The Croydon Monitoring Report

Employment (Industry)

December 2012

CROYDON
www.croydon.gov.uk

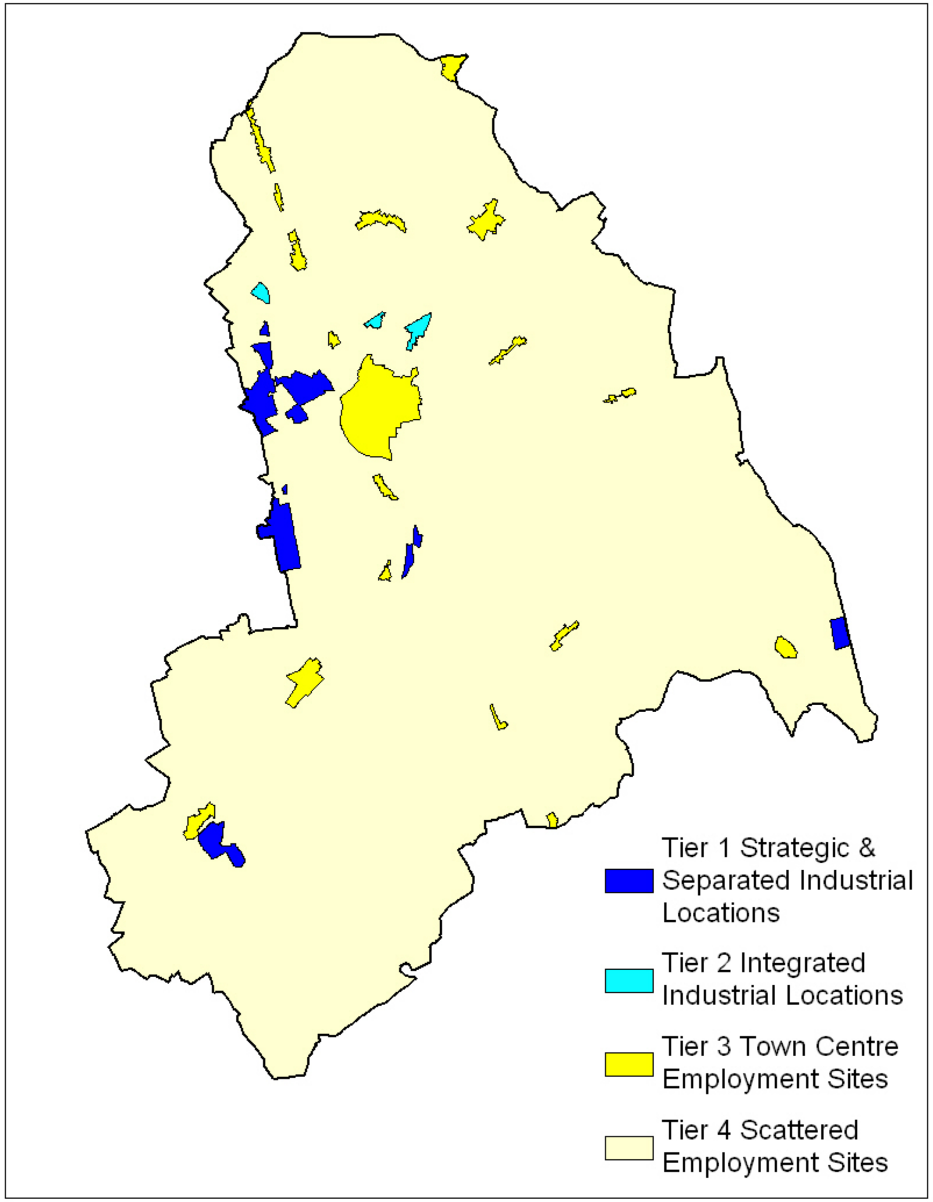
The Croydon Local Plan aims to give…

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

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

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



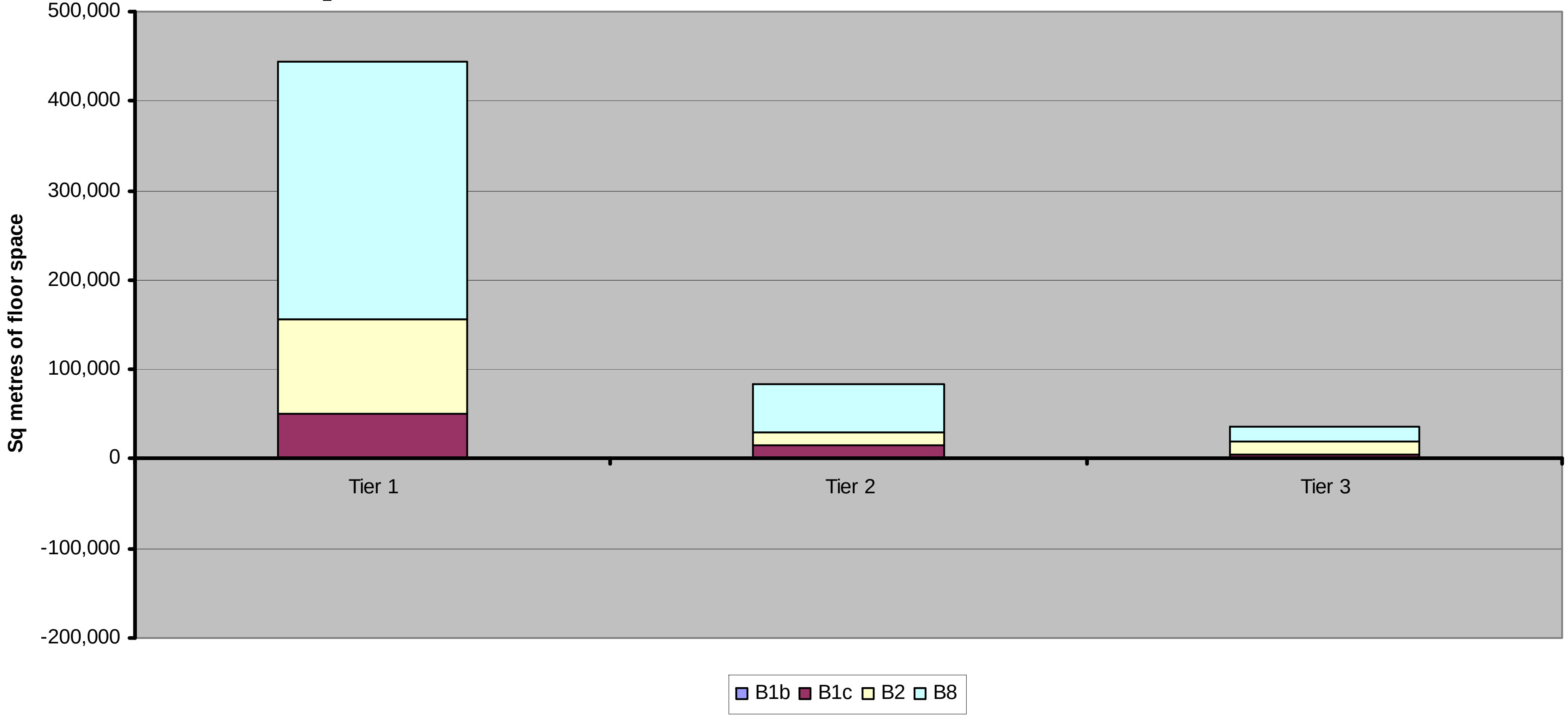
Tier 1 Strategic and Separated Industrial Locations are the larger industrial areas in Croydon that are separated from neighbouring land uses

