

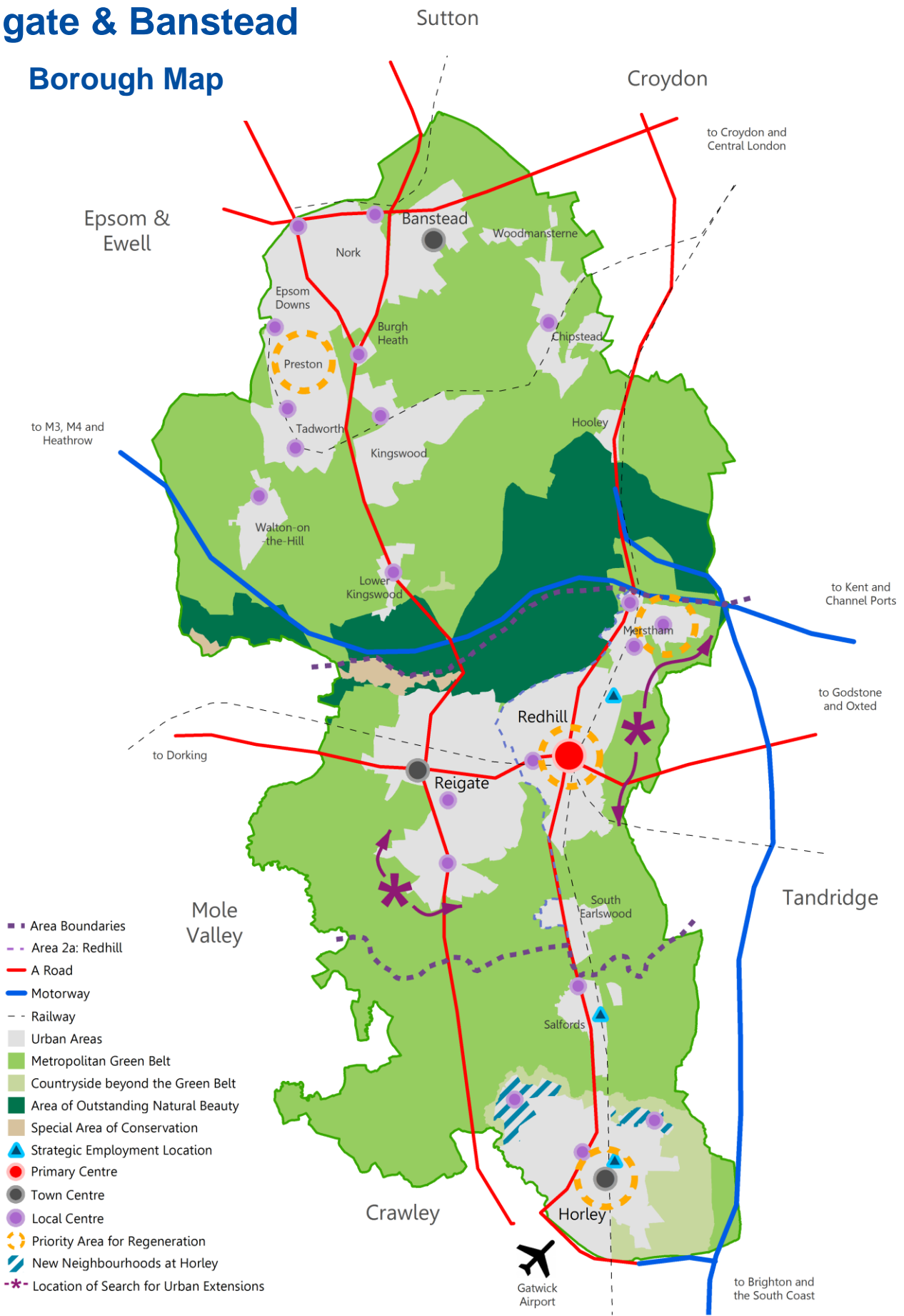


Local Centre Monitor

January 2013

Reigate & Banstead

Borough Map



Local Centre Monitor

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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 2013. 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 submitted its Core Strategy in May 2012 and following feedback from the Inspector, carried out consultation on some further amendments between 14th December 2012 and 4th February 2013. The amended Core Strategy along with all supporting documentation will be considered by the independent Inspector who will then schedule hearing sessions to test the Council's proposals.

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 55% of all premises. In total, A1-A5 uses constitutes around three quarters 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 213. A3-A5 food & drink retail uses occupy 14% of all units, an increase from 11% in 2000.
- **Convenience Provision:** There are a total of 69 units (18%) providing a convenience offer across the borough’s eighteen local shopping centres. However, there is significant variance across the centres with Shelveys Way continuing to have the highest convenience offer of around 29% for the second consecutive year. 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 29% of all units.
- **Vacancy Rate:** There are currently 36 vacant units across all of the borough’s local centres, equivalent to a vacancy rate of 9.3%. This is an increase from 31 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, Burgh Heath, Horley Brighton Road) currently having no vacant units. Compared to Lower Kingswood which has the highest vacancy rate of almost 30%. The number of newly vacated units over the past 12 months was 15, a significant increase from the previous year when only 8 units were recently vacated.
- **New Occupiers:** A total of thirty four new occupiers moved into the borough’s local shopping areas over the past year.

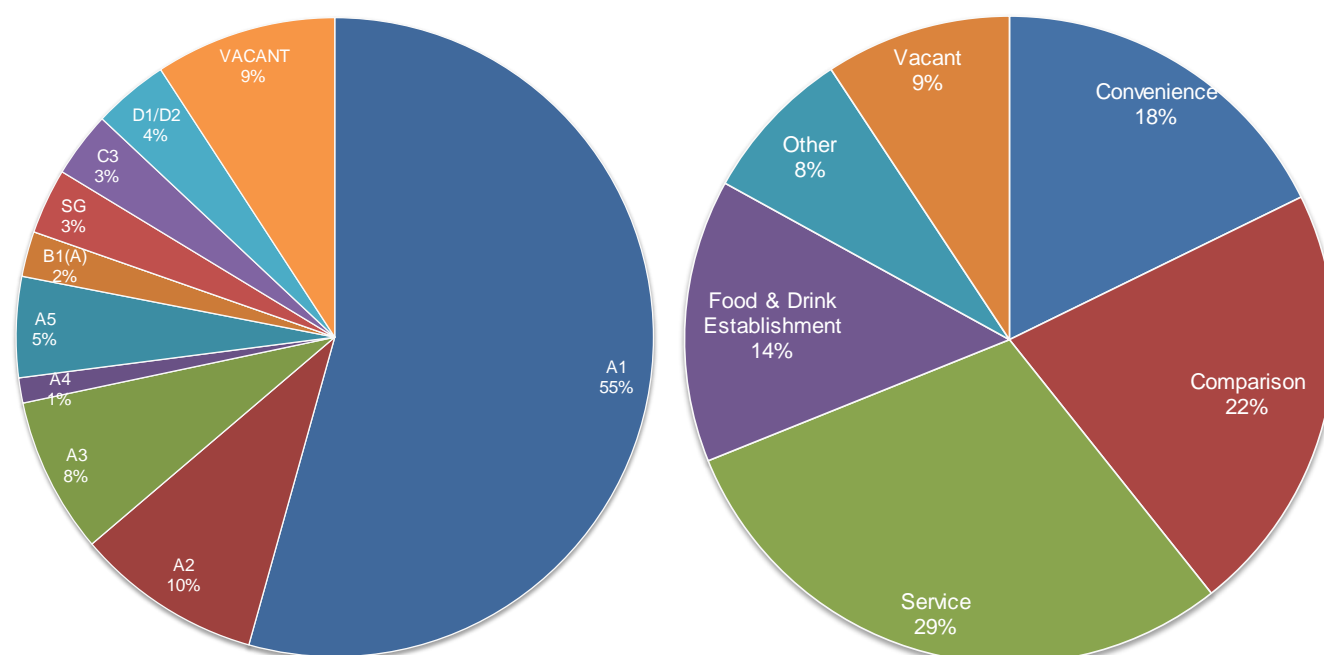
Local Centres Overview

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 for the second consecutive year, accounting for 55% 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 14% 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, 18% 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 22%. Units offering services; ranging from hairdressers to estate agents, make up 29% of units within the local centres, a slight decrease compared to the previous year when service provision accounted for 31% 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 more than 31% of units whilst Burgh Heath has the lowest convenience offer of less than 10%. Other centres such as, Drift Bridge, and Horley Brighton Road are dominated by service based premises making up more than 40% of the total units. At Portland Drive and Waterhouse Lane, food & drink offer makes up over 25% of units.

Chart 2: Breakdown of Offer by Centre

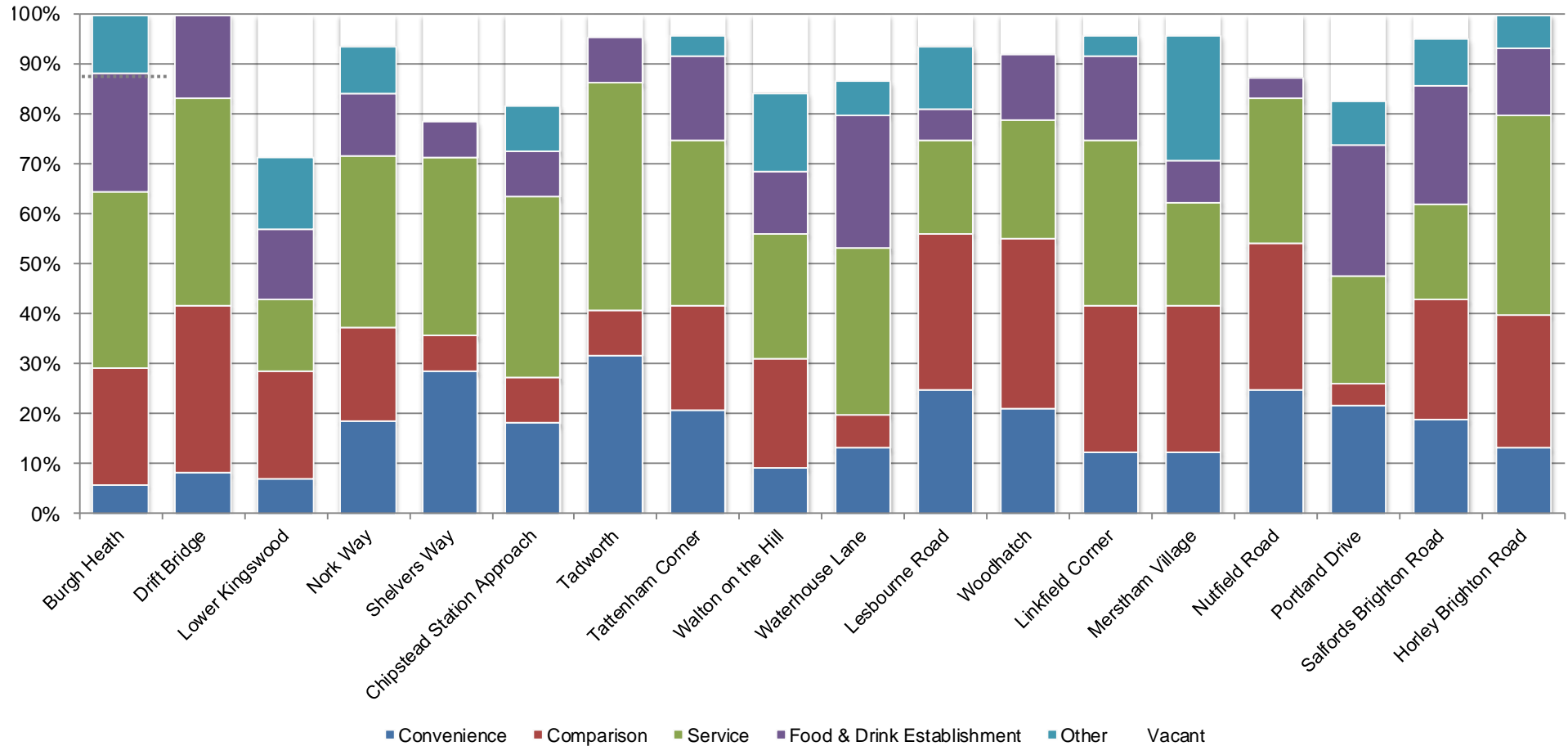


Table 1: Highs and Lows

Policy	Highest Proportion	Lowest Proportion
Convenience	Tadworth (31.8%)	Burgh Heath (5.9%)
Comparison	Woodhatch (34.2%)	Portland Drive (4.3%)
Service	Tadworth (45.5%)	Lower Kingswood (14.3%)
Food & Drink	Waterhouse Lane (26.7%)	Nutfield Road (4.2%)

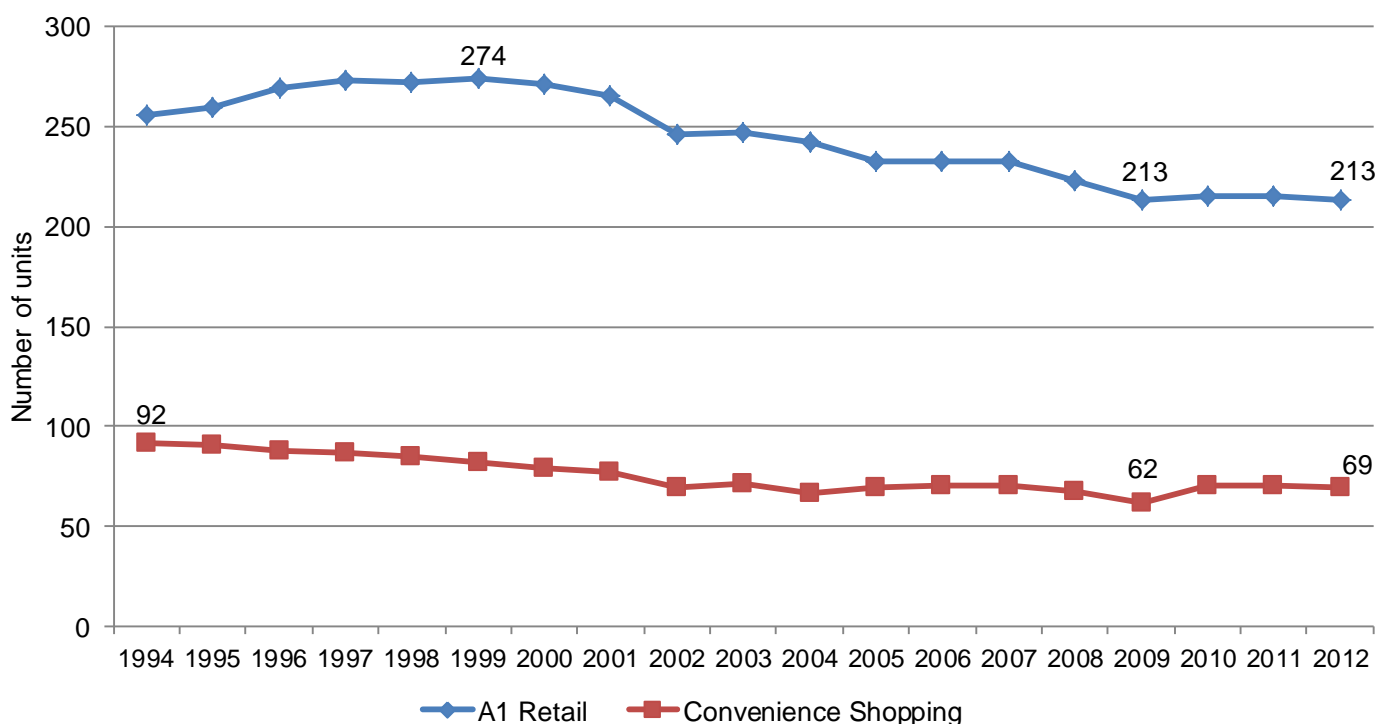
Use Class Trends

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 1994 to 2012, 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 1994 and 2009, the number of convenience units fell by almost one third from 92 to 62. However, over the past three years the number of convenience units has increased slightly and currently stands at 69 units. Whilst this is a drop from 70 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 (1994-2012)

