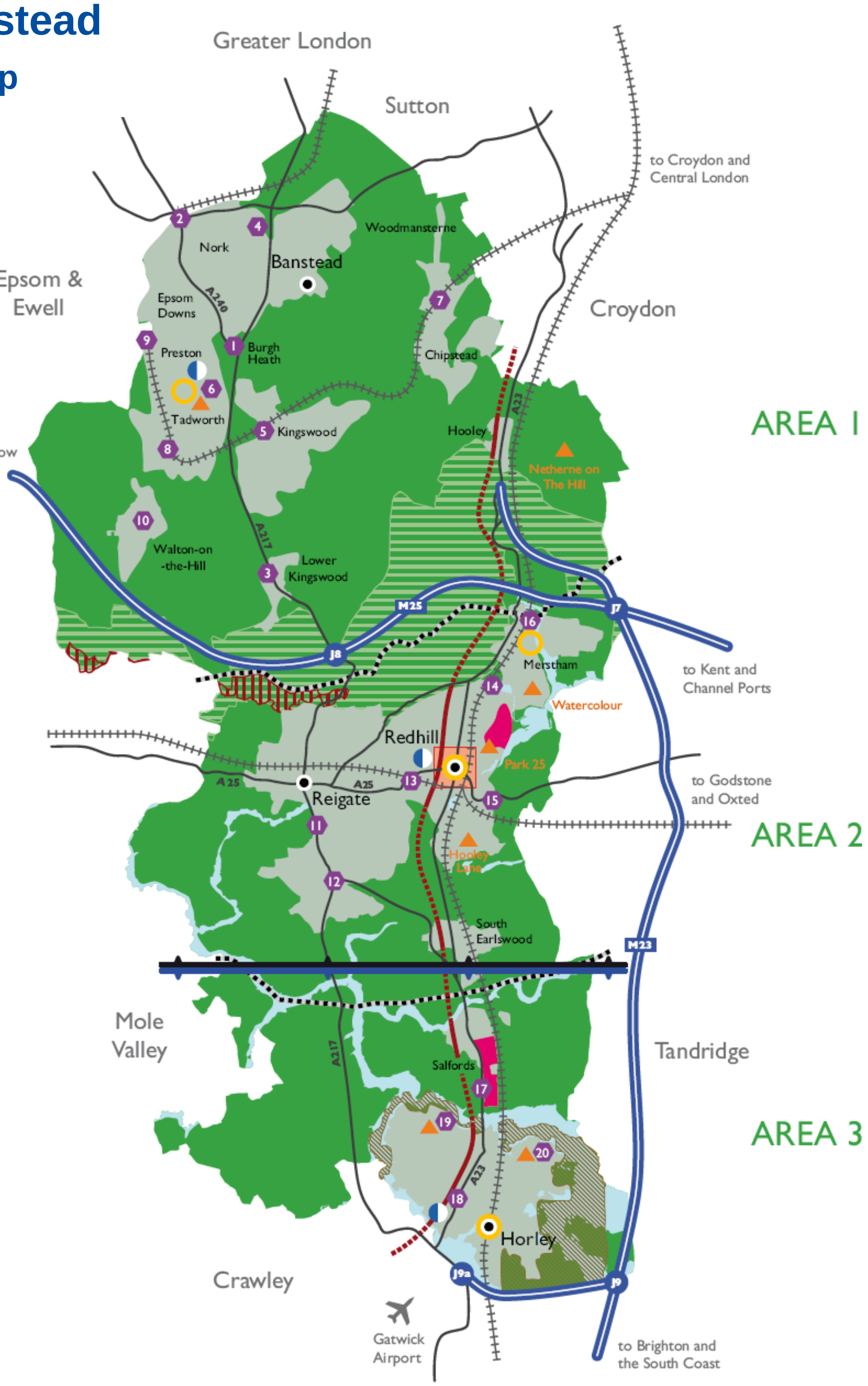
Commercial Commitments Monitor

End March 2012

Reigate & Banstead
BOROUGH COUNCIL
Banstead | Horley | Redhill | Reigate

Reigate & Banstead

Borough Map



- Motorway
- A Roads
- Railway Lines

South East Plan Regional Boundaries:

- London Fringe
- Gatwick Area
- Redhill TCAAP
- Town Centres
- Regeneration Areas
- Urban Areas
- AONB
- SAC
- Strategic Employment Sites
- Strategic Corridor
- Green Belt
- Rural Surrounds of Horley
- Major Housing Sites
- Council Leisure Facilities
- Area of Constraint - Flood Plan
- Area Boundary

Local Shopping Centres

1. Burgh Heath
2. Drift Bridge
3. Lower Kingswood
4. Nork Way
5. Kingswood Waterhouse Lane
6. Shelvers Way
7. Station Approach, Chipstead
8. Tadworth
9. Tattenham Corner
10. Walton-on-the-Hill
11. Lesbourne Road
12. Woodhatch
13. Linkfield Corner
14. Merstham Village
15. Nutfield Road
16. Portland Drive, Merstham (subject to regeneration improvements)
17. Brighton Road, Salfords
18. Brighton Road, Horley
19. Meath Green Lane, Horley
20. Langshott/Lake Lane, Horley

Commercial Monitor

End March 2012

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Please Note:

This monitor provides an update of the current amount, type and location of commercial and retail commitments in Reigate & Banstead. While every care has been taken to ensure that the information in this monitor is accurate, the Borough Council accepts no responsibility for any errors or omissions. We would be grateful if our attention was drawn to any inaccuracies so that they may be corrected. Similarly, any suggestions that would make the information more useful would be gratefully received.

Introduction

This monitor provides information on the amount, type and location of commercial commitments and available commercial floorspace in the borough. Its purpose is to:

- Monitor the amount of employment and retail development coming forward in Reigate & Banstead against established targets
- Analyse the characteristics of development against the relevant policies and indicators
- Monitor the amount of employment and retail floorspace available to let across the borough as a barometer of local economic health.

For more detailed analysis of the situation in the borough's main employment and shopping areas, please refer to one of the specific monitor listed at the back of this document.

