

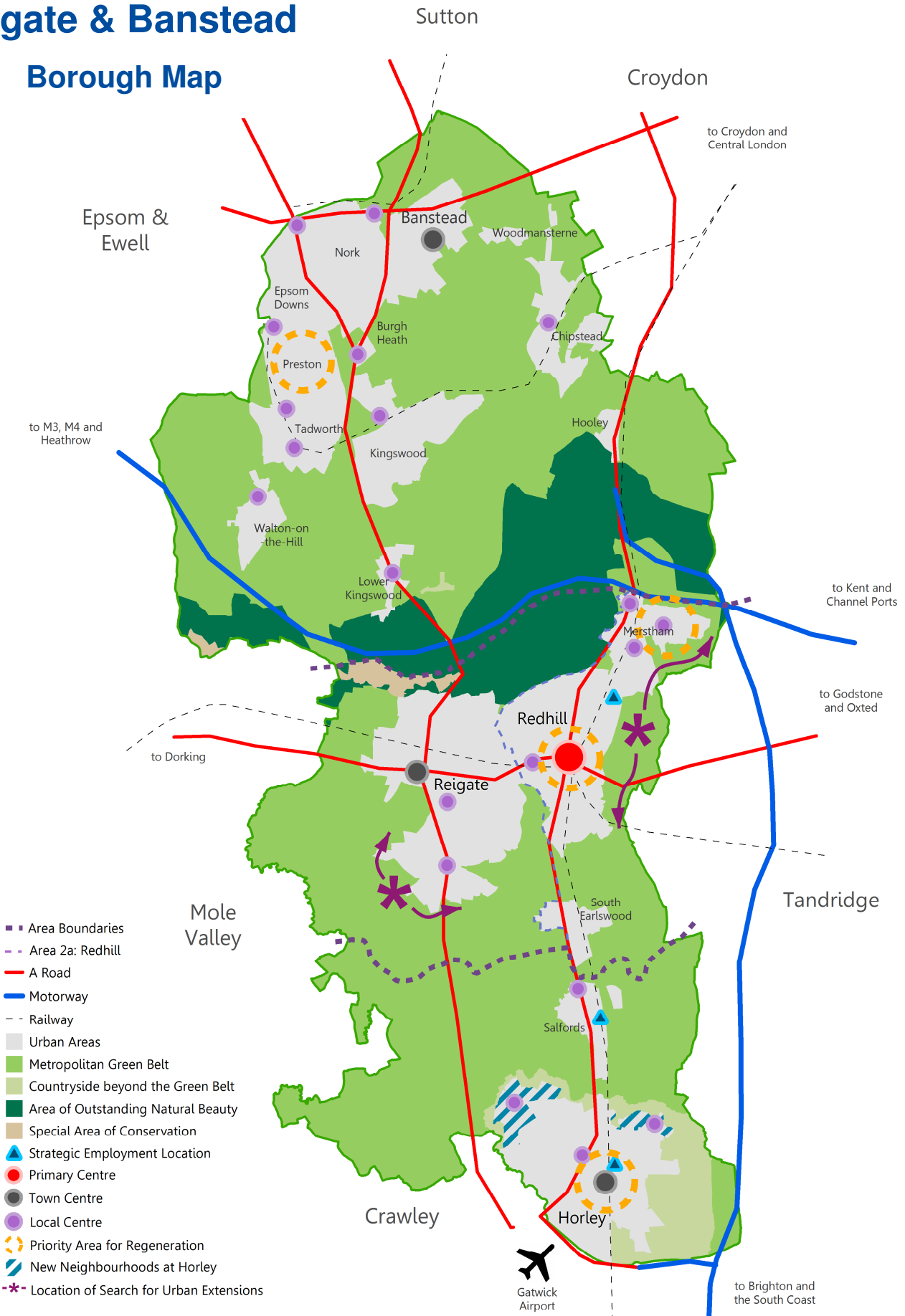


Local Centre Monitor

Position in September 2018

Reigate & Banstead

Borough Map



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Local Centre Monitor

September 2018

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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 2018. 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 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 council's 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
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 fifth consecutive year A1 remains the predominant use class within the borough's local centres, accounting for 54% 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 59 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 36% of all units.
- **Vacancy Rate:** There are currently 28 vacant units across all of the borough's local centres, equivalent to a vacancy rate of 8%. Once again, the vacancy rate across each individual centre varies considerably, with Chipstead having 23% vacancy rate, whilst Tattenham Corner, Kingswood Waterhouse Lane, Portland Drive (emerging area) and Horley Brighton Road all being fully occupied.
- **New Occupiers:** A total of 37 new occupiers have moved into the borough's local centres, 27 have left.

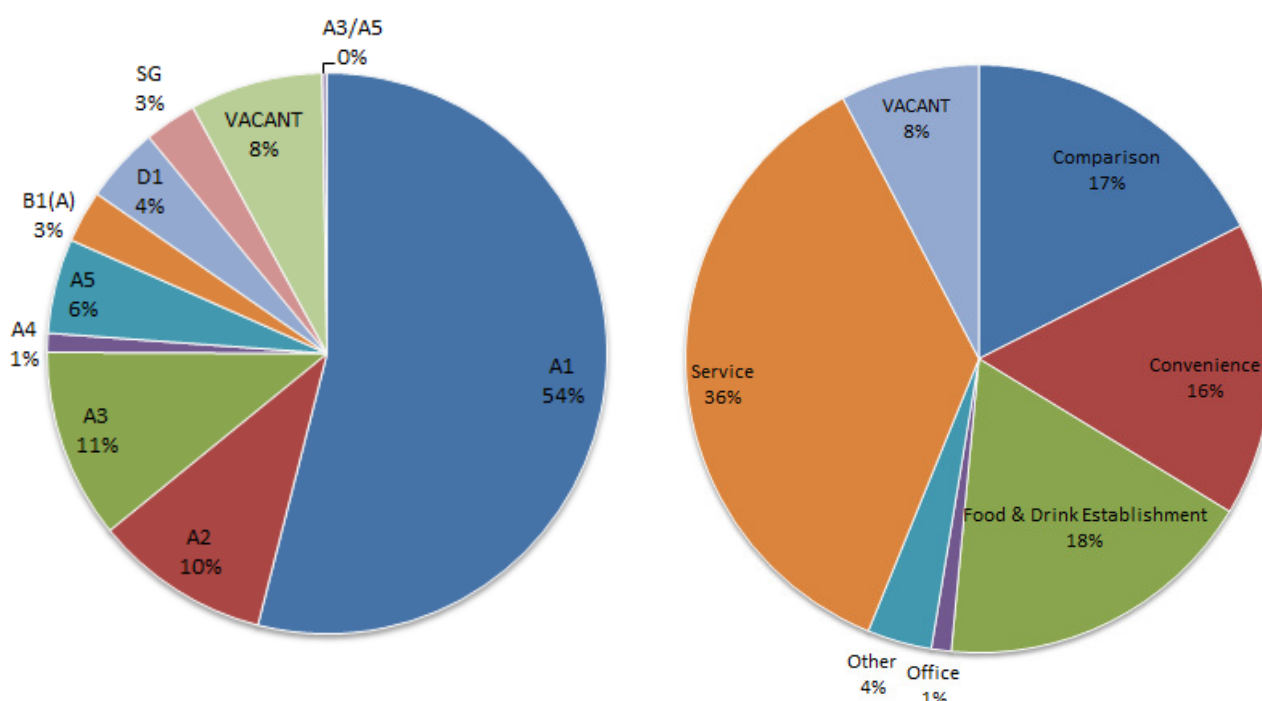
Local Centres Overview

Use Classes

The Town and Country Planning (Use Classes) Order 1987 (as amended) puts uses of land and buildings into various categories known as '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 54% 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 18% of all premises, of which 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 17%. Units offering services ranging from bathroom sales to hairdressers account for 36% of units within the local centres, a slight increase compared to the previous year when service provision accounted for 33% 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 Shelveys Way and Portland Drive both have zero. In terms of food and drink establishments, Portland Drive has the highest percentage of units (44%) whilst Chipstead Station Approach has the lowest (9%). Shelveys Way has the highest percentage of service based premises (57%) whilst Lower Kingswood has the lowest (21%).

Chart 2: Breakdown of Offer by Unit in each Centre

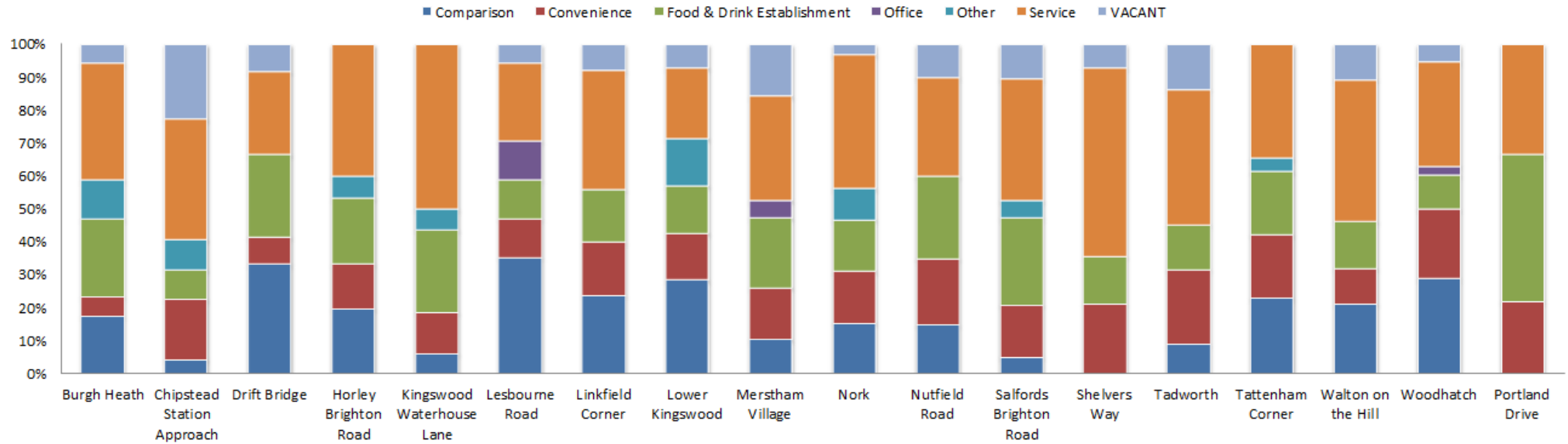


Table 1: Highs and Lows

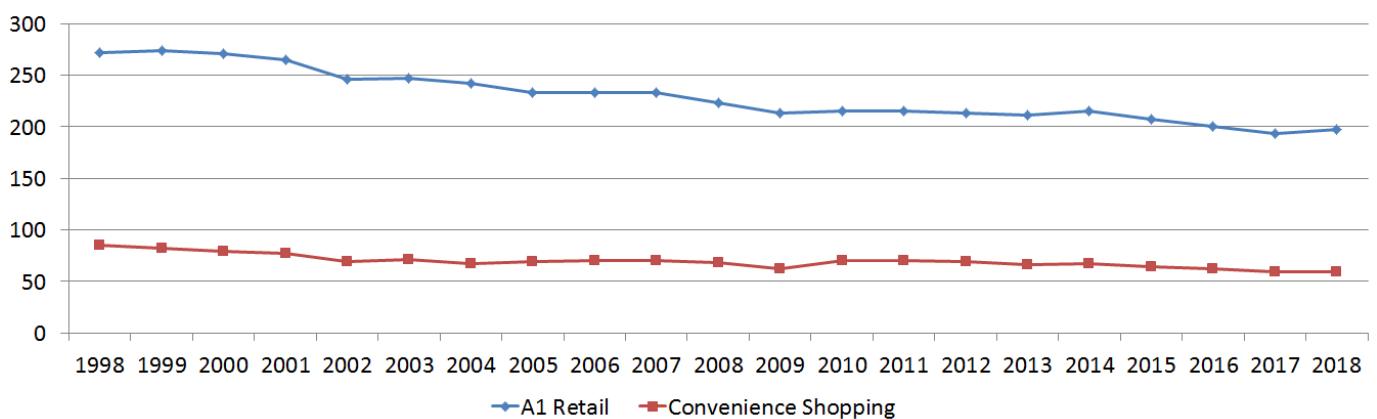
Policy	Highest Proportion of units	Lowest Proportion of units
Convenience	Tadworth (23%)	Burgh Heath (6%)
Comparison	Lesbourne Road (35%)	Shelvers Way/Portland Drive (0%)
Service	Shelvers Way (57%)	Lower Kingswood (21%)
Food & Drink	Portland Drive (44%)	Chipstead Station Approach (9%)

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 1998 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 marginally fallen: there are currently 197 A1 units and 59 convenience units.

Chart 3: Total Number of Convenience and A1 Retail Units (1998-2018)

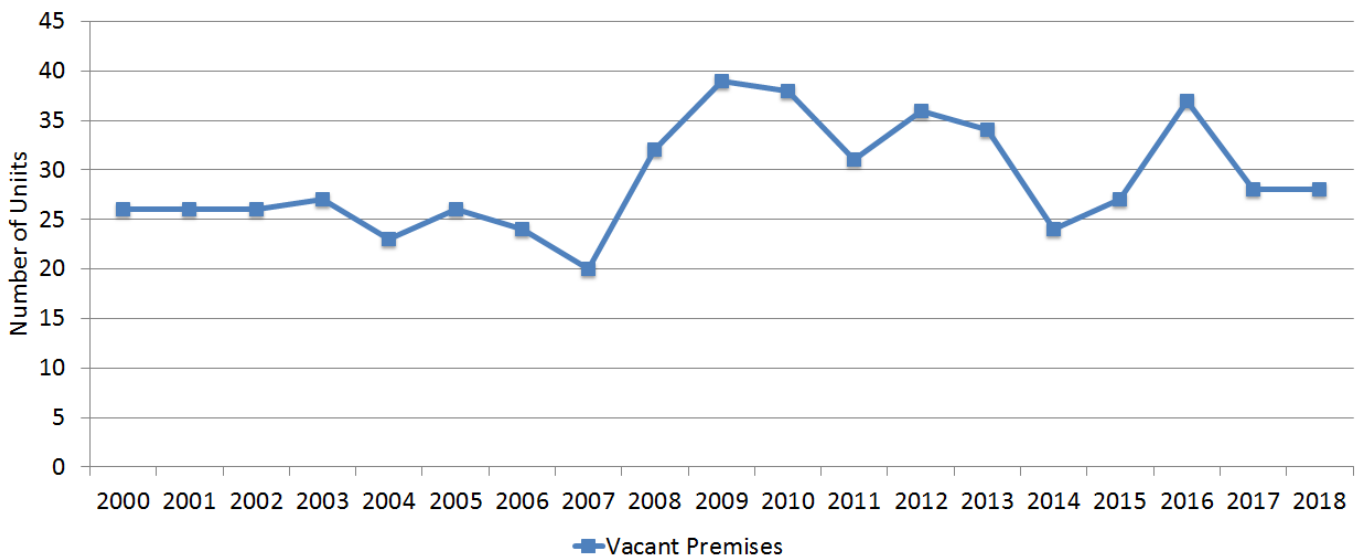


Vacancies & New Occupiers

Over the past year the total number of vacant units across the borough's local centres has remained unchanged at 28, equivalent to 8% 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.