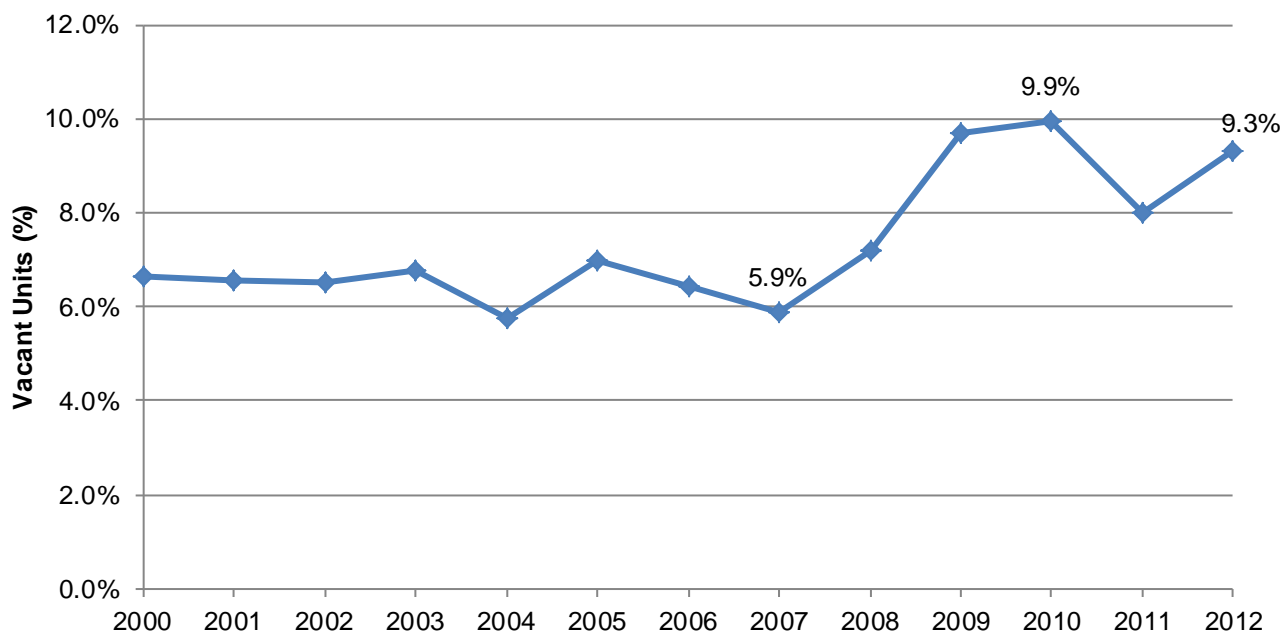


Vacancies & New Occupiers

Over the past year the total number of vacant units across the borough's local centres has increased from 31 units in 2011 and now currently stands at 36 units, equivalent to 9.3%. Chart 4 below shows clearly the negative impact that the current economic climate has had on the borough's local centres, particularly over the last 6 years (2007-2012).

In 2012 vacancy rates in the local centres increased significantly, up to 9.3% compared to the previous year's figure of 8.0%. 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 12 years.

Chart 4: Overall Vacancy Rate (2000-2012)

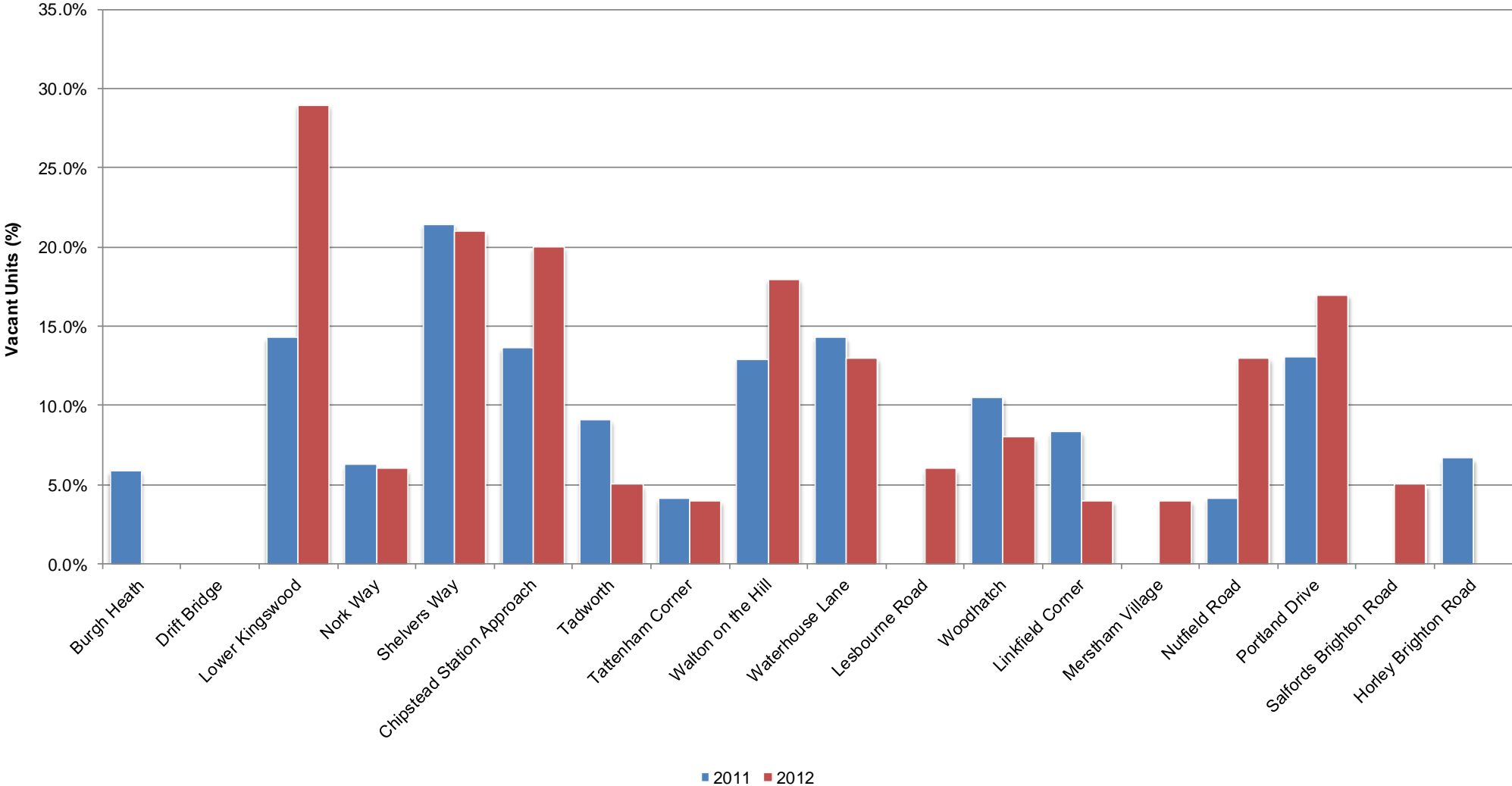


However, the current borough-wide statistic masks wide variation in performance across the individual centres. The chart shows that a third of all the borough's local centres have seen an improvement in vacancies in the last 12 months, particularly in Burgh Heath, Drift Bridge and Horley Brighton Road where there are currently no vacancies in these centres. Conversely, Lower Kingswood is currently the worst performing centre with almost 30% of its units standing vacant. The vacancy rate continues to exceed 10% within 7 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 5 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 upturn in performance across the local centres is further shown by the number of new occupiers who moved in over the past year. A total of 34 new businesses moved in compared with 28 in the previous year. Of these, 14 took premises which were identified as vacant in the previous monitor whilst 20 took over units which were previously occupied. Against this figure, 15 units have become vacant during the past year.

Walton on the Hill had a total of 5 new occupiers move into the local centre, the highest number out of all the borough's local centres followed by Nork and Woodhatch both of which, saw 4 new occupiers move in.

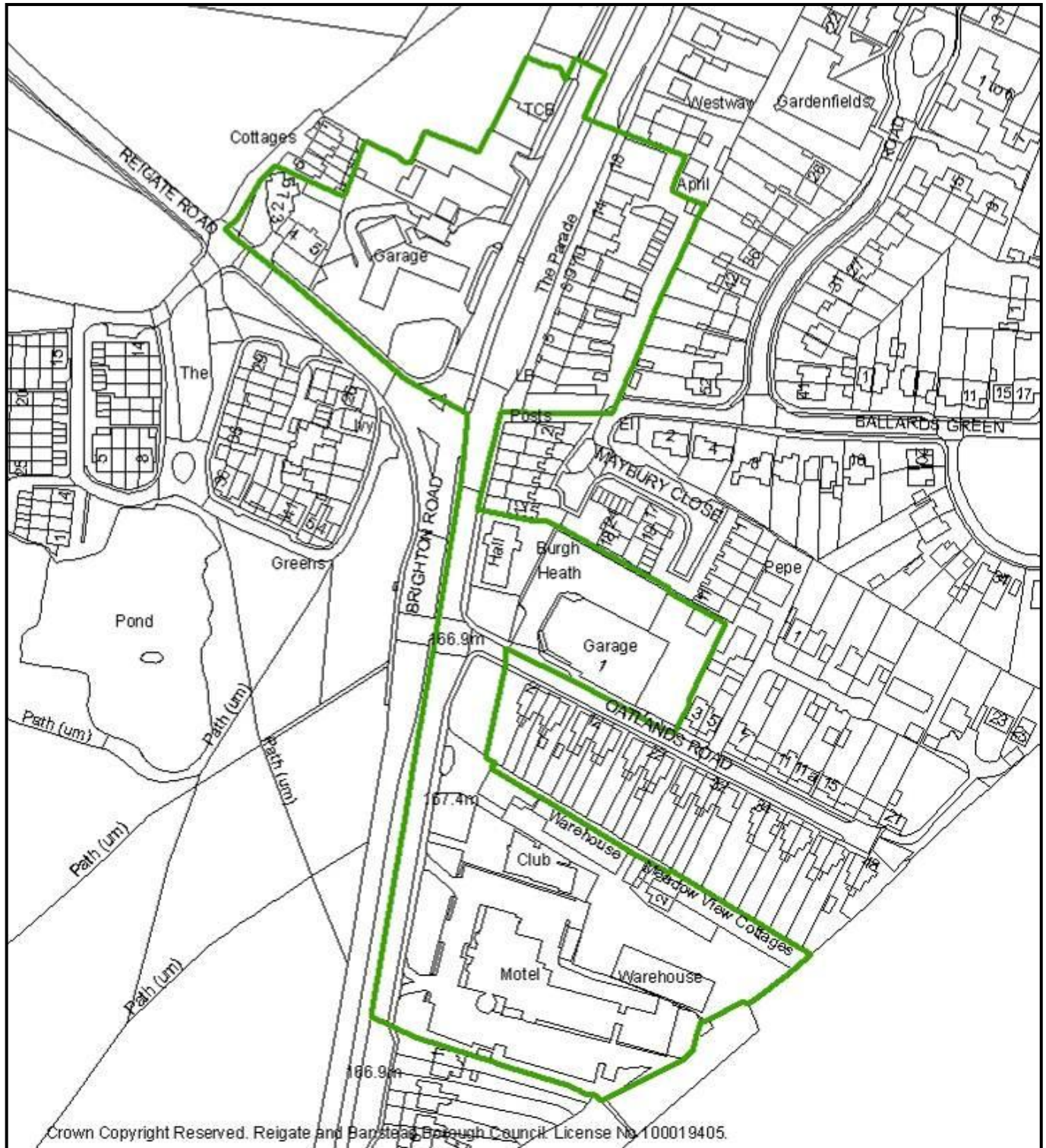
Chart 5: Individual Centre Vacancy Rate (2011 & 2012)



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.



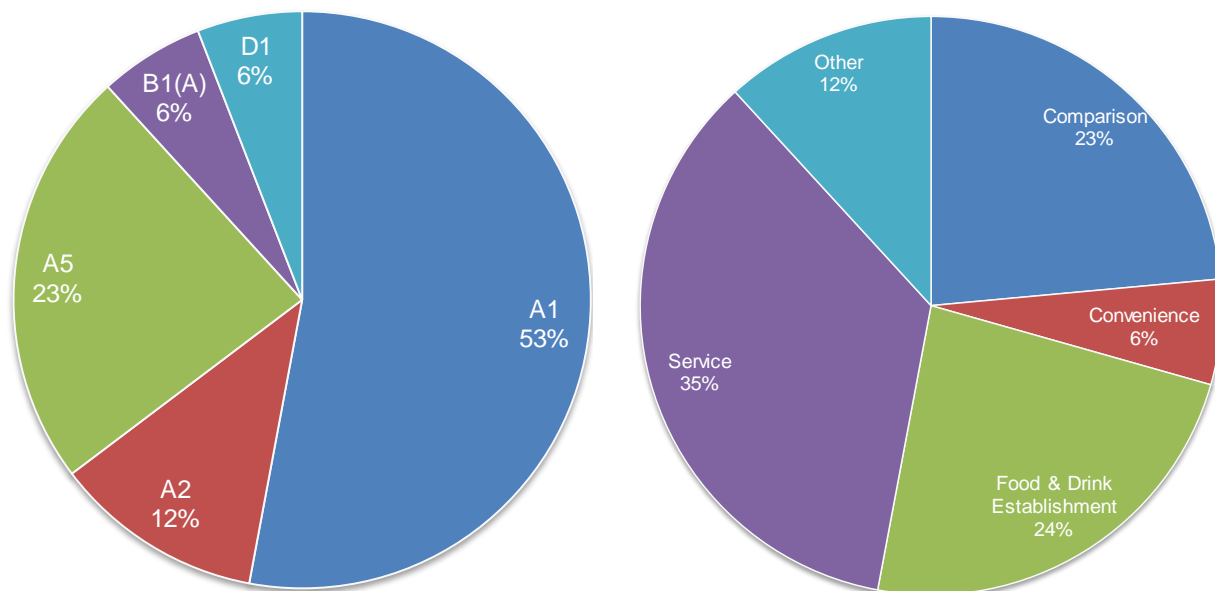
Mix & Vitality

Within the main shopping parade, the predominant use is A1 retail which accounts for 53% 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 for the second consecutive year, 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 (24%) - all of which are takeaways - continue to be the predominant offer found within the centre.

Over the past decade, the make-up of Burgh Heath local parade has changed very little.

Chart 6: Composition of Burgh Heath Local Centre



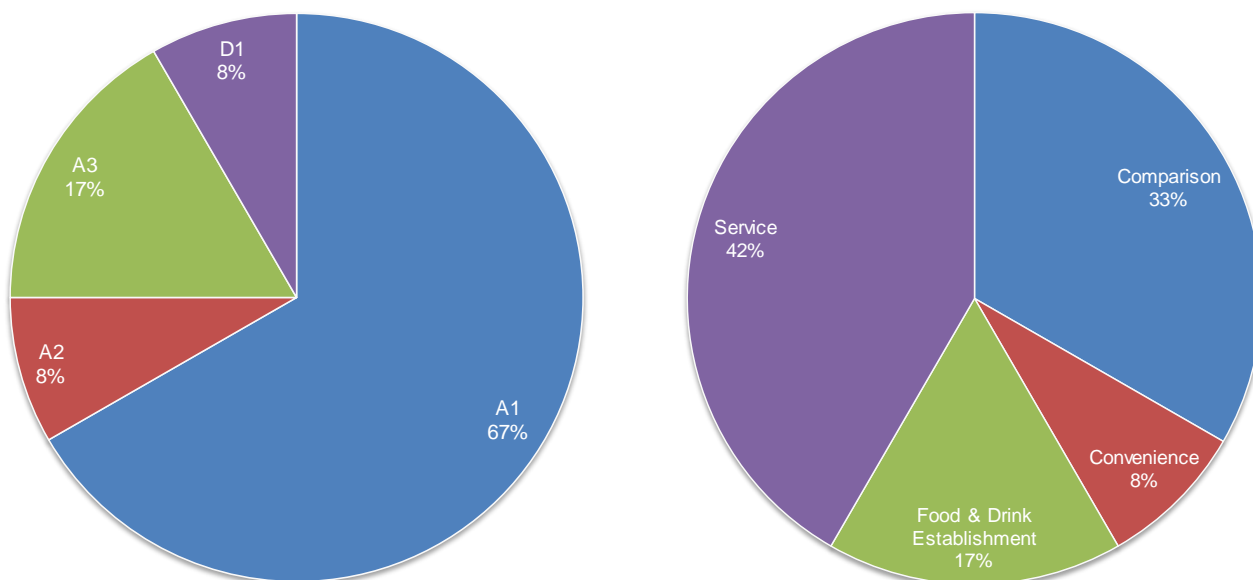
Vacancies & New Occupiers

There are currently no vacant units in Burgh Heath. There has been a slight change in the local centre over the past year, including one change of use from A1 (retail) to D1 (community) and one new occupier has moved into a previously vacant A1 retail unit. To date there are no outstanding permissions for Burgh Heath.

