

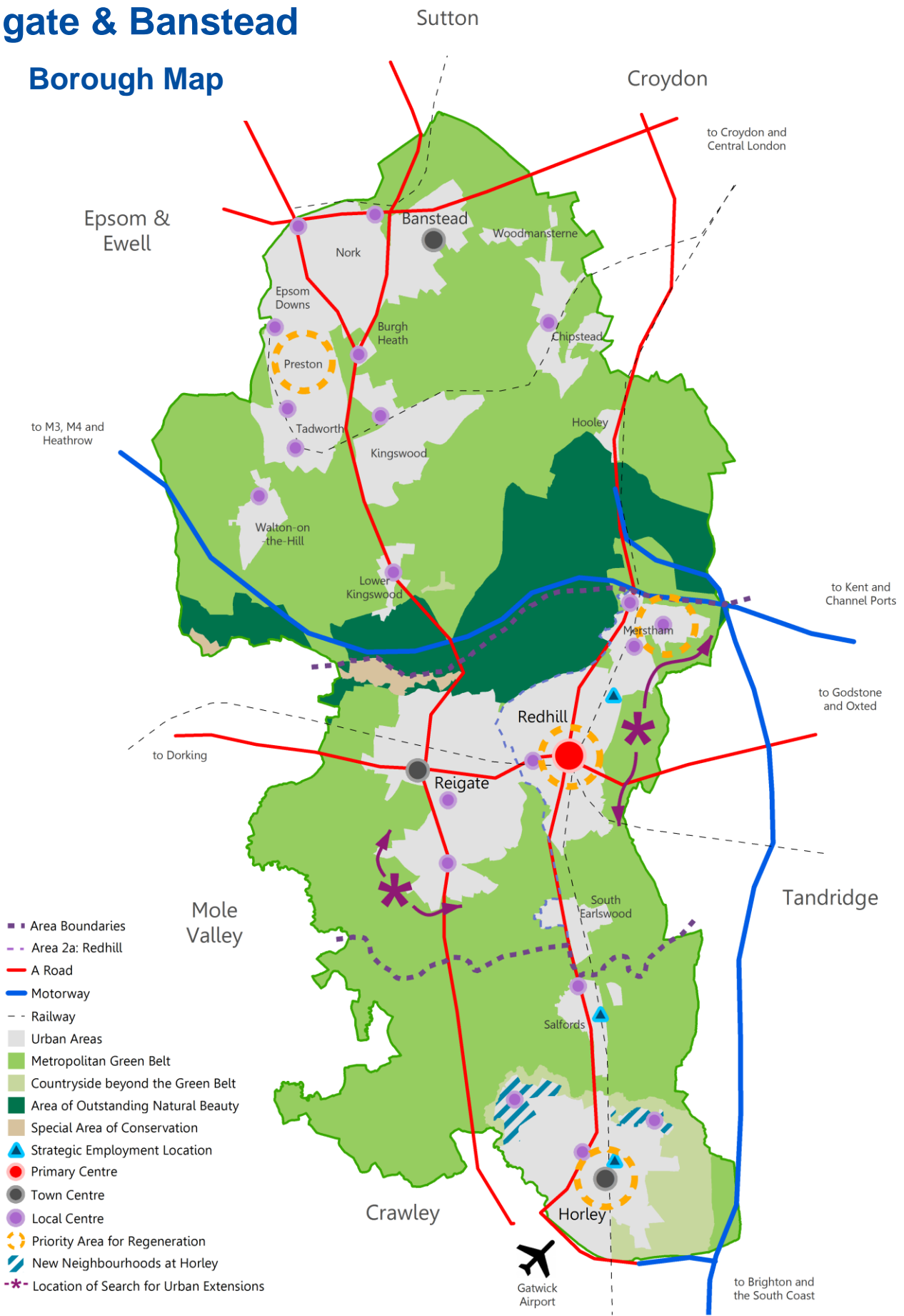


Local Centre Monitor

Position in January 2014

Reigate & Banstead

Borough Map



Local Centre Monitor

January 2014

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Please Note:

The information contained within this monitor is a record of the observed uses and occupiers within the designated local centres in Reigate & Banstead as at January 2014. It does not constitute a record of the Lawful Uses of each property under Sections 191 and 192 of the Town and Country Planning Act 1990 (as amended). For further information on lawful uses, please contact Building & Development Services.

While every care has been taken to ensure that the information and analysis is accurate, the Council accepts no responsibility for any loss resulting from errors or omissions. The Council welcomes comments and suggestions that would make the monitoring information more accessible and useful.

Introduction

The borough's local centres are designated clusters and small parades of shops, services, community facilities which valuably serve nearby neighbourhoods and residents. The purpose of monitoring local centres is to:

- Analyse use trends within the local centres and assess the on-going viability and vitality of service provision within these areas, with particular regard to convenience offer;
- Monitor local policies contained within the Borough Local Plan, namely policies Sh1, Sh10, Sh11 & Sh12. Along with the council's emerging Core Strategy, in particular policies CS5 & CS6 to ensure at least 95% of new retail is located within local and town centres across the borough; and
- Provide a regularly updated base data to assist in decision-making on planning applications within the local shopping centres.

The analysis predominantly focusses on the 'main frontage' in each of the local centres; however, in many cases there are additional, complementary uses within the designated boundary of the local centre. Full schedules of occupiers are available by contacting the LDF Team on 01737 276000 or by emailing LDF@reigate-banstead.gov.uk.

Future Policy Developments

The Borough Local Plan 2005, including its saved policies, is in the process of being replaced by new local planning documents. The Council had its Core Strategy hearing in May 2013, the Council made some further modifications and further consultation was carried out between July and August 2013. The Inspector requested a further hearing session on 10th December 2013 to address responses to the further modifications. The Council expects to receive the Inspectors report at the end of January 2014.

The emerging Core Strategy recognises the important role which local shopping areas play in providing accessible services to the surrounding community. Specific policies relating to the management of development within local centres will be contained within the emerging Development Management & Site Allocations DPD; however, in the interim, this monitor will continue to assess performance against saved policies Sh1, Sh10, Sh11 & Sh12.

Relevant Local Policies and Indicators

Policy	Monitoring Target
Sh1	Improve shopping provision within Local Shopping Areas and resist the loss of existing or proposed retail floorspace
Sh10	Generally permit proposals for redevelopment, extension or change of use to Class A1 retail within Local Shopping Areas subject to certain criteria
Sh11	Retain A1 retail floorspace in Local Shopping Areas
Sh12	Generally resist proposals for change of use to, or development of, sale of food and drink uses, including hot food take-away shops

The guidance and the policies are available under Planning Policies on the Council's web site:

<http://www.reigate-banstead.gov.uk/planning>

Key Messages

The emerging Core Strategy recognises the valuable role played by local shopping areas in the provision of accessible services and convenience retail for nearby communities. The National Planning Policy (NPPF) includes district and local centres both of which constitute town centres. “Positive planning for local shops, services and community facilities, etc will help to enhance the sustainability of communities and residential environments. Whilst also ensuring established shops, facilities and services can develop and modernise in a way that is sustainable and retained for the benefit of the community.” However, local shopping areas are increasingly facing competition from town centres, out of town superstores and increased internet shopping and as such, maintaining the quality of offer and environment in these areas is essential.

The emerging Development Management Policies DPD will contain specific policies relating to the management of development within local centres and will also propose changes to the boundaries of these areas where considered necessary to support their on-going viability and vitality.

Borough Key Messages

- **Vitality:** For the second consecutive year A1 remains the predominant use class within the borough’s local shopping areas, accounting for 54% of all premises. In total, A1-A5 uses accounts for around 80% of the total units within the centre. The number of A1 retail units continues to fall and has been the case since 1999, where the number of occupied A1 units has fallen from 274 to 211. A3-A5 food & drink retail uses occupy 15% of all units, an increase from 11% in 2000.
- **Convenience Provision:** There are a total of 66 units (17%) providing a convenience offer across the borough’s eighteen local shopping centres. However, there is significant variance across the centres with Tadworth having the highest convenience offer of around 27%. Whilst Burgh Heath still has the lowest level of convenience provision at 6%. Service provision remains the most predominant offer found within all the borough’s local centres, accounting for 30% of all units.
- **Vacancy Rate:** There are currently 34 vacant units across all of the borough’s local centres, equivalent to a vacancy rate of 9%. This is a decrease from 36 vacant units recorded in the previous monitor; however this is still below the 2010 figure when there were 38 vacant units. Once again the vacancy rate across each individual centre varies considerably, with three of the local centres (Drift Bridge, Woodhatch, Horley Brighton Road) currently having no vacant units. Compared to Lower Kingswood which has the highest vacancy rate of around 21%. The number of newly vacated units over the past 12 months was 15, the same as the previous year.
- **New Occupiers:** A total of twenty three new occupiers moved into the borough’s local shopping areas over the past year.

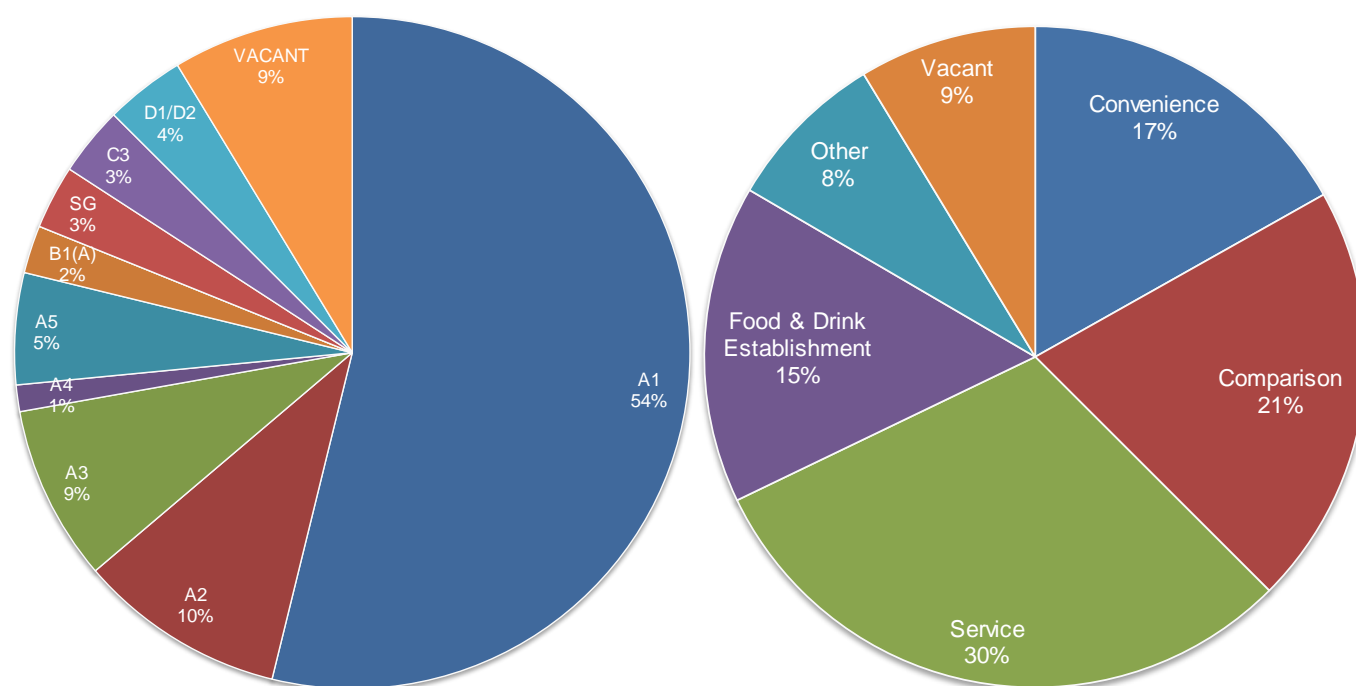
Local Centres Overview

Use Classes

Ensuring an appropriate mix of uses is essential to maintaining the vitality of local centres and ensuring they continue to serve a valuable convenience function. In particular, Local Plan policy Sh11 and policy CS5 in the emerging Core Strategy both recognise the importance of A1 retail uses within local centres in order to provide local access to convenience goods and services. More detailed guidelines will be set out in the forthcoming DMP to support the proposed CS5 policy in protecting and enhancing the vitality and viability of these centres.

In line with policy Sh11, A1 retail remains the predominant use across the borough's local centre accounting for 54% of all units currently in this use. In total, almost 80% of units within the local shopping centres are in one of the A use classes. Overall, food and drink uses (A3-A5 use class) occupy 15% of all premises, of which around a third are hot food takeaways (A5 use).

Chart 1: Breakdown of Units by Use Class (Left) and Offer (Right)



In terms of provision, the presence of convenience offer within local centres is particularly important for sections of the community dependent of such areas. Currently, 17% of all units across the local centres offer convenience retail (e.g. mini-markets, butchers and bakers). Comparison retail units (e.g. clothing, gifts, homewares) account for a slightly higher percentage at 21%. Units offering services; ranging from hairdressers to estate agents, make up 30% of units within the local centres, a slight increase compared to the previous year when service provision accounted for 29% of the total offer.

However, the 'offer' varies significantly across the local centres as demonstrated in Table1 and Chart 2 overleaf. The highest convenience offer is in Tadworth, accounting for around 27% of units whilst Burgh Heath has the lowest convenience offer of less than 6%. Burgh Heath local centre is also dominated by service based premises along with Shelters Way, Drift Bridge and Horley Brighton Road all making up more than 40% of the total units. At Waterhouse Lane food & drink offer makes up 40% of the units compared to Lesbourne Road which has the lowest food and drink offer of less than 6%.

Chart 2: Breakdown of Offer by Centre

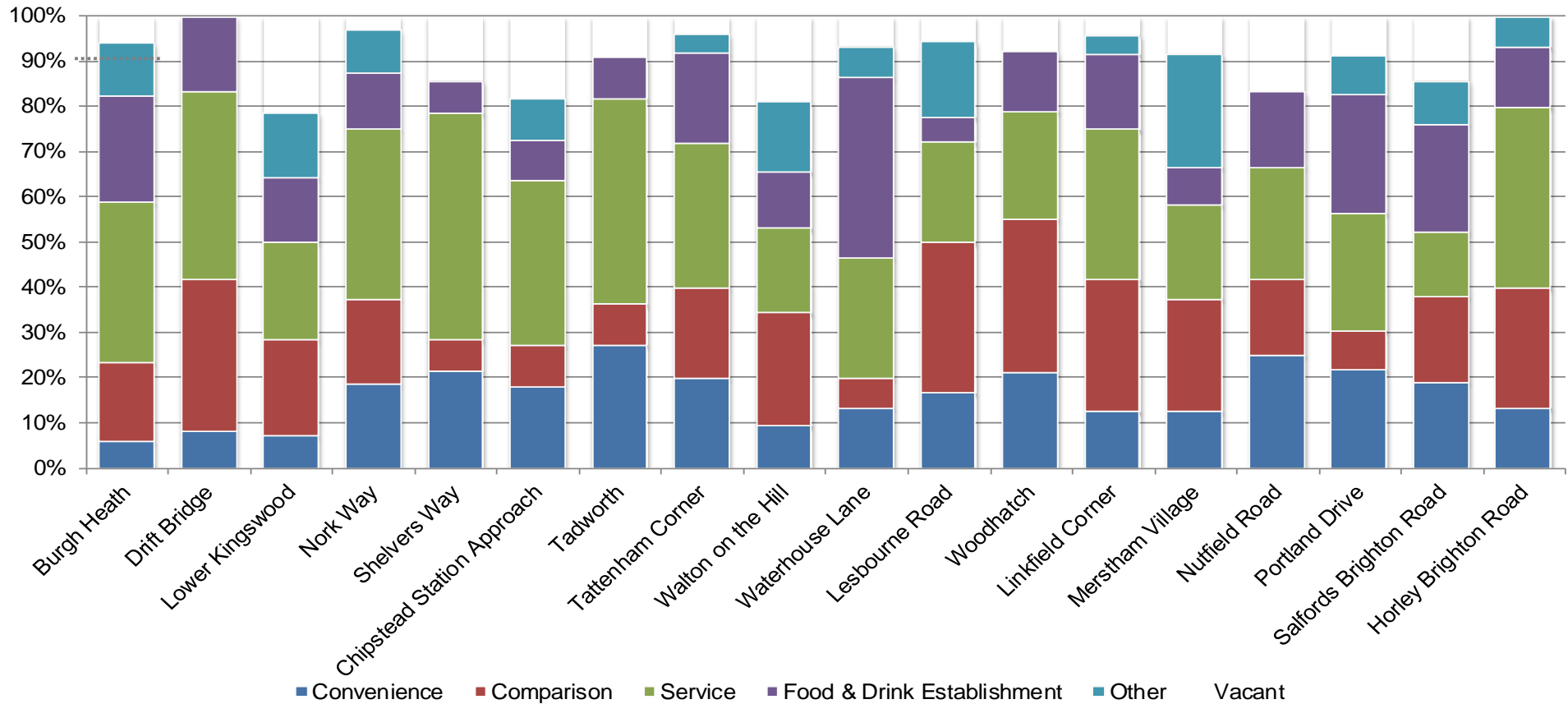


Table 1: Highs and Lows

Policy	Highest Proportion	Lowest Proportion
Convenience	Tadworth (27.3%)	Burgh Heath (5.9%)
Comparison	Woodhatch (34.2%)	Waterhouse Lane (6.7%)
Service	Tadworth (45.5%)	Salfords Brighton Road (14.3%)
Food & Drink	Waterhouse Lane (40.0%)	Lesbourne Road (5.6%)

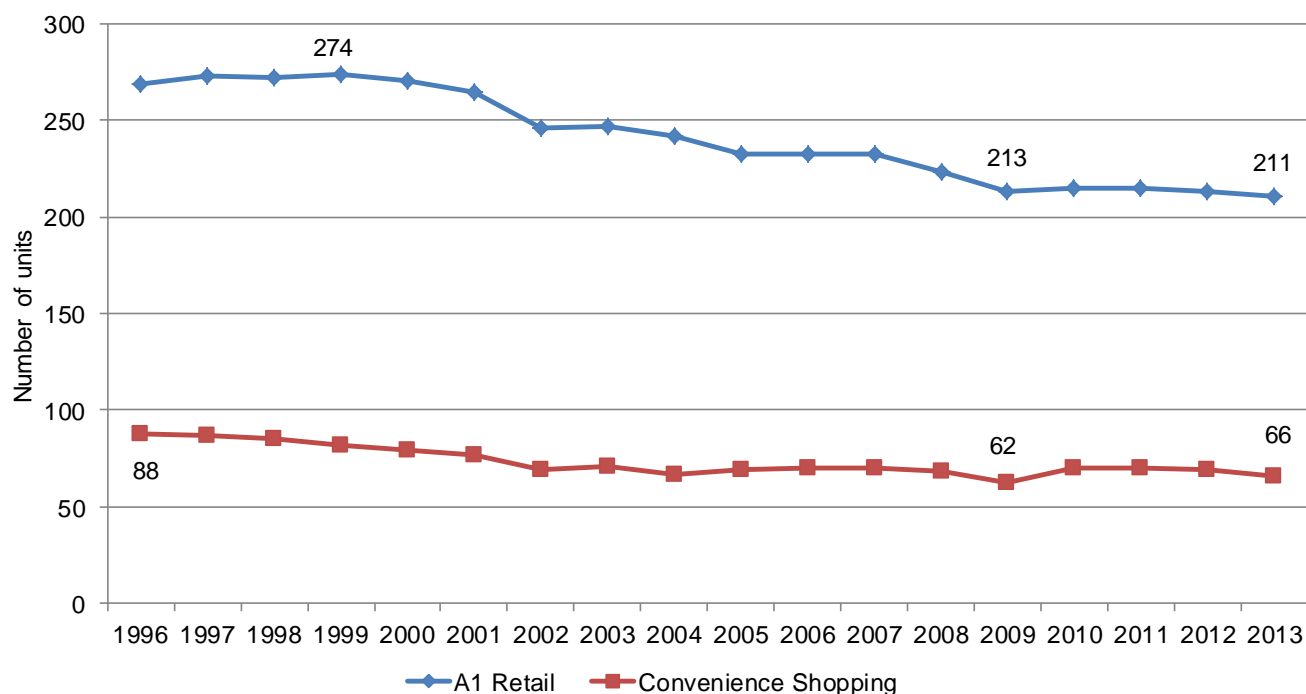
Use Class Trends

Local retailing continues to come under sustained pressure for a number of reasons. Changes in consumer behaviour, a recent influx in internet shopping and competition from other shopping formats all continue to challenge the viability of neighbourhood shopping. However, for some, local centres remain an important source of accessible shopping and services and Local Plan policy Sh11 and emerging CS5 policy (Core Strategy) both recognise the importance of protecting retail functions and resisting the undue loss of shops.

