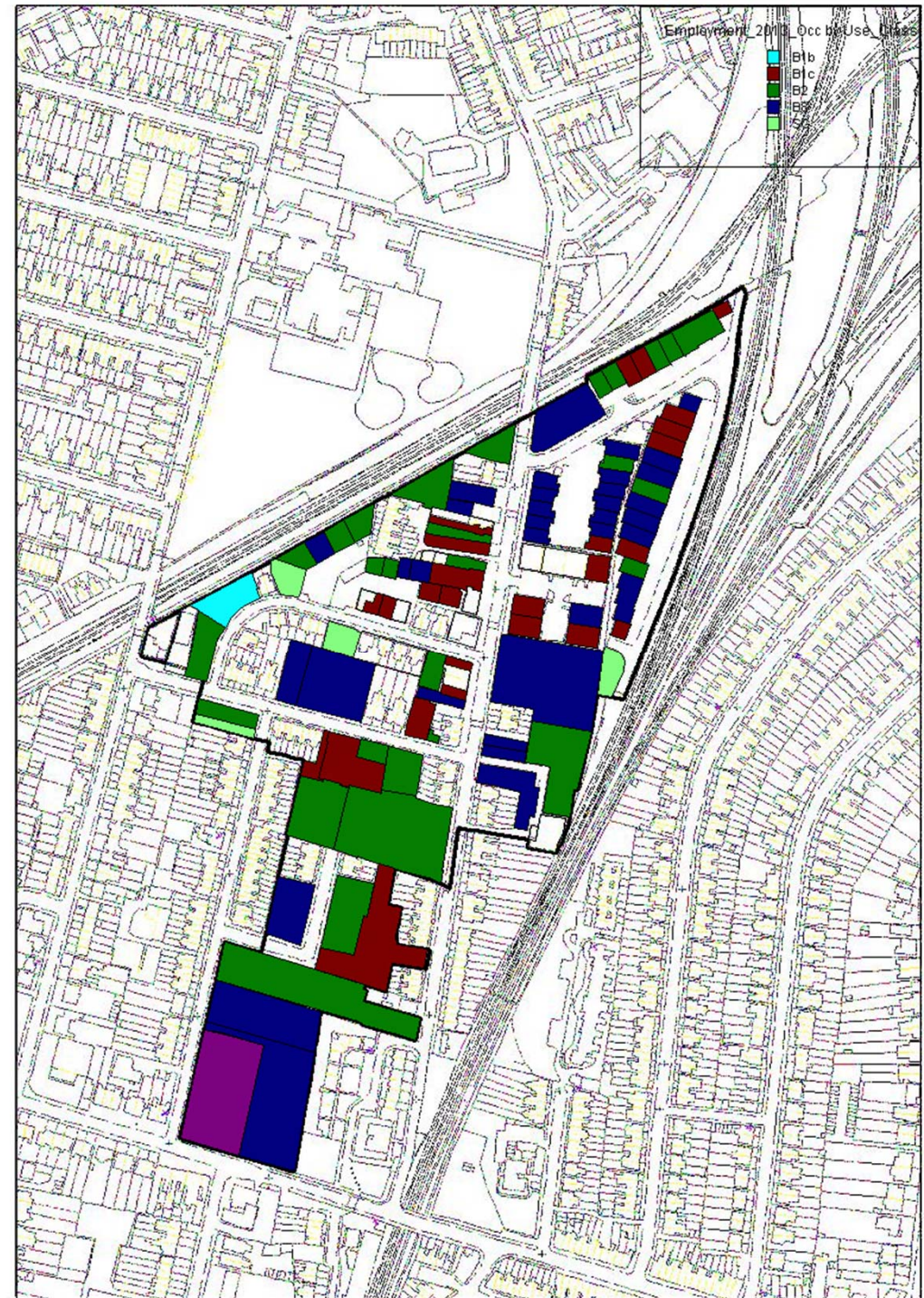


Gloucester Road

There are 90 industrial and warehousing units in Gloucester Road making it the largest integrated industrial location in Croydon