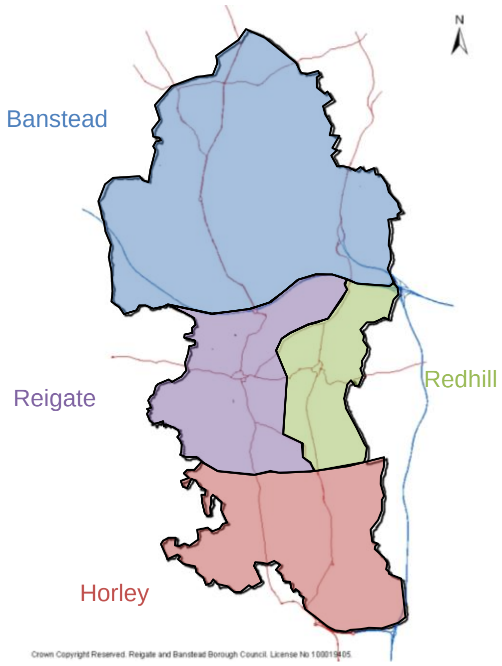
Future Policy Developments

The Borough Local Plan 2005 is in the process of being replaced by an updated Local Plan in the form of a suite of Local Development Framework (LDF) documents. The Council's Core Strategy was submitted in March 2009 and an Examination in Public was held in January 2010. The Council withdrew the Core Strategy in March 2010 after it became clear that the Inspector was likely to find the document unsound. Following work to address the issues raised at the previous examination, the Council resubmitted an updated Core Strategy in May 2012.

The Core Strategy sets the overall amount of employment and retail development needed across the plan period. Policies relating specifically to the management of employment and retail development will be contained within the Development Management Policies DPD which is currently being prepared.

Spatial Commentary

For the purposes of the monitor, the borough is divided into four key areas, in line with the emerging Core Strategy. The diagram below illustrates how the borough is split.



Overall Trends – Key Messages

UK Trends

Following consecutive quarters yo-yoing between growth and contraction, the UK economy slipped into double dip recession at the end of the first quarter in 2012. Continued uncertainty across the Eurozone continues to take its toll on the UK economy despite improved output in the service and industrial sectors and slightly more encouraging signs in the employment market. The commercial and retail property markets have both echoed this uncertainty.

Within the office market rental and investment interest in outside Central London remains subdued. There was some improvement in take-up in the M25 market towards the latter stage of 2011; however, this dropped slightly at the start of 2012. Development in the office market, particularly of speculative schemes, is likely to remain limited except in highly desirable and tightly supplied markets. Industrial occupier take-up in the South East improved over the past year but still remains low. On the other hand, there has been an upsurge in investor interest. Whilst the start of 2012 is likely to remain difficult, the return to pre-let/build to suit development is forecast to continue later in the year. Continued gloominess in the retail sector has driven average vacancy rates across the UK to record levels. Occupier and investor interest is limited in all but the most prime locations, driving down rents and yields and constraining development of anything other than small scale.

Borough Trends

- **Employment & Retail Completions** – Over the past year, gross additional completions for employment and retail floorspace amounted to 3,800sqm, yielding a net gain of only 236sqm. Completed floorspace has continued to fall over the past few years, constrained largely by the economic and property market conditions.

- **Extant Employment & Retail Permissions** – Extant permissions could provide 26,000sqm of gross additional employment and retail floorspace and deliver a net gain of just over 9,250sqm. In particular, extant permissions have the potential to provide in excess of 4,500sqm of net additional office floorspace and a net loss of B2 industrial space exceeding 7,800sqm. There are very few extant retail developments which deliver a gain in floorspace (most involve changes of use).
- **Development Characteristics** – In line with the direction of the emerging Core Strategy, 84% of outstanding retail (A1-A5) development is located within town centres or local shopping areas. In total, 83% of extant industrial and distribution floorspace is located within the borough's industrial estates, clearly in line with saved policy Em1. Notably, there is no warehouse/distribution floorspace permitted outside of industrial areas. However, less than one third of office development falls within one of the areas defined within saved policy Em1, with more than 40% located within a designated industrial estate, a theme which has been common over recent years. This trend may warrant a more flexible approach to managing the location of office space in the future.
- **Borough Commercial Property Market** – There is currently 69,000 sqm of available floorspace in the borough, down from over 80,000 in the previous monitoring period. The amount of available office space currently stands at 44,000 sqm, 62% of which is in either Redhill or Reigate town centres. The past year has seen a relatively encouraging decrease in the amount of available industrial and office floorspace in the borough.

Employment & Retail Development

Completions

Over the past year, employment and retail completions have remained significantly constrained. In total, gross completions amounted to just over 3,800sqm. However, this yielded a net floorspace gain of only 236sqm. Table 1 below summarises the gains and losses which occurred on developments completed over the past year.

Table 1 Employment & retail completions

	Use Class	Gain	Loss	Net
Retail	A1	1,976	1,419	557
	A2	105	95	10
	A3	92	66	26
	A4	0	480	-480
	A5	66	0	66
	Total Retail	**2,239**	**2,060**	**179**
Employment	B1(A)	515	953	-438
	B1(B)	0	0	0
	B1(C)	45	574	-529
	B2	115	0	115
	B8	909	0	909
	Total Employment	**1,584**	**1,527**	**57**

In particular, there were large net losses for A4 use resulting from the demolition and change of use of several vacant pubs typically to residential. There were also large net losses of B1(A) office floorspace, typically through change of use to other employment but more commonly D1/D2 leisure and community uses. Redhill and Horley experienced the largest net gains in retail floorspace at 213 and 225sqm respectively. In Redhill, the retail units at the new Nobel House development were completed which yielded a net gain whilst the extension to Collingwood Batchellor contributed to the gain in Horley. Reigate saw the largest net gain in employment floorspace 231sqm, largely owing to the extension of the office accommodation at Fonteyn House.

A number of developments completed over the past year led to a loss of employment floorspace to non-employment uses. In total, almost 275sqm of employment floorspace was lost to non-employment uses whilst 480sqm of retail floorspace (specifically pubs) was lost. Of this total, 265sqm was lost to residential development.