Chart 3 below shows that in the period from 1996 to 2013, the number of occupied A1 units has steadily declined. Having reached a peak of 274 in 1999, the number of A1 units steadily fell to a low of 213 in 2009. Since then, the number of A1 units has by and large stayed at this level.

Convenience provision has experienced a similar decline. Between 1996 and 2009, the number of convenience units fell by almost one third from 88 to 62. However, over the past four years the number of convenience units has increased slightly and currently stands at 66 units. Whilst this is a drop from 69 units recorded in the previous year, current figures are still above the lowest recorded figure of 62 units in 2009.

Chart 3: Total Number of Convenience and A1 Retail Units (1996-2013)

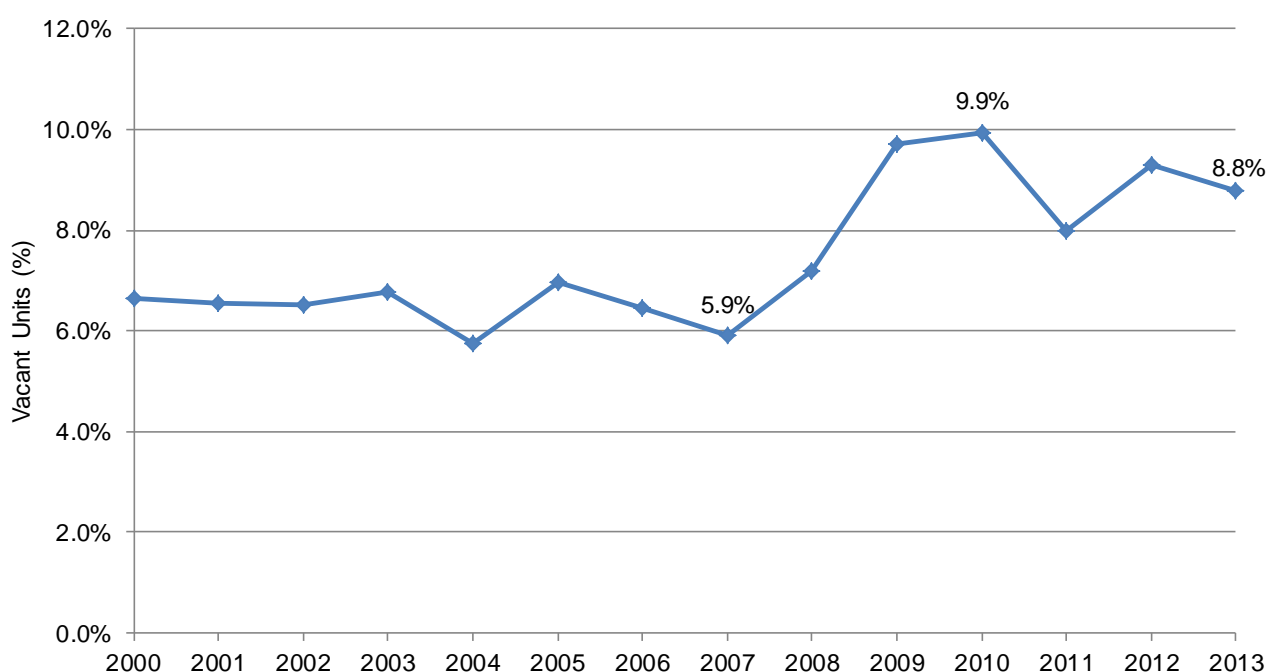


Vacancies & New Occupiers

Over the past year the total number of vacant units across the borough's local centres has dropped from 36 units in 2012 and now currently stands at 34 units, equivalent to 8.5%. Chart 4 below shows clearly the negative impact that the current economic climate has had on the borough's local centres, between 2007 and 2012. Only in the last year has there been a shift with vacancy rates falling for the first time since 2007.

In 2012 vacancy rates in the local centres dropped significantly to 8.8% compared to the previous year's figure of 9.3%. However the current vacancy rate is still below the 2010 figure when the local centre vacancy rate peaked to 9.9%, the highest rate recorded over the past 13 years.

Chart 4: Overall Vacancy Rate (2000-2013)

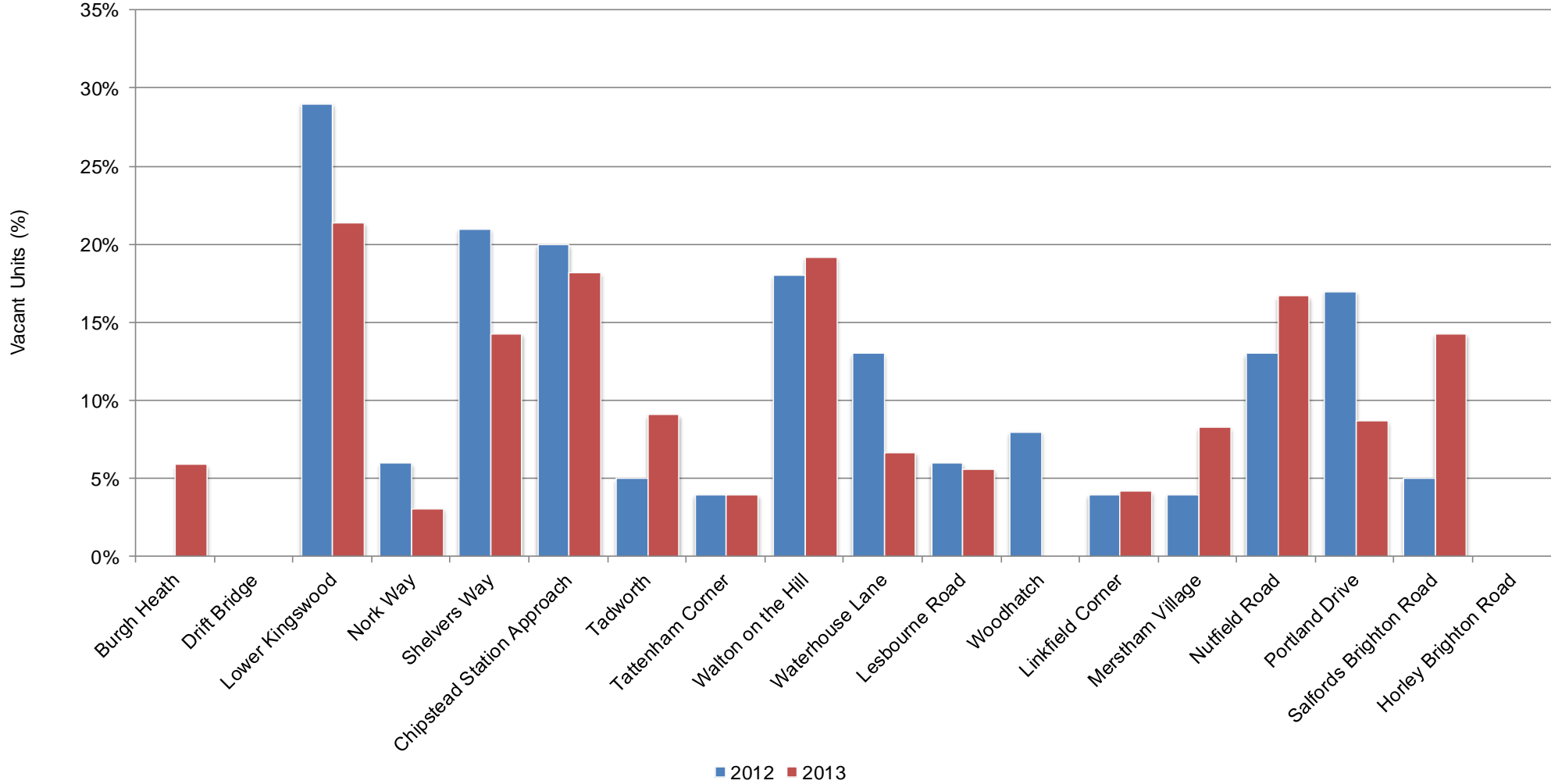


However, the current borough-wide statistic masks wide variation in performance across the individual centres. The chart shows seven of the borough's local centres have seen an improvement in vacancies in the last 12 months, particularly in Woodhatch which now has no vacancies. Burgh Heath, Drift Bridge and Horley Brighton Road all continue to have no vacancies. Conversely, Lower Kingswood is currently the worst performing centre with 21% of its units standing vacant. The vacancy rate continues to exceed 10% within 6 of the borough's local centres, further highlighting the need for careful monitoring to ensure vacancy rates do not continue to increase and threaten the viability of the local centres. On a positive note 7 of the local centres have seen a drop in vacancy rates in the last year, indicating that they continue to provide a vital and viable function within the local community with strong local patronage.

The slight downturn in performance across the local centres is reflected in the number of new occupiers who moved in over the past year. A total of 23 new occupiers moved in compared with 34 in the previous year. Of these, 17 took over premises which were identified as vacant in the previous monitor whilst 6 took over units which were previously occupied. Against this, 15 units have become vacant during the past year.

Nutfield Road had the highest number of new occupiers (four) move into the local centre, followed by Walton on the Hill, Woodhatch and Lesbourne Road all of which saw three new occupiers move in.

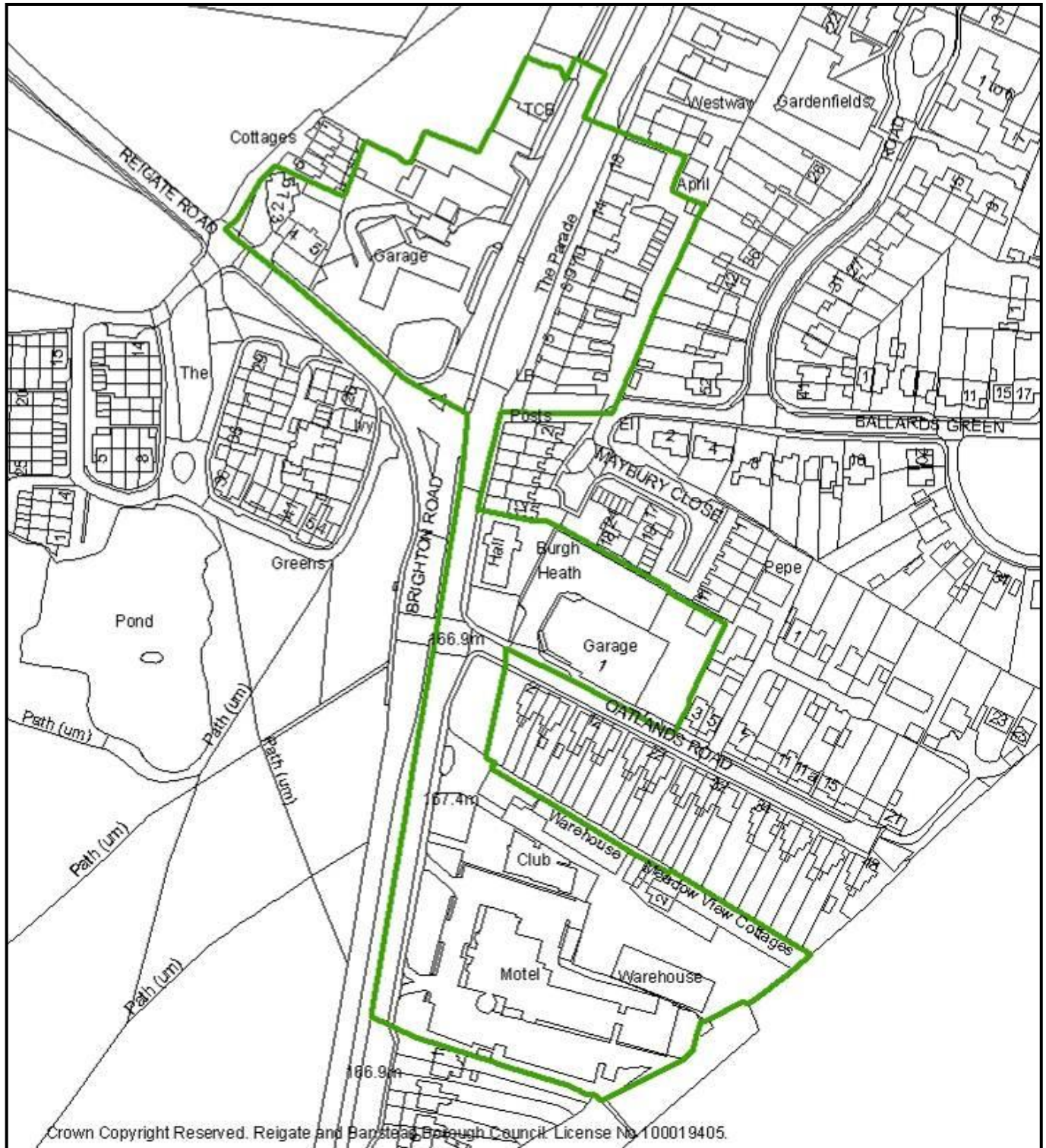
Chart 5: Individual Centre Vacancy Rate (2011 & 2012)



Burgh Heath

Description

Burgh Heath local shopping area lies along a stretch of Brighton Road at the junction with Reigate Road. It primarily encompasses a core small parade of shops; The Parade, to the north and more dispersed commercial uses to the south. The War Memorial Hall and Burgh Heath Social Club also lie within the overall boundary.



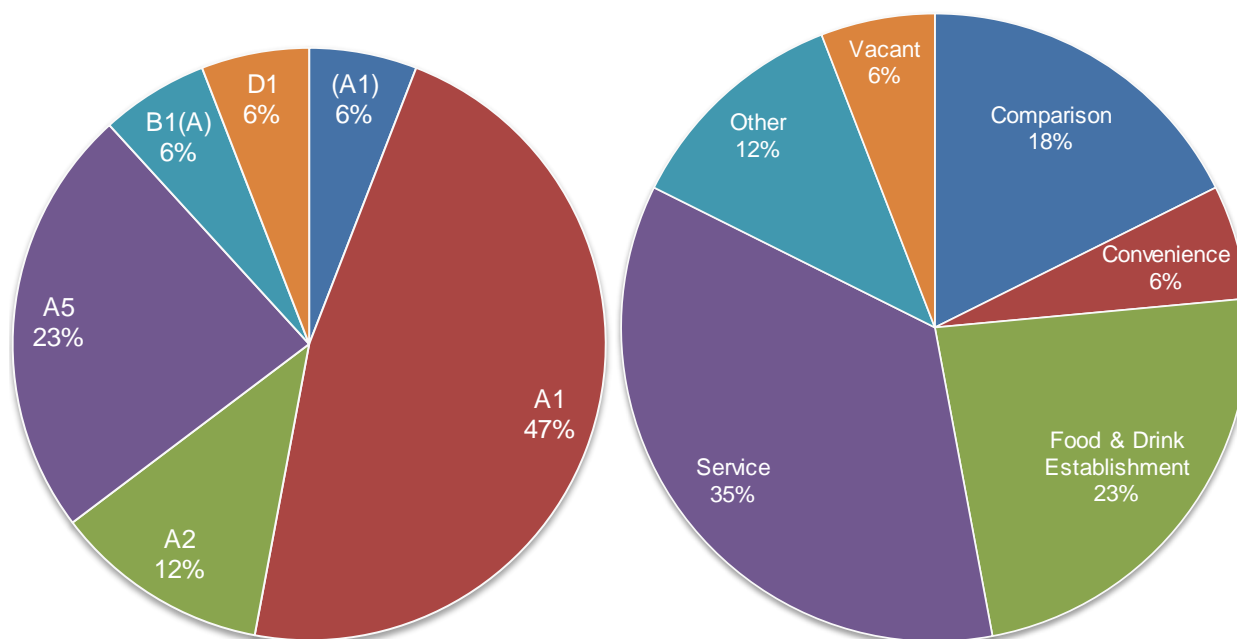
Mix & Vitality

Within the main shopping parade, the predominant use is A1 retail which accounts for 47% of all units. Burgh Heath has one of the highest proportions of A5 takeaway units, with this use accounting for just under a quarter of uses within the core shopping area.

In terms of offer, Burgh Heath continues to have the lowest percentage of convenience units, accounting for only 6% of the total. However, this statistic is perhaps unsurprising given the proximity of this local shopping parade to the Asda Superstore along Reigate Road. Service businesses (35%) and food & drink establishments (23%) - all of which are takeaways - continue to be the predominant offer found within the centre.

In the last 12 months there has been relatively little change to the composition of the local centre, the exception being A1 use which has dropped to 47% as a result of one unit becoming vacant.