Mix & Vitality

Once again A1 use accounts for two thirds of units in the Drift Bridge local shopping parade; 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. For the second year running service based provision continues to dominate at the Drift Bridge local centre, 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

For the second consecutive year there are still no vacancies in this local shopping area. Over the last year one new occupier (Banstead Glass & Glazing Services Ltd) moved into the centre, taking over a previously occupied unit.

There have been no changes of use over the past year. However there is one existing planning application for extension to the Audi garage resulting in a gain of additional B1(C) use.

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.

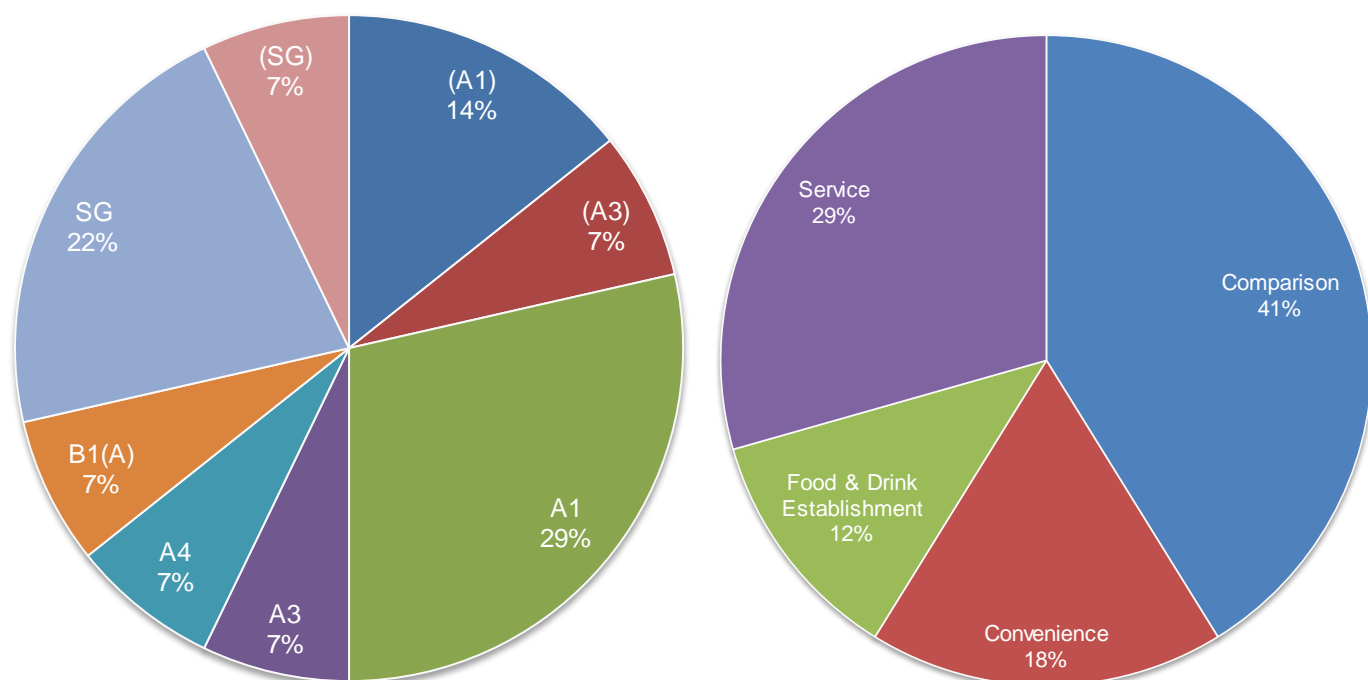


Mix & Vitality

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 and SG units currently in the centre continues to fall for the second consecutive year, accounting for 4 (29%) and 3 (22%) 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

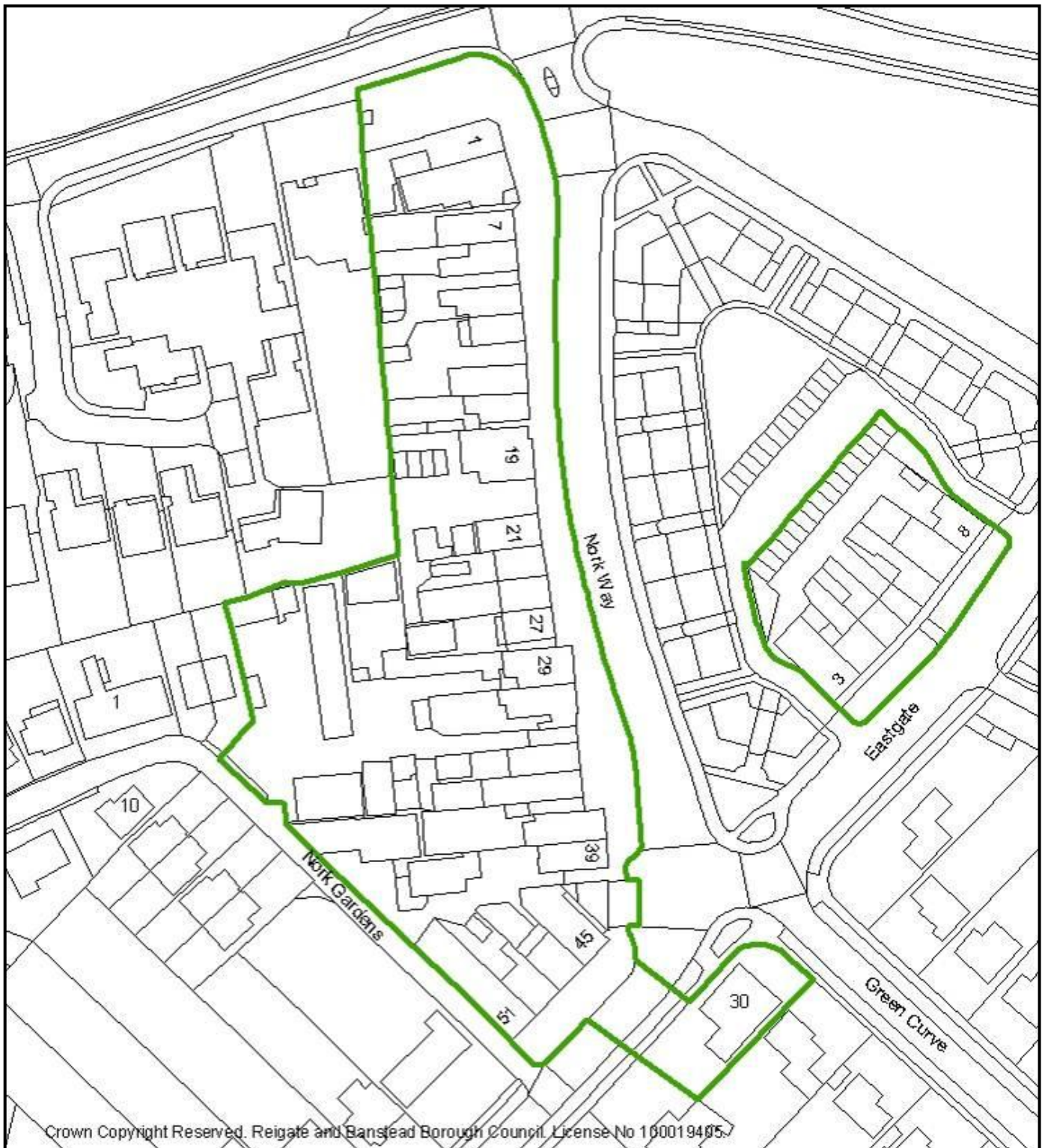
Once again the number of vacant units has doubled since the last monitor was published, increasing from 2 (14.3%) up to 4 (29%). Of the four vacant units, two units became vacant over the last year, whilst the remaining two vacant units have been vacant for over a year.

No new occupiers have moved into the centre nor was there any change of use over the past year. There are currently no outstanding 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.

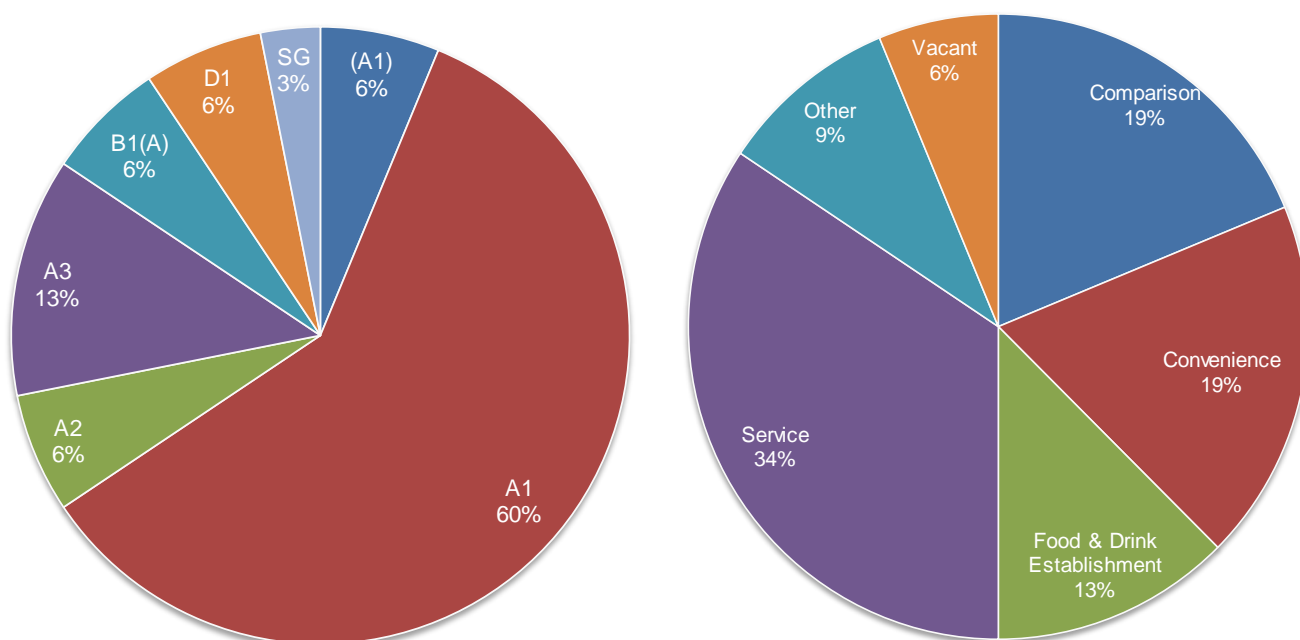


Mix & Vitality

Nork Way is predominately made up of A1 use which accounts for 60% 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) use. 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%. Convenience offer has increased over the past year up from 16% to 19%, as a result of The Huggle Tree deli opening. 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

The centre's vacancy rate has stayed the same since the last monitoring period at 2 units, equivalent to 6% of the total. One of these units has been vacant for more than a year, whilst the other has become vacant within the past 12 months and both are located on the peripheral Eastgate parade. A total of three new occupiers moved into the centre over the past year, two moved into previously occupied units, whilst one new occupier (The Huggle Tree, Deli) moved into a previously vacant unit.

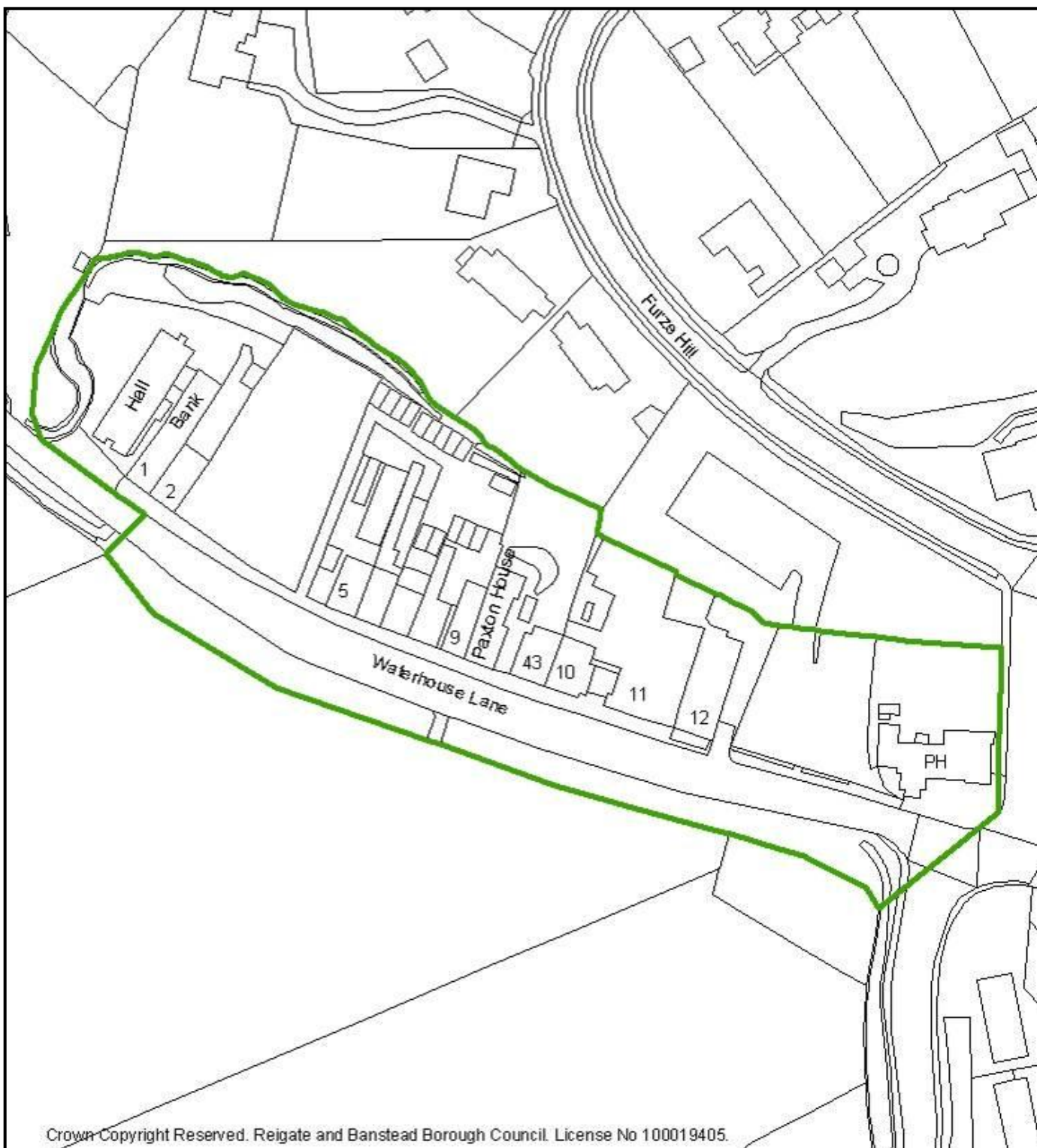
There is currently an extant planning application for change of use from C3 to B1(A) use to the first floor, above the car showroom.

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.