Of these 54 are Class B1c or B2 industrial units making them the predominant use

Between 2012 and 2013 there was no change in the number of Class B units



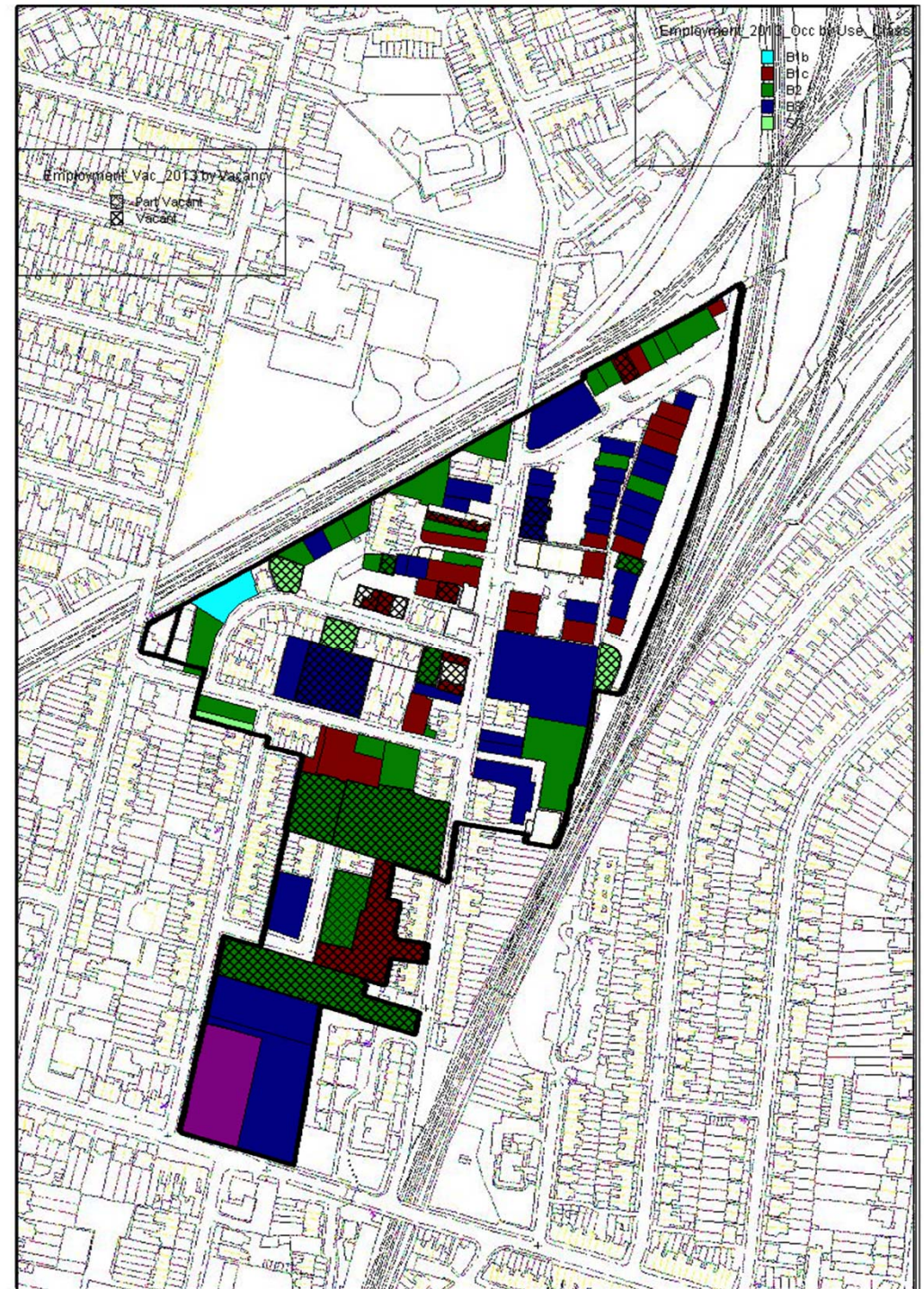
Gloucester Road

30% of the Class B floor space in Gloucester Road is vacant which is the highest vacancy rate in Croydon