Figure 1 overleaf illustrates the net additional floorspace completed each year since 2006. There was a notable peak in office floorspace delivery during 2008/09; largely due to the completion of schemes which were conceived at the height of the boom but completed post downturn. This particularly demonstrates the lag between the economic and development cycle.

Figure 1 Net additional floorspace completion trend

Extant Developments

In total, 26,000sqm of gross additional employment and retail floorspace (including sui generis uses) could be delivered through extant permissions and developments currently under construction. These developments have the potential to deliver a net gain of almost 9,250sqm of employment floorspace (including sui generis uses) and a relatively negligible net increase in retail floorspace (c.50sqm). Table 2 below summarises the use class breakdown of extant developments; however, the figures for individual use classes should be seen as indicative rather than definitive as in some cases developers seek 'open' permissions to allow developments to be occupied for a range of different uses.

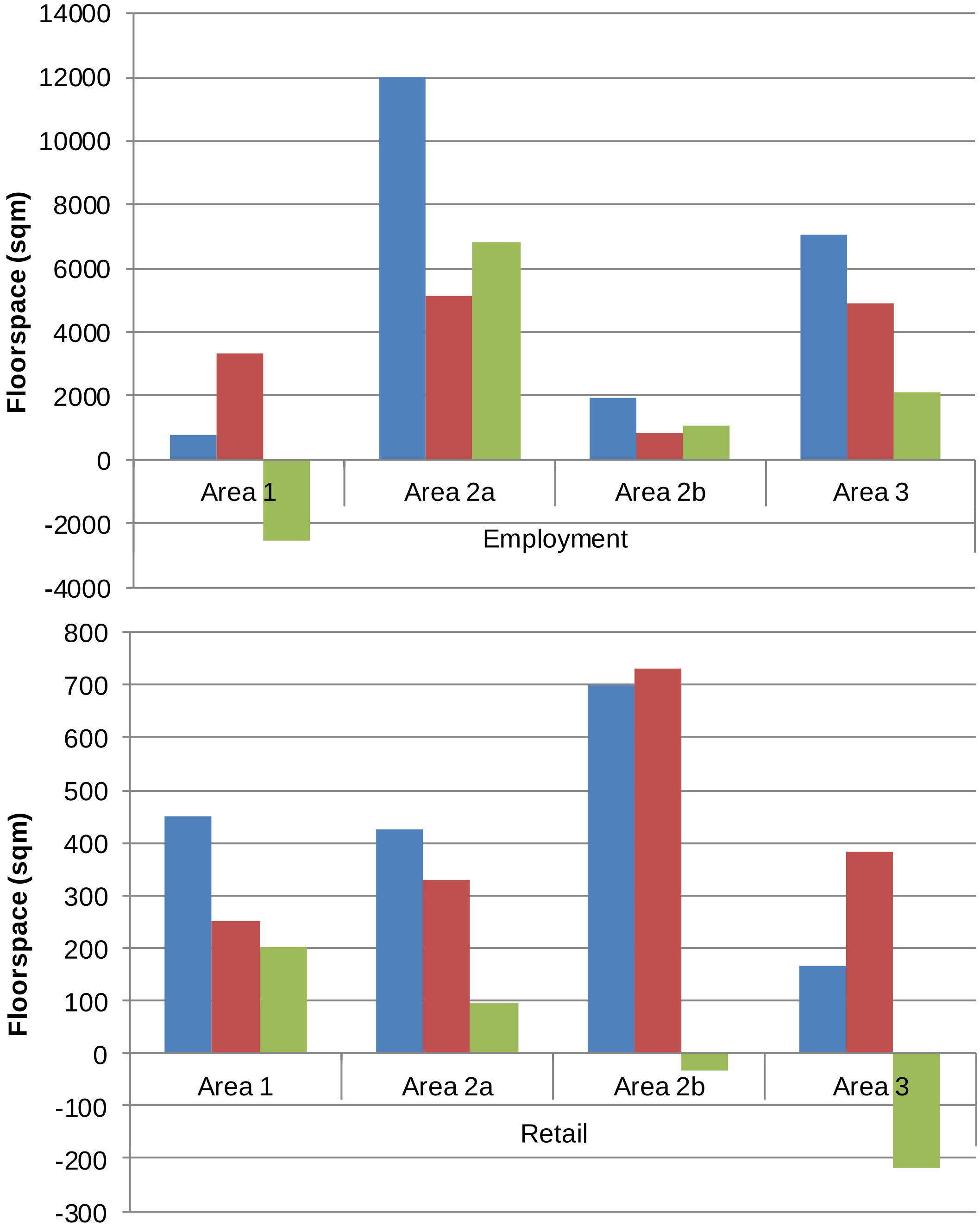
Compare to previous years, the size of the commercial pipeline has continued to decline. This is largely due to the fact that some permissions have lapsed and furthermore, even though completions have been relatively limited, new permissions have been even more limited given the fragile state of the commercial market, thus meaning that the pipeline has not been replenished.

Table 2 Extant employment & retail developments

	Use Class	Gain	Loss	Net
Retail	A1	346	770	-424
	A2	75	675	-600
	A3	1,071	39	1,032
	A4	0	212	-212
	A5	250	0	250
	Total Retail	**1,742**	**1,696**	**46**
Employment	B1(A)	8,097	3,410	4,687
	B1(B)	2,109	2,327	-218
	B1(C)	5,436	0	5,436
	B2	360	8,191	-7,831
	B8	5,701	270	5,431
	SG	2,544	803	1,741
	Total Employment	**24,247**	**15,001**	**9,246**

Figure 2 below demonstrates that the majority of potential employment floorspace gain is in Redhill area which alone has the potential to deliver almost 7,000sqm of additional floorspace. Conversely, extant developments in the Banstead area actually lead to a net loss of employment floorspace of more than 2,200sqm; however, this is largely due to the redevelopment of the former BBC campus at Kingswood Warren. For retail, extant developments in both Reigate and Horley generate small net losses in retail floorspace, whilst both Banstead and Redhill post small net gain.