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

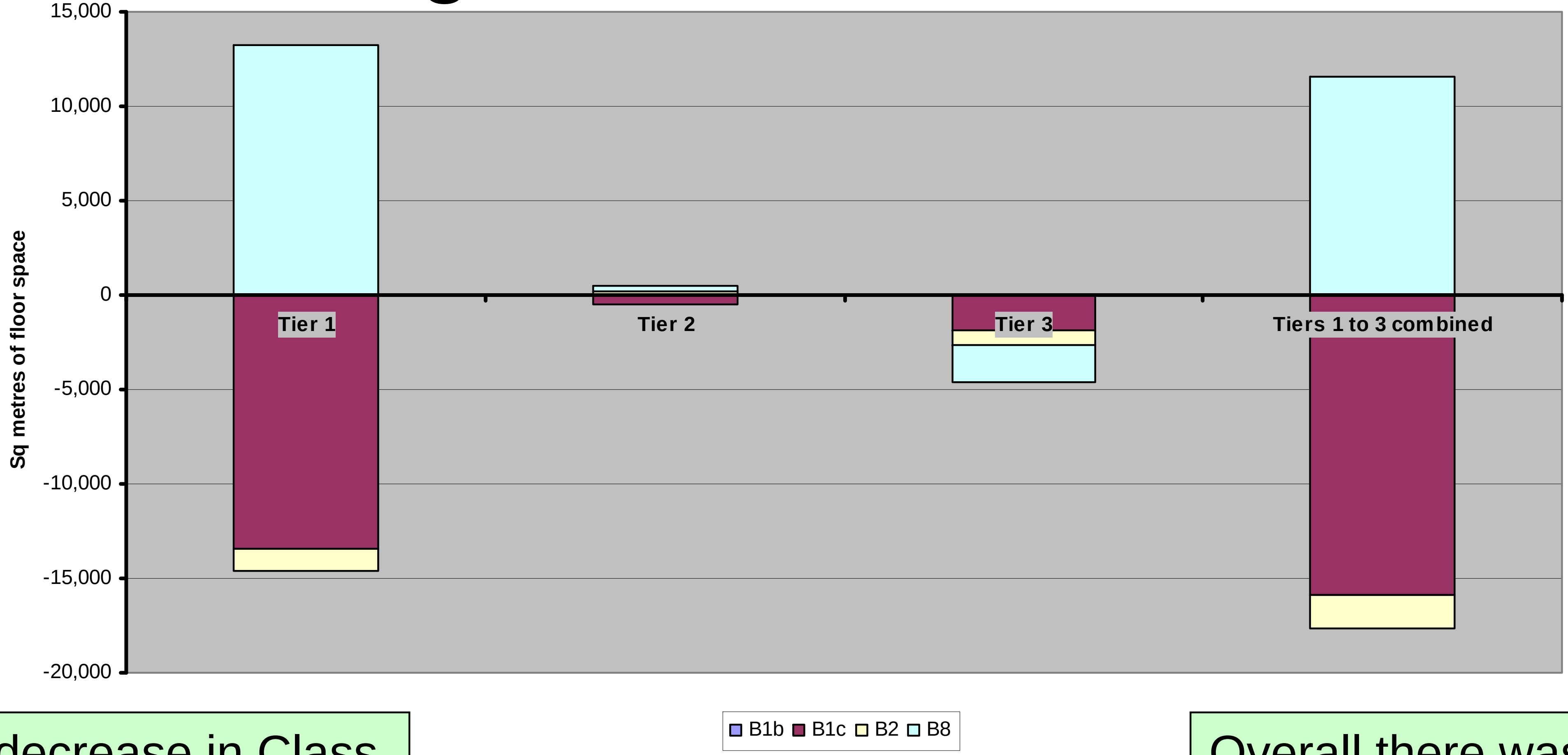
Industrial and warehousing floor space in Tiers 1, 2 and 3



Tier 1 industrial locations have the majority (70%) of Class B floor space in the borough highlighting their importance

Class B8 (Warehousing) is the predominant Class B use in Croydon making up over 60% of all Class B floor space

Changes from 2011 to 2012



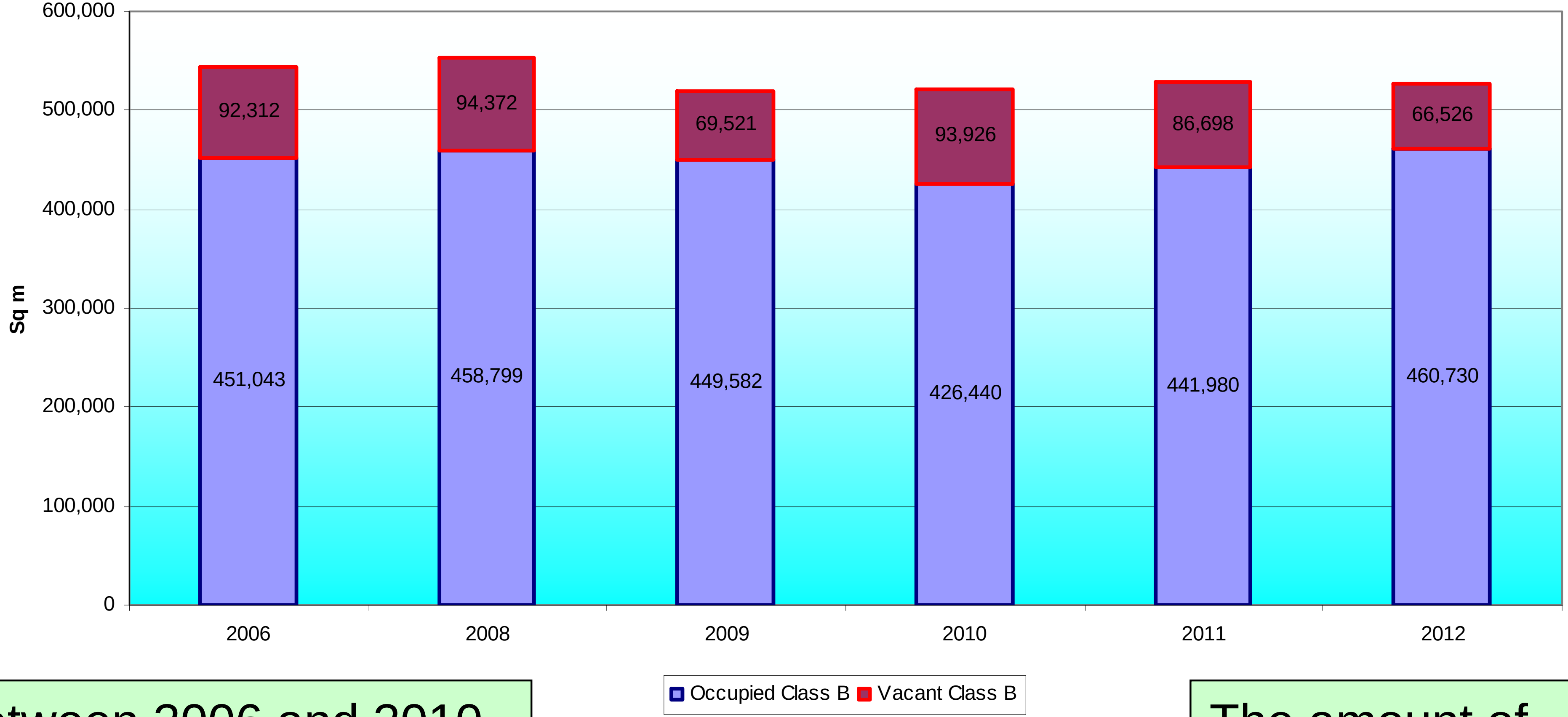
A decrease in Class B floor space in Tier 1 (strategic and separated) industrial locations in Croydon between 2011 and 2012…