This is largely due to a pending development opportunity

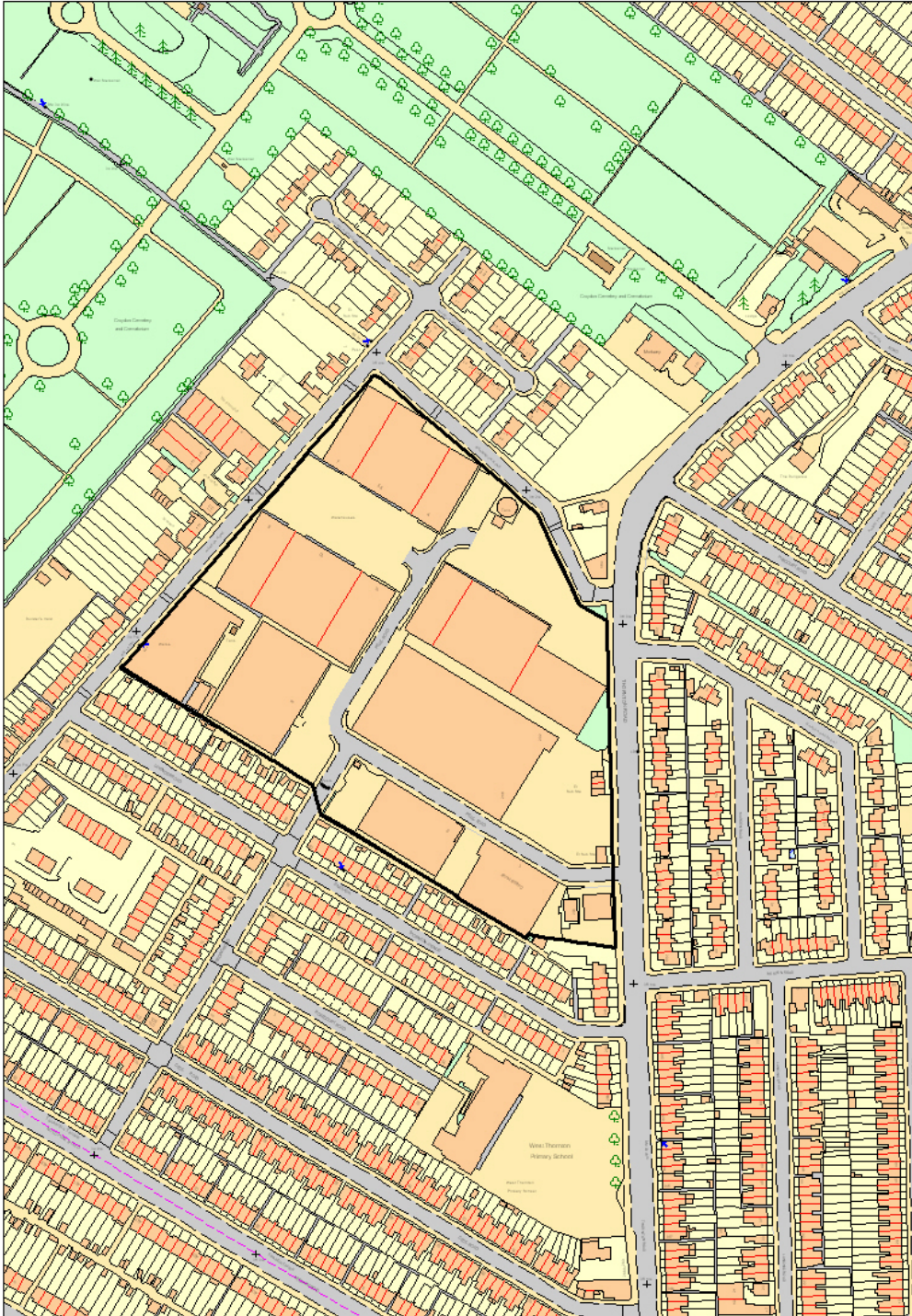
This is higher than in 2012 when 23% of Class B floor space was vacant