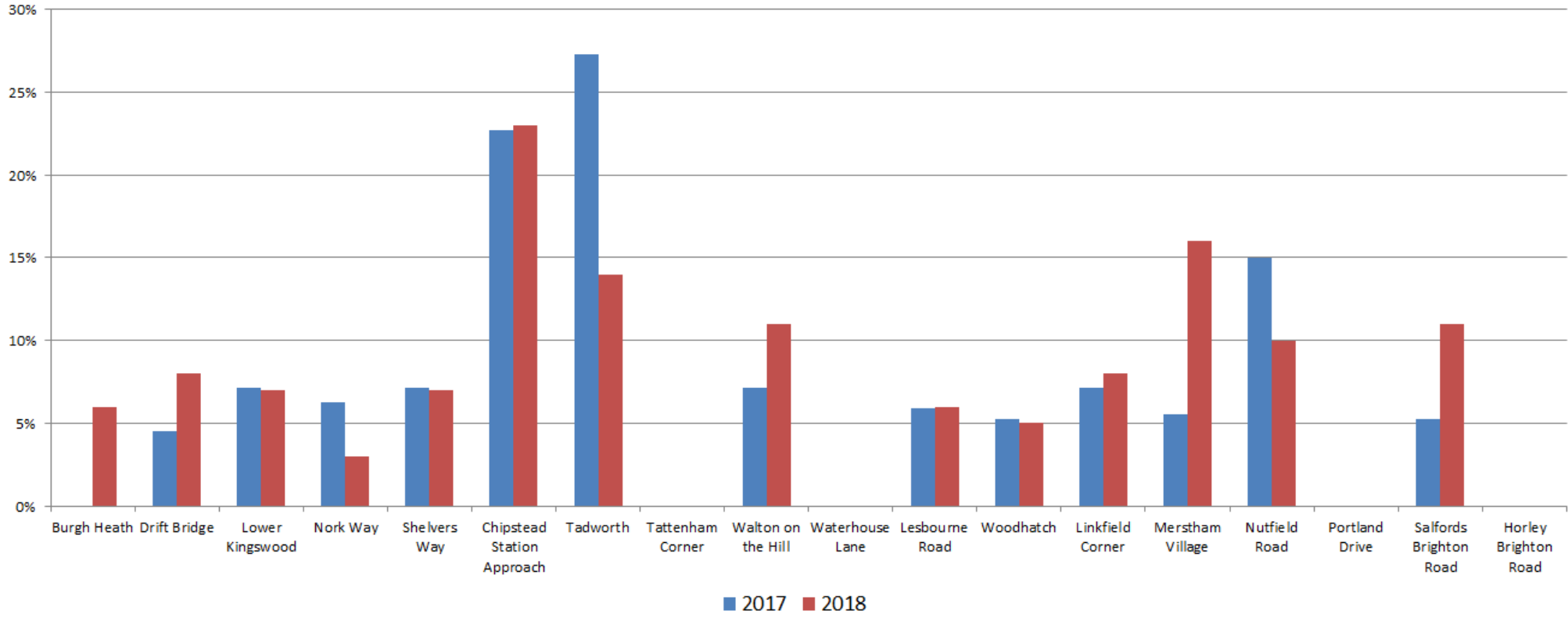
There have been a number of occupier changes since the last monitor was produced: 37 new occupiers have moved into the local centres; 27 have left.

Chart 4: Overall Vacancy Rate (2000-2018)



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.

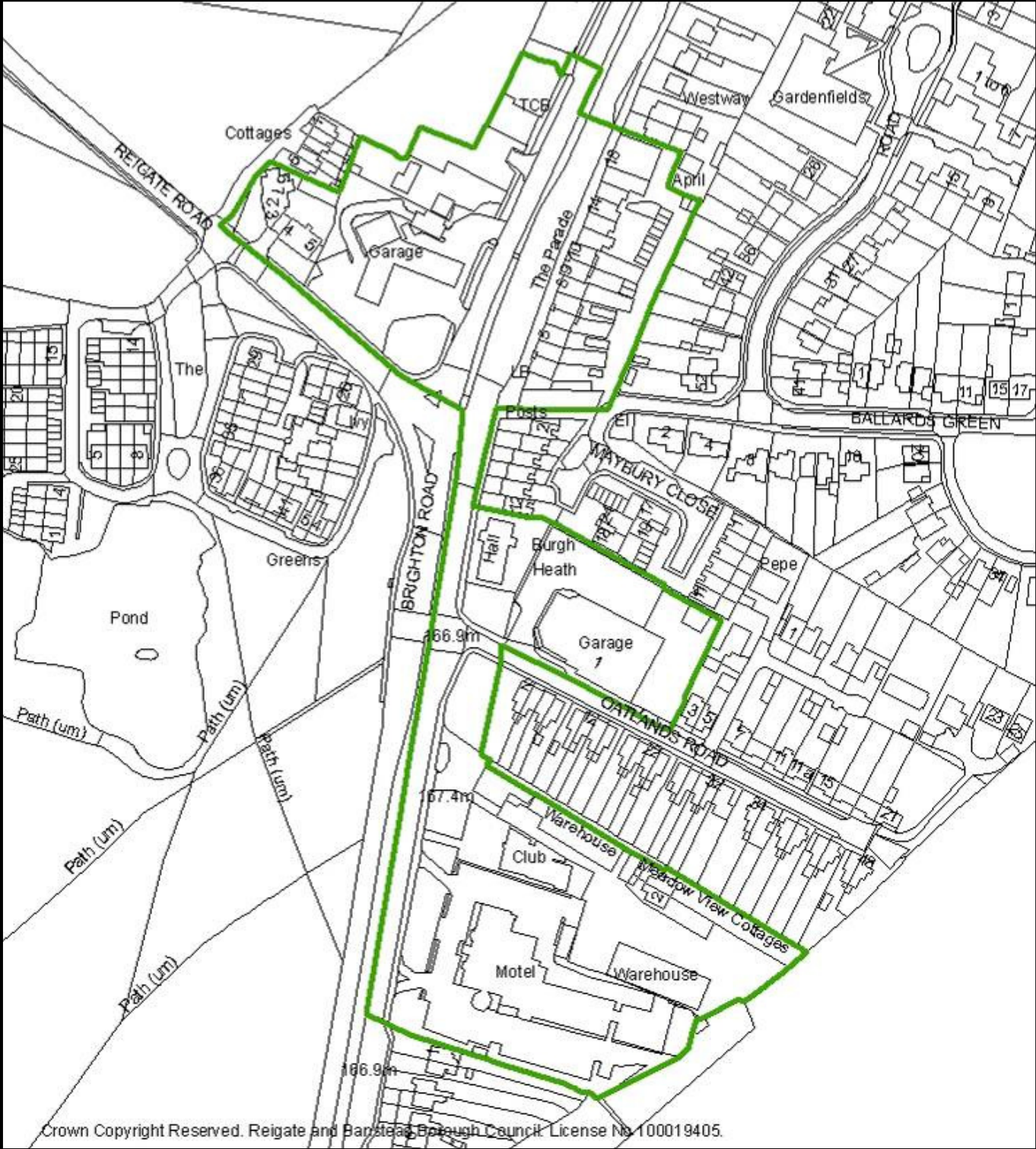
Chart 5: Individual Centre Vacancy Rate (2017 & 2018)



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, presently excluded from the analysis.

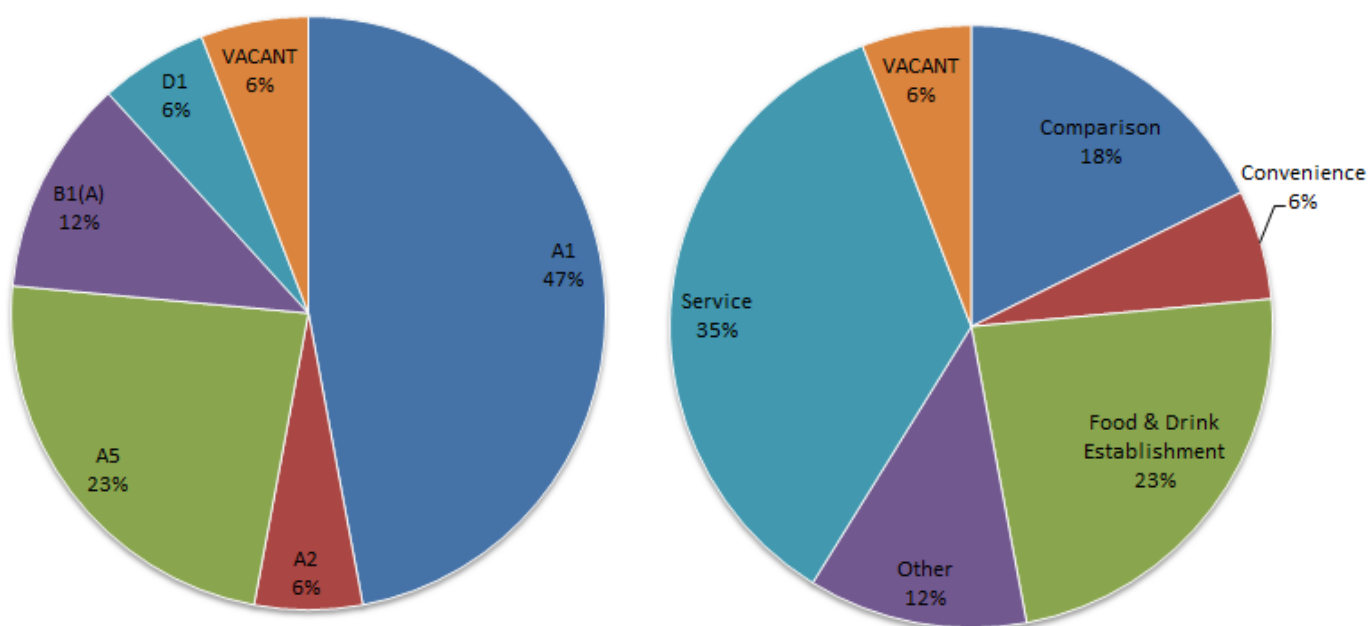


Mix & Vitality

Burgh Heath is dominated by A1 retail, accounting for 47% of the units and 46% of the floorspace. Comparing to other local centres, 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.

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



Vacancies & New Occupiers

One occupier, 'Fireworks', has moved out of the local centre, this has led to an increase in the number of vacant units (0 to 1).

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.



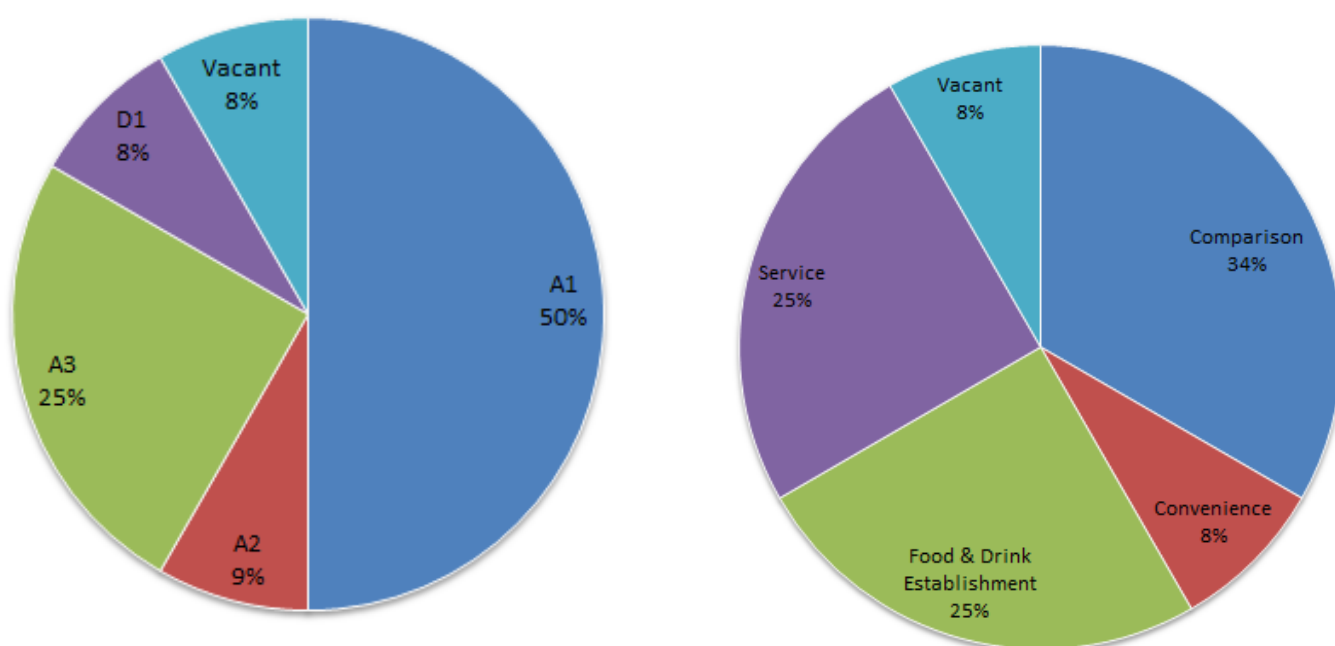
Mix & Vitality

Within the last monitoring period, there has been no change in the use and composition of the Drift Bridge local shopping centre, maintaining a vacancy rate of 8%.

