

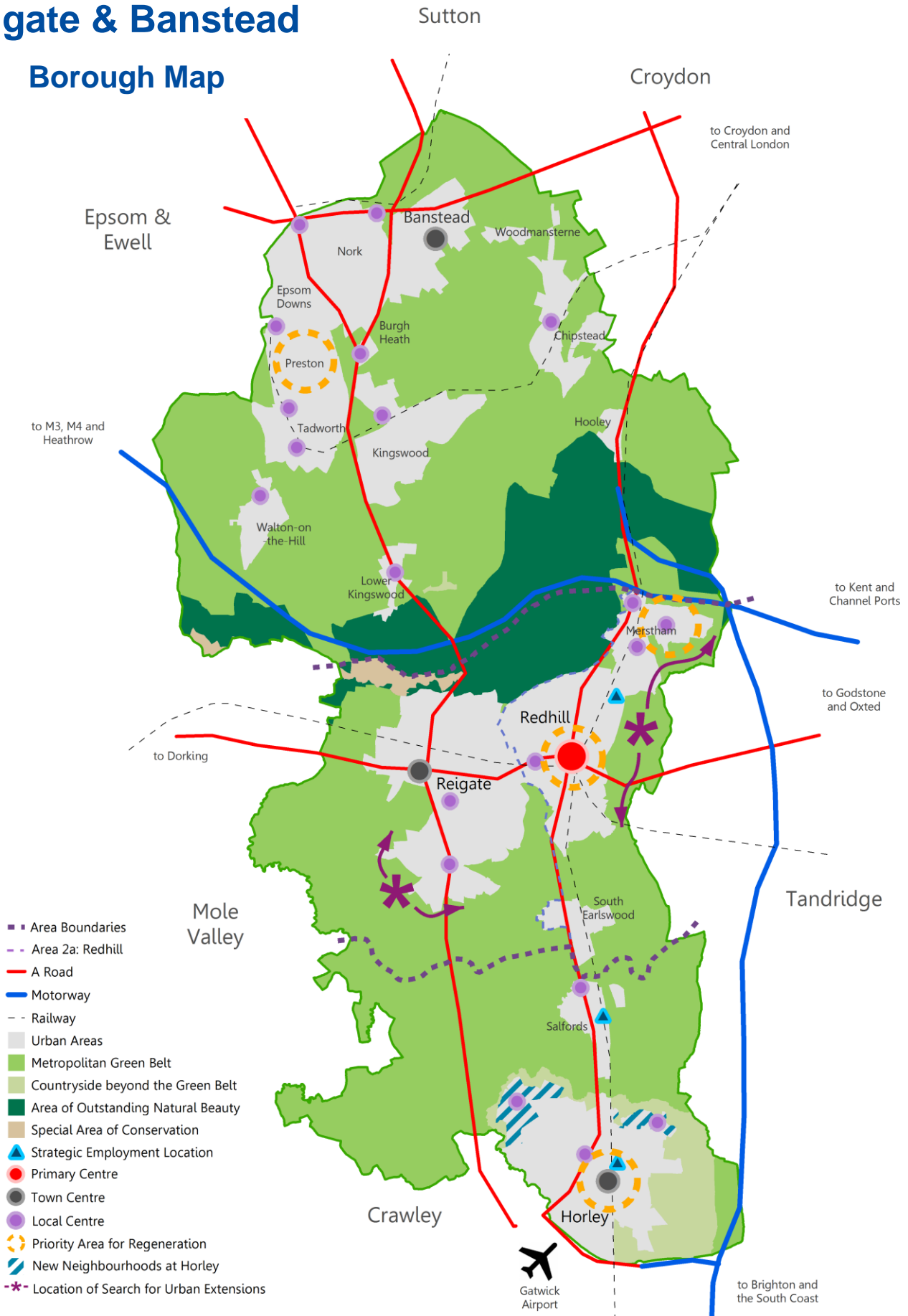


Local Centre Monitor

Position in September 2016

Reigate & Banstead

Borough Map



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Local Centre Monitor

September 2016

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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 2016. 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 Borough Local Plan 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 Planning Policy Team on 01737 276178 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 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 Development Management Plan, which is currently being prepared by the Council, will contain specific policies relating to the management of development within the local centres.

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 takeaway shops
CS7	Ensure that at least 95% of new retail is located within local and town centres across the borough

The above policies, and relevant monitoring guidance, are available in the Planning Policies section of 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 and that it is important to ensure that established shops, facilities and services can develop and modernise in a way that is sustainable and ensures they are 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 this area is becoming more of a challenge. It is intended that 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 may also propose changes to the boundaries of these areas if considered necessary to support their on-going viability and vitality.

The 2015 General Permitted Development Order sets out classes of development for which a grant of planning permission is automatically given (permitted development), including for changes of use. A more permissive approach to changes of use means that the Council has less ability to manage changes of use across the borough. Of particular relevance to local centres are the permitted development rights for changes of use away from retail (A1/A2) uses to restaurant/café uses, mixed uses, and small scale residential uses.

Borough Key Messages

- **Vitality:** For the fourth consecutive year A1 remains the predominant use class within the borough's local centres, accounting for 52% of all premises. In total, A1-A5 uses account for 80% of the total units within the borough's local centres, down from 82% in the previous year.
- **Convenience Provision:** There are a total of 62 units (16%) 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 23% 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 34% of all units.
- **Vacancy Rate:** There are currently 37 vacant units across all of the borough's local centres, equivalent to a vacancy rate of 10%. This is a notable increase from 27 vacant units last year. Once again the vacancy rate across each individual centre varies considerably, with Woodhatch having only a 3% vacancy rate, whilst Portland Drive Merstham currently has 30% of its units standing vacant, 4/7 of which are newly vacant. However this high level of vacancies is as a result of the wider regeneration proposals for the estate, which will involve the demolition of the existing parade buildings and relocation of uses and users to new facilities.
- **New Occupiers:** A total of 19 new occupiers have moved into the borough's local centres, 26 have left, thus reversing the monitor of the previous year where new occupiers exceeded vacated units.

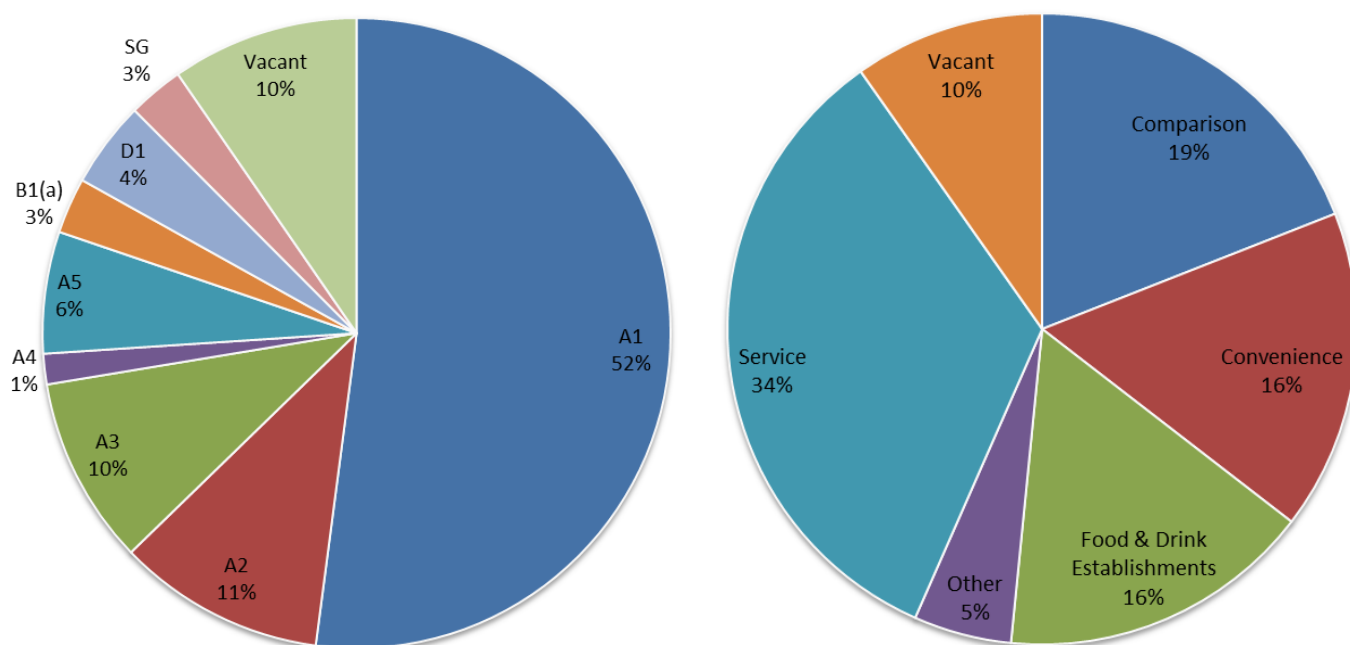
Local Centres Overview

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 local centres in providing local access to convenience goods and services.

A1 retail remains the predominant use across the borough's local centre accounting for 52% of all units. In total, 80% of units within the local centres are in one of the A use classes. Overall, food and drink uses (A3-A5 use class) occupy 17% of all premises, of which just over a third are hot food takeaways (A5 use).

Chart 1: Breakdown of Use Class and Offer (% of units)



In terms of provision, the presence of convenience offer within local centres is particularly important for sections of the community dependent on such areas. Currently, 16% 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 19%. Units offering services ranging from bathroom sales to hairdressers account for 34% of units within the local centres, a slight decrease compared to the previous year when service provision accounted for 35% of the total offer.

However, as illustrated in Table 1 and Chart 2 overleaf, the 'offer' varies significantly across the local centres. The centre with the highest proportion of convenience units is Tadworth (23%) whilst the lowest is in Burgh Heath (6%). Lesbourne Road has the greatest percentage of comparison retail units (35%), whilst Portland Drive only has 4%. In terms of food and drink establishments, Salfords Brighton Road has the highest percentage of units (26%) whilst Chipstead Station Approach and Tadworth have the lowest (9%). Shelveys Hill has the highest percentage of service based premises (50%) whilst Portland Drive has the lowest (17%).

Chart 2: Breakdown of Offer by Unit in each Centre

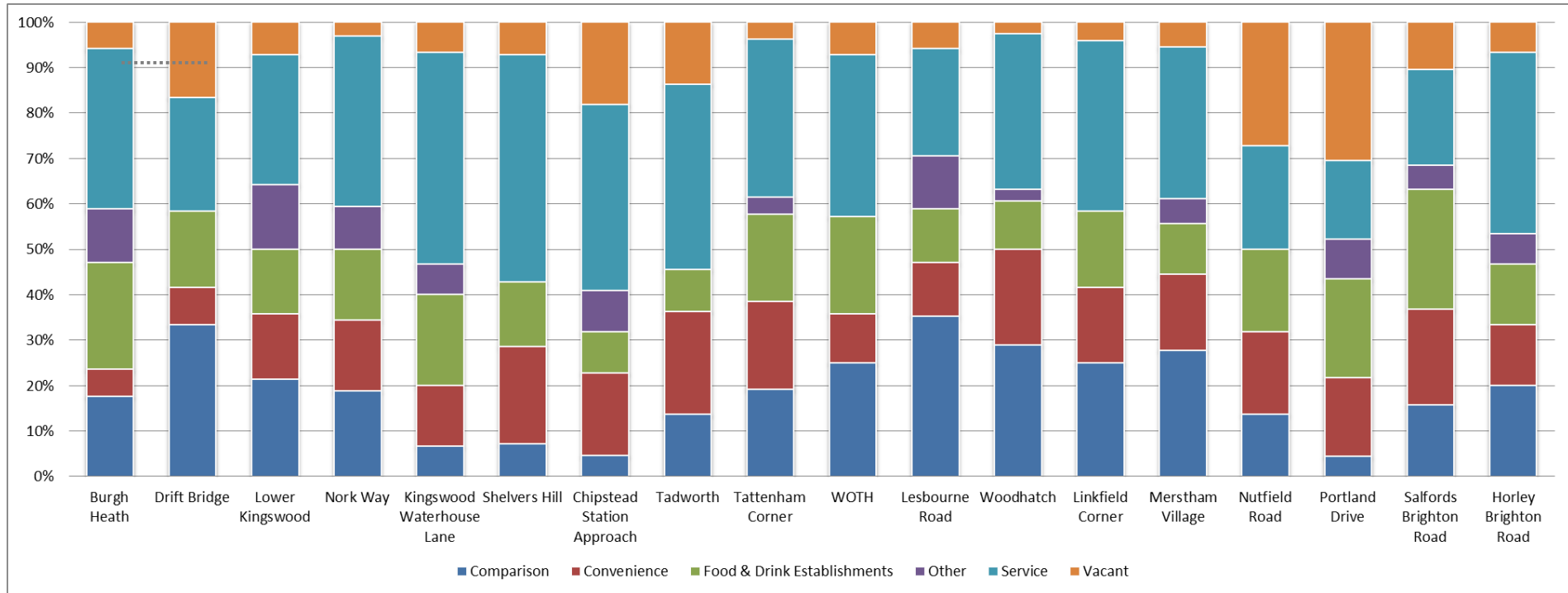


Table 1: Highs and Lows

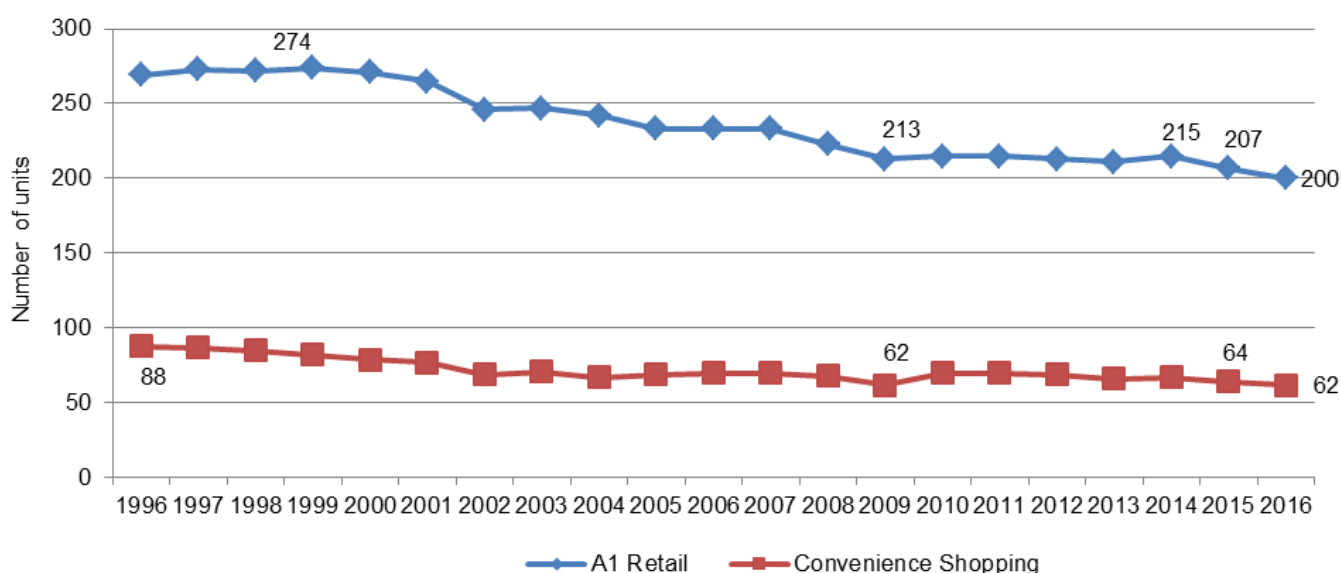
Policy	Highest Proportion of units	Lowest Proportion of units
Convenience	Tadworth (23%)	Burgh Heath (6%)
Comparison	Lesbourne Road (35%)	Portland Drive (4%)
Service	Shelvers Hill (50%)	Portland Drive (17%)
Food & Drink	Salfords Brighton Road (26%)	Chipstead Station Approach and Tadworth (9%)

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, 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 (within that) of convenience units. After reaching a peak of 274 in 1999, the number of A1 units fell steadily to a low of 213 in 2009. 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 200 A1 units and 62 convenience units.

