

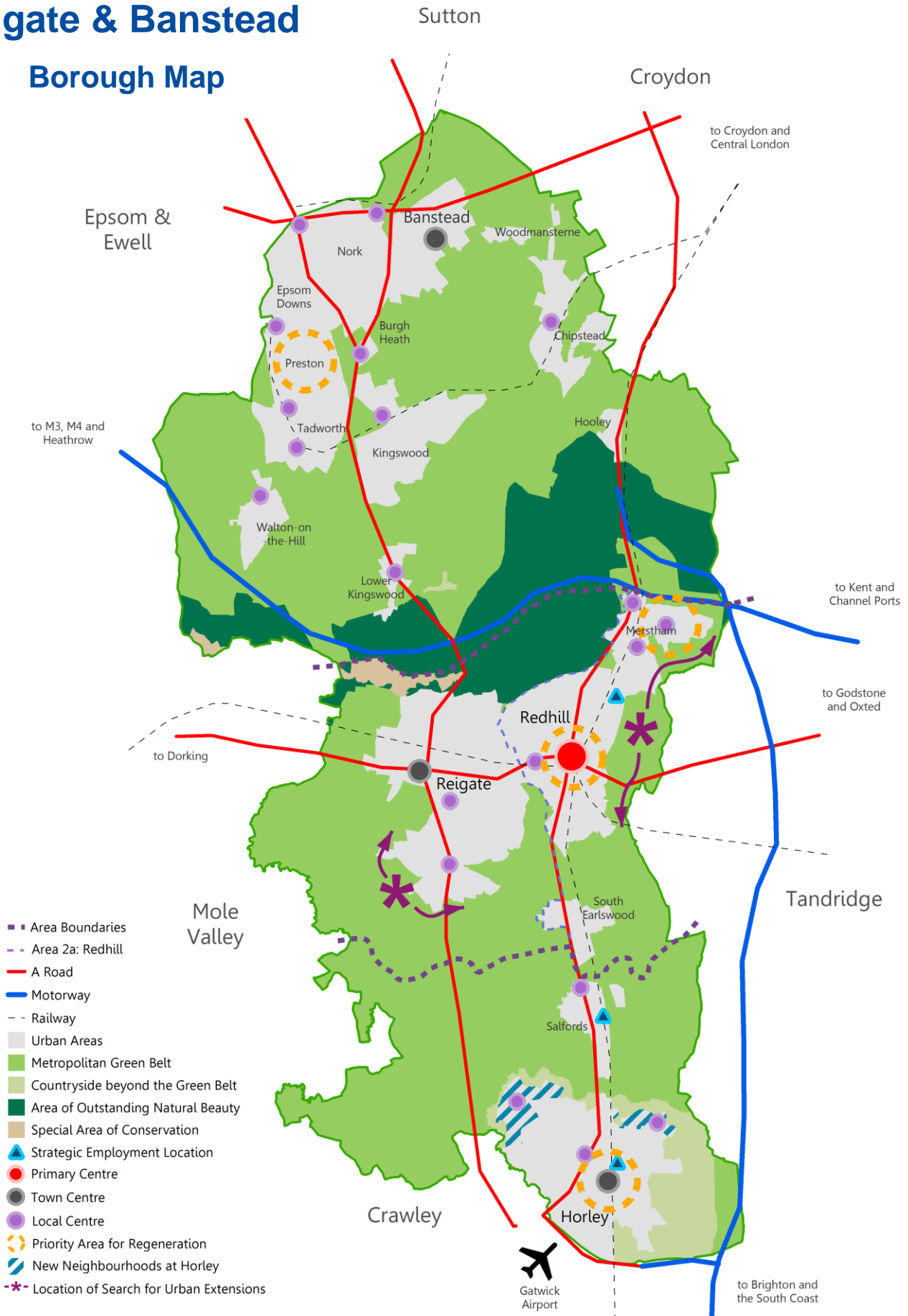


# Local Centre Monitor

Position in September 2015

# Reigate & Banstead

## Borough Map



# Local Centre Monitor

September 2015

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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 September 2015. 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 the Council's Development Management Team.

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 and community facilities which valuably serve nearby neighbourhoods and residents. The purpose of monitoring is to:

- Analyse use trends within the local centres and assess the ongoing viability and vitality of service provision within these areas, with particular regard to convenience offer;
- Monitor local policy CS7 from the Core Strategy to ensure that at least 95% of new retail is located within local and town centres across the borough;
- Assess performance against saved policies Sh1, Sh10, Sh11 and Sh12; and
- Provide a regularly updated base data to assist in decision-making on planning applications within the local 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 276178 or by emailing [LDF@reigate-banstead.gov.uk](mailto: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 Core Strategy was formally adopted in July 2014; it recognises the important role local shopping areas play in providing accessible services to the surrounding community. The emerging Development Management Plan will contain specific policies relating to the management of development within the local centres.

## Relevant Local Policies and Indicators

Policy	Monitoring Target
<b>Sh1</b>	Improve shopping provision within Local Shopping Areas and resist the loss of existing or proposed retail floorspace
<b>Sh10</b>	Generally permit proposals for redevelopment, extension or change of use to Class A1 retail within Local Shopping Areas subject to certain criteria
<b>Sh11</b>	Retain A1 retail floorspace in Local Shopping Areas
<b>Sh12</b>	Generally resist proposals for change of use to, or development of, sale of food and drink uses, including hot food takeaway shops
<b>CS7</b>	Ensure that at least 95% of new retail is located within local and town centres across the borough

The guidance and the policies are available under Planning Policies on the [Council's website](#).

# Key Messages

The National Planning Policy Framework (NPPF) recognises that ‘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, therefore maintaining the quality of offer and environment in these areas is essential. The emerging Development Management Plan will contain specific policies relating to the management of development within local centres to ensure high quality aesthetically pleasing local centres. It will also propose changes to the boundaries of these areas where considered necessary to support their on-going viability and vitality.

Since 2013, additional permitted development rights have been introduced which may affect the composition of the local centres: the first introduced in 2013 allowed the temporary conversion of high street and other business premises with A1, A2, A3, A4, A5, B1, D1 and D2 uses to A1, A2, A3 and B1 uses; the second introduced in 2014 allowed a change of use from A1 and A2 to C3.

## Borough Key Messages

- **Vitality:** For the third consecutive year A1 remains the predominant use class within the borough’s local centres, accounting for 55% of all premises. In total, A1-A5 uses account for 82% of the total units within the borough’s local centres.
- **Convenience Provision:** There are a total of 64 units (17%) providing convenience offer across the borough’s eighteen local shopping centres. However, there is significant variation across the centres with Tadworth having the highest convenience offer of 27% and Burgh heath having the lowest, 6%.
- **Service Provision:** Service provision remains the most predominant offer found within the borough’s local centres, accounting for 35% of all units.
- **Vacancy Rate:** There are currently 27 vacant units across all of the borough’s local centres, equivalent to a vacancy rate of 7.2%. This is a slight increase from 24 vacant units last year. Once again the vacancy rate across each individual centre varies considerably, with Merstham Village, Waterhouse Lane and Woodhatch all having no vacancies. Whilst Nutfield Road currently has 23% of its units standing vacant, 4/5 of which are newly vacant.
- **Vacant Floorspace:** There is currently 1,986sqm of vacant floorspace within the local centre.
- **New Occupiers:** A total of 20 new occupiers have moved into the borough’s local centres, 16 have left and 1 (Surrey Flooring) has moved from Nutfield Road local centre to Merstham Village local centre.

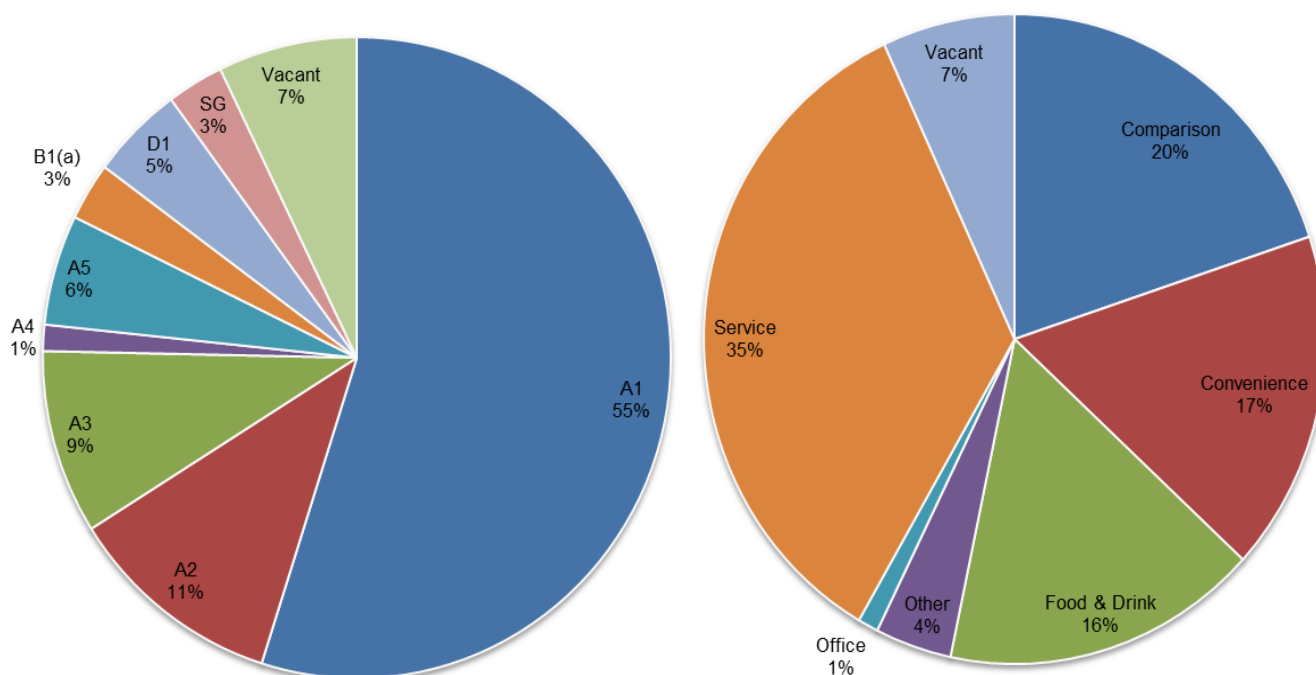
# Local Centres Overview

## 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. Saved Local Plan Policy Sh11 and Core Strategy Policy CS7 both recognise the importance of A1 retail uses within local centres in order to provide local access to convenience goods and services.

In line with these policies A1 retail remains the predominant use across the borough's local centre accounting for 55% of all units. In total, 82% of units within the local centres are in one of the A use classes. Overall, food and drink uses (A3-A5 use class) occupy 16% of all premises, of which just over a third are hot food takeaways (A5 use).

Chart 1: Breakdown of Units by Use Class and Offer



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. bakers, butchers and greengrocers). Comparison retail units (e.g. clothing, gifts and homewares) account for a slightly higher percentage at 20%. Units offering services ranging from bathroom sales to hairdressers account for 35% of units within the local centres, a slight increase compared to the previous year when service provision accounted for 32% of the total offer.

However, as illustrated in Table 1 and Chart 2 overleaf, the 'offer' varies significantly across the local centres. The highest convenience offer is in Tadworth (27%) whilst the lowest is in Burgh Heath (6%). Lesbourne Road has the greatest percentage of comparison retail (35%), whilst Kingswood Waterhouse Lane has no comparison units. In terms of food and drink establishments, Kingswood Waterhouse Lane and Salfords Brighton Road have the highest percentage of units (27%) whilst Chipstead Station Approach and Tadworth have the lowest (9%). Kingswood Waterhouse Lane also has the highest percentage of service based premises (53%) whilst Salfords Brighton Road has the lowest (21%).

Chart 2: Breakdown of Offer by Centre

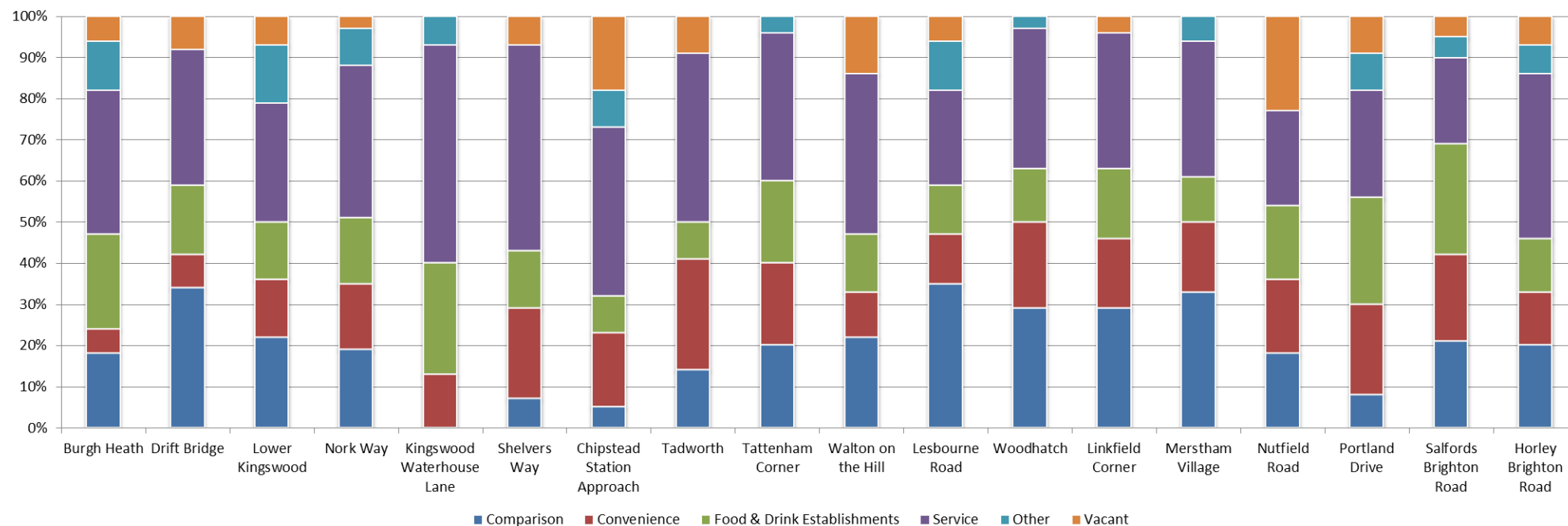


Table 1: Highs and Lows

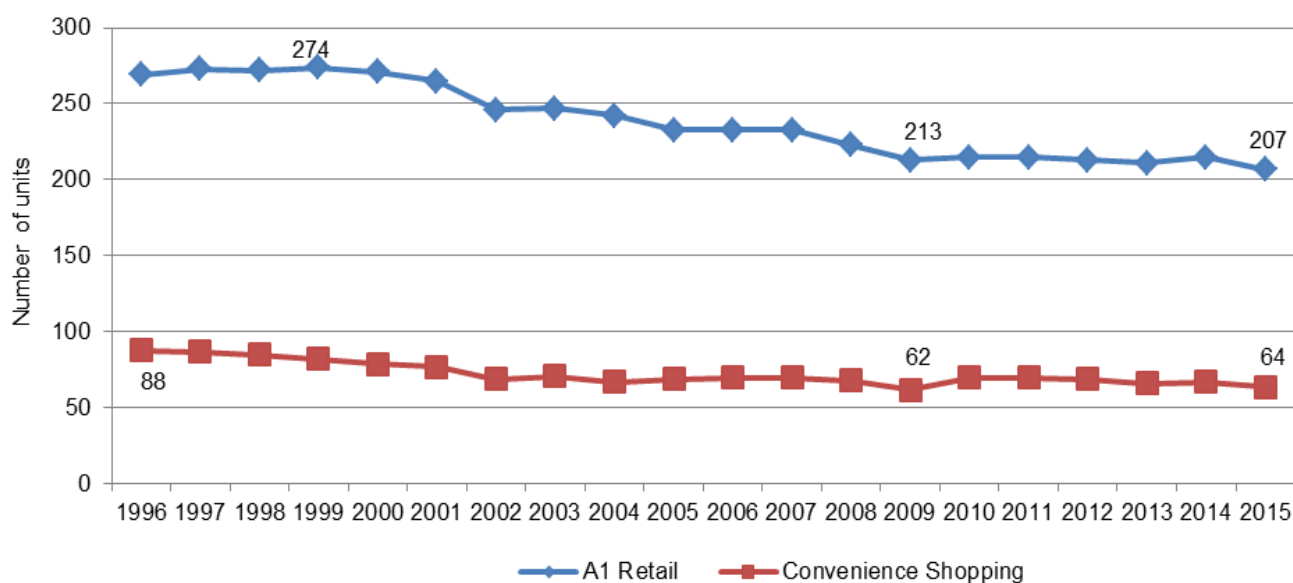
Policy	Highest Proportion	Lowest Proportion
<b>Convenience</b>	Tadworth (27%)	Burgh Heath (6%)
<b>Comparison</b>	Lesbourne Road (35%)	Kingswood Waterhouse Lane (0%)
<b>Service</b>	Kingswood Waterhouse Lane (53%)	Salfords Brighton Road (21%)
<b>Food &amp; Drink</b>	Kingswood Waterhouse Lane and Salfords Brighton Road (27%)	Chipstead Station Approach and Tadworth (9%)

## Use Class Trends

Local retail continues to come under sustained pressure: changes in consumer behaviour, competition from other shopping formats and internet shopping continue to challenge the viability of neighbourhood shopping. Local centres however, continue to remain an important source of accessible shopping and services. Saved Local Plan Policy Sh11 and Core Strategy Policy CS7 both recognise the importance of protecting retail functions and resisting the undue loss of shops.

