

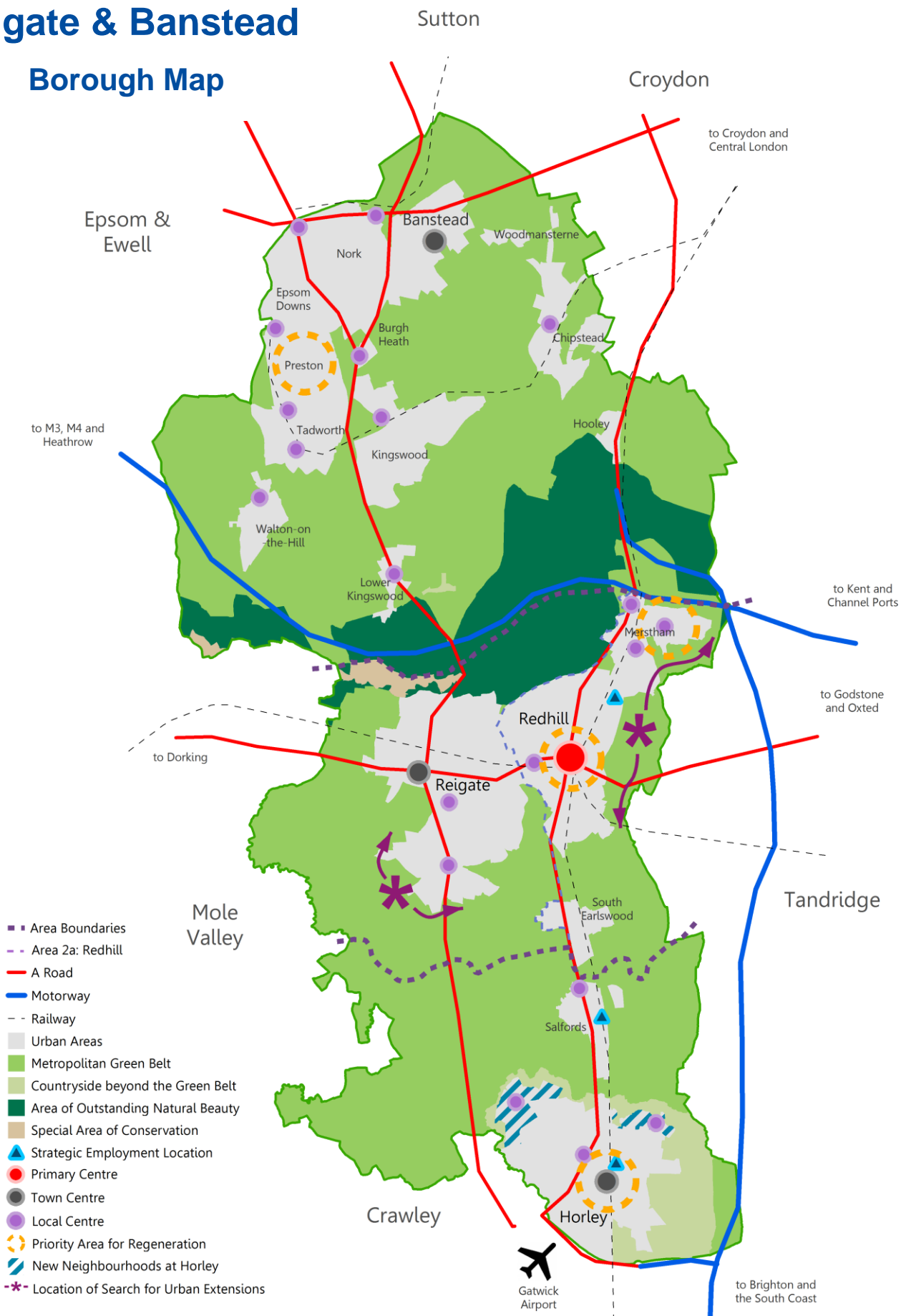


Local Centre Monitor

Position in January 2015

Reigate & Banstead

Borough Map



Local Centre Monitor

January 2015

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Please Note:

The information contained within this monitor is a record of the observed uses and occupiers within the designated local centres in Reigate & Banstead as at January 2015. It does not constitute a record of the Lawful Uses of each property under Sections 191 and 192 of the Town and Country Planning Act 1990 (as amended). For further information on lawful uses, please contact Building & Development Services.

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

Introduction

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

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

The analysis predominantly focusses on the 'main frontage' in each of the local centres; however, in many cases there are additional, complementary uses within the designated boundary of the local centre. Full schedules of occupiers are available by contacting the LDF Team on 01737 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 Council had its Core Strategy hearing in May 2013, the Council made some further modifications and further consultation was carried out between July and August 2013. The Inspector requested a further hearing session on 10th December 2013 to address responses to the further modifications. The Council expects to receive the Inspectors report at the end of January 2014.

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

Relevant Local Policies and Indicators

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

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

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

Key Messages

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

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

Since 2013 there has been the introduction of a number of temporary permitted development rights which may affect the composition of the local centres. In 2013 a temporary permitted development right came into effect which allowed a temporary change of use for high street and other business premises with A1, A2, A3, A4, A5, B1, D1 and D2 uses for a period of up to two years to A1, A2, A3 and B1 uses. In 2014 a temporary permitted development right came into effect which allowed a change of use from A1 and A2 to C3.