A1 retail continues to dominate the local centre, accounting for 50% of the premises and 41% of floorspace. A3 restaurant uses are the second most common premises within the core shopping parade, accounting for 25% of the premises and 22% of the floorspace.

In terms of offer, comparison and service trade types continue to dominate the local centre, accounting for 34% and 25% of the premises respectively. 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

There has been no change in occupiers within the last monitoring period, maintaining the number of vacant units as 1.

Planning Permissions

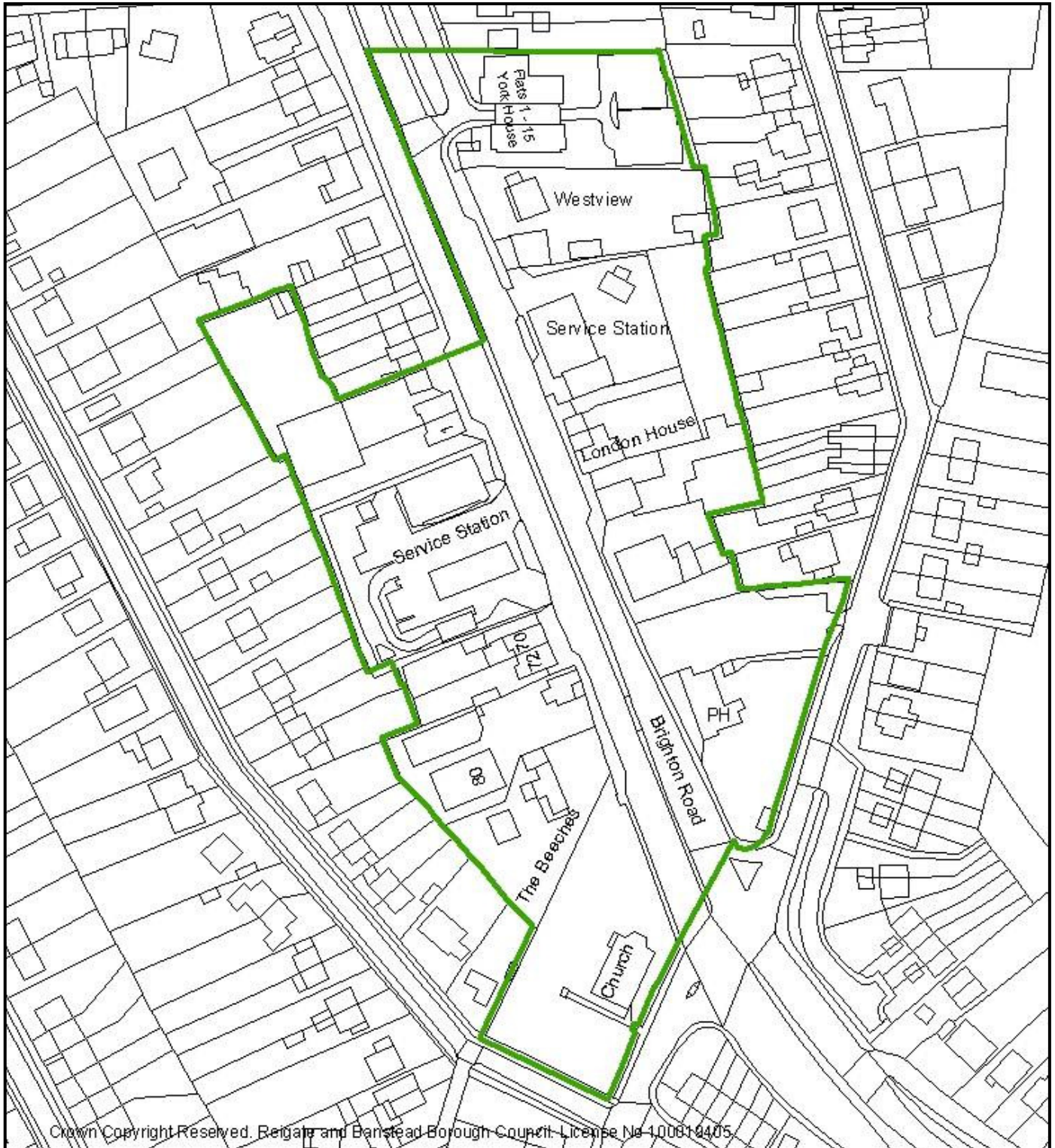
There is one outstanding planning permission:

- 16/01409/F – 207 Fir Tree Road: ground floor extension to form a residential dwelling

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.



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Mix & Vitality

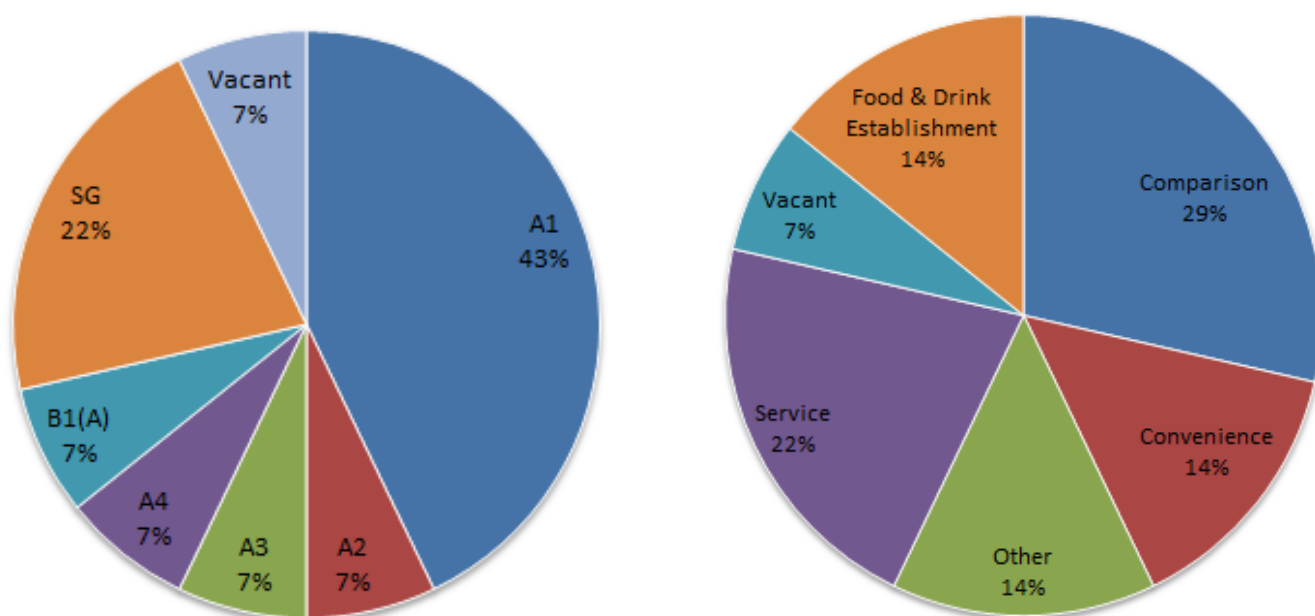
Lower Kingswood local centre has a varied make up in terms of uses and offer. Currently, it has the lowest percentage of A class retail accounting for only 64% of the premises and 72% of the floorspace.

In terms of convenience 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 3 units provide typical neighborhood stores (convenience store, florist 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 a petrol station and vehicle sales premises. 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 (% of units)



Vacancies & New Occupiers

One new occupier 'Lollypops & Boo' children's fashion provider has moved in, following the departure of 'The Strand' hair salon.

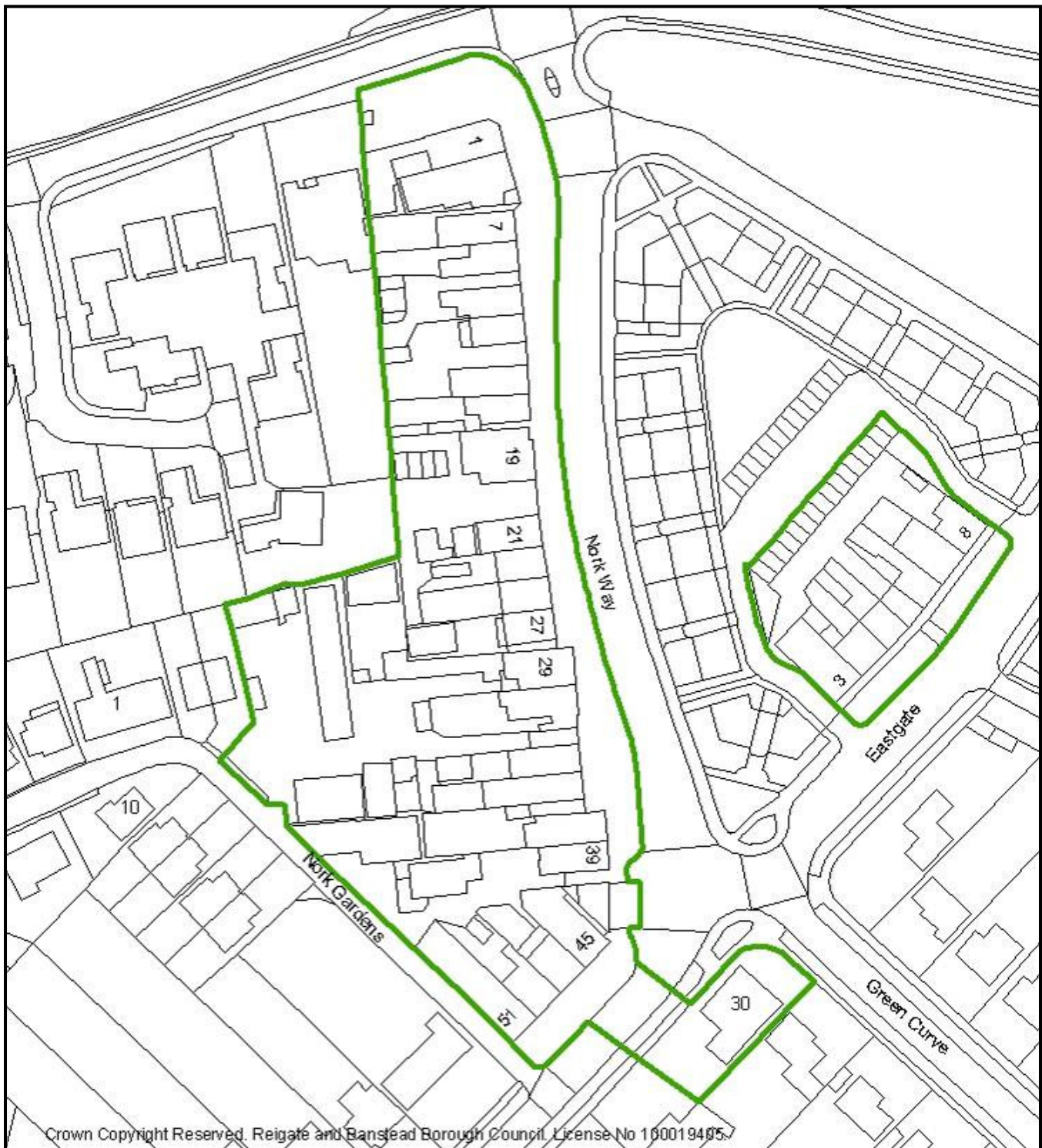
Planning Permissions

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

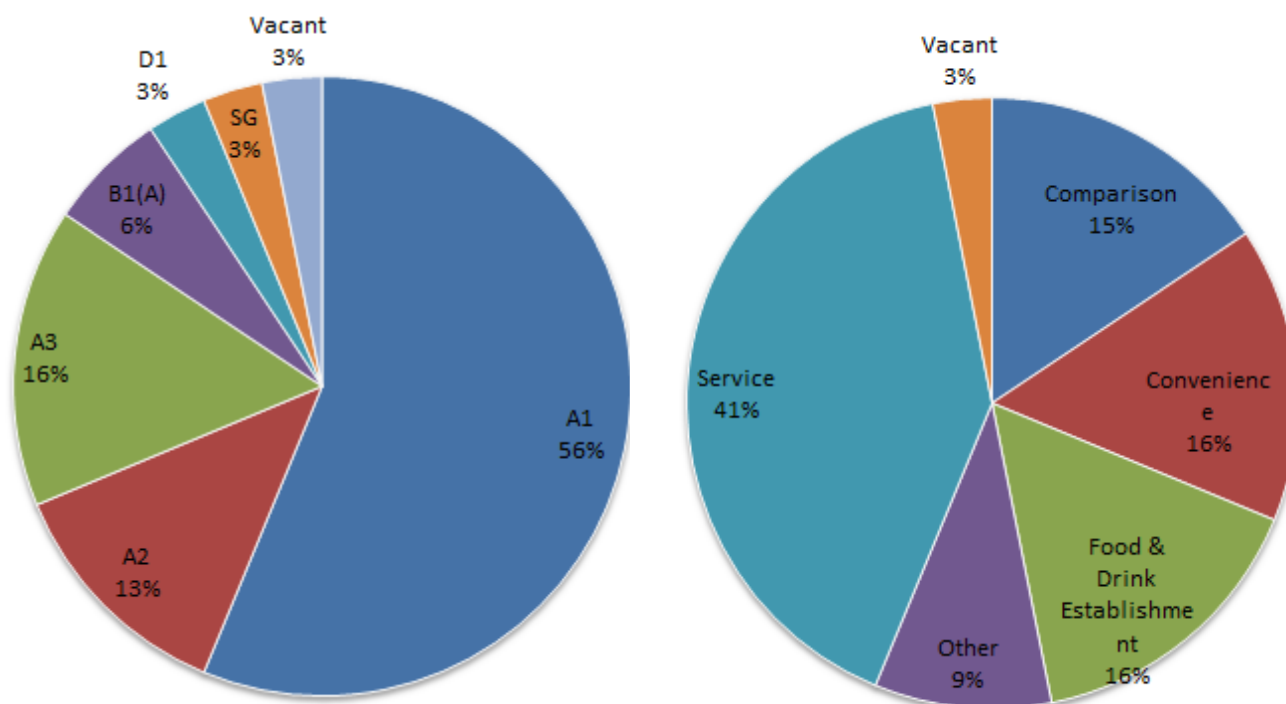


Mix & Vitality

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 (41% of all premises) and a good mix of comparison, convenience and food and drink establishments (15%, 16% and 16% respectively).