Chart 3 shows that since 1996 there has been a fall in the number of A1 and convenience units. After reaching a peak of 274 in 1999, the number of A1 units fell steadily to a low of 213 in 2009. Whilst in the same time period convenience retail fell by almost a third (88 to 62 units). Since 2009 the number of A1 and convenience units has largely stabilised: there are currently 207 A1 units and 64 convenience units.

**Chart 3: Total Number of Convenience and A1 Retail Units (1996-2015)**



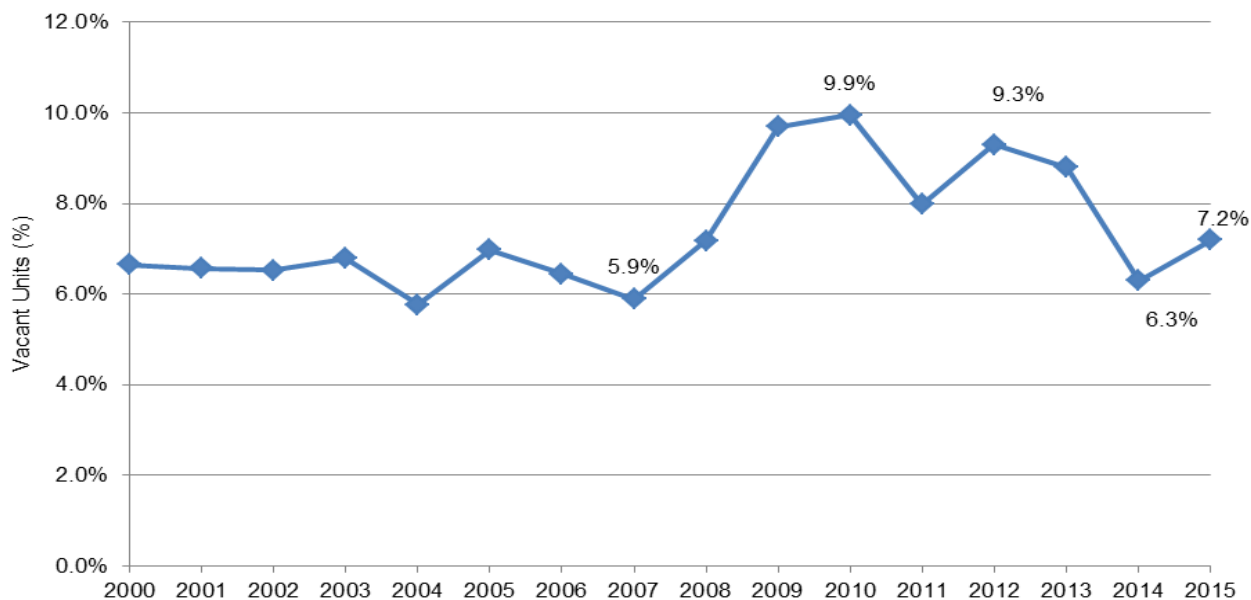


## Vacancies & New Occupiers

Over the past year the total number of vacant units across the borough's local centres has increased from 24 to 27, equivalent to 7.2%. Chart 4 shows the vacancy trend since 2000, it clearly shows the negative impact that the recession had on the borough's local centres, between 2007 and 2012.

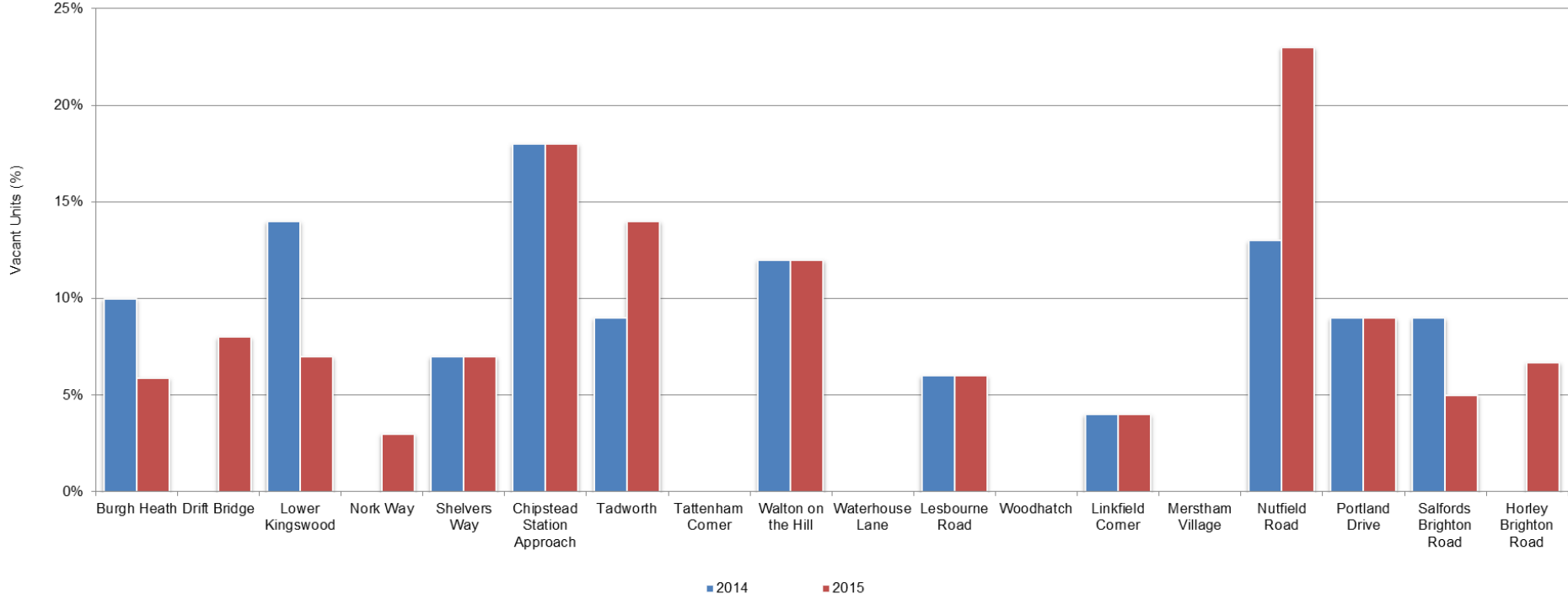
There have been a number of occupier changes since the last monitor was produced: 20 new occupiers have moved into the local centres; 16 have left; 1 has moved between the local centres; 2 units have been converted into residential accommodation; and 1 unit has been demolished.

Chart 4: Overall Vacancy Rate (2000-2015)



However, the current borough-wide statistic masks variation in performance across the individual centres. The chart below shows that 3 local centres have seen improvements in vacancies (Burgh Heath, Lower Kingswood and Salfords Brighton Road). Merstham Village, Waterhouse Lane and Woodhatch continue to have no vacancies. Nutfield Road is currently the worst performing centre with 23% of its units standing vacant; all of which became vacant within this monitoring period.

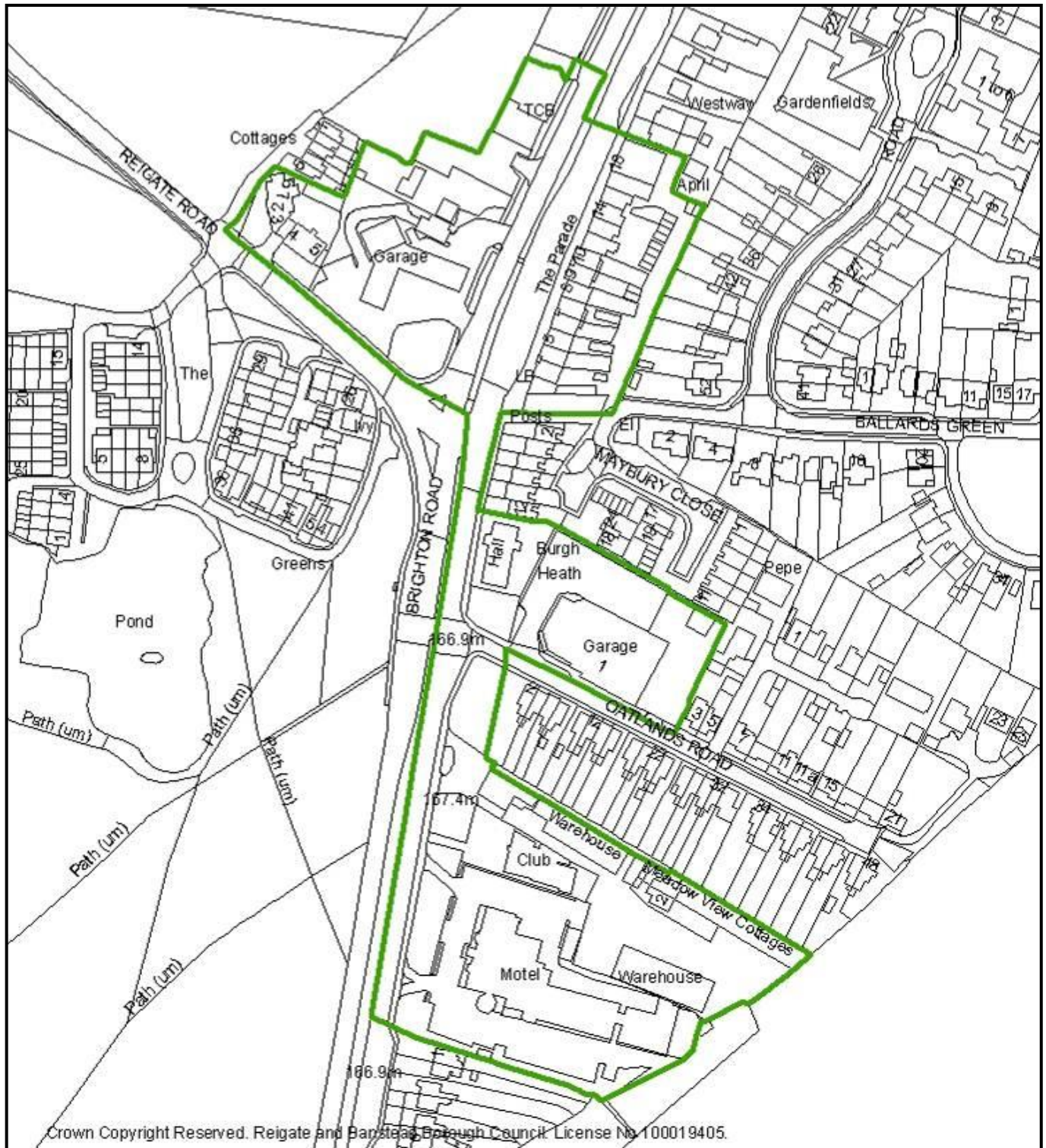
Chart 5: Individual Centre Vacancy Rate (2014 & 2015)



# Burgh Heath

## Description

Burgh Heath local centre lies along Brighton Road at the junction with Reigate Road. It includes a small parade of shops to the north which are currently monitored and more dispersed commercial uses to the south which are excluded from the analysis.



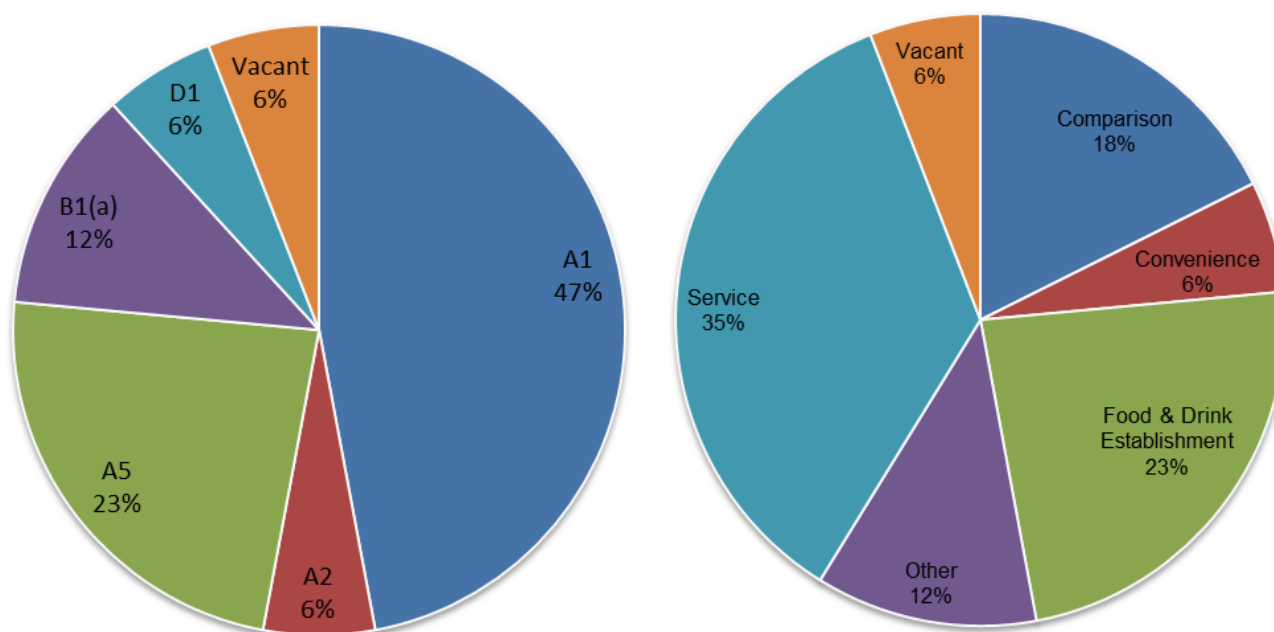
## Mix & Vitality

In comparison to the other local centres, Burgh Heath has one of the lowest percentages of A1 retail accounting for 47% of the units and 46% of the floorspace. Conversely, it has the highest proportion of A5 takeaway units, with this use accounting for just under a quarter of all uses within the core shopping area. Service businesses (35%) and food and drink establishments (23%) –all of which are takeaways- continue to be the predominant offer found within the local centre.

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 the shopping parade to the Asda Superstore along Reigate Road. Further convenience retail is also offered at the Little Waitrose at the BP Garage opposite.

Since the last monitor was produced, there has been relatively little change to the composition of the local centre; service trade type has increased slightly (from 29% to 35%) as K2 Engineering (Cooling) Ltd has moved into a previously vacant unit.

Chart 6: Composition of Burgh Heath Local Centre



## Vacancies & New Occupiers

One occupier, K2 Engineering (Cooling) Ltd, has moved into the local centre, this has led to a fall in the number of vacant units (2 to 1) and vacant floorspace (123sqm to 61sqm).

## Planning Applications

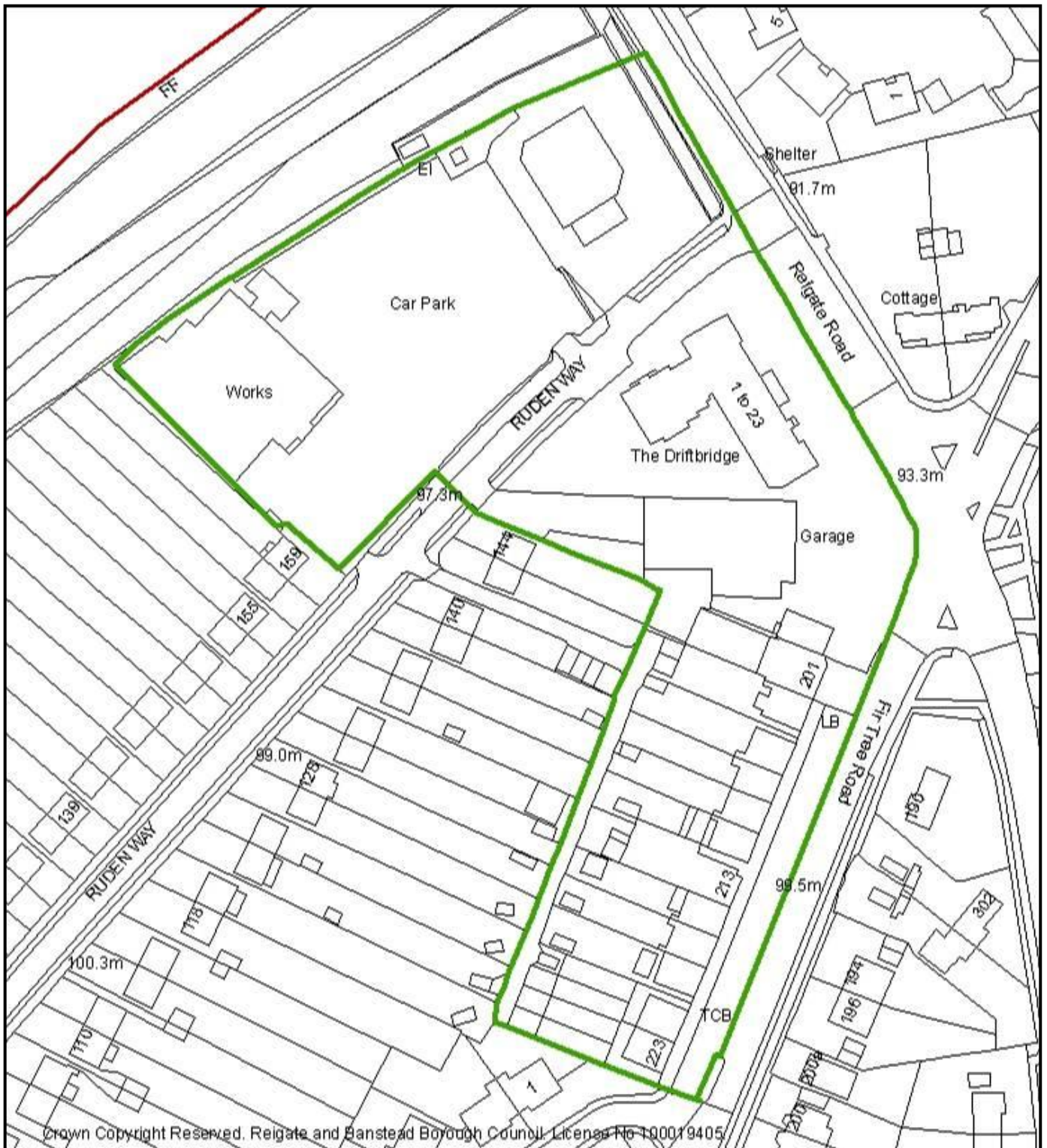
Currently, there are no outstanding planning permissions.