Borough Key Messages

- **Vitality:** For the third consecutive year A1 remains the predominant use class within the borough’s local shopping areas, accounting for 54% of all premises. In total, A1-A5 uses accounts for 81% of the total units within the centre. The number of A1 retail units has increased slightly from 211 to 215 since the last monitor. A3-A5 food & drink retail uses occupy 16% of all units, an increase from 11% in 2000.
- **Convenience Provision:** There are a total of 67 units (17%) providing a convenience offer across the borough’s eighteen local shopping centres. However, there is significant variance across the centres with Tadworth having the highest convenience offer of around 27% and Walton-on-the-Hill having the lowest 9%. Service provision remains the most predominant offer found within all the borough’s local centres, accounting for 32% of all units.
- **Vacancy Rate:** There are currently 24 vacant units across all of the borough’s local centres, equivalent to a vacancy rate of 6%. This is a decrease from 34 vacant units last year. Once again the vacancy rate across each individual centre varies considerably, with Drift Bridge, Nork Way, Merstham Village, Tattenham Corner, Waterhouse Lane and Woodhatch all having no vacancies. Whilst Chipstead Station Approach currently has 18% of its units standing vacant, however these are located the derelict old station building which has been vacant for a number of years.
- **New Occupiers:** A total of twenty six new occupiers moved into the borough’s local shopping areas over the past year.
- **Floorspace:** Since the last monitor was produced there has been a decline of vacant floorspace by 255 sqm: 720 sqm of previously vacant floorspace has been occupied and 465 sqm of occupied floorspace has become newly vacant. Salfords Brighton Road has the largest decline of vacant floorspace and Tadworth the largest increase.

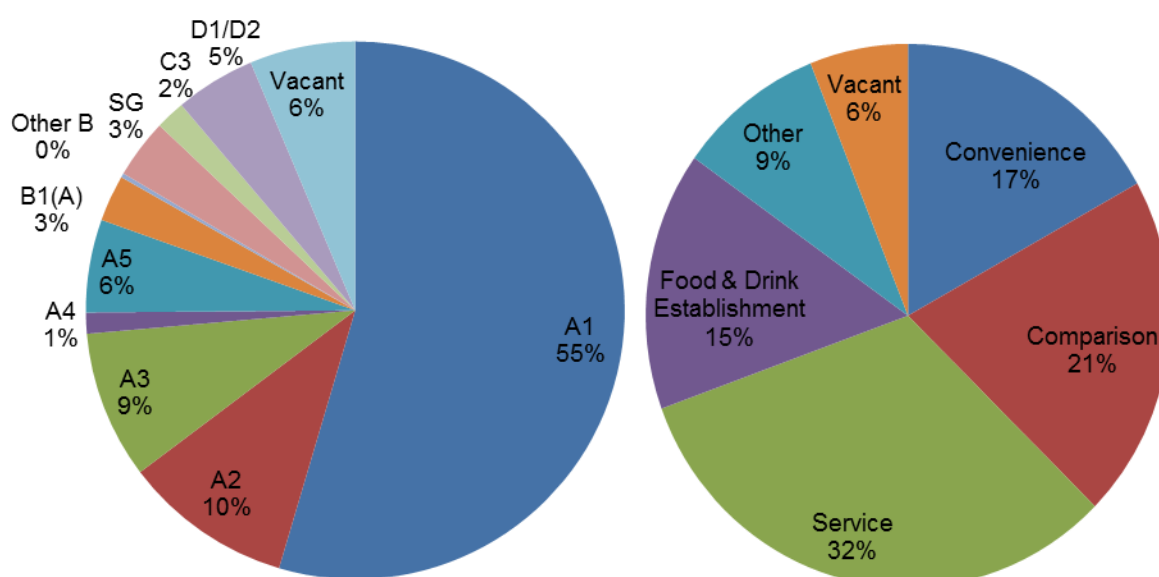
Local Centres Overview

Use Classes

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

In line with policy Sh11, A1 retail remains the predominant use across the borough's local centre accounting for 55% of all units currently in this use. In total, 81% of units within the local shopping centres are in one of the A use classes. Overall, food and drink uses (A3-A5 use class) occupy 16% of all premises, of which around a third are hot food takeaways (A5 use).

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



In terms of provision, the presence of convenience offer within local centres is particularly important for sections of the community dependent upon these areas. Currently, 17% of all units across the local centres offer convenience retail (e.g. bakers, butchers and grocery stores). Comparison retail units (e.g. clothing and gifts) account for a slightly higher percentage at 21%. These figures are the same as last years. Units offering services, ranging from hairdressers to estate agents, make up 32% of units within the local centres; this is a slight increase from 30% last year.

However, the 'offer' varies significantly across the local centres as demonstrated in Table1 and Chart 2 overleaf. The highest convenience offer is in Tadworth, accounting for around 27% of units whilst Walton-on-the-Hill has the lowest convenience offer of less than 9%. Walton-on-the-Hill also has the lowest percentage of comparison based premises whilst Drift Bridge, Lesbourne Road and Linkfield Corner all have the highest percentage of comparison based units (33%). At Waterhouse Lane food & drink offer makes up 27% of the units compared to Merstham Village which only has 8%. Waterhouse Lane also has the highest percentage of services (53%) whilst Salfords Brighton Road has the lowest (19%).