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



Vacancies & New Occupiers

Since the last monitoring period, 5 new occupiers have moved into the shopping area, Creative Windows and Doors home improvements have moved into a unit previously occupied by The Body Works practice, following a change of use from D1 to A1. Sacha Scott estate agent has replaced Capital Estates, WHSmith local moved into a unit previously occupied by Martins and So Chic hair and nail bar replaced the Interior Design shop. In addition, the Helping Hands care at home provider has moved into a previously vacant unit, resulting in a decrease in vacant units (2 to 1).

Planning Permissions

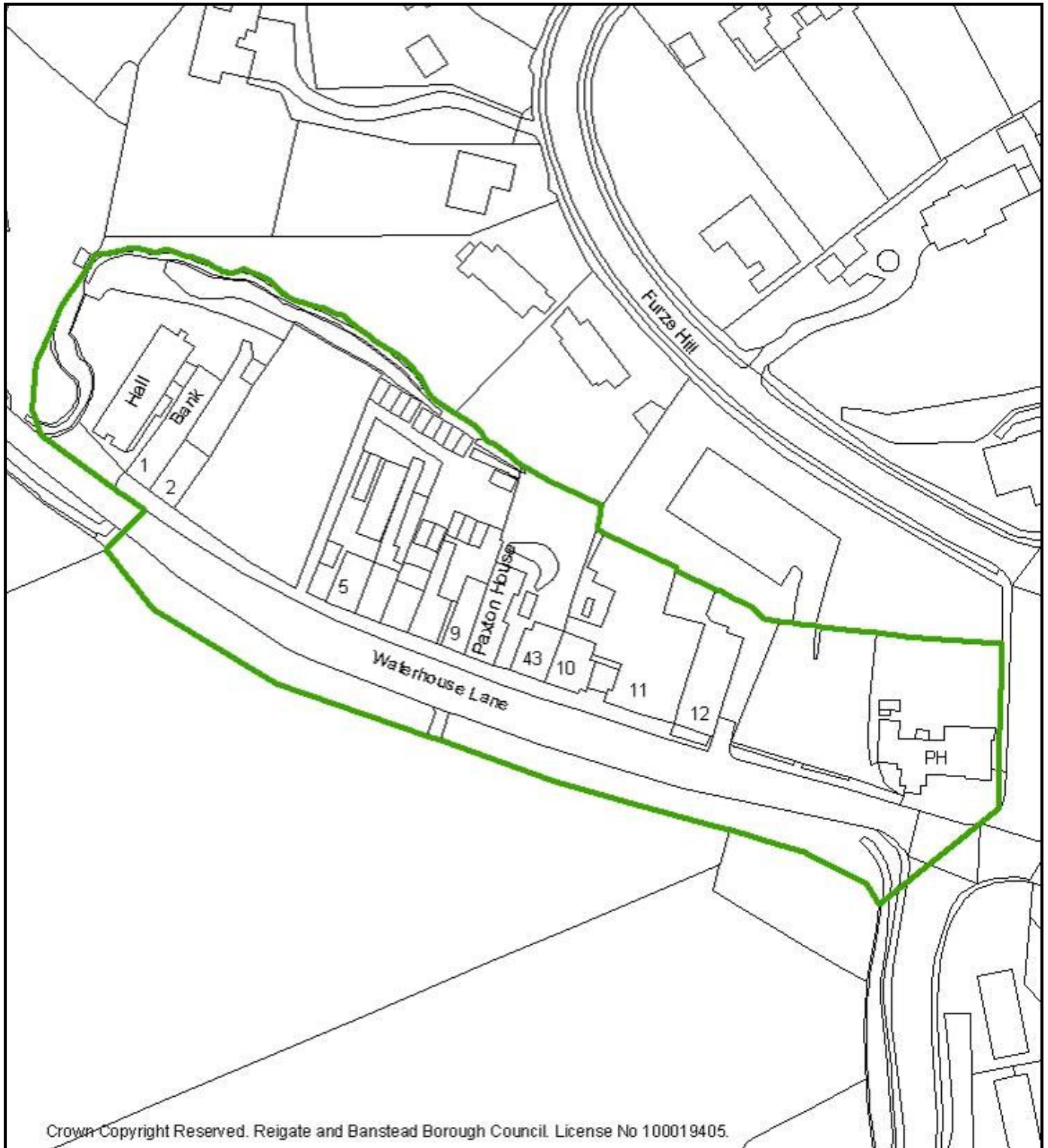
There is one outstanding planning permission:

- 16/01506/F: Castle House, Rear of 39 Nork Way – Extension to office building to add an additional floor

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.



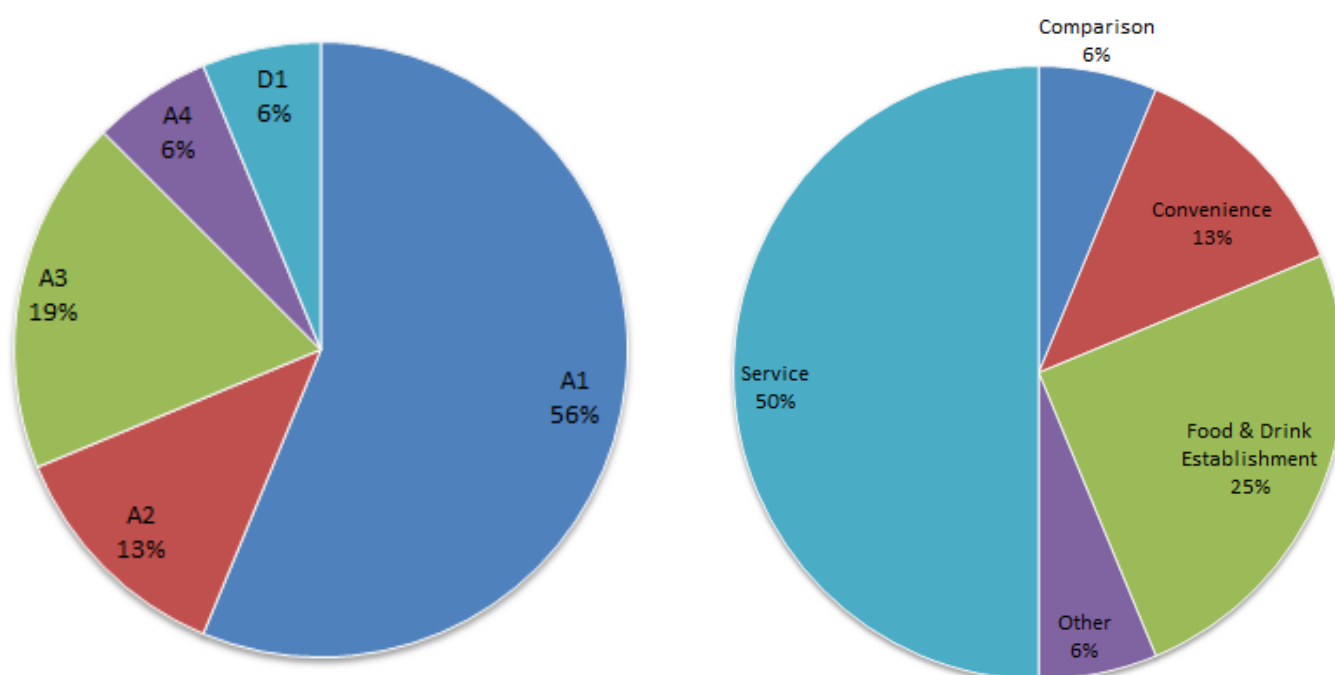
Mix & Vitality

Since the last monitoring period, a new retail unit has been added to the Waterhouse Lane local centre, following a side extension to 5 Waterhouse Lane. The centre has the highest proportion of A class premises, accounting for 94% of units and 90% of floorspace, of which 56% of the units and 43% of the floorspace is occupied by A1 retail.

A3 restaurant units account for a fifth of the units within the shopping area, however, it has no A5 takeaway units. Service businesses (50%) and food and drink establishments (25%) continue to be the predominant offer found within the local centre.

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

There have been 2 occupier changes: Kingswood Village Store has moved into a unit previously occupied by Londis and Mr Kingswood Male Grooming has moved into a newly created retail unit. Vacancy rate remains at 0.

Planning Permissions

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

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.



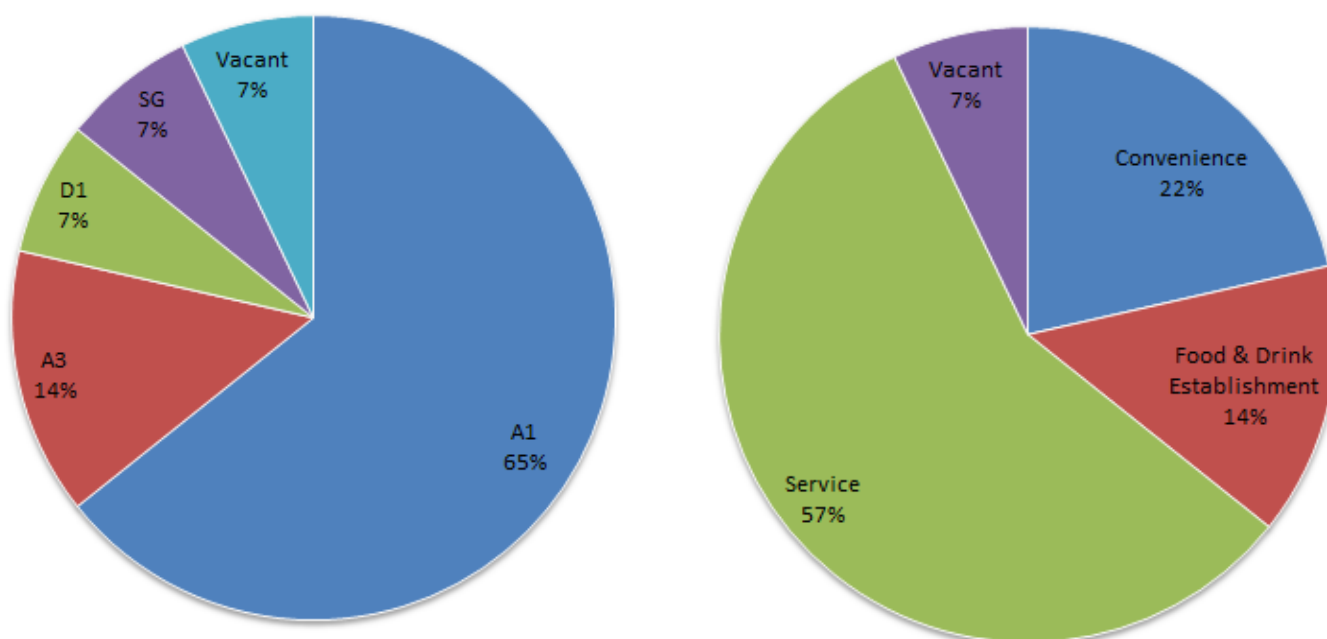
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Mix & Vitality

Whilst a relatively small local centre, Shelveys Way offers a good mix of convenience and service shopping for local residents. Service offer makes up over a half of the units (57%), the highest proportion of all the local centres, and convenience occupies a further 22%.

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 units and 60% of floorspace. Conversely, there are no A2 units and no comparison retail units within the local shopping area.

Chart 11: Composition of Shelveys Way Local Centre (% of units)



Vacancies & New Occupiers

There have been two occupier changes within this monitoring period; Stoneman Funeral Services has expanded to the adjacent unit, following the departure of the Flower Stalk, and Murco Garage & Budgens has been replaced with Texaco. The number of vacant units remains at 1.

Planning Permission

There are currently two outstanding planning permissions:

- 17/01243/F – Tadworth Tyres: Demolish existing Sue Generis buildings and change use to retail A1
- 18/01130/F – Ecoclean, 6 Shelveys Hill: Single storey extension

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.



