

Employment Floorspace Monitoring 2022/23

Planning

17 January 2024

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Local Plan Authority Monitoring Report

Employment Floorspace

2022/23

1. Introduction

This Monitoring Report is one of several publications which assess the effectiveness of planning policies in the borough. Such reports will be published in a phased approach on the Council's website. This report is to monitor Local Plan employment policies (adopted July 2018) - Policy LP 40 Employment and local economy, Policy LP 41 Offices and Policy LP 42 Industrial Land and Business Parks.

2. Data sources

The data used in this report comes from the Council's planning applications monitoring system and includes all developments with a gain or loss in Employment floorspace of greater than 10sqm, which were completed between 1st April 2022 and 31st March 2023. Existing and Proposed floorspace figures are presented in square meters (sqm), with the resulting net gain or loss. These include change of use from one use class to another, extensions, and redevelopment schemes.

3. Use Classes

This report monitors all gains and losses of floorspace that include the use classes below. Any ancillary space to the main use is included. The current Use Classes were last updated on 1 September 2020 (Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020). To make data comparable throughout the reporting period, the Use Classes in applications received after 1 September 2020 were matched to the previous use classes.

Business and Service, General Industrial and Storage or Distribution Use Classes

- Office: B1a / Eg(i)
- Research and Development: B1b / Eg(ii)
- Light Industrial: B1c / Eg(iii)
- Industrial: B2
- Storage and Distribution: B8

Retail Use Classes

- Shops: A1 / Ea
- Financial and Professional: A2 / Ec
- Restaurants and Cafes: A3 / Eb
- Drinking Establishments: A4 / SG (Sui Generis) (partially)
- Hot Food Takeaways: A5 / SG (partially)

Non-Residential Institution, Assembly and Leisure Use Classes

- Non-Residential Institutions: D1 / Ee / Ef / F1
- Assembly and Leisure: D2 / Ed / F2c / F2c / SG (partially)

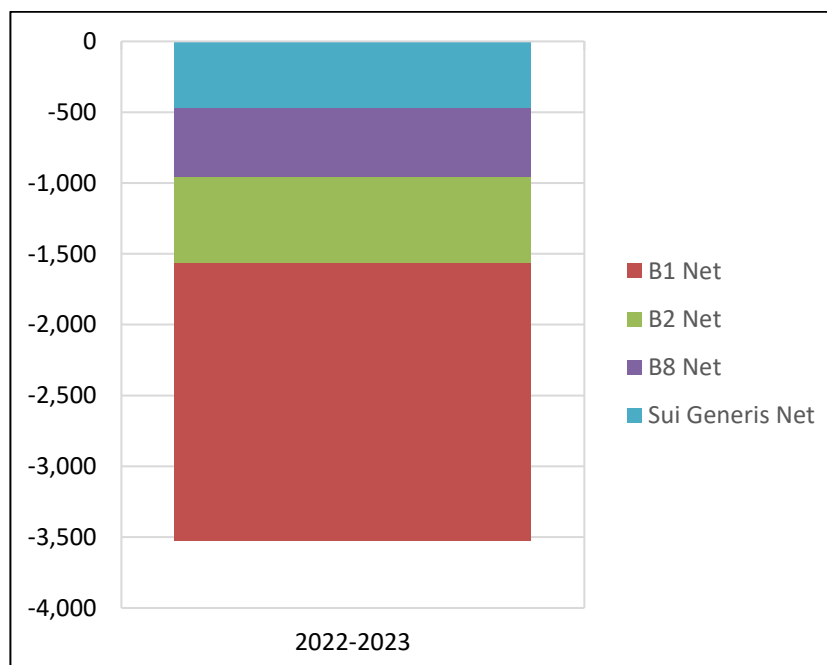
4. Summary

Over the 2022/23 financial year there was an overall net loss of 3,523 sqm of employment floorspace completed, with the greatest losses in the B1 Office (55%) and B2 Industrial (17%) use classes. There was an overall loss of 1,961 sqm of B1 Office, Research & Development, and light industry floorspace. B2 Industrial floorspace lost 600 sqm, B8 storage 490 sqm and Sui Generis uses lost 471 sqm.

Table 1: Net Employment Floorspace completions (sqm) by Use Class 2022/23

	Office, R&D, light industry	Industrial	Storage and Distribution	Sui Generis	Total
	<i>B1</i>	<i>B2</i>	<i>B8</i>	<i>SG</i>	
2022-2023	-1,961	-601	-490	-471	-3,523