Chart 2: Breakdown of Offer by Centre

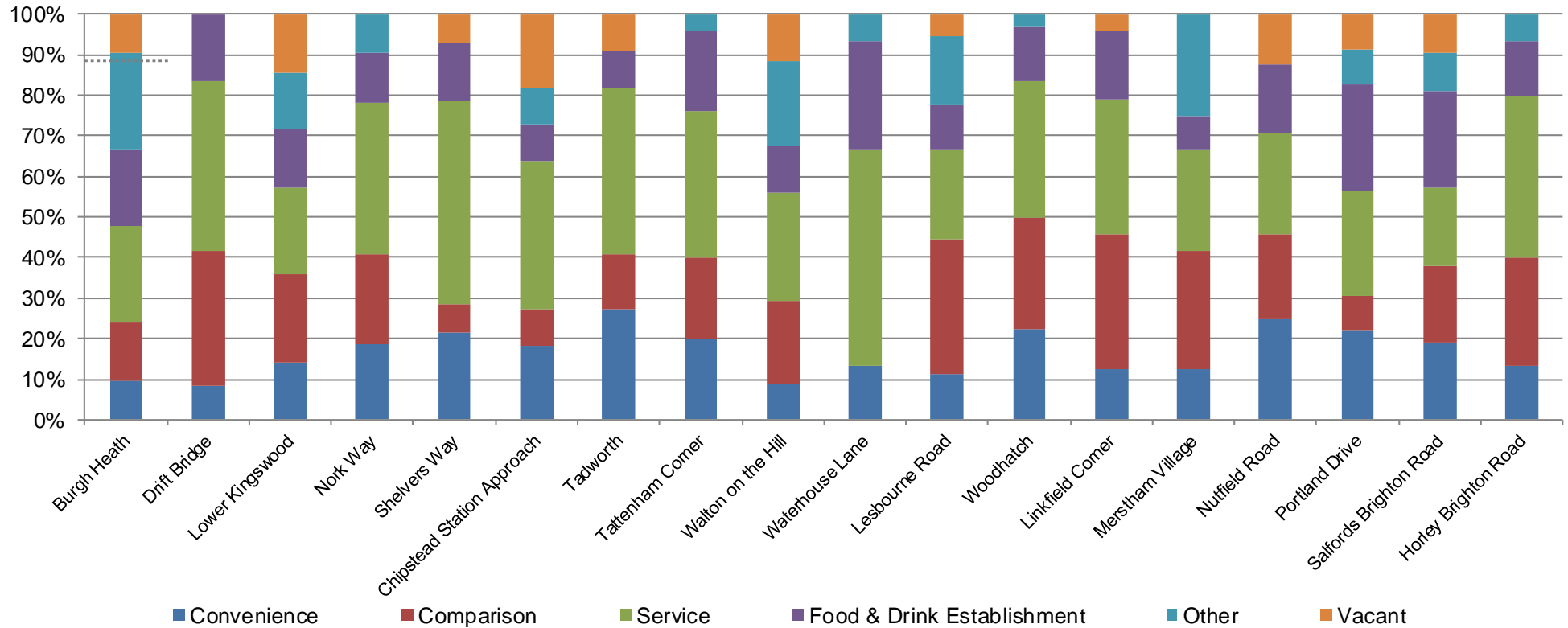


Table 1: Highs and Lows

Policy	Highest Proportion	Lowest Proportion
Convenience	Tadworth (27.3%)	Walton-on-the-Hill (8.8%)
Comparison	Drift Bridge, Lesbourne Road and Linkfield Corner (33.3%)	Walton-on-the-Hill (0.0%)
Service	Waterhouse Lane (53.3%)	Salfords Brighton Road (19.0%)
Food & Drink	Waterhouse Lane (26.7%)	Merstham Village (8.3%)

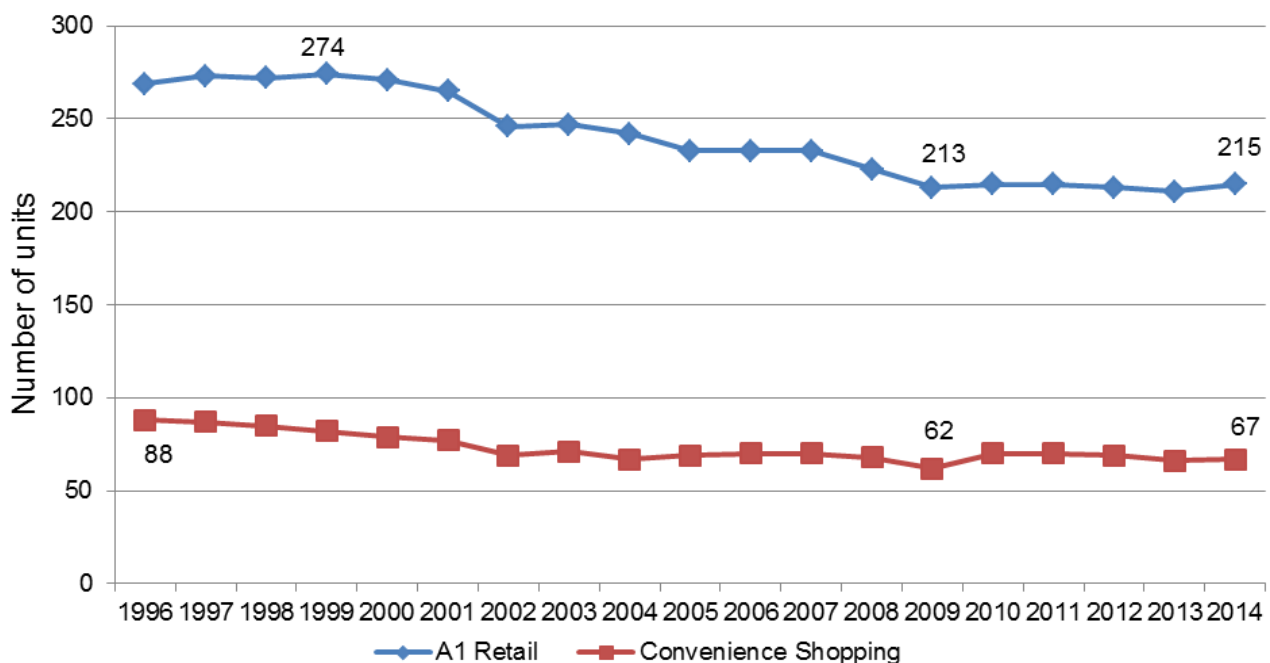
Use Class Trends

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

Chart 3 below shows that in the period from 1996 to 2014, the number of occupied A1 units has steadily declined. Having reached a peak of 274 in 1999, the number of A1 units steadily fell to a low of 213 in 2009. Since then, the number of A1 units has by and large stayed at this level.