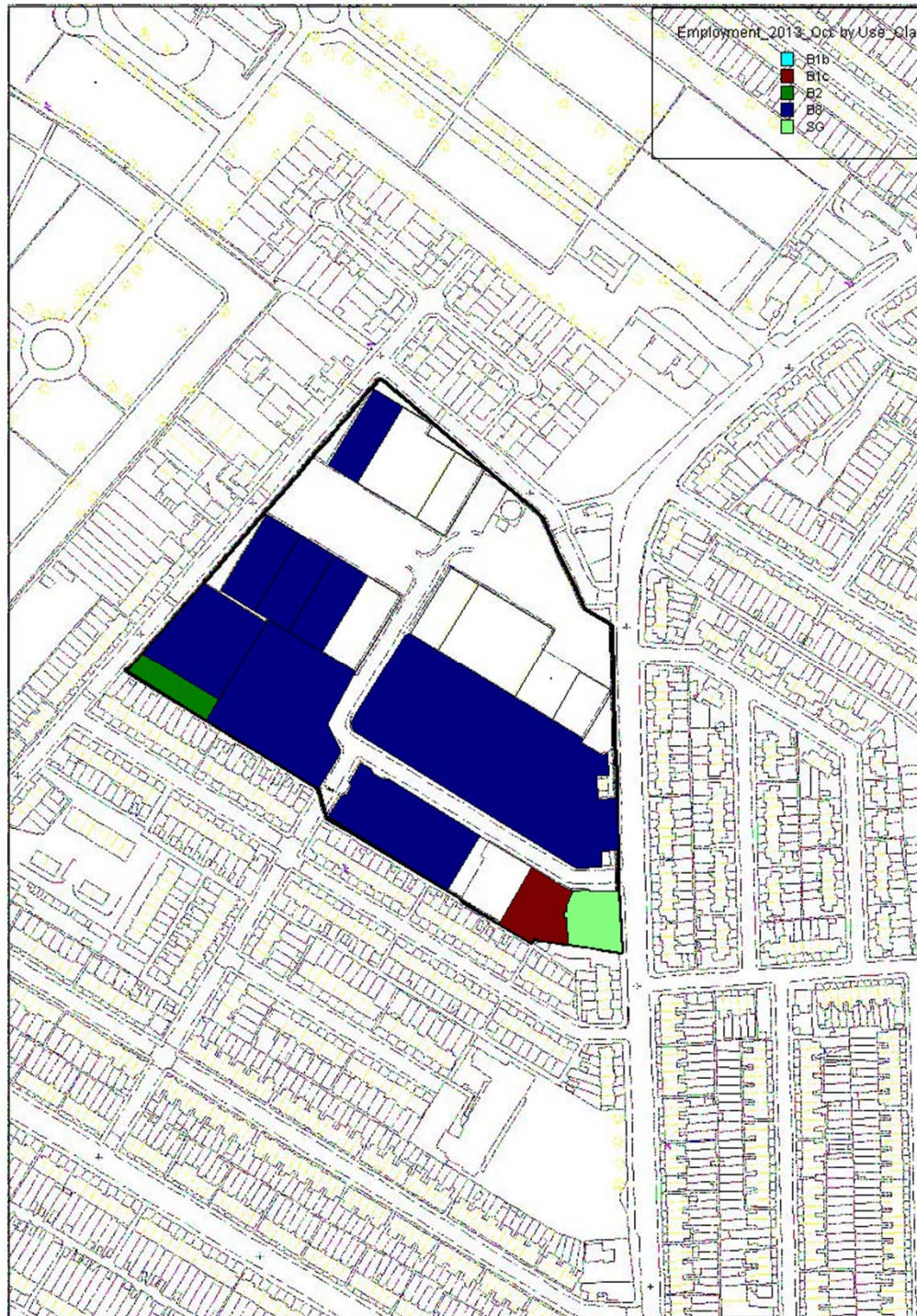
There is less occupied and more vacant Class B floor space in 2013 than in 2012