Figure 1: Net Employment Floorspace completions (sqm) by Use Class - 2022/23



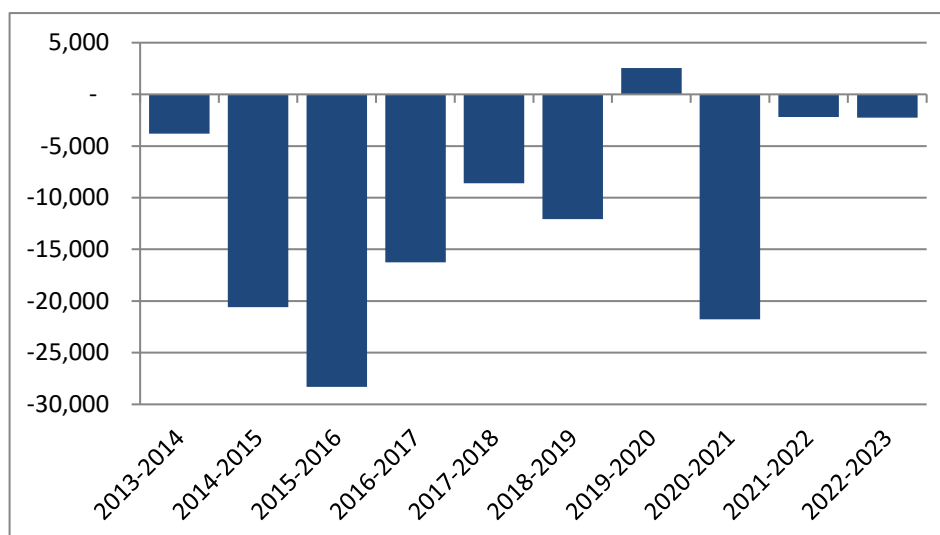
5. Office Floorspace

In total, 2,249 sqm of Office floorspace (B1a/Eg(i)) has been lost over the one-year period. This is a similar amount compared to 2021/22 when around 2,200 sqm was lost. Over the ten-year period since 2013-14 over 113,000 sqm has been lost, an average of 11,300 sqm per year.

Table 2: Office Floorspace net loss and gain (sqm) – 2013/14 - 2022/23

	Existing	Proposed	Net
2013-2014	11,128	7,317	-3,811
2014-2015	21,725	1,142	-20,583
2015-2016	29,337	1,024	-28,313
2016-2017	20,669	4,420	-16,249
2017-2018	12,021	3,415	-8,606
2018-2019	15,104	3,037	-12,067
2019-2020	7,228	9,776	2,548
2020-2021	24,411	2,642	-21,769
2021-2022	4,257	2,059	-2,198
2022-2023	3,842	1,593	-2,249
Total	149,722	36,425	-113,297

Figure 2: Office Floorspace net loss and gain (sqm) – 2022/23



6. Office Floorspace loss through Prior Approvals

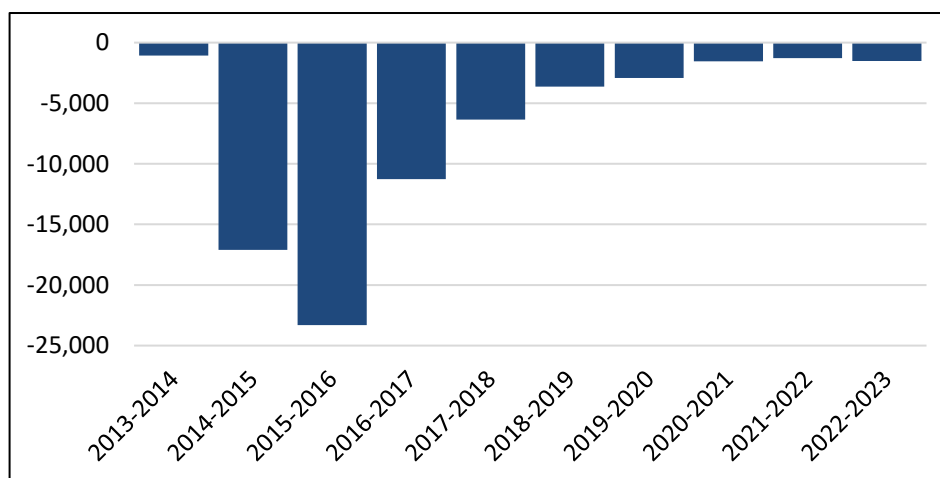
In May 2013, the Government implemented a change in legislation allowing office (B1a use class) floorspace to be converted to residential (C3 use class) without planning permission through an extension of permitted development (Prior Approval) rights. Since this change there has been an overall loss of almost 70,000 sqm through 243 prior approval developments, which reached a peak in 2015/16 when over 23,000sqm was lost. (Table 3). The amount of floorspace lost through Prior Approvals each year has fallen significantly over recent years, falling from 11,250sqm in 2016/17 to 3,000sqm in 2019/20 and 1,500 sqm in 2022/23.

Since this change in legislation, two Article 4 Directions were put in place to remove permitted development rights for change of use from B1a to C3 residential, which came into effect on 30/11/2014 and 01/10/2016. These have now been superseded by an Article 4 Direction made on 21 June 2022¹ to remove permitted development rights regarding the change of use from class E use to C3 use (dwellinghouses). The effect of the Direction means that a change of use from a commercial, business and service use to residential in certain locations would require planning permission and will be assessed against Local Plan policies.

Table 3: Net Loss of Office Floorspace (sqm) through Prior Approvals - 2013/14 – 2022/23

	Office Floorspace Net loss	Number of Prior Approvals
2013-2014	-1,067	7
2014-2015	-17,089	48
2015-2016	-23,298	66
2016-2017	-11,271	34
2017-2018	-6,351	35
2018-2019	-3,621	7
2019-2020	-2,912	10
2020-2021	-1,553	10
2021-2022	-1,290	9
2022-2023	-1,527	14
Grand Total	-69,979	240

Figure 3: Net Loss of Office Floorspace (sqm) through Prior Approvals - 2013/14 – 2022/23



¹ https://www.richmond.gov.uk/article_4_directions_commercial_to_residential

7. Office, Research & Development and Light Industry (B1 / E(g)) in Town Centres

An overall net gain of 97 sqm of floorspace occurred in Town Centres over the one-year period, with losses following prior approval developments of 181 sqm in East Sheen Town Centre and 130 sqm in Twickenham Town Centre; and a gain of 408 sqm at Sheen Road in Richmond Town Centre.