# 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.



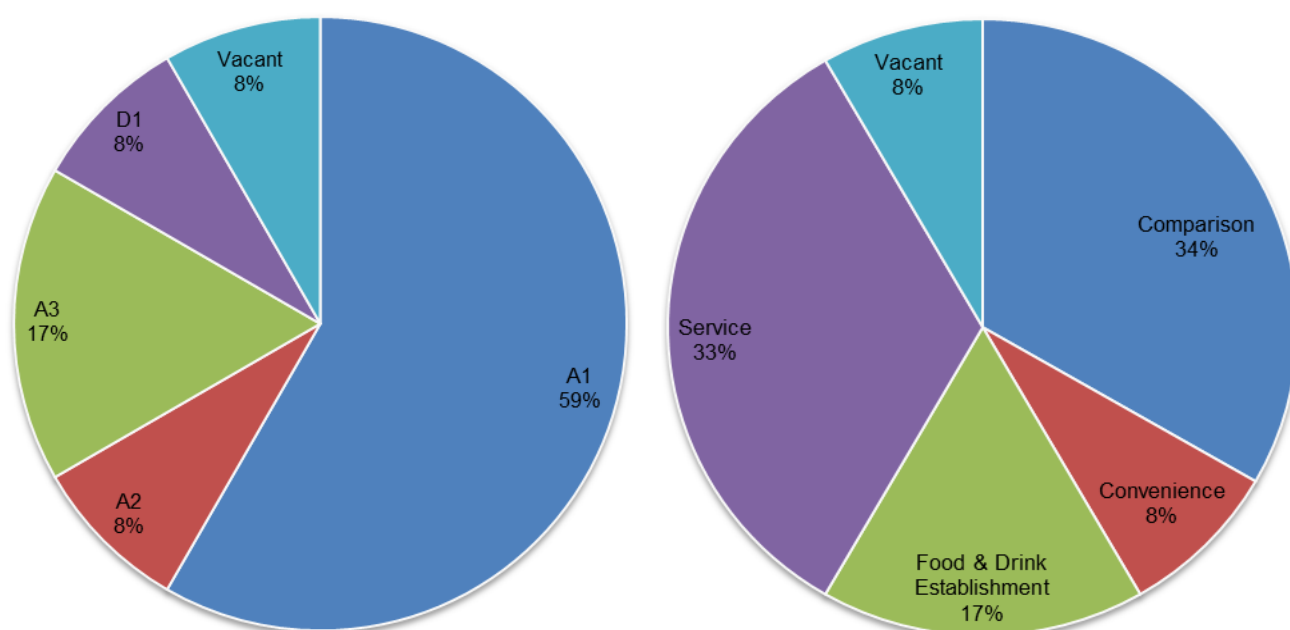
## Mix & Vitality

For the first time since 2011 Drift Bridge local centre has seen a change in the use and composition of the shopping parade (Hawkins Clinic has left the shopping parade and the unit is currently vacant). This has led to the percentage of A1 retail falling slightly (67% to 59% of all units) and service trade type falling slightly (42% to 33%).

Despite the occupier change, A1 retail continues to dominate the local centre, accounting for 59% of the premises and 44% of floorspace. A3 restaurant uses are the second most common premises within the core shopping parade, accounting for 17% of the premises and 19% of the floorspace.

In terms of offer, comparison and service trade types continue to dominate the local centre, accounting for 34% and 33% of the premises. The local centre continues to be comprised of a number of specialist stores and only one convenience store.

Chart 7: Composition of Drift Bridge Local Centre



## Vacancies & New Occupiers

One occupier, Hawkins Clinic, has left the local centre. This has led to an increase in the number of vacant units (0 to 1) and vacant floorspace (0sqm to 54sqm).

Whilst this unit is currently vacant, a new occupier, Yummies Sandwich Bar, is in the process of opening.

## Planning Permissions

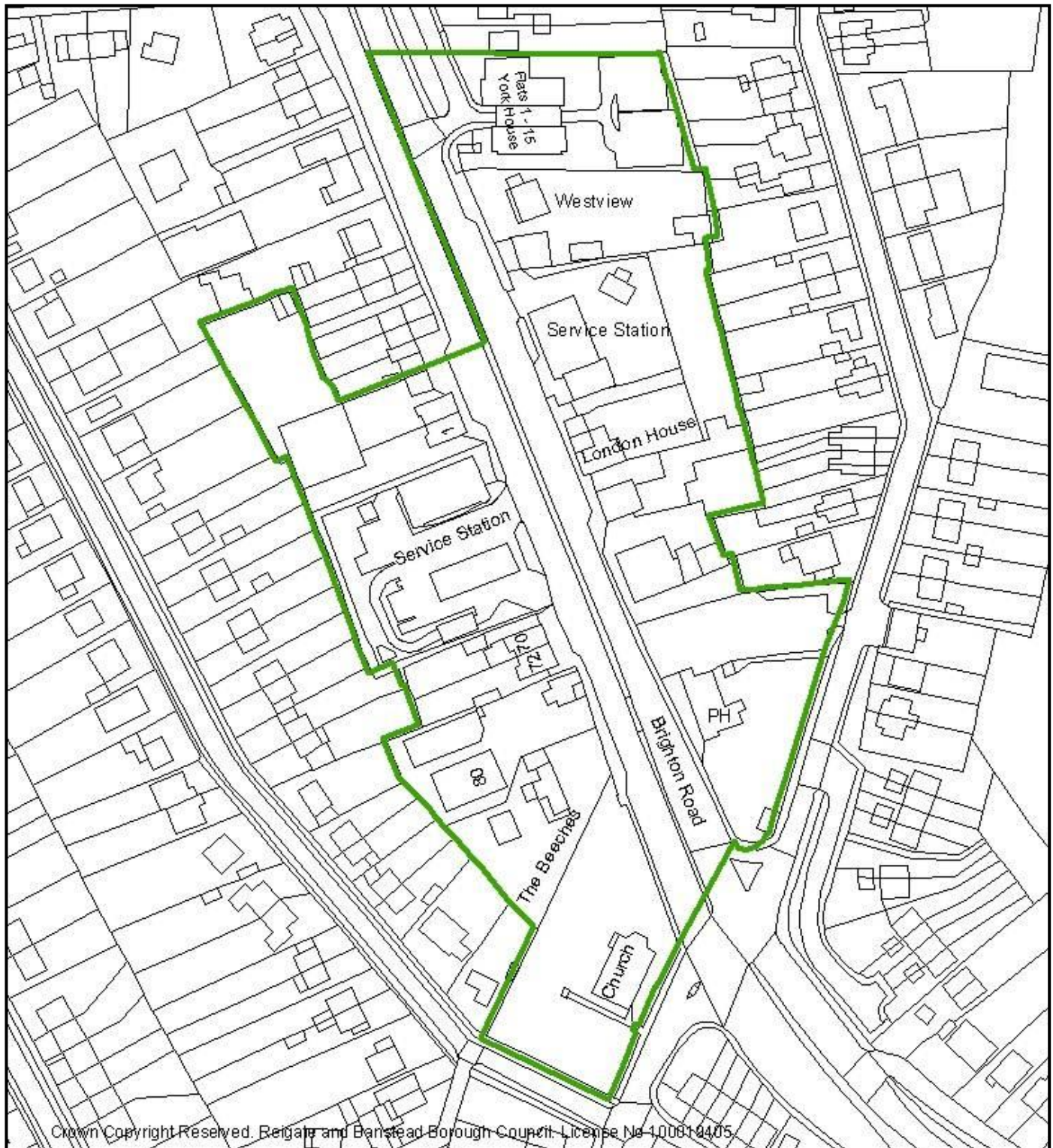
Currently, there are no outstanding planning permissions.



# 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

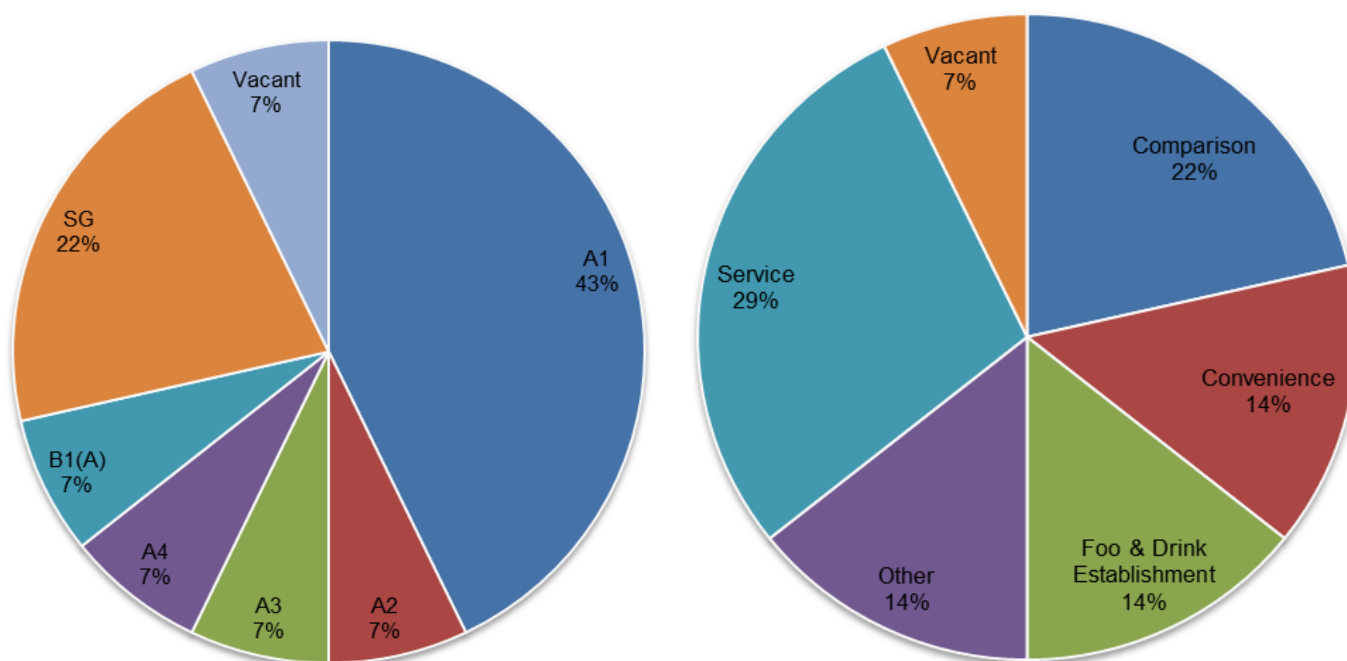
Lower Kingswood local centre has a varied make up in terms of uses and offer. Currently, it has the lowest percentage of A class retail accounting for only 43% of the premises and 33% of the floorspace.

In terms of offer, Lower Kingswood local centre provides one of the poorest provisions for local residents; it is comprised of a specialist South African food store and a small Marks & Spencer's Simply Food store located within the BP Garage.

The majority of the main shopping parade is not of a neighbourhood scale. Whilst 4 units provide typical neighborhood stores (convenience store, florist, hairdressers and takeaway) the rest of the units are atypical. Of all the local centres Burgh Heath has the highest percentage of Sui Generis premises (22%) which include 2 petrol stations and a vehicle sales premise. A further 14% of the units offer bulky comparison goods and there are also a number of warehouse and industrial type units located to the rear of the main parade which are not included in the analysis.

Going forward consideration should be given to targeted interventions, such as a Local Development Order, which support an increase in neighbourhood scale retail and service provision. Consideration should also be given to securing measures which improve the quality of the pedestrian and physical environment of the area.

Chart 8: Composition of Lower Kingswood Local Centre



## Vacancies & New Occupiers

One new occupier, Hugo Ridge Ltd, has moved into the local centre. This has led to a fall in the number of vacant units (from 2 to 1) and vacant floorspace (365sqm to 82sqm).

## Planning Permissions

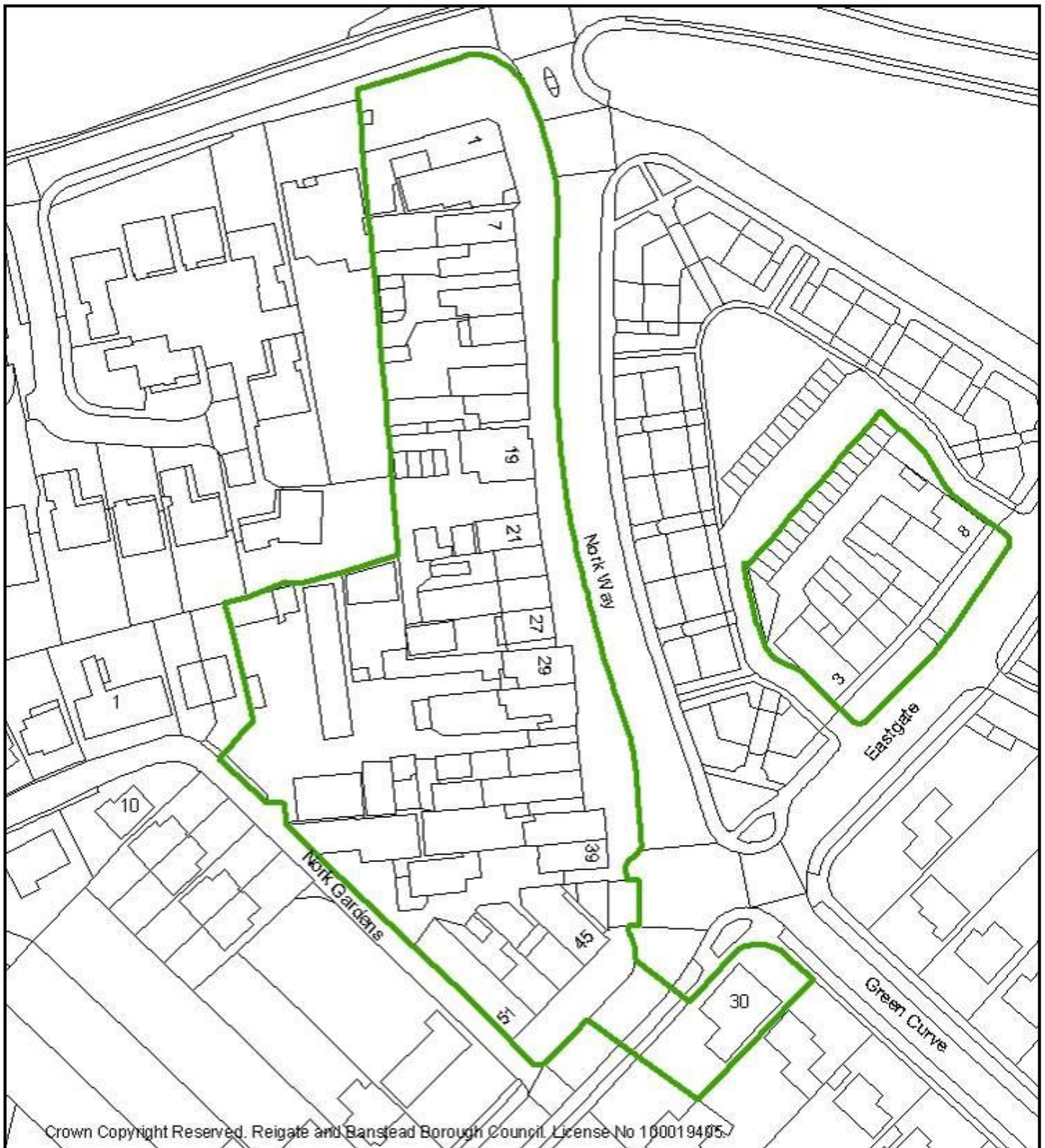
Currently, there is one outstanding planning permission (14/02671/F) for a small extension to the rear of St Marcus Fine Foods, 70 Brighton Road.