Chart 6: Composition of Burgh Heath Local Centre



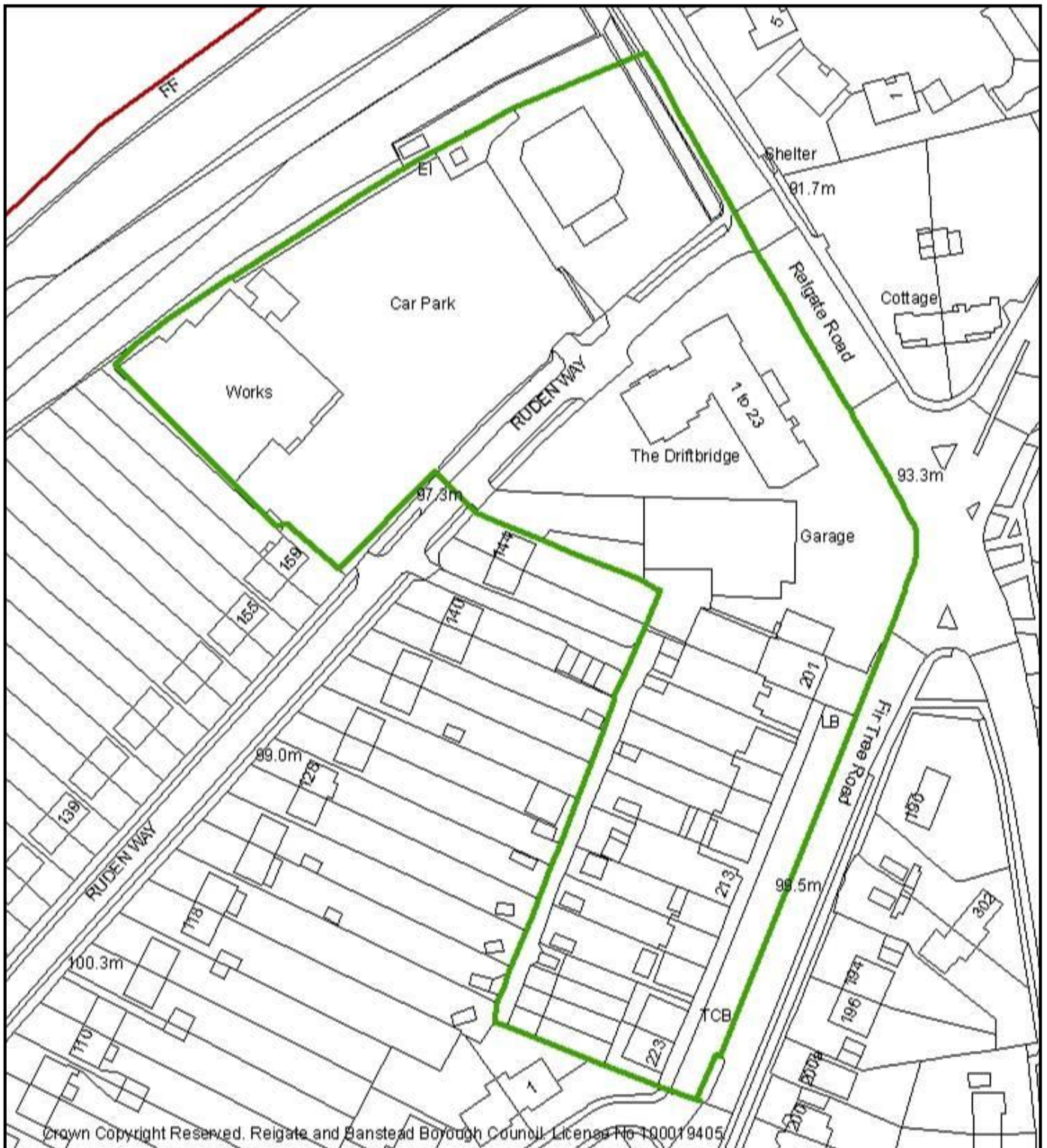
Vacancies & New Occupiers

In the last year one unit became vacant in Burgh Heath. There has been no change of use; however there is one extant planning permission to redevelop part of the site currently occupied by Travis Perkins.

Drift Bridge

Description

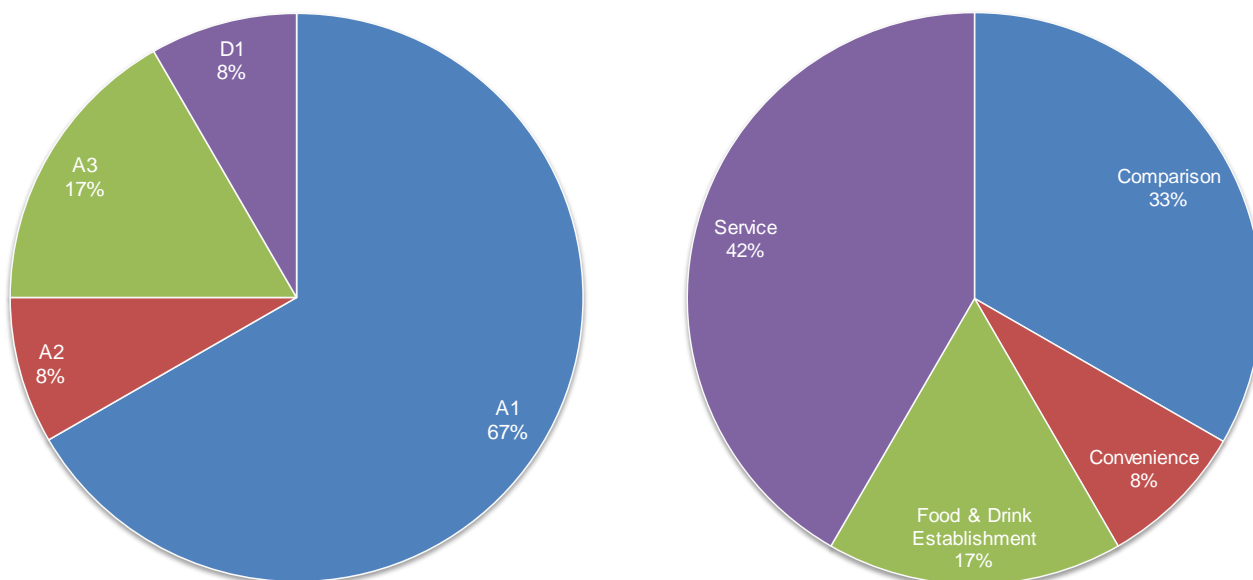
Drift Bridge is one of the smallest local shopping areas within the borough. The main parade is situated in a single stretch along Fir Tree Road at the junction with Reigate Road. The boundary also encompasses the two car showrooms and forecourts, however, these are not considered within the analysis.



Mix & Vitality

There has been no change to the composition of Drift Bridge local centre. Around two thirds of the local centre's units are A1 use; however, only one of these offers convenience retail provision. A3 restaurant uses are the second most common premises found within the core shopping parade, accounting for 17% of the total premises. Service based provision dominates the local centre and has done for a number of years, accounting for 42% of premises followed by comparison retail which makes up just over one third of the centre's total retail.

Chart 7: Composition of Drift Bridge Local Centre



Since the last monitor was published the composition of Drift Bridge in terms of use class and retail offer has remained the same.

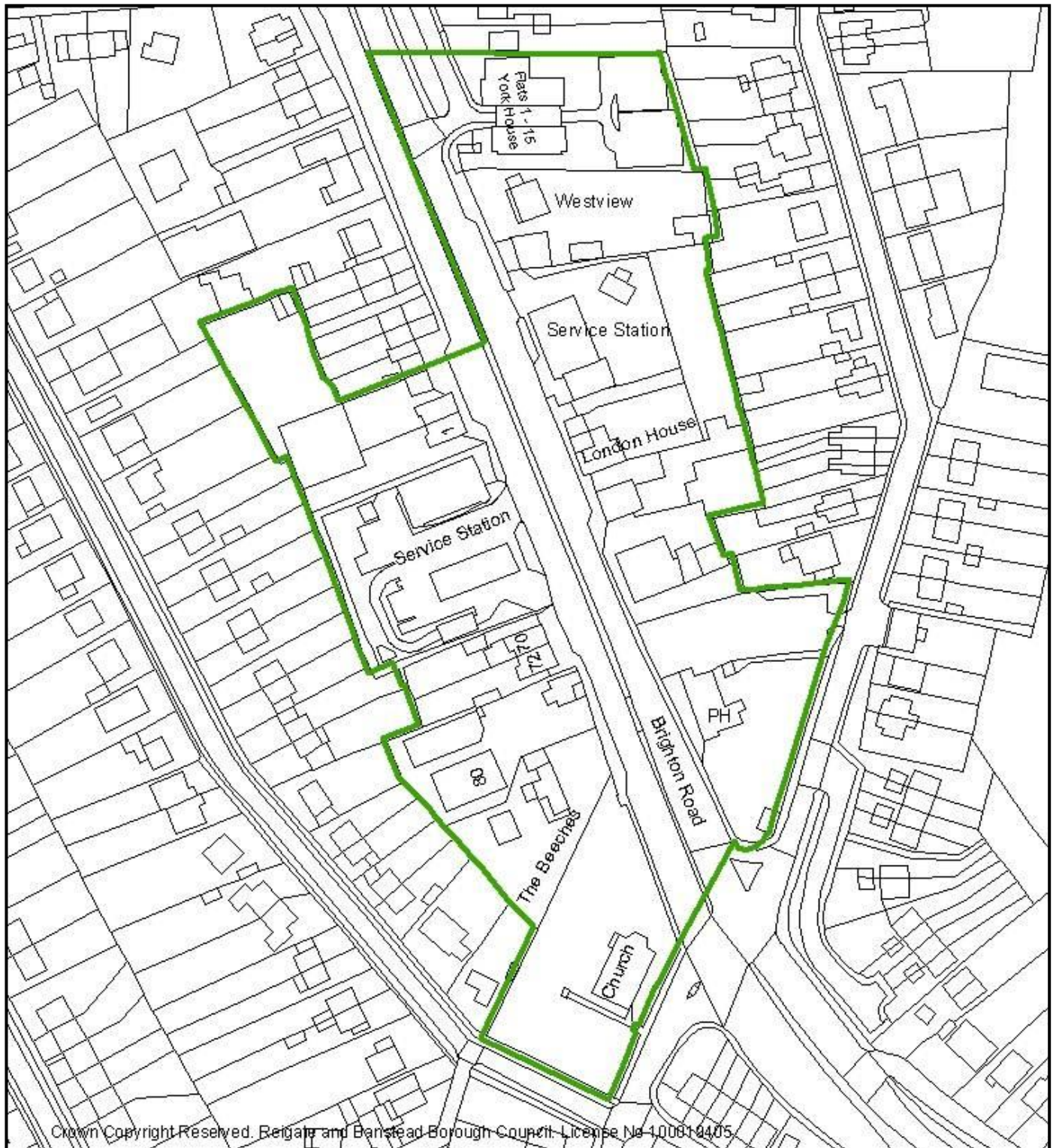
Vacancies & New Occupiers

The local centre continues to have no vacant units. No new occupiers moved into the local shopping centre nor have there been any changes of use in the last 12 months. However building work has started on the extension to the existing Audi garage for additional B1 (C) floorspace.

Lower Kingswood

Description

Lower Kingswood local shopping area is situated on both sides of the busy Brighton Road (A217) which does affect the pedestrian environment and general quality of the public realm. The core shopping area comprises a very mixed frontage, incorporating small retail units, petrol stations and car sales garages.

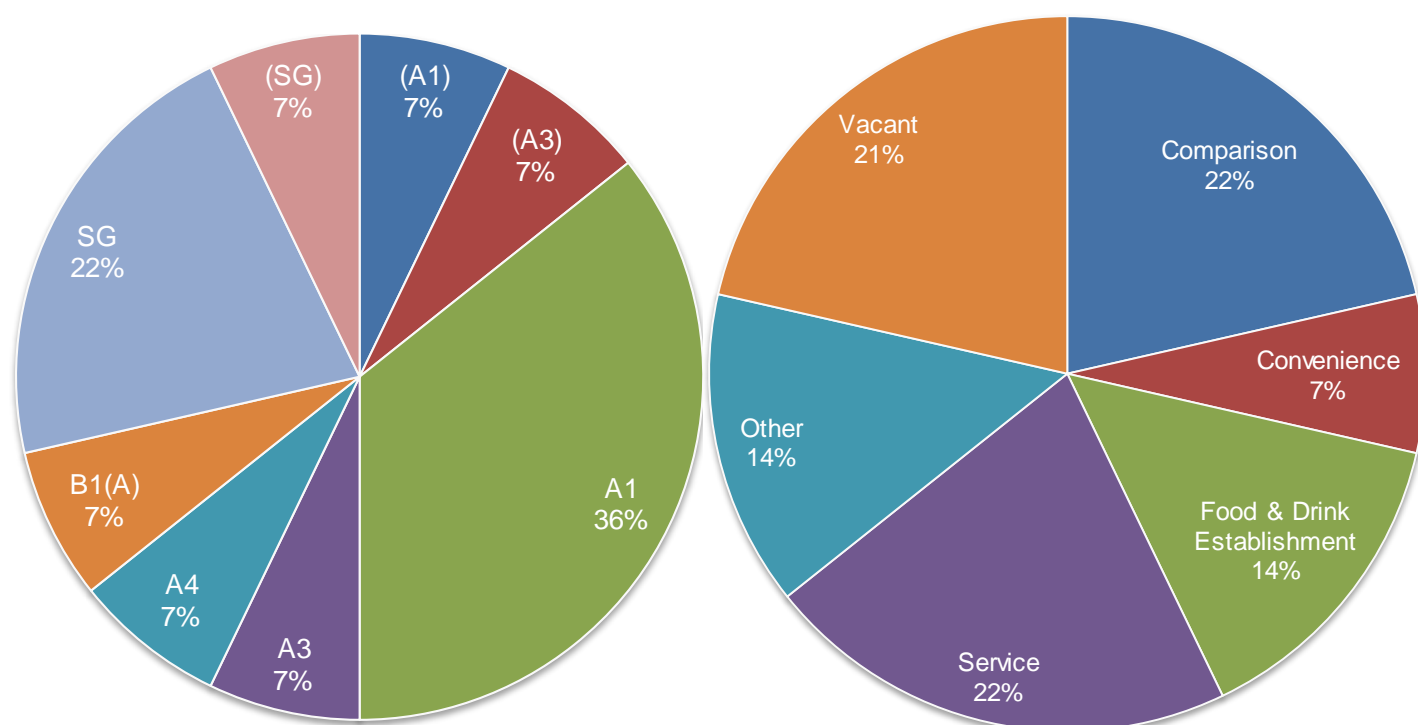


Mix & Vitality

Lower Kingswood local shopping centre has a varied make up in terms of uses and offer. Although the predominant use class is A1, the only convenience offer is provided within the BP petrol filling station which has a small Marks & Spencers food outlet. There are a high number of Sui Generis premises (22%) within the main shopping area, including two petrol stations and vehicle sales premises and a further 22% of the units offer comparison goods, ranging from building supplies to golf equipment. Food and drink uses constitute 14% of units. Much of the comparison offer in the centre is bulky and not particularly of 'neighbourhood' scale. Consideration should be given to targeted interventions which support an increase in neighbourhood scale retail and service provision, such as a Local Development Order. Consideration should also be given to securing measures which improve the quality of the pedestrian and physical environment in the area.

In addition, there are a number of units to the rear of the frontage premises which are not considered part of the local shopping offer. These units are largely warehouse and industrial type units.

Chart 8: Composition of Lower Kingswood Local Centre



The total number of occupied A1 units in the local centre has increased in the last 12 months, accounting for 5 (36%) of the centre's total units. Convenience provision is still limited and largely reflects the nature of the local centre which is predominately dominated by 'bulkier' retail such as, building, DIY and car servicing. This largely reflects its location on the A217, limited parking provision, thus not making the centre very accessible to pedestrians.

Vacancies & New Occupiers

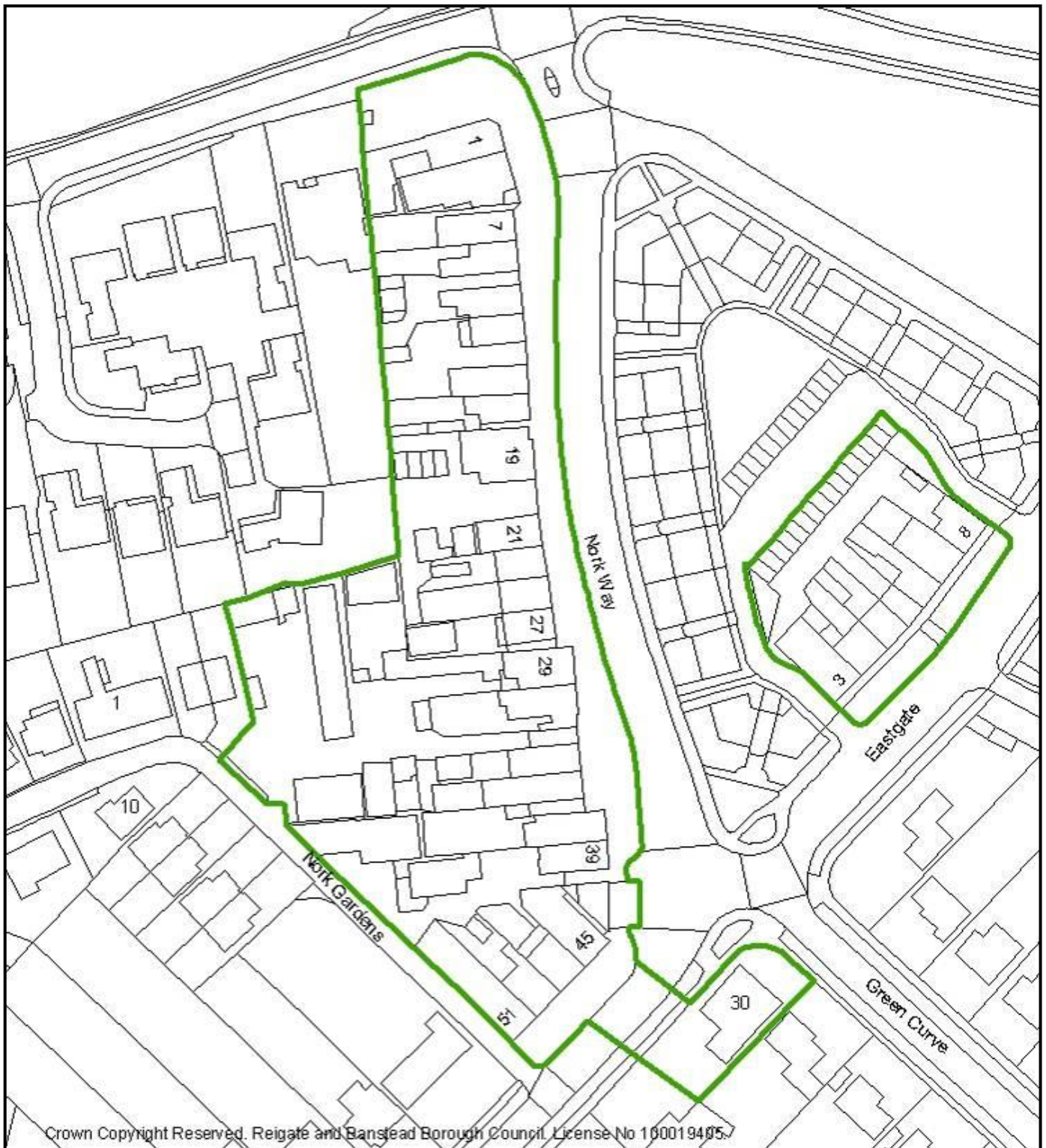
In the last year the number of vacancies has dropped from 4 to 3 units (21%), as a result of one new occupier taking over a previously vacant unit. Further increasing the number of service based premises which now accounts for 22% of the total.

There has been no change of use and there are no extant or outstanding planning permissions for the local centre.

Nork Way

Description

Nork Way is one of the largest local shopping centres in terms of the total number of units. The majority of the centre is situated on a single parade along Nork Way; however, there are further units along Eastgate which are detached from the main stretch. The boundary also encompasses some garage/workshop premises to the rear of the main parade along Nork Gardens; however, these are excluded from the analysis.