Table 4: Net gain and loss of B1 / Eg Floorspace in Town Centres (sqm) by Application Type 2022/23

	East Sheen	Richmond	Teddington	Twickenham	Whitton	Total
Full Permissions	0	408	0	0	0	408
Prior Approvals	-181	0	0	-130	0	-311
Total	-181	408	0	-130	0	97

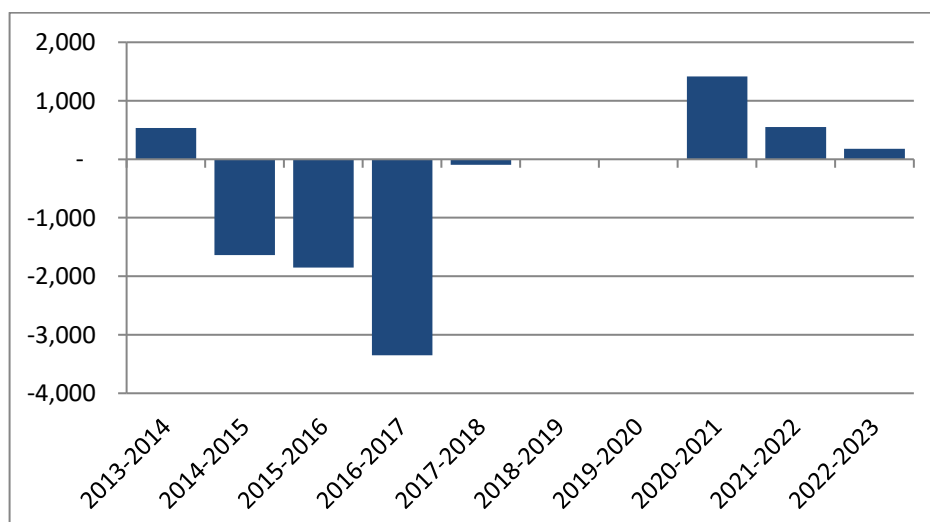
8. Research and development of products and processes B1(b) / E(g)(ii)

One scheme completed in 2022/23 at Sandycombe Road, Richmond with a gain of 178 sqm.

Table 5: Research and development Floorspace net loss and gain (sqm) 2013/14 – 2022/23

	Existing	Proposed	Net
2013-2014	-	534	534
2014-2015	2,532	892	-1,640
2015-2016	2,436	584	-1,852
2016-2017	3,348	-	-3,348
2017-2018	96	-	-96
2018-2019	-	-	-
2019-2020	-	-	-
2020-2021	-	1,415	1,415
2021-2022	840	1,390	550
2022-2023	-	178	178
Total	9,252	4,993	-4,259

Figure 4: Research & Development Floorspace net loss and gain (sqm) 2013/14 – 2022/23



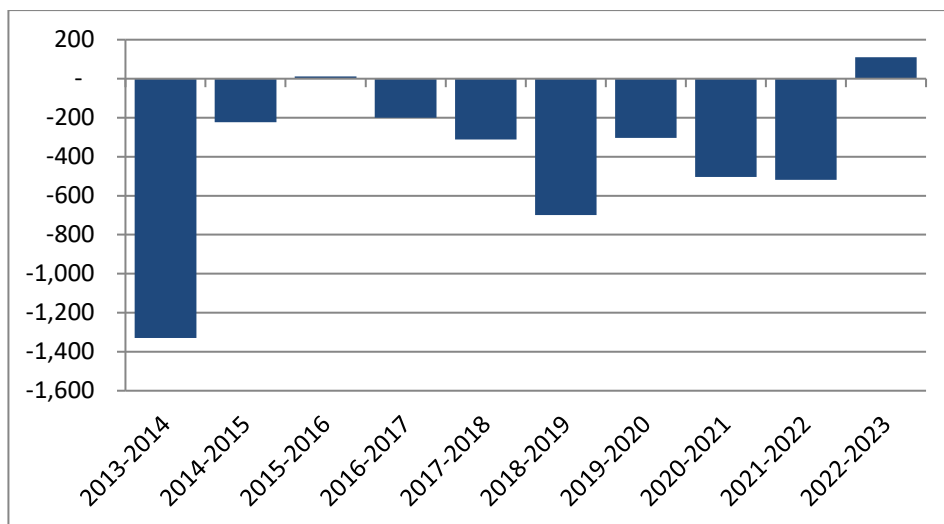
9. Light industry B1c / Eq(iii)

Significantly lower amounts of light industry floorspace (B1c / Eq(iii)) have been lost over the period compared to other business uses and 2022/23 saw a slight gain of 110 sqm. There was a loss on one site of 68sqm (Workshop Rear Of 8 High Street, Hampton 19/1663/FUL), and a gain of 178sqm light industrial floorspace at one site (Sandycombe Road, Richmond 16/4890/FUL).

Table 6: Light industrial floorspace net loss and gain (sqm) 2013/14 – 2022/23

	Existing	Proposed	Net
2013-2014	1,329	-	-1,329
2014-2015	223	-	-223
2015-2016	28	40	12
2016-2017	200	-	-200
2017-2018	312	-	-312
2018-2019	699	-	-699
2019-2020	304	-	-304
2020-2021	760	256	-504
2021-2022	518	-	-518
2022-2023	68	178	110
Total	4,441	474	-3,967