Convenience provision has experienced a similar decline. Between 1996 and 2009, the number of convenience units fell by almost one third from 88 to 62. However, over the past four years the number of convenience units has increased slightly and currently stands at 67 units. Whilst this is a slight increase from 66 units recorded in the previous year, current figures are still above the lowest recorded figure of 62 units in 2009.

Chart 3: Total Number of Convenience and A1 Retail Units (1996-2014)

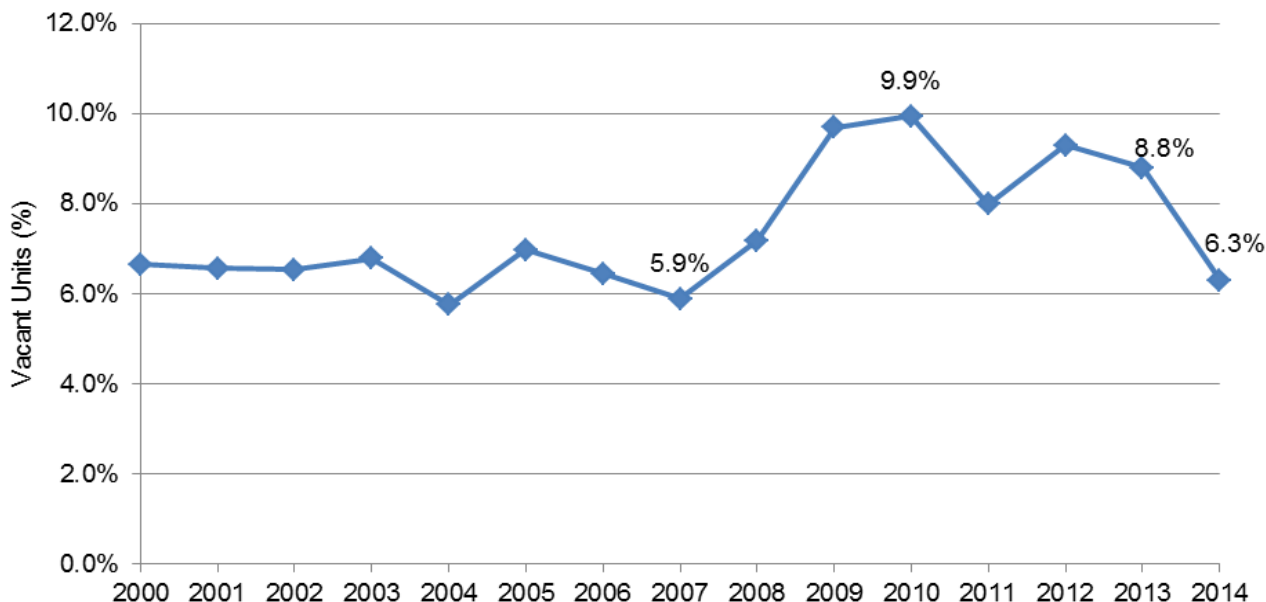


Vacancies & New Occupiers

Over the past year the total number of vacant units across the borough's local centres has dropped from 34 units to 24 units, equivalent to 6.3%. Chart 4 below shows clearly the negative impact that the current economic climate has had on the borough's local centres, between 2007 and 2012. Only in the last two years has the vacancy rate declined.

In 2014 vacancy rates in the local centres dropped significantly from 8.8% to 6.3%. The vacancy rate is below the 2010 figure when the local centre vacancy rate peaked to 9.9%, the highest recorded over the past 14 years.