Thornton Road

An integrated
industrial location in
Broad Green &
Selhurst





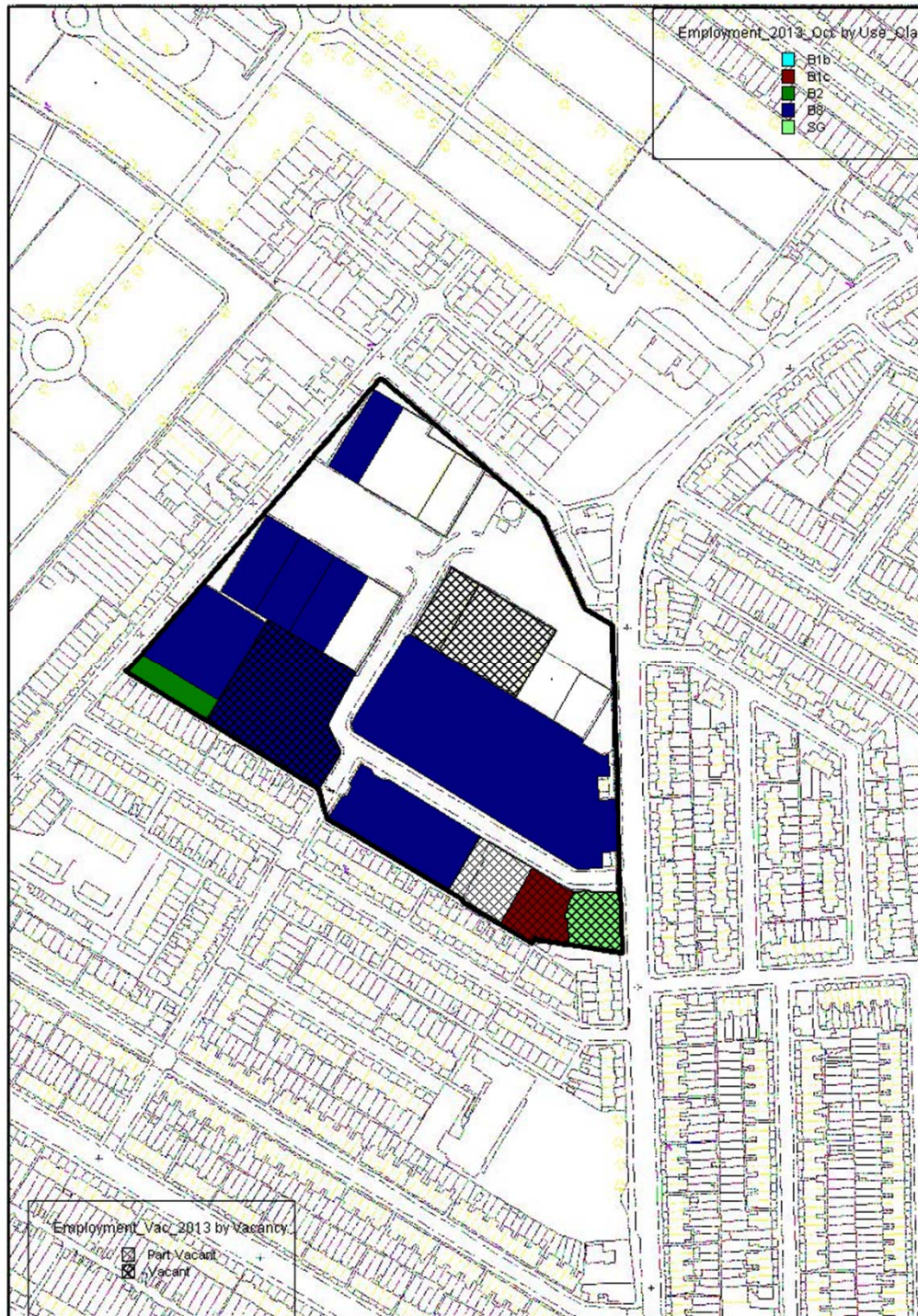
Thornton Road

There are 9 industrial and warehousing units in Thornton Road

Of these 8 are Class B8 warehousing premises making it the predominant use in the area

A third of all the units (7 in total) in Thornton Road are Class A1 (shops)