# 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.



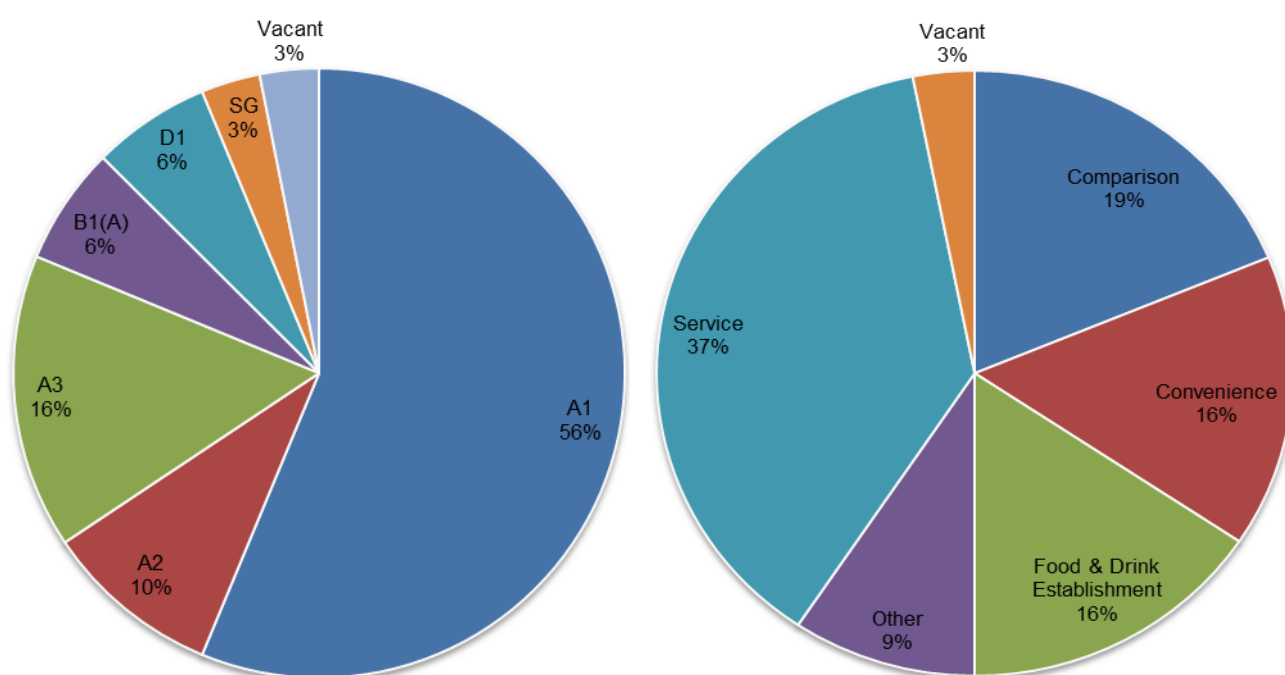
## Mix & Vitality

Nork Way is a thriving local centre providing a good mix of units which are well used and supported by local residents. The mix of uses has remained largely consistent since 2000. A1 retail continues to be the predominant use type, accounting for 56% of the premises and 52% of the floorspace. This is followed by A3 restaurant units which account for 16% of the premises and 19% of the floorspace.

In terms of offer Nork Way local centre is well balanced between goods and services. There is a relatively high percentage of service offer (37% of all premises) and a good mix of comparison, convenience and food and drink establishments (19%, 16% and 16% respectively).

Since the last monitor was produced, 2 occupiers have left the local centre (Mrs Smiths Tea Room & Gifts and Huggle Tree Deli) and 1 occupier has moved into the local centre (Lilly's Coffee Shop & Pantry). This has led to a slight fall in the percentage of A1 retail (60% to 56%), convenience retail (19% to 16%) and comparison retail (22% to 19%). Conversely, it has led to a slight increase in food and drink establishments (13% to 16%).

Chart 9: Composition of Nork Way Local Centre



## Vacancies & New Occupiers

Two occupiers have left the local centre (Mrs Smiths Tea Room & Gifts and Huggle Tree Deli) and 1 occupier has moved into the local centre (Lilly's Coffee Shop & Pantry). This has led to an increase in the number of vacant units (0 to 1) and vacant floorspace (0sqm to 135sqm).

## Planning Permissions

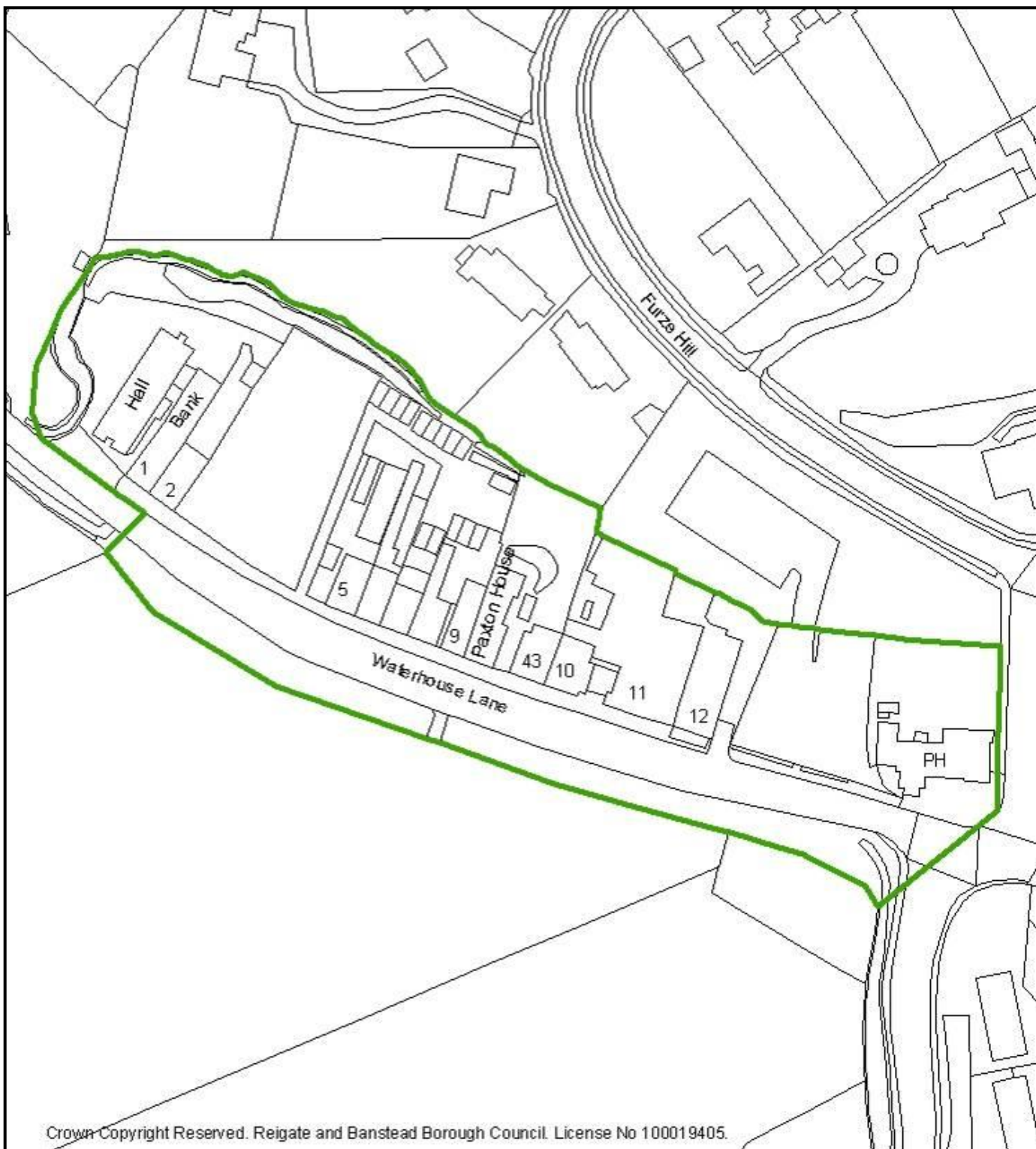
There are 2 outstanding permitted developments for office to residential conversion:

- 14/01789/P3JPA: R/O The Hairtrap, 35 Nork Way
- 14/01335/P3JPA: Conplan House

# 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.





## Mix & Vitality

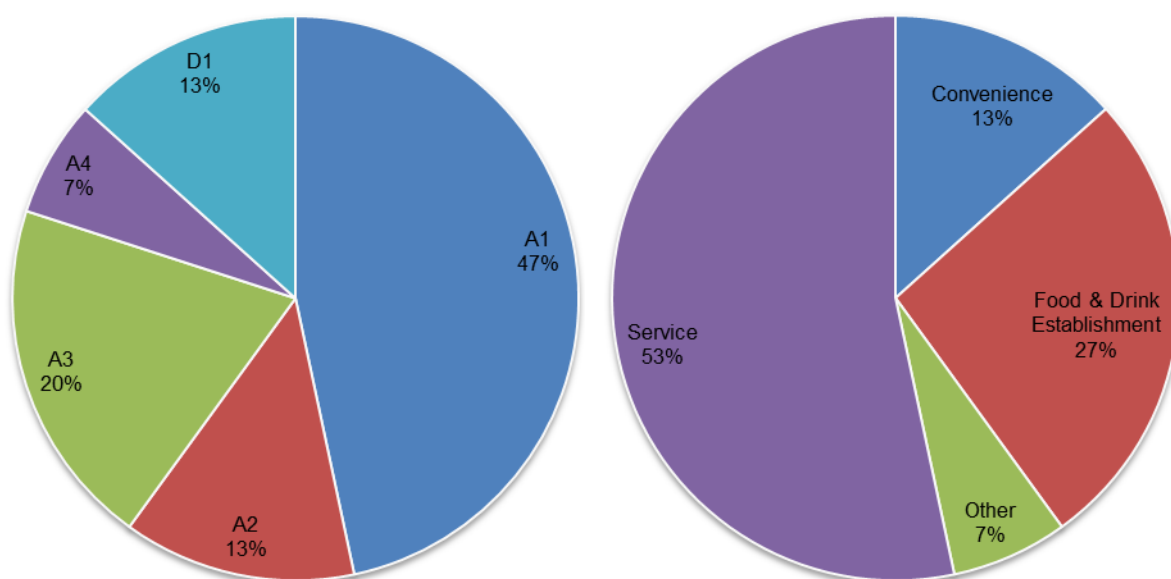
Since the last monitor was produced there has been no change to the use and composition of Waterhouse Lane local centre. A use class continues to dominate the local centre accounting for 87% of the centres total units and 79% of the centres floorspace, of which 47% of the units and 31% of the floorspace is occupied by A1 retail.

Waterhouse Lane has the highest proportion of A3 restaurant units, with this use accounting for a fifth of the units within the shopping area. However, it has no A5 takeaway units. Service businesses (53%) and food and drink establishments (27%) continue to be the predominant offer found within the local centre.

In terms of offer, Waterhouse Lane continues to have one of the lowest percentages of convenience units, accounting for only 13% of the total, and no comparison units.

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



## Vacancies & New Occupiers

There have been no occupier changes since the last monitor was produced. There continues to be no vacant units/ floorspace.

## Planning Permissions

There is one outstanding planning permission (15/00174/F) for a change of use from a gym to rooms to be used in conjunction with the hair/ beauty salon at 7a Waterhouse Lane.

# 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.



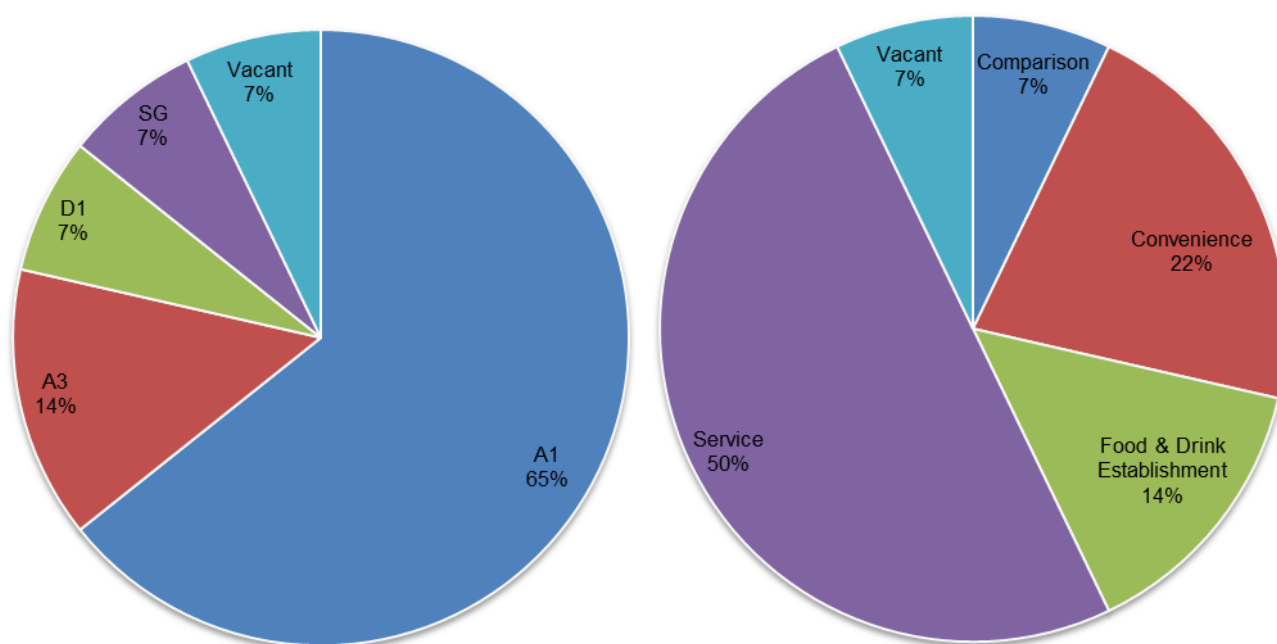
## Mix & Vitality

Whilst a relatively small local centre, Shelveys Way offers a good mix of convenience and service shopping for local residents. Service offer makes up half of the local centres units and convenience occupies a further 22%.

Despite an occupier change since the last monitor was produced (Blade Barbers moving into a unit formerly occupied by Fadi Style Hairdressers) there has been no change to the use and composition of the local centre.

In terms of use, Shelveys Way has one of the highest percentages of A1 retail. It continues to dominate the local centre accounting for 65% of the centres units and 60% of the centres floorspace. Conversely, there are no A2 units.

Chart 11: Composition of Shelveys Way Local Centre



## Vacancies & New Occupiers

There has been 1 occupier change; Blade Barbers has moved into a unit previously occupied by Fadi Style Hairdressers. 1 unit of 78sqm remains vacant.

## Planning Permission

There is one outstanding planning permission (13/02117/F) for a large extension (131sqm) to Shelveys Hill Store, 7-9 Shelveys Way.



# 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 vacant station buildings and the former Saab garage which has been replaced with residential development.



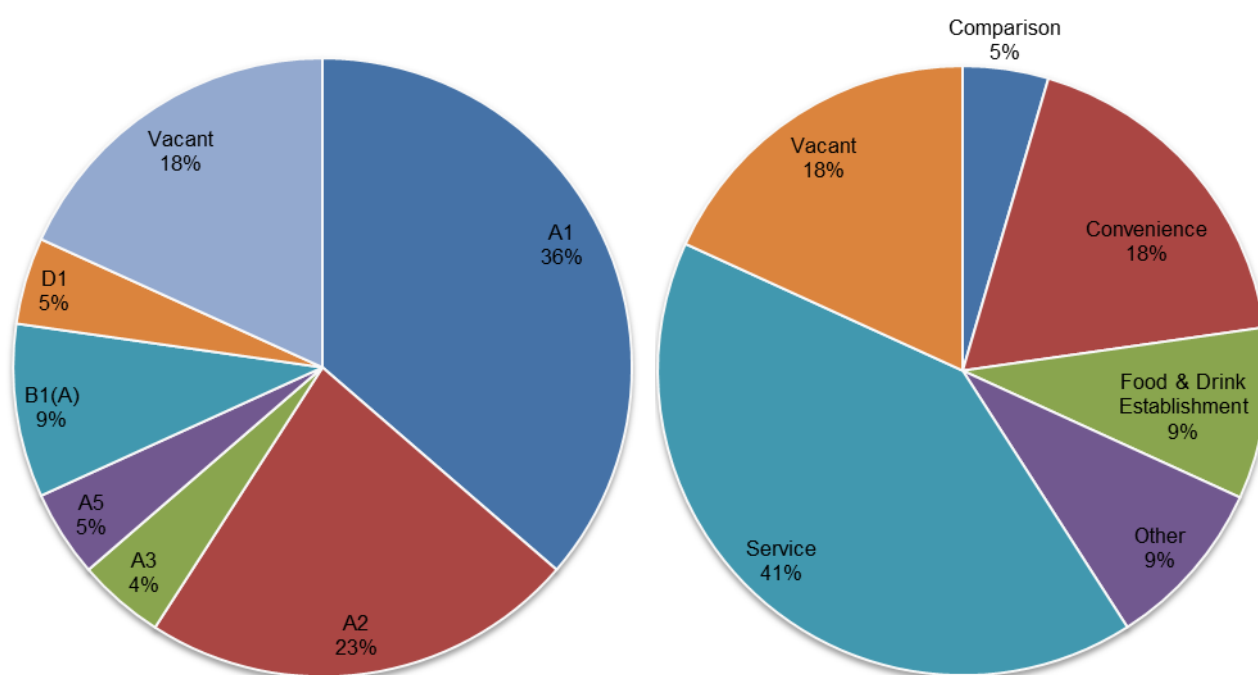
## Mix & Vitality

Within Chipstead Station Approach local centre, A use class continues to be the primary use class accounting for 68% of the premises and 71% of the floorspace. The local centre continues to provide a good range of service and convenience retail to the local community. Service offer continues to dominate the local centre accounting for 41% of the units and convenience retail accounting for a further 18%.