Chart 3: Total Number of Convenience and A1 Retail Units (1996-2016)

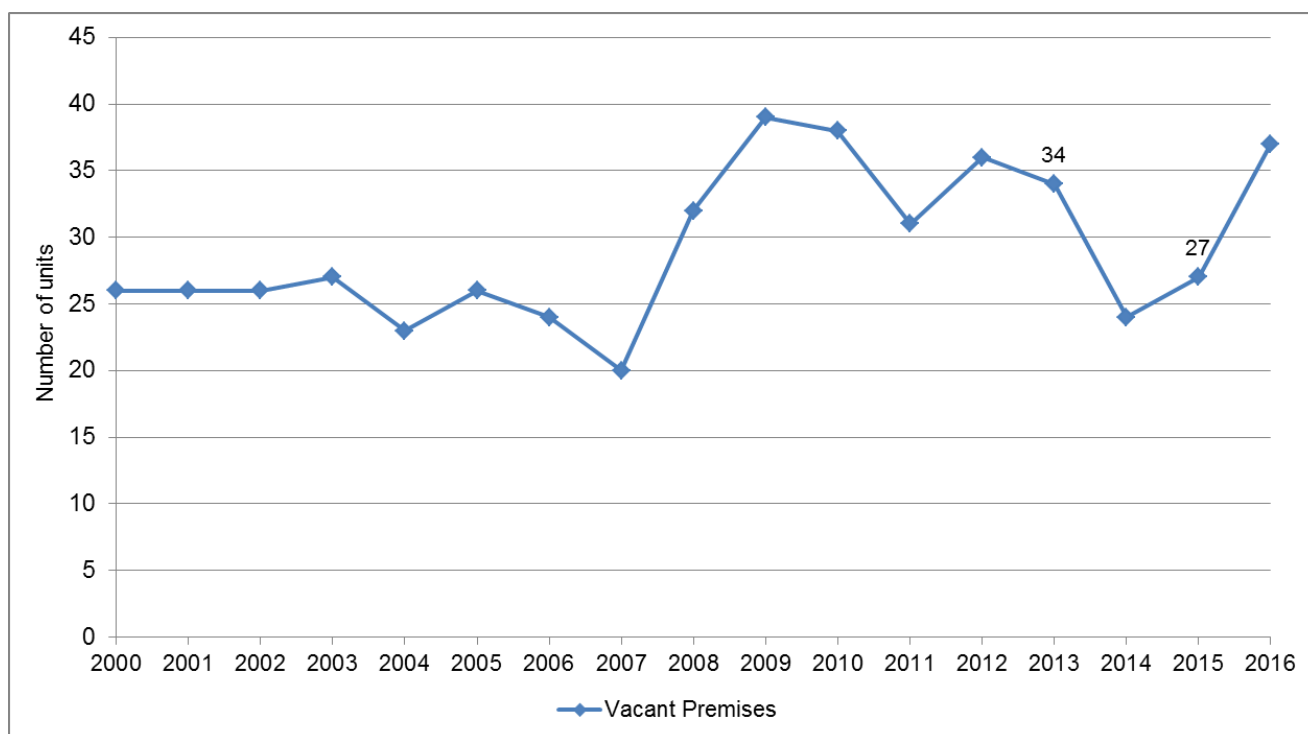


Vacancies & New Occupiers

Over the past year the total number of vacant units across the borough's local centres has increased from 27 to 37, equivalent to 10% of total number of units. 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.

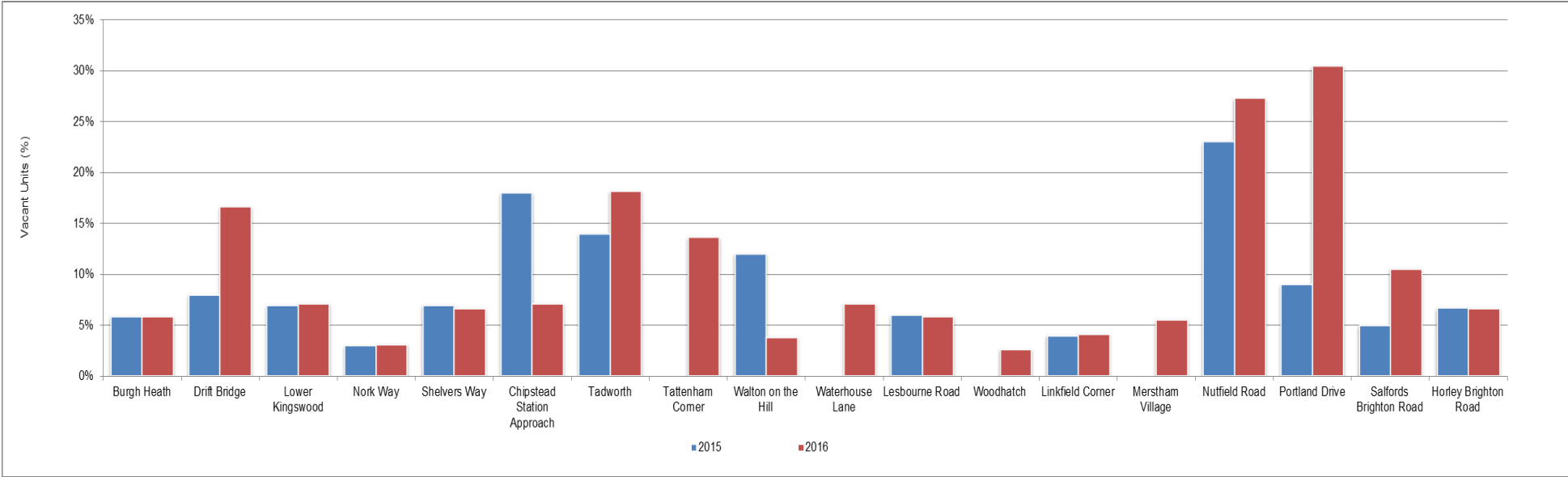
There have been a number of occupier changes since the last monitor was produced: 19 new occupiers have moved into the local centres; 26 have left; 1 unit has been converted into 2 commercial units. The rise in vacancies has primarily derived from units vacated in Portland Drive, which is planned as part of wider regeneration proposals in the area.

Chart 4: Overall Vacancy Rate (2000-2016)



However, the current borough-wide statistic masks variation in performance across the individual centres. The chart below shows that; a number of local centres have seen an improvement in their vacancy rates, but on average vacancy has remained the same or marginally increased for the majority of local centres. Portland Drive is now currently the worst performing centre with 30% of its units standing vacant; 4/7 of which became vacant within this monitoring period, however this is to be expected as this local centre is currently undergoing redevelopment.

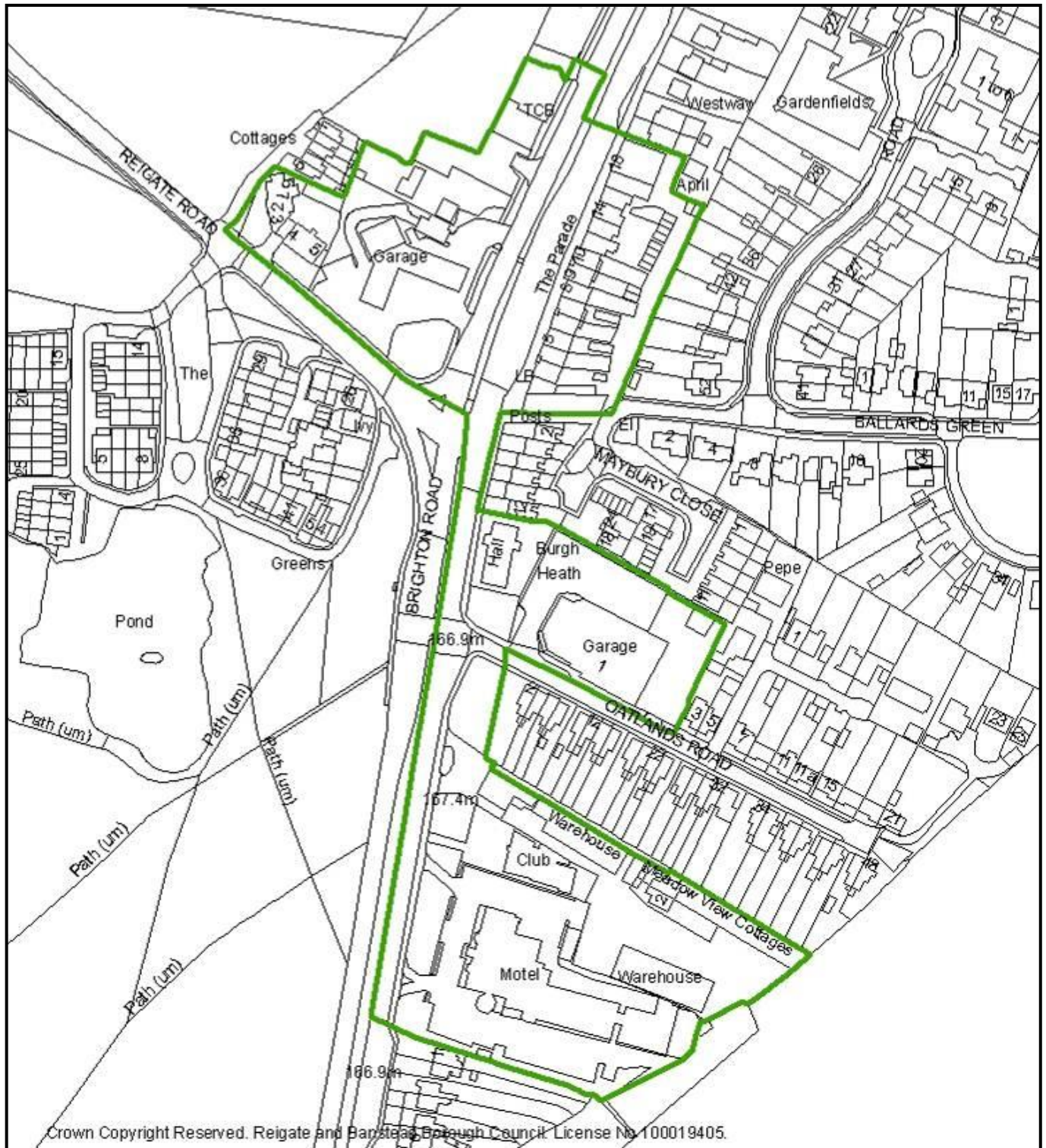
Chart 5: Individual Centre Vacancy Rate (2015 & 2016)



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 is currently monitored and more dispersed commercial units to the South which are excluded from the analysis.



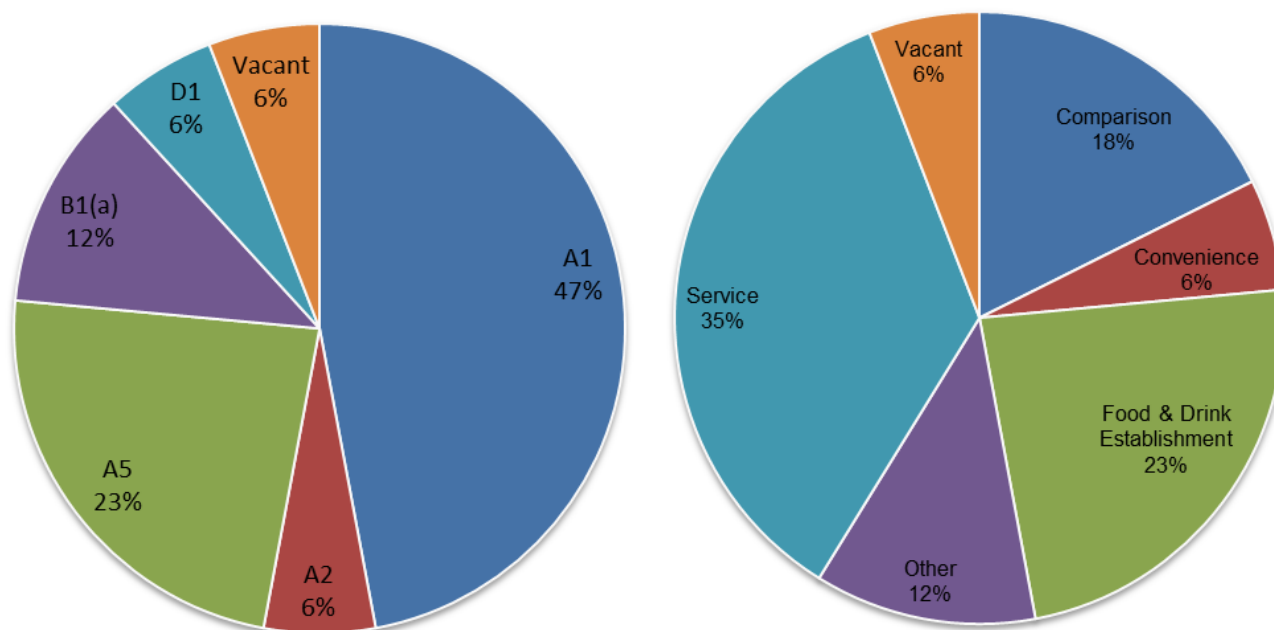
Mix & Vitality

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 no change to the composition of the local centre.

Chart 6: Composition of Burgh Heath Local Centre (% of units)



Vacancies & New Occupiers

There have been no occupier changes since the last monitor was produced, 61sqm remains vacant.

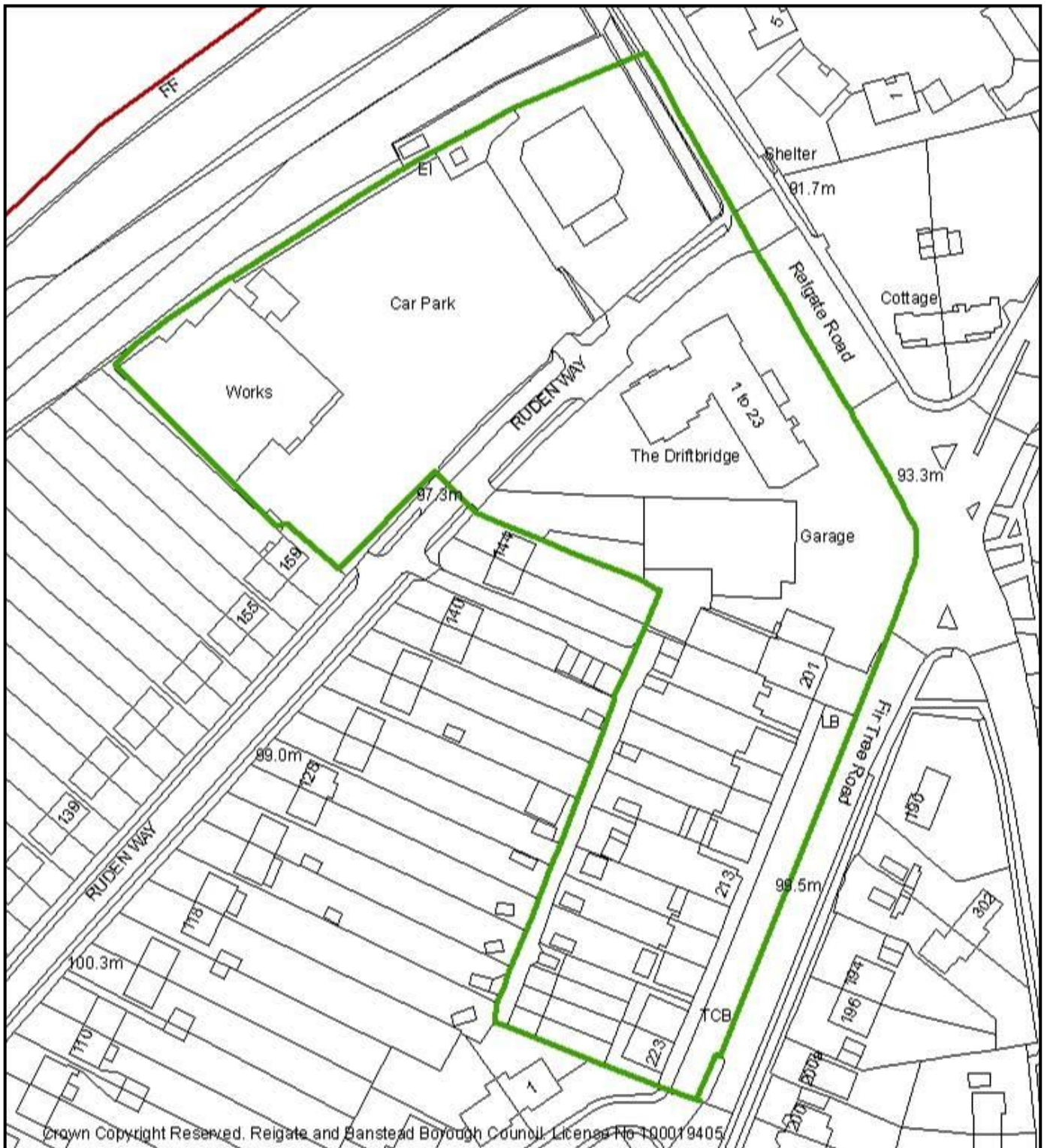
Planning Applications

Currently, there are no outstanding planning permissions/permitted development prior notifications.