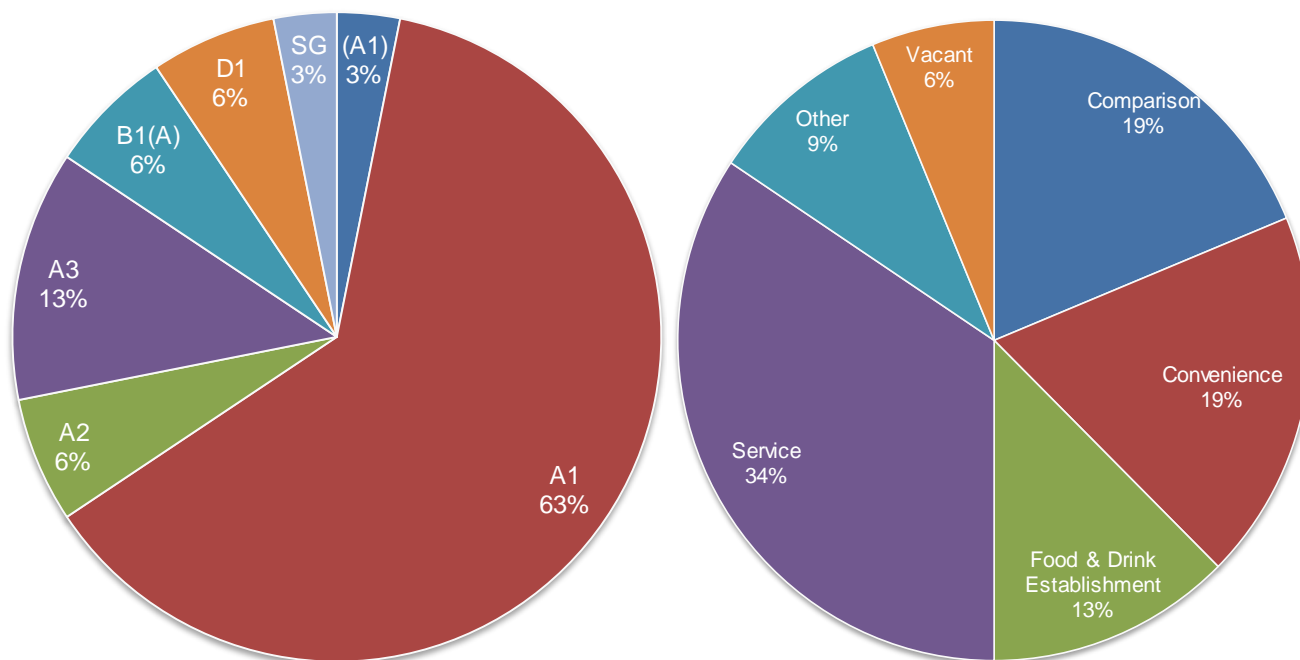


Mix & Vitality

Nork Way is predominately made up of A1 use which accounts for 63% of the centre's total units, followed by A3 at 13%. A further 6% of the local centre comprises of A2, D1 and B1(A) uses. A small proportion of units in the separate Eastgate parade are currently used as offices and for car servicing/ repairs.

In terms of offer, the centre is well balanced between goods and services. Service offer across the local centre is the highest at 34%, made up of predominately hairdressers and beauty salons. Similarly there is a high level of comparison and convenience provision on offer across the local centre, both accounting for 19%. Restaurants continue to make up 13% of premises; however, none of these are solely takeaways. Nork Way has a thriving local centre providing a good mix and very few vacant units, which are well used and supported by local residents.

Chart 9: Composition of Nork Way Local Centre



To the rear of the main shopping frontage, there are a series of business/commercial units. These are by in large used as offices or workshops for car repair businesses. A number of the upper floors along the parade are also used for small offices.

The mix of uses at Nork Way has remained largely consistent since 2000. The dominance of A1 retail units has been maintained over the past decade as has the convenience offer which has continued to increase over the last few years and now currently stands at 19%.

Vacancies & New Occupiers

Only one unit stands vacant (6%), due to the previous occupier (Precious Moments) relocating to another unit within the local centre which was previously vacant. No new occupiers moved into Nork Way local centre in the last 12 months.

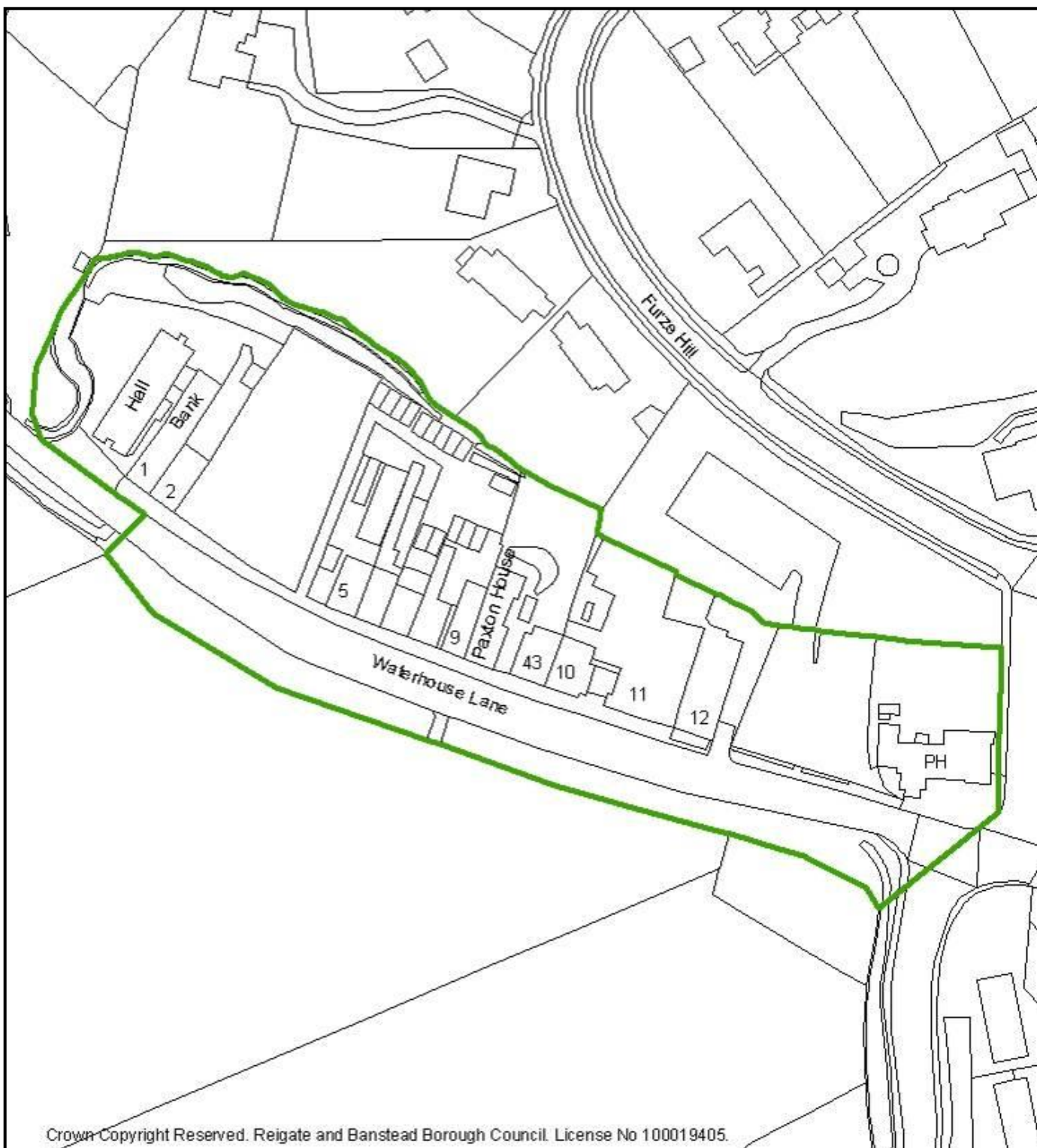
There is currently an extant planning application for a change of use from C3 to B1(A) use to the first floor, above the existing car showroom.

Kingswood Waterhouse Lane

Description

Waterhouse Lane local shopping area is one of the smallest in the borough, comprising a linear parade stretching along the north side of Waterhouse Lane from Kingswood Station.

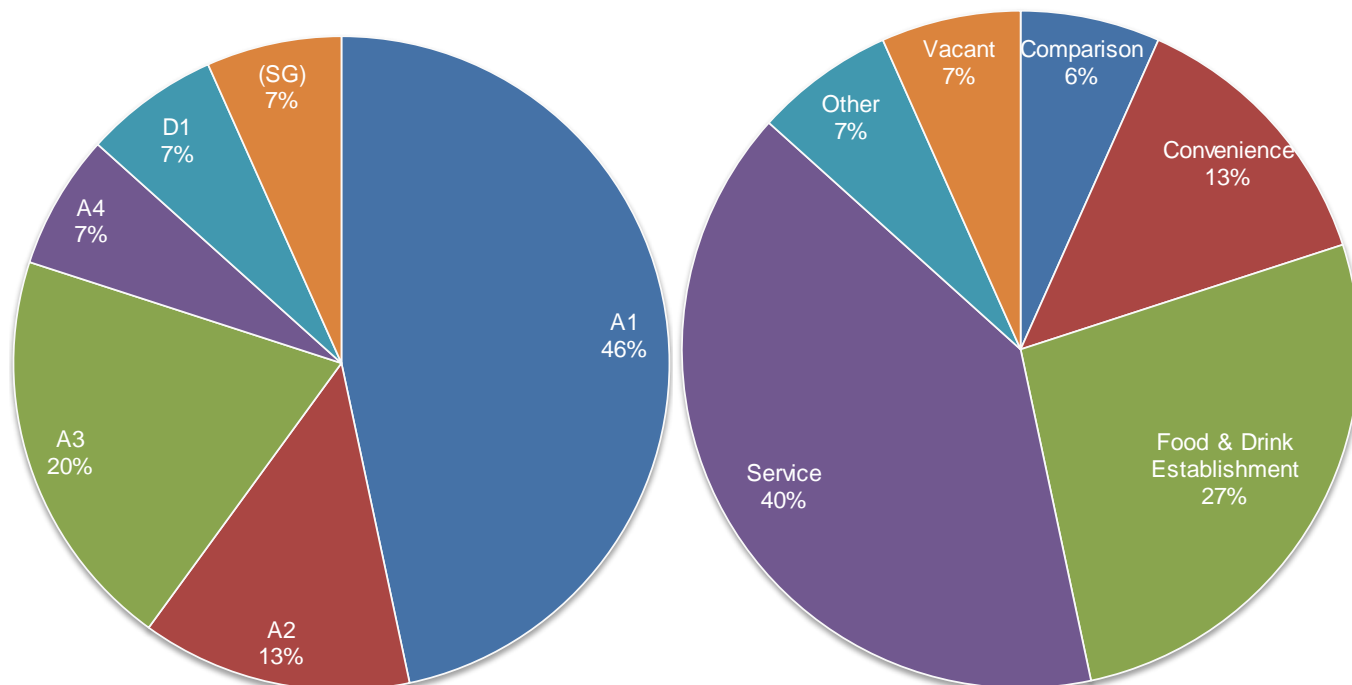
There is an outstanding planning permission to redevelop the former Mitsubishi car showroom to provide a mixed use development of retail and residential.



Mix & Vitality

A use classes continue to occupy the majority of units in the Waterhouse Lane local centre accounting for 86% of the centre's total units, of which 46% is made of A1 use. However, comparison and convenience offer combined accounts for only 19%, of units. The centre is dominated by services and food & drink premises accounting for 40% and 27% of the centre's units respectively. Also included in the local centre is Kingswood Village Hall, an important asset used by the local community.

Chart 10: Composition of Waterhouse Lane Local Centre



In the last 12 months there has been some change in the composition and offer in the Waterhouse Lane local centre. Most noticeably there has been an increase in A2 premises (13%) which has further increased the number of service based premises (40%), due to a new Estate Agents taking over a previously vacant unit. Subsequently the number of vacant units has dropped to one and now accounts for 7% of the total units (former Mitsubishi Garage).

Vacancies & New Occupiers

There is one vacant unit (7%) which is on the former Mitsubishi Garage site. The site is currently being redeveloped for 14 x 2 bedroom apartments above ground floor retail units, which is currently under construction. Only one new occupier moved into a previously vacant retail unit and there have there been no changes of use in the last year.

Shelvers Way

Description

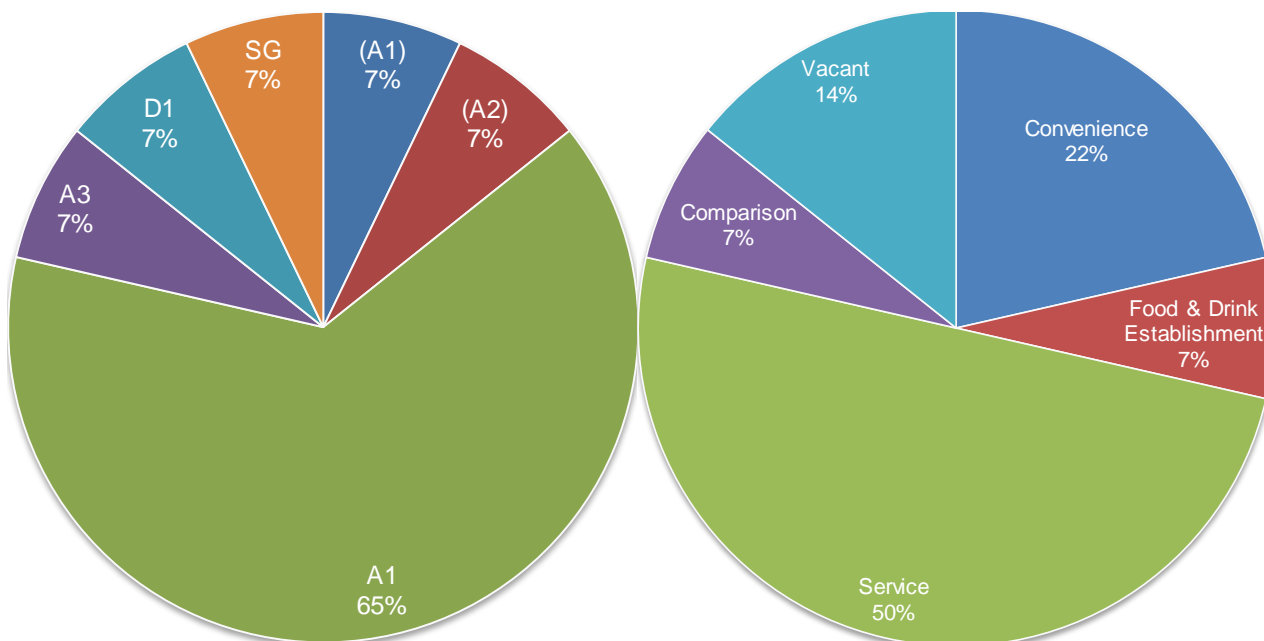
Shelvers Way is a small shopping parade located on the corner of the junction between Shelvers Hill and Shelvers Way. Opposite the main parade is a tyre fitting garage and fencing sales office; however, these are not considered part of the core local shopping frontage and are excluded from the analysis.



Mix & Vitality

The majority of units on Shelveys Way local centre are in A1 use, accounting for 65% of the centres total units. Whilst the centre is relatively small, it offers a good mix of convenience and service shopping for local residents. Service offer makes up half of the centres units, including a dental surgery, hairdresser and dry cleaners. Convenience retail makes up 22% of the local centres offer and includes a newsagents/post office and the Costcutter store connected to the petrol station.

Chart 11: Composition of Shelveys Way Local Centre



In the last year there has been some change in the composition and offer at Shelveys Way local centre, most noticeably in Services as a result of 2 new occupiers (beauty salon and funeral directors) moving into the centre. This has led to an increase in occupied A1 units which now makes up almost two thirds of the local centre's premises. The mix of use classes and offer has remained relatively stable.

Vacancies & New Occupiers

The centre's vacancy rate has dropped to 14% (2 units) one of which has recently become vacant; the other has been vacant for a number of years. In the last 12 months 2 new occupiers moved into previously vacant units further increasing the number of service based premises within the centre.

In the last 12 months there has been no change of use at Shelveys Way. However there is an extant planning application to redevelop the existing Tadworth Tyres, resulting in a gain of additional B1(a) and B2 floorspace.

Chipstead Station Approach

Description

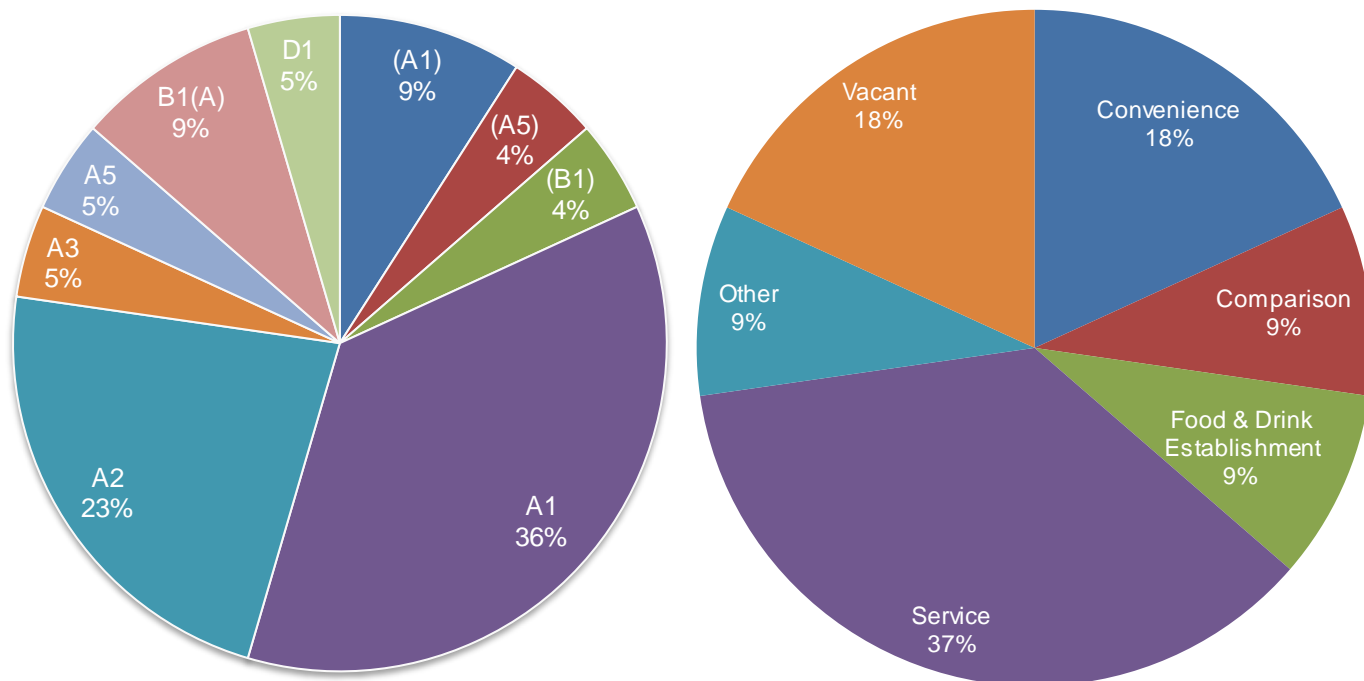
Chipstead Station Approach is a linear parade of small shops located on the road leading up to Chipstead Railway Station. The core local shopping frontage includes the station buildings. Also within the boundary is the former Valley Saab Garage site which has been cleared and replaced with a new residential development, which is currently under construction.



Mix & Vitality

The composition of Chipstead Station Approach local centre has by in large stayed the same, with A1 use making up over a third of the centres total uses. Followed by A2 use (23%) which is predominately made up of different service based occupiers including; estate agents, accountants, hairdressers, vets, etc all serving the local community.

Chart 12: Composition of Station Approach Local Centre



Over the last 12 months there has been little change across Chipstead Station Approach local centre; this is reflected in the slight change in the convenience (18%), comparison (9%), and food & drink establishment (9%) offer in the centre. Nevertheless services continue to dominate the local centre in terms of offer and provision to the local community making up 37% of the total units. The centre continues to be well served in terms of comparison and convenience on offer which includes a; butchers, delicatessen and a general store.

Vacancies & New Occupiers

For the second consecutive year, the number of vacant premises has stayed at 4, all of which are situated in the former run down station buildings opposite Graphic House at the top end of Station Approach; all these units have been vacant for more than a year.