Chipstead Station Approach has the highest proportion of A2 service units with this use accounting for nearly a fifth of the premises. Conversely, it has the lowest proportion of food and drink establishments with this use class accounting for only 9% of the premises.

Since the last monitor was produced there have been 2 occupier changes, this has led to a slight fall in the percentage of units occupied by comparison retailers (9% to 5%) and a slight increase in the percentage occupied by services (37% to 41%). There has been no change to the offer within Chipstead Station Approach local centre.

Chart 12: Composition of Chipstead Station Approach Local Centre



## Vacancies & New Occupiers

There have been 2 occupier changes: Zips Bespoke Drycleaners has moved into a unit formerly occupied by Flower Ranger and Tarco International has moved into a unit formerly occupied by Wandle Mechanical Services.

For the past 3 years, 4 units in the former station buildings have remained vacant. These account for 189sqm of vacant floorspace within the local centre.

## Planning Permissions

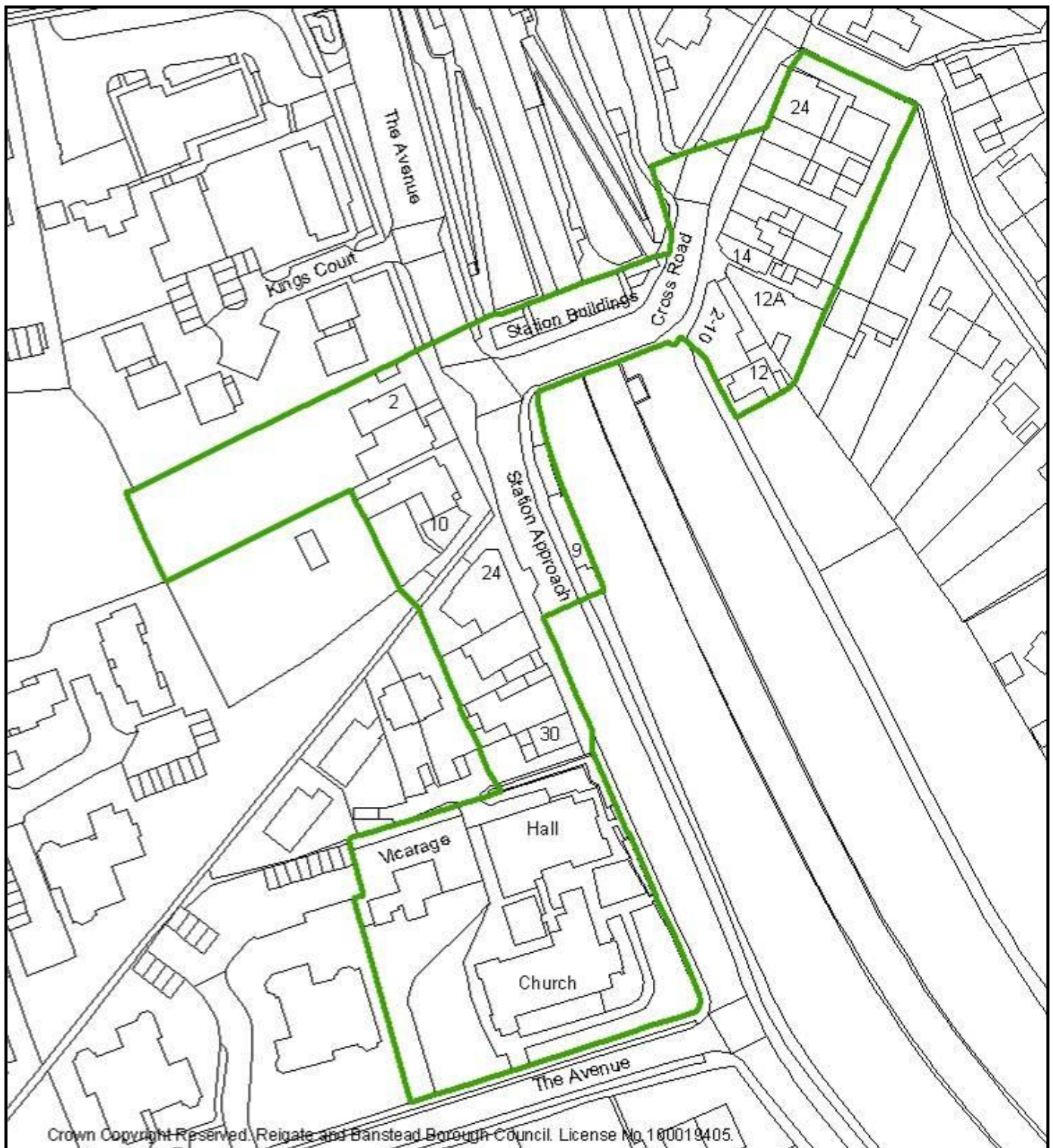
There are no outstanding planning permissions.



# 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.



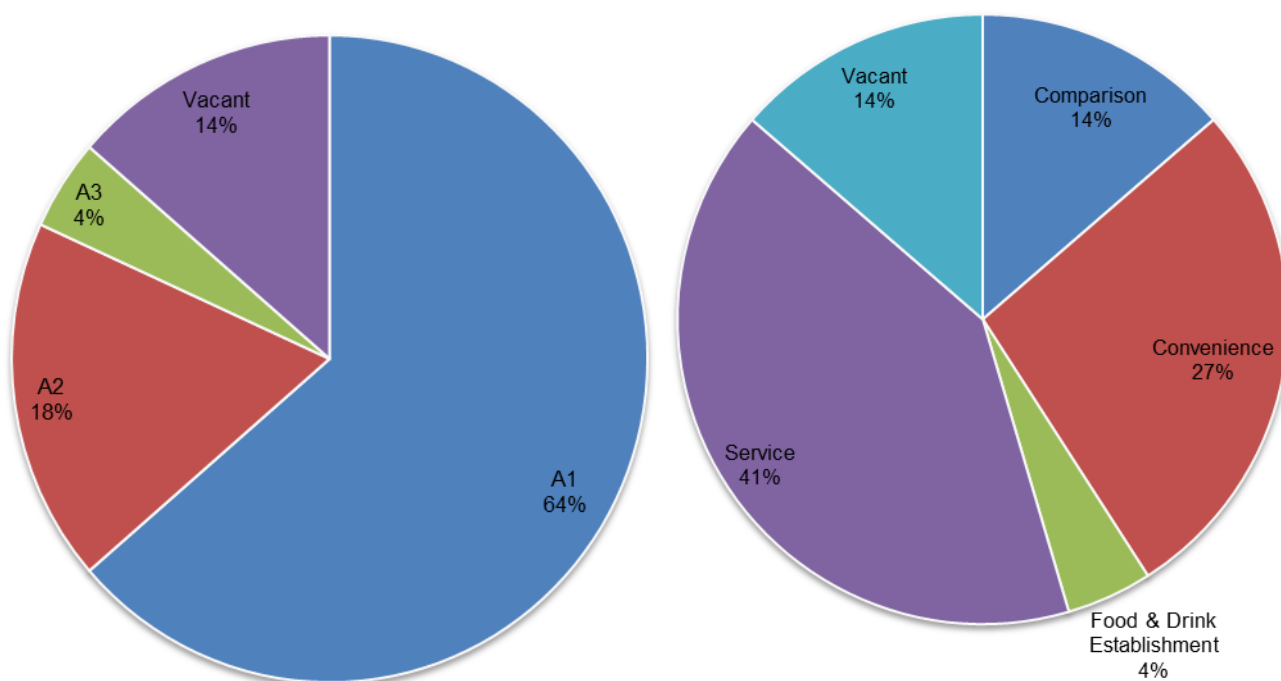
## Mix & Vitality

Tadworth local centre has a very traditional composition, with only A use classes represented in the main frontage. A1 retail dominates the local centre accounting for 64% of the units and 59% of the floorspace.

The centre is well served, offering a good mix of goods and services, which is supported by and easily accessible to local residents. In terms of offer, Tadworth local centre has the highest percentage of convenience retail (27%) including a butcher, greengrocer and post office. Alongside this there are a high percentage of service based premises (41%) which includes an accountant, bank, travel agent and hairdressers.

Since the last monitor was produced there has been 1 occupier change (Gemini Indian Restaurant has left the local centre) leading to the percentage of A3 restaurants falling slightly (from 8% to 4%). Currently, Tadworth local centre has the lowest percentage of food and drink premises (4%).

Chart 13: Composition of Tadworth Local Centre



## Vacancies & New Occupiers

One occupier, Gemini Indian Restaurant, has left the local centre. This has led to an increase in the number of vacant units, 2 to 3, and vacant floorspace, 339sqm to 465sqm.

One of the vacant units is the former Barclays Bank which has been vacant since the last monitor was produced and the other is situated in the former station building and has been vacant for a number of years.

## Planning Permissions

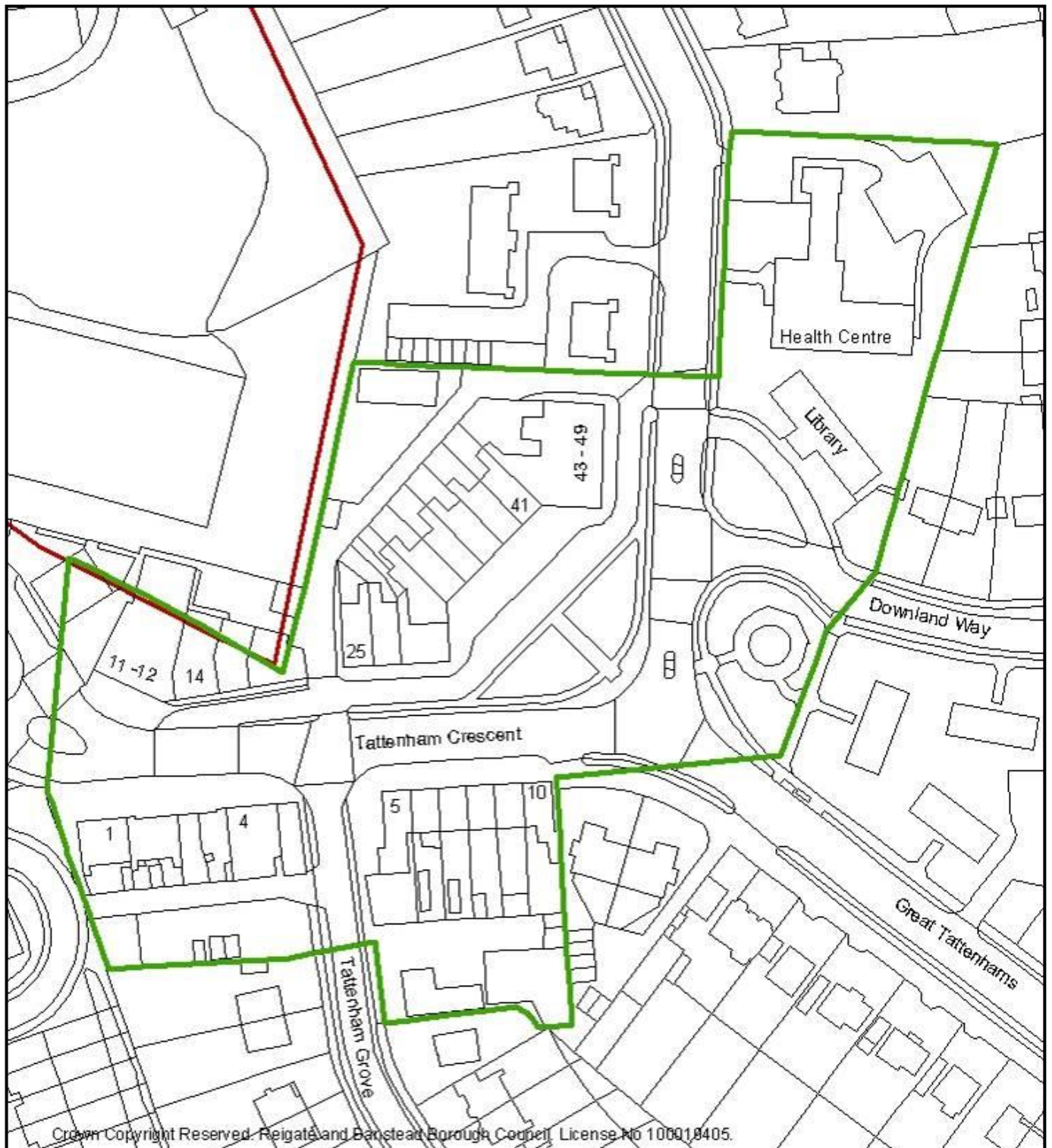
There is an outstanding planning permission (15/00659/F) for the conversion of office to residential accommodation at 2-10 Cross Road.



# 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.



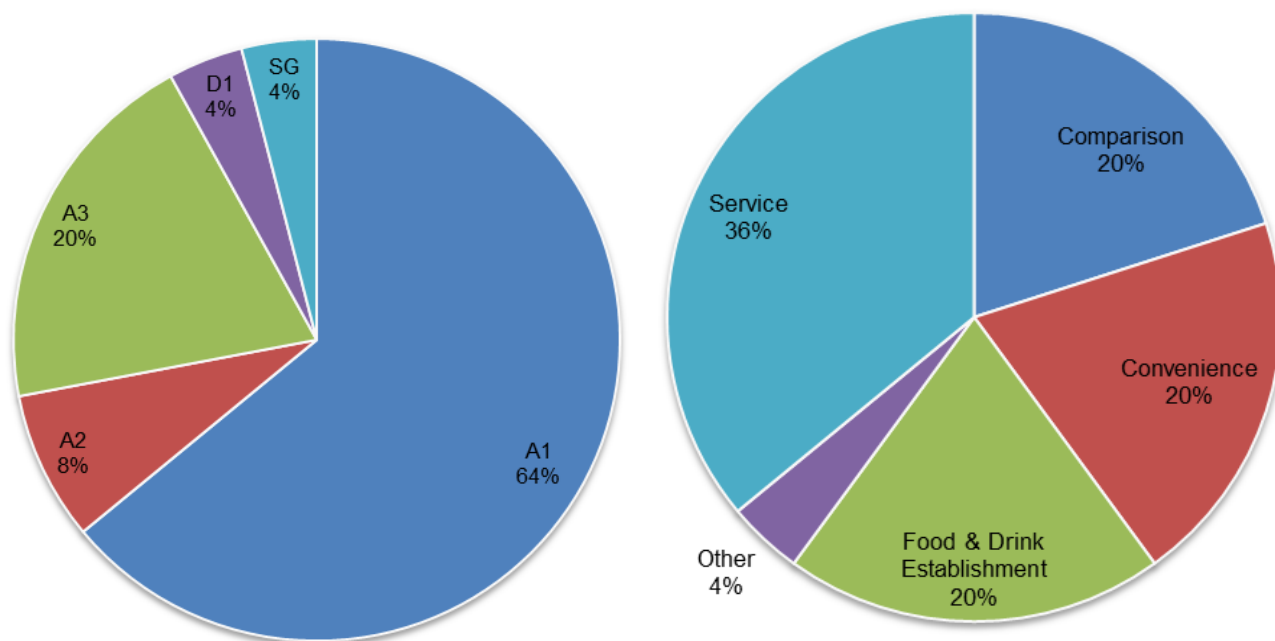
## Mix & Vitality

Tattenham Corner continues to be a thriving local centre; since the last monitor was produced there have been no occupier changes hence no change to the use and composition of the local centre. A use class continues to dominate accounting for 92% of the units and 89% of the floorspace, of which 64% of the units and 65% of the floorspace is occupied by A1 retail.

The centre has a well balanced composition which is reflected in what it has to offer, with services accounting for 36% and comparison, convenience and food and drink establishments each accounting for a further 20%. There is also a library and health centre within the boundary further adding to the range of locally accessible services on offer to nearby residents.

Notably, Tattenham Corner has one of the highest percentages of A3 restaurants, accounting for a fifth of the units and 19% of the floorspace.

Chart 14: Composition of Tattenham Corner Local Centre



## Vacancies & New Occupiers

Since the last monitor was produced there has been no occupier changes. There are currently no vacant units and no vacant floorspace.