There was no change in Tier 2 (integrated industrial) locations…

And a decrease in Tier 3 (town centre) locations (but these sites will only be protected from 2013)

Overall there was a slight decrease in Class B floor space in Croydon thus not quite meeting the target in 2012

Vacancy rates in Tier 1 and 2 industrial locations from 2006 to 2012

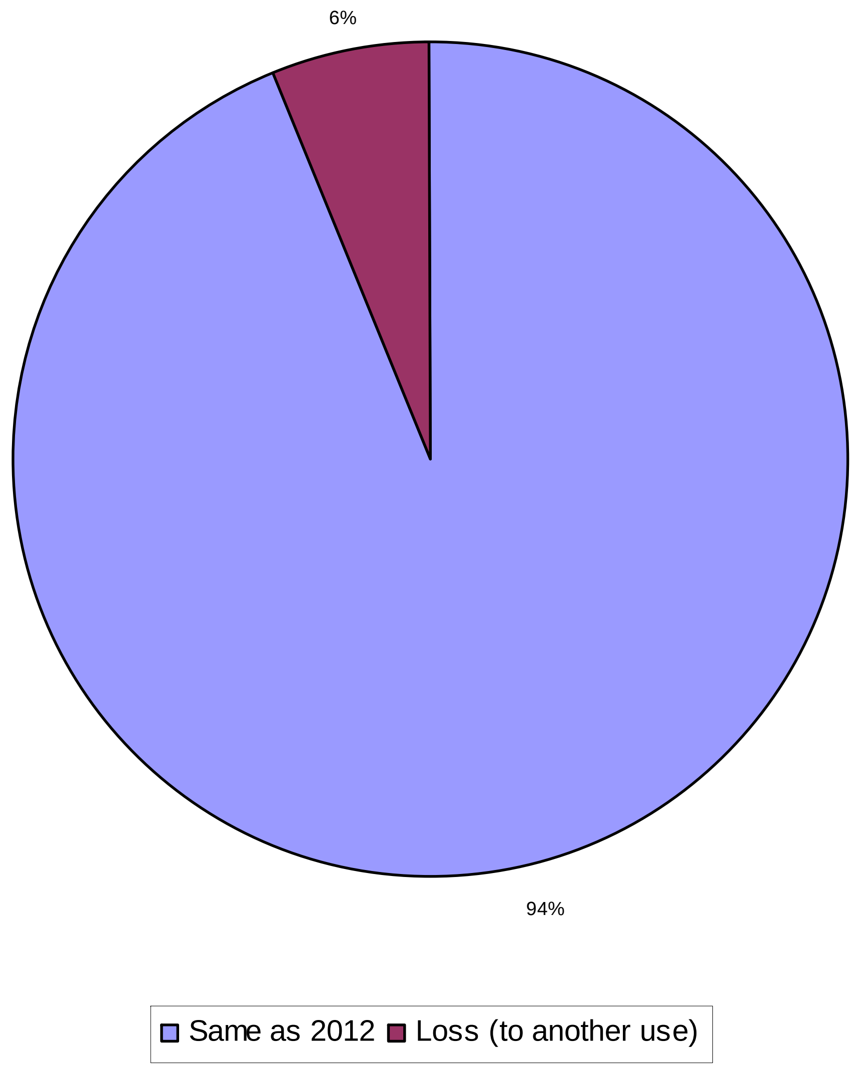


Between 2006 and 2010 the amount of occupied Class B floor space decreased coinciding with the economic downturn

Since 2010 the level of occupied floor space has increased and is now higher than each of the other years since 2006

The amount of vacant Class B floor space is also now lower than any other year since 2006