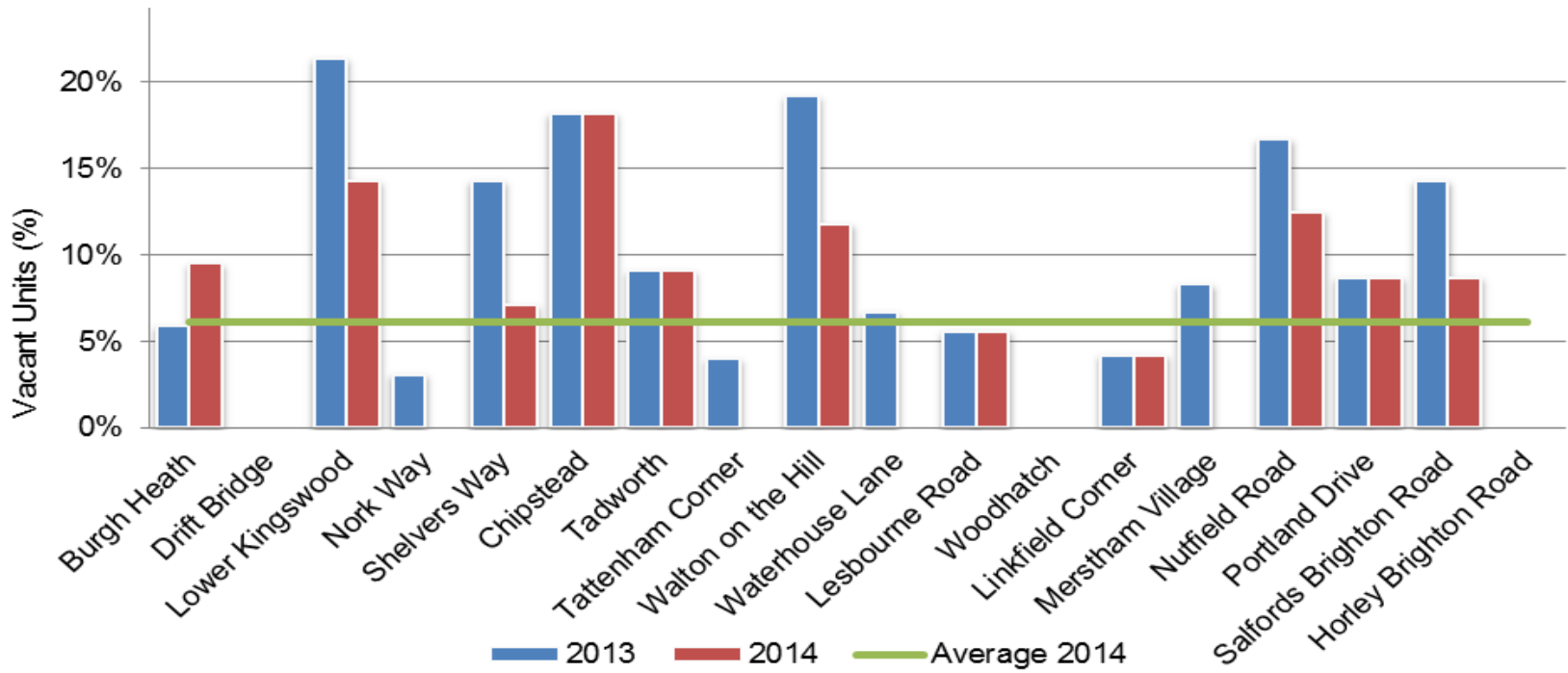
Chart 4: Overall Vacancy Rate (2000-2014)



However, the current borough-wide statistic masks wide variation in performance across the individual centres. The chart shows nine of the borough's local centres have seen an improvement in vacancies in the last 12 months, particularly in Nork Way, Tattenham Corner, Waterhouse Lane and Merstham Village all of whom now have no vacancies. Drift Bridge and Woodhatch continue to have no vacancies. Chipstead Station Approach is currently the worst performing centre with 18% of its units standing vacant, however these units are located the derelict old station building which has been vacant for a number of years. Vacancy rates have declined in nine of the local centres and the number of local centres in which vacancy rate exceeds 10% has declined since the last monitor from six to four. This indicates that the local centres continue to provide a vital and viable function within the local community with strong local patronage.

Over the last year 26 new occupiers have moved into the local centres, this is a slight increase from 23 last year. Over 16 took over premises which were identified as vacant in the previous monitor whilst 9 took over units which were previously occupied and one moved into a newly constructed unit. Against this 5 units have become vacant in the past year. Walton-on-the-Hill has the highest number of new occupiers, 5, whilst Burgh Heath, Drift Bridge, Chipstead Station Approach and Portland Drive have had no new occupiers within the last year.

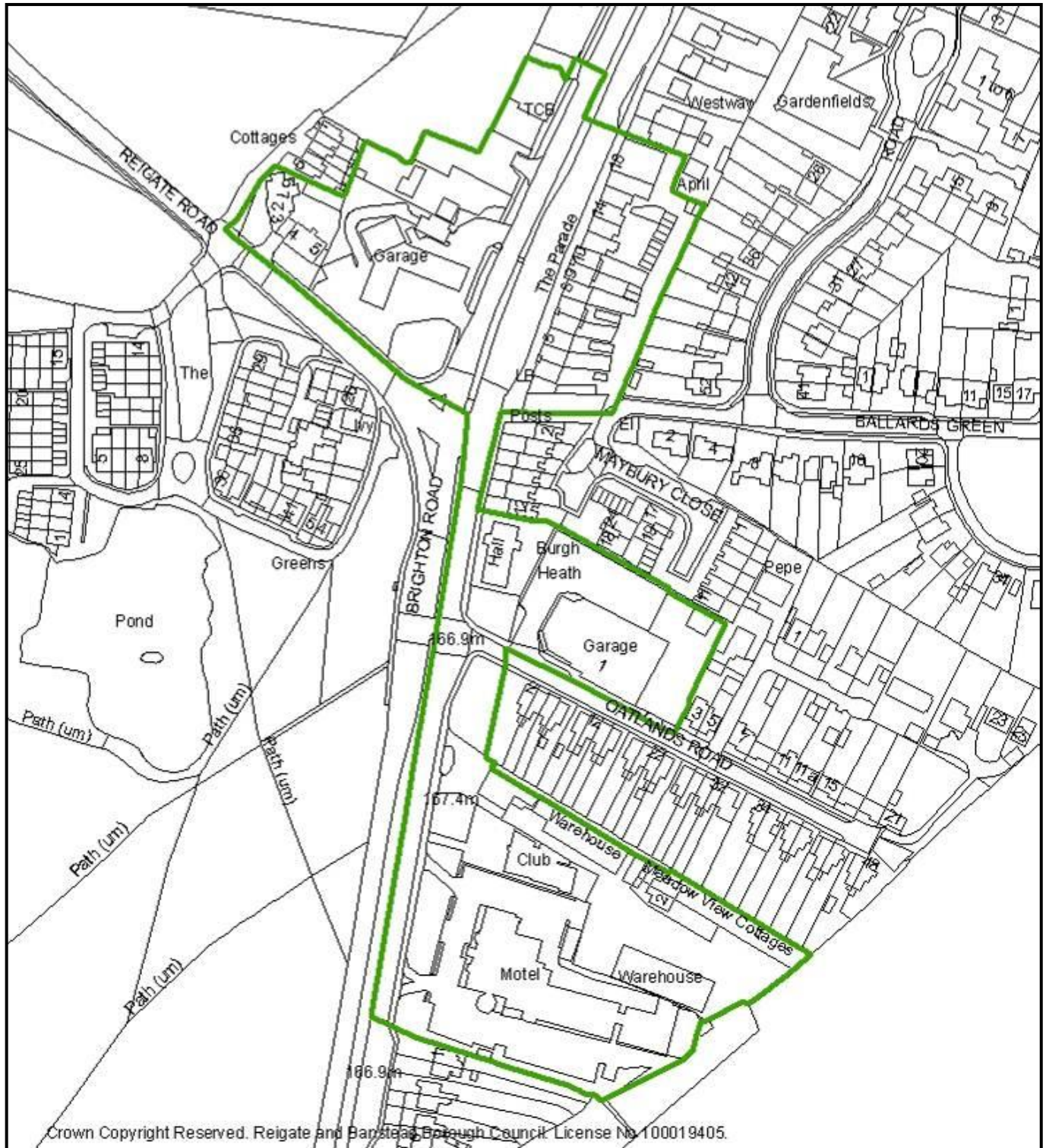
Chart 5: Individual Centre Vacancy Rate (2013 & 2014)