Figure 2 Extant developments by borough area



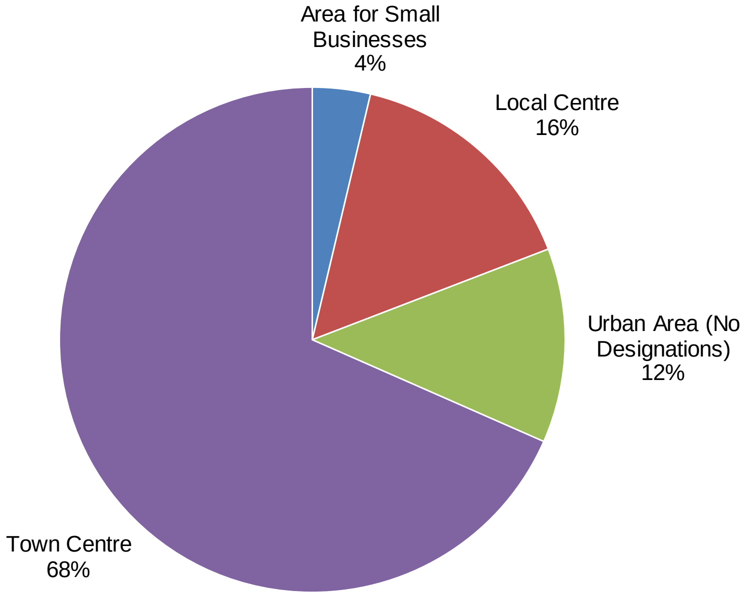
Several extant permissions have the potential to lead to a loss of employment floorspace to non-employment uses. In total, just over 5,000sqm of employment floorspace could be lost to non-employment uses; however, a significant proportion of this is attributable to the redevelopment of the Former BBC accommodation at Kingswood Warren. The loss of office floorspace is particularly significant at around 2,500sqm. A further 345sqm of A1-A5 retail floorspace could also be lost. Of this total loss, just over 4,300sqm could be lost to residential.

Development Characteristics

Location

Policy Em1 of the Local Plan states that all B1(B), B1(C), B2 Industrial and B8 Storage & Distribution Uses should be located in employment areas (i.e. industrial estates) and further directs B1(A) office space to Town Centres and Areas for Small Business. Policies within the Borough Local Plan and emerging Core Strategy seek to direct retail development towards town and local centres and generally resist retail development outside of these areas.

Figure 3 Location of Extant Retail [A1-A5] Floorspace



In line with saved Local Plan Policy Sh14, there is currently no large scale comparison or convenience retail floorspace permitted outside of the borough's four town centres.

Of the outstanding permissions for retail development, 68% of the gross floorspace is within designated town centres whilst a further 16% is within designated local centres, thus broadly in line with the direction of the Local Plan and emerging Core Strategy.

A further 4% of outstanding retail development is within Areas for Small Business which, given their location on the edge of town centres, is not an inappropriate location.

Figure 4 Location of Extant Office [B1(A)] Floorspace

Currently, just under one third of extant office floorspace is located within the areas directed in policy Em1 – town centres and Areas for Small Business. This figure has continually fallen over recent years, partly fuelled by the recession and its particular impact on speculative office development on a significant scale.

The majority (41%) of gross outstanding office floorspace is located within designated industrial areas. This has been a common theme over recent years, possibly resulting from the continued drop in demand for traditional industrial space. Moving forward, the Core Strategy recognises the need to make better use of existing employment sites and, it may be worth considering a more flexible approach to accommodating and managing such uses in industrial areas.

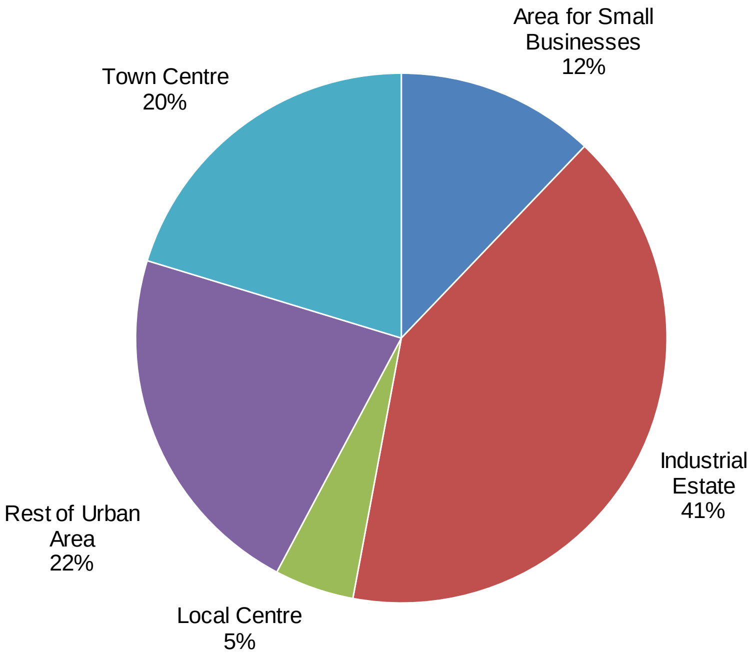
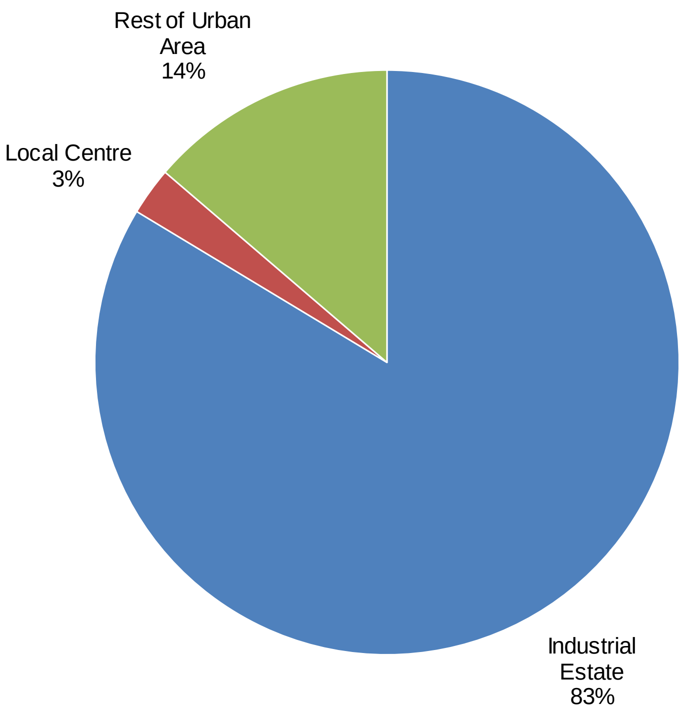


Figure 5 Location of Extant Industrial & Distribution [B1-B8] Floorspace

In line with saved policy Em1, 83% of extant industrial and distribution is located within one of the borough's designated industrial areas. 14% of outstanding industrial and distribution floorspace is situated within the urban area outside of designated employment or service locations; however, this is largely due to the extant permissions for employment provision on the Watercolour development.