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.



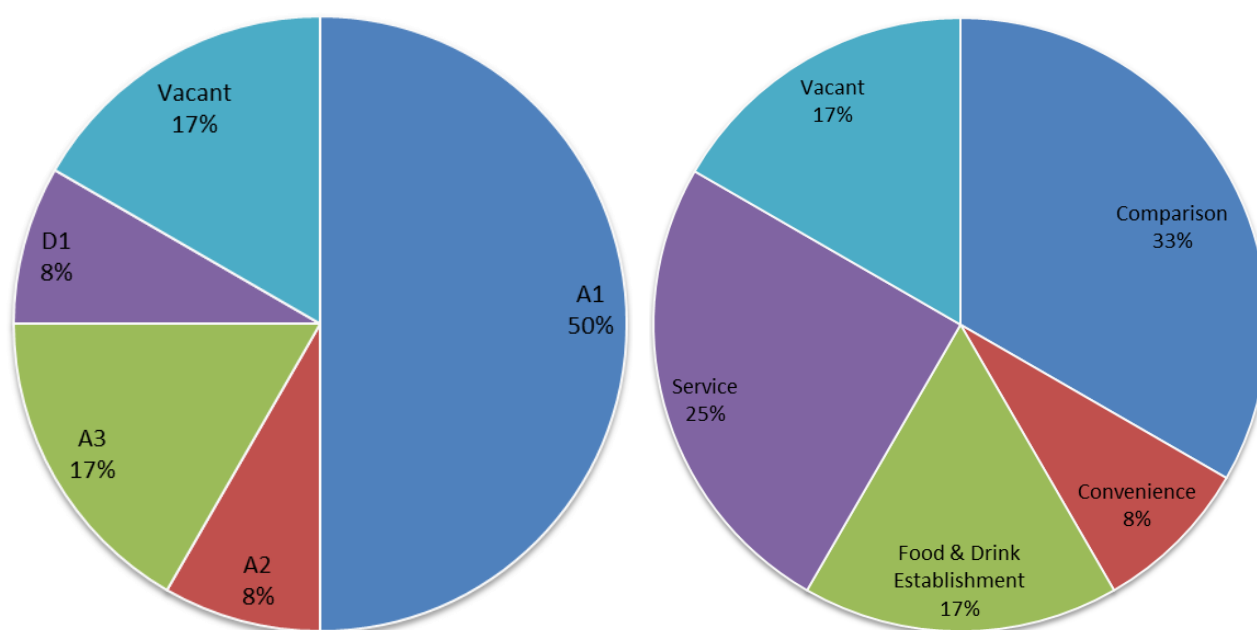
Mix & Vitality

In this monitoring period 1 unit that has become vacant which was previously occupied by Churchill Dry Cleaners. This has led to the percentage of A1 retail falling slightly (59% to 50% of all units) and service trade type falling slightly (33% to 25%).

Despite loss of business, A1 retail continues to dominate the local centre, accounting for 50% of the premises and 42% 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 33% and 25% 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 (% of units)



Vacancies & New Occupiers

One occupier, Churchill Dry Cleaners, has left the local centre. This has led to an increase in the number of vacant units (1 to 2) and vacant floorspace (54sqm to 105.9sqm).

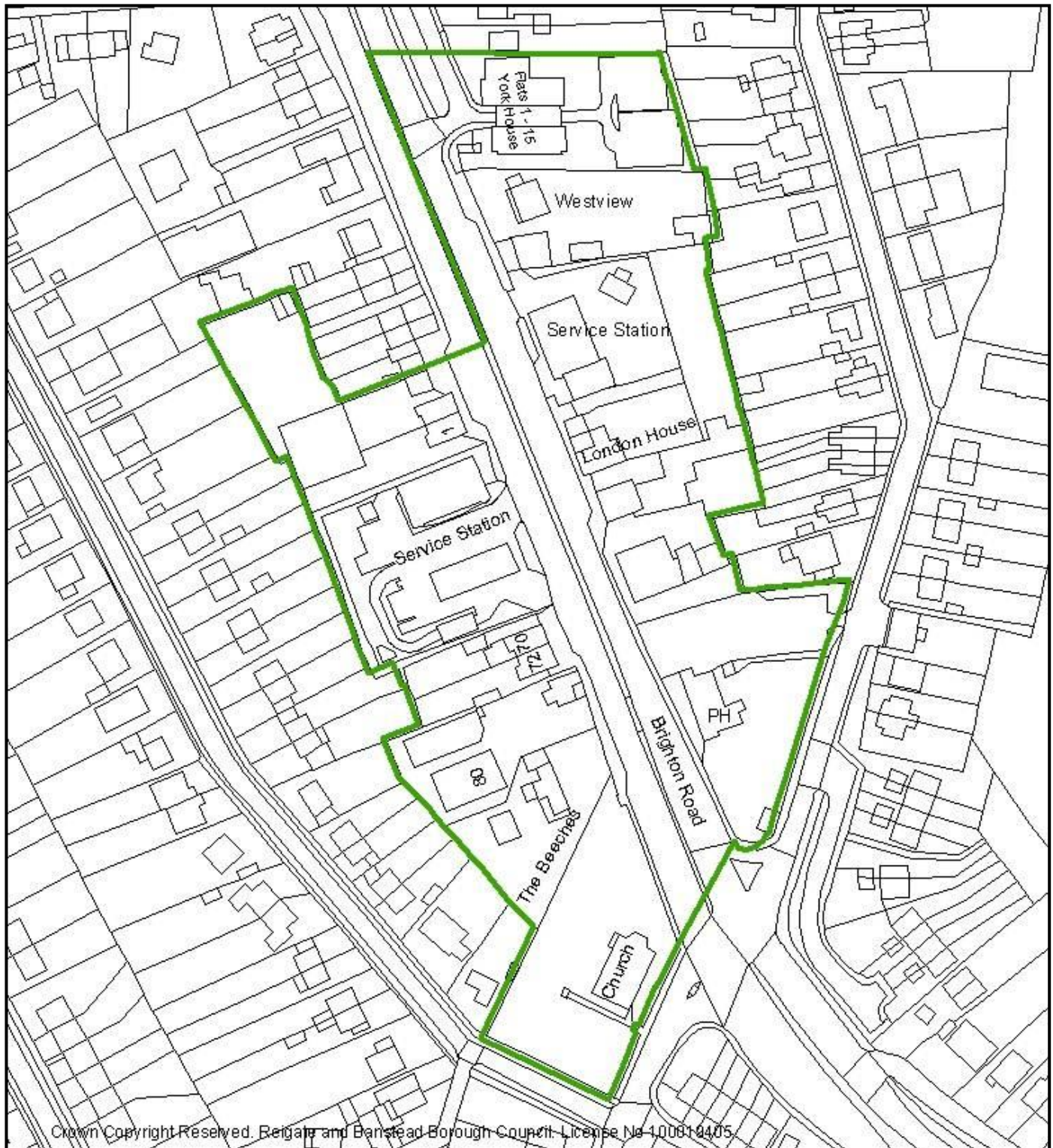
Planning Permissions

Currently, there are no outstanding planning permissions/permitted development prior notifications.

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.



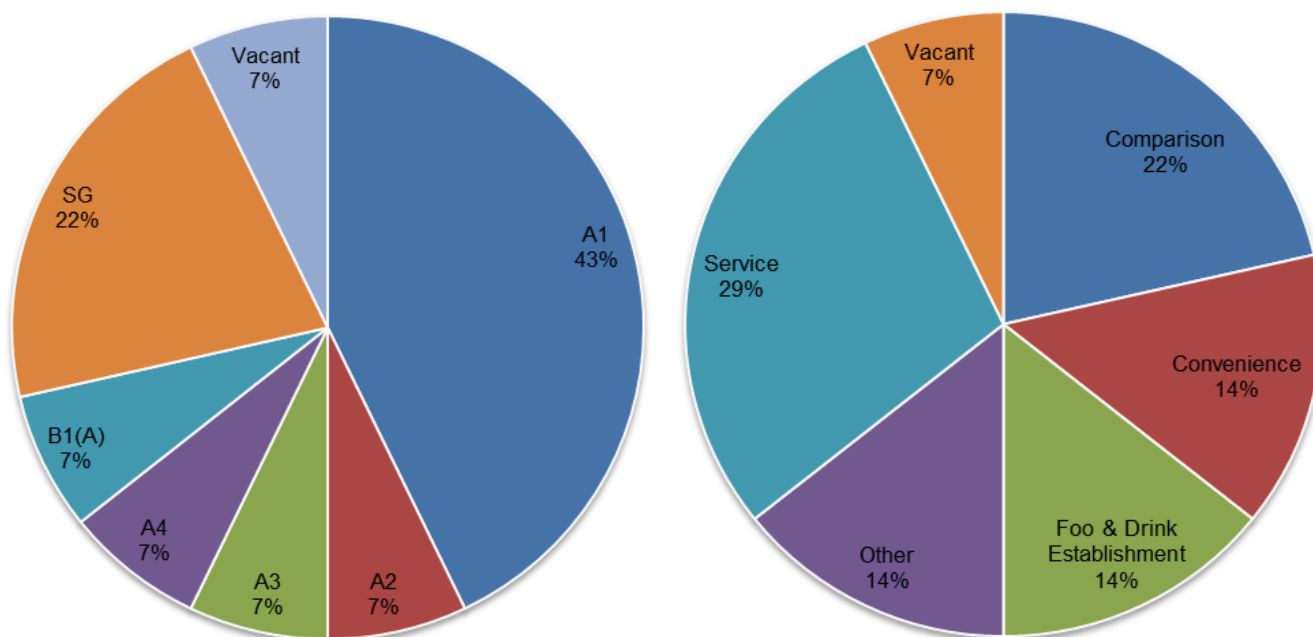
Mix & Vitality

Lower Kingswood local centre has a varied make up in terms of uses and offer. Currently A1 retail accounts for only 43% of the premises and 33% of the floorspace.

The majority of the main shopping parade offer 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 Lower Kingswood has the highest percentage of Sui Generis premises (22%) which include 2 petrol stations and a vehicle sales unit. 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 (although these are not included in the monitoring analysis).

Consideration should be given to whether there are any opportunities to support an increase in neighbourhood scale retail and service provision in this local centre or to secure measures to improve the quality of the pedestrian and physical environment of the area.

Chart 8: Composition of Lower Kingswood Local Centre (% of units)



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).

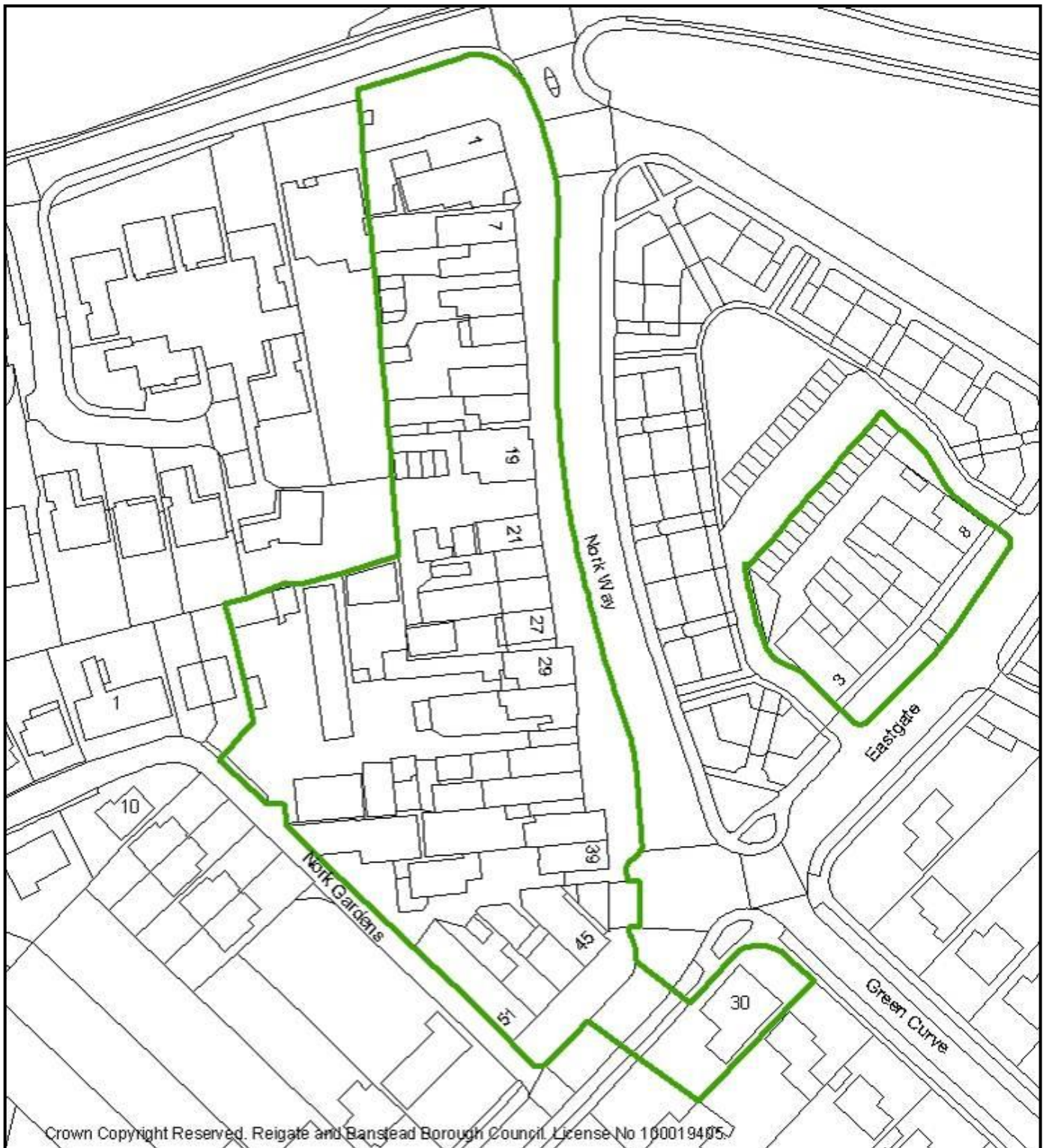
Planning Permissions

Currently, there are no outstanding planning permissions/permitted development prior notifications.

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 local centre boundary also encompasses some garage/workshop premises to the rear of the main parade along Nork Gardens; however, these are excluded from the analysis.