Burgh Heath

Description

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

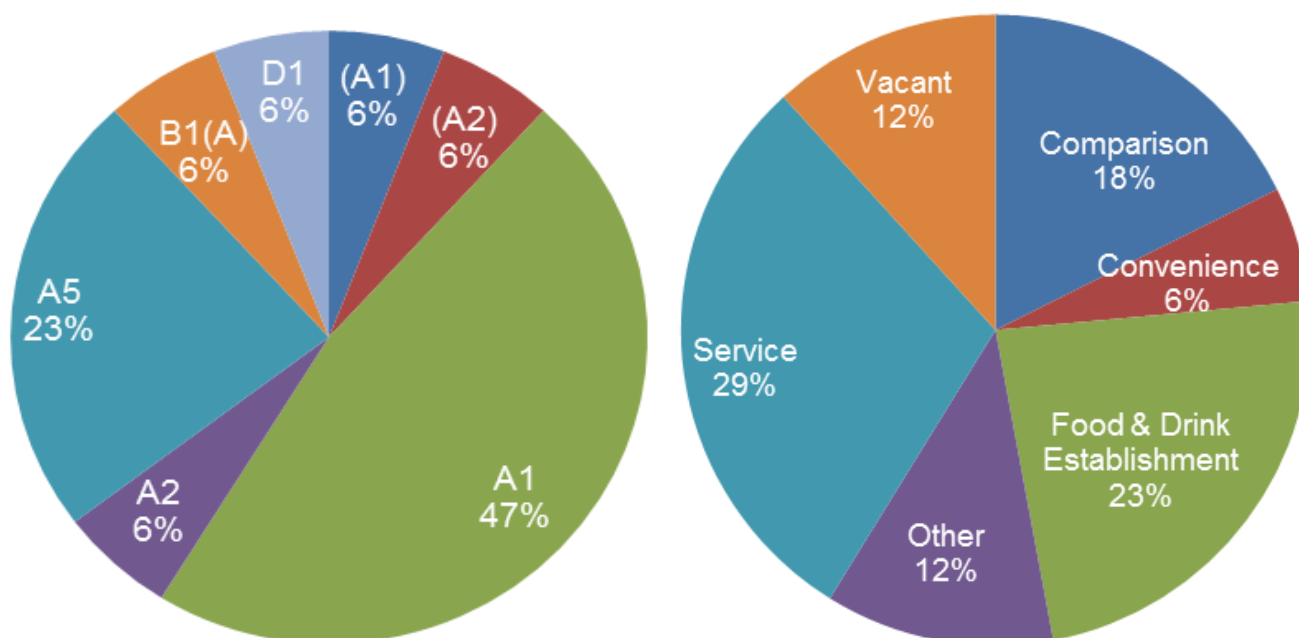


Mix & Vitality

Burgh Heath's local shopping centre is largely composed of service trade types (29%) such as JG Hair Studio and Total Body Clinic; food and drink (23%) for example Sea Treasure Chinese and Hardy's Fish and Chips ; and comparison trade types (18%) for example Panasonic 21st Century Service and First Class Fixings Ltd. The wider local shopping area comprises a builders merchants, car garage, petrol station a Premier Inn and a newly opened Little Waitrose, although these have been excluded from analysis.

Since the last monitor there has been a slight change to the use and composition of the local centre, service use has declined from 35% to 29% due to Ashdown Building Services vacating their premise.

Chart 6: Composition of Burgh Heath Local Centre



Over 88% of the local shopping centre is A use of which 47% A1, 23% A5, 6% A2, 6% (A1) and 6% (A2). These are approximately the same as last years figures although A2 use has declined from 12% to 6% and (A2) increased from 0% to 6% due to Ashdowns Building Services vacating their premise and no new occupier taking over this premise.

Since the last monitor there has been the addition of a Little Waitrose convenience store at the BP garage although this has been excluded from the analysis it has improved the convenience offer within the local centre.