## Planning Permissions

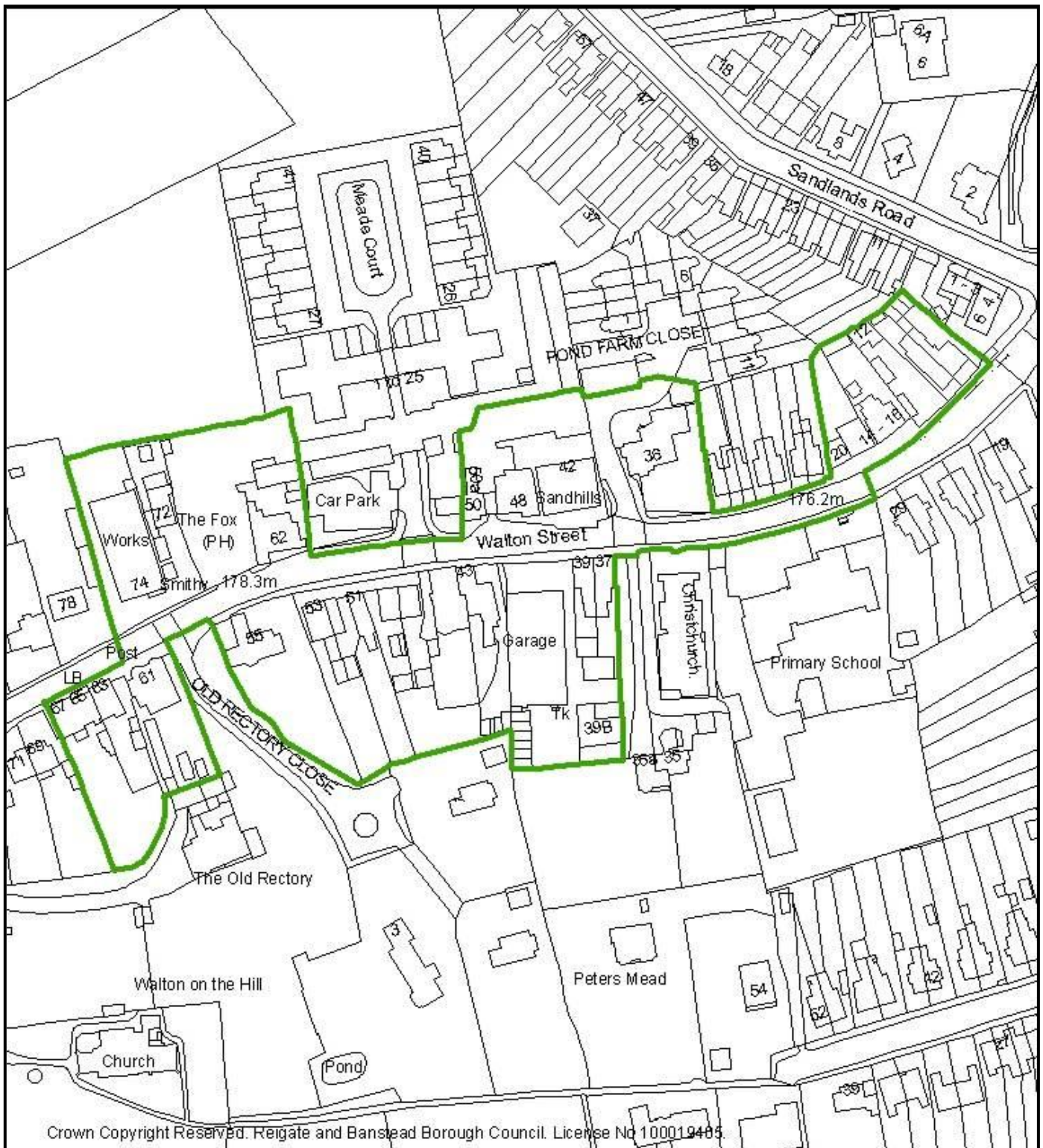
There are no outstanding planning permissions.



# 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.



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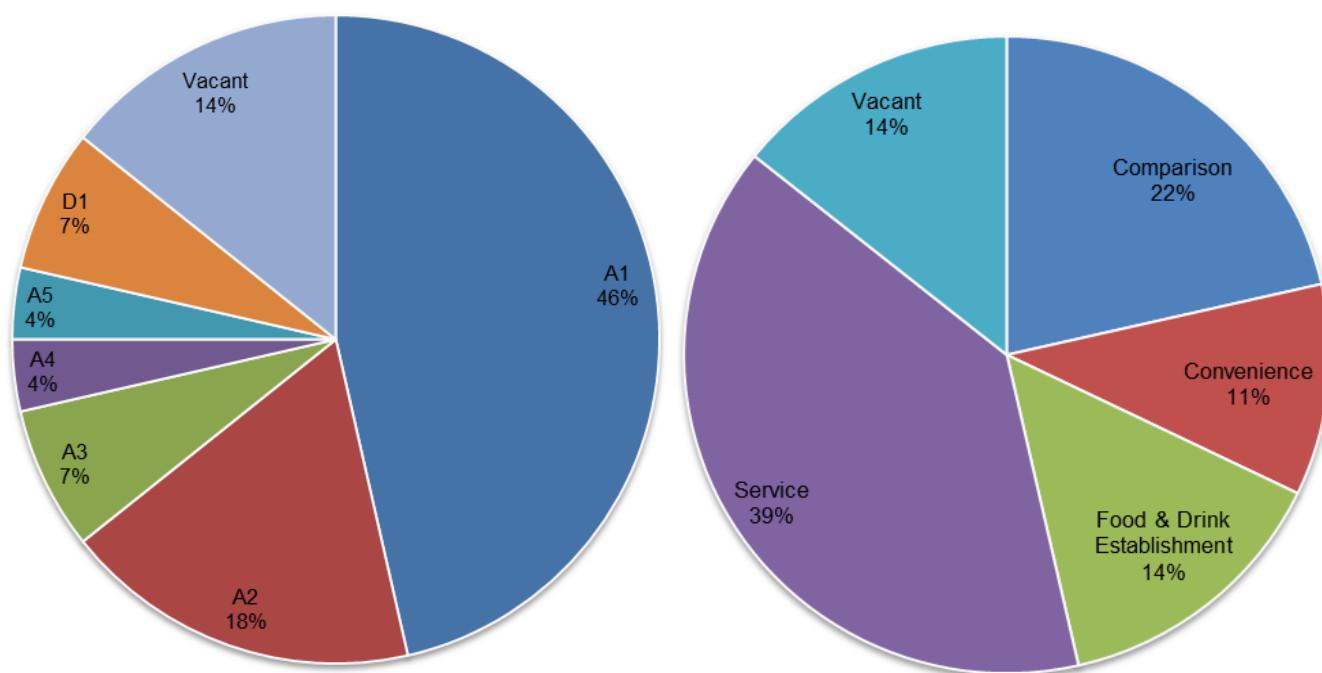
## Mix & Vitality

Within the local centre there are a number of residential dwellings, whilst these form part of the character of the local centre they are excluded from the analysis below as they do not perform a retail function.

Since the last monitor was produced, despite a number of occupier changes, there has been very little change to the use and composition of the local centre; A use class continues to dominate the local centre accounting for 79% of the premises and 88% of the floorspace, of which 46% of the premises and 55% of the floorspace is A1 retail.

Like many of the boroughs local centres, service offer accounts for the majority of the units, 39%. Notably almost a further quarter is occupied by comparison based retailers. The centre also benefits from a traditional pub along with several cafes and restaurants. Whilst there is a smaller percentage of units occupied by convenience retailers than perhaps expected, one of the convenience units is well stocked, large Budgens store.

Chart 15: Composition of Walton on the Hill Local Centre



## Vacancies & New Occupiers

Since the last monitor was produced there have been a number of occupier changes: Gifts Galore has moved into a previously vacant unit and Paul Bishop Personal Trainer and Blue Butterflies Ironing Services has moved into another formerly vacant unit; Serendipity Health and Wellbeing and Country Clothing have left the local centre and whilst these two units are currently vacant, they are being fitted out suggesting that two new occupiers are moving into the local centre.

There are currently four vacant units and 221sqm of vacant floorspace.

## Planning Permissions

There are currently no outstanding planning permissions.

# 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 centres core frontage and are not included in the analysis.



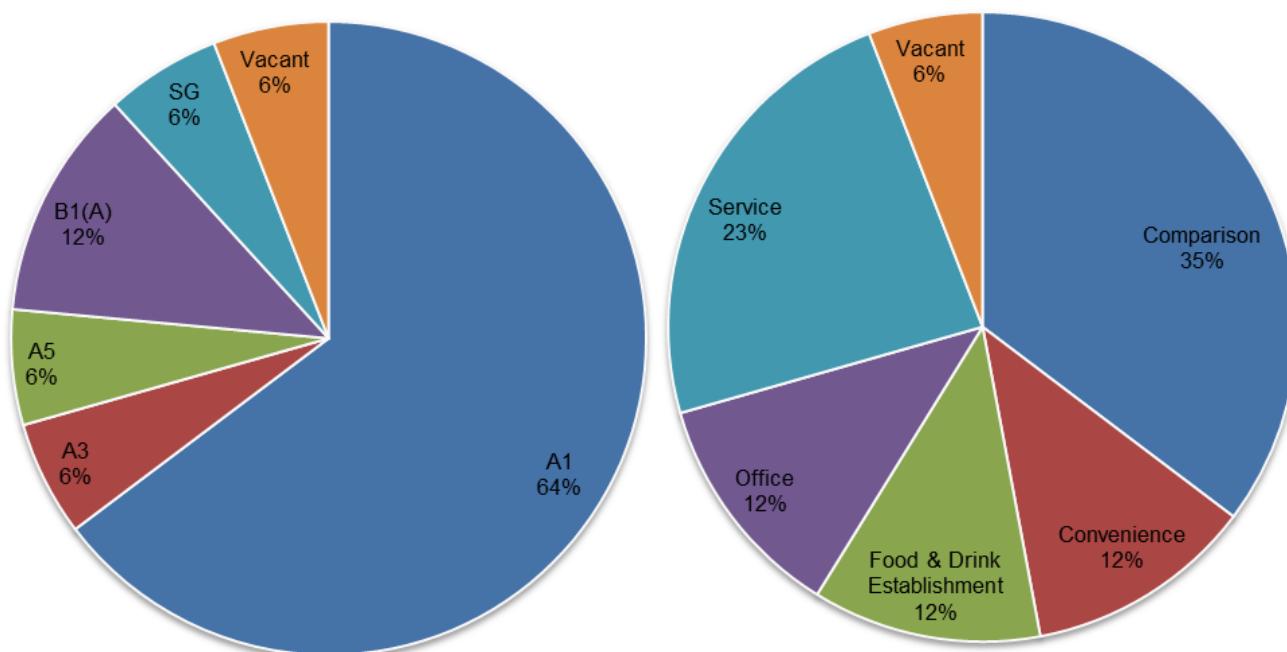


## Mix & Vitality

Since the last monitor was produced there has been no change to the use and composition of the local centre. A use class continues to dominate the local centre accounting for 75% of the premises and 79% of the floorspace. In comparison to the other local centres, Lesbourne Road has the highest percentage of comparison units, accounting for 35% of the premises and 41% of the floorspace.

In terms of offer, to a certain extent Lesbourne Road has a traditional composition with uses including a bakers, butchers, florist and takeaway. It also has a number of more specialist units including a bicycle shop, bridal shop, dress agency and party equipment store. There are also a small number of office based premises, some of which occupy the main frontage, these units account for 12% of the premises within the local centre. To the rear of the parade and at Chart House there are also a number of commercial units which despite being excluded from analysis appear well occupied.

Chart 16: Composition of Lesbourne Road Local Centre



## Vacancies & New Occupiers

There have been no occupier changes since the last monitor was produced; 1 unit, 66sqm, remains vacant.

## Planning Permissions

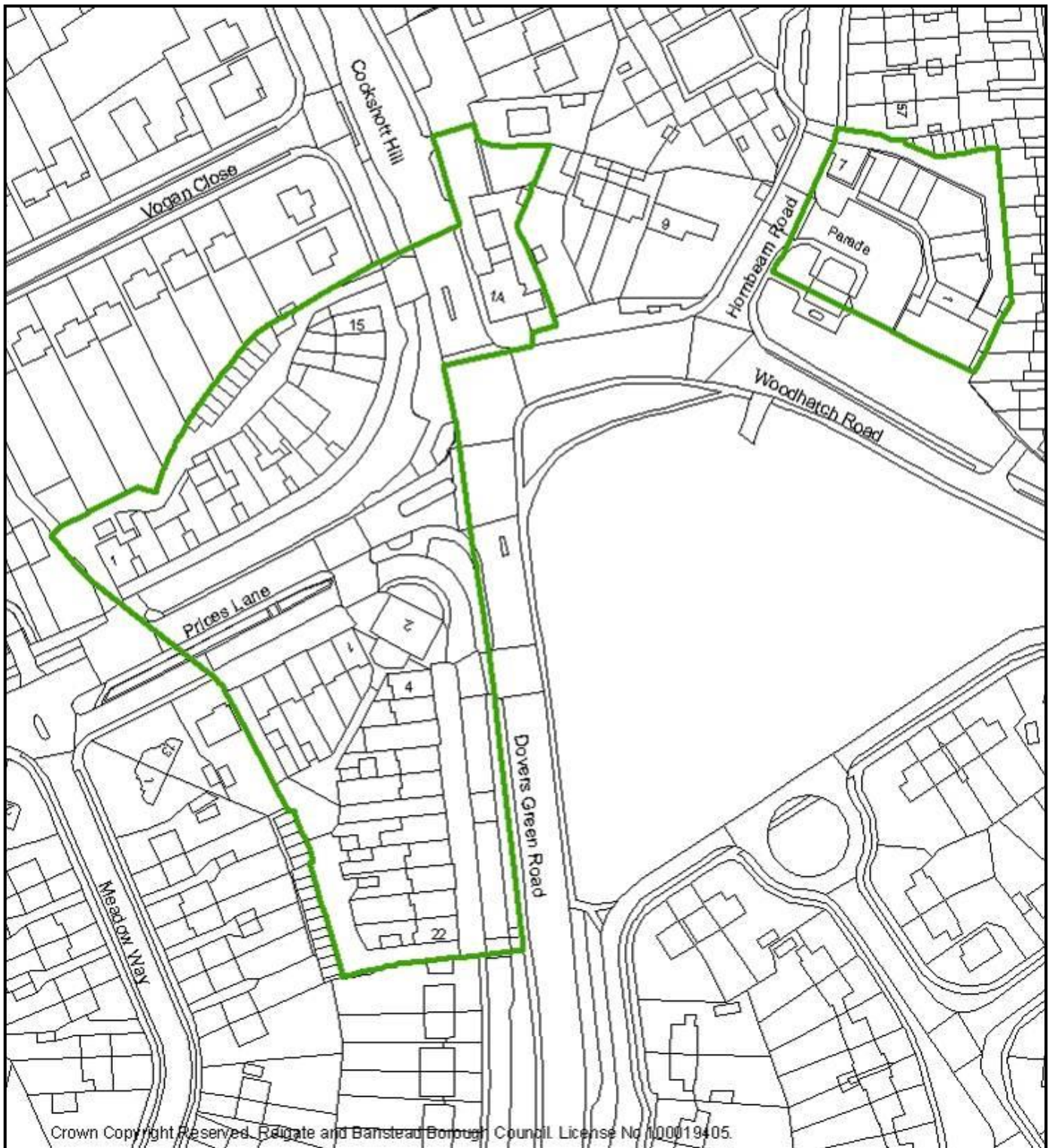
There are no outstanding planning permissions.



# 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.



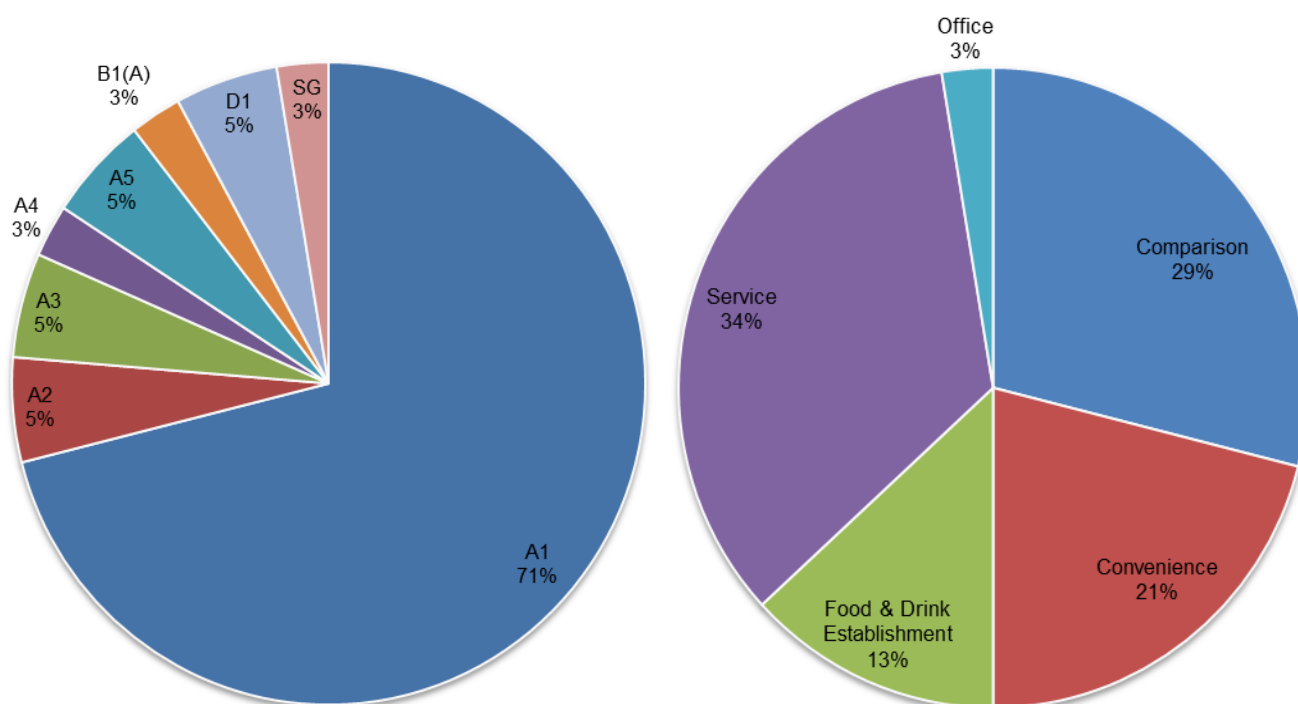
## Mix & Vitality

Woodhatch local centre is the largest in the borough. Since the last monitor was produced there have been no occupier changes hence no change to the use and composition of the local centre. A use class continues to dominate, accounting for 89% of the premises and 88% of the floorspace. In particular, Woodhatch local centre has the second highest percentage of A1 retail in the borough, accounting for 71% of the units and 69% of the floorspace.