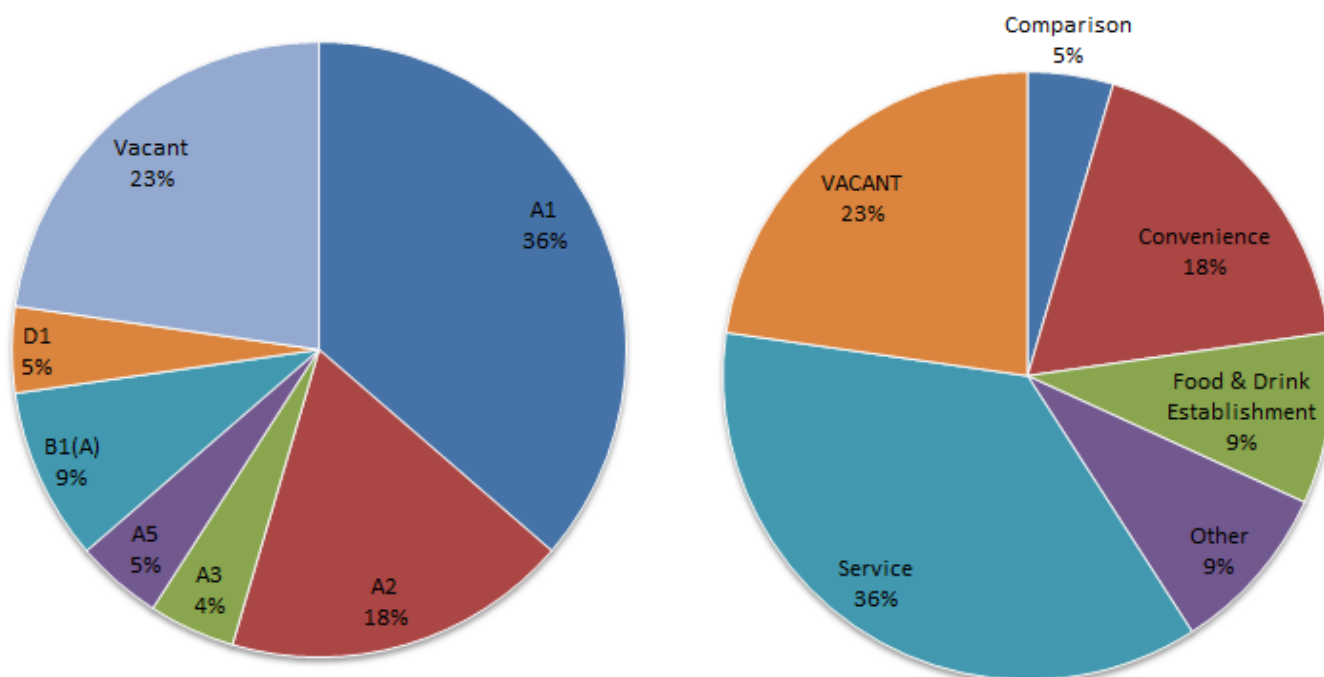
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Mix & Vitality

Within Chipstead Station Approach local centre, the A use class remains the primary use class accounting for 63% of the premises and 69% of the floorspace. The local centre continues to provide a good range of service and convenience retail to the local community. Service offer dominates the local centre, accounting for 36% of the units and convenience retail accounting for a further 18%.

Chipstead Station Approach has one of the highest proportions of A2 service units, 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.

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



Vacancies & New Occupiers

The Grape Variety has moved into the local centre, following the departure of the Essentially Wine.

The total number of vacant units remains 5, with 4 units in the former station buildings being vacant for the past 6 years, accounting for 189sqm of vacant floorspace within the local centre.

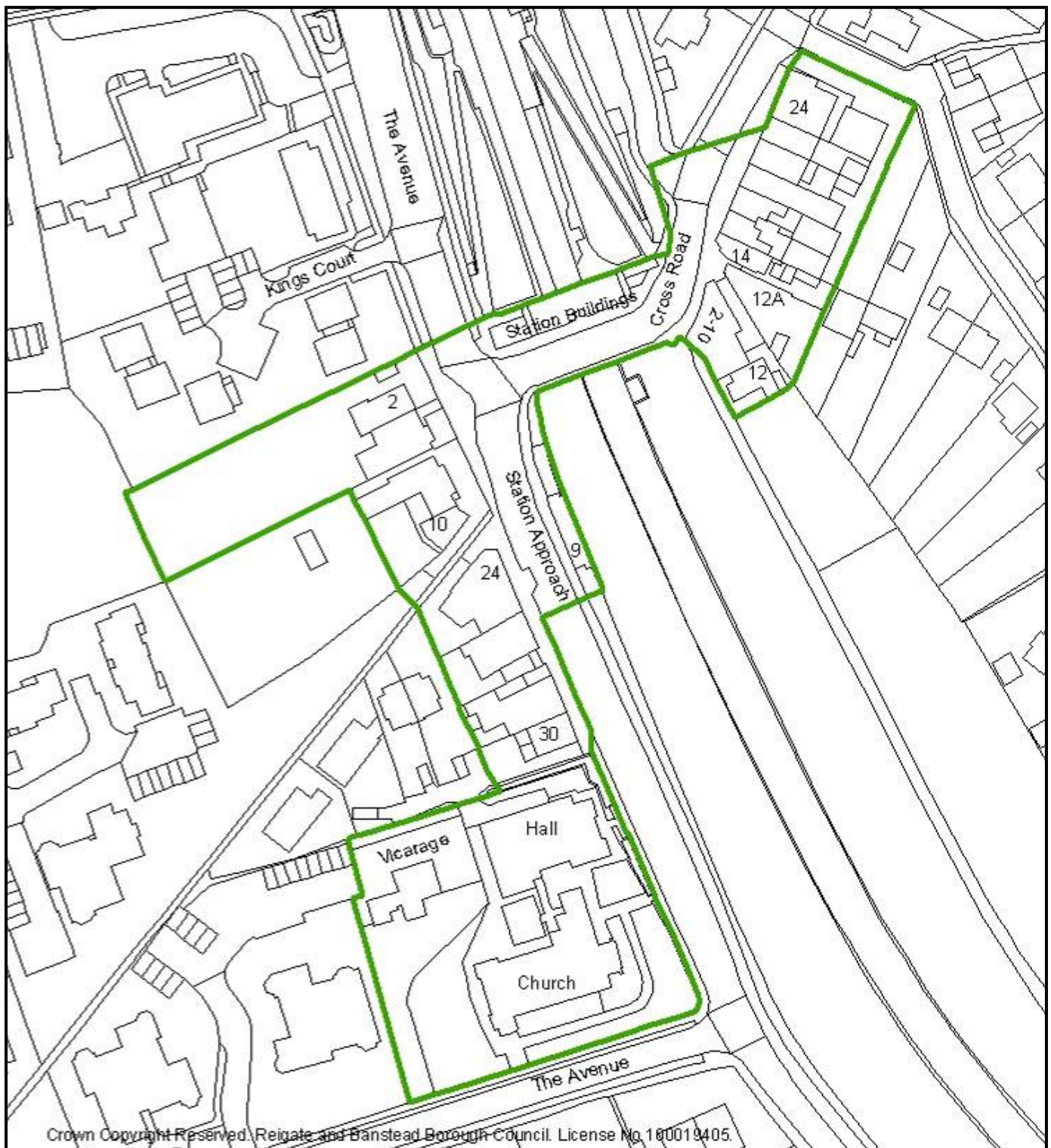
Planning Permissions

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.

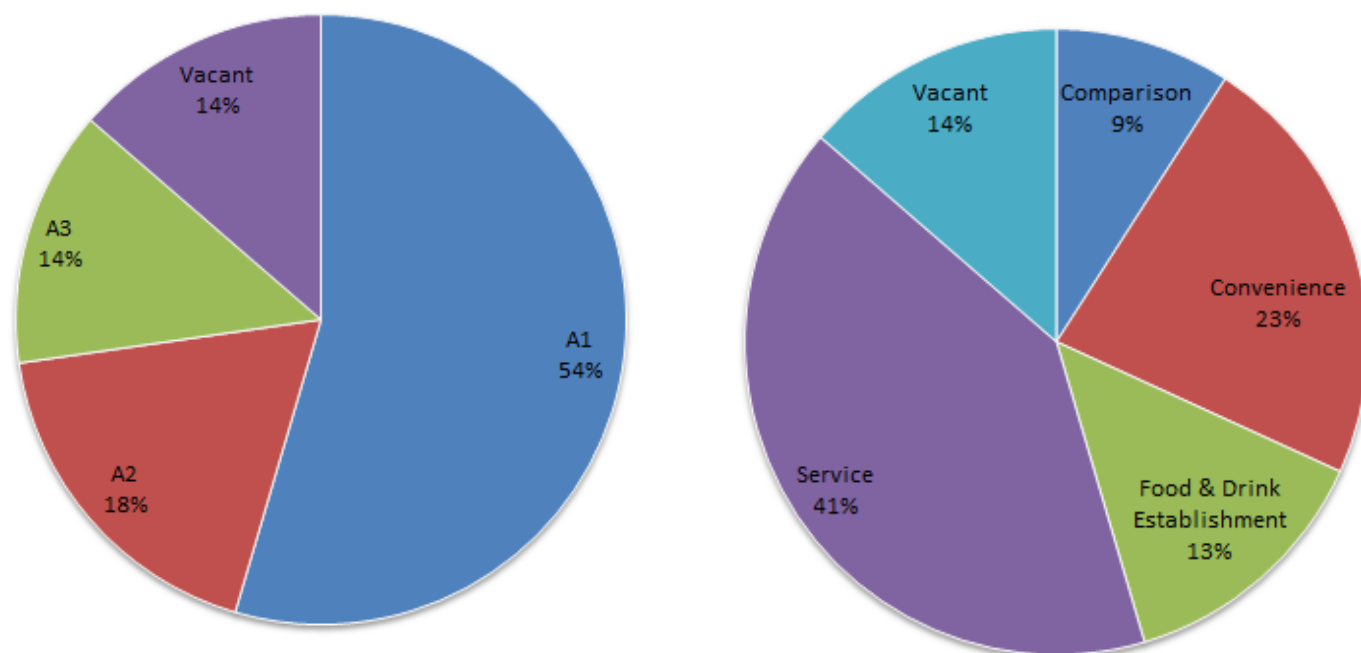


Mix & Vitality

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 54% of the units and 53% 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 is a high percentage of service based premises (41%) including an accountant, bank, travel agent and hairdressers.

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



Vacancies & New Occupiers

Within this monitoring period, 3 new occupiers have moved into previously vacant units (Studio C hairdressers, Twentyeight Tadworth restaurant and, following a recently completed development within the Station building, Bridge Grill, Meze & Bar). This brings the total number of vacant units within the local centre down from 6 to 3.

Planning Permissions

There is one outstanding planning permission:

- 17/02433/F – 24 Station Road: change from bank A2 to residential

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.

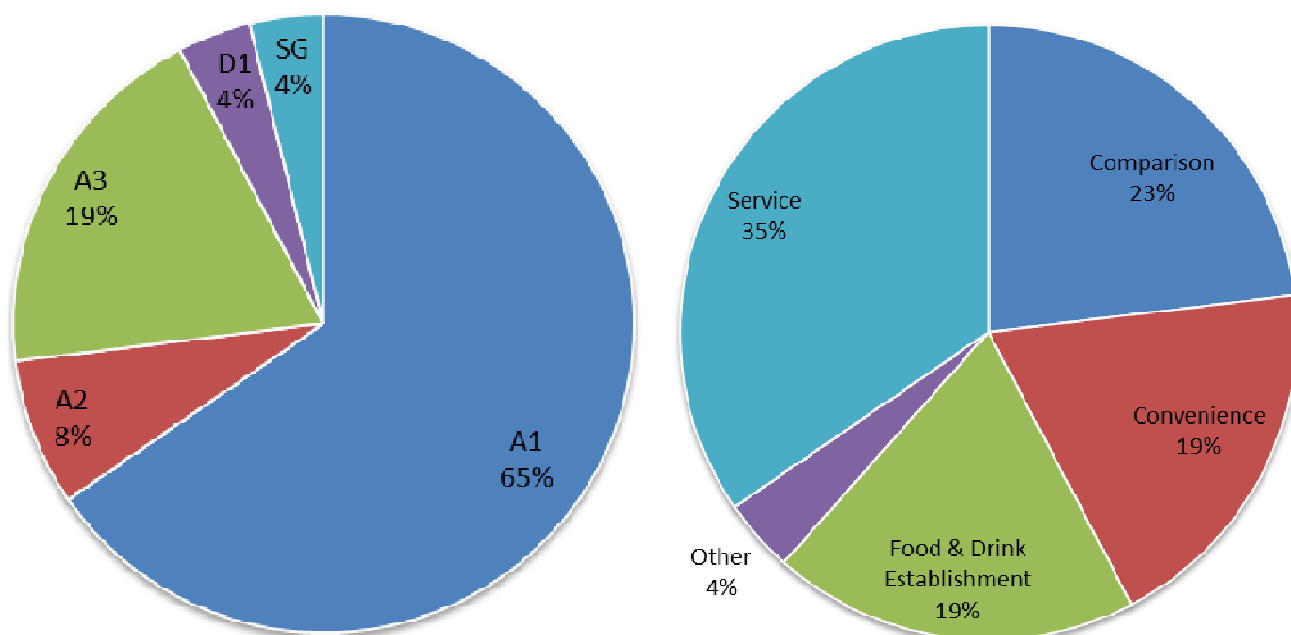


Mix & Vitality

Tattenham Corner is a thriving local centre; one of only a few with continuous full occupancy. Use class A continues to dominate, accounting for 92% of the units and 89% of the floorspace. A1 represents the largest proportion with 65% of units.

The centre has a well-balanced composition, with services accounting for 35%, comparison representing 23% and convenience and food and drink establishments each accounting for a further 19% of all units. 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

During this monitoring period, First Place Hair has been replaced by another hair salon 'Salonis' and Point Fish & Chips has changed to Point Café.

There are currently no vacant units within Tattenham Corner local shopping centre.