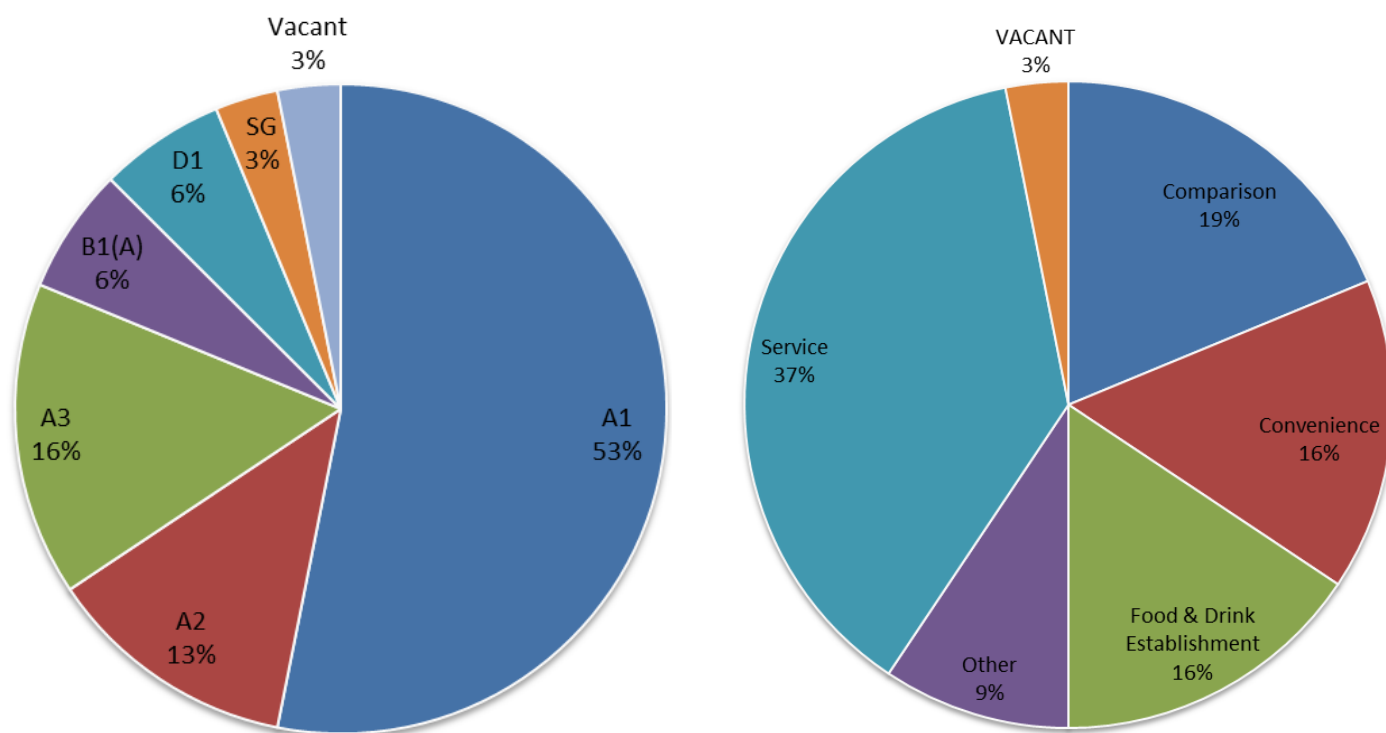
Mix & Vitality

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 53% of the premises and 48% 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 units (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, 1 occupier has left the local centre (Sunrays and Nails) and 1 occupier has moved into the local centre (Marden & Co Accountants). This has led to a slight fall in the percentage of A1 retail (56% to 53%), convenience retail (19% to 16%) and comparison retail (22% to 19%).

Chart 9: Composition of Nork Way Local Centre (% of units)



Vacancies & New Occupiers

One occupier has left the local centre (Sunrays and Nails) and 1 occupier has moved into the local centre (Marden & Co Accountants). Therefore the number of vacant units remains at 1 as was the case in the previous monitoring period, vacant floorspace has slightly fallen from 135sqm to 112sqm.

Planning Permissions

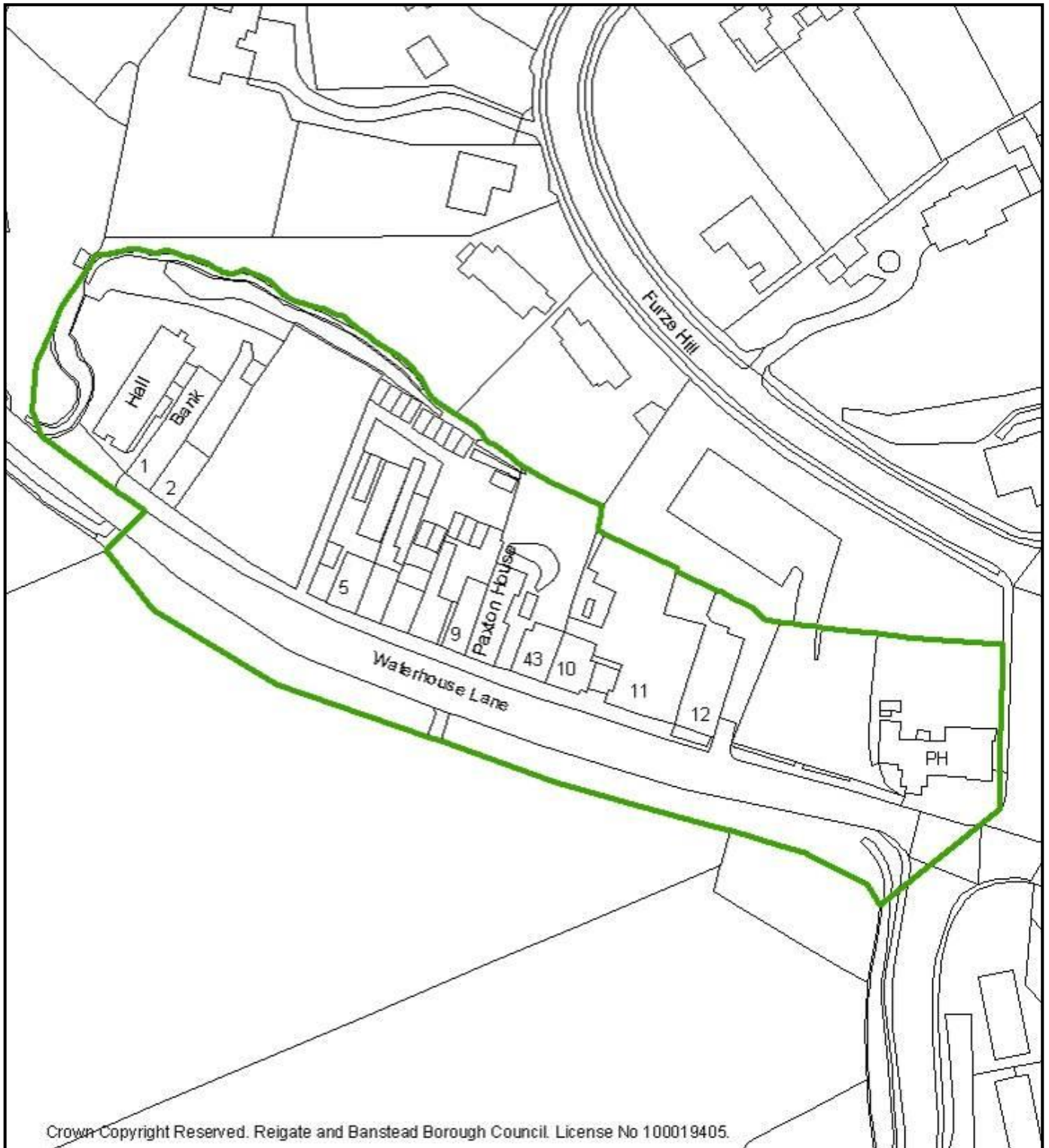
There are 2 outstanding permitted development prior approvals for office to residential conversion:

- 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

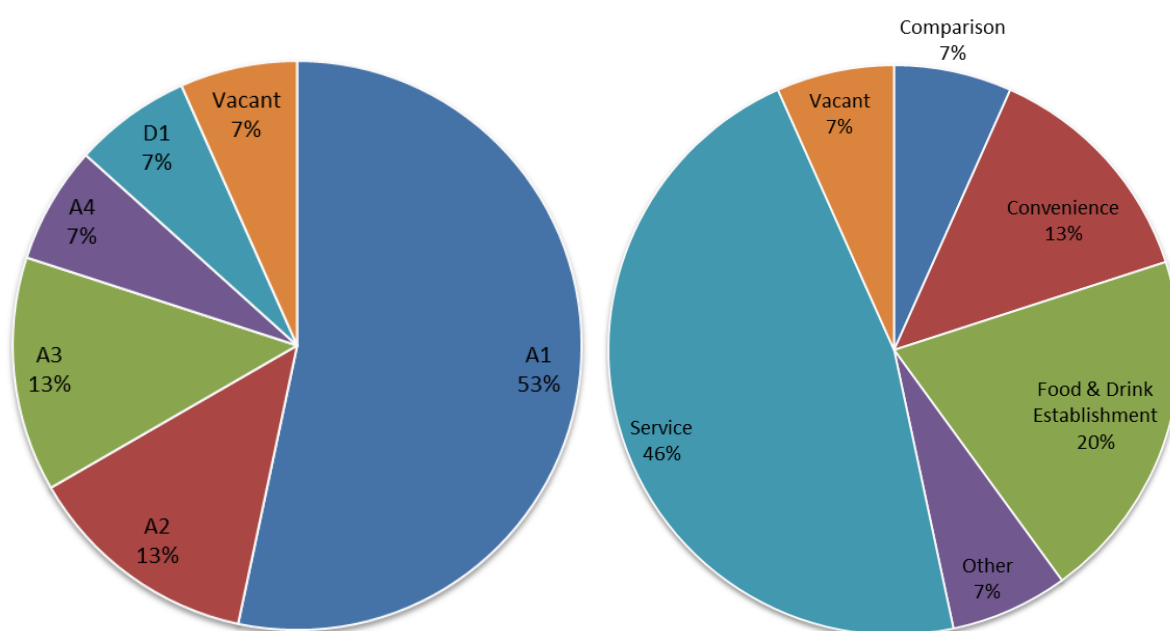
Since the last monitor was produced there has been some change to the use and composition of Waterhouse Lane local centre. A use class continues to dominate the local centre accounting for 86% of the centre's total units and 77% of the centre's floorspace, of which 53% of the units and 42% of the floorspace is occupied by A1 retail.

Waterhouse Lane has a moderately high 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 (46%) and food and drink establishments (20%) 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 only one comparison unit.

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 (% of units)



Vacancies & New Occupiers

Since the last monitor was produced, 1 occupier has left the local centre (Boscoreale La Perla) and 1 premises has changed use from Twist Gym to Pets Corner. This has led to a slight fall in the percentage of food and drink establishments (27% to 20%), services (53% to 46%) and conversely an increase in A1 retail (47% to 53%). One premises is now vacant which is 248 sqm in size.

Planning Permissions

There is one outstanding planning permission:

- 15/00174/F: 7a Waterhouse Lane for a change of use from a gym to rooms to be used in conjunction with the hair/ beauty salon.

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.



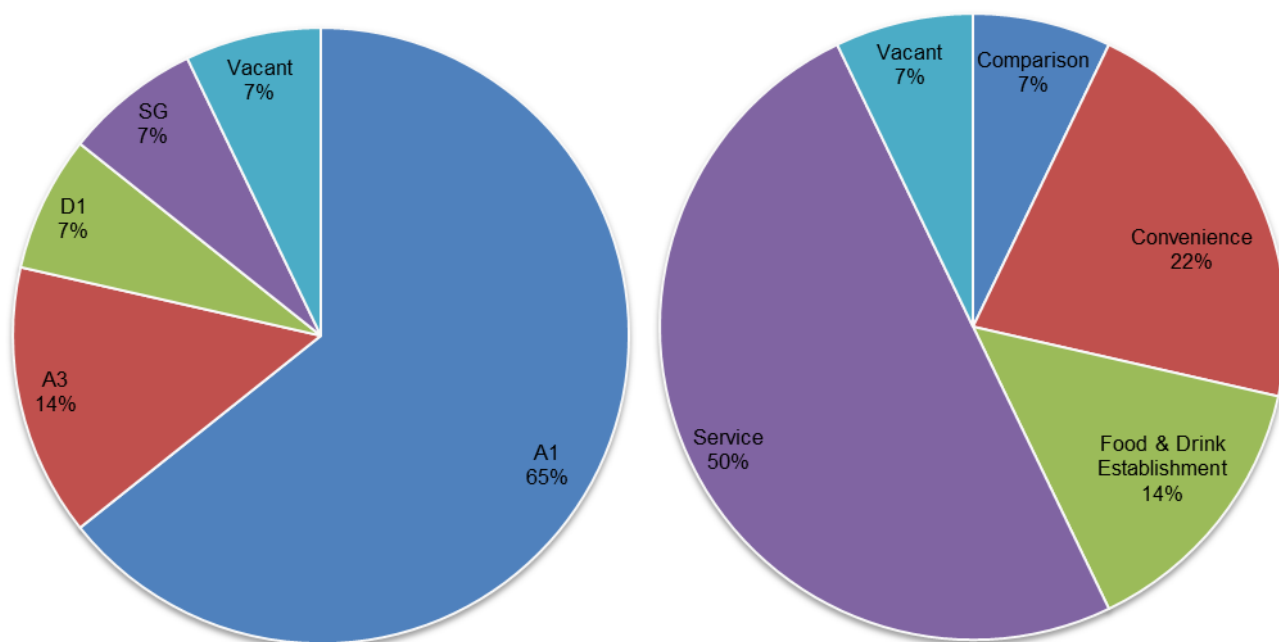
Mix & Vitality

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 (% of units)



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: Shelveys Hill Store, 7-9 Shelveys Way, for a large extension (131sqm).

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.



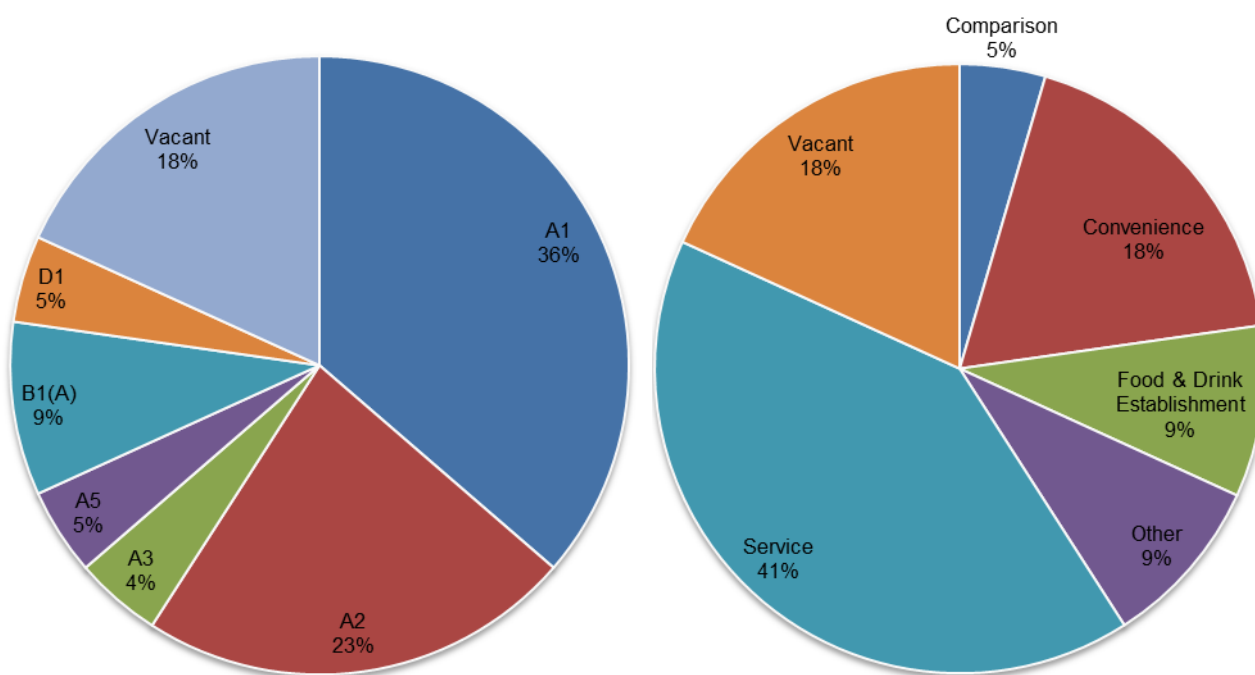
Mix & Vitality

Within Chipstead Station Approach local centre, the A use class remains as 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 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 of any local centre 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 general type of offer within Chipstead Station Approach local centre.