Vacancies & New Occupiers

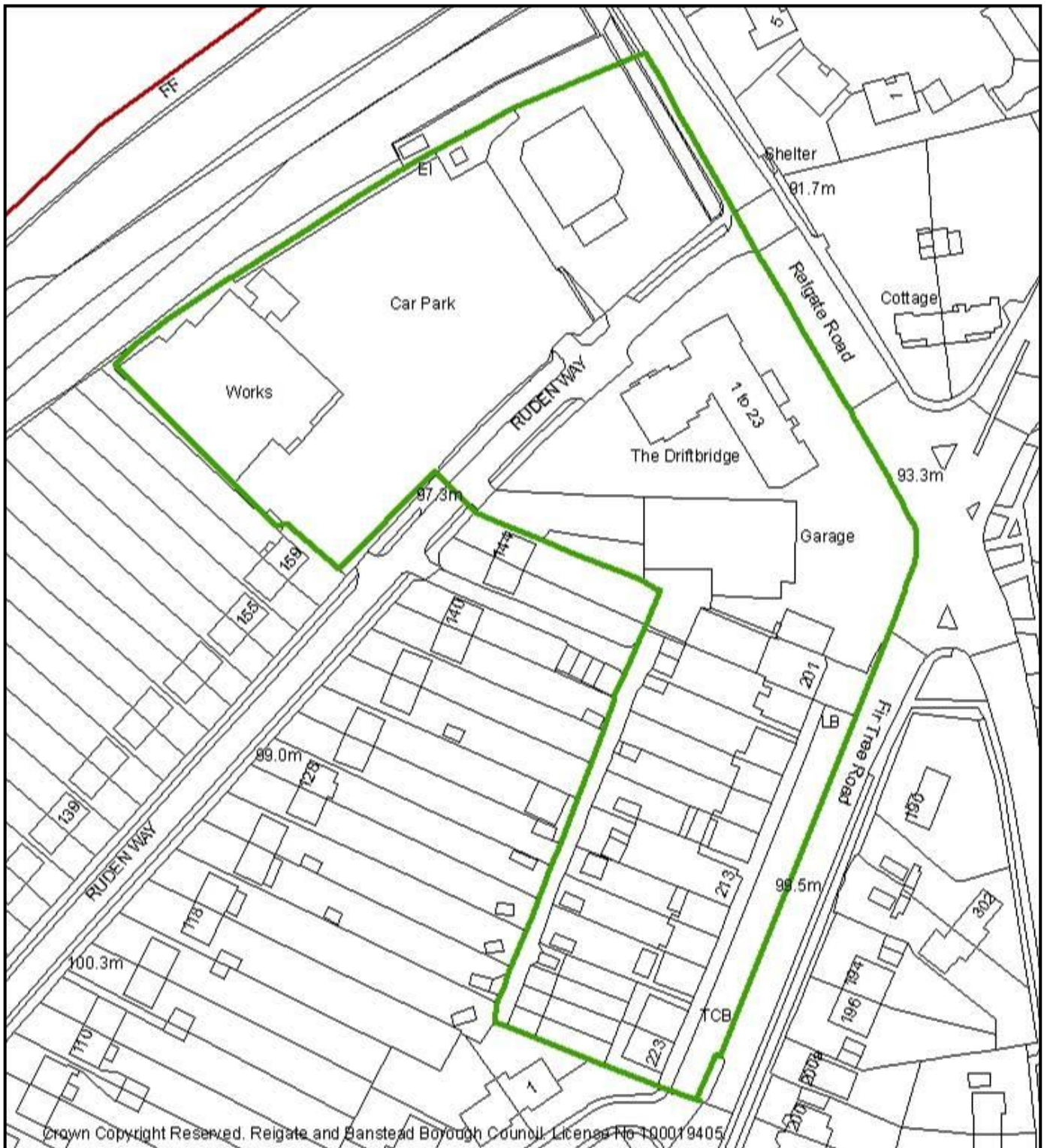
Since the last monitor one new occupier has moved into a previously occupied unit, an occupier has moved out of the local shopping center and a previously vacant unit remains vacant.

Since the last monitor was produced there has been an increase in vacant floorspace of approximately 61 sqm.

Drift Bridge

Description

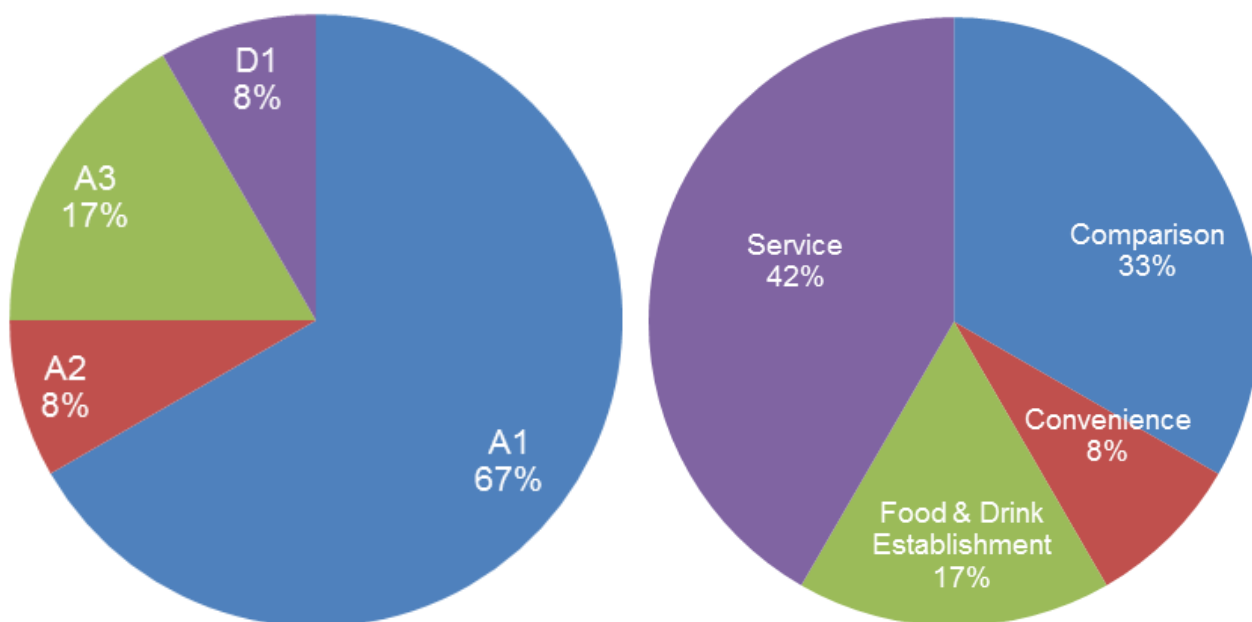
Drift Bridge is one of the smallest local shopping areas within the borough. The main parade is situated in a single stretch along Fir Tree Road at the junction with Reigate Road. The boundary also encompasses the two car showrooms and forecourts, however, these are not considered within the analysis.