Class B uses on Tier 4 Scattered Employment Sites

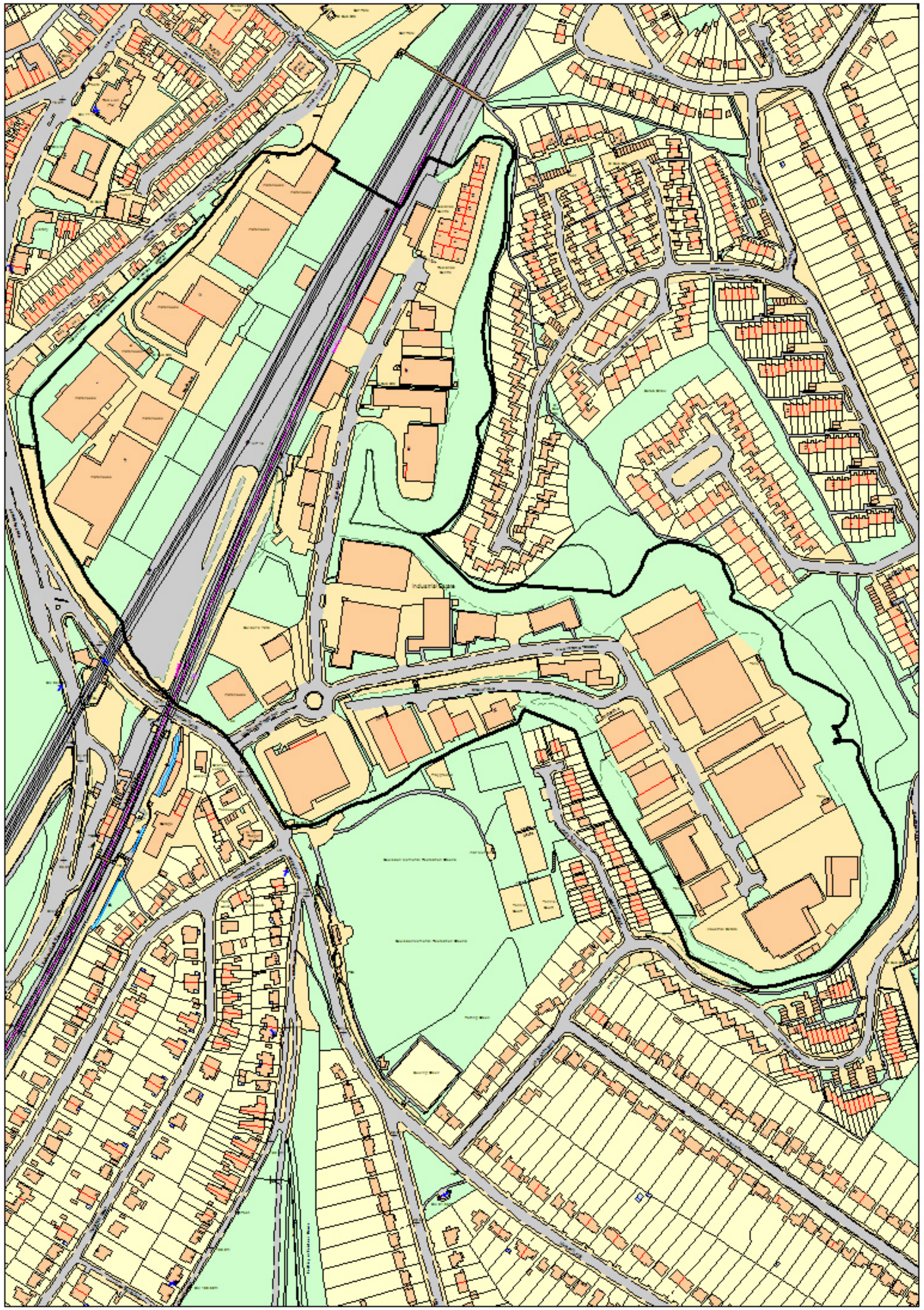


It is expected that over the lifetime of the Croydon Local Plan that some Tier 4 (Scattered Industrial) sites will be lost to other uses, in particular community uses.

6% of sampled Class B sites in Tier 4 locations in 2012 had changed to another use.

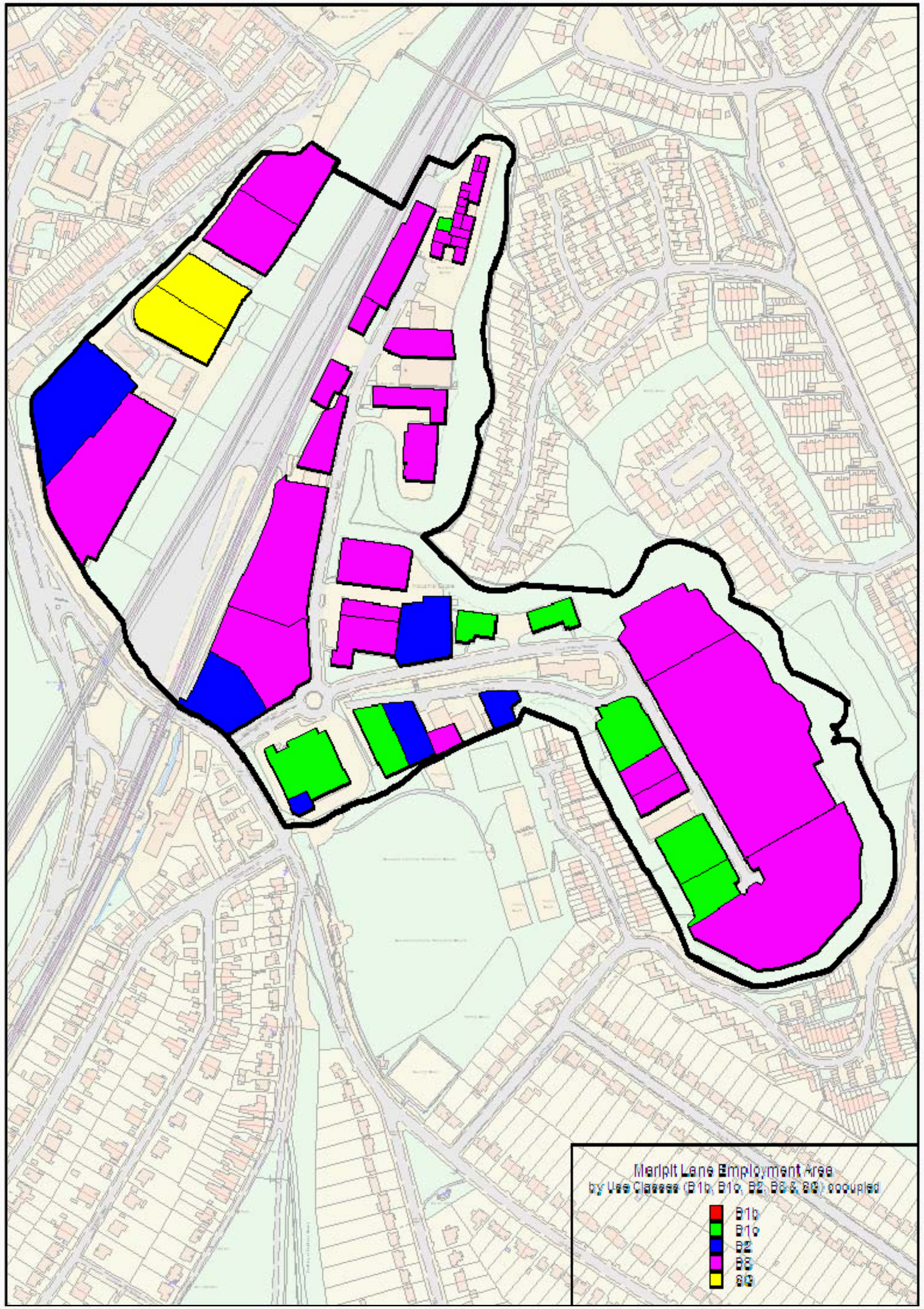
All of the sites which had changed use had changed to either residential or a Sui Generis use