Figure 5: Light industrial floorspace net loss and gain (sqm) 2013/14 – 2022/23



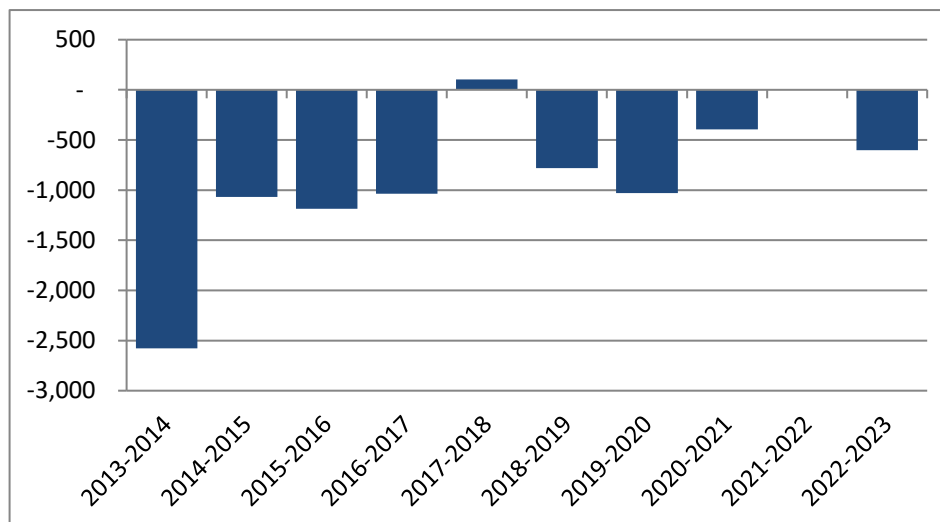
10. General Industrial Floorspace B2

Industrial floorspace (B2) saw a total loss of 601 sqm in 2022/23 with the redevelopment of former warehouses at Sandycombe Road, Richmond to residential and B1 uses (16/4890/FUL) and a former vehicle repair garage at Heath Road, Twickenham (22/1599/ES191).

Table 7: General Industrial floorspace (B2) net loss and gain (sqm) 2013/14 – 2022/23

	B2 Existing	B2 Proposed	B2 Net
2013-2014	3,179	601	-2,578
2014-2015	1,311	243	-1,068
2015-2016	1,185	-	-1,185
2016-2017	1,035	-	-1,035
2017-2018	55	160	105
2018-2019	782	-	-782
2019-2020	1,104	73	-1,034
2020-2021	394	-	-394
2021-2022	-	-	-
2022-2023	601	-	-601
Total	9,646	1,077	-8,569

Figure 6: General Industrial Floorspace (B2) net loss and gain (sqm) 2013/14 – 2022/23



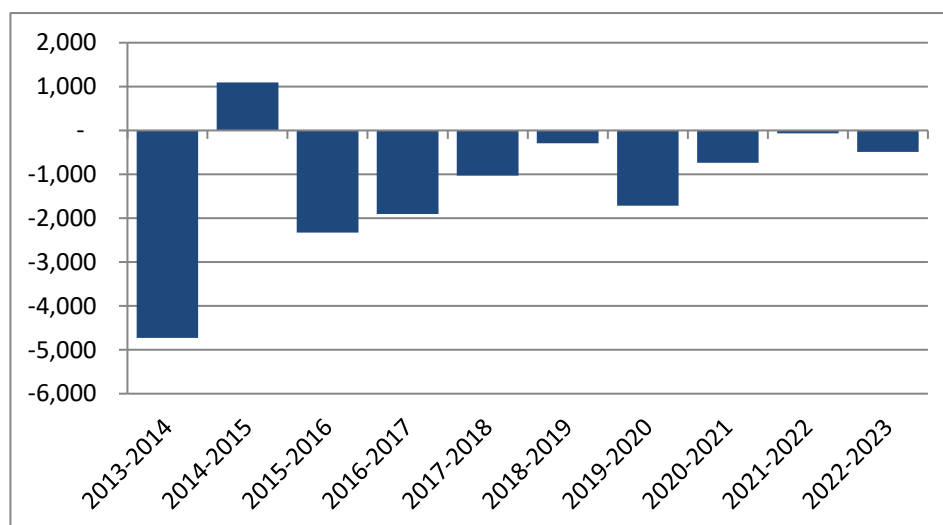
11. Storage or distribution B8

Storage or distribution floorspace (B8) saw a net loss of 490 sqm in 2022/23 on one site through the change of use of 500 sqm of B8 floorspace to Eg(i) office uses at 159 Mortlake Road, Kew (21/4079/PS192) and a gain of 10 sqm at a Garage at East Sheen (23/0031/ES191)

Table 8: Storage or Distribution (B8) floorspace net loss and gain (sqm) 2013/14 – 2022/23

	B8 Existing	B8 Proposed	B8 Net
2013-2014	4,906	181	-4,725
2014-2015	-	1,095	1,095
2015-2016	2,325	-	-2,325
2016-2017	1,903	-	-1,903
2017-2018	1,031	-	-1,031
2018-2019	291	-	-291
2019-2020	1,713	-	-1,713
2020-2021	741	-	-741
2021-2022	63	-	-63
2022-2023	500	10	-490
Total	13,473	1,286	-12,187