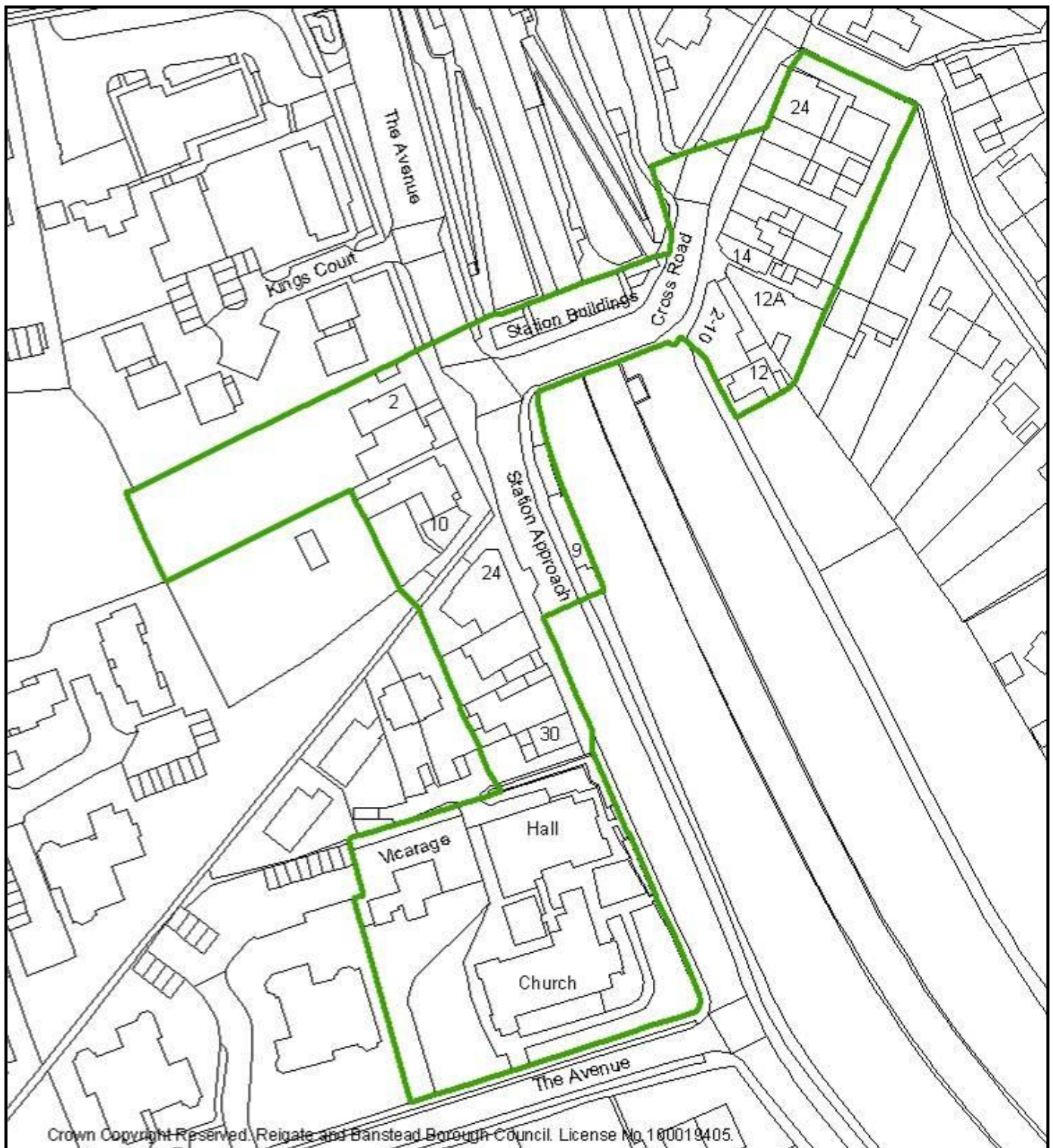
In the last 12 months no new occupiers moved into the local centre, however there has been one completion on the former SAAB garage along Outwood Lane, a new residential development consisting of 11 new flats.

There is an extant planning permission for a change of use at 30 Station Parade from a store room into a 2 bedroom flat.

Tadworth

Description

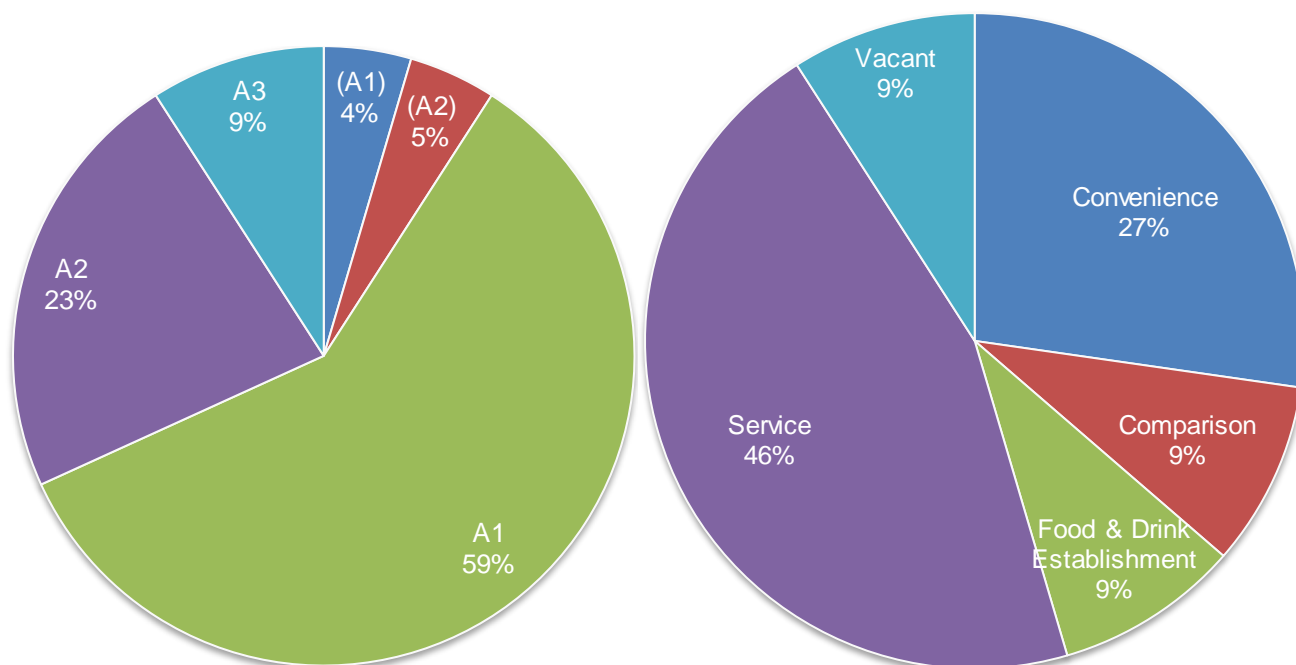
Tadworth local shopping centre is arranged over three smaller parades, traversing the railway line which leads to Tadworth Station just outside the northern boundary of the local shopping area. The main frontage includes the parade on Cross Road, the Station Buildings and the parade along Station Approach Road. The boundary also includes the church and hall to the south.



Mix & Vitality

Tadworth local centre has a very traditional composition, with only A use classes represented in the main frontage. The number of units currently in A1 and A3 uses has decreased over the past year down to 59% and 9% respectively. Compared with A2 use which has more than doubled in the last 12 months and now accounts for almost a quarter of the total. The centre is well served, offering a good mix of goods and services, which is supported and easily accessible to local residents including; a butcher, greengrocer, delicatessen, post office and a general store. Alongside this are a range of service based premises which account for 46% of units and includes an accountant, bank, travel agent and hairdressers.

Chart 13: Composition of Tadworth Local Centre



There has been very little change in the composition of the Tadworth local centre over the past decade. In the last year however; there has been some change in offer and composition in the local centre, most noticeably in A1 uses as a result of one occupier downsizing.

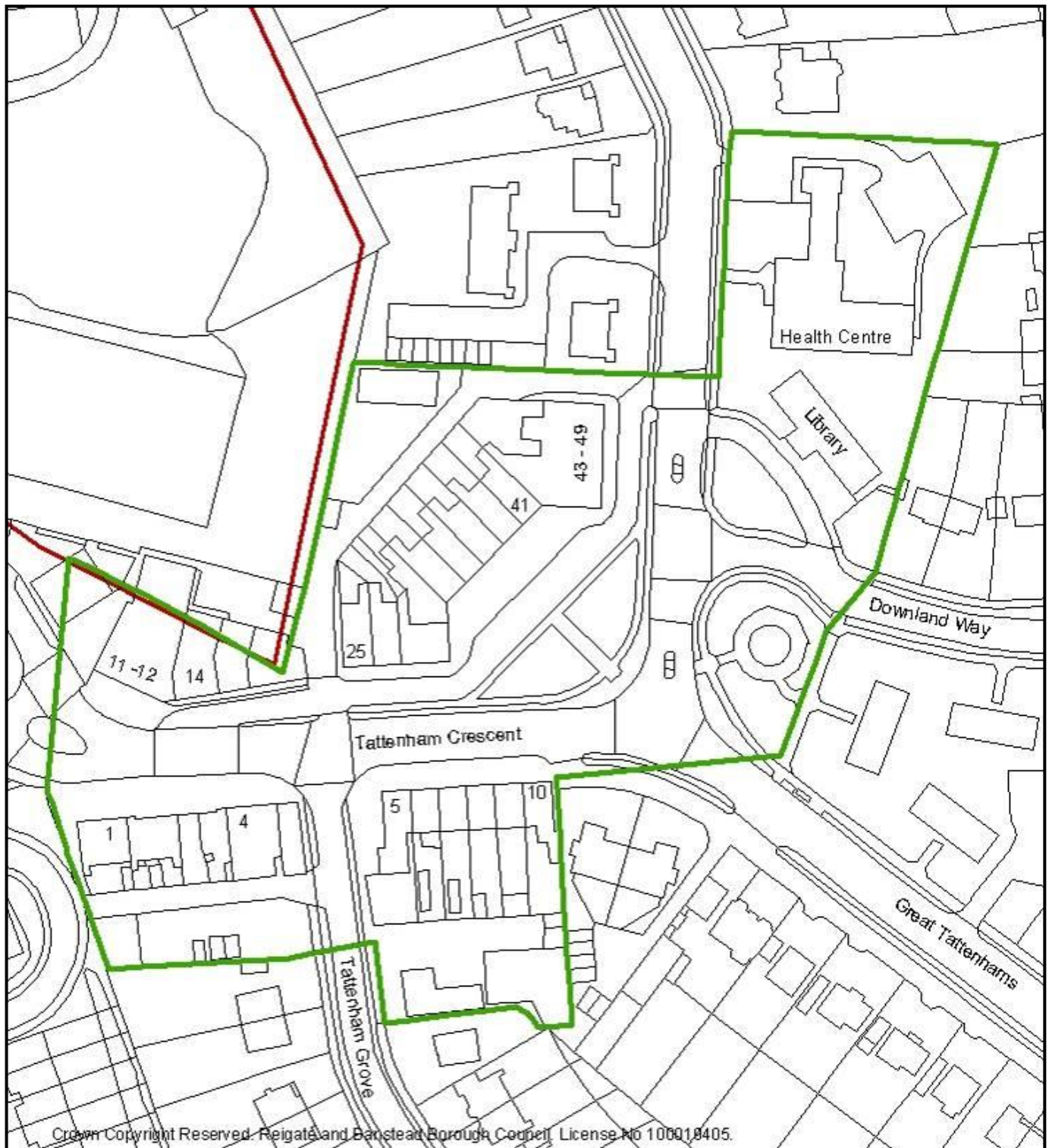
Vacancies & New Occupiers

Vacancy rates in Tadworth local centre increased in the last year. There are currently 2 vacant units, one of which became vacant in the last 12 months, due to the occupier (Gordon Newman) downsizing from 2 single retail units(16-18 Cross Road) and now only occupying one single retail unit at 16 Cross Road. The other unit is situated in the old station building and has been vacant for a number of years. There is an extant planning permission on this site for a change of use from B1(A) to A3/A5 use, which has not yet been implemented.

Tattenham Corner

Description

Tattenham Corner local shopping area is located on the borough's boundary with Epsom & Ewell, opposite Epsom Downs Racecourse. The units are spread over a series of separate frontages along Tattenham Crescent, with the main corner frontage benefiting from an attractive area of amenity green space. The boundary also covers the local library and health centre which lie along the eastern edge of the designated area, but are not included in the analysis.

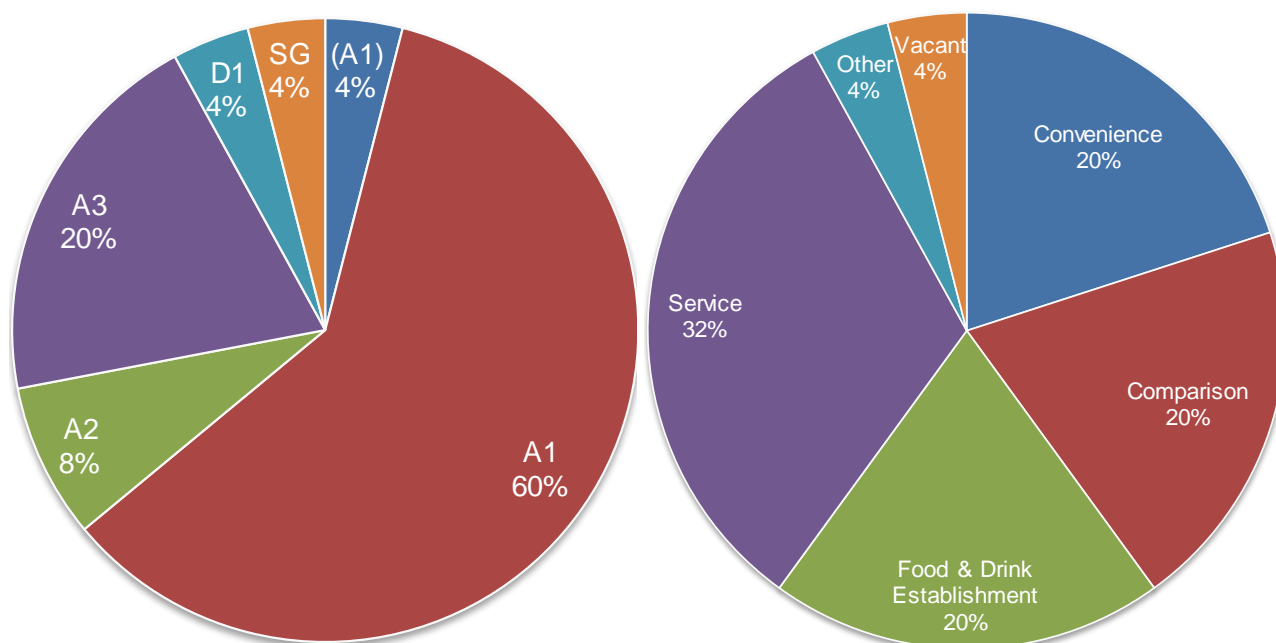


Mix & Vitality

In terms of use, there has been a small change in use in Tattenham Corner, with the majority of units across the centre being A1 retail use (60%). The centre has a well balanced composition and is reflected in what it has to offer, with service provision making up 32% of the total units ranging from, a beauty salon and hairdressers to a vets and a dry cleaners. Similarly the number of comparison, convenience and food & drink establishment retailers is all well represented across the centre, each accounting for 20% of the total.

There is also a library and a health centre within the boundary of the centre further adding to the range of locally accessible services on offer to nearby residents.

Chart 14: Composition of Tattenham Corner Local Centre



Over the past year Tattenham Corner's local centre has seen very little change in terms of its composition and use class. This is reflected in its low vacancy rate which has been the case for a number of years now, further showing a thriving centre with continual support received from local residents.

Vacancies & New Occupiers

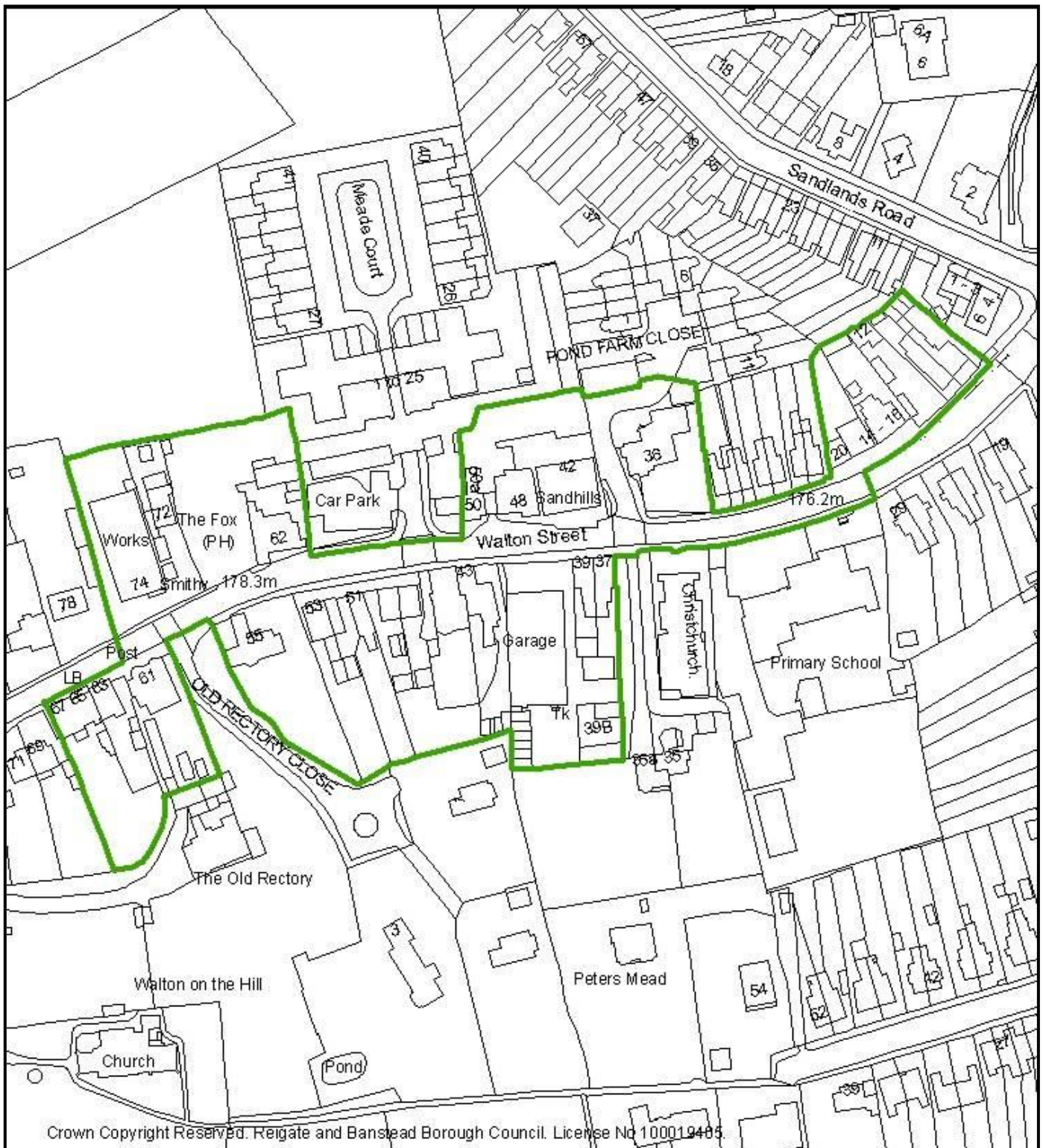
No premises were vacated in the past year, however one newly constructed unit is currently vacant. Only one new occupier moved into the local centre, taking over a previously vacant unit.