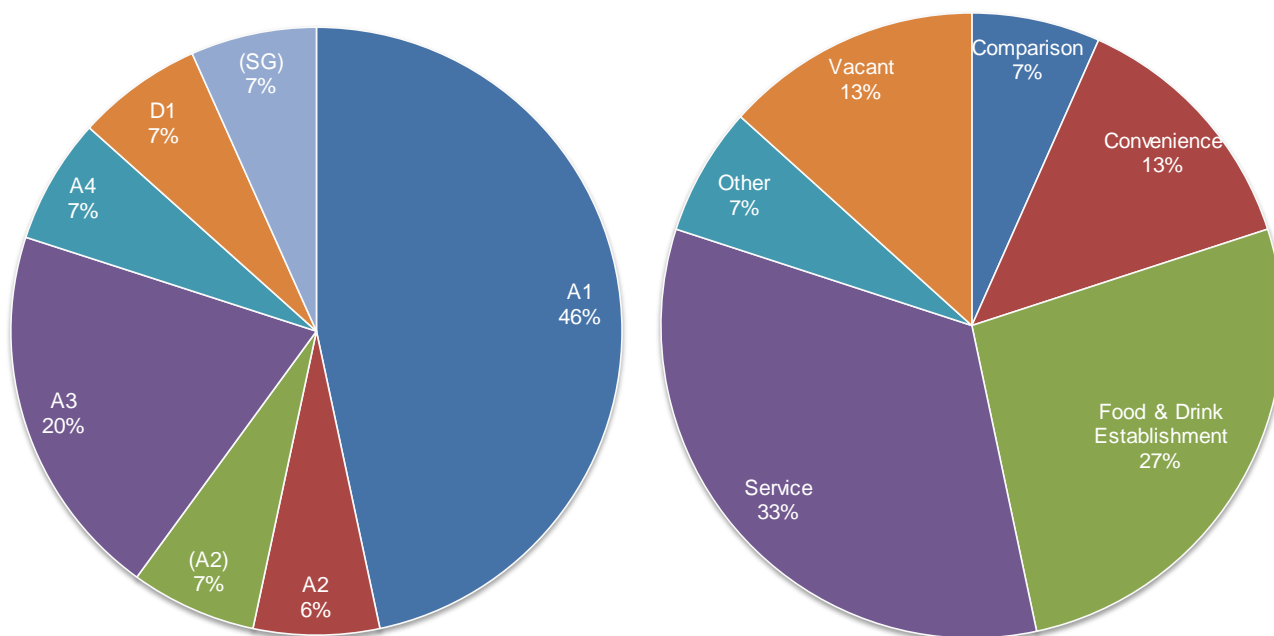
There is an outstanding planning permission to redevelop the former Mitsubishi car showroom to provide a mixed use development of retail and residential.



Mix & Vitality

A use classes continue to occupy the majority of units in the Waterhouse Lane local centre accounting for nearly 80% of the centre's total units, of which 46% is made of A1 use. However, comparison and convenience offer combined accounts for only 20%, of units. Whilst the number of service and food & drink establishments in Waterhouse Lane has fallen over the past year, most noticeably with the loss of Barclays Bank, these two uses still dominate the centre at 33% and 27% of 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



Over the past year there has been some change in the composition and offer in the Waterhouse Lane local centre. Most noticeably there has been an increase in A1 premises (46%) which continues to dominate the local centre. Meanwhile the number of A2 premises has more than halved over the past year, largely down to the loss of Barclays Bank (A2 use).

Vacancies & New Occupiers

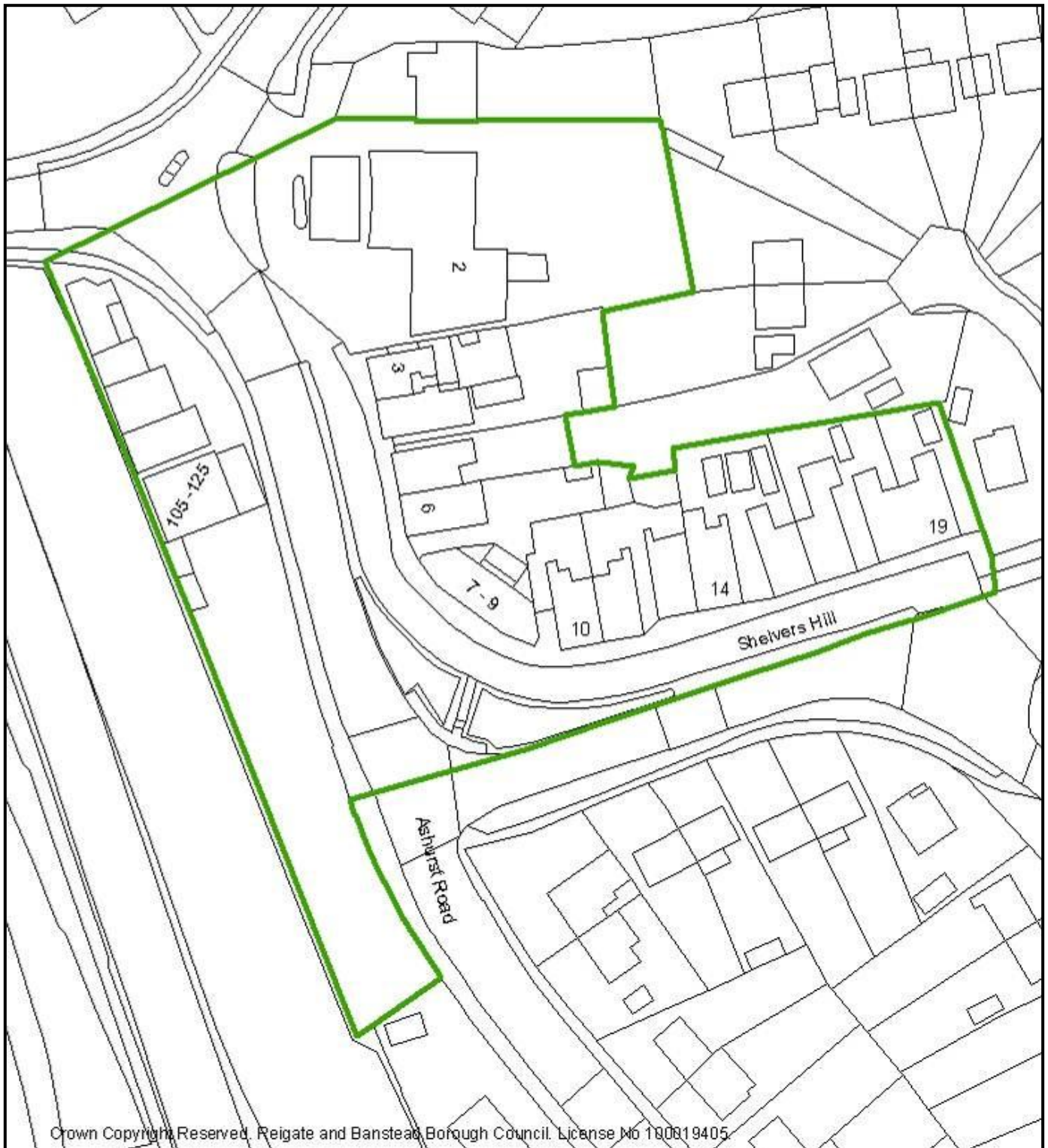
There has been no change in the number of vacant units in Waterhouse Lane over the past 12 months with 2 units (13%) remaining vacant in the centre one of which became vacant within the last year, whilst the other vacancy is on the former Mitsubishi site, which has now been cleared. One new occupier moved into a previously vacant unit.

An amended planning application for an existing planning permission on the former Kingswood Mitsubishi site has been submitted, with proposed changes to the amount of ground floor retail and flats above. This is currently pending consideration.

Shelvers Way

Description

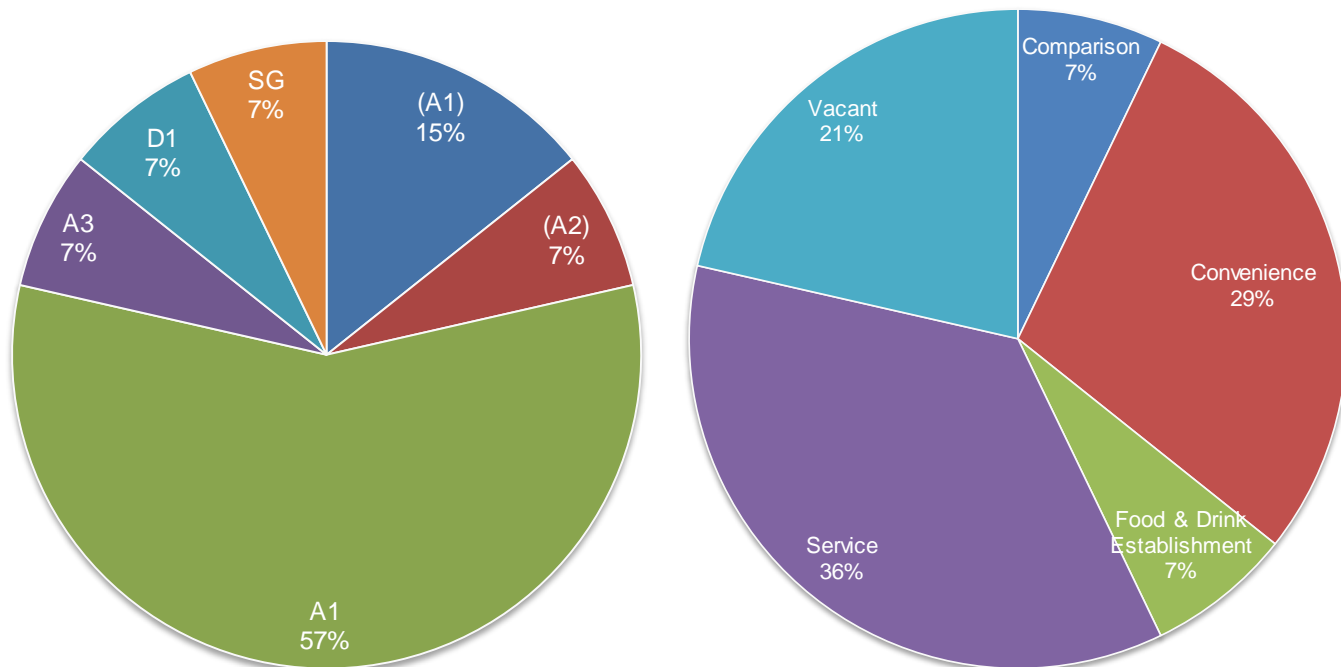
Shelvers Way is a small shopping parade located on the corner of the junction between Shelvers Hill and Shelvers Way. Opposite the main parade is a tyre fitting garage and fencing sales office; however, these are not considered part of the core local shopping frontage and are excluded from the analysis.



Mix & Vitality

The majority of units on Shelveys Way local centre are in A1 use, accounting for 57% 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 36% of the centres units, including a dental surgery, hairdresser and dry cleaners. Convenience retail makes up 29% 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



There has been very little change in the composition and offer at Shelveys Way local centre over the past decade. The mix of use classes and offer has remained relatively stable.

Vacancies & New Occupiers

The vacancy rate at Shelveys Way has stayed the same, with three units (21%) currently standing vacant, two of which have been vacant for over 12 months. A further unit has become vacant over the last year, due to Ecoclean (dry cleaners) relocating to another vacant unit on Shelveys Way, which is currently been fitted out.

In the last 12 months there has been no change of use at Shelveys Way nor are there any extant planning permissions for the centre.

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.

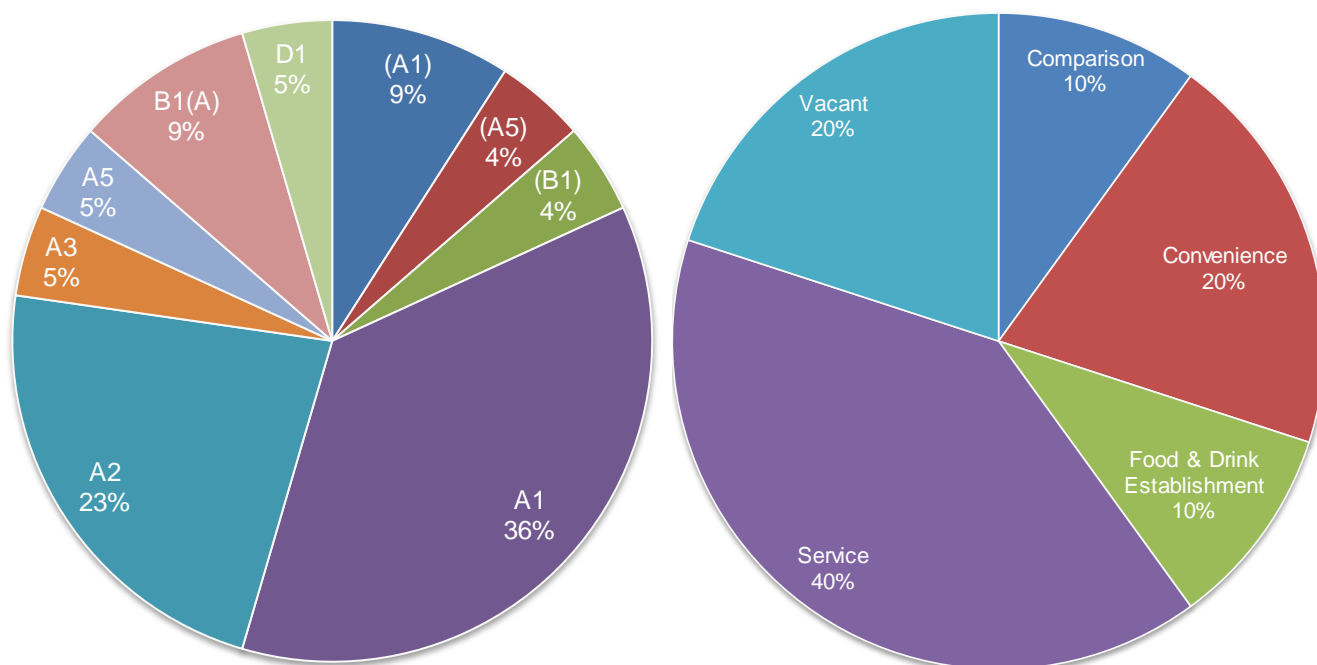


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Mix & Vitality

The composition of Chipstead Station Approach local centre has by in large stayed the same, the only exception is A1 use which has dropped to 36% over the last year, yet continues to be the predominant use across the local centre. As a result, the number of vacant (A1) use premises has increased slightly up to 9%, since one unit has recently become vacant. Of all the local centres across the borough, Chipstead Station Approach continues to have a range of service provision on offer to the local community ranging from; hairdressing/ beauty salons and accounting to mechanical services and a vets.

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 (20%), comparison (10%), and food & drink establishment (10%) offer in the centre. There has however been a slight drop in service provision down to 40%, largely due to the loss of D. Barnett (shoe repair) at the top end of Station Approach. Nevertheless services continue to dominate the local centre in terms of offer and provision to the local community. 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

Over the last 12 months, the total number of vacant units has increased to four units accounting for 20% of the total. All the vacant units are currently situated in the former run down station buildings opposite Graphic House at the top end of Station Approach; three of the vacant units have been vacant for more than a year, whilst a further unit recently became vacant in November 2012.