Figure 7: Storage or Distribution (B8) net loss and gain (sqm) 2013/14 – 2022/23



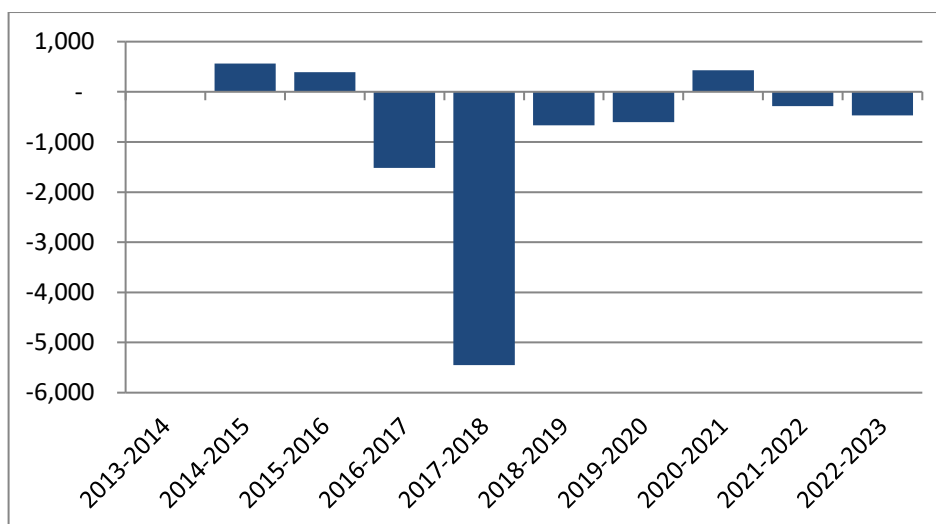
12. Sui Generis

Certain uses do not fall within any planning use class and Sui Generis employment floorspace includes a range of uses. There was a net loss of 471 sqm in 2022/23 on 6 sites. The redevelopment of the former Royal Mail delivery office at Rosehill, Hampton to residential and office use (20/1025/FUL) resulted in a loss of 407 sqm, and two former Police Stations at Hampton Court Road (19/2665/FUL) and Ashburnham Road, Ham (20/3300/FUL) resulted in a loss of 107 sqm and 62 sqm.

Table 9: Sui Generis floorspace net loss and gain (sqm) 2013/14 – 2022/23

	Sui Generis Existing	Sui Generis Proposed	Sui Generis Net
2013-2014	387	403	16
2014-2015	494	1,060	566
2015-2016	176	566	390
2016-2017	1,711	196	-1,515
2017-2018	5,546	97	-5,449
2018-2019	723	53	-670
2019-2020	1,311	704	-607
2020-2021	282	712	430
2021-2022	1,739	1,454	-285
2022-2023	718	247	-471
Total	13,087	5,492	-7,595

Figure 8: Sui Generis floorspace net loss and gain (sqm) 2013/14 – 2022/23



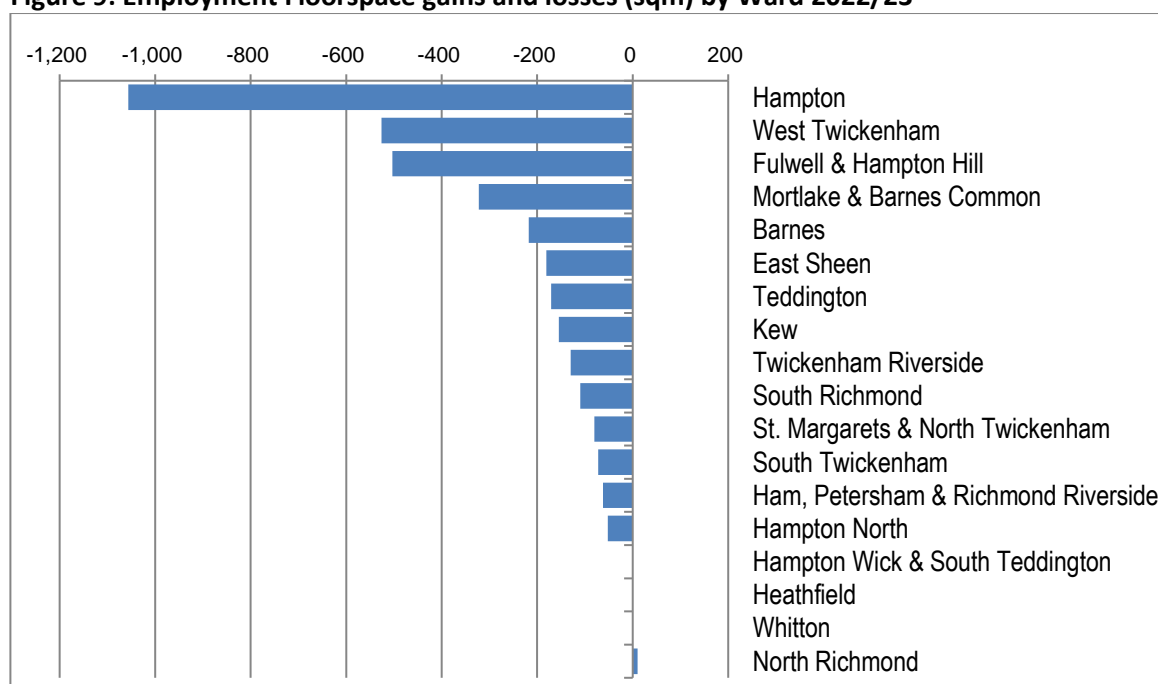
13. Loss of Employment Floorspace by Ward

Across the borough, the overall loss of employment floorspace varies considerably at Ward level. Hampton North Ward lost a combined total of over 1,000 sqm of B1/Eg and Sui Generis floorspace. West Twickenham and Fulwell & Hampton Hill Wards both saw a net loss of over 500 sqm of B1 employment floorspace.