Looking specifically at B8 warehouse and distribution uses, 100% of extant floorspace is located in the borough's industrial areas.



Previously Developed Land (PDL)

100% of the additional employment and retail floorspace completed over the past year was on previously developed land.

Car Parking Provision

Local Plan Policy Mo7 sets maximum parking standards for the various types of commercial development. Table 8 below summarises the number of parking spaces per square metre of both outstanding developments and those completed over the past year.

Table 3 Car Parking Spaces on Completed and Extant Developments

	Completed (April 2011 to March 2012)			Extant		
	Gross Floorspace	Parking Spaces	Average per sqm	Gross Floorspace	Parking Spaces	Average
Office	3,024	109	**1 per 28sqm**	21,304	673	**1 per 32sqm**
Office/Industrial	-	-	-	2,600	60	**1 per 43sqm**
Industrial	350	9	**1 per 39sqm**	410	5	**1 per 82sqm**
Warehouse	3,264	48	**1 per 68sqm**	5,961	116	**1 per 51sqm**
Industrial/Warehouse	-	-	-	10,114	302	**1 per 34sqm**
Retail	6,031	5	**1 per 1,206sqm**	2,404	18	**1 per 134sqm**

Of the developments completed over the past year, average car parking provision was broadly consistent with or significantly below the parking standards. Only, office developments provided slightly higher than the standard at 1 per 28sqm as opposed to 1 per 30sqm. Parking on retail developments was particular low; however, this is skewed by the developments at Nobel House (Redhill) and the extension to Collingwood Batchellor which provide no parking due to their town centre location.

Car parking provision on extant developments is also consistent with or below the relevant standards, with the exception of warehouse developments which provide slightly above standard at 1 per 51sqm compared to 1 per 70sqm.

Commercial Property Market

Overview

The total amount of employment and retail floorspace currently available on the market (excluding developments marketed as pre-lets) in Reigate & Banstead stands at almost 69,000sqm; however, this is an improvement on recent years.

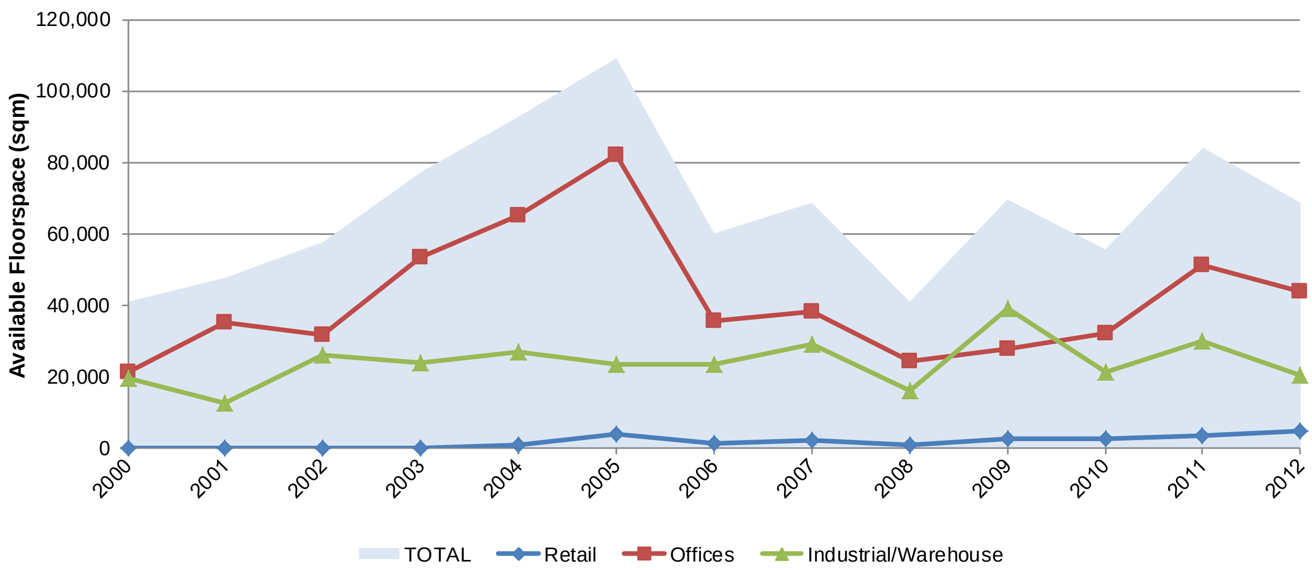
Office accommodation dominates the available floorspace, accounting 44,000sqm (64%). The Redhill area is the largest contributor of available floorspace at just over 27,700sqm followed by Horley/Salfords at almost 18,500sqm.

Table 4 Summary of available floorspace

	Retail	Office	Industrial/Warehouse	Total
Banstead	543	3,257	740	**4,540**
Reigate Town Centre	464	13,200	0	**13,664**
Rest of Reigate	156	3,246	970	**4,372**
Redhill Town Centre	1,892	14,338	0	**16,230**
Rest of Redhill	254	1,932	9,284	**11,470**
Horley Town Centre	1,174	8,027	0	**9,201**
Rest of Horley/Salfords	52	0	9,156	**9,208**
Total	**4,535**	**44,000**	**20,150**	**68,685**

Figure 6 below shows that available floorspace has improved over the past year but remains significantly above the levels experienced prior to the recession (i.e. 2009).