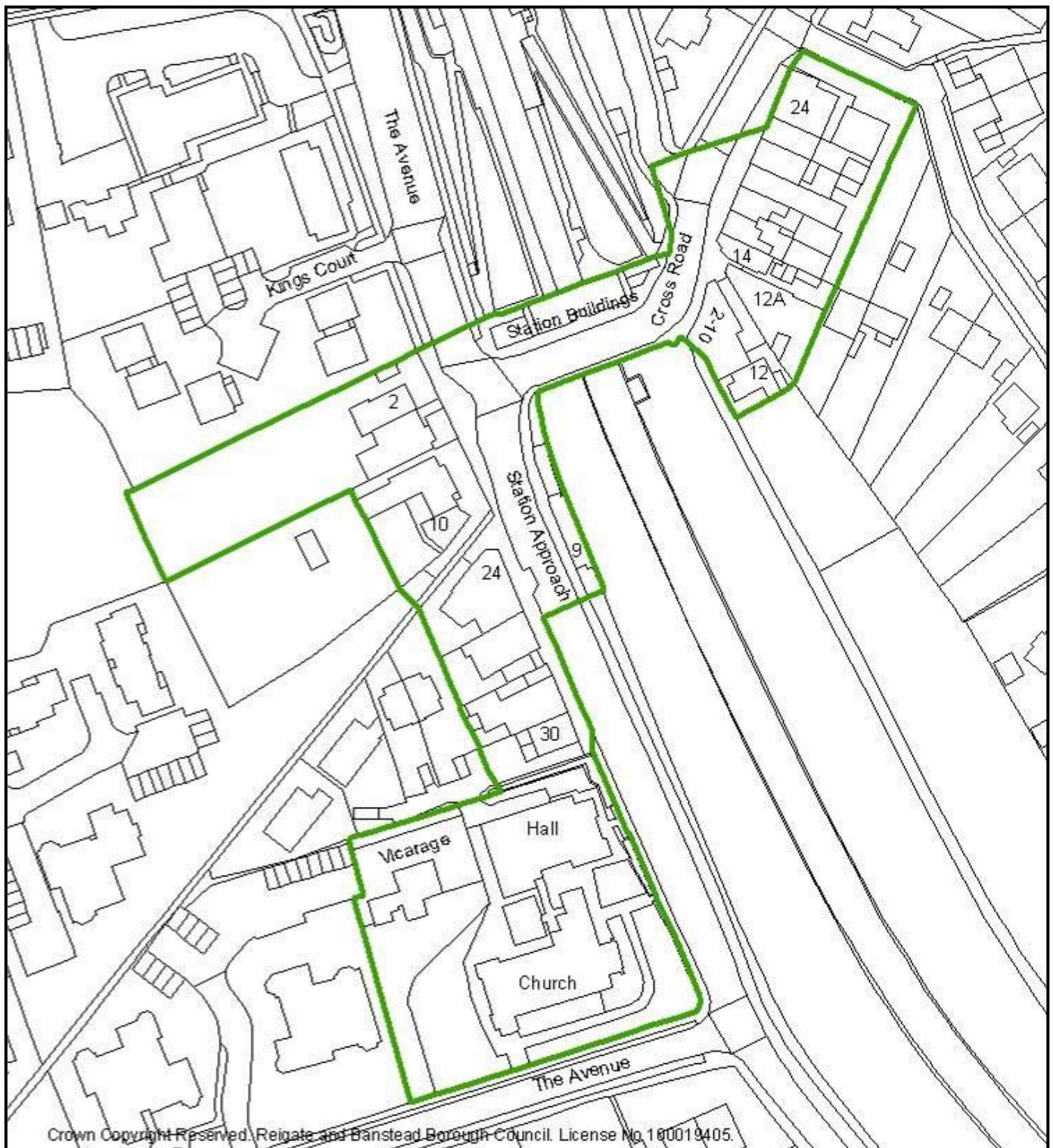
Development on the former SAAB garage along Outwood Lane is currently under construction for a new residential development consisting of 11 new flats.

No new occupiers moved into the local centre nor has there been any change of use.

Tadworth

Description

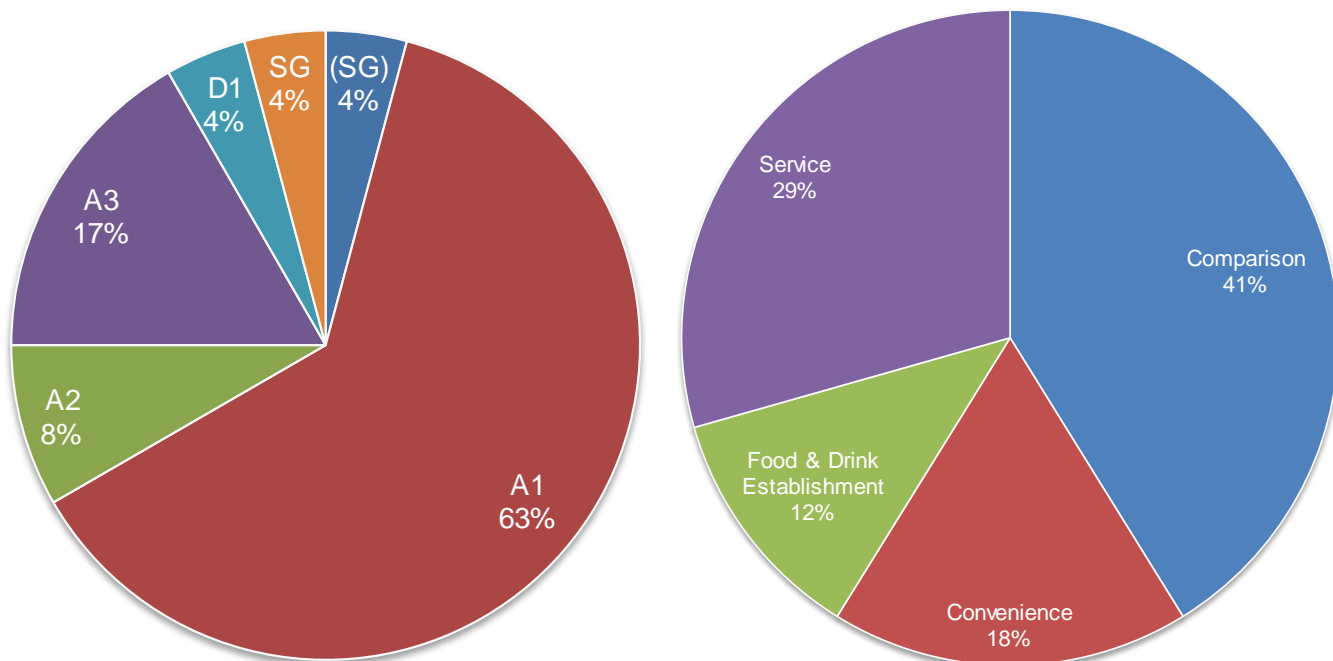
Tadworth local shopping centre is arranged over three smaller parades, traversing the railway line which leads to Tadworth Station just outside the northern boundary of the local shopping area. The main frontage includes the parade on Cross Road, the Station Buildings and the parade along Station Approach 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 use has increased over the past year up to 64% and is the highest out of all the local centres. There has been no change in the number of units used for A2 (23%) or A3 (9%) use. 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 45% 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.

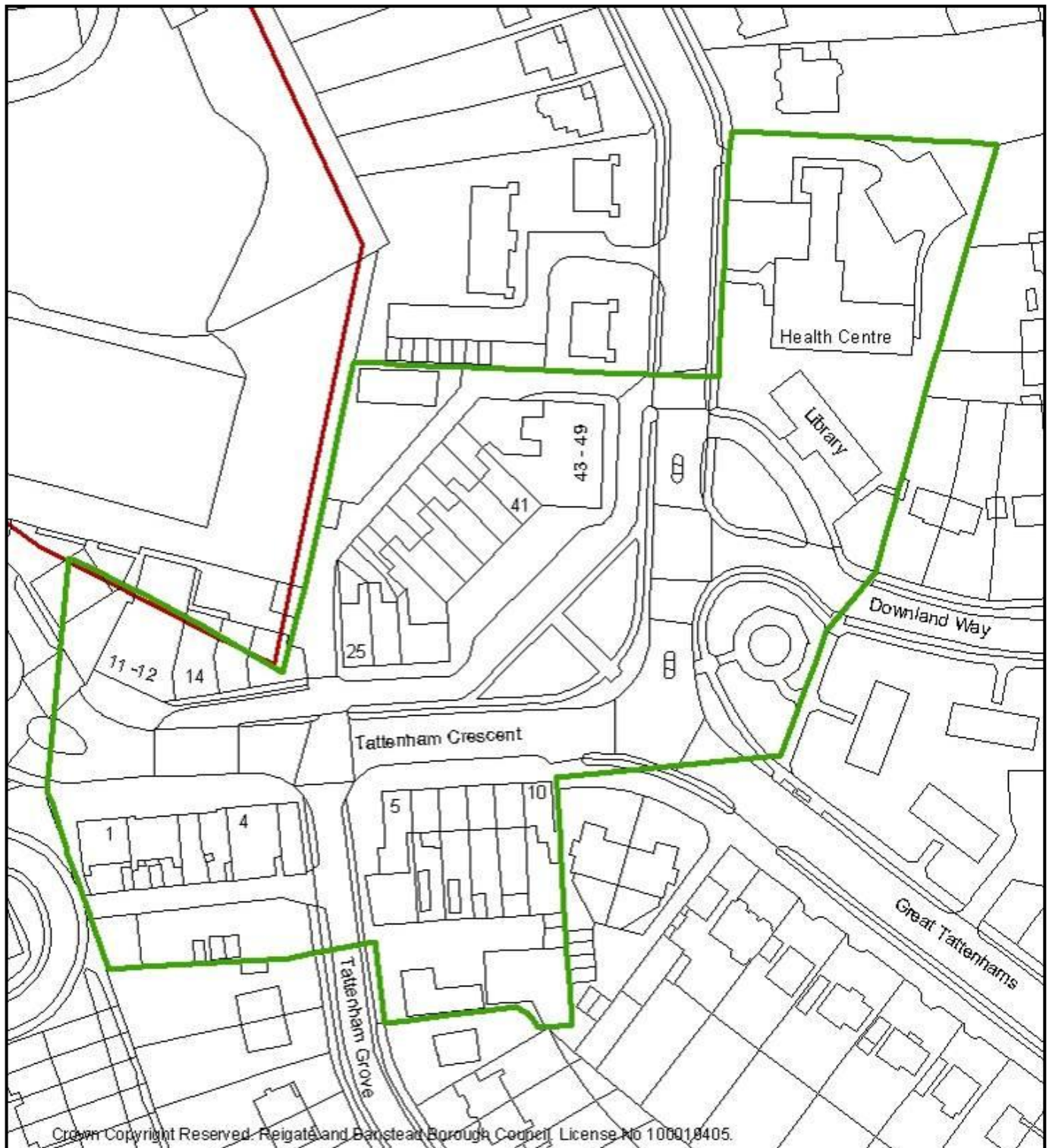
Vacancies & New Occupiers

Over the past year, the number of vacant units in the centre has dropped down to one unit (5%); this unit is situated in the old station building and has been vacant for more than a year. The vacant site has an extant planning permission for a change of use from B1(A) to A3/A5 use, which has not yet been implemented. One new occupier moved into a previously vacant A1 unit, increasing the number of convenience premises which now, accounts for 32% of the total composition of Tadworth local centre.

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.

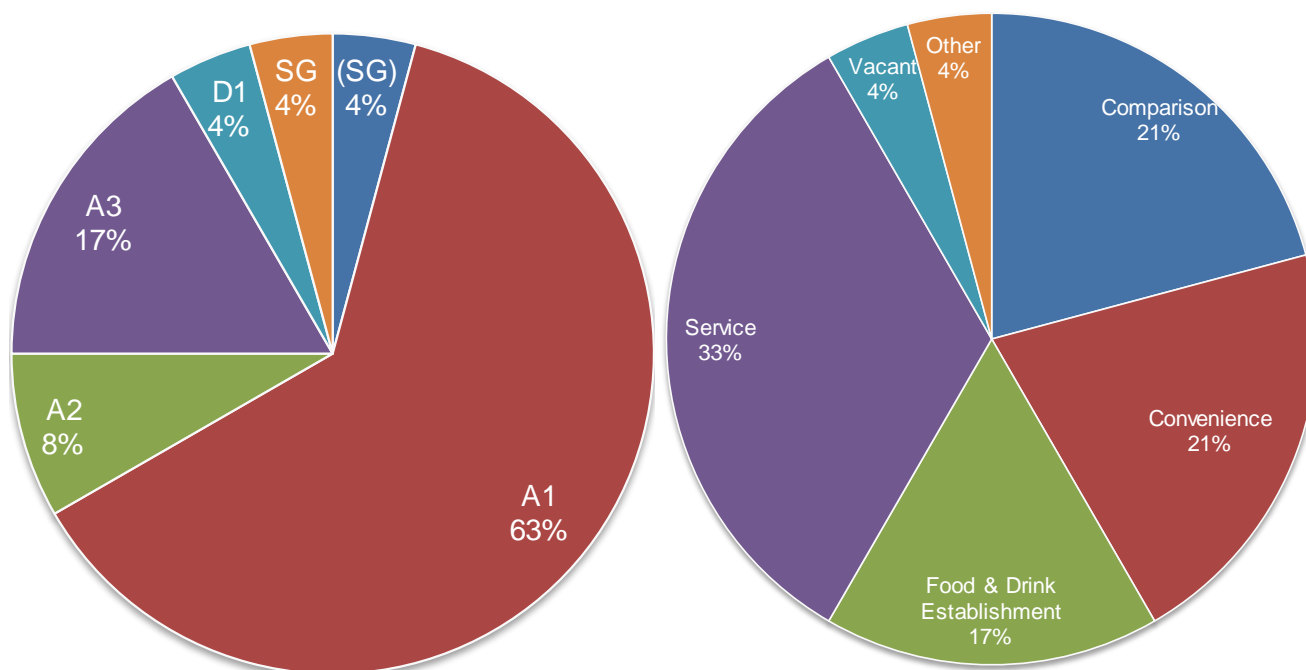


Mix & Vitality

In terms of use, there has been no change in use in Tattenham Corner, with the majority of units across the centre being A1 retail use (63%). The centre has a well balanced composition and is reflected in what it has to offer, with service provision making up 33% of the total units ranging from, a beauty shop and hairdressers to a vets and a dry cleaners. Similarly the number of comparison, convenience and food & drink establishment retailers are all well represented across the centre, the former two accounting for 21% of the total, whilst the latter accounts for 17%.

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

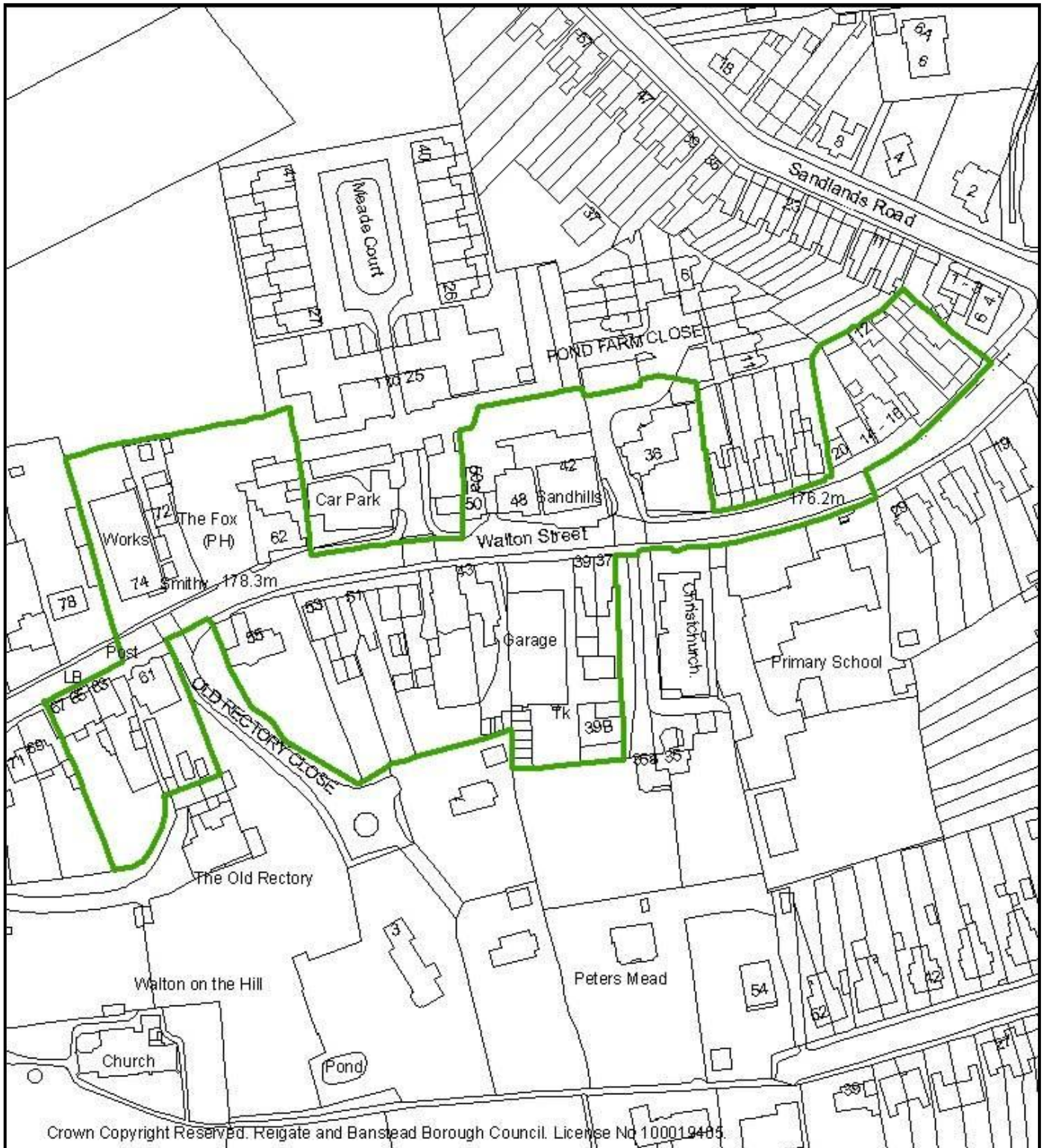
The total number of vacant units still stands at one (4%) - the same unit has been vacant for two consecutive years. A total of three new occupiers moved into previously occupied units and thus explains why there has been no change in the centre's composition or use class since the last monitor was published.