Table 10: Employment Floorspace gains and losses (sqm) by Ward 2022/23

Ward	Office, R&D, light industry	Industrial	Storage & Distribution	Sui Generis	Total
Barnes	-218	-	-	-	-218
East Sheen	-181	-	-	-	-181
Fulwell and Hampton Hill	-503	-	-	-	-503
Ham, Petersham and Richmond Riverside	-	-	-	-62	-62
Hampton	-52	-	-	-	-52
Hampton North	-542	-	-	-514	-1,056
Hampton Wick	-	-	-	-	-
Heathfield	-	-	-	-	-
Kew	874	-529	-500	-30	-185
Mortlake and Barnes Common	-322	-	-	-	-322
North Richmond	-	-	10	-	10
South Richmond	-110	-	-	-55	-165
South Twickenham	-	-72	-	80	8
St. Margarets and North Twickenham	-80	-	-	81	1
Teddington	-171	-	-	29	-142
Twickenham Riverside	-130	-	-	-	-130
West Twickenham	-526	-	-	-	-526
Whitton	-	-	-	-	-
Total	-1,961	-601	-490	-471	-3,523

Figure 9: Employment Floorspace gains and losses (sqm) by Ward 2022/23



14. Employment Floorspace losses and alternative employment floorspace gains

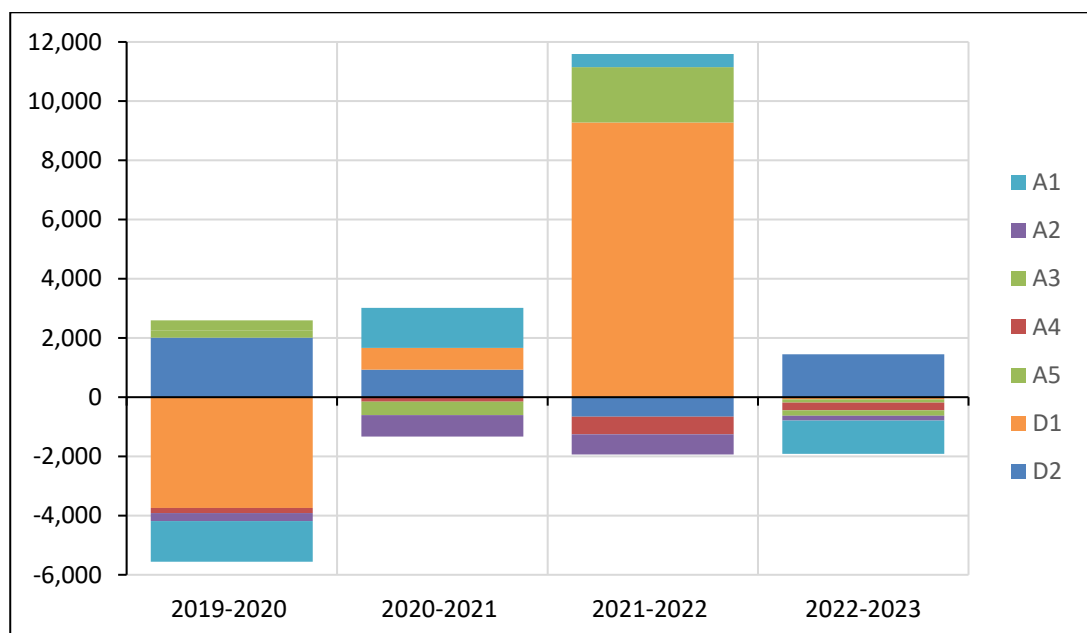
Alternative employment generating uses are where employment is not the primary aim, but proposals do provide a commercial or community use, including for example schools, health clinics and retail uses. Alternative employment generated uses may be considered as part of the sequential approach in the implementation of employment policies. This monitoring includes all alternative employment floorspace use gains across the borough (note this is not necessarily linked to employment sites) and complements the separate Social Infrastructure Indicators Monitoring Report.

There was a loss of over 1,450 sqm in retail shops A1/E(a) floorspace in 2022/23, largely due to change of use of ancillary use upper floors to residential and through change of use to flexible E uses which saw a gain of 370 sqm. Smaller losses were seen in other uses apart from D2 which saw an increase of 1,450 sqm with the completions of 2 Gyms in Twickenham and Mortlake.

Table 11: Alternative employment floorspace net loss and gain (sqm) 2019/20 - 2022/23

	A1	A2	A3	A4	A5	D1	D2	Total
2019-2020	-1,367	-271	337	-179	247	-3,740	2,013	-2,960
2020-2021	1,355	-724	-458	-146		732	929	1,688
2021-2022	447	-672	1,873	-600		9,277	-659	9,666
2022-2023	-1,452	-170	-184	-254	-111	-74	1,450	-795
Total	-685	-1,837	1,568	-1,179	136	6,195	3,733	7,931

Figure 10: Alternative employment floorspace net loss and gain (sqm) 2019/20 - 2022/23



15. Employment Floorspace pipeline

A net loss of 129 sqm of employment floorspace resulted from planning approvals in 2022/23 with 1,145 sqm of new office floorspace and 989 sqm of Light Industrial permitted. There were losses of 415 sqm of Storage and Distribution and a loss of 1,848 sqm of Sui Generis uses.