In the last 12 months there was one change of use from SG to A3 which is now occupied by Mega Sandwich Bar. A further development has recently been completed providing an additional retail unit in the local centre, which is currently vacant. There is an extant planning permission to redevelop an existing office unit to the rear of 1-5 The Parade resulting in a gain of B1(a) office space.

Walton-on-the-Hill

Description

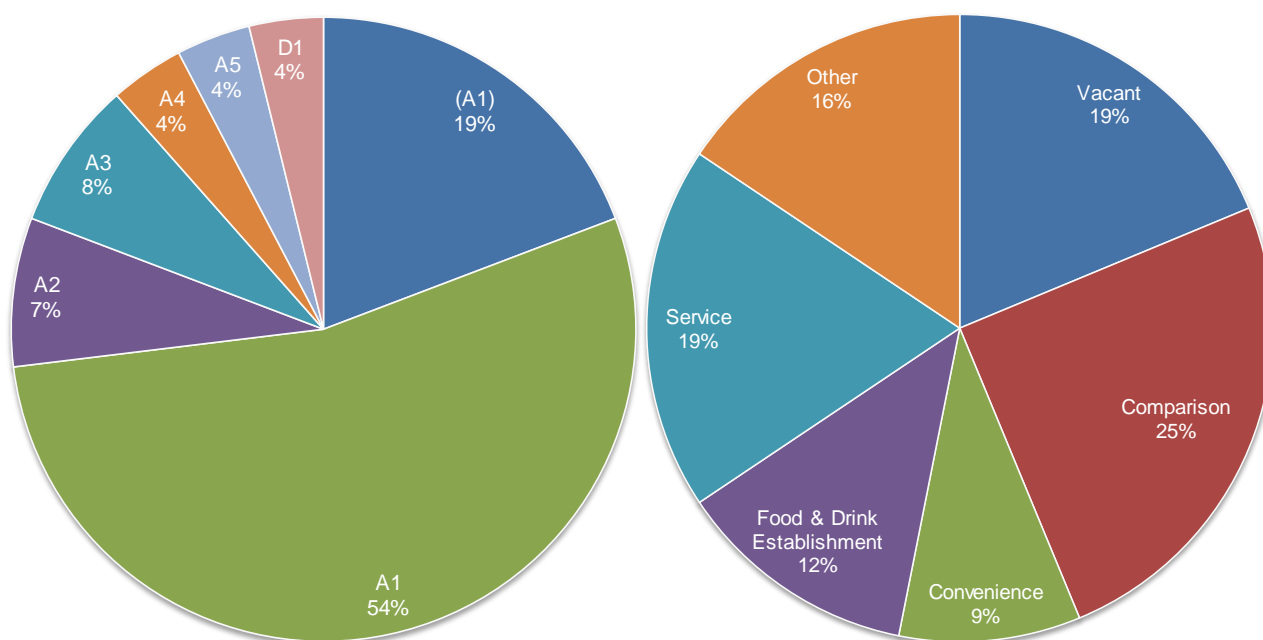
The local shopping centre at Walton-on-the-Hill is one of the largest in the borough, stretching along both sides of Walton Street. The centre has a traditional streetscape, with parades of shops interspersed by residential properties and other commercial uses. Towards the western boundary of the centre, there is a local pub and large commercial premises, whilst on the eastern boundary there is an Italian restaurant all of which fall outside the core local shopping frontage area.



Mix & Vitality

The local centre Walton on the Hill has a number of residential dwellings that fall within the centre's main frontage. Whilst these form part of the character of the centre they are excluded from the analysis below as they do not perform a retail function. All of the A use classes are represented within the centre, with over half of the centre's premises classed as A1 use. In the last year there has been an increase in comparison retail offer (25%) due to a new occupier taking over 2 units. Conversely, service based premises have dropped to 19% as a result of 2 occupiers moving out of the centre. The centre continues to offer a good mix of comparison and convenience based premises. The centre also benefits from a traditional pub along with several cafes and restaurants.

Chart 15: Composition of Walton on the Hill Local Centre



There are a number of more recent residential developments which fall within the boundary of the local shopping area. In addition to this, there are two commercial/industrial premises to the west of the Fox and Hounds pub, whilst at the opposite end of the village there is a food & drink establishment (restaurant) all of which fall outside the core local shopping frontage. There is also a cleared site within the main local centre frontage; the site is currently being redeveloped for the replacement Walton Pharmacy, following the change of use of the existing pharmacy to residential use.

Vacancies & New Occupiers

Walton on the Hill local centre has the highest number of vacant units at 6 (19%), 4 of which have been vacant for more than 12 months, one of which is the cleared site next to the pharmacy.. A further 2 units have become vacant in the last year. Over the last year two new occupiers moved into the centre, with one occupier taking over 2 single units which have been vacated in the last year. The other took over a large vacant unit that was previously a car showroom.

There has been one change of use on the former vacant garage site from SG to A1 use, which is now occupied by Budgens (convenience). In addition to this there are 2 separate applications at 8-12 Walton Street, work has already started on the vacant cleared site for a new larger A1 unit and two flats to replace the loss of an adjacent retail unit through change of use back into residential (C3 use). The change of use is a separate planning application which has also been approved. Whilst these are two separate applications, they are both linked together in terms of their impact on the local centre's retail.

Lesbourne Road

Description

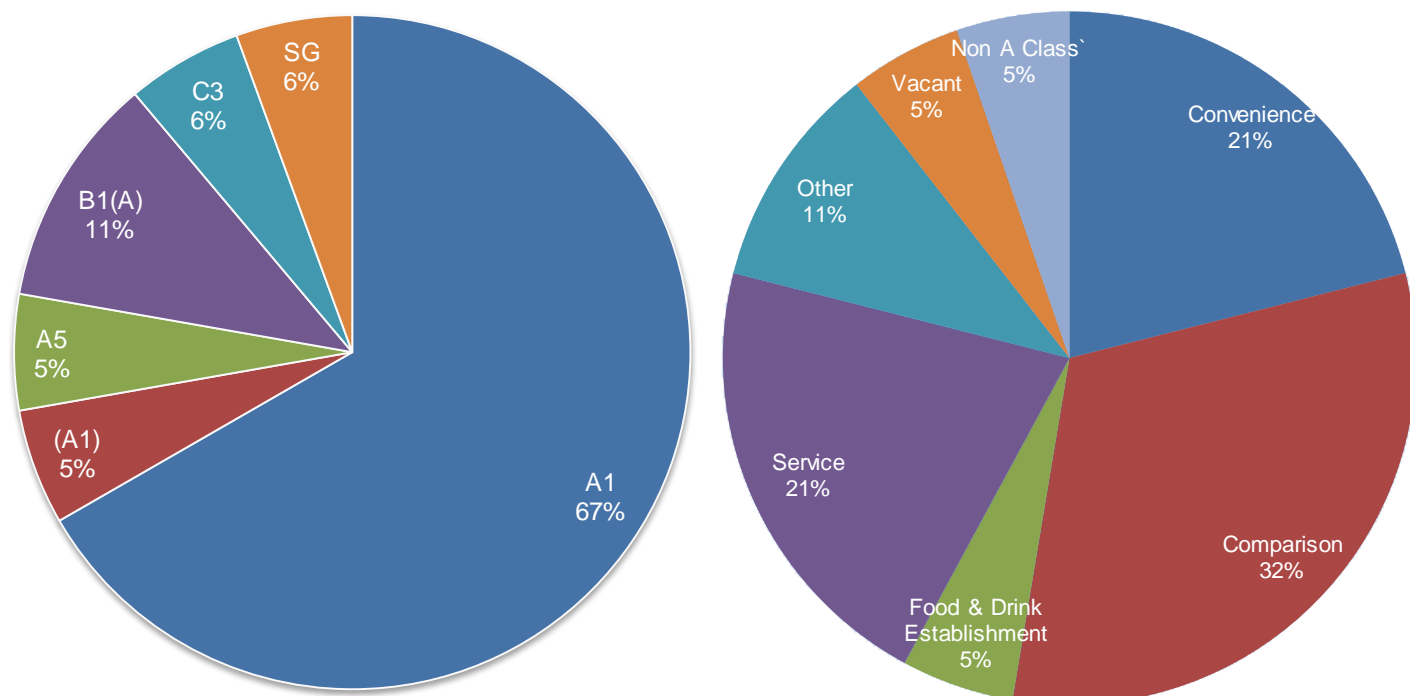
Lesbourne Road local shopping centre is predominantly a linear parade along the south side of Lesbourne Road. In addition to the main frontage, the boundary includes a cluster of small commercial premises to the rear of the frontage properties, accessed via Effingham Road and South Road. However, these premises are not considered part of the core frontage and are excluded from analysis. There are also additional premises located on the eastern boundary opposite the main frontage. This falls outside the local centre's core frontage and are not included in the analysis.



Mix & Vitality

The local centre has one of the highest proportions of A1 use (67%) compared with the borough's other local centres. A couple of small office premises are also located within the local centre some of which occupy the main frontage of the centre. The centre is predominately made up of retail premises in particular comparison (32%), convenience and service (21%), yet has very few food & drink establishment based premises accounting for only 5% of the total. A further unit is currently being fitted out by the new occupier (Too Many Cooks), which when completed will further add to the centre's food & drink establishments.

Chart 16: Composition of Lesbourne Road Local Centre



Behind the main shopping parade, there are number of small commercial units and a studio. There is also accommodation at Chart House, all of which appear to be relatively well occupied.

There has been a slight change in the composition of Lesbourne Road local centre, with both comparison and service retail uses increasing over the past 12 months. A further vacant unit is currently being fitted out by Too Many Cooks (catering company).

Vacancies & New Occupiers

There are no vacant units in the Lesbourne Road local centre. In the last 12 months 3 new occupiers have moved into previously vacant retail units and a further occupier is currently fitting out in a previously occupied unit.

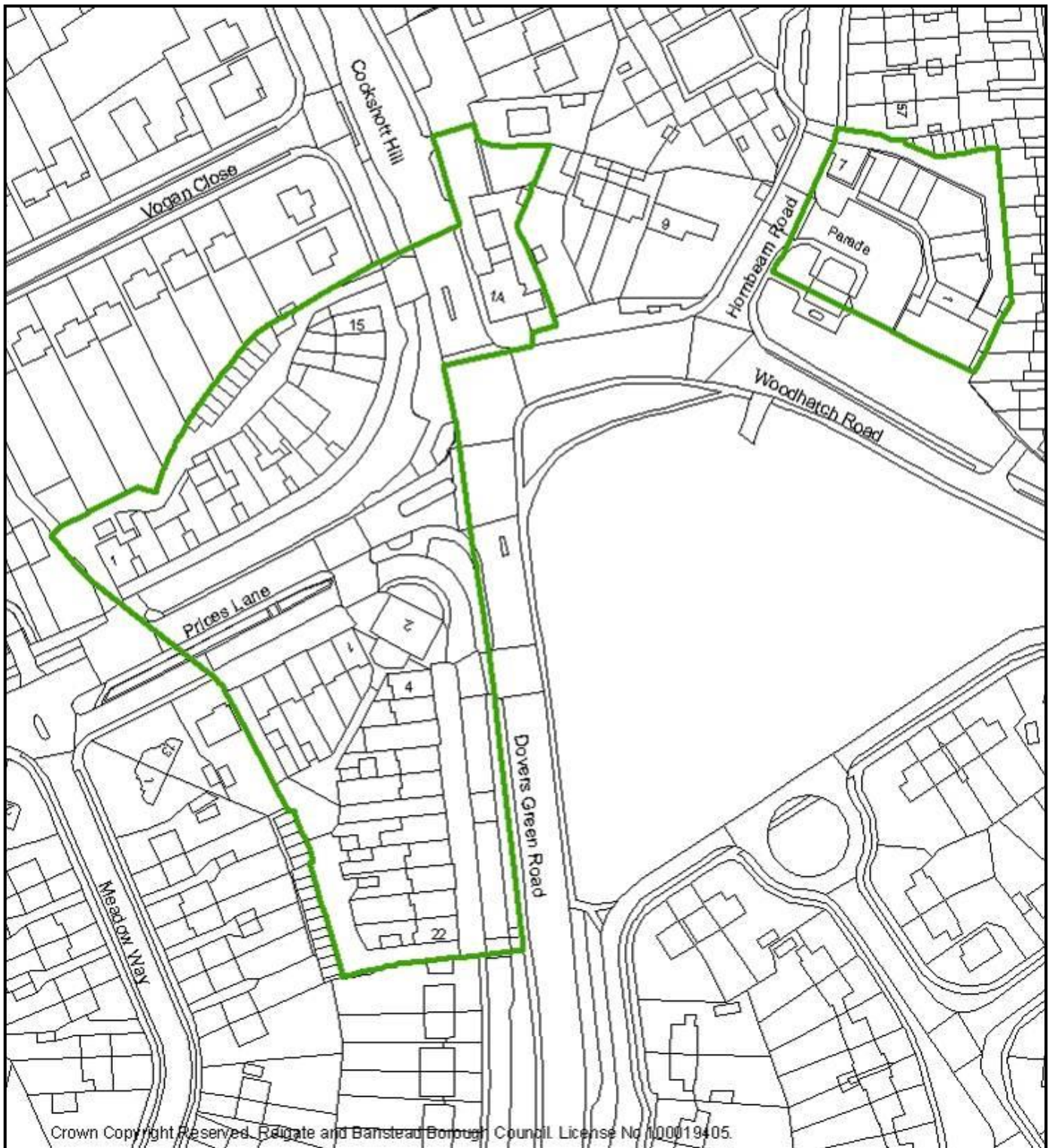
Since the last monitoring period there has been one change of use (12/01661/CU) from A1 to SG, which is now occupied by The Nail Boutique. This is one of the new occupiers located in the recently split double retail unit back into 2 single units. The other new occupier is Maison du Velo (bicycle shop).

There are no extant or outstanding planning permissions for the local centre,

Woodhatch

Description

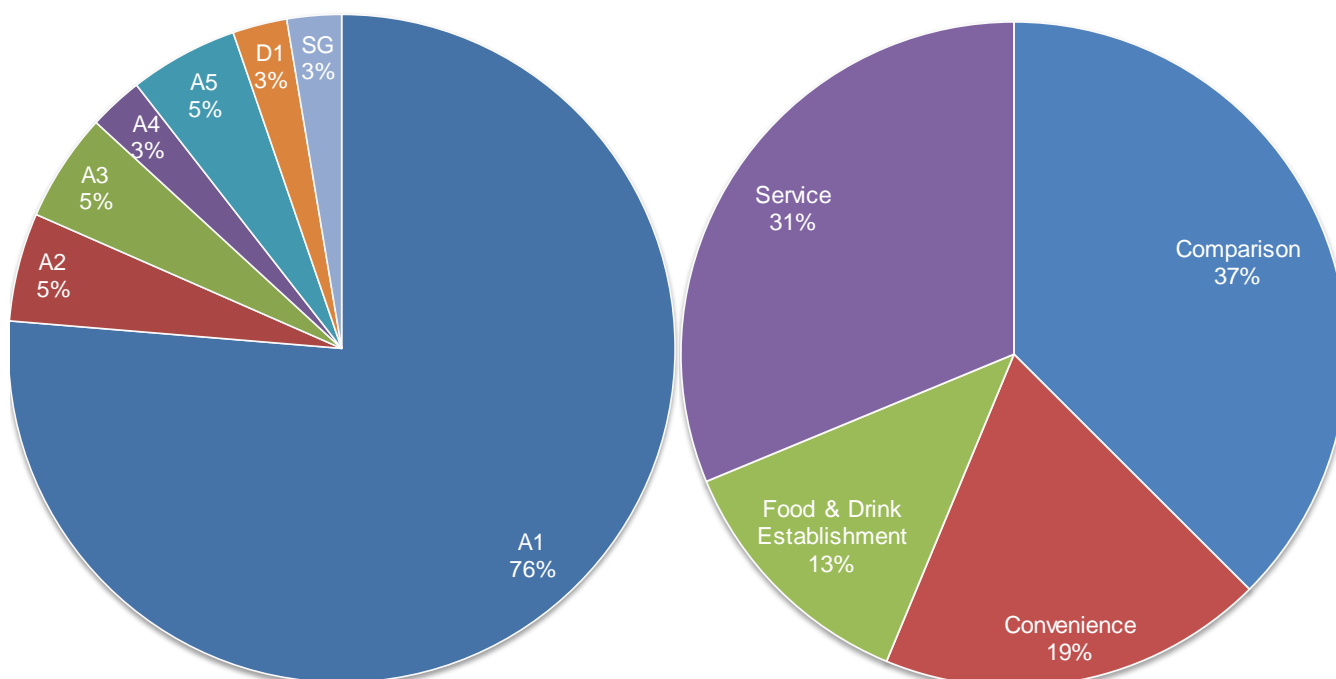
Woodhatch is the largest of the local centres in the borough and is split across three separate parades on both sides of Cockshot Hill (A217). Despite being located on a relatively busy junction, the centre benefits from an attractive environment with consistent public realm and a position facing Woodhatch Park.



Mix & Vitality

The Woodhatch local centre has quite a traditional composition. A uses account for 94% of the centres premises, an increase from the previous year (87%). In particular, A1 uses account for 76% of the centres total premises and has one of the highest proportions of any local centre. Whilst the centre does have a limited mix of use classes compared to the borough's other local centres, it is quite diverse in terms of what the centre has to offer. Premises offering comparison goods continue to be the most common premises found within the centre making up a total of 37% of the centres total units; however there is also good representation of service (31%) and convenience (19%) based premises. The centre provides a good mix of retail and services ranging from electrical and plumbing shops to an osteopathic clinic, which serves the local community and their needs. There is also a local pub which falls within the core frontage of the local centre.

Chart 17: Composition of Woodhatch Local Centre



There has been very little change in the use class found within Woodhatch, with A1 use continuing to dominate the local centre accounting for over three quarters of the total and has been the case for a number of years. Furthermore, A1 use has increased since the last monitoring period due to, two new occupiers moving into previously vacant A1 use premises.

Vacancies & New Occupiers

There are currently no vacant premises in the local centre. In the last year 3 new occupiers took over previously vacant units further adding to the retail offer to local residents and includes a; dry cleaners, estate agents and bath showroom.

In the last 12 months there has been no change of use and there are no extant or outstanding permissions for the local centre.