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



Marlpit Lane

A strategic industrial location in Coulsdon

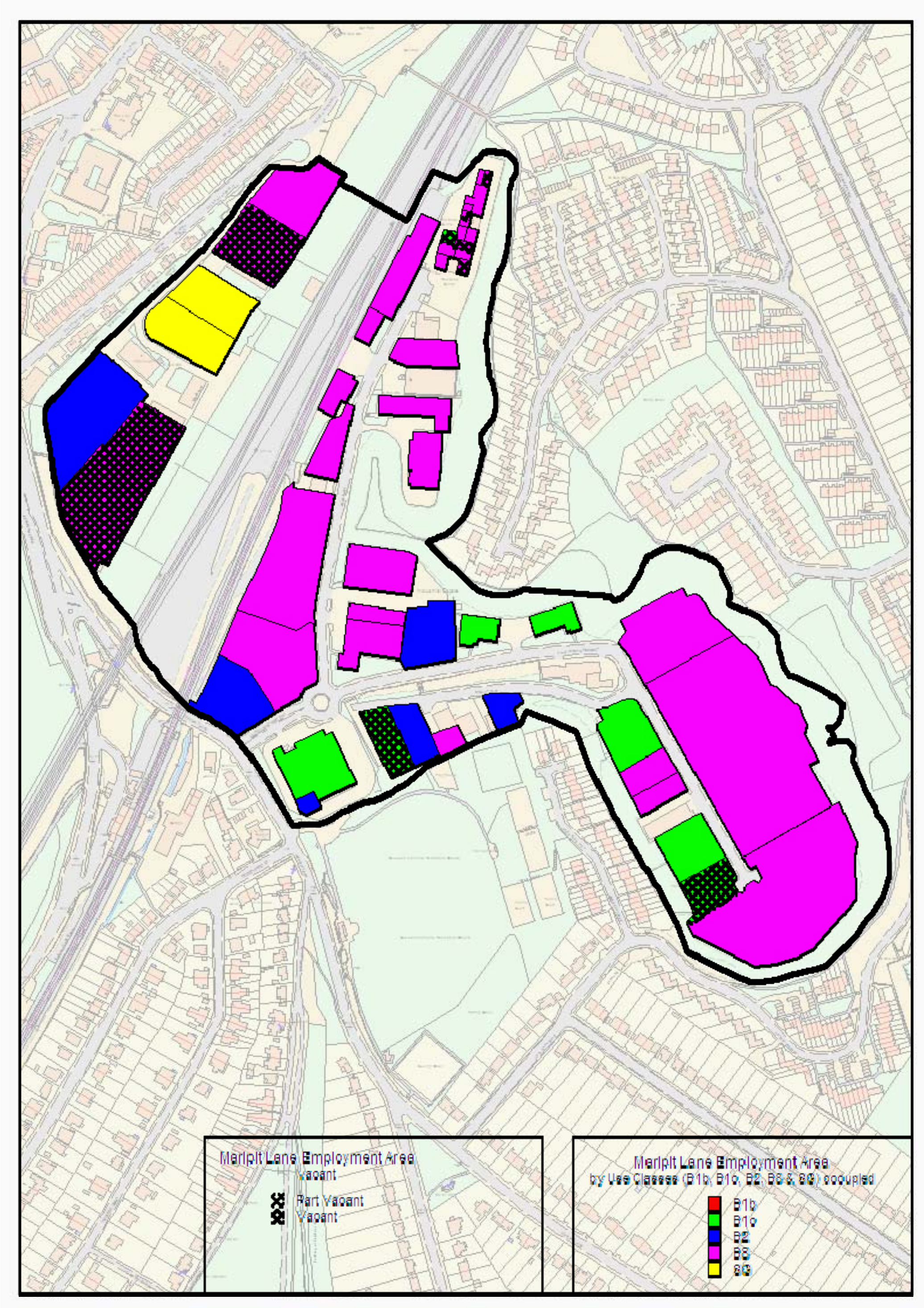


Marlpit Lane

There are 48 industrial and warehousing units in the Marlpit Lane industrial area

Of these 34 are Class B8 warehousing premises making it the predominant use in the area

Between 2011 and 2012 there was a net loss of one Class B unit



Marlpit Lane

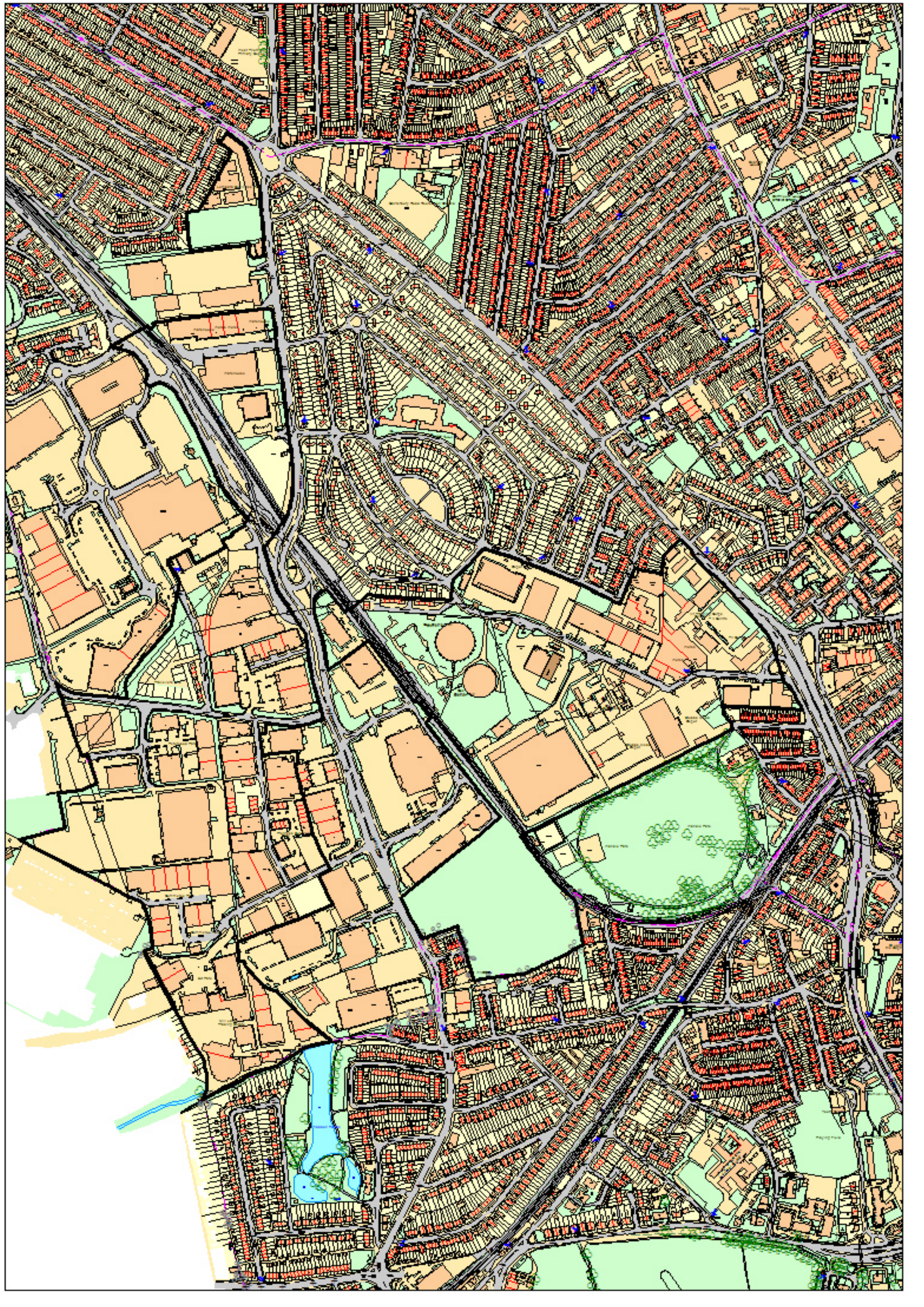
9% of the Class B floor space in Marlpit Land is vacant