There has been no change of use across the centre and there are currently no extant planning applications for Tattenham Corner local centre.

Walton-on-the-Hill

Description

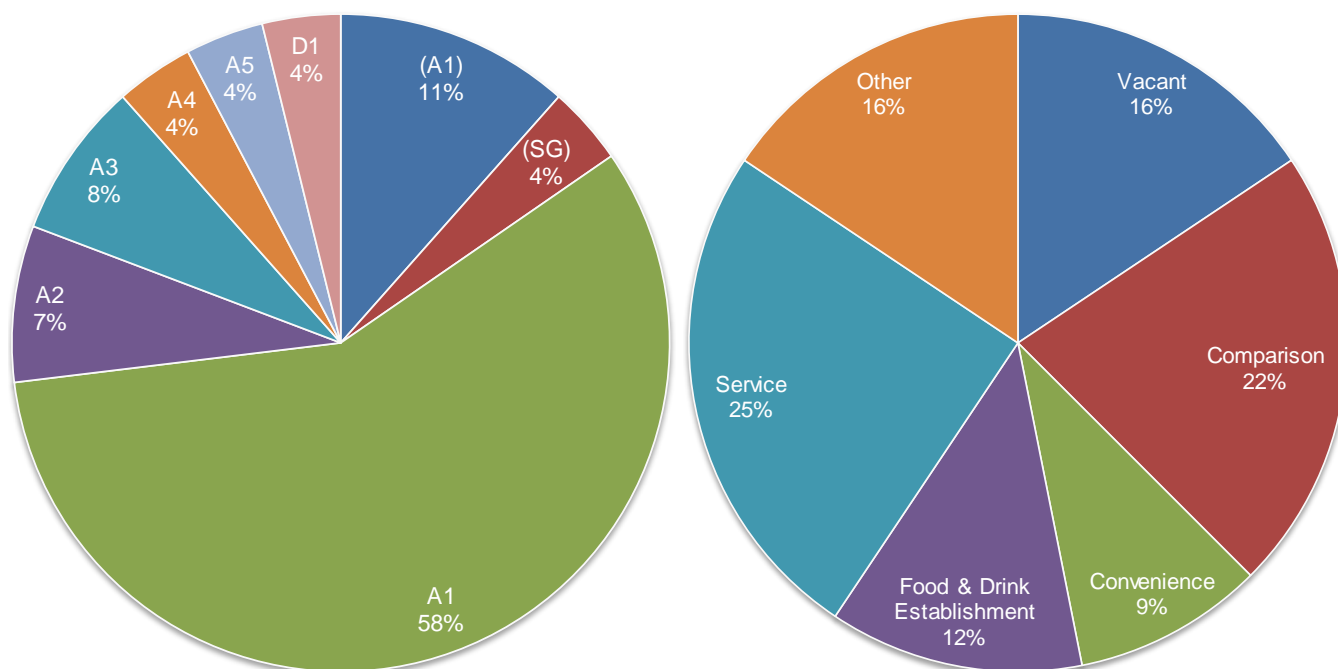
The local shopping centre at Walton-on-the-Hill is one of the largest in the borough, stretching along both sides of Walton Street. The centre has a traditional streetscape, with parades of shops interspersed by residential properties and other commercial uses. Towards the western boundary of the centre, 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 the majority of premises being classed as A1 use at 58% of units. There has been some change since the previous year -premises offering services have dropped to 25% whilst those providing convenience retail has fallen to 9%. Conversely, comparison retail unit premises have increased and now account for over a quarter of the total. Despite a drop in the number of comparison and service based premises, the centre still offers a good mix of comparison and convenience 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 frontage; its redevelopment could benefit the continuity and attractiveness of the centre.

Vacancies & New Occupiers

Out of all the local centres, Walton on the Hill has the highest number of units currently vacant at 16% (five units). Two units became vacant over the past year while the remaining three units have been vacant for more than 12 months. Over the last year four new occupiers moved into the centre, three of which moved into previously vacant units.

There is currently an extant planning permission for the redevelopment of the vacant car garage which has not yet started. An additional application for the same site proposing a change of use from SG/A1 is currently pending consideration. There is also an extant planning application proposing a new larger A1 unit and two flats to replace the loss of an adjacent retail unit through change of use back into C3. 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

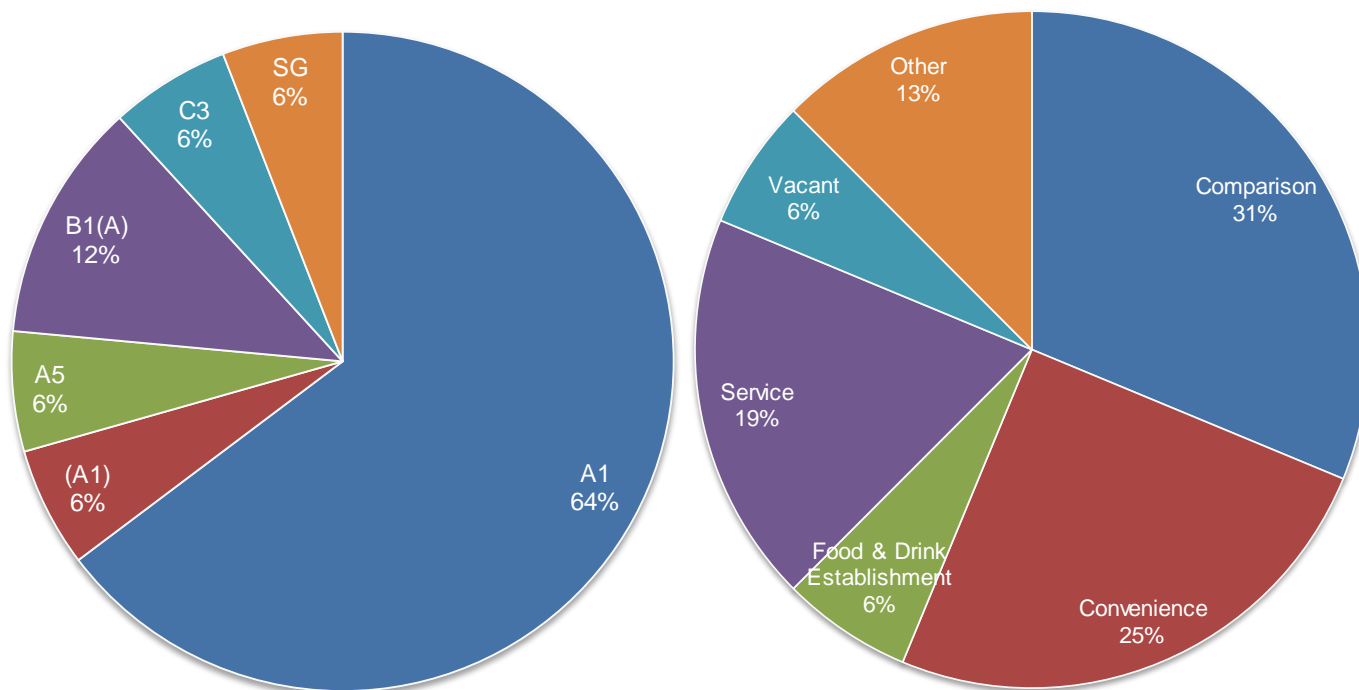
Lesbourne Road local shopping centre is predominantly a linear parade along the south side of Lesbourne Road. In addition to the main frontage, the boundary includes a cluster of small commercial premises to the rear of the frontage properties, accessed via Effingham Road and South Road. However, these 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

Over the past year Lesbourne Road local centre has seen a drop in A1 use down to 64%; however, in spite of this A1 use is still the prominent use in the centre. The centre continues to have one of the highest proportions of A1 use compared with the boroughs 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 (31%) and convenience (25%), yet has very few service based premises accounting for only 19% of the total. The centre's only food & drink establishment is still closed whilst it undergoes extension/ refurbishment.

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 in recent years. Particularly in the number of comparison and other related premises found within the centre alongside A1 use class units, all of which have dropped in numbers over the last few years.

Vacancies & New Occupiers

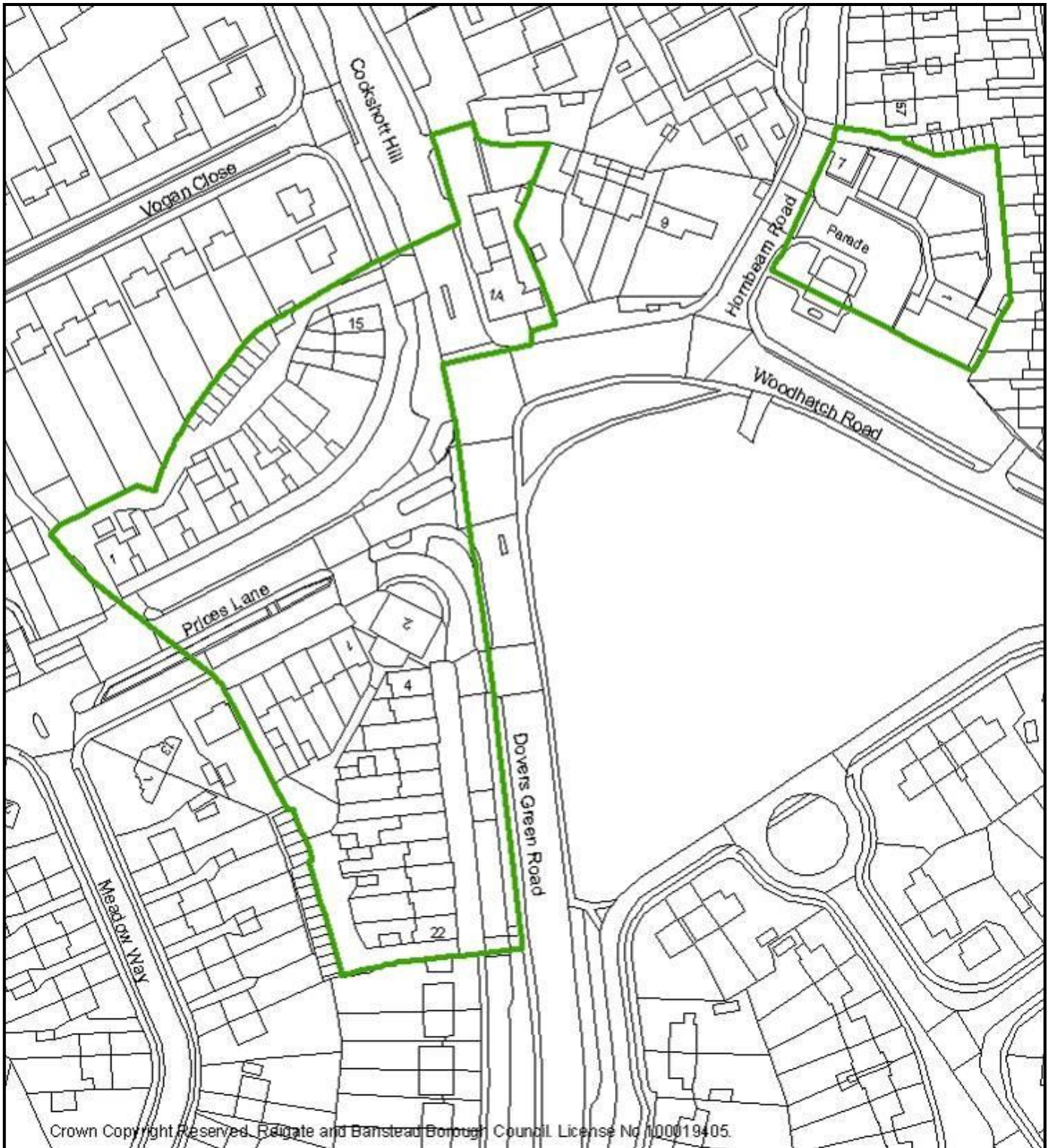
There is currently one vacant unit in the Lesbourne Road local centre; this is a double unit which became vacant within the last 12 months. Over the last year one new occupier moved into a previously occupied unit.

At present there is an extant permission for a change of use, from A1/SG to be used as a nail salon with retail. There is another extant permission on the currently vacant double unit to reinstate the unit back into two separate shops, which has not yet been implemented.

Woodhatch

Description

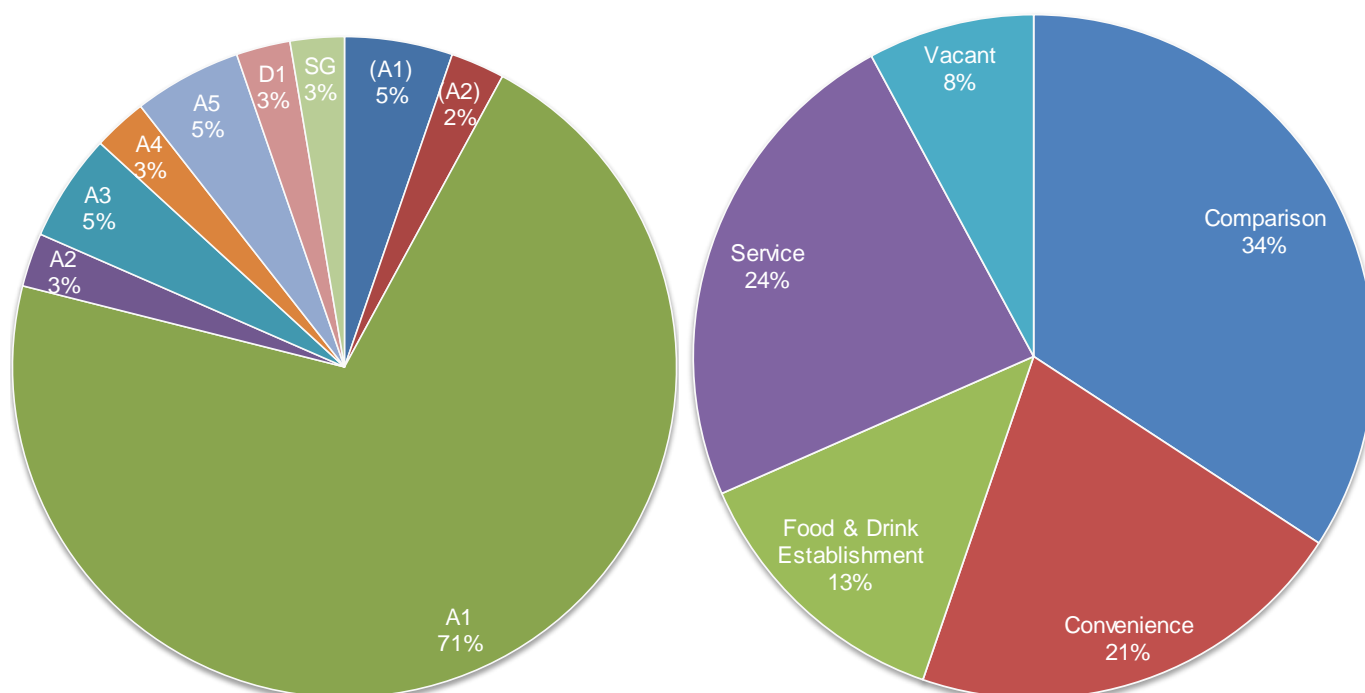
Woodhatch is the largest of the local centres in the borough and is split across three separate parades on both sides of Cockshot Hill (A217). Despite being located on a relatively busy junction, the centre benefits from an attractive environment with consistent public realm and a position facing Woodhatch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



Mix & Vitality

The Woodhatch local centre has quite a traditional composition. A uses account for 87% of the centres premises, a slight increase from the previous year (85%). In particular, A1 uses account for 71% 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 34% of the centres total units; however there is also good representation of convenience (21%) and service (24%) 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 71% 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

Over the past year the number of vacant units has decreased from four (10.5%) down to three units (8%), two of which have been vacant for more than a year, whilst one became vacant within the last 12 months. Of all the local centres in the borough, Woodhatch had the highest number of new occupiers moving into the centre in the last 12 months, two of which moved into previously occupied units, one new occupier is currently fitting out in a previously vacant unit, whilst the remaining three new occupiers moved into previously vacant units.