Chart 12: Composition of Chipstead Station Approach Local Centre (% of units)



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

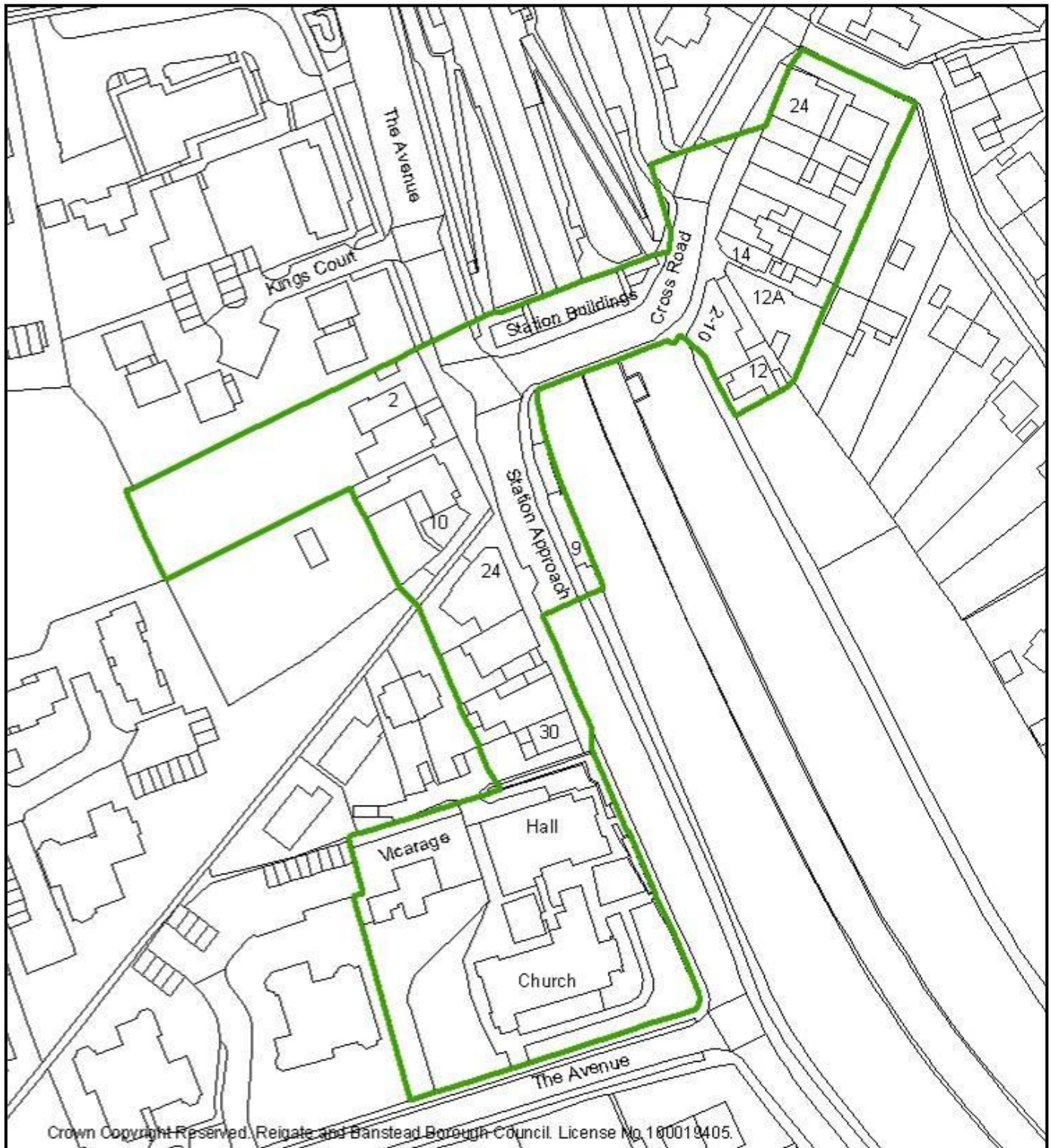
Planning Permissions

There are no outstanding planning permissions/permitted development prior notifications.

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.



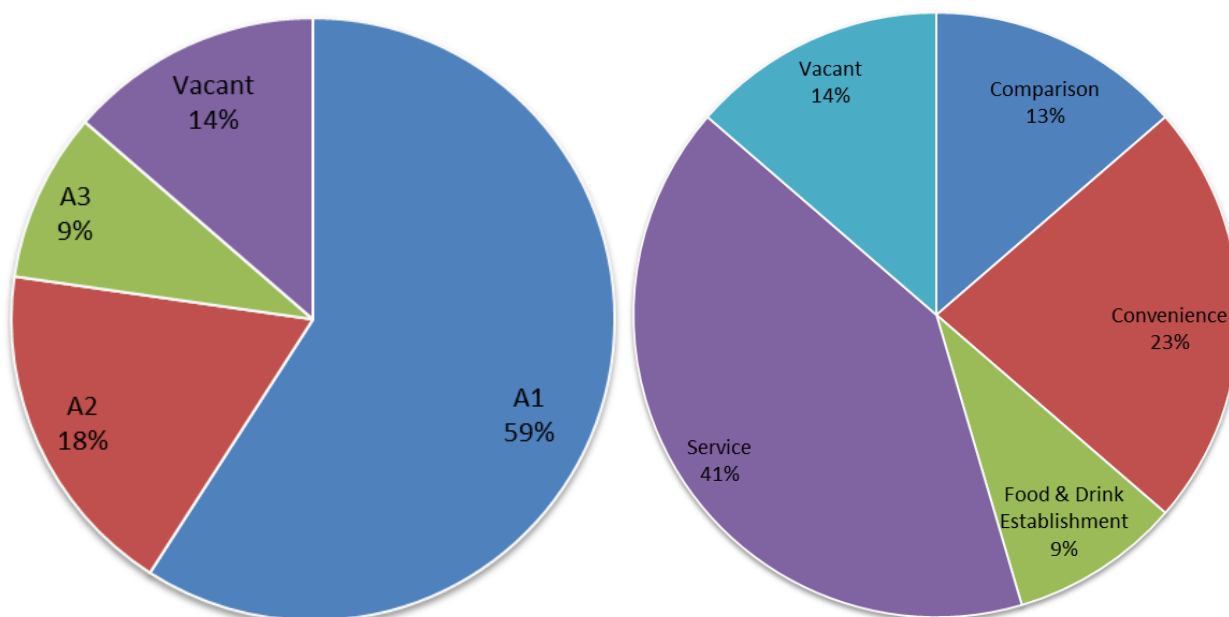
Mix & Vitality

Tadworth local centre has a very traditional composition, with only the A use classes represented in the main frontage. A1 retail dominates the local centre accounting for 59% of the units and 55% 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 (23%) of any local centre including a butcher, newsagents and post office. Alongside this there are a high percentage of service based premises (41%) including an accountant, bank, travel agent and hairdressers.

Since the last monitor was produced there has been 1 occupier has moved in (Time Well Spent Restaurant) leading to the percentage of Food & Drinks Establishments increasing slightly (from 4% to 9%).

Chart 13: Composition of Tadworth Local Centre (% of units)



Vacancies & New Occupiers

One occupier, Tadworth Fine Foods, has left the local centre and a new occupier has moved in (Time Well Spent Restaurant). Therefore the number of vacant units remains at 3 but the vacant floorspace has decreased 465sqm to 411sqm.

One of the vacant units is the former Barclays Bank which has been vacant for the last 2 years and the other is situated in the former station building and has been vacant for a number of years.

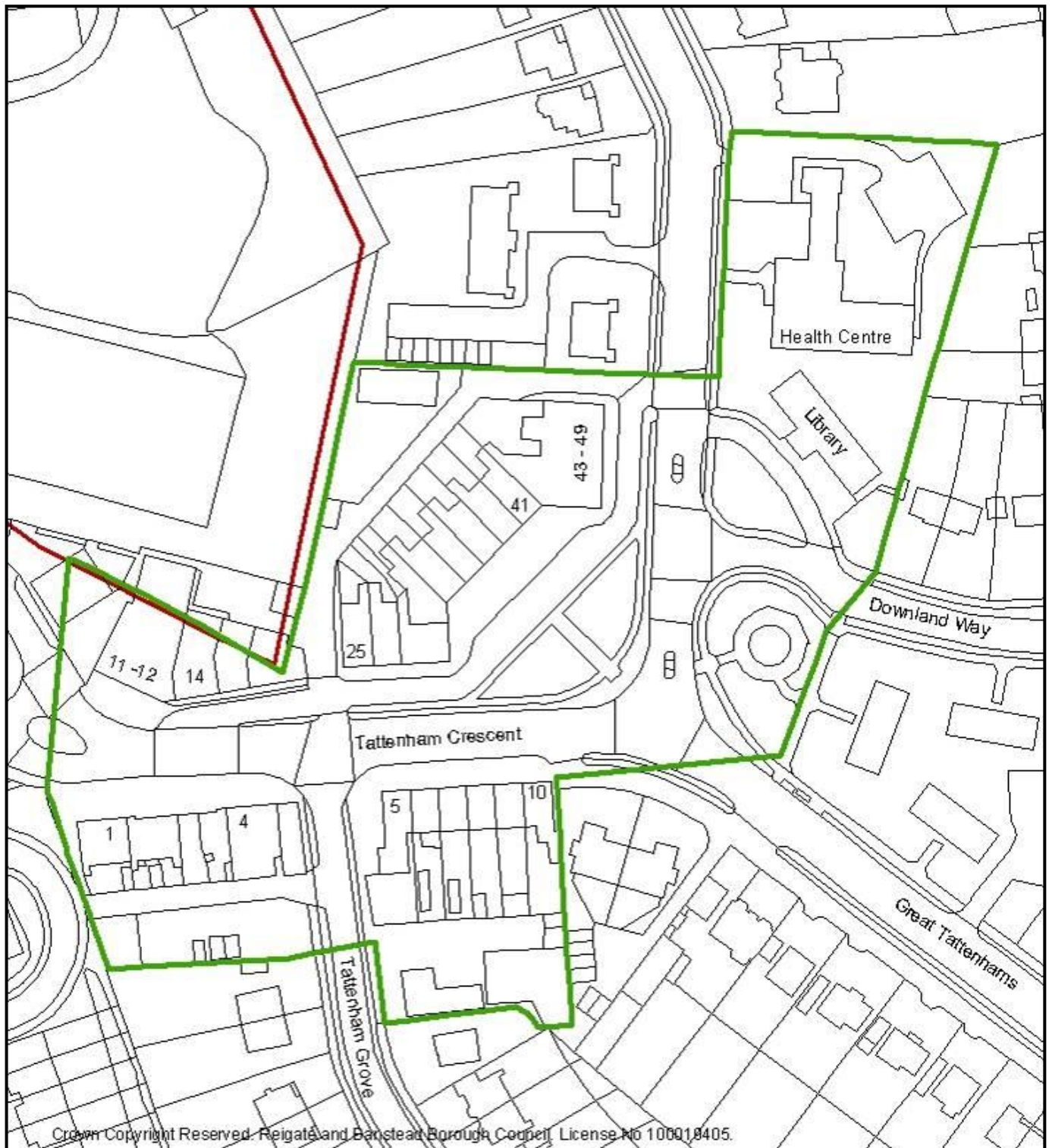
Planning Permissions

There are no outstanding planning permissions/permitted development prior notifications.

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.

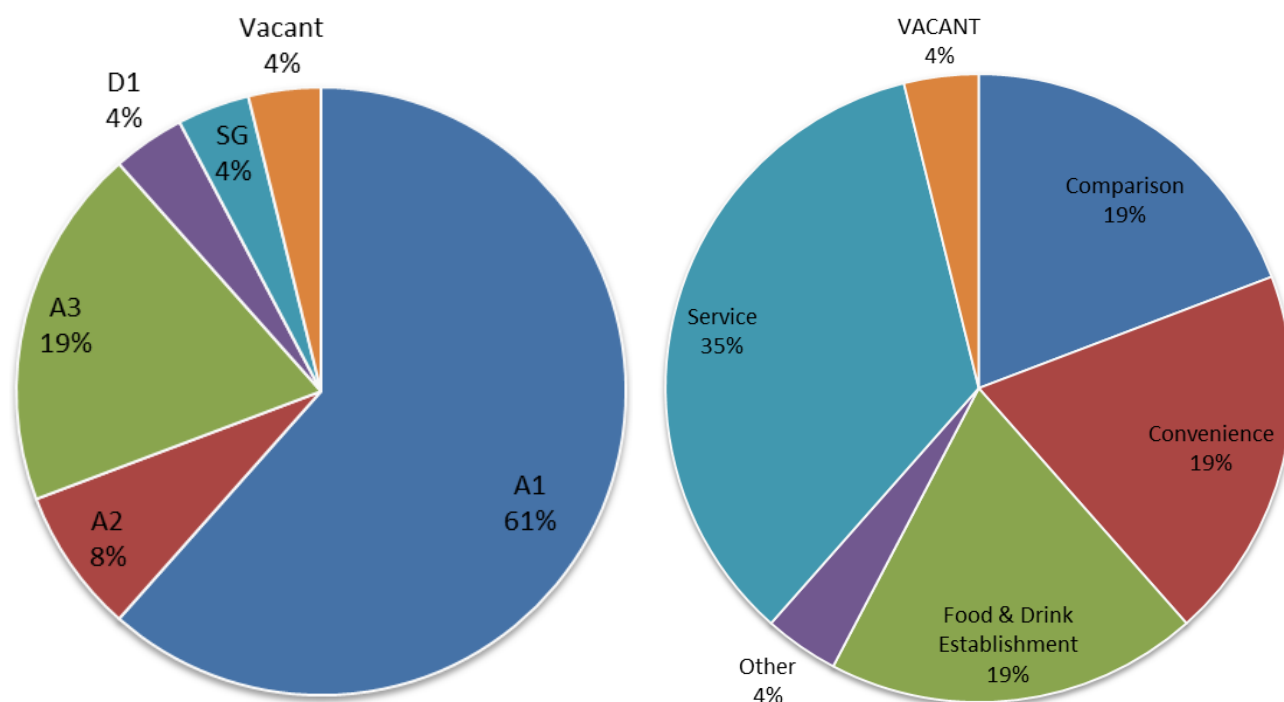


Mix & Vitality

Tattenham Corner continues to be a thriving local centre; since the last monitor was produced there have been a number of changes to the amount of occupiers and available units. A use class continues to dominate accounting for 92% of the units and 86% of the floorspace and the number of units have increased to 26 following a split of an existing large unit.

The centre has a well-balanced composition which is reflected in what it has to offer, with services accounting for 35% and comparison, convenience and food and drink establishments each accounting for a further 19%. 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.

Chart 14: Composition of Tattenham Corner Local Centre (% of units)



Vacancies & New Occupiers

2 new occupiers have moved into the local centre (Cloud Nine and Point Fish & Chips), however there have been no change of uses therefore the composition of the local centre has remained relatively unchanged. The split of an existing premises into two smaller units has created a vacancy of 78 sqm (the other half remains occupied by Masters of Epsom).

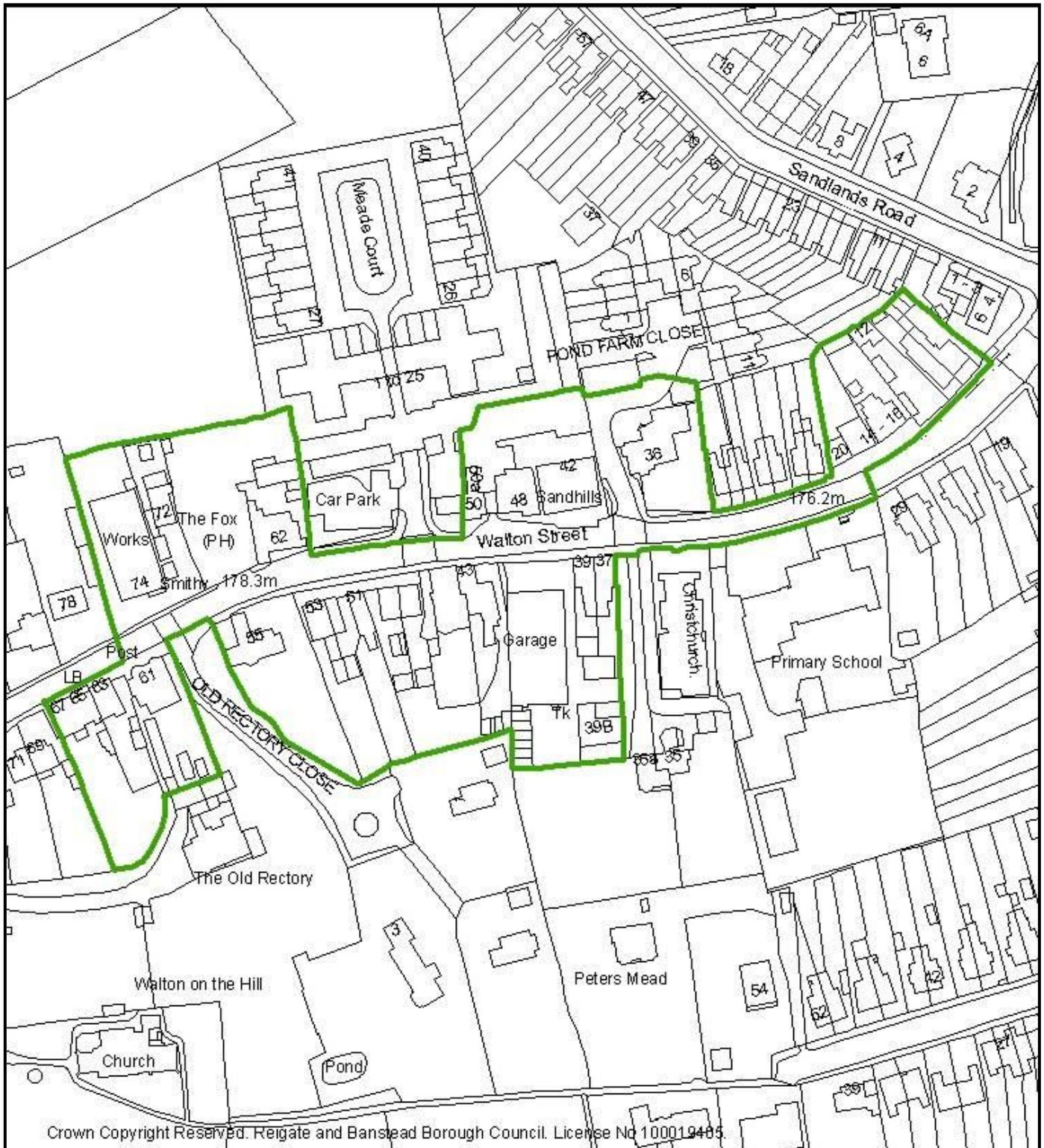
Planning Permissions

There are no outstanding planning permissions/permitted development prior notifications.