This is lower than in 2011 when 12% of Class B floor space was vacant

There is more occupied and less vacant Class B floor space in 2012 than in 2011

Purley Way North

A strategic industrial location in Waddon and Broad Green & Selhurst

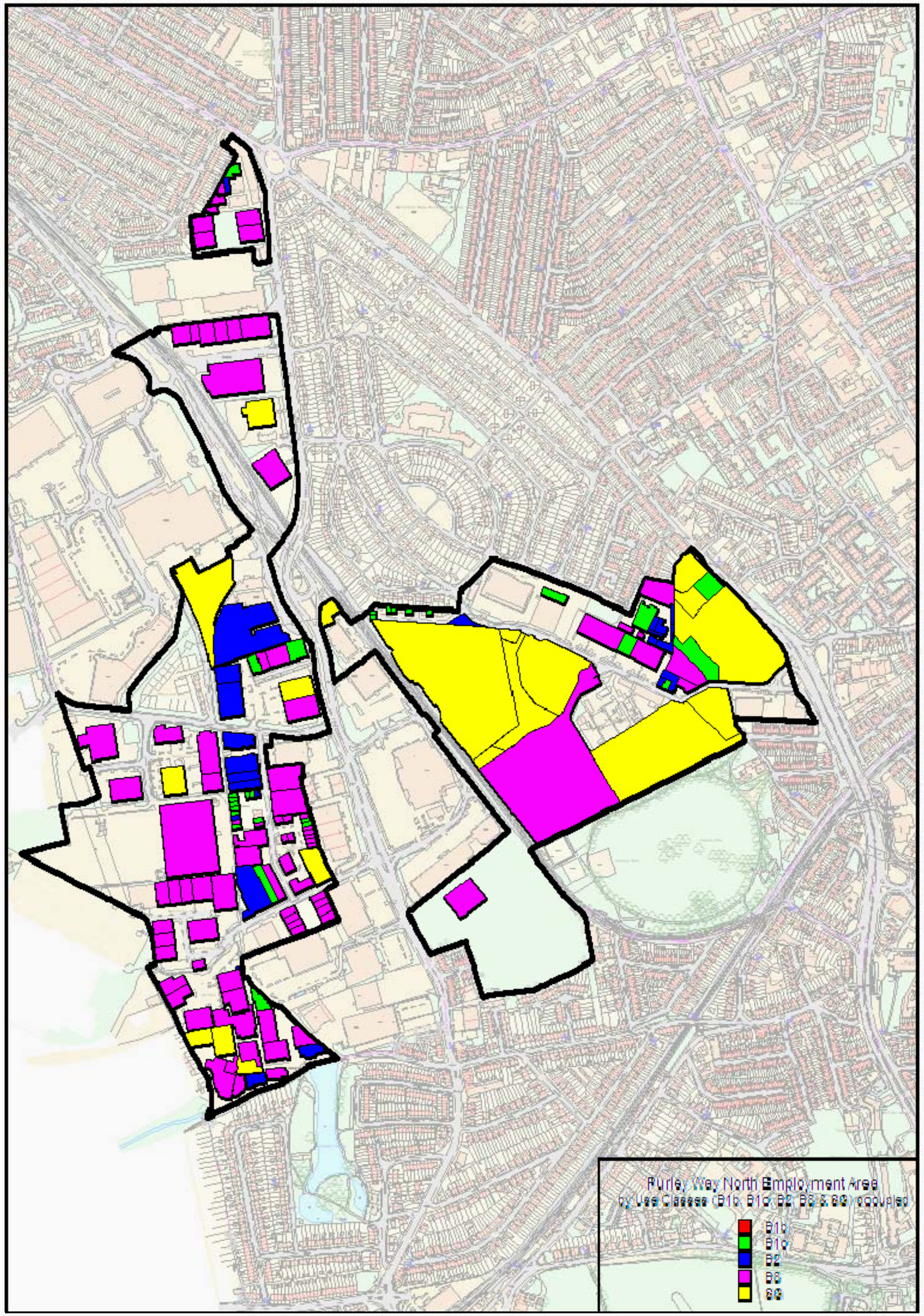


Purley Way North

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

Of these 86 are Class B8 warehousing premises making it the predominant use in the area