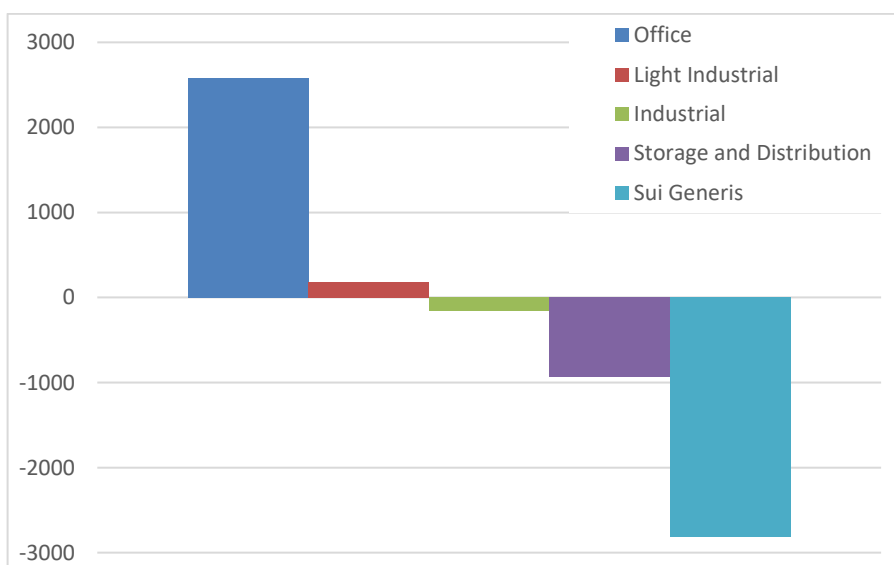
The net gain of office floorspace permitted in 2022/23 included the gain of 1,400 sqm at York Street, Twickenham (22/3224/FUL) through a change of use from Sui Generis uses, and a gain of 900 sqm at Castle Yard, Richmond (21/4416/FUL). Losses resulted from 12 permissions, of which 9 were prior approvals.

Light Industrial floorspace permissions resulted in a net gain of 989 sqm including a gain of 890 sqm at Mortlake Road, Kew. Storage and Distribution uses saw a net loss of 415 sqm and Sui Generis a total of 1,848 sqm.

Table 12: Employment Floorspace planning approval gains and losses (sqm) 2019/20 - 2022/23

	Office	Light Industrial	Industrial	Storage and Distribution	Sui Generis	Total
	<i>B1a</i>	<i>B1c</i>	<i>B2</i>	<i>B8</i>	<i>SG</i>	
2019-2020	810	-504	-157	-20	-172	-43
2020-2021	1,391	-485	0	0	-742	164
2021-2022	-764	182	0	-500	-50	-1,132
2022-2023	1,145	989	0	-415	-1,848	-129
Total	2,582	182	-157	-935	-2,812	-1,140

Figure 11: Employment Floorspace planning approval gains and losses (sqm) 2019/20 - 2022/23



16. Appendix 1: Employment Floorspace completions Net sqm - 2022/23

Ref	Address	Proposal	Office, R&D, Light Industrial	Industrial	Storage and Distribution	Sui Generis
16/4890/FUL	1 - 9 Sandycombe Road Richmond	Redevelopment of site to provide for a mixed use development of 535m2 of commercial space (B1 (a), (b) and (c) and B8 use) and 20 residential units, together with car parking and landscaping	535	-529	0	0
21/4079/PS192	Units 1A To 1C 159 Mortlake Road Kew Richmond TW9 4AW	Change of use of no more than 500sqm of ground floor level from Use Class B8 (storage and distribution) to Use Class E sub-paragraph (g) (business uses) before 31 July 2022	500	0	-500	0
19/2438/FUL	Gainsborough House 2 Sheen Road Richmond TW9 1AE	Single storey roof extension and four storey rear extension to the existing building to deliver 408sqm additional office floorspace (Use Class B1a); alterations to the facades of the building;	408	0	0	0
21/3222/PS192	The China Chef 78 White Hart Lane Barnes London SW13 0PZ	Change of use of part of ground floor to Offices (Class E).	56	0	0	0
21/3988/FUL	241 Sandycombe Road Richmond TW9 2EW	Change of use of ground floor from sui generis (beauty salon) to Class E (Office use).	30	0	0	-30
20/2757/VRC	63 Sandycombe Road Richmond TW9 2EP	Variation of Condition 2 (Approved Drawings) of application 19/2753/FUL to allow for 1) the alterations to Unit 6 comprising the enlargement of balcony and change from a 1 bed flat to a 2 bed flat; 2)	14	0	0	0
22/1944/PS192	339 Staines Road Twickenham TW2 5AU	Proposed use of a front room as an office.	12	0	0	0

Ref	Address	Proposal	Office, R&D, Light Industrial	Industrial	Storage and Distribution	Sui Generis
22/1674/FUL	2 Broad Street Teddington TW11 8RF	Change of use from Sui Generis 'Betting Shop' to 'Class E'	0	0	0	-57
21/3690/FUL	14 Crown Road Twickenham TW1 3EE	Proposed change of use from a Class E (Shop) to Sui Generis (Nail and Beauty Salon)	0	0	0	81
19/2665/FUL	Hampton Court Gate Lodge Hampton Court Road Hampton East Molesey KT8 9BZ	Change of use of Hampton Court Gate Lodge from vacant police offices (sui generis) to a single family residential dwelling (use class C3) and the creation of a residential curtilage with associated parking and amenity space.	0	0	0	-107
20/1025/FUL	Hampton Delivery Office Rosehill Hampton TW12 2AA	Demolition of existing delivery office and redevelopment of the site for mixed use development (Class E and Class C3) comprising 6 residential townhouses of 2 storeys + roof in height (ground inclusive) and a building of two storeys + roof in height	0	0	0	-407
21/4427/FUL	10 Staines Road Twickenham TW2 5AH	Change of use of the ground floor from a retail (Class E) to a retail/dog grooming parlour (sui generis)	0	0	0	80
22/1599/ES191	199 Heath Road Twickenham TW2 5TX	Use of attached former motorcycle repair workshop building at no. 199 Heath Road as ancillary residential use to the enjoyment of the dwelling known as no. 197 Heath Road, Twickenham, TW2 5TX.	0	-72	0	0
22/1869/FUL	Unit 6 Engine Shed Yard 23 Waldegrave Road Teddington TW11 8LA	The proposal is for a change of use from a Class E to Sui Generis Class (Tattoo Studio).	0	0	0	86
23/0031/ES191	Garage To Rear Of 1 Carlton Road East Sheen London	To establish the lawful use of the premises as storage (B8).	0	0	10	0