In terms of offer, Woodhatch provide a diverse range of goods and services to the local community. Whilst providing a number of neighbourhood goods and services including a bakers, butchers and convenience stores it also has a number of more specialised units including an osteopath clinic, bath showroom and plumbing shop.

Premises offering service goods continue to be the most common found within the centre, making up 34% of the total units; however, there is also a good representation of comparison, 29%, and convenience, 21%, based premises. The centre also benefits from having a pub within the core frontage.

Chart 17: Composition of Woodhatch Local Centre



## Vacancies & New Occupiers

Since the last monitor was produced there have been no occupier changes. Currently, there are no vacant units within the local centre.

## Planning Permissions

There is one outstanding planning permission (13/00189/CU) for 10 Dovers Green Road for a proposed change of use for the lower ground floor area to a beautician.



# 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.



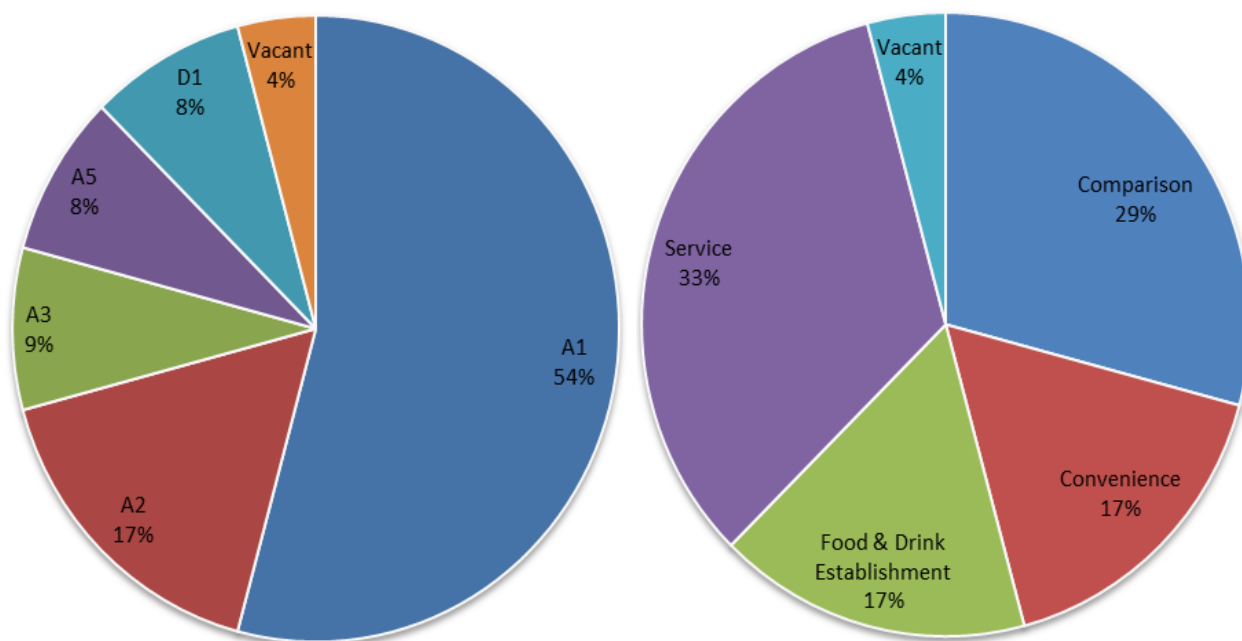
## Mix & Vitality

There has been no change to the use and composition of Linkfield Corner local centre since the last monitor was produced. A use class continues to dominate the local centre, accounting for 88% of the units and 92% of the floorspace, of which 54% of the units and 55% of the floorspace is occupied by A1 retail. This is a noticeable increase from 35% of the units and 42% of the floorspace in 2011.

The centre provides a good range of offer to the local community. A third of the units are occupied by services, this is largely due to the high number of health related premises which is partly due to the centres close proximity to Donyngs leisure centre. A further 29% of the units are occupied by comparison based uses, half of which are of a typical neighborhood scale and half not. A further 17% are occupied by convenience based retailers; this may be lower than expected due to the proximity to Redhill town centre.

Compared to the other local centres within the borough, Linkfield Corner has one of the highest representations of vehicle repair/ maintenance related units. However, these are not included in the main shopping frontage and are therefore not included in the analysis. There are also a number of other commercial premises to the rear of the main parade which are also not included in the analysis.

Chart 18: Composition of Linkfield Corner Local Centre



## Vacancies & New Occupiers

There have been no occupier changes since the last monitor was produced.

Currently, there is 1 vacant premise of 202sqm.

## Planning Permissions

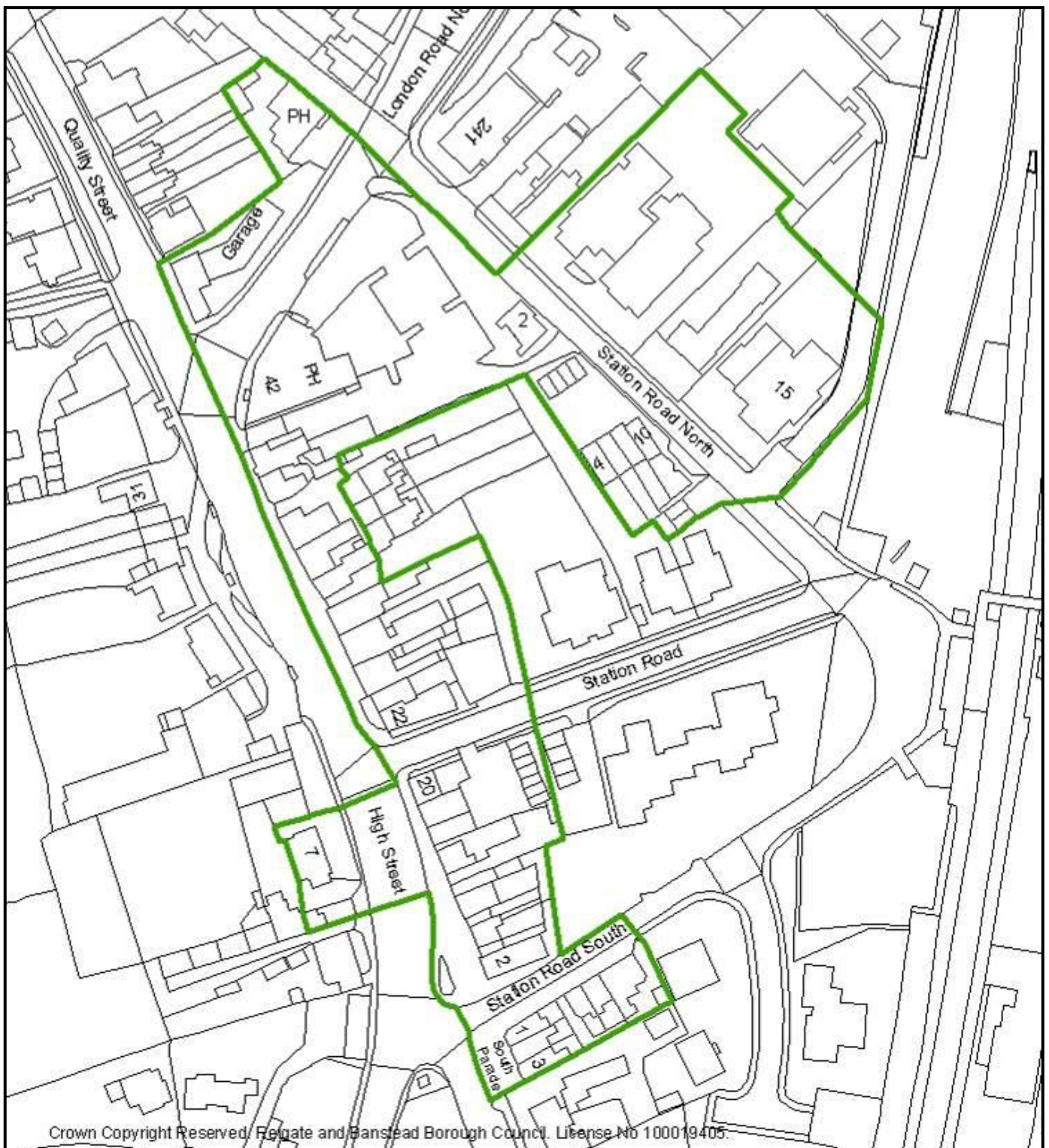
There is one outstanding planning permission (13/00620/CU) for a change of use from A1 to A2 at 1-3 Linkfield Corner.



# 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.



## Mix & Vitality

Much like Walton on the Hill, Merstham Village has a number of residential dwellings interspersed between the retail units in 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.

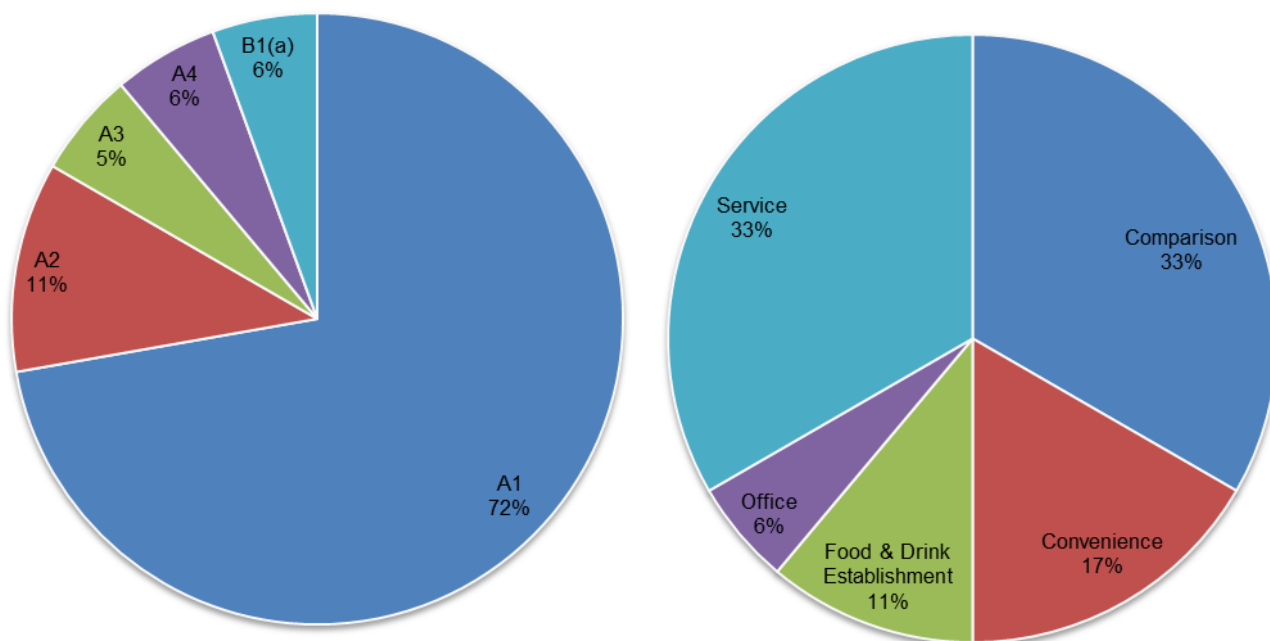
When residential premises are excluded, the composition of Merstham Village local centre becomes very traditional with A use class occupying the majority of the frontage. Merstham Village has the highest percentage of A use class, accounting for 94% of the uses and 95% of the floorspace. The local centre also has the highest percentage of A1 retail, accounting for nearly three quarters of the total units and 64% of the floorspace.

In terms of offer, since the last monitor was produced there has been a slight change as Nutraceuticals International has moved into a premise previously occupied by Angel Antiques. This has led to an increase in B1 (a) office premises, 0 to 1.

Merstham Village continues to have one of the highest proportions of comparison retail, 39% of the premises, and services account for a further third of the units. Notably, the local centre has one of the lowest proportions of food and drink establishments, 11%, which includes a café and a pub.

The local centre also benefits from having 2 community buildings within the boundary of the local centre (social club and village hall); whilst these are excluded from the analysis they provide a greater offer to local residents.

Chart 19: Composition of Merstham Village Local Centre



## Vacancies & New Occupiers

Since the last monitor was produced there have been 2 occupier changes, Surrey Flooring and Nutraceuticals International have moved into premises previously occupied by antique shops.

There are currently no vacant units within the local centre.

## Planning Permissions

There are currently no outstanding planning permissions.



# 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.



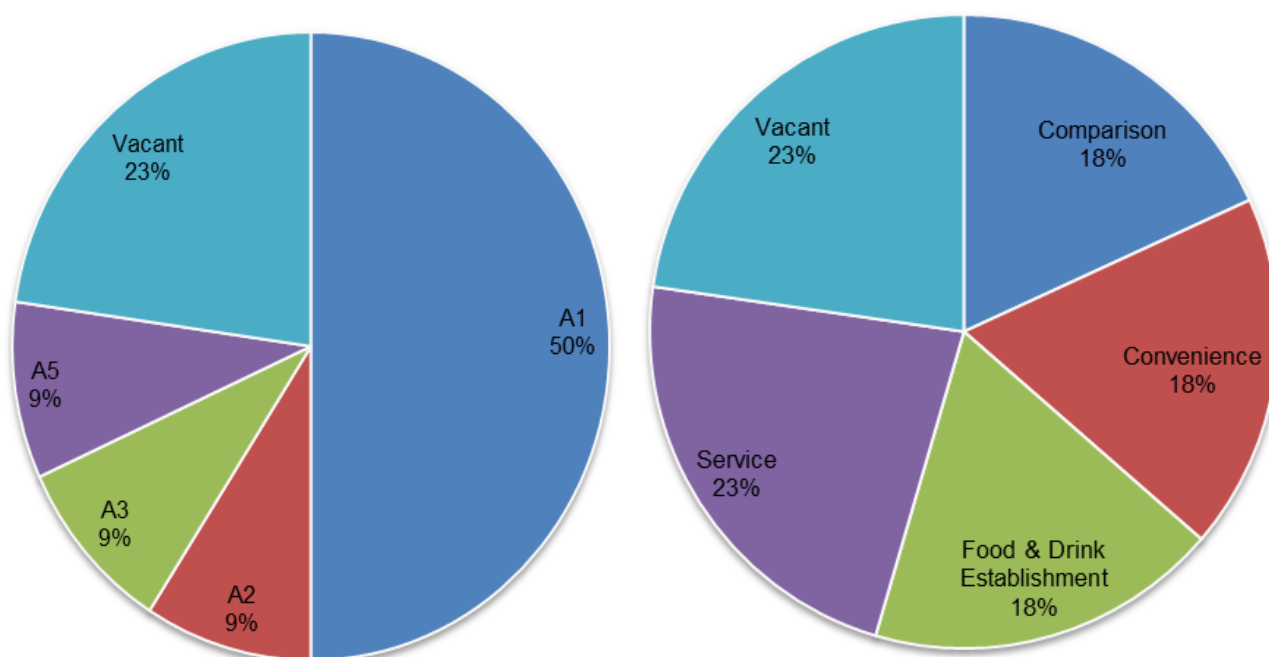
## Mix & Vitality

Nutfield Road local centre has a traditional composition with only A use class represented in the main frontage. Since the last monitor was produced there have been many changes: 2 units which were formerly vacant have been converted under temporary permitted development rights into residential accommodation and a further 4 units which were previously occupied have become vacant.

This has led to significant changes in the use and composition of the local centre. Since the last monitor was produced the percentage of units occupied by A1 retail has fallen from 59% to 50% and the percentage of vacant premises has increased from 12% to 23%. Of all the local centres, Nutfield Road currently has the greatest percentage of vacant premises.

However, the occupied units provide local residents with a good varied mix which is essential to ensure the viability of the centre in the future. There is a relatively well balanced composition between comparison, convenience, food and drink and service establishments. To the rear of the parade there are also a number of commercial/ industrial units, which whilst excluded from the analysis improve the offer for local residents.