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.



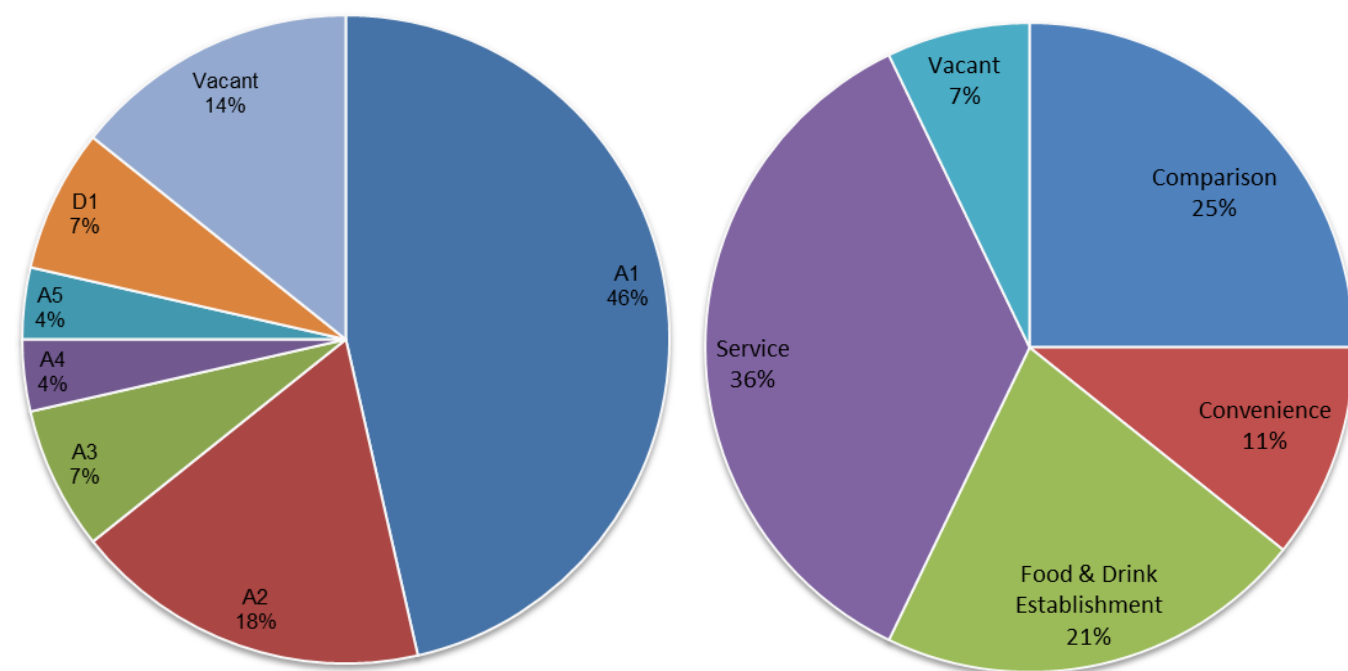
Mix & Vitality

Within the local centre there are a number of residential dwellings and 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, the vacancy rate has fallen by half (14% to 7%), 4 new occupiers have moved into the local centre whilst only one occupier has left. Consequently there has been a substantial change to the use and composition of the local centre; food and drink establishments (14% to 21%) and comparison retail (22% to 25%) have increased, whilst the proportion of services has fallen (39% to 36%).

Like many of the borough's local centres, service offer accounts for the majority of the units, 36%. Notably almost a further quarter is occupied by comparison 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 (% of units)



Vacancies & New Occupiers

Since the last monitor was produced there have been a number of occupier changes:

Budgens was the largest retailer in the local centre but has now been replaced by The Co-operative. The unit formerly occupied by Serendipity Health and Well Being has now become The Village Gallery. Paul Bishop PPT has moved out, the latest occupiers are Sugar & Ice, Truly, Madly, Deeply, Gifts Galore and Juice & Ice.

There are currently 2 vacant units and 98.3sqm of vacant floorspace.

Planning Permissions

There are currently no outstanding planning permissions/permitted development prior notifications.

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. Again, these fall outside the local centres core frontage and are not included in the analysis.

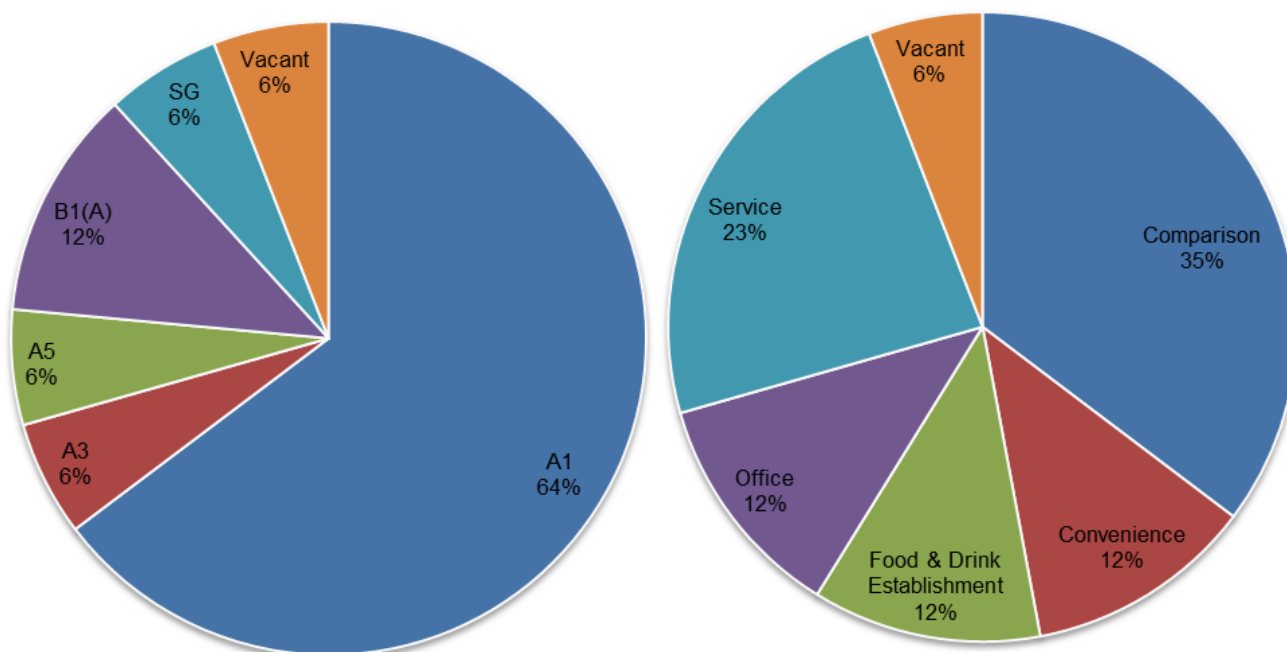


Mix & Vitality

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 although these have not been analysed in detail they appear well occupied.

Chart 16: Composition of Lesbourne Road Local Centre (% of units)



Vacancies & New Occupiers

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

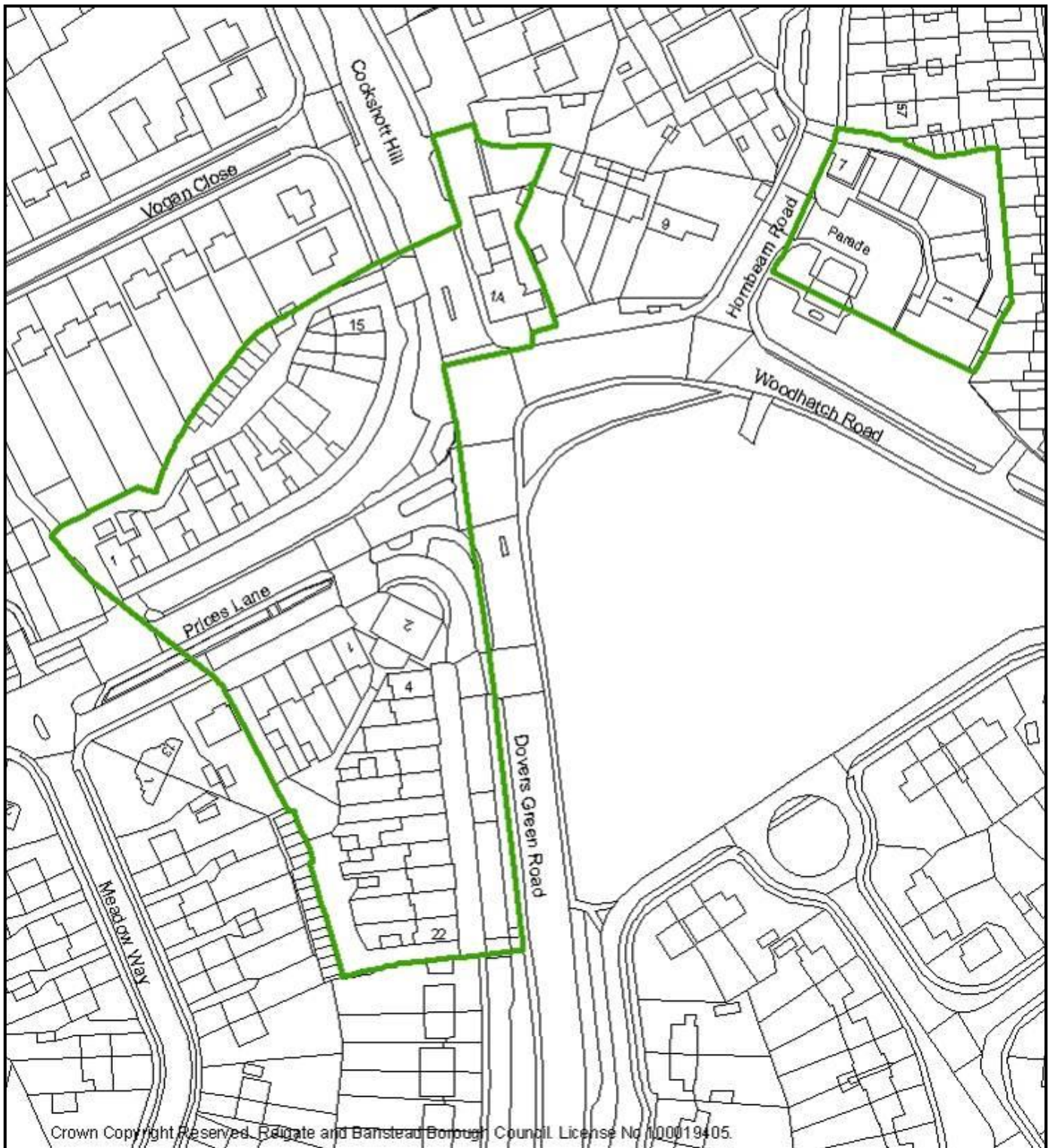
Planning Permissions

There are no outstanding planning permissions/permitted development prior notifications.

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 facing Woodhatch Park.



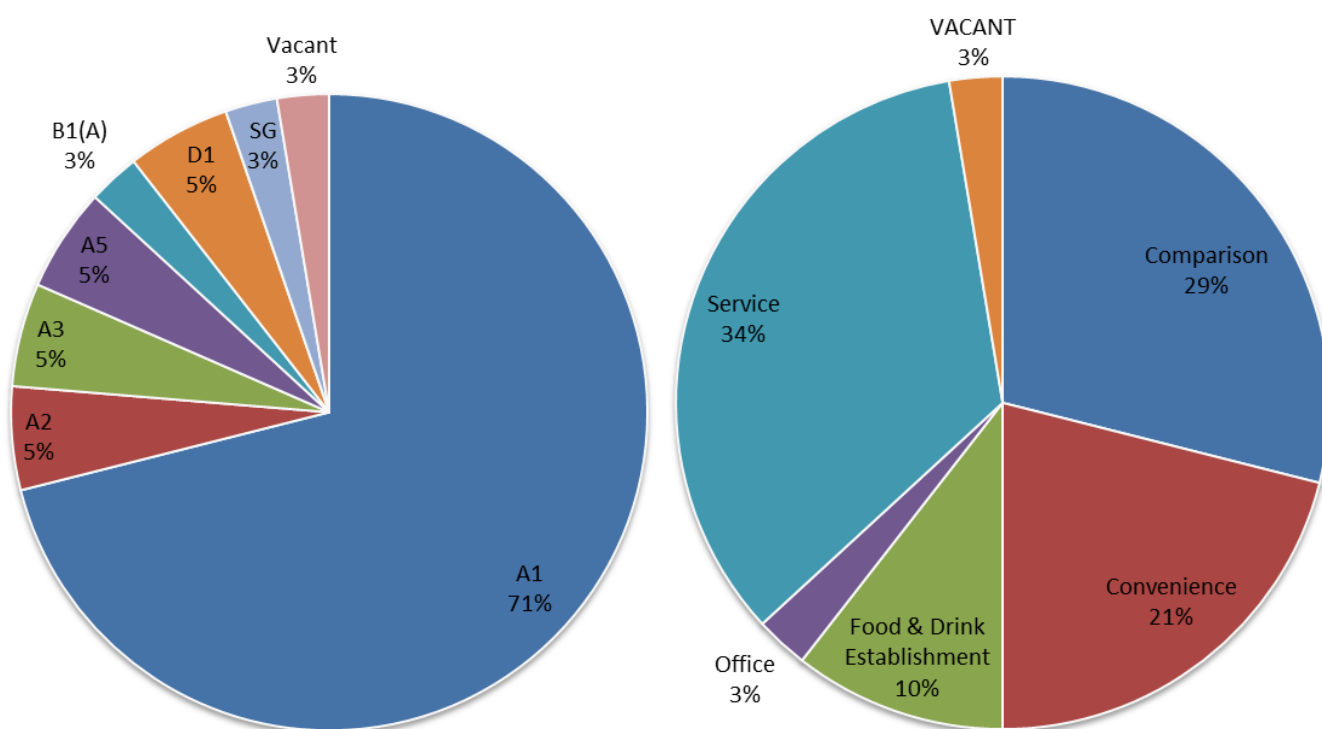
Mix & Vitality

Woodhatch local centre is the largest in the borough. Since the last monitor was produced there has been one new occupier resulting in a small change to the use and composition of the local centre. A use class continues to dominate, accounting for 86% of the premises and 83% 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.

Chart 17: Composition of Woodhatch Local Centre (% of units)



Vacancies & New Occupiers

Since the last monitor was produced one occupier (The Angel) has moved out of the area which removed the presence of A4 planning use units. The Reigate Gentle Dental has been renamed to Oasis Gentle Dental. Currently, there is one vacant unit at 149 sqm.

Planning Permissions

There are no outstanding planning permissions/permitted development prior notifications.