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

Linkfield Corner

Description

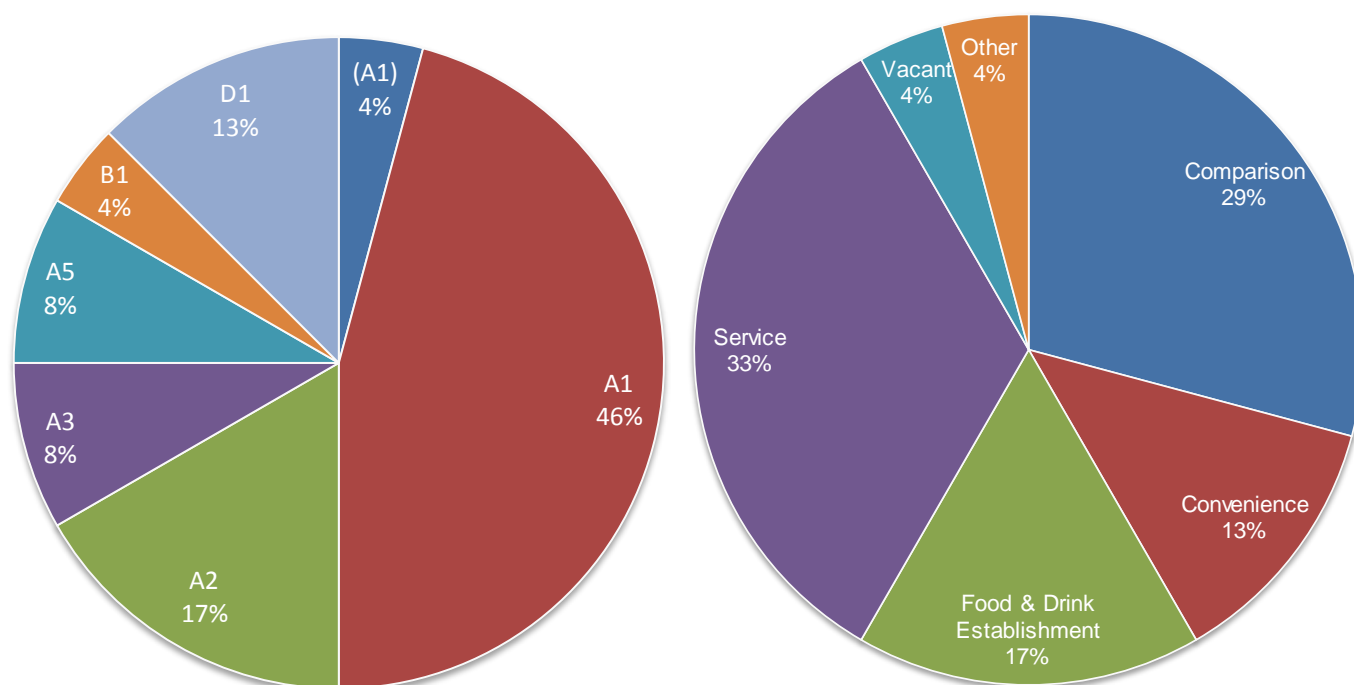
Linkfield Corner local shopping area runs along both sides of the A25 by Donyngs Leisure Centre. The core shopping frontage is in three separate linear parades, before and after the railway bridge. The three parades have a traditional character. The boundary also includes further commercial uses, predominantly 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 very little change in the composition of Linkfield Corner local centre over the past 12 months. With the exception of A1 use which has increased, all remaining use classes have stayed the same since the last monitor was published. The number of A1 units continues to be the dominate use class in the local centre and has increased over the last year up to 11 units (46%), 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. Followed by comparison premises which has increased slightly over the last year up to 7 units (29%) and further shows the centre is well served with a plumbers, florists, etc.

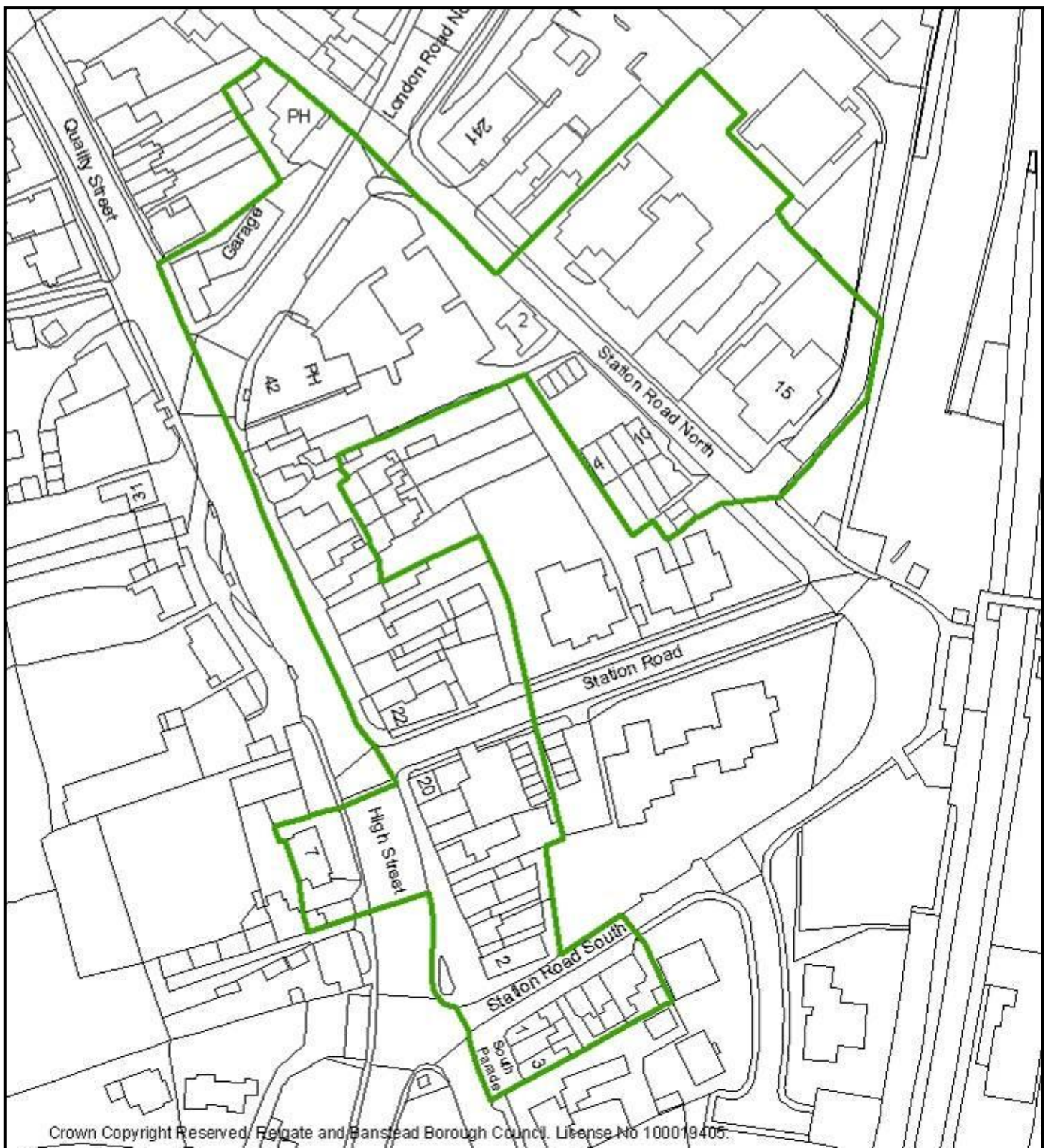
Vacancies & New Occupiers

Over the past year the total number of vacant units at Linkfield Corner has dropped down from two (8.3%) to one vacant unit (4%), this unit has been vacant for more than a year. In the last 12 months one new occupier moved into a previously vacant unit and another new occupier moved into a previously occupied unit. There were no changes of use over the last year and there are no existing planning applications within the local centre boundary.

Merstham Village

Description

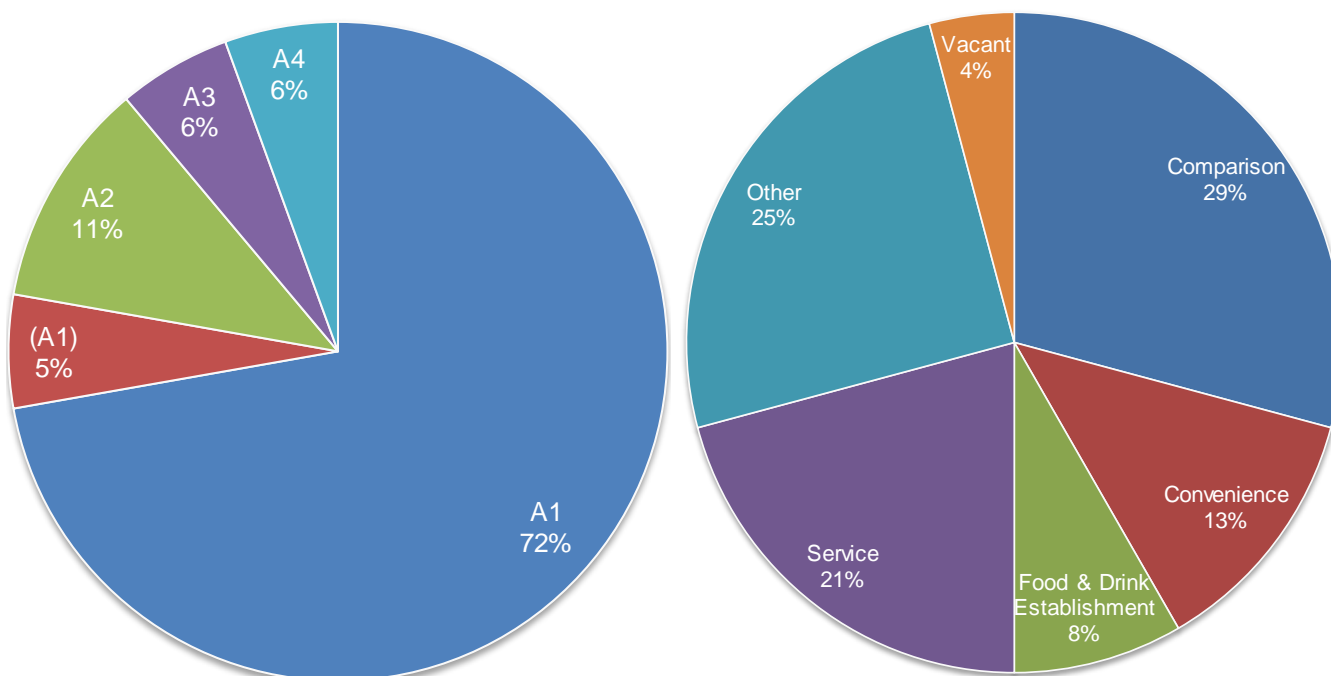
Merstham Village is one of the larger local shopping areas within the borough, stretching predominantly along one side the busy High Street (A23). The main frontage is a linear parade, benefiting from traditional architecture which provides a valued townscape. A number of the buildings within the main 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. When residential premises are excluded, the composition of Merstham Village becomes very traditional with only A use classes represented. A1 uses account for 72% of units, one of the highest proportions out of all the local centres in the borough. However, convenience offer accounts for only 13% of units while comparison accounts for almost 30%. 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



Within the boundary of the centre's main shopping area are several premises which fall just outside what is considered to be the main area of the High Street and these are not included in the data analysis. They include two community centres (social club and village hall), petrol station, pub and offices.

Over the past year there has been very little change in the composition of Merstham Village local centre in terms of comparison, food & drink establishment and convenience offer, which have all stayed the same. Most of these are in A1 units accounting for 72% (13 units) and has 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 a considerable improvement since 2004 (11 units). There has however, been a decrease in service based premises in the centre which has dropped down to 5 units (21%)

Vacancies & New Occupiers

The centre currently has one vacant unit (4%), which became vacant in the last 12 months. A total of three new occupiers moved into previously occupied units. Over the last year there has been no change of use and to date there are no extant planning permissions in the local centre.

Nutfield Road

Description

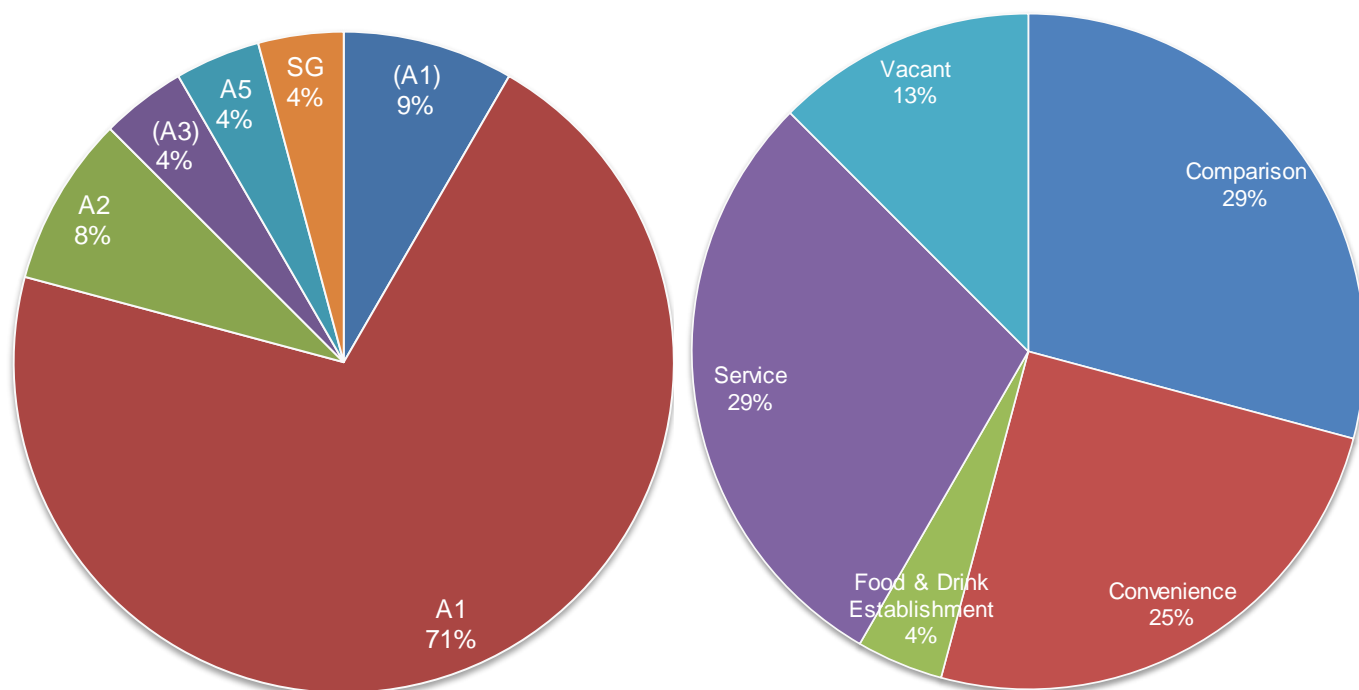
Nutfield Road is a compact local shopping centre, with two small linear parades on both sides of Nutfield Road. There is also a further short parade at the junction with Albert Road which is included within the main frontage. The boundary also includes Elgar Works which sits behind the parade on the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



Mix & Vitality

Nutfield Road local centre is dominated by A1 retail, with just over 70% of units falling within this use. The centre has one of the highest numbers of A1 use premises out of all the local centres in the borough. In terms of offer, the centre has a good balance between convenience (25% of units), comparison (29%) and services (29%), providing a varied mix of provision for local residents. However, the centre has the lowest proportion of food & drink units (cafés, restaurants etc.) at 4%, this has fallen over the past year due to the closure of a coffee shop. Whilst convenience uses are arguably most important, an appropriate proportion of cafe and restaurant uses could support and enhance the on-going viability of the centre in the future.