Woodhatch local centre had one of the highest rates of new occupiers moving into the centre

Linkfield Corner

Description

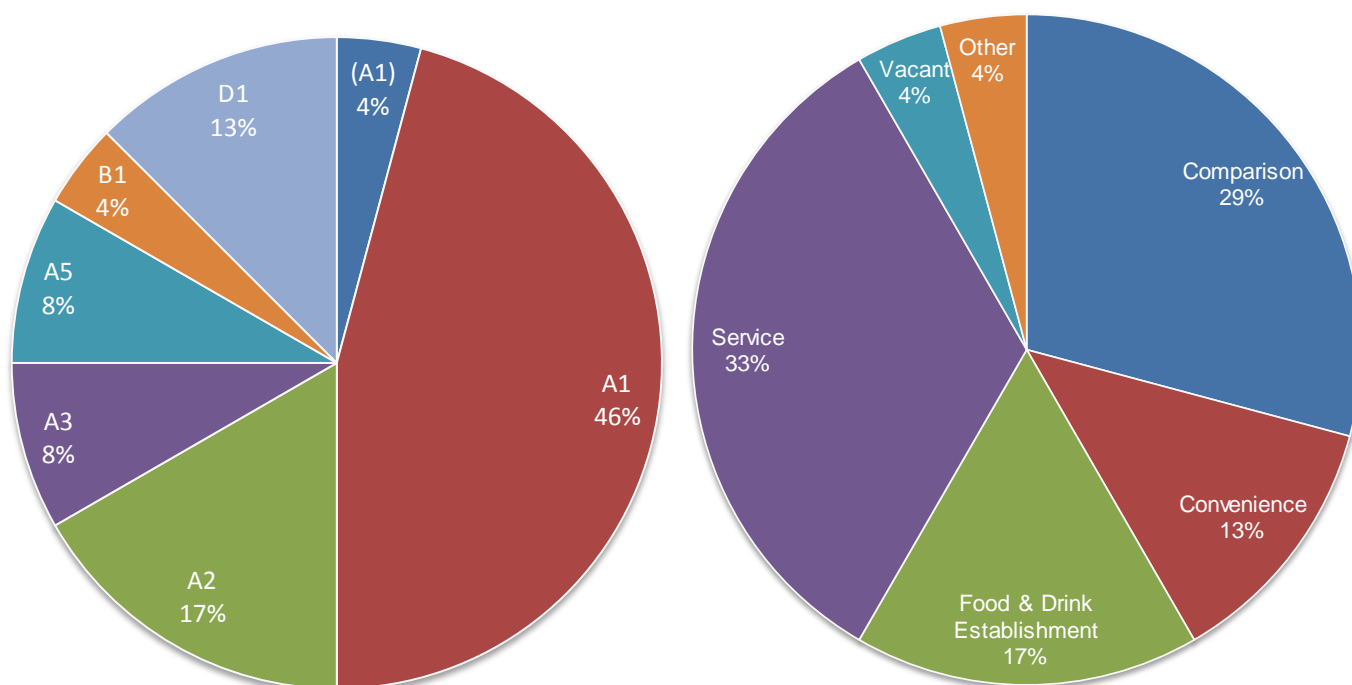
Linkfield Corner local shopping area runs along both sides of the A25 by Donyngs Leisure Centre. The core shopping frontage is in three separate linear parades, before and after the railway bridge. The three parades have a traditional character. The boundary also includes further commercial uses, predominantly B2 vehicle related operations such as repairs and maintenance. The Red Lion pub is situated at the northern edge of the designated area.



Mix & Vitality

Compared with the other local centres in the borough, Linkfield Corner has a lower percentage of A1 units accounting for 46% of the total. The centre does however, have a strong A2 representation at 17% and also D1 community uses at 13%. As a result of the low proportion of A1 units, the convenience offer is relatively small accounting for 13% of units; however, this may be due to the centre's proximity to Redhill town centre. Nonetheless, premises selling comparison goods account for over a quarter of units, with a high number of premises occupied by home improvement and DIY related shops. Service based offer represents one third of the centre's units, this high number is due to the number of health related premises (D1) located here and is partly as a result of the centre's close proximity to Donyngs leisure centre.

Chart 18: Composition of Linkfield Corner Local Centre



There are also a number of commercial premises to the rear of the main parade and a few that fall outside the core frontage of the local centre. The centre has one of the highest representations of vehicle repair/maintenance related units compared to the other local centres within the borough.

There has been no change in the composition of Linkfield Corner local centre over the past 12 months. The number of A1 units continues to be the dominate use class in the local centre accounting for 11 (46%) of the centres total units, however this is still below the 2001 figures of 16 units. Similarly there has been no change in terms of offer within the centre, with service based premises continuing to dominate the centre at 33%, largely due to the high number of health related occupiers.

Vacancies & New Occupiers

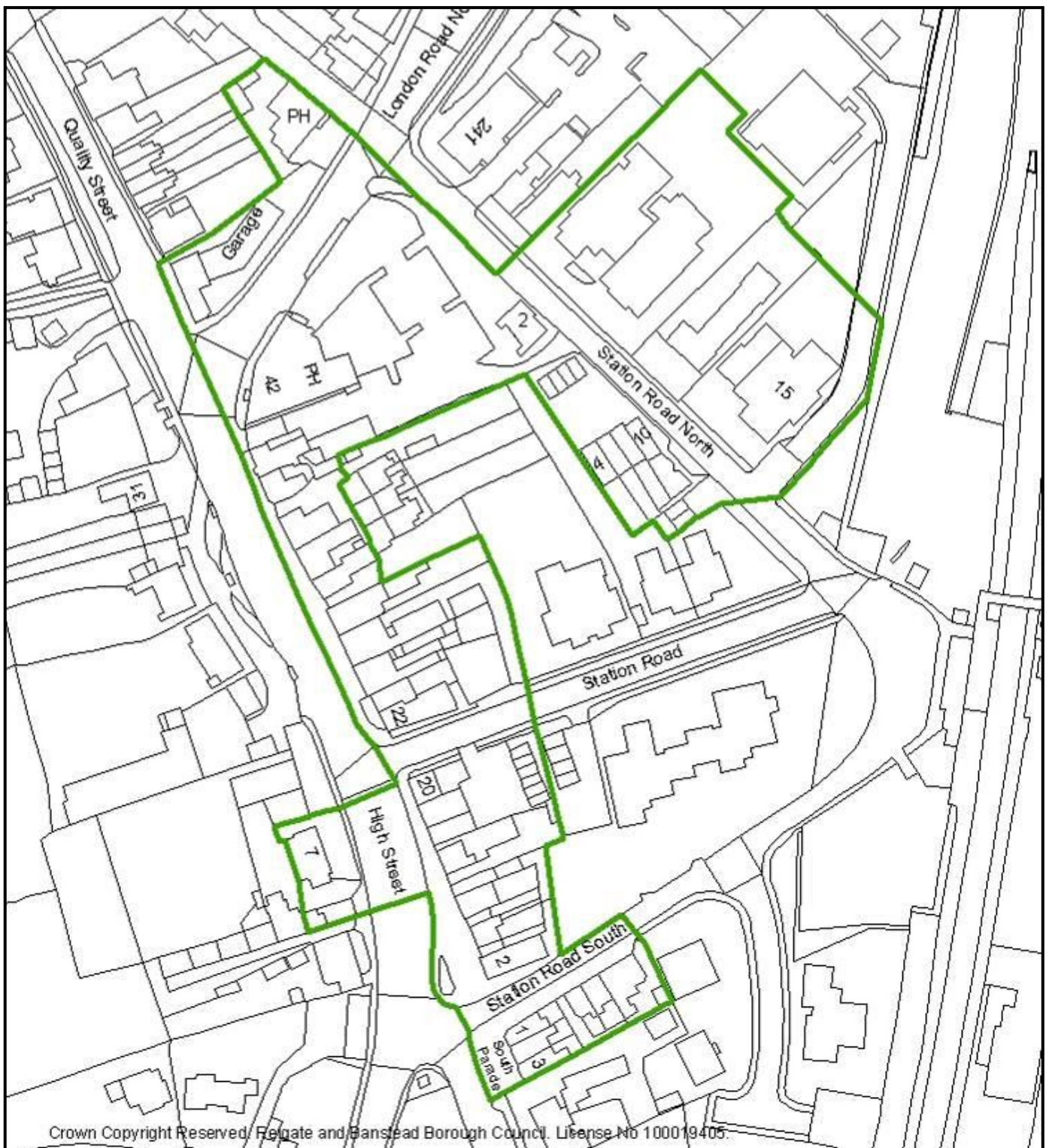
The local centre continues to have one double vacant retail unit (4%) which has been vacant for more than a year. In this monitoring period no occupiers moved in or out of the local centre, nor have there been any changes of use. There is however an extant planning permission (13/00620/CU) on the vacant retail unit, proposing a change of use from A1 to A2 use.

Following changes to national planning legislation in May 2013, permitted development now includes change of use from office to residential uses. Within the local centre there are two extant permitted development notifications for changes of use from B1(a) office to residential dwellings, resulting in a net gain of 3 new dwellings.

Merstham Village

Description

Merstham Village is one of the larger local shopping areas within the borough, stretching predominantly along one side the busy High Street (A23). The main frontage is a linear parade, benefiting from traditional architecture which provides a valued townscape. A number of the buildings within the main parade are listed and residential.

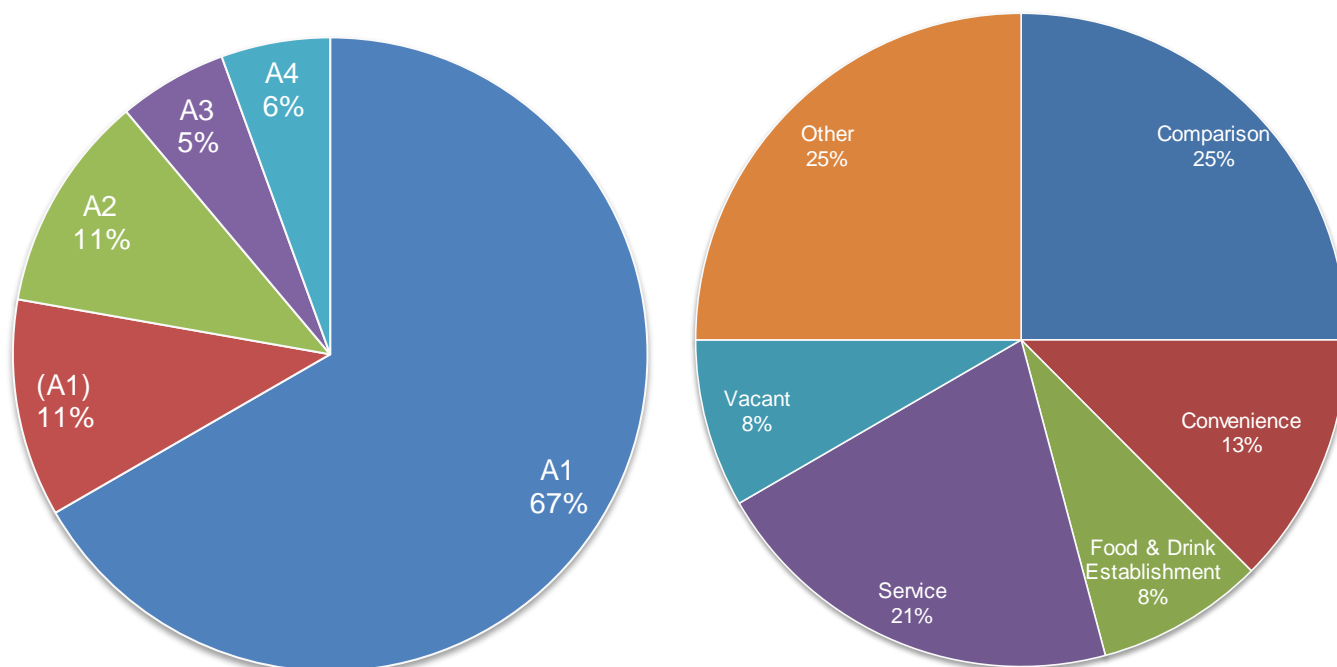


Mix & Vitality

Much like Walton on the Hill, Merstham Village has a number of residential dwellings (C3 use) interspersed between the retail units within the main frontage. Whilst these form part of the 'village' character of the centre they are excluded from the analysis below, as they do not perform a retail function. They include two community centres (social club and village hall), petrol station, pub and offices.

When residential premises are excluded, the composition of Merstham Village becomes very traditional with only A use classes represented. A1 uses account for 67% of units, one of the highest proportions out of all the local centres in the borough. However, convenience offer only accounts for 13% of units while comparison accounts for 25%. Service based offer accounts for 21% of the total units and food & drink establishments make up 8%.

Chart 19: Composition of Merstham Village Local Centre



Over the past year there has been some change in the composition of Merstham Village local centre in terms of comparison offer, which has dropped to 25%, the remaining retail offer (service, convenience, food & drink, etc) have all stayed the same. This has led to a drop in the number of A1 units from 13 units (72%) to 12 units (67%). Despite a drop in A1 units the local centre continues to have one of the highest A1 uses out of all the local centres in the borough. The current figures are still below 2000 levels when A1 use occupied 16 units, yet it is still above the 2004 figure (11 units).

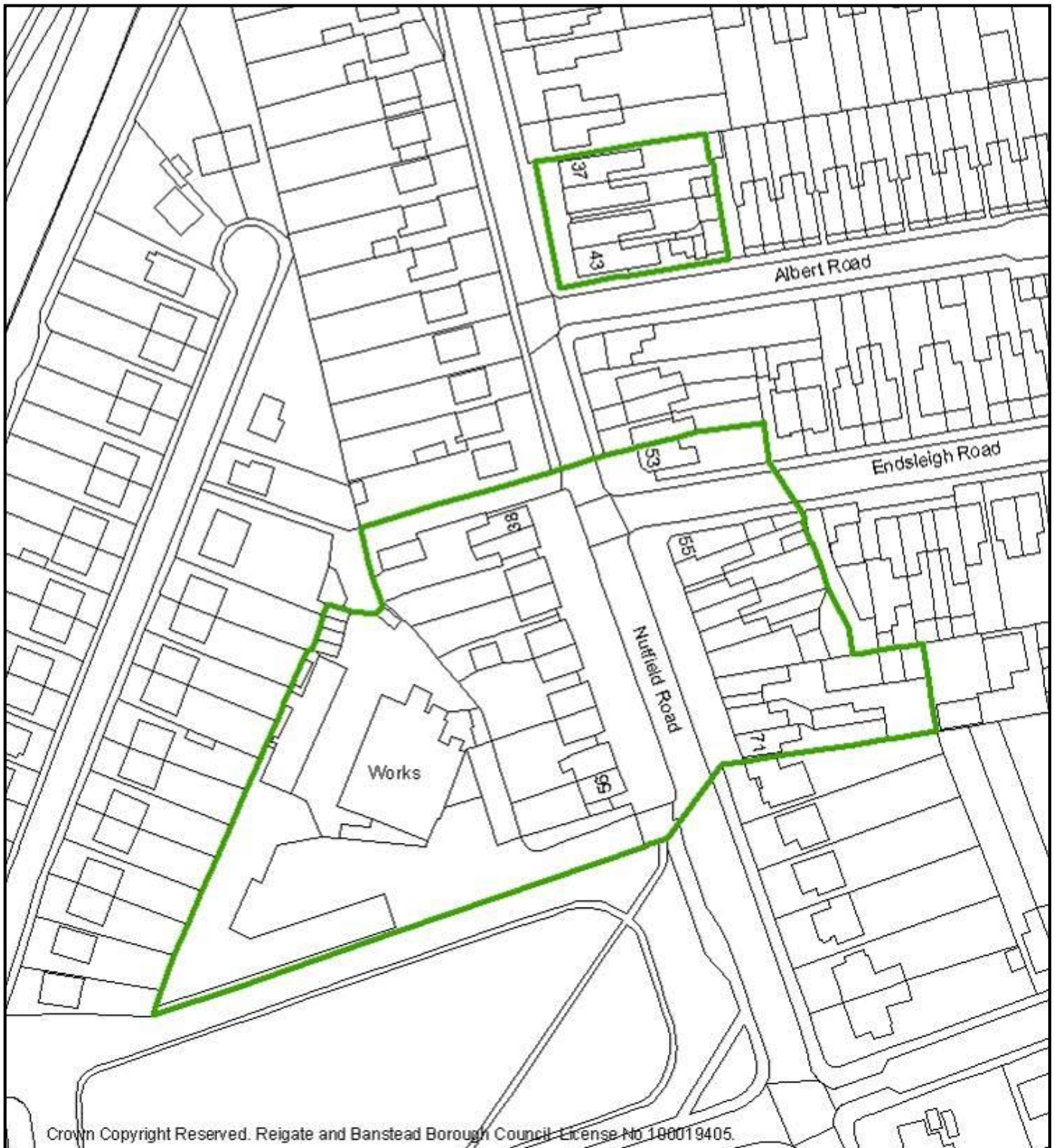
Vacancies & New Occupiers

There are currently 2 vacant units (8%) in the local centre, one of which has been vacant for over a year. No new occupiers moved into the centre in the last 12 months; however one unit did become vacant. This unit is currently being refitted out suggesting a new occupier maybe moving into the premises in the future. In the last year there has been no change of use, however there is one extant planning permission (13/01328/CU) for a change of use from A1 to A2 financial services.

Nutfield Road

Description

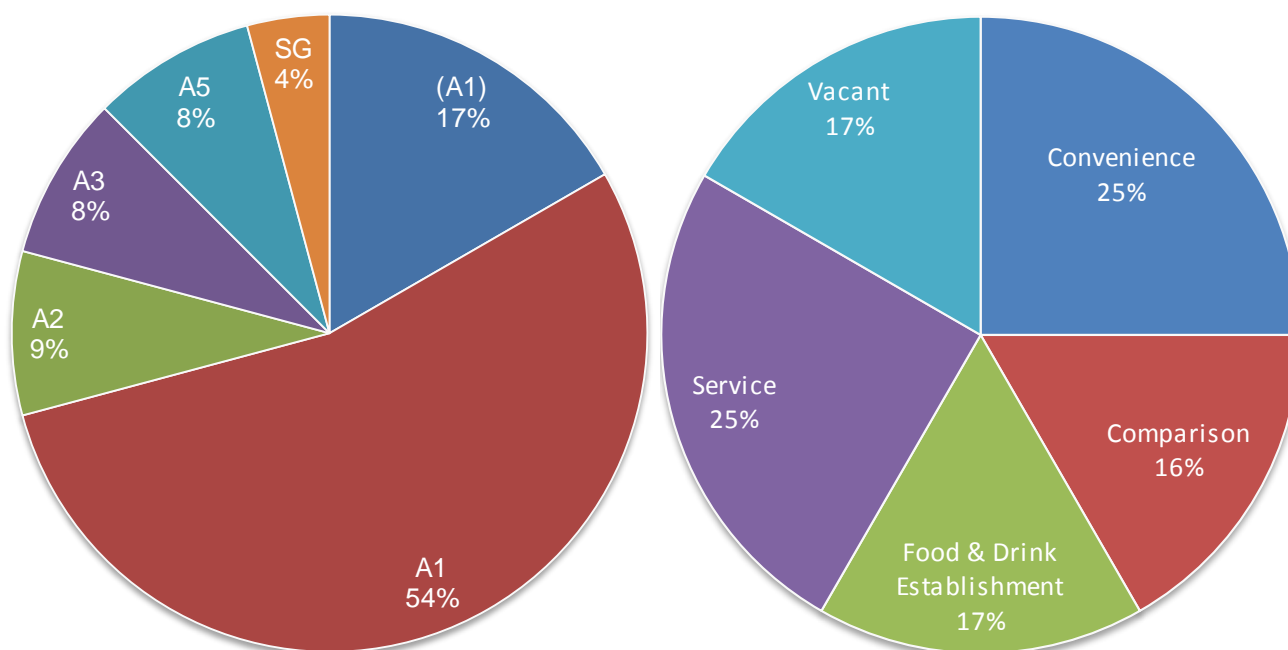
Nutfield Road is a compact local shopping centre, with two small linear parades on both sides of Nutfield Road. There is also a further short parade at the junction with Albert Road which is included within the main frontage. The boundary also includes Elgar Works which sits behind the parade on the western side of Nutfield Road; however, this is not included within the use analysis.



Mix & Vitality

There has been some change in the Nutfield Road local centre in terms of occupiers moving in and out of the centre. This has altered the composition and offer found within the local centre, most noticeably in A1 use which has dropped significantly and now accounts for 54%. In terms of offer food and drink establishments saw the biggest increase and now account for 17% of all retailers found within the centre. This is a result of three new food and drink based retailers opening up including, two cafes and a fish & chips shop. On the other hand, there has been a decrease in comparison offer in the local centre, largely due to a number of retailers closing down. Despite this the centre continues to have a good mix of comparison (16%), convenience (25%), service (25%) and food & drink (17%) offer, which serves the local residents. However, it is important that no further comparison retail is lost to ensure the on-going vitality of the centre is maintained.