Figure 6 Available floorspace trend



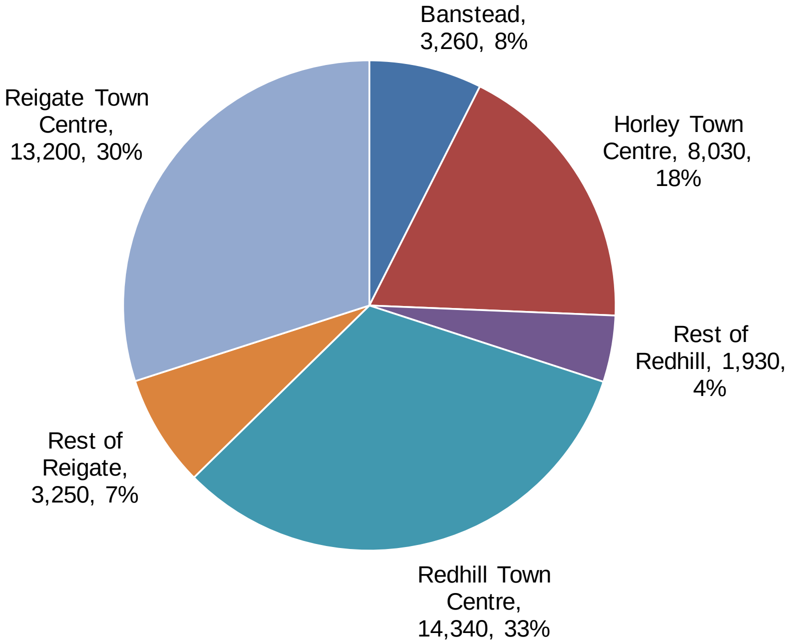
Office

Office accommodation is the most significant contributor to available floorspace with 44,000sqm currently available on the market. Almost three quarters of the office floorspace available in the borough is located within the Redhill/Reigate hub, with the two areas having broadly equal shares (Redhill – 16,270sqm; Reigate 16,450sqm). In terms of town centres, Redhill has slightly more available office space at 14,300sqm as compared to 13,200sqm in Reigate.

Recent office developments continue to contribute significantly to the overall total. Developments such as Kingsgate House (Redhill) and London Court (Reigate) remain un-let whilst Red Central is only partially let.

The average quoted rent on office accommodation available to let at the end of March was £155 per sqm, with the highest rents quoted on properties in Redhill town centre.

Figure 7 Geographic breakdown of available office accommodation



Industrial & Distribution

There is currently just over 21,100sqm of available industrial and distribution floorspace across Reigate & Banstead. Given the location of the borough's main industrial areas, it is unsurprising that the majority of this available space is located within Redhill (46%) and Horley/Salfords (45%). The amount of available industrial and distribution space has fallen quite significantly over the past year, with some increase in take-up at new developments such as Redhill 23 (Holmethorpe) and IO Centre (Salfords). The vast majority of available industrial and distribution floorspace is within one of the borough's designated industrial locations.

The average quoted rent on industrial and distribution units available to let at the end of March was £78 per sqm.

Retail

Retail makes the smallest contribution to available floorspace with only 4,540sqm on the market at the end of March 2012. More than half of the available floorspace is located in Redhill, the majority of which is in the town centre regeneration area. Horley has the second highest amount of available retail floorspace at almost 1,250sqm; the majority of which is again located in the town centre.

The average quoted rent on retail units available to let at the end of March was £277 per sqm, with the highest rents in Redhill town centre.

Appendices

Use Classes Order

Use Class	Description of Use/Development	Permitted Change
A1	Shops, retail warehouses, hairdressers, travel agents, post offices, sandwich bars, Internet cafes, showrooms, domestic hire shops, undertakers and dry cleaners.	No permitted change
A2	Banks, building societies, estate agents, professional and financial services.	A1
A3	Restaurants and cafés.	A1 or A2
A4	Drinking Establishments.	A1, A2 or A3
A5	Hot Food Takeaways.	
B1(A)	Use as an office other than a use within Class A2 (financial and professional services).	B8 (where no more than 235 sq.m.)
B1(B)	Use for research and development, studios, laboratories, high technology.	
B1(C)	Use for any industrial process that can be carried out in a residential area without detriment to amenity.	
B2	Use for the carrying on of an industrial process other than one falling in B1(C) above.	B1 or B8 (B8 limited to 235 sq.m.)
B8	Use for Storage or Distribution.	B1 (where no more than 235 sq.m.)
C1	Use as a hotel, boarding house or guesthouse where no significant element of care is provided	No permitted change
C2	Residential institution such as a nursing home or residential school.	No permitted change
C3	Use as a dwelling house, whether or not as a sole or main residence.	No permitted change
D1	Non-Residential Institutions.	No permitted change
D2	Use for Assembly and Leisure.	No permitted change
SG	Sui Generis - falls outside all other categories. Permission is required to change to or from such a use.	No permitted change

Permission Schedules

The following schedules provide further details of extant developments and those completed over the previous monitoring year. The schedules are arranged on the basis of the proposed use of the development and provide information regarding floorspace change. Due to the arrangement of the data, these tables should not be used to generate gross/net floorspace totals for each use class; should you require this information please refer to the Employment & Retail Development section of this document.