Chart 20: Composition of Nutfield Road Local Centre



## Vacancies & New Occupiers

Since the last monitor was produced, 1 occupier has moved into the local centre (Saffron Indian Restaurant) and 5 occupiers have left (Coffee Time Café, Surrey Flooring, The Sweet Shop, Affinity Hairdressers and Poppy's Patisseries). There are currently 5 vacant units, 172sqm.

## Planning Permissions

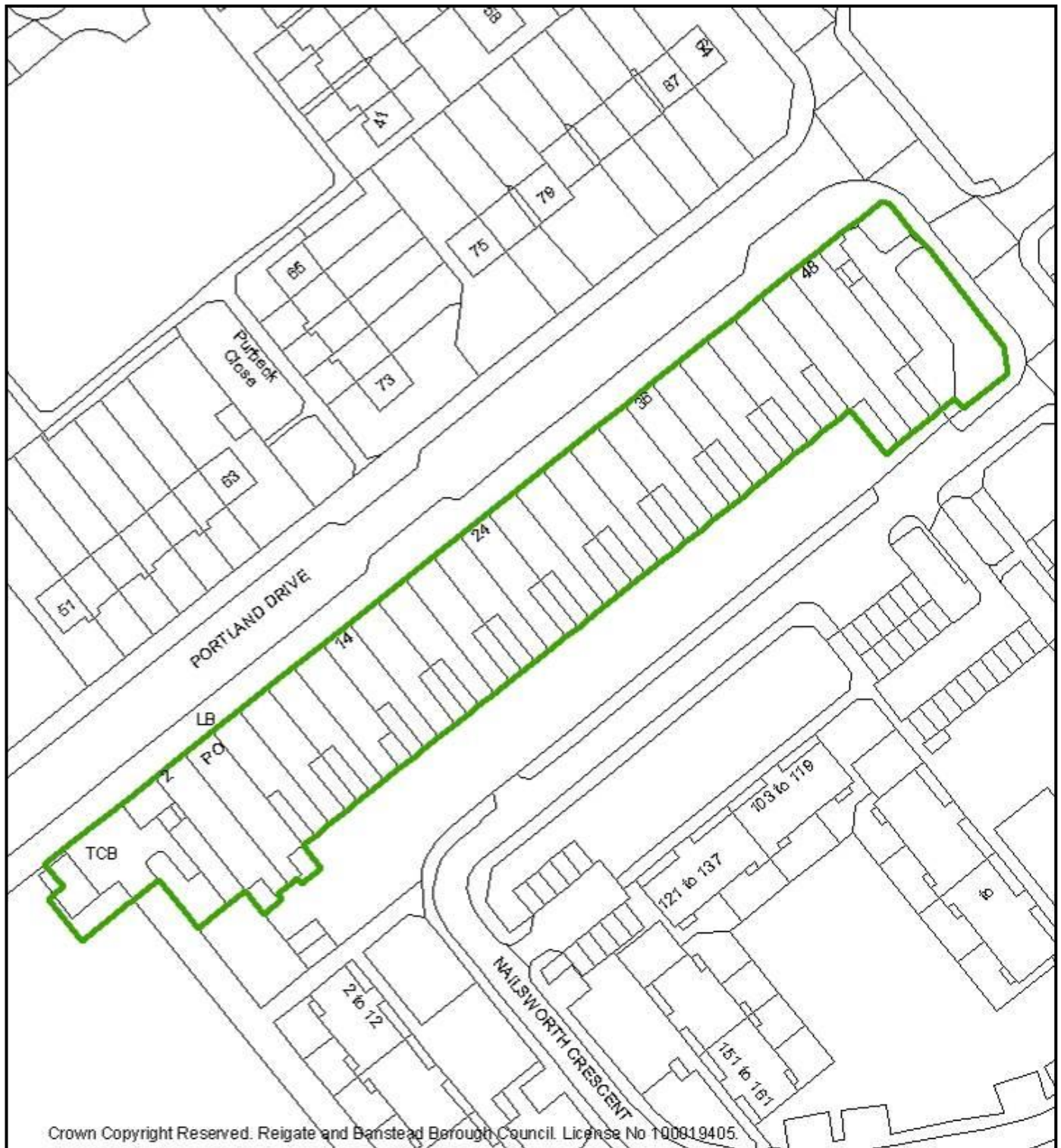
There are no outstanding planning permissions.



# 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.



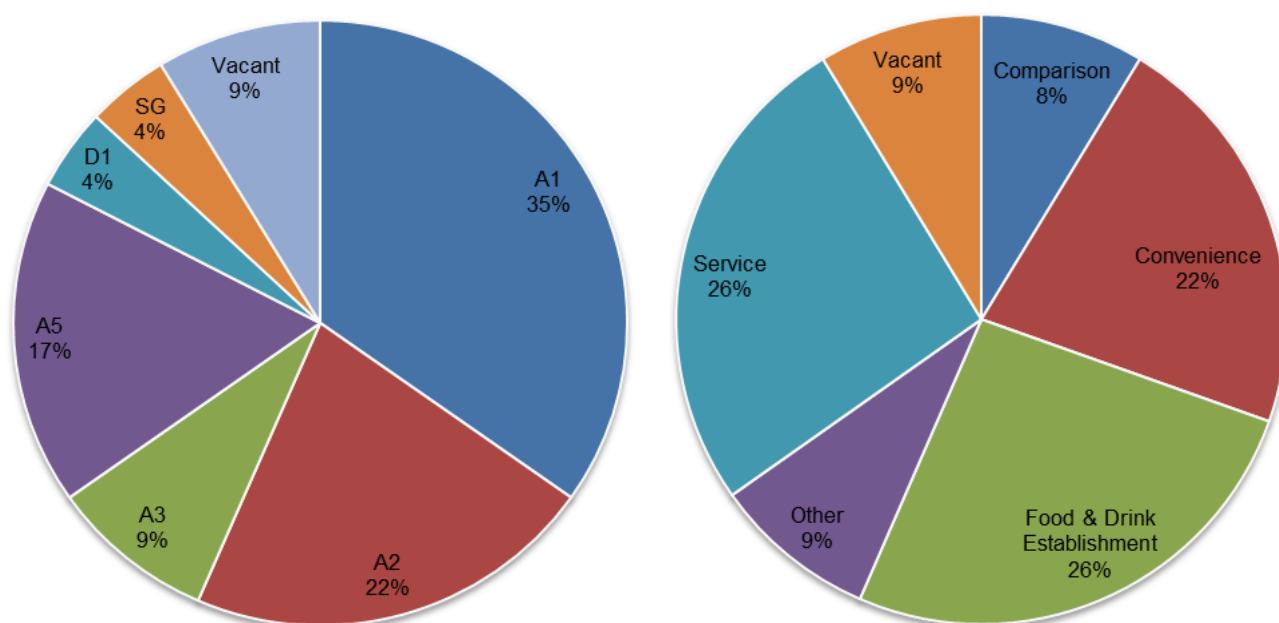
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## Mix & Vitality

The Portland Drive local centre is currently undergoing regeneration. Since the last monitor was produced building contractors have been appointed and work has started on the construction of new shops, flats and community facilities on sites close to the existing parade which are due to open in summer 2016. The new occupiers have been announced as a Morrisons Local food store, Day Lewis Pharmacy, William Hill bookmakers, drycleaners and 3 food and drink premises.

Currently the local centre has quite a traditional composition with a good representation across the A use classes with only A4 not represented. At 35% of the units Portland Drive has the lowest proportion of all the local centres of A1 retail. Conversely, it has one of the highest percentages of A5 takeaways, 17%. The local centre also has one of the highest percentages of A2 retail, 22%; this is largely due to the high number of community centres within the local centre.

Chart 21: Composition of Portland Drive Local Centre



## Vacancies & New Occupiers

Since the last monitor was produced there have been no occupier changes. Two units, 144sqm, remain vacant.

## Planning Permissions

As part of the Merstham Estate Regeneration Plan there are a number of planning permissions for Portland Drive. Two planning permissions are currently under construction:

- 14/00801/F: Redevelopment of the former Iron Horse Public House site to provide 4 A1/A2 retail units with 5 1 bedroom apartments and 5 2 bedroom apartments.
- 14/00849/F: Redevelopment of a land parcel at the corner of Portland Drive and Bletchingley Road to provide a community hub and youth skills centre and 4 retail units of A3/A5 use.

There are also 2 outstanding planning permissions:

- 13/02289/OUT: To demolish the existing shops and flats in Portland Drive and to erect 48 1, 2 & 3 bed dwellings
- 15/00949/CU: Change of use of unit 2 of the former Iron Horse from A2 to licensed betting office SG as well as the erection of a new shop front including advertisement, installation of 2 air-conditioning units and satellite dish.



# 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.





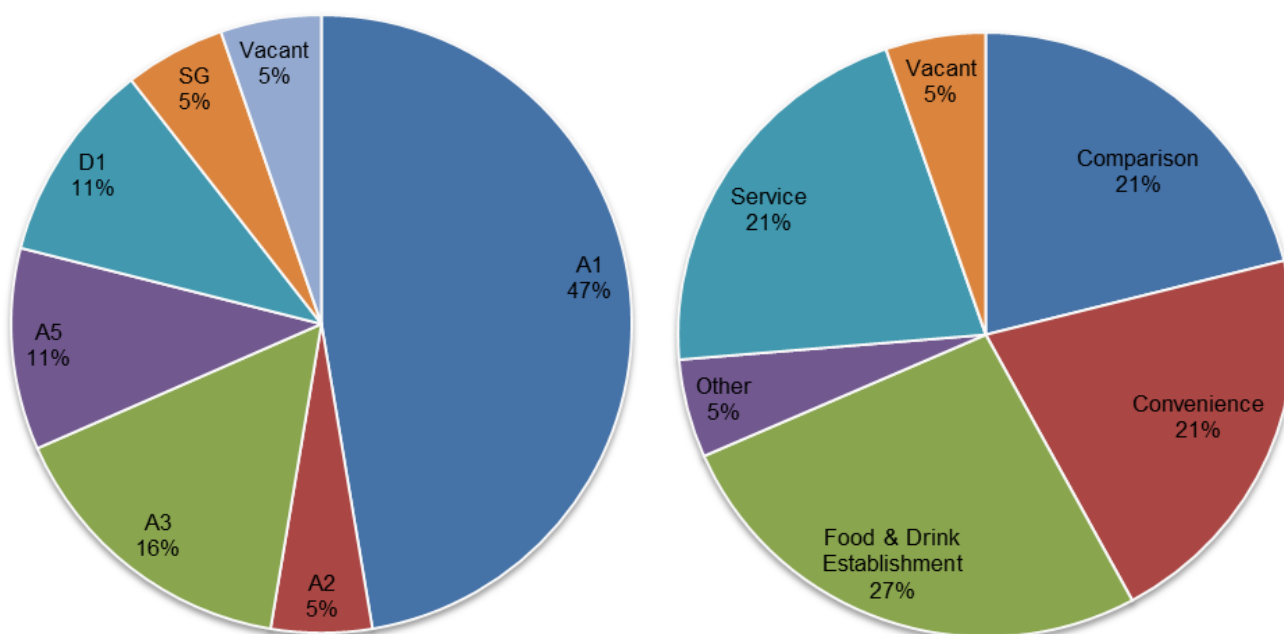
## Mix & Vitality

Salfords local centre is dominated by A use class which accounts for 79% of all units and 80% of all floorspace. Nearly half of the units are in A1 use. Notably a further quarter of the units are occupied by A3-A5 food and drink establishments, which is the highest of all the local centres.

Since the last monitor was produced there has been a slight fall in the number of units within the local centre as a unit which was previously vacant has been demolished and residential accommodation has been completed on the site.

On the whole, in terms of offer Salfords Brighton Road has a good mix with a relatively even split between comparison, convenience, food and drink and service establishments. The local centre has a more convenience nature than other local centres: a high percentage of its units are occupied by convenience retail (21%) and all of the food and drink premises (27%) offer takeaway services. Within the boundary of Salfords local centre there is also a village hall which adds to the range of locally accessible services on offer to nearby residents.

Chart 22: Composition of Salfords Local Centre



## Vacancies & New Occupiers

Due to a previously vacant unit being demolished there has been a fall in the number of vacant premises (2 to 1) and vacant floorspace (113sqm to 79sqm).

## Planning Permissions

Planning permission (11/01512/F) for a minor extension and conversion of the rear of 24 Brighton Road to residential accommodation is under construction.

There are also 2 outstanding planning permissions:

- 15/00492/PIA: Permitted development has been granted for conversion of the rear portion of the shop to residential accommodation.
- 15/00451/F: Planning permission has been granted for the demolition of the existing buildings and the erection of 14 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.

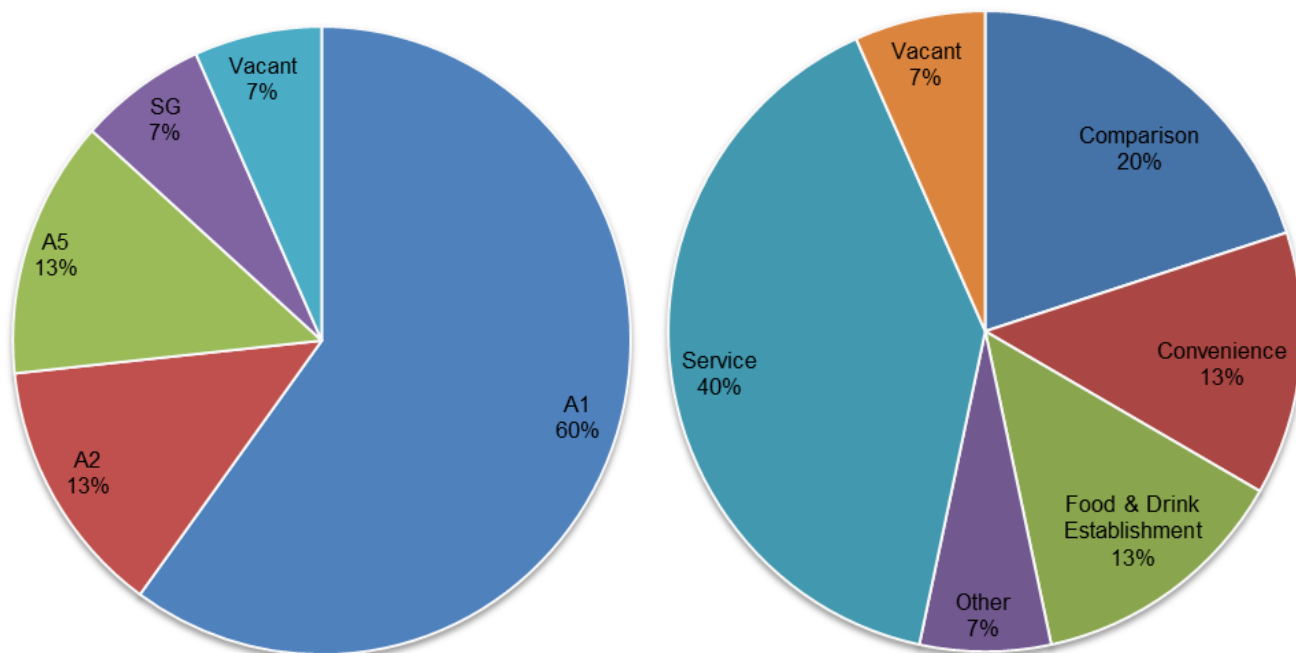


## Mix & Vitality

Horley Brighton Road local centre has only 4 use classes represented within the shopping parade; it continues to be dominated by A1 uses which make up 60% of the premises and 69% of the floorspace. Since the last monitor was produced the percentage of A1 retail has fallen slightly from 67% of the premises and 72% of the floorspace as Surrey Wines has left the local centre. This unit is currently being fitted out by Horley Convenience Store and when occupied A1 retail will increase to its previous occupancy levels.

Since 2000, the composition of Horley Brighton Road local centre has changed very little. The local centre continues to be well serviced in comparison (20%), convenience (13%) and food and drink establishments (13%). Services occupy a notably high percentage of the units (40%) of which all are neighborhood scale including a betting shop, beauty/ hairdressers, dry cleaners and estate agents. Within the boundary of the local centre there is also a nursery, whilst this is not included in the analysis, it adds to the range of locally accessible services on offer to nearby residents.

Chart 23: Composition of Horley Brighton Road Local Centre



## Vacancies & New Occupiers

Since the last monitor was produced 1 occupier, Surrey Wines, has left the local centre.

There is currently 1 vacant unit of 38sqm.

## Planning Permissions

There are no outstanding planning permissions.

# Appendix

## Use Classes Order

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

2013 Temporary Permitted Development Right: Change of use for A1, A2, A3, A4, A5, B1, D1 and D2 for a period of up to two years to A1, A2, A3 and B1 uses.

2014 Temporary Permitted Development Right: Change of use from A1 and A2 to C3.

Full occupier schedules for individual local centres are available on request. Please contact the Policy Team on 01737 276178 or email [LDF@reigate-banstead.gov.uk](mailto:LDF@reigate-banstead.gov.uk).



# Monitoring Publications

## Regular Monitors:

### Commercial Development

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

### Industrial Estates

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

### Local Centres

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

### Town centres

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

## Population and Demographic Information

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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:

**Planning Policy Team**

Tel: 01737 276178

Email: [LDF@reigate-banstead.gov.uk](mailto:LDF@reigate-banstead.gov.uk)