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, either side of 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

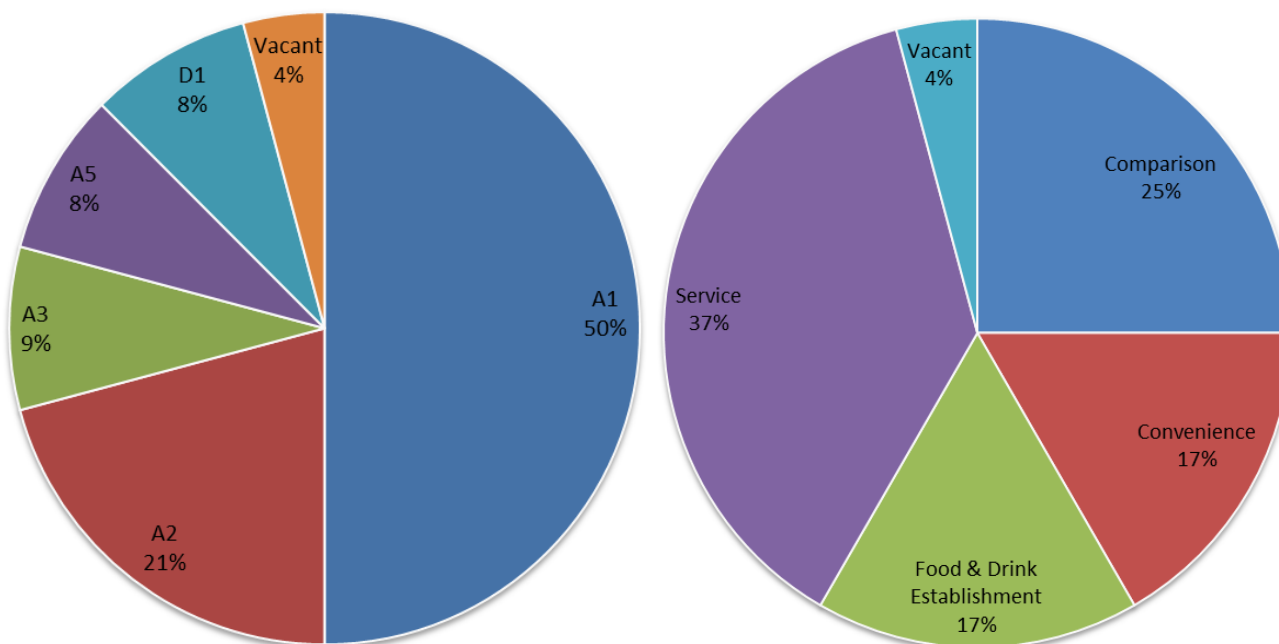
There has been some change to the use and composition of Linkfield Corner local centre since the last monitor was produced.

A use class continues to dominate the local centre, accounting for 88% of the units and 88% of the floorspace, of which 48% of the units and 49% of the floorspace is occupied by A1 retail.

The centre provides a good range of offer to the local community. A just over a third of the units are occupied by services, this is largely due to the high number of health related premises which may reflect the centre's close proximity to Donyngs leisure centre. A further 25% of the units are occupied by comparison uses, half of which are of a typical neighborhood scale and half not. A further 17% are occupied by convenience retailers; this may be lower than other local centres 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 (% of units)



Vacancies & New Occupiers

Since the last monitor was produced, Epoch Art Gallery & Framing has moved out of the area. Brian Johnson & Co Insurance has moved into the previously vacant unit. Taylord Flooring has moved into a unit formerly occupied by Luciano Ciccone Kitchen Design/Flooring and Nina Alami Professional Hair & Beauty has moved into the unit formerly occupied by Snippers Hairdressers.

Currently, there is 1 vacant premise of 162sqm.

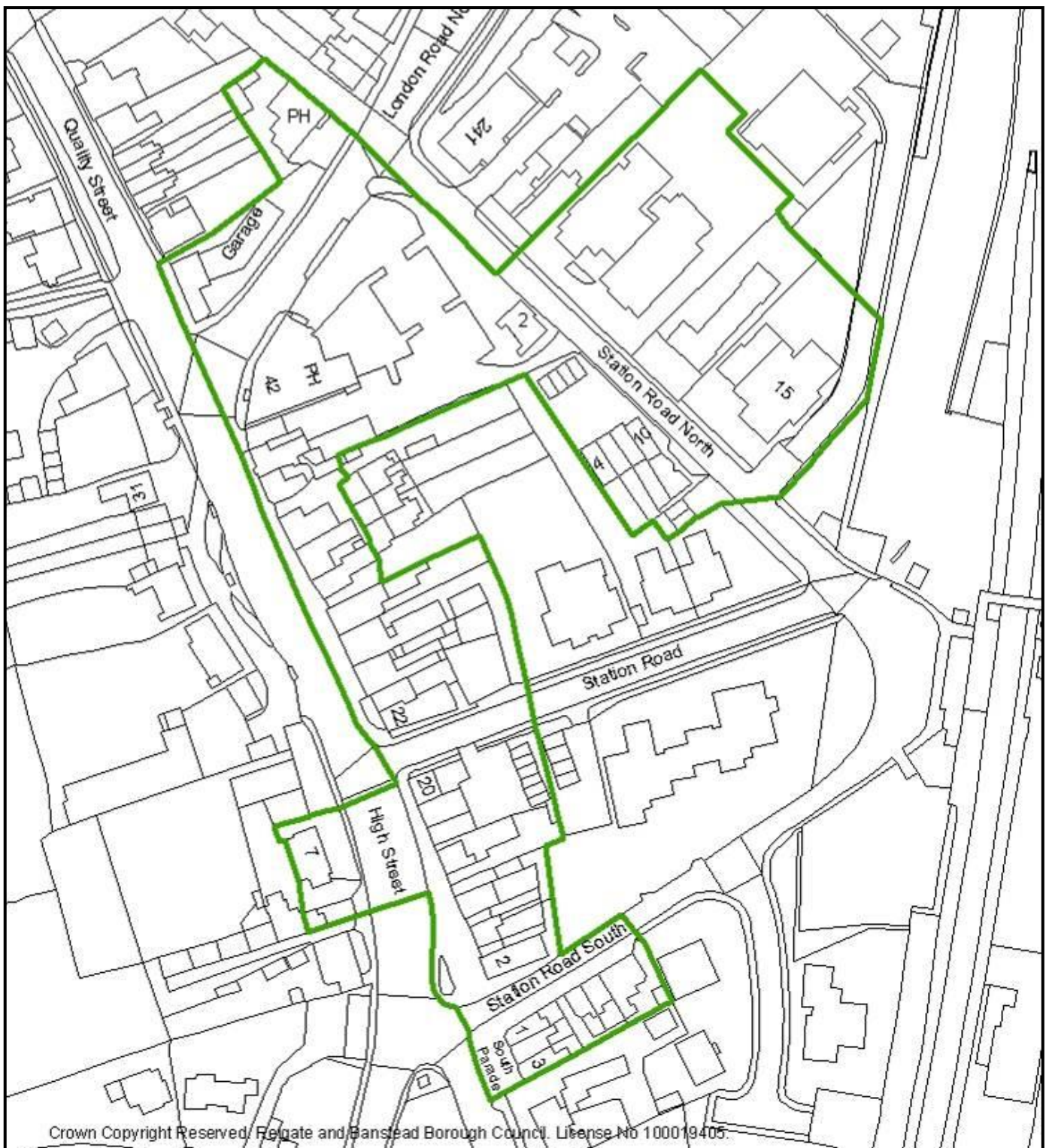
Planning Permissions

There are no outstanding planning permissions/permitted development prior notifications.

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 contributes to the local character of the area. 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, service or community function.

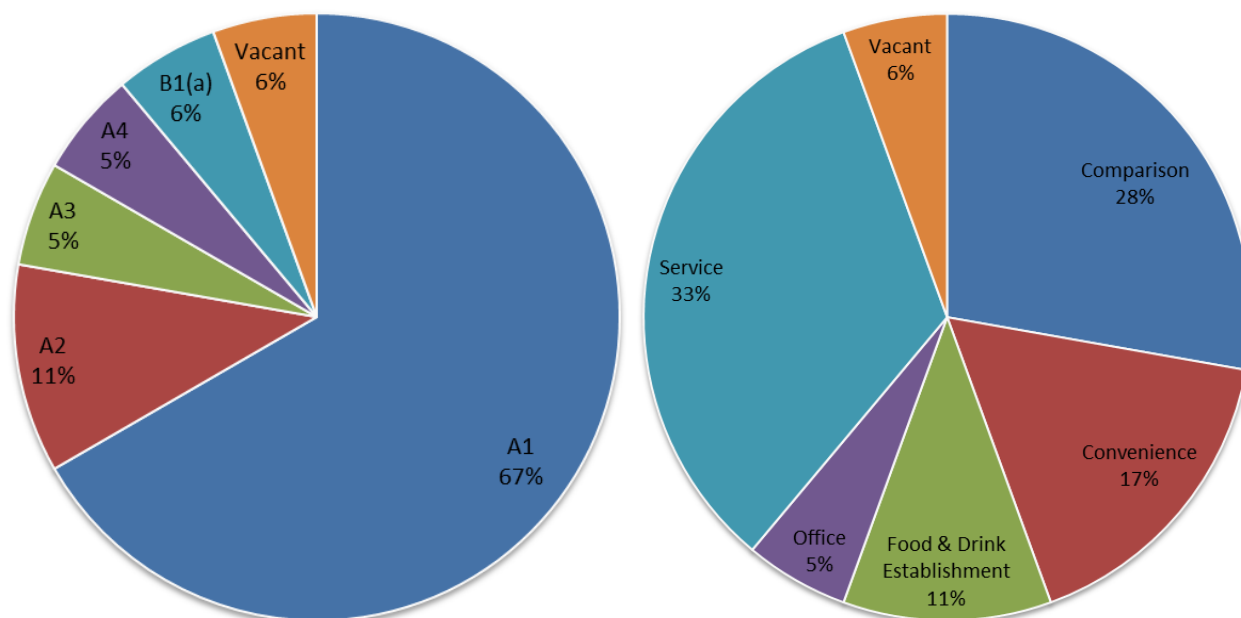
When residential premises are excluded, the composition of Merstham Village local centre becomes very traditional with A use class occupying the majority of the frontage. Merstham Village has the highest percentage of A use class, accounting for 89% of the uses and 92% of the floorspace. The local centre also has the highest percentage of A1 retail, accounting for nearly three quarters of the total units and 61% of the floorspace.

In terms of offer, since the last monitor was produced there has been a slight change as the RT Gallery Coffee Bar has moved out of the local centre. This has led to an increase in vacant units, from 0 to 1.

Merstham Village continues to have one of the highest proportions of comparison retail, 28% 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 more diverse offer to local residents.

Chart 19: Composition of Merstham Village Local Centre (% of units)



Vacancies & New Occupiers

Since the last monitor was produced; but one occupier (RT Gallery Coffee Bar has moved out) 66 sqm remains vacant.

Planning Permissions

There are currently no outstanding planning permissions/permitted development prior notifications.

Nutfield Road

Description

Nutfield Road is a compact local shopping centre, with two small linear parades on either 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.



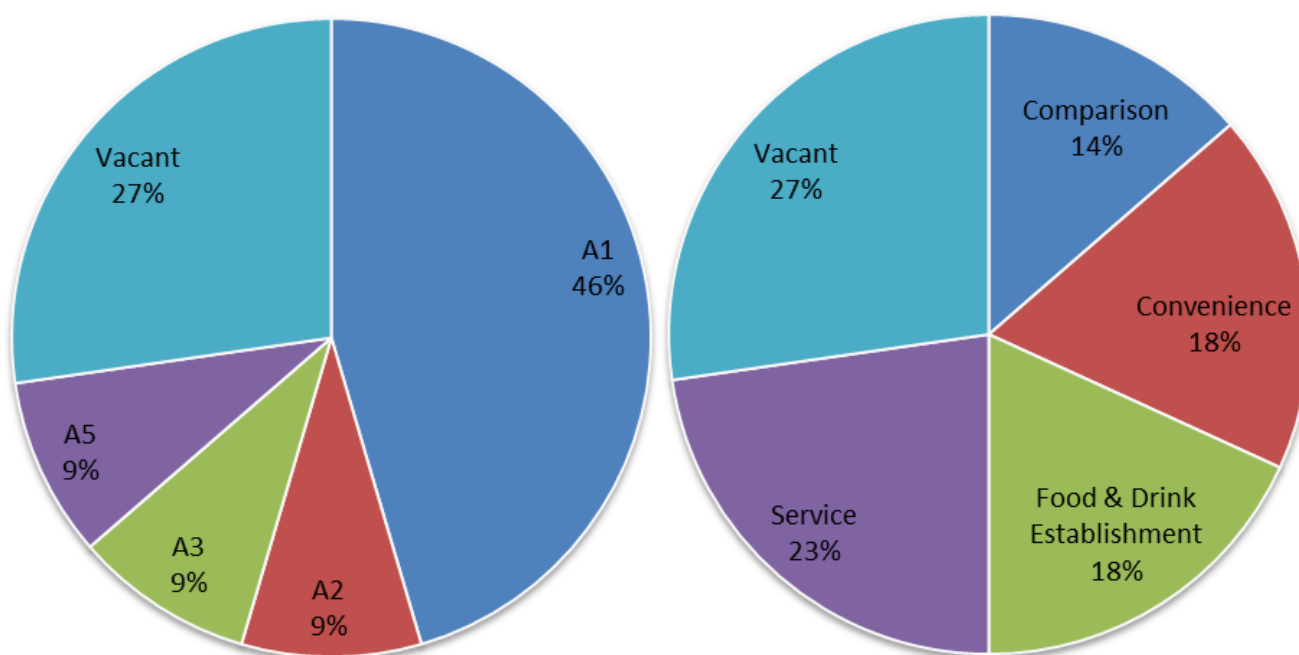
Mix & Vitality

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 has been one change: 1 unit which was formerly occupied has been made vacant along with the other 5 vacant units that were reported in the previous monitor.

This has led to a minor change 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 50% to 46% and the percentage of vacant premises has increased from 23% to 27%.

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 industrial units, which whilst excluded from the analysis improve the offer for local residents.

Chart 20: Composition of Nutfield Road Local Centre (% of units)



Vacancies & New Occupiers

Since the last monitor was produced, 1 occupier has moved out the local centre (Organic Treats). There are currently 6 vacant units, 224sqm.

Planning Permissions

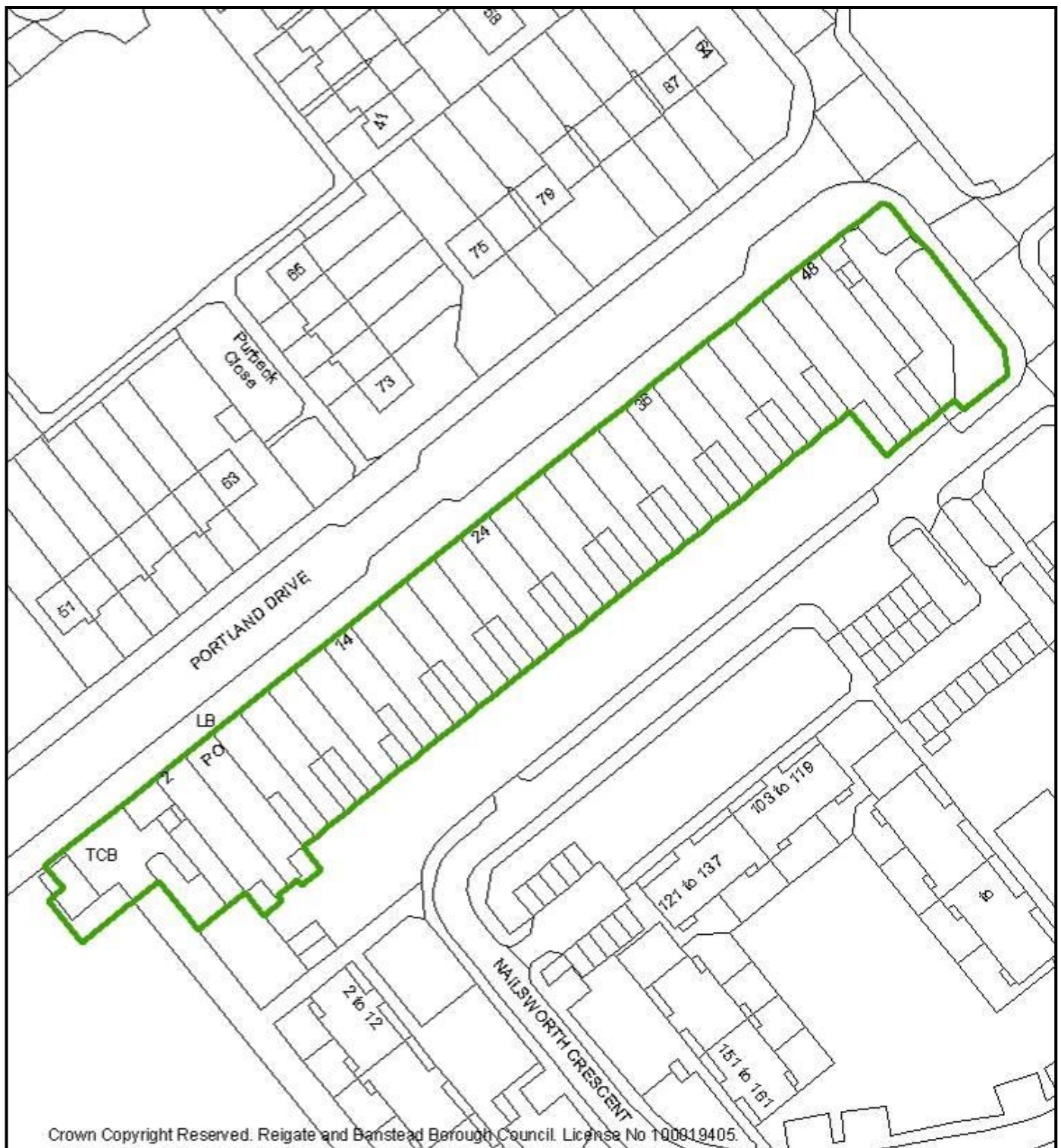
There is currently one outstanding planning permission:

- 13/02322/F: Pet And Garden, 41 Nutfield Road, extension existing structure to create new accommodation units.