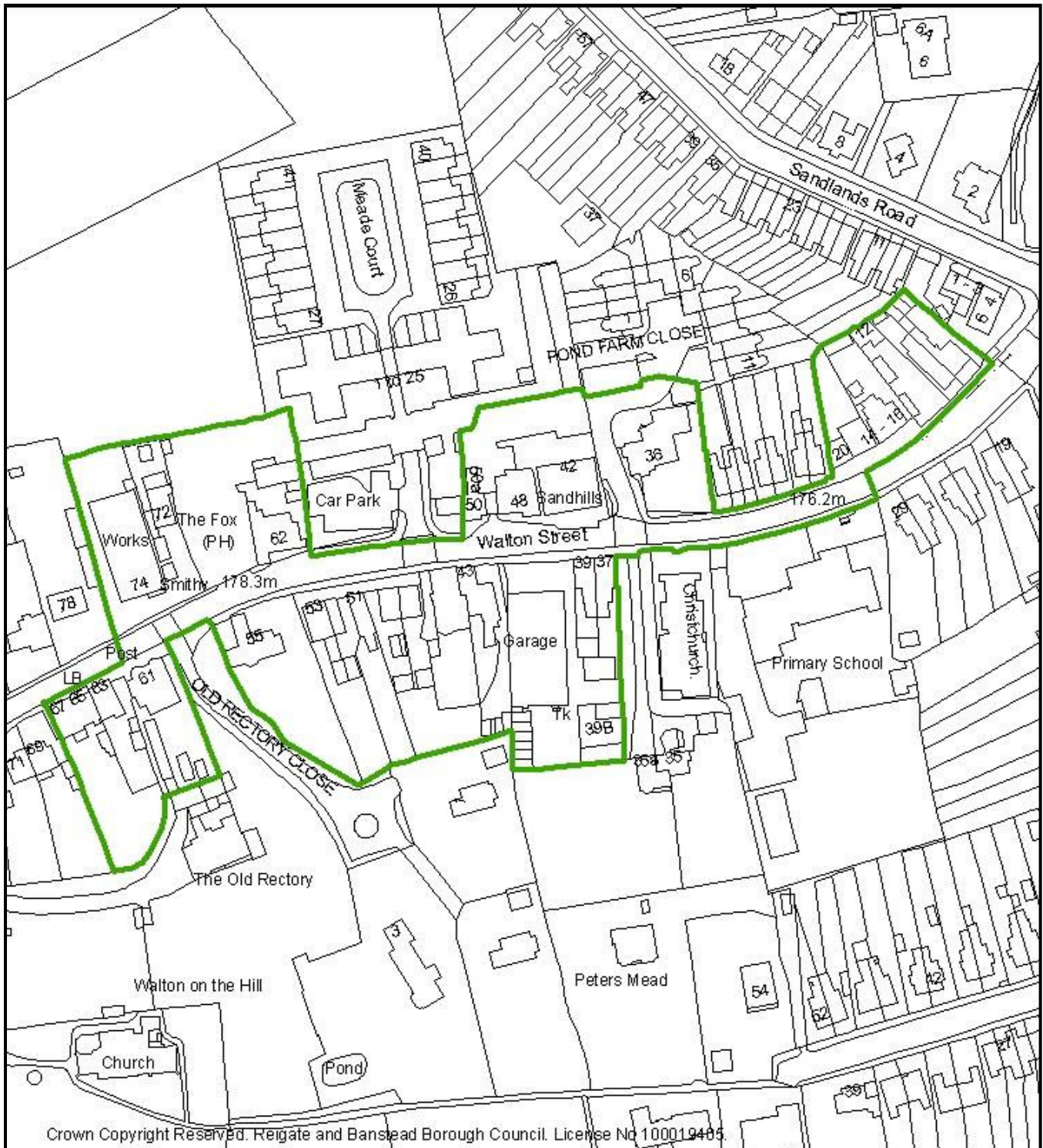
Planning Permissions

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.



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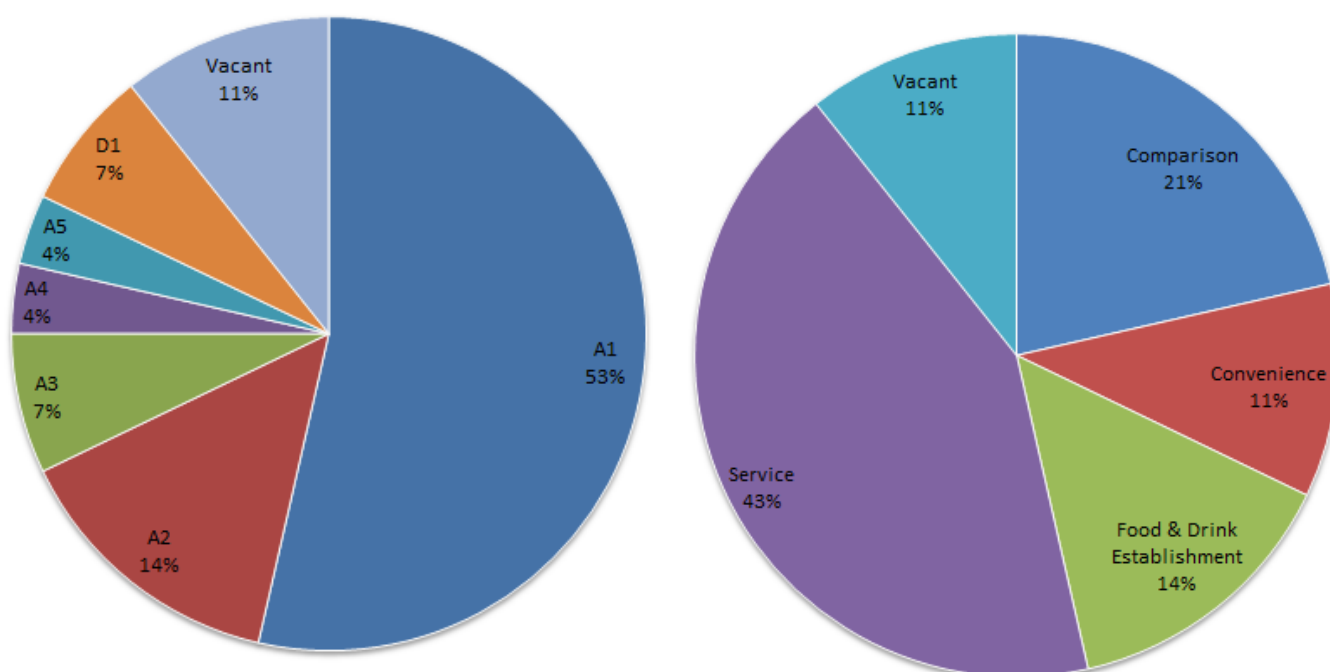
Mix & Vitality

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

As with most of the local centres, use class A dominates the offering, with 82% of units, most of which come under A1 use class. A2 use class is also strongly represented with 14% due to a high concentration of estate agents.

Like many of the borough's local centres, service offer accounts for the majority of the units, 43%. Notably almost a further quarter is occupied by comparison retailers. The centre also benefits from a traditional pub along with several cafes and restaurants.

Chart 15: Composition of Walton on the Hill Local Centre (% of units)



Vacancies & New Occupiers

Within this monitoring period, two new occupiers have moved into the shopping area. The Loft Preloved fashion has taken over two units, previously occupied by Gifts Galore and The Village Gallery, whilst Glamour Ready beauty salon has taken over two units previously occupied by Sugar & Ice Café and Juice & Ice Juice Bar, reverting back from A3 to A1 use class. Furthermore, Sugar + Style boutique has moved out, increasing the number of vacant units from 2 to 3.

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.

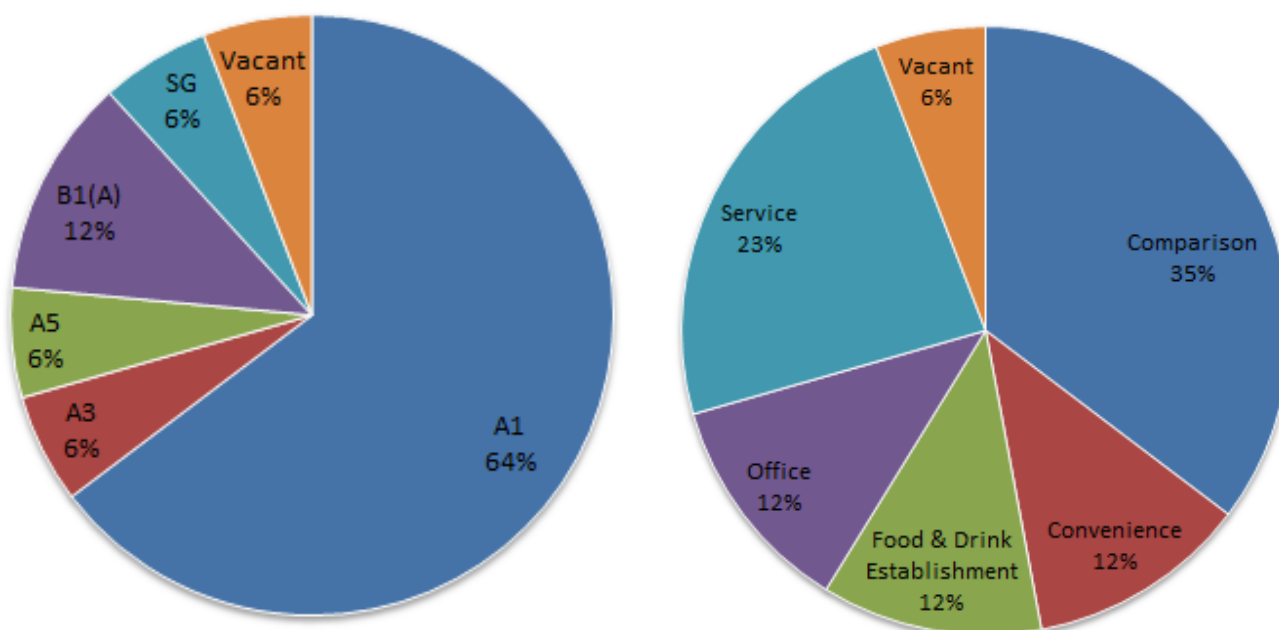


Mix & Vitality

Use class A continues to dominate the local centre accounting for 76% 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, whilst service units occupy an unusually low proportion of units (23%).

In terms of offer, to a certain extent Lesbourne Road has a traditional composition with uses including a bakers, barber, florist and takeaway. It also has a number of more specialist units including a bicycle shop, dress agency and party equipment store. There is also a small number of office based units, some of which occupy the main frontage, accounting for 12% of the premises within the local centre.

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



Vacancies & New Occupiers

One existing occupier (Monkey Business) has relocated into another vacant unit within the shopping area, keeping the vacancy rate unchanged at 1 unit.

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.



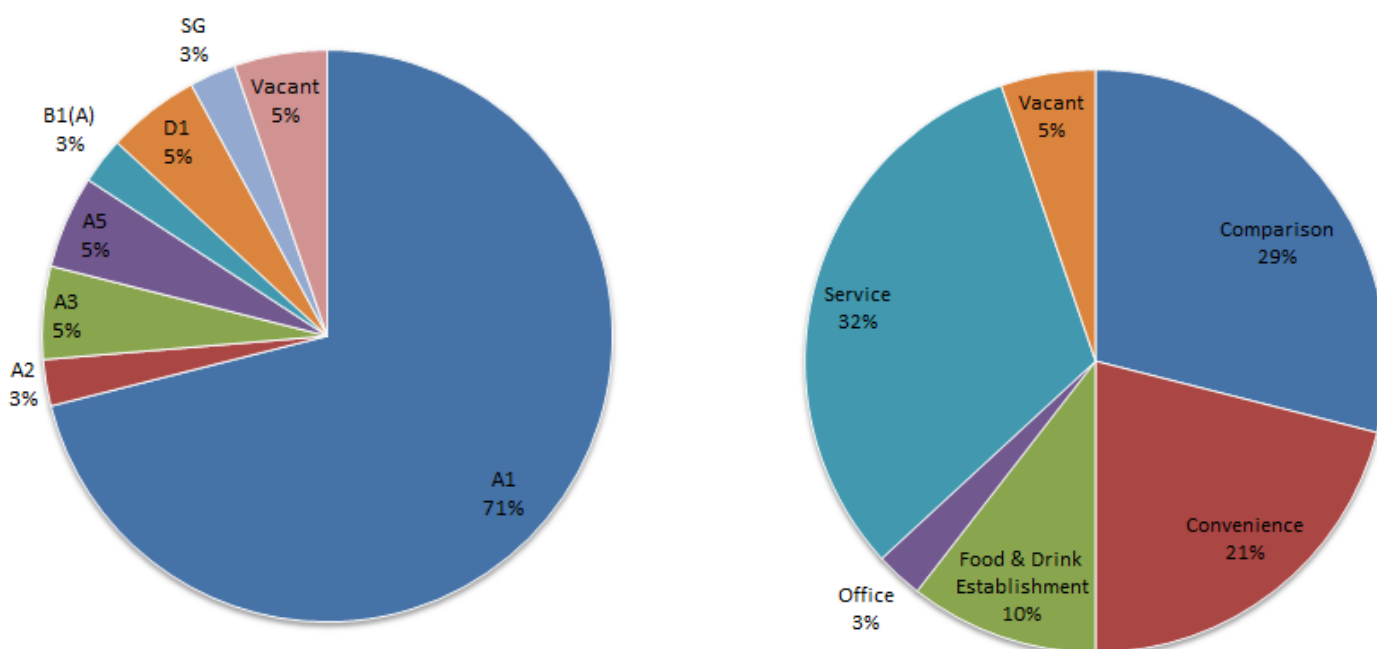
Mix & Vitality

Woodhatch local centre is the largest in the borough. Use class A continues to dominate, accounting for 84% of the premises and 79% of the floorspace. In particular, Woodhatch local centre has the 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 32% 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

There have been two occupier changes within this monitoring period: BP garage with Mace shop have replaced Texaco and Paines & Grey bespoke kitchens have moved into a space vacated by Surrey Furniture. The number of vacant units remains unchanged with 2 units currently unoccupied.

Planning Permissions

There is one outstanding planning permission:

- 16/02619/F – The Angel Public House, 1A Woodhatch Road: conversion of existing building into residential and erection of new dwelling

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.