Retail (A1-A5) Proposed

Application Ref	Address	Proposed Land Use	Existing or Previous Land Use	Status	Development Type	Location	Site Area (ha)	Existing Floorspace (sq m)	Permitted Floorspace (sq m)	Total Net Gain/Loss	Gain (Proposed Use)	Loss (Existing Use)
AREA 1 - BANSTEAD												
09/00614/CU	Station Buildings, Cross Road, Tadworth	A5	A2	Not Started	CoU	Local Centre	0.02	211	211	0	211	211
09/00169/F	Kingswood Mitsubishi, Waterhouse Lane, Kingswood, Tadworth	A1	Cleared	Not Started	New Dev	Local Centre	0.12	0	160	160	160	0
11/00623/CU	56-58 Brighton Road, Hooley	A5	A3	Not Started	CoU	Urban Area	0.01	78	78	0	39	39
11/01335/F	The Curry Centre, 167-169 High Street, Banstead	A3	A3	Not Started	Extension	Town Centre	0.01	88	128	40	80	0
11/00150/CU	Threshers, 5 Tattenham Crescent	A3	A1	Completed	CoU	Local Centre	0.01	92	92	0	92	92
AREA 2A - REDHILL												
06/00539/F	Queensway House, 2 Queensway, Redhill	A1/A2	A1	Completed	New Dev	Town Centre	0.33	1,191	1,325	134	1,325	1,191
11/00128/CU	85-87 Horley Road, Earlswood	A1	SG	Completed	CoU	Urban Area	0.03	0	330	330	330	330
11/00456/F	Gatehouse, St Anne's Drive	A1	SG	Not Started	New Dev	Urban Area	0.06	0	65	65	65	65
11/01568/CU	Lloyds, 1 London Road, Redhill	A3	A2	Not Started	CoU	Town Centre	0.03	331	331	0	331	331
11/02132/F	7-9 London Road, Redhill	A1	A1	Not Started	Extension	Town Centre	0.27	85	115	30	30	0
AREA 2B - REIGATE												
11/01574/CU	41 Bell Street, Reigate	A3	A1/B1a	Under Construction	CoU	Town Centre	0.02	570	500	-70	500	570
11/02227/CU	Reigate Town Club, 25-29 Church Street, Reigate	A3	D2	Not Started	CoU	Town Centre	0.02	0	200	200	200	200
AREA 3 - HORLEY												
10/01827/CU	27 High Street, Horley	A2	A1	Completed	CoU	Town Centre	0.01	65	65	0	65	65
10/02028/F	Collingwood Batchellor, Victoria Road, Horley	A1	A1	Completed	Extension	Town Centre	0.17	3,686	3,966	280	280	0
11/00640/CU	36 Brighton Road, Salfords	A2	SG	Completed	CoU	Local Centre	0.01	0	40	40	40	40
11/00915/CU	Cavern Café, 28 Brighton Road, Salfords	A5	A3	Completed	CoU	Local Centre	0.01	66	66	0	66	66
11/01552/F	6-18 Station Road, Horley	A1/A2	A1/A2	Under Construction	New Dev	Local Centre	0.07	250	75	-175	75	250
11/01512/F	Figures, 24 Brighton Road	A1	A1	Not Started	Extension	Local Centre	0.08	156	172	16	16	0

Offices (B1a) Proposed

Application Ref	Address	Proposed Land Use	Existing or Previous Land Use	Status	Development Type	Location	Site Area (ha)	Existing Floorspace (sq m)	Permitted Floorspace (sq m)	Total Net Gain/Loss	Gain (Proposed Use)	Loss (Existing Use)
AREA 1 - BANSTEAD												
10/01654/F	C J Nimmo, R/O The Parade, Tattenham Way	B1a	B1a	Not Started	New Dev	Urban Area	0.03	155	282	127	282	155
10/01737/F	Tadworth Tyres, Shelvers Hill	B1a	B2	Not Started	New Dev	Local Centre	0.05	0	110	110	110	0
AREA 2A - REDHILL												
07/02170/F	Watercolour, Towers Way, Redhill	B1a	Cleared	Not Started	New Dev	Urban Area	0.05	0	187	187	187	0
09/00670/F*	Watercolour, Towers Way, Redhil	B1a	Cleared	Not Started	New Dev	Urban Area	0.37	0	867	867	867	0
10/00523/F	St Pauls House, London Road, Redhill	B1a	B1a	Not Started	Extension	Town Centre	0.62	4,571	5,755	1,184	1,184	0
11/01070/F	R/O Occassions, 77 Brighton Road	B1a	A1	Not Started	New Dev	Area for Small Business	0.01	0	40	40	40	0
11/00551/F	Raven House, Linkfield Lane	B1a	B1a	Not Started	Extension	Urban Area	0.49	2,952	3,097	145	145	0
AREA 2B - REIGATE												
08/01490/F	Dairy Site, Warren Road, Reigate	B1a	Cleared	Under Construction	New Dev	Area for Small Business	0.04	0	941	941	941	0
10/01918/F	Fileturn House, Reigate Hill, Reigate	B1a	B1a	Not Started	Extension	Urban Area	0.10	440	831	391	391	0
10/01760/F	Land at 7 & 9 Castlefield Road, Reigate	B1a	Cleared	Under Construction	New Dev	Town Centre	0.22	0	352	352	352	0
10/01367/F	Fonteyn House, London Road, Reigatr	B1a	B1a	Completed	Extension	Town Centre	0.29	2,397	2,792	395	395	0
11/01488/F	75 Bell Street, Reigate	B1a	A1/B1a	Not Started	New Dev	Area for Small Business	0.06	596	652	56	652	596
AREA 3 - HORLEY												
07/01810/OUT	Titan Travel, Cross Oak Lane, Salfords	B1a	B1a	Not Started	New Dev	Industrial Estate	1.54	4,866	8,107	3,304	8,107	4,866
10/02059/CU	Sentinel House, Massetts Road, Horley	B1a	A2	Completed	CoU	Urban Area	0.06	95	95	0	95	95