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, with the number of A1 premises decreasing from 19 down to 17 units. Despite a fall in the number of A1 premises, they continue to dominate the local centre. In terms of offer, there has been very little change in the split between comparison and service, both of which account for 29% of the total offer in the centre.

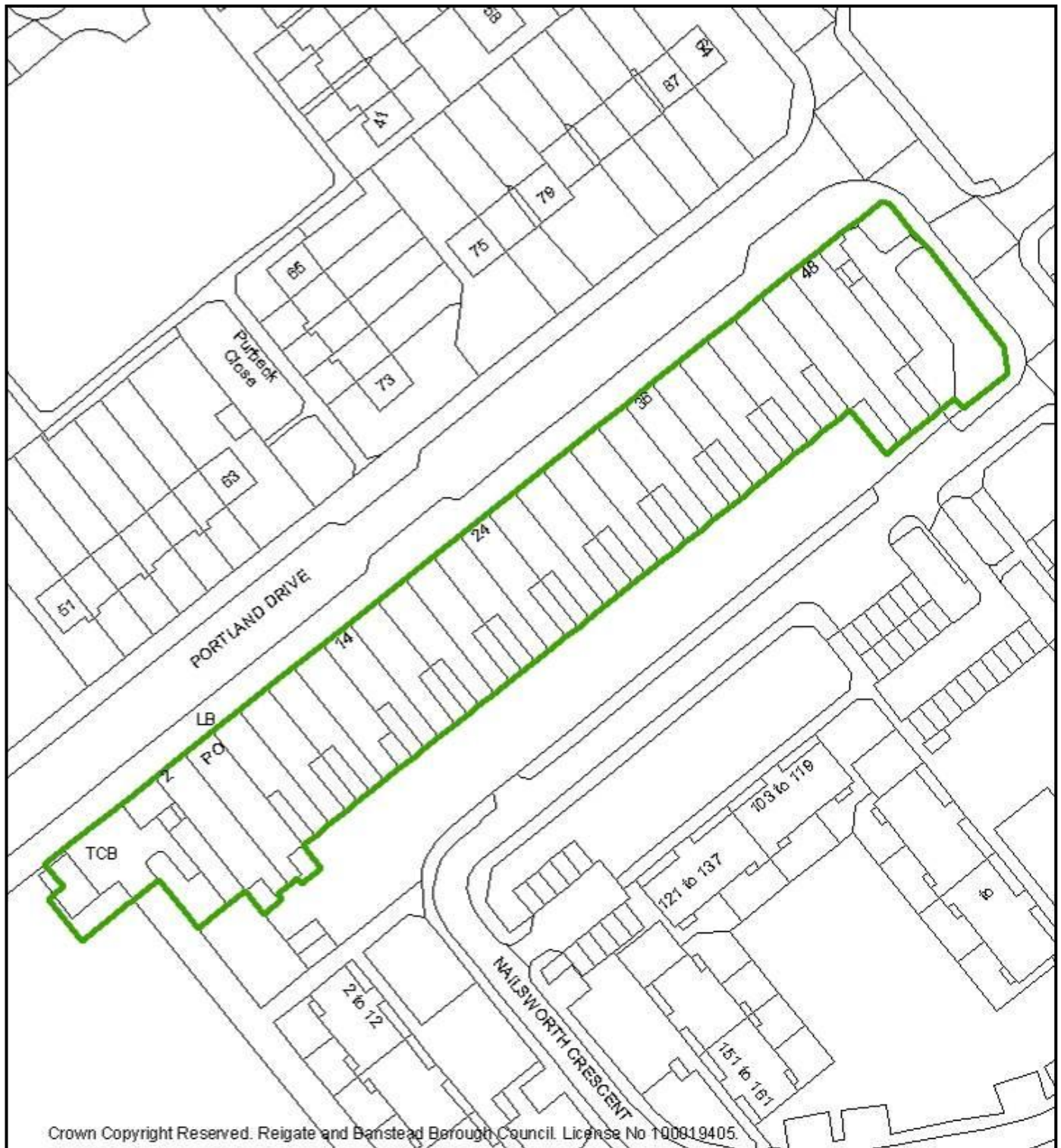
Vacancies & New Occupiers

The total number of vacant units along Nutfield Road local centre currently stands at three units (13%), an increase from one vacant unit recorded in the previous monitor. Of these, two became vacant within the last 12 months and the other vacant unit has been vacant for over a year. No new occupiers moved into the local centre nor has there been any change of use. 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.

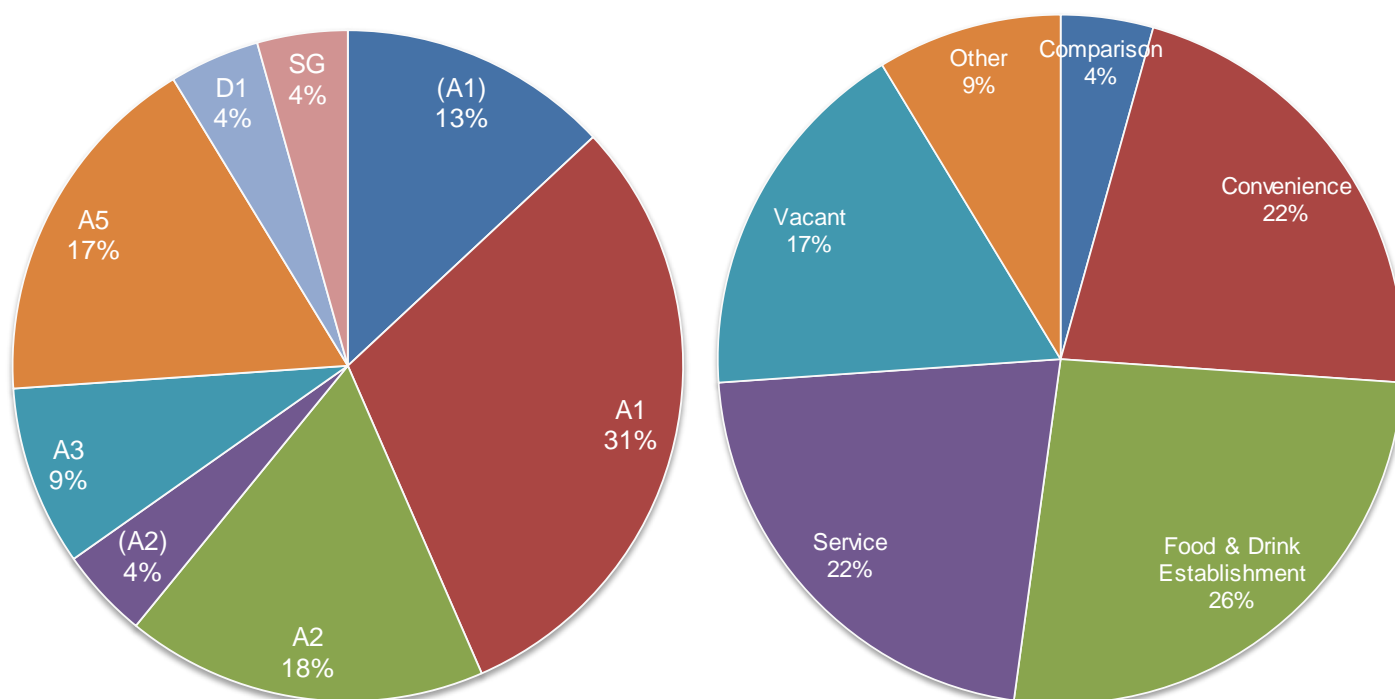


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Mix & Vitality

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 31% of the total. Conversely, it has the highest percentage of food & drink establishments at 26% most of which account for 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 22% of the total premises found within the centre. The local centre continues to have the smallest percentage of comparison offer, which has stayed at 4% for the past 2 years.

Chart 21: Composition of Portland Drive Local Centre



Over the last 12 months the total number of A1 units in the local centre has fallen from 8 down to 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 convenience premises in the centre has dropped by 1 over the last year and currently stands at 5, highlighting further action may be needed to ensure the centre continues to meet the needs of the local community. 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 elsewhere within the estate.

Vacancies & New Occupiers

There has been an increase in the number of vacant units over the past year up to four units (17%), three of which have been vacant for more than a year. One unit has recently become vacant with the occupier relocating to another unit in the local centre which was previously occupied by Loafers Bakery. For the second consecutive year no new occupiers have moved into the local centre and neither has there been any change of use. The planned regeneration of the parade may be a factor in the subdued demand for existing units.

Salfords Brighton Road

Description

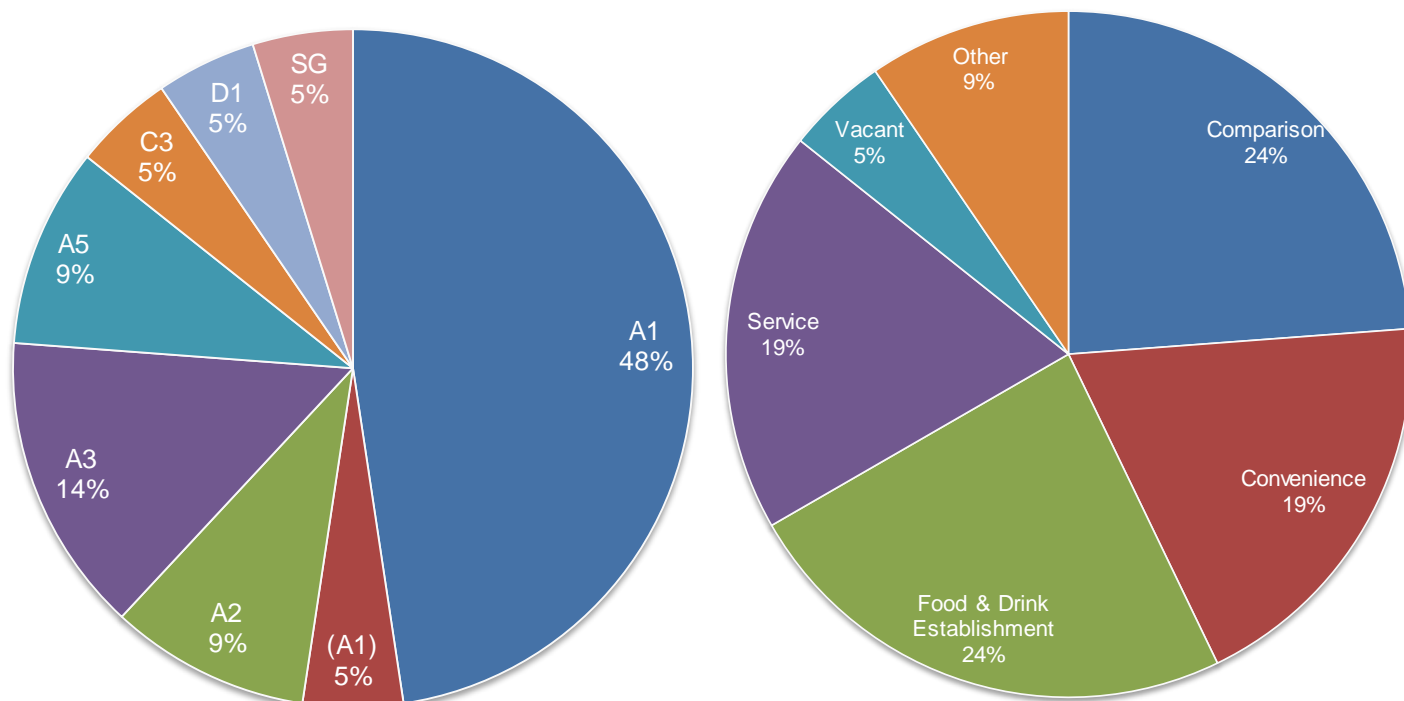
The core shopping frontage of Salfords Brighton Road local shopping area lies along the A23. Just south of the main parade is the large Harvester restaurant. The parade is set back from the A23, accessed via a small slip road which provides parking for users. In addition to the main parade, there are 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 80% 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 20% of units provide convenience offer, ranging from a traditional convenience store to a pharmacy. There is also a balanced split between comparison goods and food & drink each accounting for 24% of premises alongside services and convenience goods both making up 19% of the centre's premises.

Chart 22: Composition of Salfords Local Centre



The composition of Salfords Brighton Road has remained relatively consistent since 2000. The only change has been in the number of A1 units which continues to fall and currently accounts for 48% as a result of one unit becoming vacant. In terms of offer, there has been no change in comparison, convenience and food & drink establishments in the centre. The only exception is the proportion of units offering services which has dropped to 19% over the past year, since the closure of a beauty salon.

Vacancies & New Occupiers

There has been very little change within Salfords local centre in terms of new occupiers and changes of use. Currently the local centre has one vacant retail unit (5%), which has become vacant in the last year. There has been no change of use nor have any new occupiers moved into the centre over the past 12 months.

There is also an extant planning permission 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, which to date has not been implemented.

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.

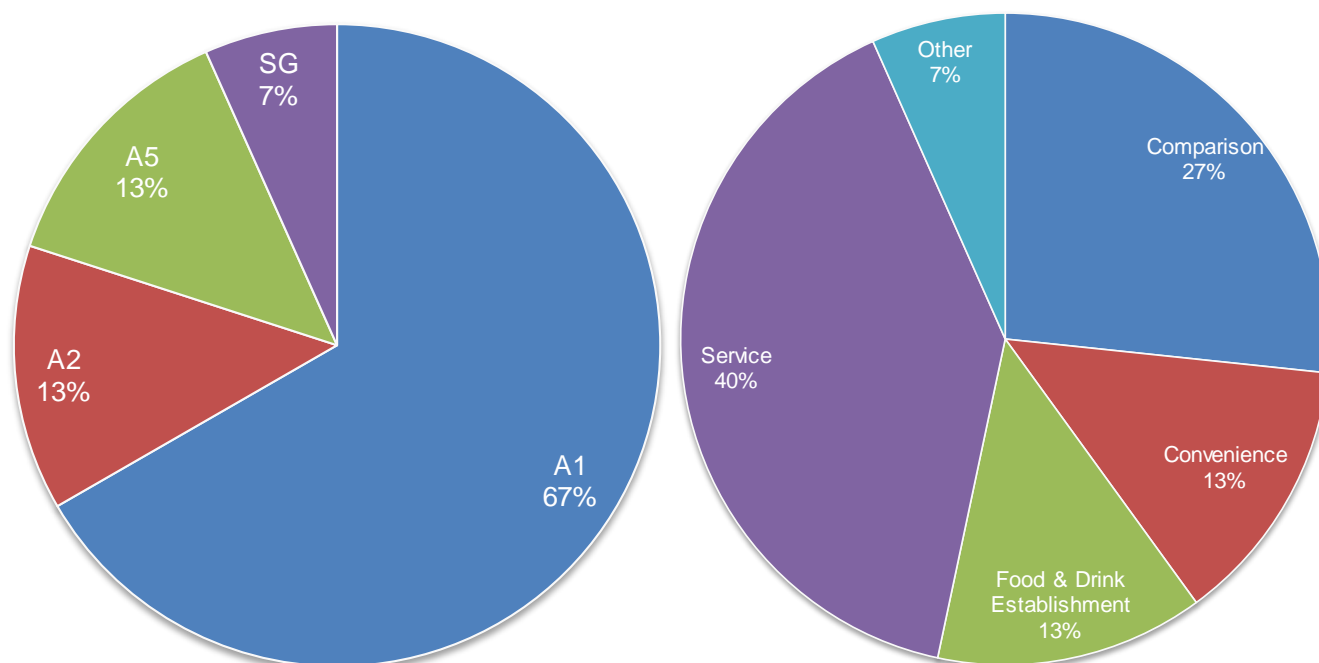


Mix & Vitality

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, an increase from the previous year (60%). 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 the 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



The composition of Horley Brighton Road local centre has changed very little over the past decade, with the exception of A1 use and comparison offer which has increased slightly in the last 12 months.

Vacancies & New Occupiers

There are currently no vacancies at Horley Brighton Road local centre. One new occupier moved into a previously vacant unit. For a number of years the centre has had very few or no vacant units further highlighting a vibrant and successful local shopping centre that is well used and continues to be well used by the local community

Over the past year there has been one change of use from A2 to A1, this unit has recently become occupied by Hartley Wine shop.

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:

Elizabeth Walker

Tel: 01737 276000

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