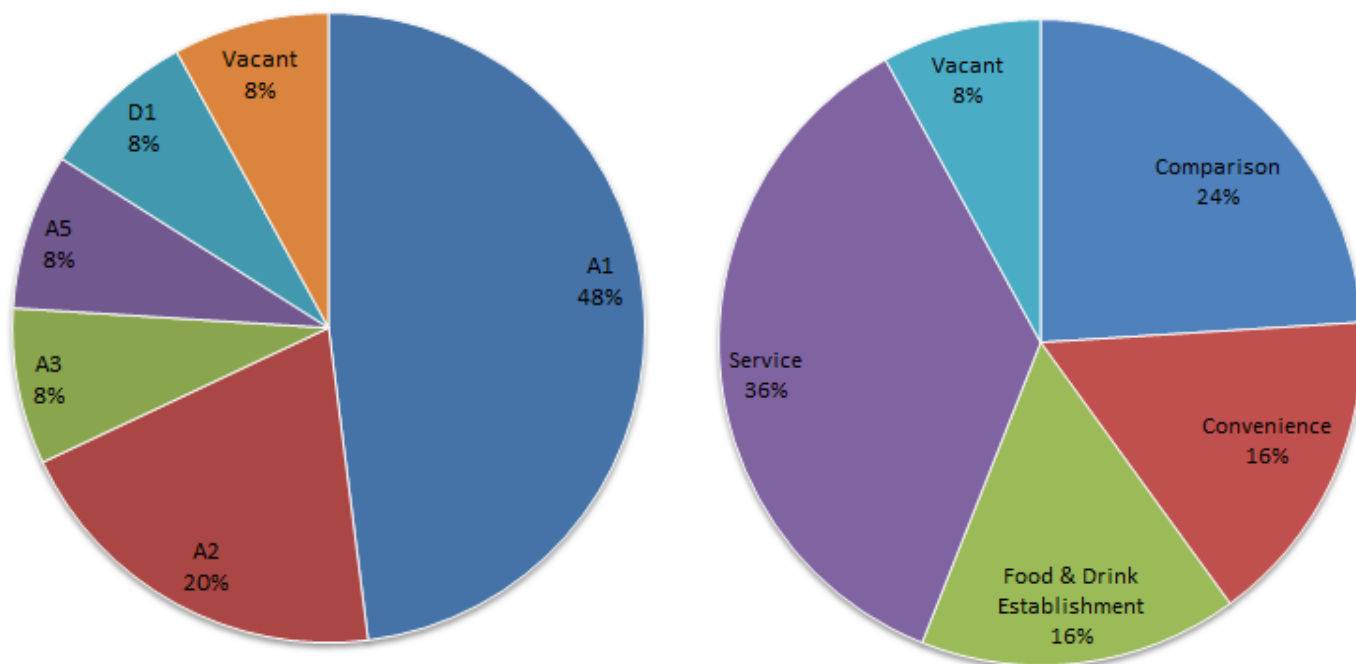
Mix & Vitality

Use class A continues to dominate the local centre, accounting for 84% of the units and 87% 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. 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 24% of the units are occupied by comparison uses and 16% 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

During this monitoring period Illy Café has vacated premises on Linkfield Street, whilst Snippers hair salon has moved into a previously vacant unit at Linkfield Corner.

The number of vacant units remains unchanged with 2 units currently unoccupied.

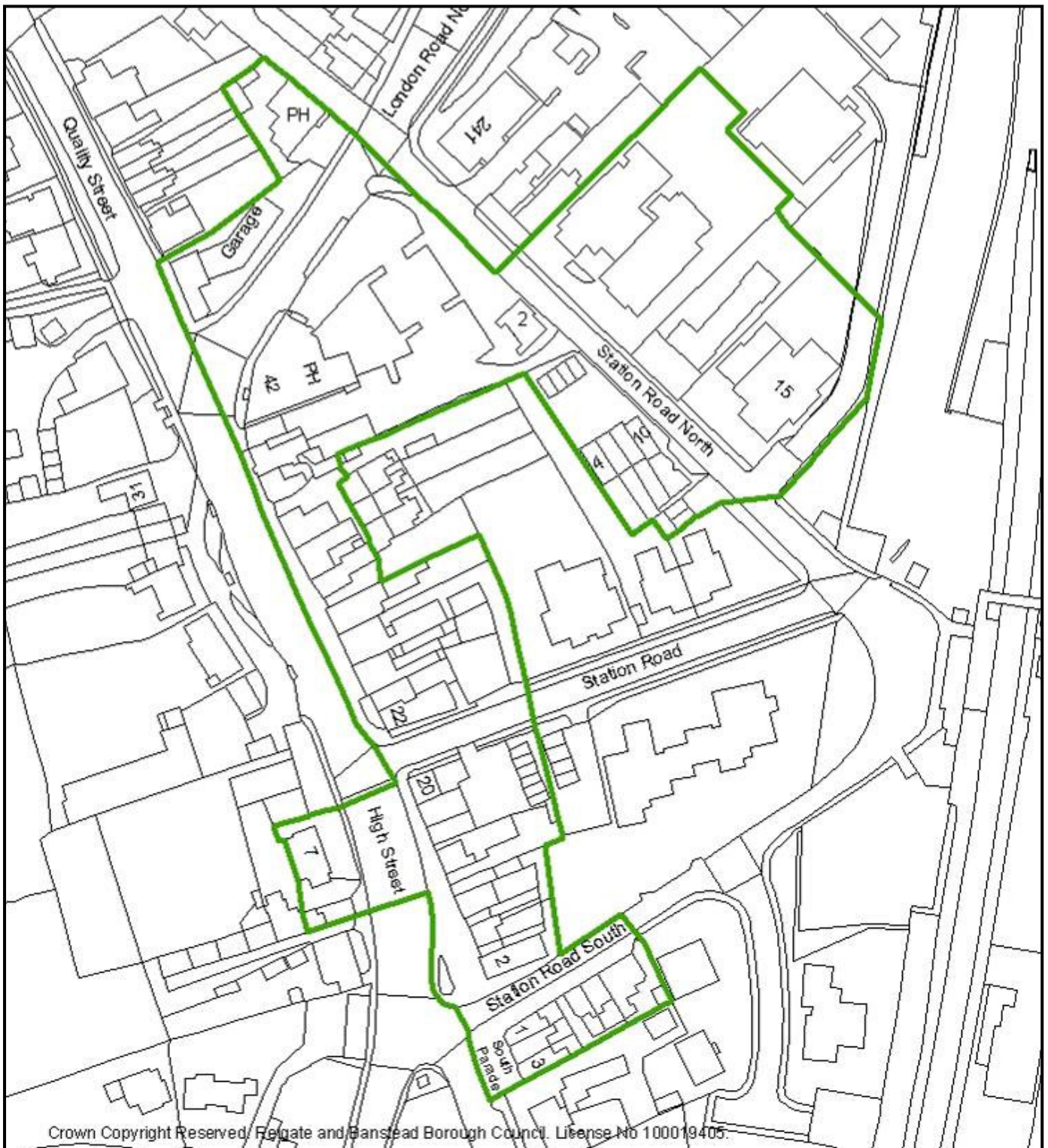
Planning Permissions

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.



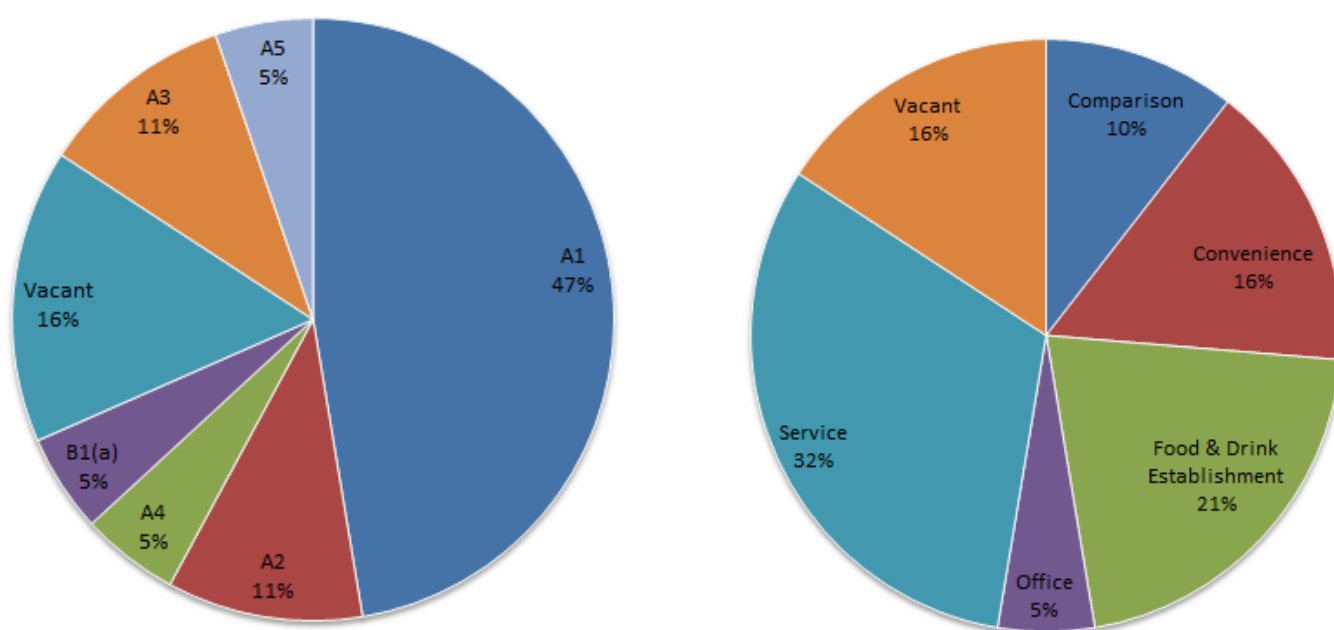
Mix & Vitality

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 use class A occupying the majority of the frontage, accounting for 79% of the uses and 82% of the floorspace. Service providers form the largest part of the local centre with 32%, including a couple of barbers, hair & beauty salon and estate agents. Food & Drink providers have seen a large increase from 11% to 21%, following occupier changes detailed below.

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

There have been several changes in occupiers within this monitoring period. Pizza Project Café has moved into a previously vacant unit, following a change of use from A1 to A3. Quality Café has been split into two areas, half serving as a café (A3) and the other half as a fish bar (A5). Furthermore, Newton Music Shop, Newton Guitars and Antiquities Script have all moved out, increasing the total number of vacant units from 1 to 3.

Planning Permissions

There are 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 side 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.



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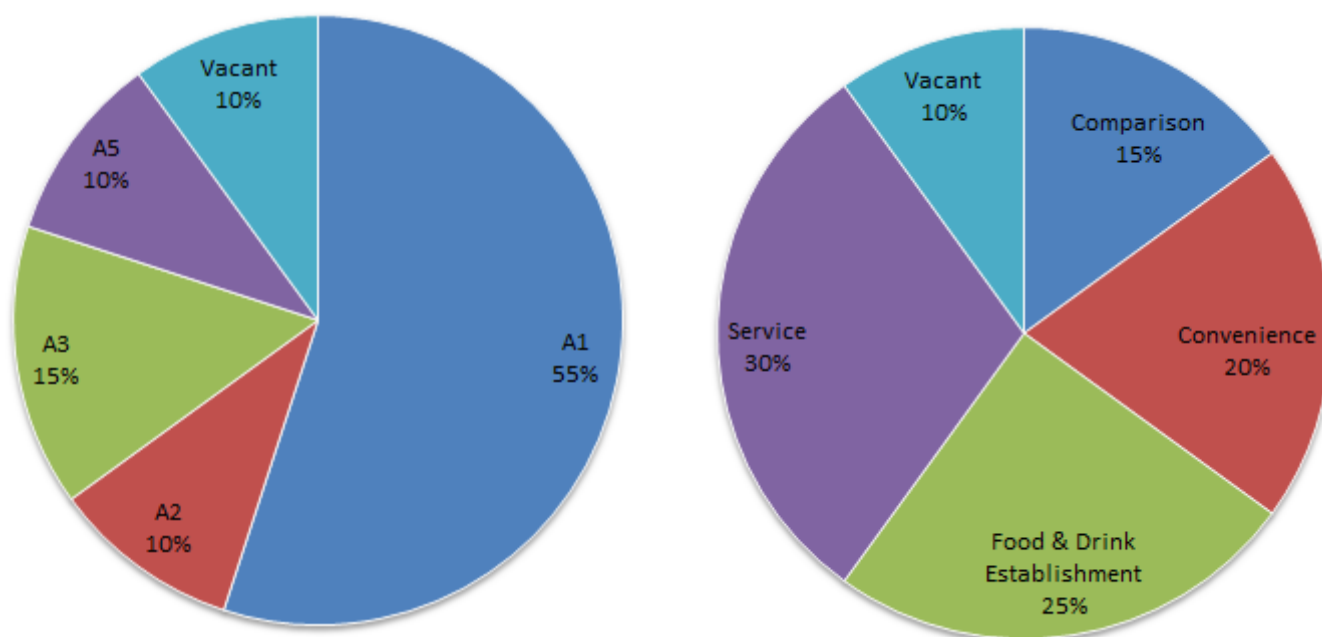
Mix & Vitality

Nutfield Road local centre has a traditional composition with only use class A represented in the main frontage.

Within this monitoring period, the percentage of units occupied by A1 retail has increased from 50% to 55% and the percentage of vacant premises has decreased from 15% to 10%.

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 is 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 into the local centre (Bronze Beauty Tanning Salon), resulting in a fall in the number of vacant units (3 to 2).