Thornton Road



21% of the Class B floor space in Thornton Road is vacant

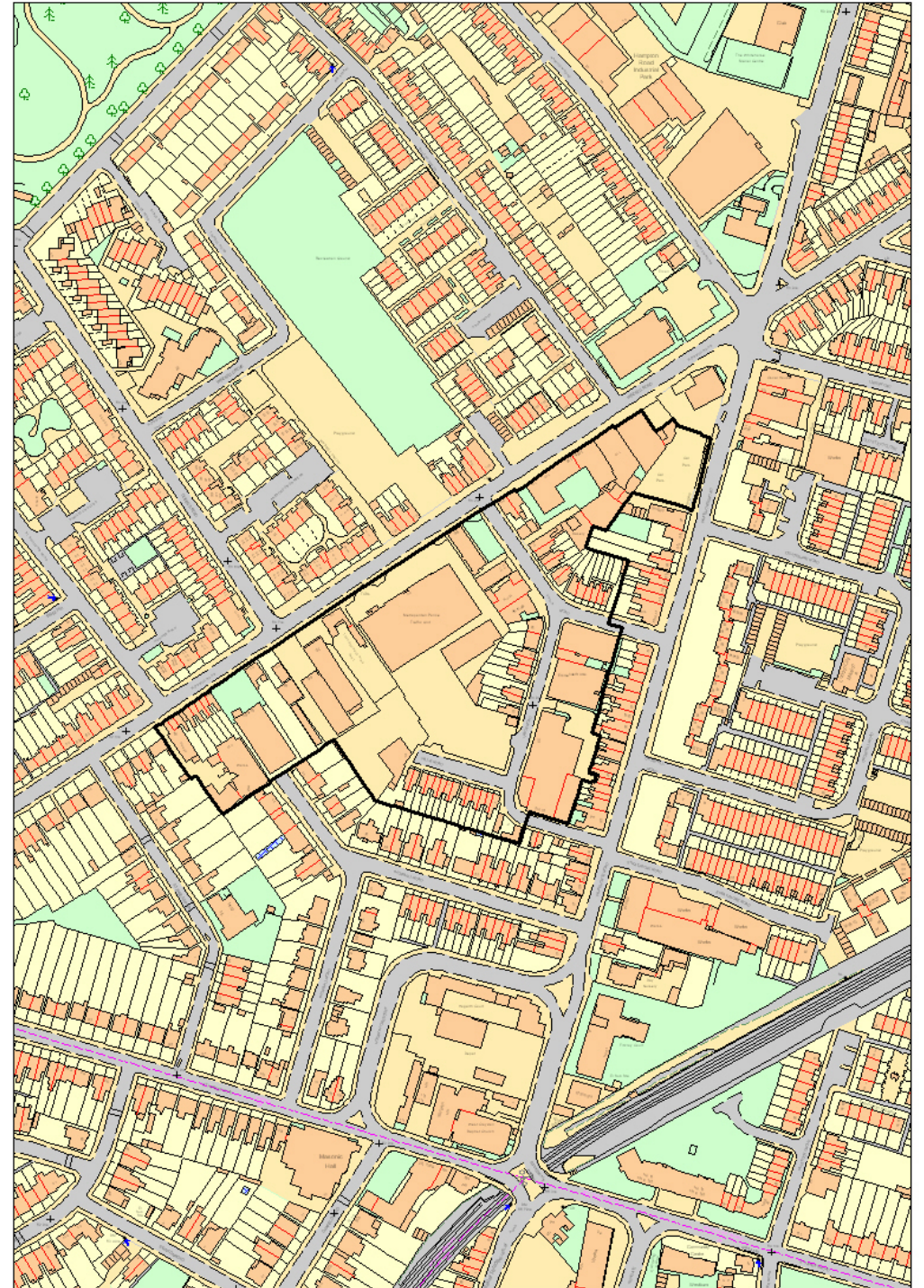
This is higher than in 2012 when 20% of Class B floor space was vacant

Between 2012 and 2013 there was also a net loss of one Class B unit

The 2013 Employment Land Review has recommended that the Tier 2 status of Thornton Road be reconsidered in light of its low level of Class B floor space