Industrial & Distribution (B1-B8) Proposed

Application Ref	Address	Proposed Land Use	Existing or Previous Land Use	Status	Development Type	Location	Site Area (ha)	Existing Floorspace (sq m)	Permitted Floorspace (sq m)	Total Net Gain/Loss	Gain (Proposed Use)	Loss (Existing Use)
AREA 1 - BANSTEAD												
10/01737/F	Tadworth Tyres, Shelvers Hill	B2	B2	Not Started	New Dev	Local Centre	0.05	300	360	60	360	300
11/00727/CU	75 Brighton Road, Hooley	B2	SG	Completed	CoU	Urban Area	0.03	0	115	115	115	115
AREA 2A - REDHILL												
04/00100/F	Land parcel (1) at Wells Place	B8	Cleared	Not Started	New Dev	Industrial Estate	0.29	0	1,858	1,858	1,858	0
07/00181/F	1 St Annes Boulevard, Redhill	B8	B8	Under Construction	Extension	Industrial Estate	0.61	2,086	2,493	407	407	0
09/00670/F	Watercolour, Towers Way, Redhill	B1b/B1c	Cleared	Not Started	New Dev	Urban Area	0.37	0	1,732	0	1,732	0
09/00766/F	2 St Annes Boulevard, Redhill	B8	B1a	Completed	CoU	Industrial Estate	0.37	2,775	2,837	62	420	358
10/00076/F	Land parcel at Trowers Way, Redhill	B1c/B8	Cleared	Under Construction	New Dev	Industrial Estate	0.32	0	755	755	755	0
10/01271/F	Watson Coaches, Hooley Lane, Redhill	B1c	B1c	Completed	Extension	Urban Area	0.02	190	235	45	45	0
10/01954/OUT	Land parcel (2) at Wells Place	B1c/B8	Cleared	Not Started	New Dev	Industrial Estate	0.37	0	1,050	1,050	1,050	0
11/01857/F	37-41 Holmethorpe Avenue, Redhill	B1c/B8	B2	Not Started	New Dev	Industrial Estate	0.84	5,080	4,579	-501	4,579	5,080
AREA 2B - REIGATE												
				No Extant Developments								
AREA 3 - HORLEY												
11/00172/CU	Unit 2, Orchard Business Centre, Salfords	B8	B1c	Completed	CoU	Industrial Area	0.04	489	489	0	489	489
10/01873/F	Former Matrix Site, Honeycrock Lane, Salfords	B1b/B1c/B8	B2	Not Started	New Dev	Industrial Area	1.02	2,700	3,730	1,030	3,730	2,700

Non-Employment/Retail Proposed

Application Ref	Address	Proposed Land Use	Existing or Previous Land Use	Status	Development Type	Location	Site Area (ha)	Existing Floorspace (sq m)	Permitted Floorspace (sq m)	Total Net Gain/Loss	Gain (Proposed Use)	Loss (Existing Use)
AREA 1 - BANSTEAD												
10/00179/F	Former BBC Site, Kingswood Warren, Kingswood	C3	B1b	Under Construction	New Dev	Urban Area	2.00	2,327	0	-2,327	-	2,327
11/00389/CU	Olive Tree Public House, Brighton Rd, Banstead	SG	A4	Completed	CoU	Urban Area	0.27	300	0	-300	-	300
09/01974/CU	The Studio, Canon House, 1 Canons Lane, Burgh	SG	B1a	Completed	CoU	Urban Area	0.02	112	0	-112	-	112
11/00620/CU	Millfield, Dorking Road, Walton on the Hill	C3	B1a	Not Started	CoU	Urban Area	0.70	527	0	-527	-	527
AREA 2A - REDHILL												
05/00725/F	97 Earlswood Road, Redhill	C3	B8	Under Construction	New Dev	Urban Area	0.03	270	0	-270	-	270
10/01787/CU	19 Trowers Way, Redhill	D1	B1a	Not Started	CoU	Industrial Estate	0.02	250	0	-250	-	250
10/00515/F	Aspect House, Monson Road, Redhill	C3	B1a	Not Started	New Dev	Urban Area	0.12	420	0	-420	-	420
07/00292/F	Former Button Factory, London Road, Merstham	C3	B1c	Completed	New Dev	Urban Area	0.04	85	0	-85	-	85
10/00884/F	Flying Scud, 90 Woodlands Road, Redhill	C3	A4	Completed	New Dev	Urban Area	0.06	180	0	-180	-	180
10/01562/CU	Gamers Guild, 41 High Street, Redhill	D1	A1	Completed	CoU	Town Centre	0.02	160	89	-71	-	71
AREA 2B - REIGATE												
11/01994/CU	40-44 Church Street, Reigate	D1	B1a	Completed	CoU	Town Centre	0.01	83	0	-83	-	83
10/01964/CU	Lincoln House, Nutley Lane, Reigate	SG	B1a	Completed	CoU	Urban Area	0.02	106	0	-106	-	106
12/00092/CU	1 North Road, Reigate	C3	A1	Not Started	CoU	Urban Area	0.02	20	0	-20	-	20
11/00694/CU	30 Reigate Hill, Reigate	C3	B1a	Not Started	CoU	Urban Area	0.01	135	0	-135	-	135
10/00646/CU	Nutley Hall Public House, 8 Nutley Lane, Reigate	C3	A4	Not Started	CoU	Urban Area	0.05	212	0	-212	-	212
11/01314/CU	First & Second Floors, 51B High Street, Reigate	D1	B1a	Not Started	CoU	Town Centre	0.07	730	0	-730	-	730
AREA 3 - HORLEY												
11/00423/F	43-49 High Street, Horley	C3	B1a	Not Started	New Dev	Town Centre	0.32	530	309	-221	-	221
10/01092/CU	The Old College, 51-53 High Street	D1	B1a	Completed	CoU	Town Centre	0.02	294	0	-294	-	294
10/00616/CU	Unit 1, IO Centre, Salfords	SG	B1c/B8	Not Started	CoU	Industrial Area	0.19	1,610	0	-1,610	-	1,610

Monitoring Publications

Regular Monitors:

Areas for Small Businesses

Provides a list of all uses in the Borough's seven Areas for Small Businesses (Annual)

Commercial Commitments

Contains the amounts, types and location of all commercial commitments i.e. premises with outstanding planning permissions or vacant floorspace (Annual)

Housing Delivery

Provides information on general housing market trends and the delivery of the amount, type and location of housing commitments in the Borough (Annual)

Industrial Estates

Contains an analysis of occupational trends in the Borough's nine main Industrial Estates including a schedule of occupiers (Annual)

Local Centres

Provides information on retail provision in the Borough's eighteen local shopping centres (Annual)

Town Centres

Provides information on the occupiers, together with vacancies and shop type of all premises within the Borough's four Town and Village Centres (Bi-annual)

Population and Demographic Information

These publications are available on the Council website:

http://www.reigate-banstead.gov.uk

Search for: *"monitors":*

For further information on the content or other planning policy monitoring, please contact:

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