Planning Permissions

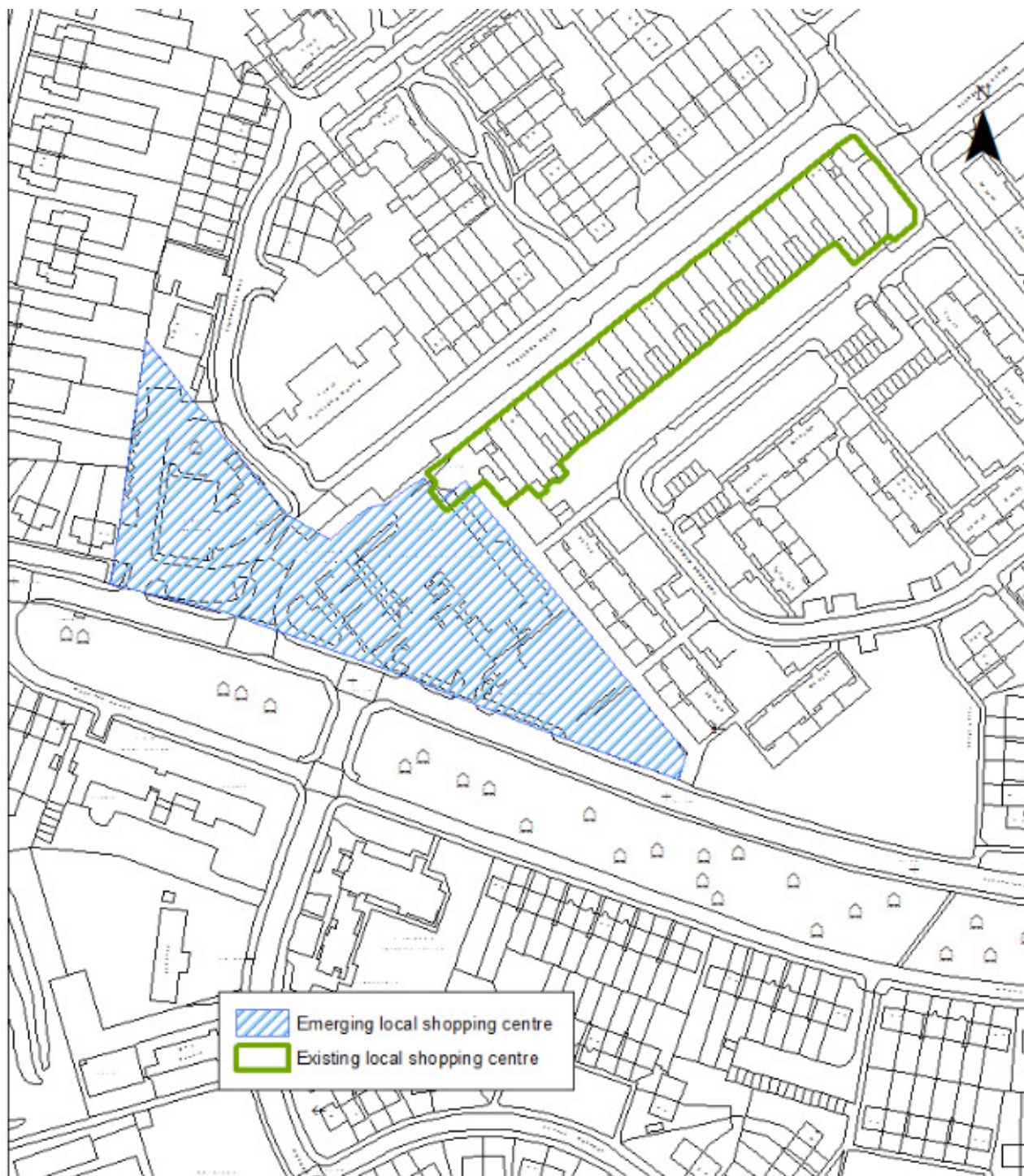
There is one outstanding planning permission:

- 17/01676/F – Elgar Works: Demolition of existing buildings and erection of 14 new dwellings

Portland Drive

Description

The existing Portland Drive local shopping area has, in the past, provided a valuable shopping offer to those living within the surrounding residential estate; however, the parade building is being demolished as part of the regeneration proposals for Merstham. Identified under the emerging Development Management Plan as the upcoming local shopping area, the adjacent retail developments have now been completed to provide a mix of shops, community facilities and food outlets.



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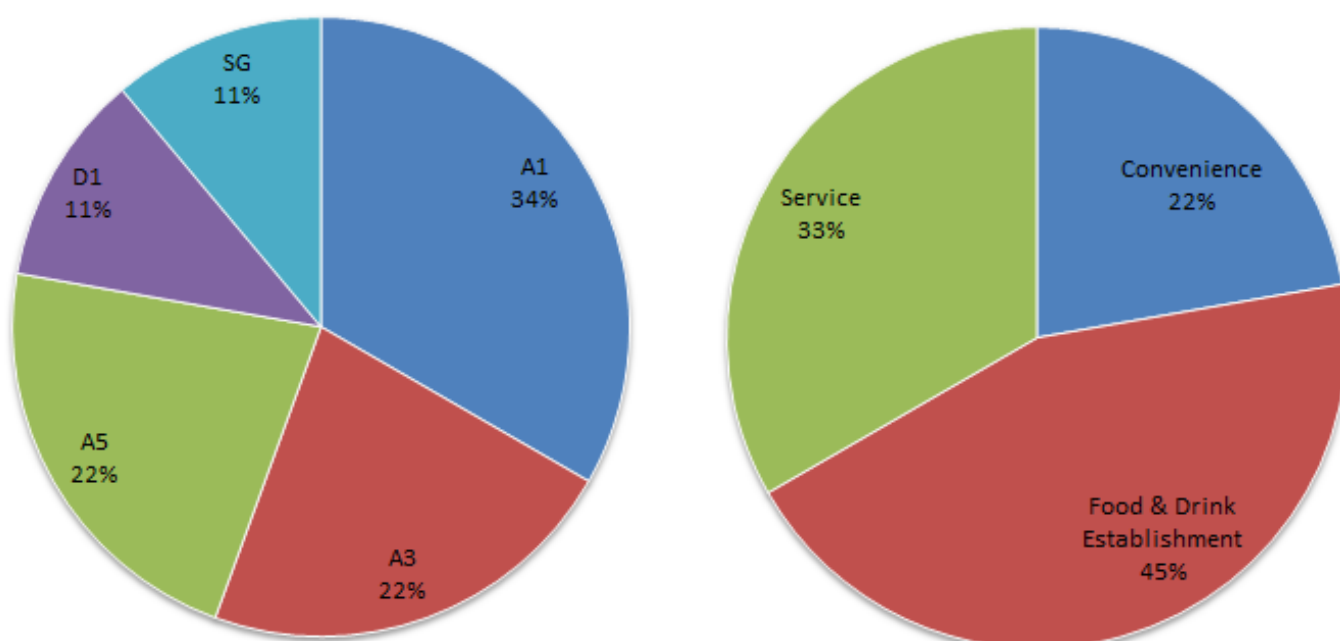
Mix & Vitality

The Portland Drive local centre is currently undergoing regeneration. The existing parade is being replaced with residential development and new local shopping area, identified under the emerging Development Management Plan has been completed.

Similar to other local centres within the borough, use class A is dominant across the new shopping area, accounting for 78% of premises and 43% of floorspace. Notable difference between the two is due to the extensive size of the new community hub (use class D1).

Unlike majority of its neighbours, Portland Drive has a significant proportion of Food & Drink providers (45%), followed by service outlets with 33%. Presently, there are no comparison retail units available.

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



Vacancies & New Occupiers

Following the completion of two developments on the corners of Portland Drive and Bletchingley Road, the centre is now fully occupied. One complex houses a community hub with youth skills centre and library and a row of food outlets, including Town Kebab, Merstham Chippy and Merstham Tandoori.

On the other side, there is a large Co-op store as well as Day Lewis pharmacy, William Hill betting office and Goodrich dry cleaners.

Planning Permissions

There is one outstanding planning permission:

- 13/02289/OUT: To demolish the existing shops and flats in Portland Drive and to erect 48 1, 2 & 3 bed dwellings

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 a large steak house 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 Honeycrock Lane which are considered part of the core shopping frontage.

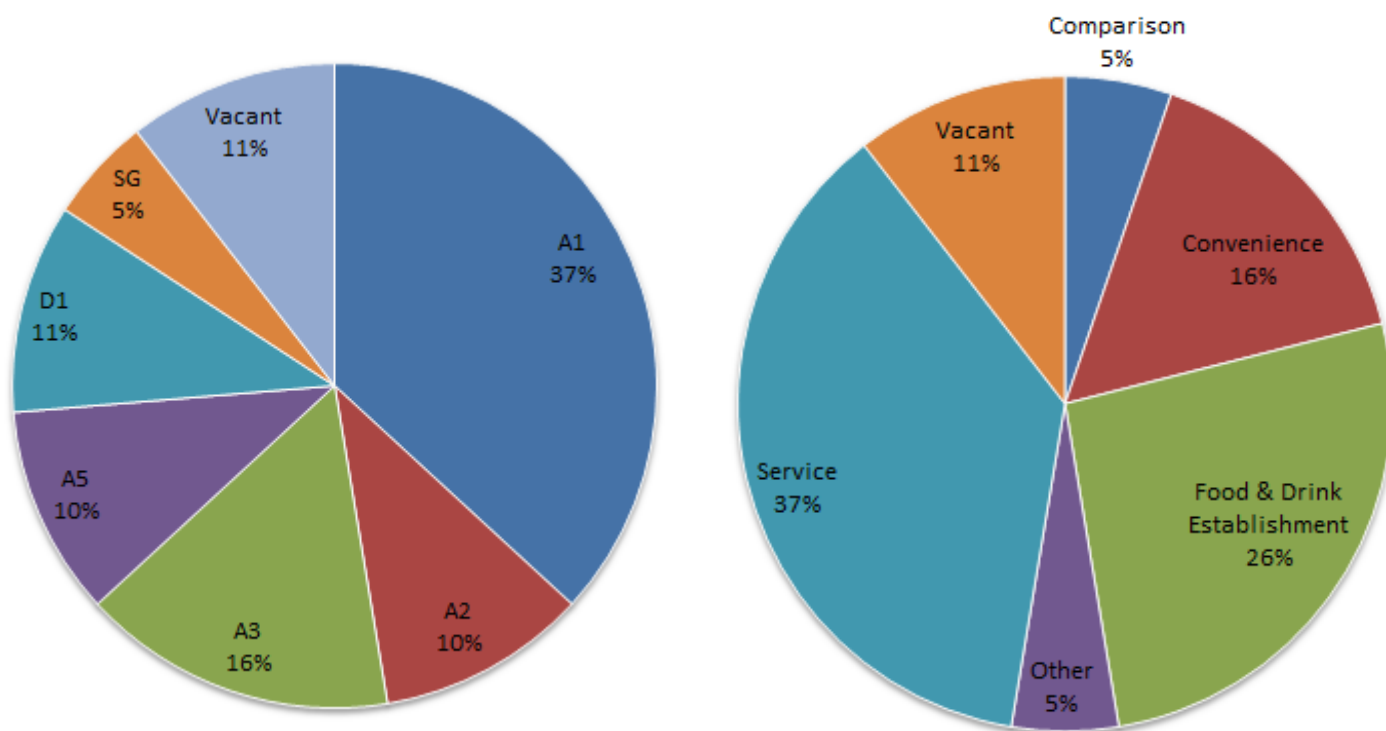


Mix & Vitality

Salfords local centre is dominated by use class A which accounts for 73% of all units and 72% of all floorspace. Majority of the units are in A1 use. Notably a further quarter of the units is occupied by A3-A5 food and drink establishments, which is one of the highest of all the local centres.

Service units form the largest part of Salfords Brighton Road (37%), with convenience and food & drink outlets also well represented. Conversely, comparison retail denotes only 5% of the centre's offering, currently only featuring one unit. 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

Within this monitoring period, one new occupier has moved into a previously vacant unit (Signature home improvements) and one existing occupier has taken over a second unit, which was previously vacant (Figures accountancy). In addition, two occupiers have left the centre (Salfords Village Store and William James Windows), keeping the vacancy level at 2 units.

Planning Permissions

There is one outstanding planning permission:

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

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.

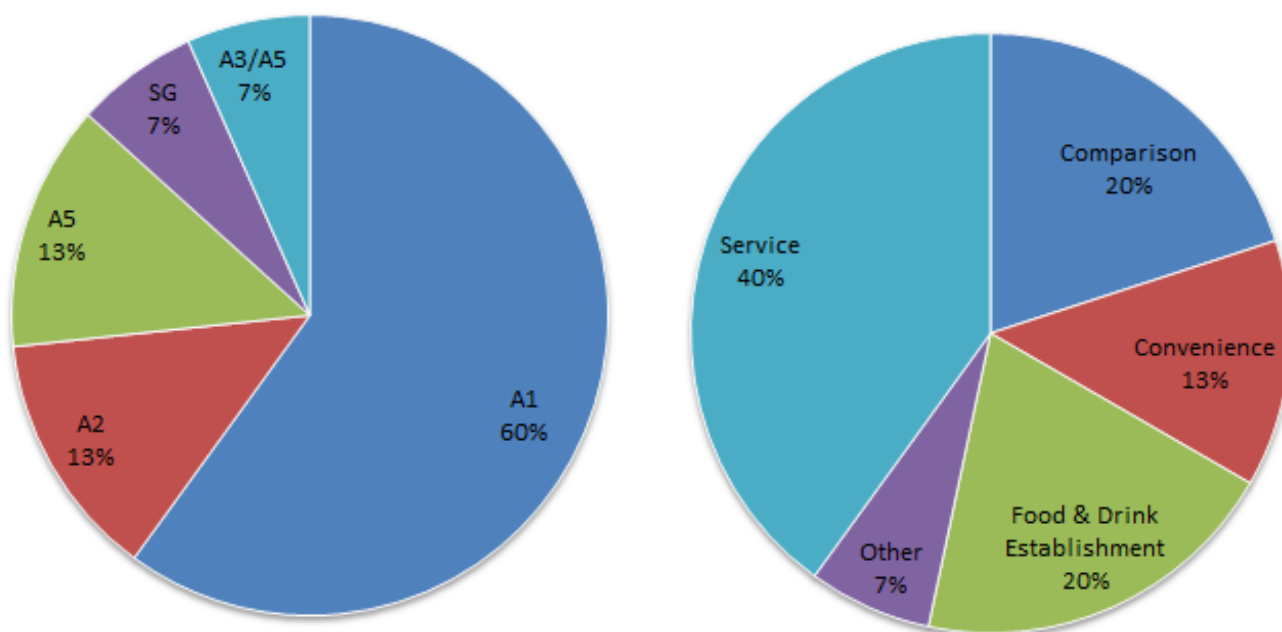


Mix & Vitality

Horley Brighton Road local centre continues to be dominated by class A uses, representing 93% of units and 85% of floorspace; A1 being the most widely used, occupying 60% of the premises.

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 (20%). 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

Following on change of use application from A1 to mixed use A3/A5, Horley Convenience Store has left and King's Flavour take away restaurant has moved in. Horley Brighton Road centre remains fully occupied.

Planning Permissions

There is one outstanding planning permission:

- 16/03006/F – Tesco, 73-77 Brighton Road: Extension to existing retail space and creation of 2 new dwellings on the first floor.

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