Between 2011 and 2012 there was a net gain of two Class B units

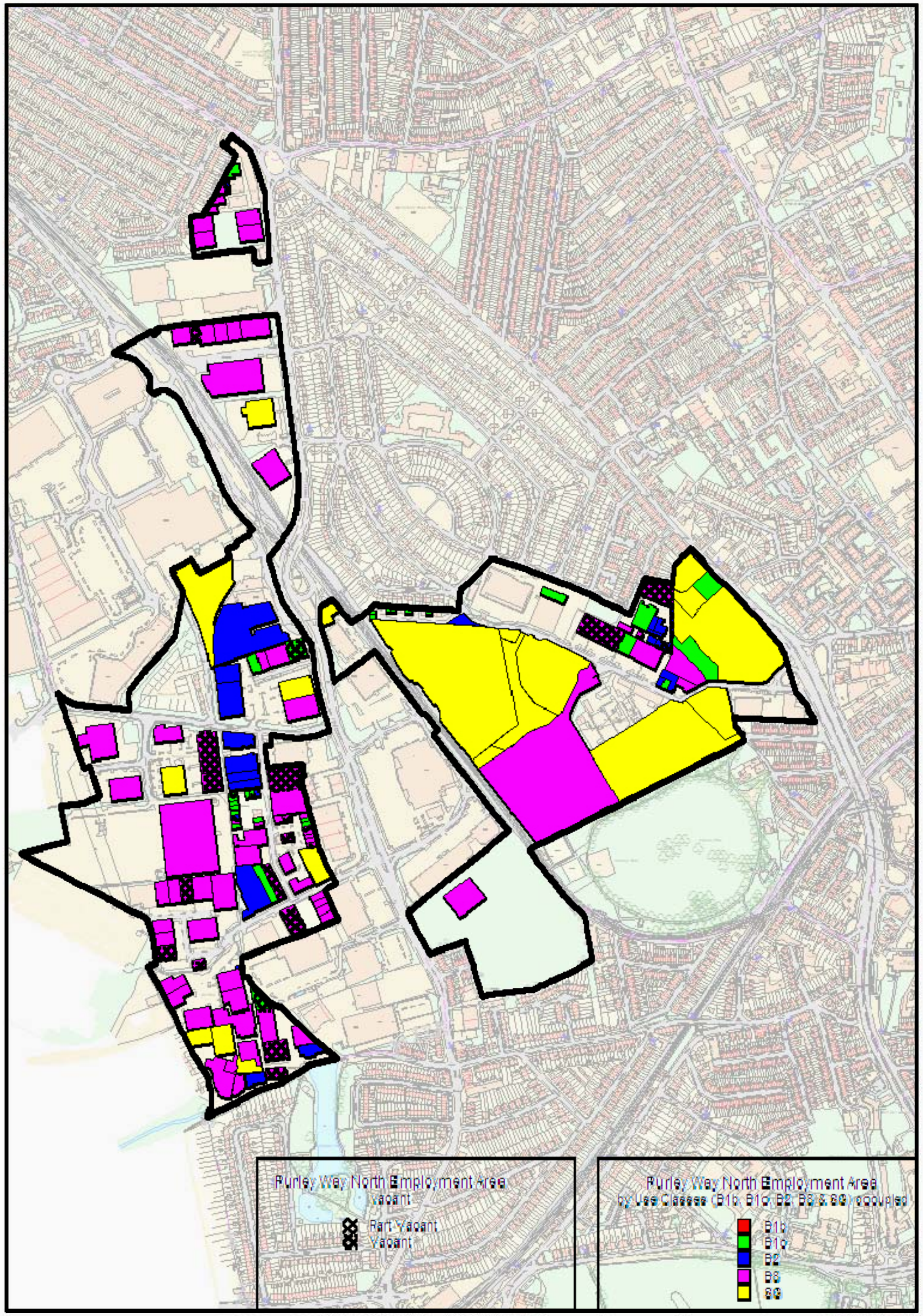


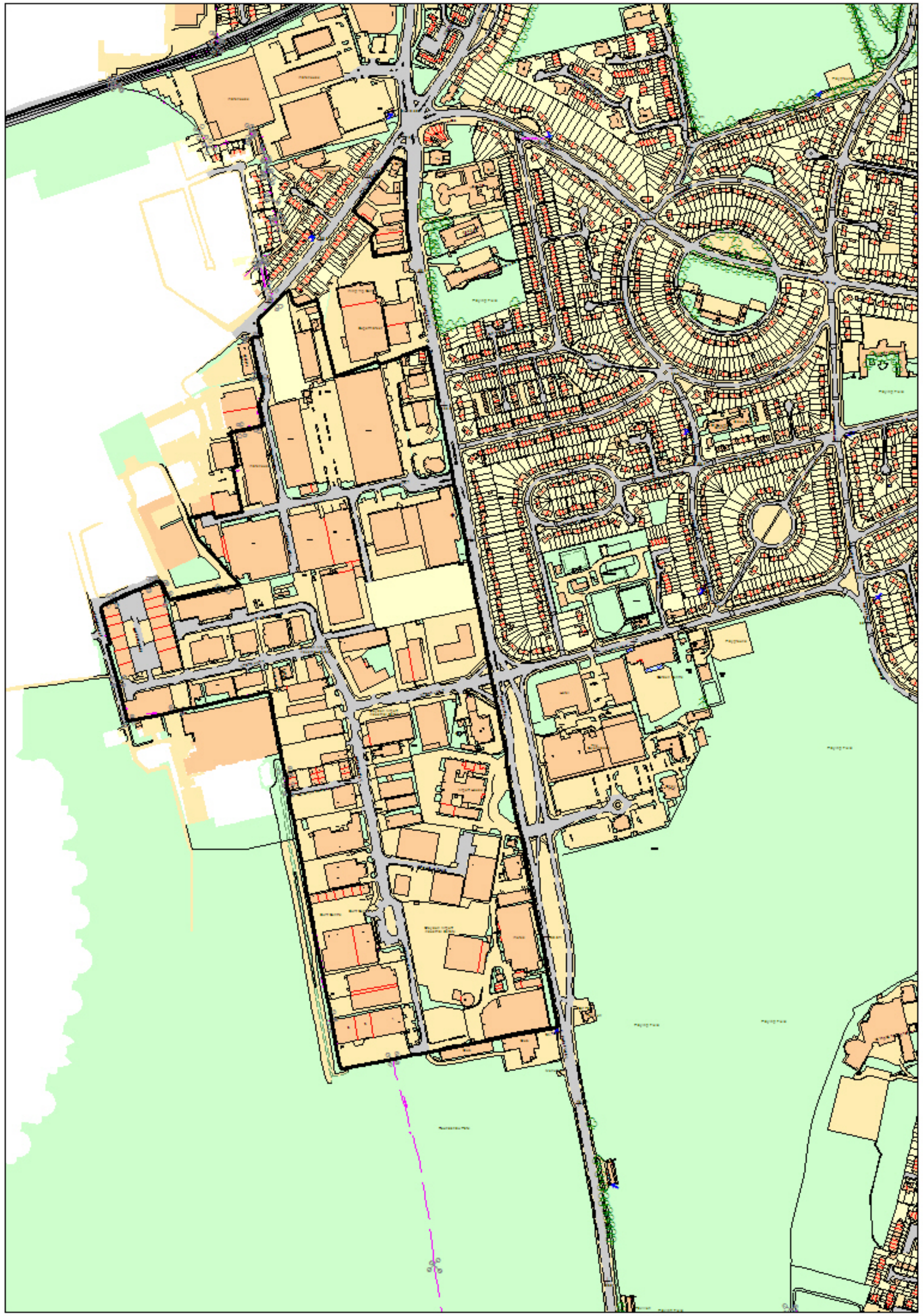
Purley Way North

11% of the Class B floor space in the Purley Way North industrial area is vacant

This is lower than in 2011 when 16% of Class B floor space was vacant

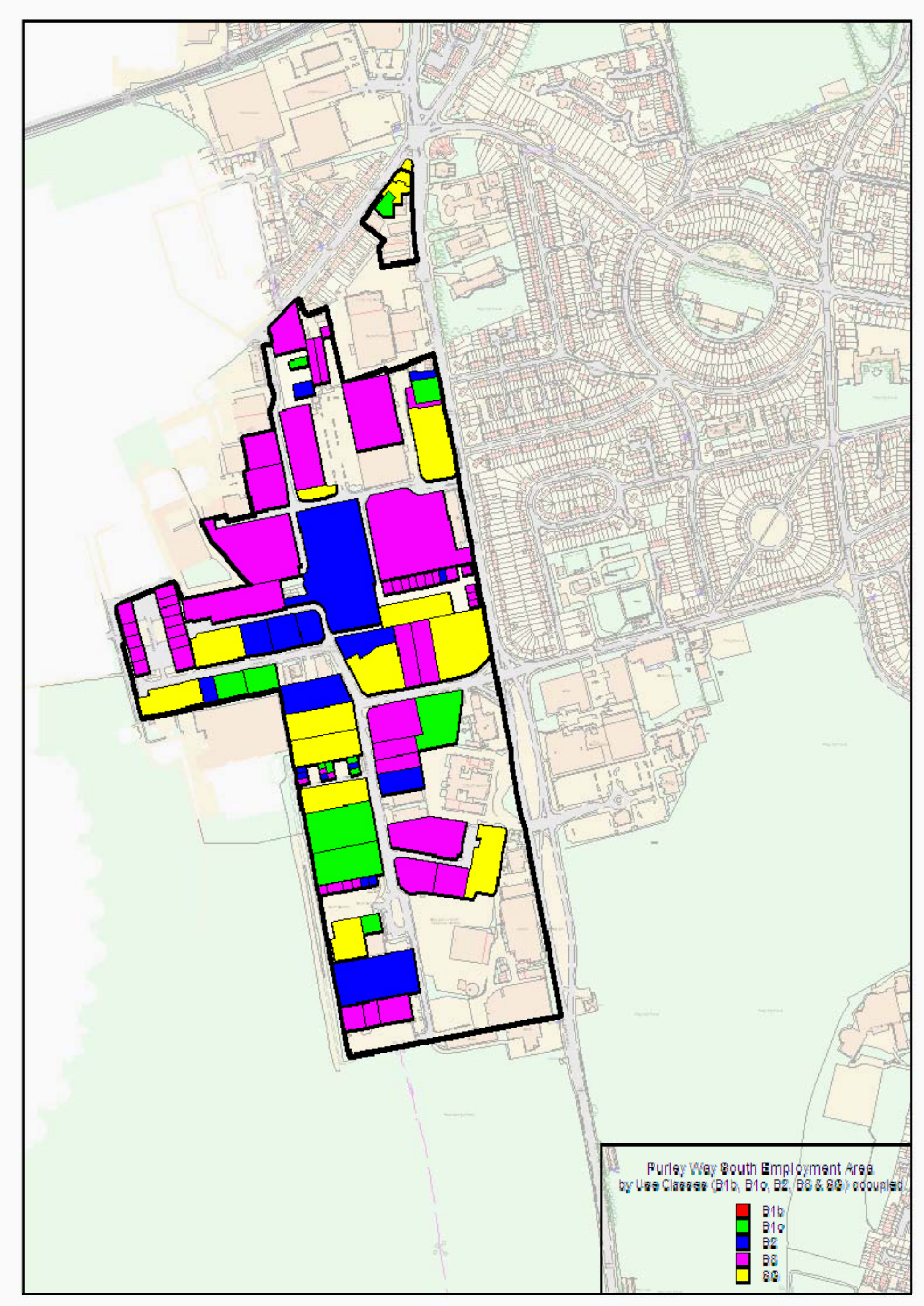
There is more Class B floor space overall in 2012 than in 2011 and more is occupied and less is vacant





Purley Way South

A strategic industrial location in Waddon