Chart 20: Composition of Nutfield Road Local Centre



Behind the main parade on Nutfield Road are a series of commercial/industrial units, most of which are occupied by vehicle repair and maintenance businesses. In particular, Riders crash repair occupies the entirety of the large Elgar Works site.

Over the past year there has been a small change in the composition of the local centre, resulting in the loss of two A1 premises through change of uses. Despite a fall in the number of A1 premises, they continue to dominate the local centre. In terms of offer, there is an equal split between convenience and services, both of which account for 25% of the total offer in the centre. Similarly, there is a relatively even split between food & drink and comparison offer, accounting for 17% and 16%, respectively. Further highlighting the local centre is well served in terms of meeting local needs.

Vacancies & New Occupiers

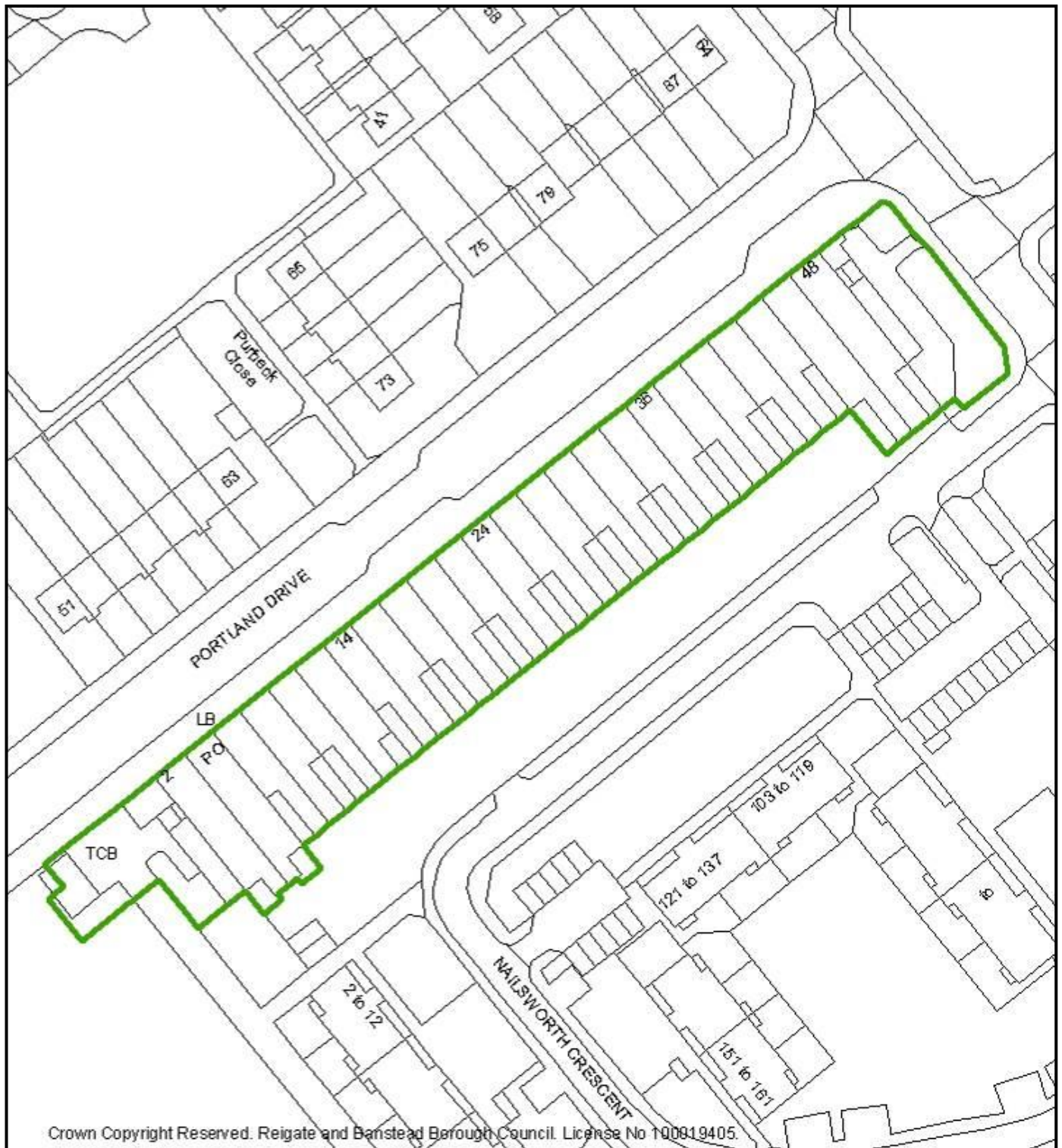
The local centre currently has 4 vacant units (17%), 3 of which were vacated in the last 12 months, whilst the other vacant unit has been vacant for over a year. A total of 4 new occupiers moved into the centre, 2 of which moved into previously vacant units and a further 2 took over previously occupied units. There have been two changes of use from A1 to A3/A5 uses as a result of several new food and drink occupiers moving in.

Currently there are no extant planning permissions for the local centre.

Portland Drive

Description

Portland Drive local shopping area is a purpose built, single parade of shops at ground level with flats above running along Portland Drive. The centre provides a valuable local shopping offer to those living within the surrounding residential estate.

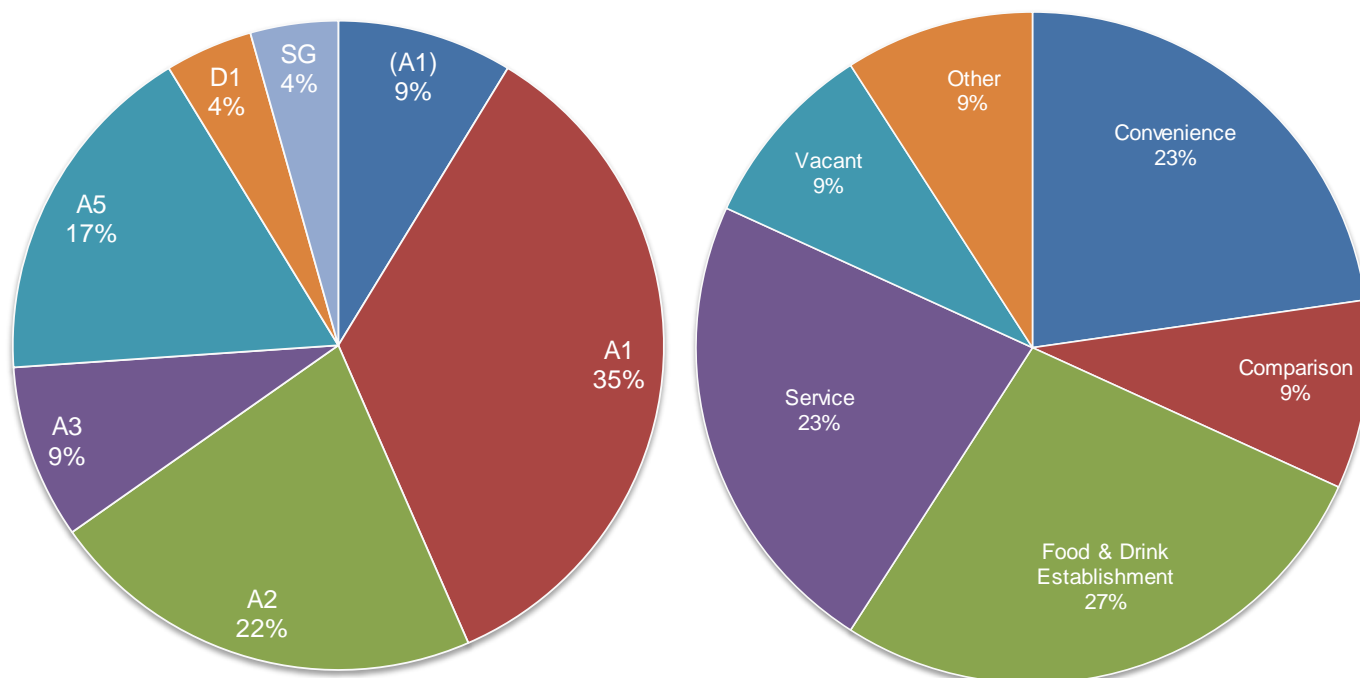


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Mix & Vitality

Portland Drive has a good representation across the A use classes with only A4 not represented. The centre has a relatively low proportion of units in A1 use, this currently accounts for 35% of the total. Conversely, it has the highest percentage of food & drink establishments at 27% most of which is made up of takeaway units (A5 use); this is one of the highest representations out of all the local centres in the borough. Consideration should be given to strengthening protection against further A5 uses in the future to ensure that the centre retains its convenience function. However, Portland Drive does have a strong convenience and service based representation, with each representing 23% of the total premises found within the centre. The local centre continues to have the smallest percentage of comparison offer, accounting for 9% of all premises.

Chart 21: Composition of Portland Drive Local Centre



There has been a slight change in the composition of the local centre, most noticeably in the number of vacant retail units which has halved in the past year. The majority of the centre's retail units are A1 use accounting for 35% (8 units) a slight increase from the previous year (7 units). This figure is almost half the figure recorded in 2000 when there were a total of 13 A1 units on the Portland Drive local centre. The number of comparison and service units in the centre has increased by one in the last year. Due to this increased uptake of premises there are no longer any vacant A2 units in the local centre.

Moving forward, the Merstham Planning Framework envisages the regeneration of the estate, including the redevelopment of the Portland Drive area for housing and enhanced retail provision on the cleared Iron Pub site.

Vacancies & New Occupiers

In this monitoring period the number of vacant units has dropped down to two units, both of which have been vacant for over a year. This is due to a number of new occupiers moving into previously vacant units providing additional community facilities and services to local residents, including a bicycle shop and Merstham Community Facility centre. In the last 12 months there has been no change of use. The planned regeneration of the parade may be a factor in the subdued demand for existing units.

Salfords Brighton Road

Description

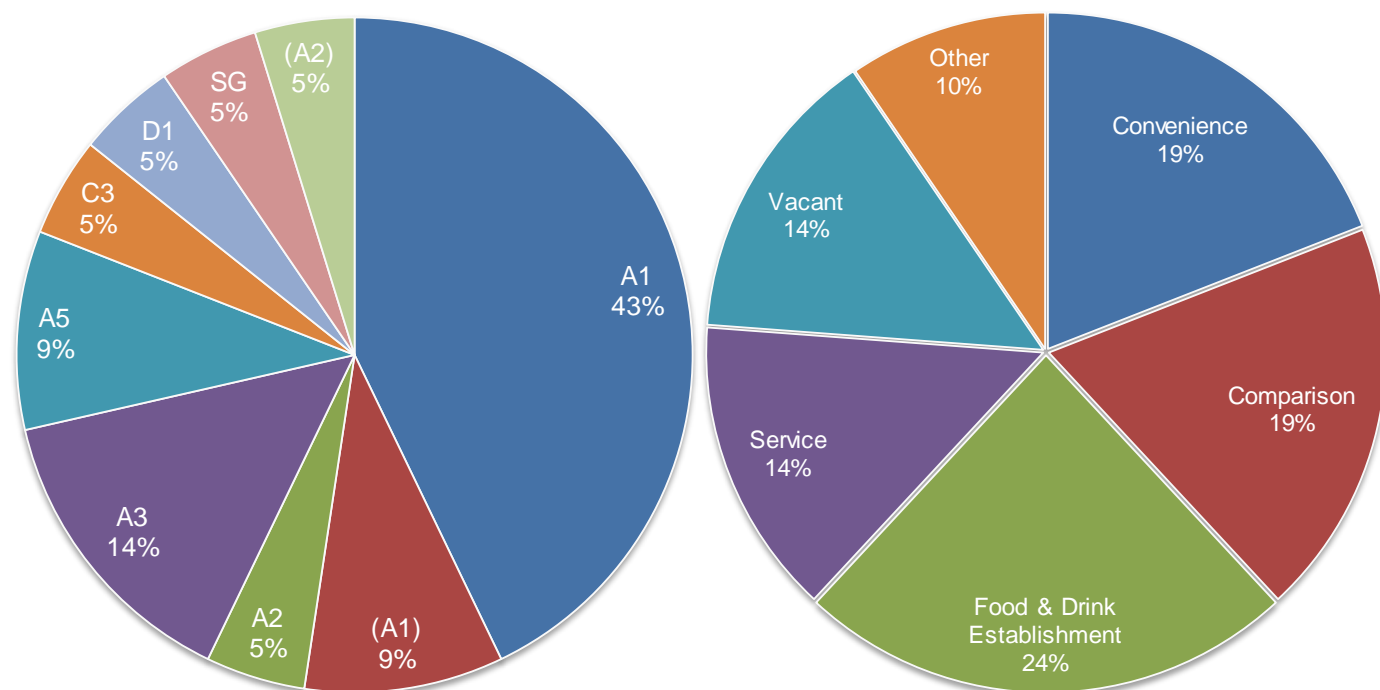
The core shopping frontage of Salfords Brighton Road local shopping area lies along the A23. Just south of the main parade is the large Harvester restaurant. The parade is set back from the A23, accessed via a small slip road which provides parking for users. In addition to the main parade, there are few other units, at the junction with and along Honeycrook Lane which are considered part of the core shopping frontage.



Mix & Vitality

The Salfords local centre is dominated by A use classes which account for 71% of all occupied units. Just under half of all the units are in A1 use whilst almost one quarter of units falls within the food & drink retail classes (A3-A5). Salfords has a good mix in terms of offer, with a relatively even split across the various categories. Almost a quarter of the centres premises are food & drink and include a café and two takeaways. There is a balanced split between comparison and convenience offer each accounting for 19% of premises followed by services making up 14% of the centre's premises.

Chart 22: Composition of Salfords Local Centre



The composition of Salfords Brighton Road has remained relatively consistent since 2000. However there has been some change since the last monitoring period, with A1 and A2 uses both falling to 43% and 5% respectively, as a result of 2 occupiers vacating the centre in the last year. In terms of offer, the composition of the centre has altered slightly with comparison and services both falling. There has been no change in the number of food and drink establishments (5 units) on offer in the local centre.

Vacancies & New Occupiers

In the last 12 months, the centre's vacancy rate has increased to 14% (3 units) two of which became vacant in the last year; the other has been vacant for more than a year. There has been no change of use and no new occupiers have moved into the local centre.

There are 2 outstanding permissions in the local centre, work has started on one of the proposals to extend and remodel the unit at 24 Brighton Road to provide a small amount of additional A1 retail floorspace at the ground floor with four flats above. The other proposal is to demolish the existing warehouse and construct 8 new flats, which to date has not been implemented. Both proposals combined will result in a loss of commercial floorspace (288sqm B1- B8 use) and a net gain of 12 new residential dwellings.

Horley Brighton Road

Description

Horley Brighton Road is a small centre, the main parade of which is located on Brighton Road between the junctions with Albert Road & Lumley Road. Two units facing the main parade are also considered to form part of the core shopping frontage. The parade is set back from Brighton Road and is accessed by a small slip road which provides parking to customers.

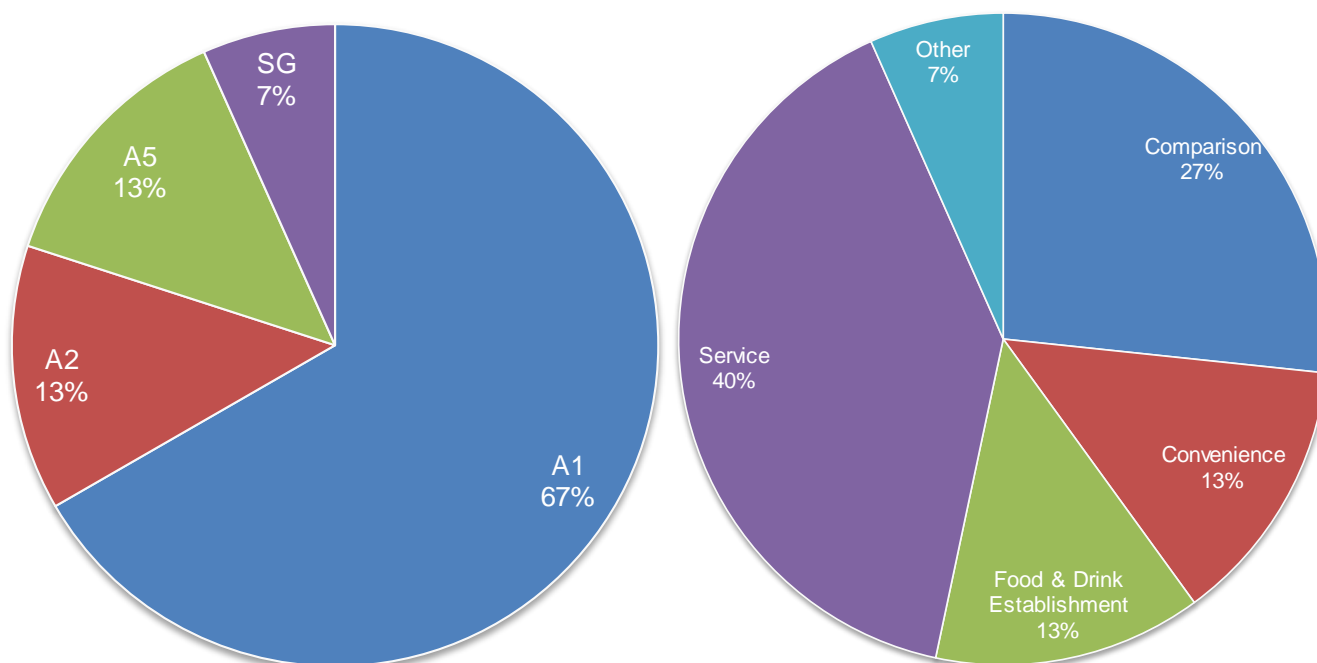


Mix & Vitality

Horley Brighton Road local shopping area has only four use classes represented within the centre and continues to be dominated by A1 retail uses which make up 67% of the total units. It is worth noting within the boundary of the local centre's core shopping area there are two community centres (D1 – community hall and church). These are not included in the data analysis but are important facilities serving the local community.

In terms of offer, the centre has highest proportion of service based premises including; an estate agents, beauty salon, dry cleaners, etc. At 40% the centre has one of the highest figures of all the borough's local centres. The centre continues to be well served in comparison (27%), convenience (13%) and food & drink establishment (13%) shops and includes a Tesco Metro store, florists and chemist.

Chart 23: Composition of Horley Brighton Road Local Centre



In the last 12 months there has been no change in the composition of Horley Brighton Road local centre. It has changed very little over the past decade.

Vacancies & New Occupiers

For the second consecutive year Horley Brighton Road local centre has no vacant units. The centre has had very few or no vacant units for a number of years further highlighting a vibrant and successful local shopping centre that is well used and continues to be well used by the local community.

In the last year there has been no change of use and there are currently no extant or outstanding planning permissions for the local centre.

Appendix

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).	
B1(B)	Use for research and development, studios, laboratories, high technology.	B8 (where no more than 235 sq.m.)
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

Full occupier schedules for individual local centres are available on request. Please contact the Policy Team on 01737 276000 or email LDF@reigate-banstead.gov.uk.

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 Commitments

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 Shopping 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 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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Email: elizabeth.walker@reigate-banstead.gov.uk