Union Road

An integrated
industrial location in
Broad Green &
Selhurst

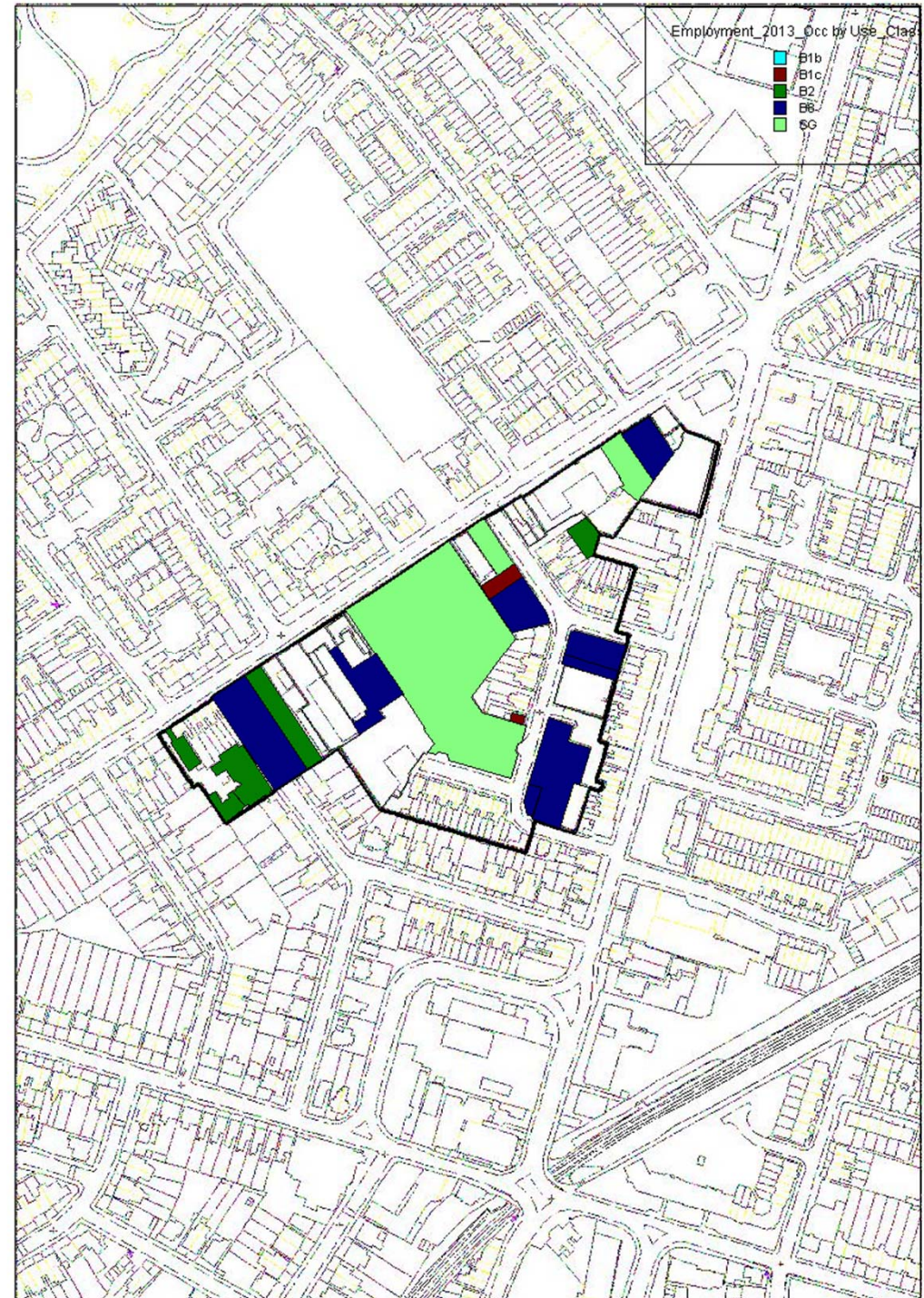


Union Road

There are 15 industrial and warehousing units in Union Road

8 of these units are Class B8 warehousing units and the other 7 are Class B1c and B2 industrial units

Between 2012 and 2013 there was a net increase of one Class B unit



Union Road

7% of the Class B floor space in Union Road is vacant

This is unchanged from 2012

The 2013 Employment Land Review has recommended that the Tier 2 status of Union Road be reconsidered in light of its low level of Class B floor space



What does this mean for planning in Croydon?

Croydon needs to protect industrial and warehousing land and premises to provide employment to residents of the borough

There has been an increase in vacancy rates and a decrease in occupied Class B floor space in Tier 1 and Tier 2 industrial locations across the borough but...

This is predominantly in just one industrial location, Purley Way North where 83% of the borough's increase in vacant floor space is located

In Tier 3 locations there has been a reduction in the amount of Class B floor space

The Mayor of London's Supplementary Planning Guidance on Land for Industry and Transport indicates that Croydon should be further restricting the release of Class B land and floor space more than envisaged when preparing the Croydon Local Plan: Strategic Policies

The Croydon Local Plan: Strategic Policies has a policy that protects Tier 3 industrial locations that will need to be implemented now the policy has been adopted

Continued protection of industrial and warehousing land and premises across all 4 tiers is still required

A review of strategic policies may be required should further protection of industrial and warehousing land be needed

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