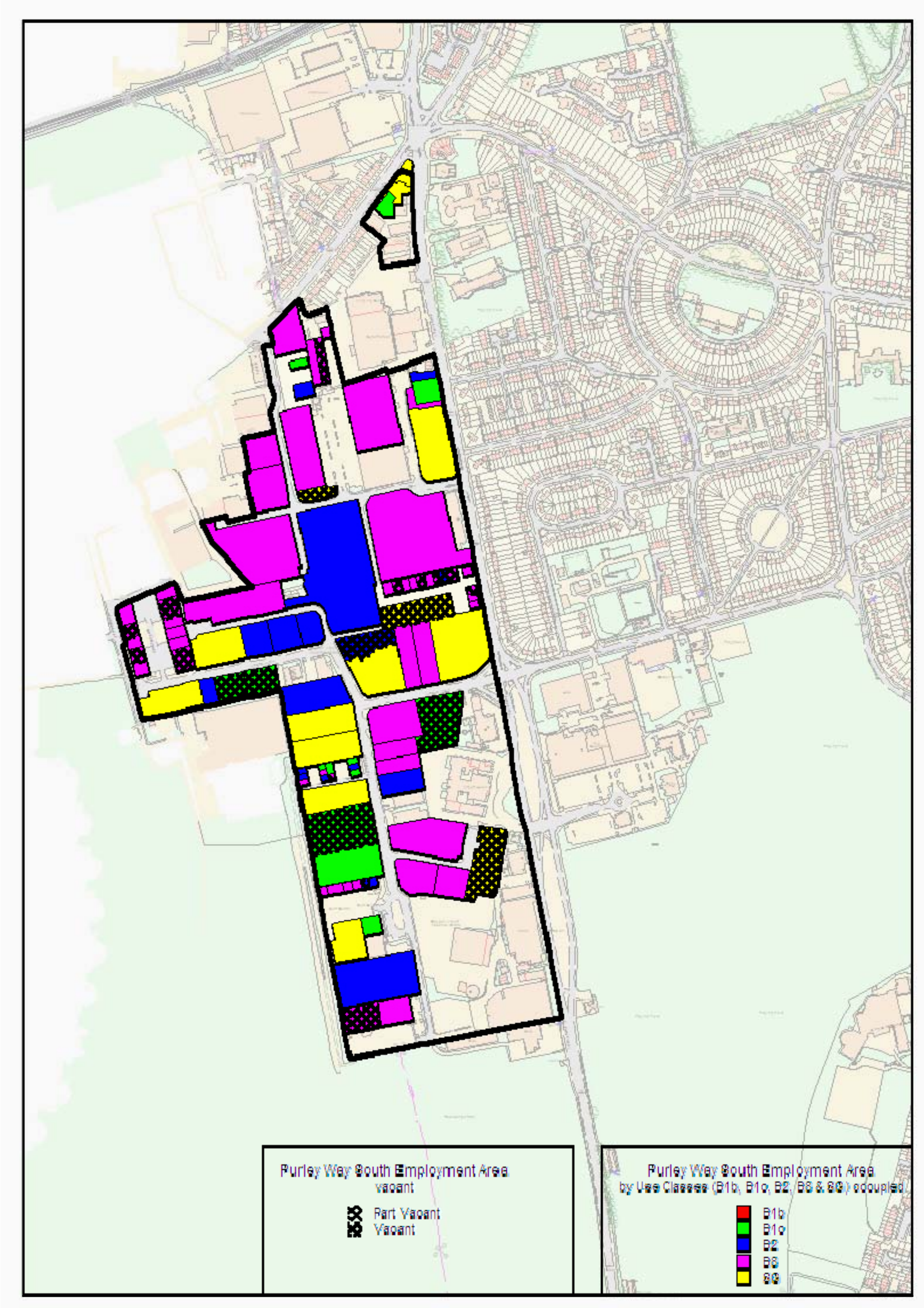


Purley Way South

There are 87 industrial and warehousing units in the Purley Way South industrial area

Of these 54 are Class B8 warehousing premises making it the predominant use in the area

Between 2011 and 2012 there was a net loss of three Class B units



Purley Way South

11% of the Class B floor space in the Purley Way South industrial area is vacant

This is lower than in 2011 when 15% of Class B floor space was vacant

There is more occupied and less vacant Class B floor space in 2012 than in 2011