Ref	Address	Proposal	Office, R&D, Light Industrial	Industrial	Storage and Distribution	Sui Generis
20/3401/FUL	3A Church Court Richmond TW9 1JL	Use of premises for combined mixed use as coffee shop, bookshop, and home accessories shop. Demolition of part rear wall and erect staircase to facilitate access to rear garden which is to be used as a seating area.	0	0	0	-55
20/3300/FUL	Police Station 14 Ashburnham Road Ham Richmond TW10 7NF	CHANGE OF USE FROM SUI-GENERIS TO CLASS E	0	0	0	-62
20/1417/GPD15	112 Shacklegate Lane Teddington TW11 8SH	Change of use of office (B1a) to dwelling (C3)	-48	0	0	0
14/0599/P3JPA	9 Hanworth Road Hampton TW12 3DH	Change of use of ground floor offices (B1) to residential (C3)	-52	0	0	0
19/3706/FUL	Vineyard Heights 20 Mortlake High Street Mortlake London SW14 8JN	Change of use from B1 to D2 (gym) on part of second floor. Change of use from D2 (gym) on third floor to 2 no. 1 bedroom flats. Change of use from A3 on ground and first floor to B1 Office. Alterations to fenestration on south elevation.	-56	0	0	0
22/2403/ES191	6 Windlesham Mews Hampton Hill Hampton TW12 1RU	Formation of residential accommodation at ground floor level relating to self-contained apartment with private garden	-60	0	0	0
21/2217/GPD15	2 Tudor Road Hampton TW12 2NQ	Conversion of the first floor offices accommodation to a two bedroom flat	-70	0	0	0
22/1464/GPD26	Unit B Causer Buildings 16A Crown Road Twickenham TW1 3EE	Change of use to single dwelling house.	-80	0	0	0

Ref	Address	Proposal	Office, R&D, Light Industrial	Industrial	Storage and Distribution	Sui Generis
20/0915/GPD15	2 Mount Mews Hampton TW12 2SH	Conversion of existing ground and first floor office to 2no. residential units	-85	0	0	0
21/2400/GPD15	95 South Worple Way East Sheen London	Change of use of first floor from B1(a)(Offices) to C3 (residential) use to provide 2 x 1 bed flats	-86	0	0	0
21/1438/GPD15	375 Upper Richmond Road West East Sheen London SW14 7NX	Prior approval for the change of use from B1(a) (Office) to C3 (Residential) to provide a self contained flat.	-95	0	0	0
19/1663/FUL	Workshop Rear Of 8 High Street Hampton TW12 2SJ	Conversion and extension of workshop building Use Class E(g) - light industrial (formerly B1c and B1a light) to form a one-storey, 3 bedroom dwelling with accommodation in the roof Use Class C3 residential.	-98	0	0	0
20/0618/FUL	2 Heron Court 3 - 5 High Street Hampton TW12 2SQ	Proposed conversion of existing office to 2 bedroom apartment.	-99	0	0	0
19/2725/GPD15	7A York Street Twickenham	Change of use of first, second and third floor from B1(a) offices to C3 residential to provide 3 x flats (2 x 1 bed and 1 x studio).	-130	0	0	0
22/2954/GPD26	1 High Street Hampton Hill Hampton TW12 1NA	CLASS MA Prior Approval Application for change of use to single dwelling	-153	0	0	0
20/0857/GPD15	2B Claremont Road Teddington TW11 8DG	Change of Use of B1(a) (Office) accommodation to provide 3 no. self-contained flats (C3 Residential) and associated refuse, recycling, and cycle parking.	-171	0	0	0

Ref	Address	Proposal	Office, R&D, Light Industrial	Industrial	Storage and Distribution	Sui Generis
22/0429/GPD26	3 Mount Mews Hampton TW12 2SH	Change of use of a commercial office building in to 5 no. 1 bedrooms flats	-190	0	0	0
20/0899/GPD15	The Coach House 273A Sandycombe Road Richmond TW9 3LU	Change of use from office B1 (a) to residential (C3) in the form of 5 no. units	-205	0	0	0
19/0171/GPD15	62 Glenthams Road Barnes London SW13 9JJ	Change of use from B1 (Offices) to C3(a) (Dwellings) (2 x 2 bed).	-218	0	0	0
21/1600/GPD15	Unit 5 The Mews 53 High Street Hampton Hill	Change of use of the office building (Use Class E) to 1No. one-bed and 2No. two-bed residential units	-242	0	0	0
20/0384/GPD15	21 Station Road Barnes London SW13 0LF	Change of use of part of first floor level from B1(a) office unit C3 (dwelling house) to form one x 4 bed self-contained apartment.	-322	0	0	0
22/1669/FUL	Burleigh House 73 - 75 Sheen Road Richmond TW9 1YJ	Change of use of the building from Office (Class E) to Specialist Pre-School Provision (Class E) to be used by Small Steps support service only.	-518	0	0	0
19/2860/FUL	Schurlock Place 9 - 23 Third Cross Road Twickenham TW2 5FP	Change of use of five, B1(a) office units to provide five three-bedroomed terraced houses (Class C3), Retention of remaining class B1(a) office unit, extension and provision of rear private amenity space, facade alterations and other external alterations.	-538	0	0	0
Total			-1961	-601	-490	-471