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 has, in the past, provided a valuable local shopping offer to those living within the surrounding residential estate, however leases are no longer being renewed and the parade building is due to be demolished as part of the regeneration proposals for Merstham.

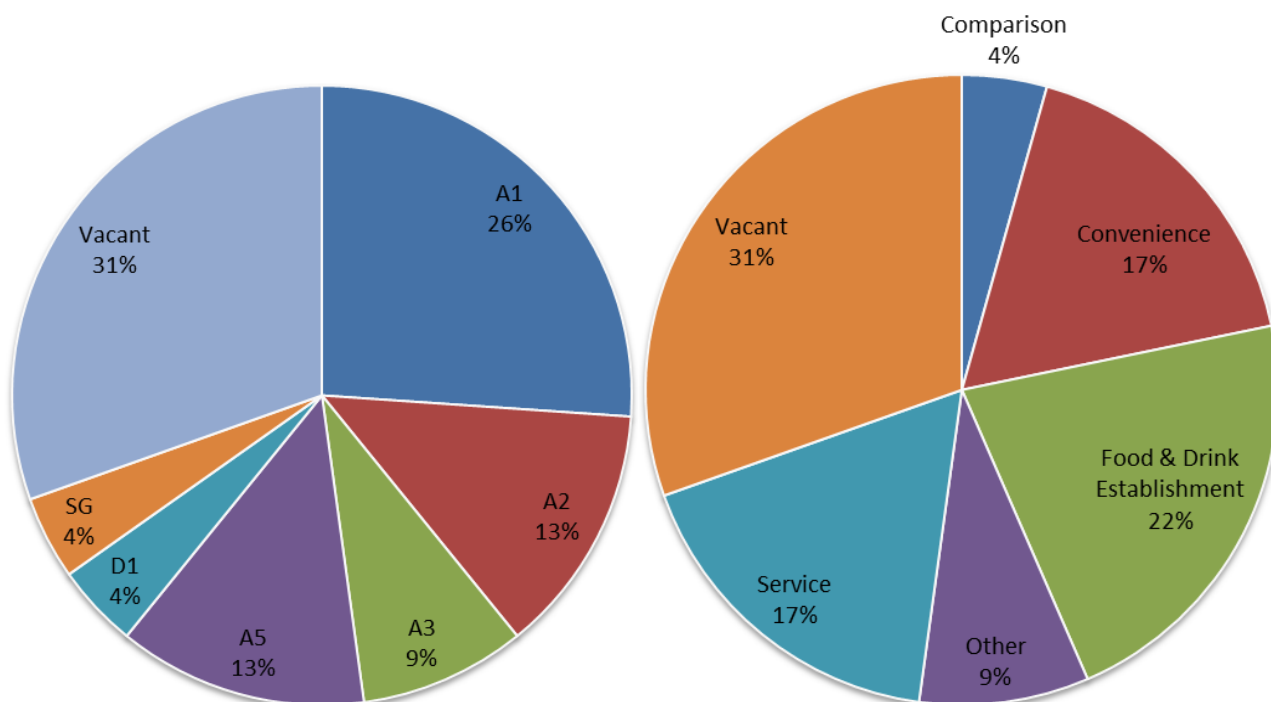


Mix & Vitality

The Portland Drive local centre is currently undergoing regeneration. Work has been on-going on the construction of new shops, flats and community facilities on sites close to the existing parade. The new occupiers have been announced as a Co-op food store, Day Lewis pharmacy, William Hill bookmakers and Goodrich drycleaners. A number of food and drink premises will also be delivered adjacent to the new community hub.

Currently the local centre has quite a good representation across the A use classes with only A4 not represented. However since this last monitor 4 units have become vacant which has increased the vacancy rate to 31%, the highest in the borough. This is to be expected due to the regeneration work detailed below.

Chart 21: Composition of Portland Drive Local Centre (% of units)



Vacancies & New Occupiers

Since the last monitor was produced there have been 4 units have become vacant. The previous occupiers Triguard, Lee Gardens Chinese Takeaway, Cuticals Nail Bar & Solarium and Ela Wines off licence have all left the local centre. 7 units, 592.21sqm, remain vacant.

Planning Permissions

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

- 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.



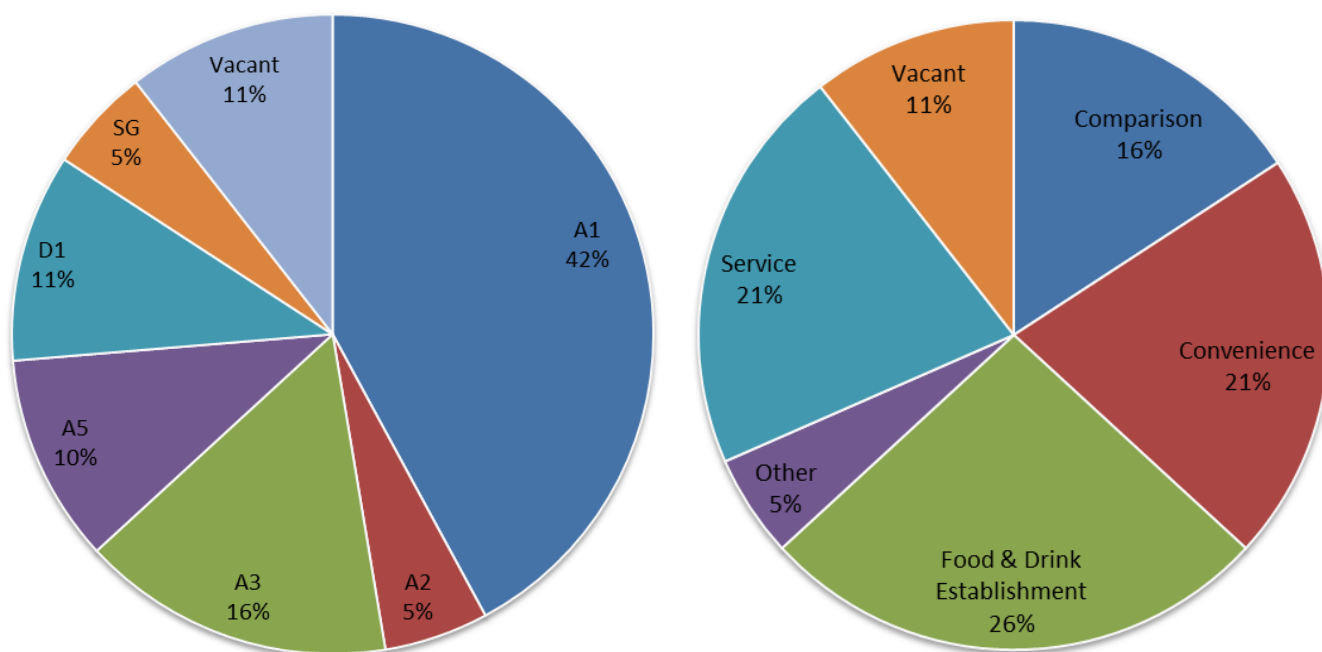
Mix & Vitality

Salfords local centre is dominated by A use class which accounts for 73% of all units and 79% 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 change in occupiers which reduced the percentage of A1 retail units (47% to 42%).

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 (26%) 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 (% of units)



Vacancies & New Occupiers

Since the last monitor 2 new occupiers have moved into the local centre (Pop-In-Café and Miraj) these units were operated under the same A3 use and thus have not affected the overall composition of the local centre. 1 unit that was previously occupied (by Arrow Safety Wear, Safety Clothing) has become vacant.

Planning Permissions

There are 2 outstanding planning permissions:

- 15/00492/PIA: 40 Brighton Road, permitted development has been granted for conversion of the rear portion of the shop to residential accommodation.
- 15/00451/F: 18 Brighton Road, 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 for customers.

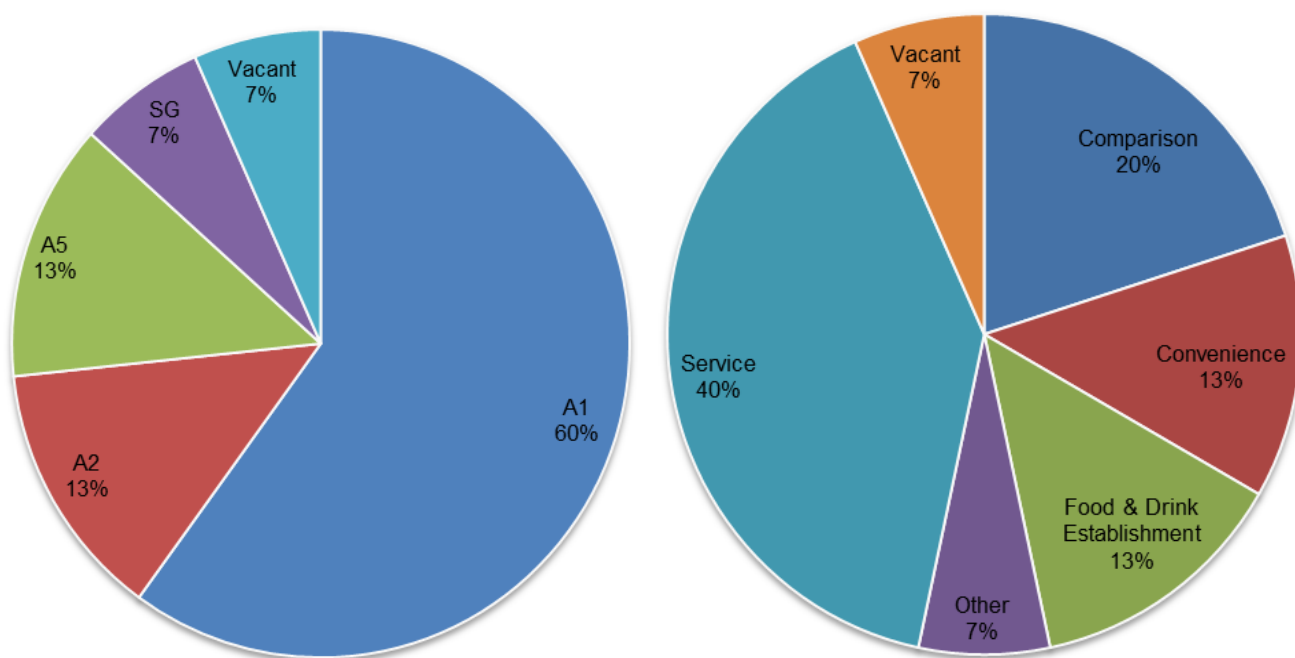


Mix & Vitality

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 there has been no change to the composition of the Local Centre. 1 unit is classed as vacant but 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 (% of units)



Vacancies & New Occupiers

There have been no occupier changes since the last monitor was produced. There is currently 1 vacant unit of 38sqm.

Planning Permissions

There are no outstanding planning permissions/permitted development prior notifications.

Appendix

Use Classes Order

USE CLASS	DESCRIPTION OF USE/DEVELOPMENT	PERMITTED CHANGE
A1 (Shops)	Retail sale of goods to the public – shops, post offices, travel agencies and ticket agencies, hairdressers, funeral directors and undertakers, domestic hire shops, dry cleaners, sandwich bars (sandwiches or other cold food purchased and consumed off the premises), internet cafés.	Upper floors as 2 flats C3 (up to 150m2)* A3 (up to 150m2), A2 (including with up to 2 flats), D2 (up to 200m2)*
A2 (Professional and Financial Services), but excluding betting offices or pay day loan shops	Banks, building societies and bureaux de change Professional services (other than health or medical services) – estate agents and employment agencies	A1 (if ground floor is a display window), Upper floors as 2 flats C3 (up to 150m2)* A3 (up to 150m2)* D2 (up to 200m2)*
A3 (Restaurants and Cafes)	Use for the sale of food for consumption on the premises. Excludes internet cafés	A1 or A2
A4 (Drinking Establishments)	Use as a public house, wine bar or other drinking establishment	A1, A2 or A3
A5 (Hot Food Takeaways)	Use for the sale of hot food for consumption off the premises	A1, A2 or A3
B1 (Business)	(a) Use as an office other than a use within Class A2 (financial and professional services).	B8 (up to 500m2) C3 from B1(a) Office Use,* State Funded School or Nursery*
	(b) Use for research and development, studios, laboratories, high technology.	B8 (up to 500m2)
	(c) Use for any industrial process that can be carried out in a residential area without detriment to amenity.	B8 (up to 500m2)
B2 (General Industrial)	Use for the carrying on of an industrial process other than one falling in B1(C) above.	B1 B8 (up to 500m2)
B8 (Storage and Distribution)	Wholesale warehouses, distribution centres and repositories	B1 (up to 500m2) C3 (up to 500m2)*
C1 (Hotel)	Hotels, boarding houses and guest houses	State-funded school or registered nursery, subject to prior approval by local planning authority

C2 (Residential Institutions)	Hospitals, nursing homes, residential education and training centres. Use for the provision of residential accommodation and care to people in need of care.	State-funded school or registered nursery, subject to prior approval by local planning authority
C3 (Dwellinghouses)	Use as a dwelling house, whether or not as a sole or main residence.	C4
C4 (Houses in Multiple Occupation)	Small shared dwelling houses occupied by between three and six unrelated individuals, as their only or main residence, who share basic amenities such as a kitchen or bathroom.	C3
D1 (Non-Residential Institutions)	Clinics and health centres, crèches, day nurseries, day centres and consulting rooms (not attached to the consultant's or doctor's house), museums, public libraries, art galleries, exhibition halls, non-residential education and training centres, places of worship, religious instruction and church halls.	State Funded School* Permitted change to A1, A2, A3 or B1 of up to 150m2 of a building for a single period of up two years, subject to prior notification of local planning authority
D2 (Assembly and Leisure)	Cinemas, dance and concert halls, sports halls, swimming baths, skating rinks, gymnasiums, bingo halls, other indoor and outdoor sports and leisure uses (not involving motorised vehicles or firearms)	State-funded school or registered nursery, subject to prior approval by local planning authority Permitted change to A1, A2, A3 or B1 of up to 150m2 of a building for a single period of up two years, subject to prior notification of local planning authority
Sui Generis** (Casinos and Amusement Arcades/Centres)	Sui generis uses are their own specific use and planning permission is normally required for any change of use. However the following changes are permitted for the specified uses.	Casino to: A3 (up to 150m2)* C3 (up to 150m2)* D2* Amusement arcade to: C3 (up to 150m2)*
Sui Generis** (Betting Offices and Pay Day Loan Shops)		A1 if ground floor is a display window A2 including up to 2 flats A3 (up to 150m2) C3 (up to 150m2)* D2 (up to 200m2)
Sui Generis** (Agricultural Buildings)		A1, A2, A3, B1, B8, C1, C3, D2*

*subject to prior approval by the local planning authority.

**Whilst the most commonly found uses are contained within the 1987 Use Classes Order (as amended), there are many uses that are not specifically categorized by the four main use classes. These are classified as sui generis. Some of the sui generis uses are listed but they are not intended to be exhaustive. Sui generis uses are their own specific use and planning permission is normally required for any change of use.

2015 The Town and Country Planning (General Permitted Development) (England) Order.

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.

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

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