Mix & Vitality

For a number of years there has been no change to the use and composition of Drift Bridge local shopping centre. The shopping centre is largely composed of services (42%) such as Bridge Vets Surgery and Drift Bridge Part Exchange Car Sales Office; and comparison (33%) for example Corridori Bike Shop and Flowerwise Florist. There are also a number of restaurants for example Amani and Le Raj Indian Restaurant.

Chart 7: Composition of Drift Bridge Local Centre



Since the last monitor was produced there has been no change to the composition and use class of Drift Bridge local shopping centre.

Over 92% of the local shopping centre is A use: 67% A1, 17% A3 and 8% A2. Despite two thirds of the premises being A1 only one unit offers convenience retail.

Vacancies & New Occupiers

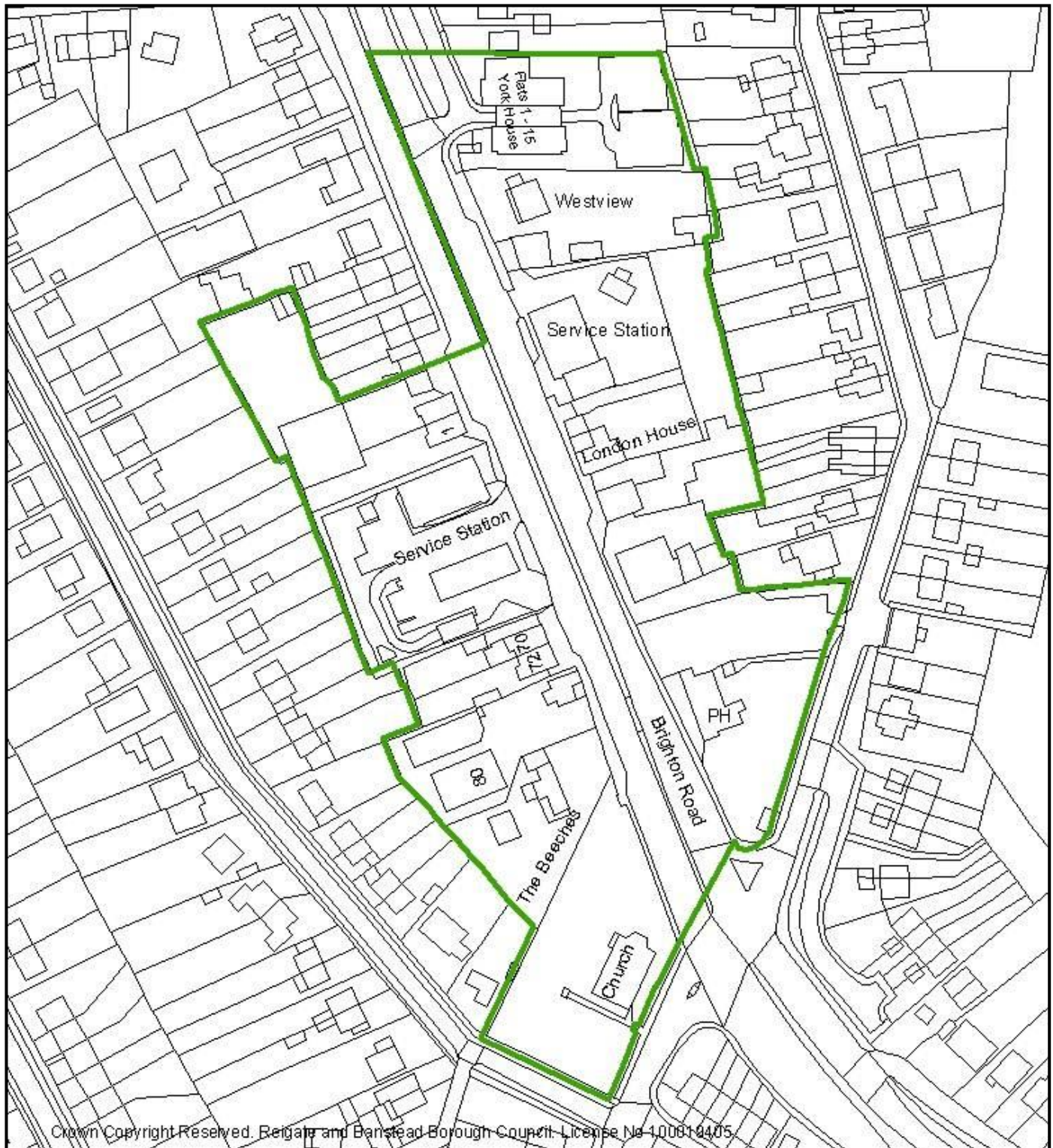
Within the last year there has been no occupier changes and there are no outstanding planning permissions.

There is currently no vacant floorspace within Drift Bridge local shopping centre.

Lower Kingswood

Description

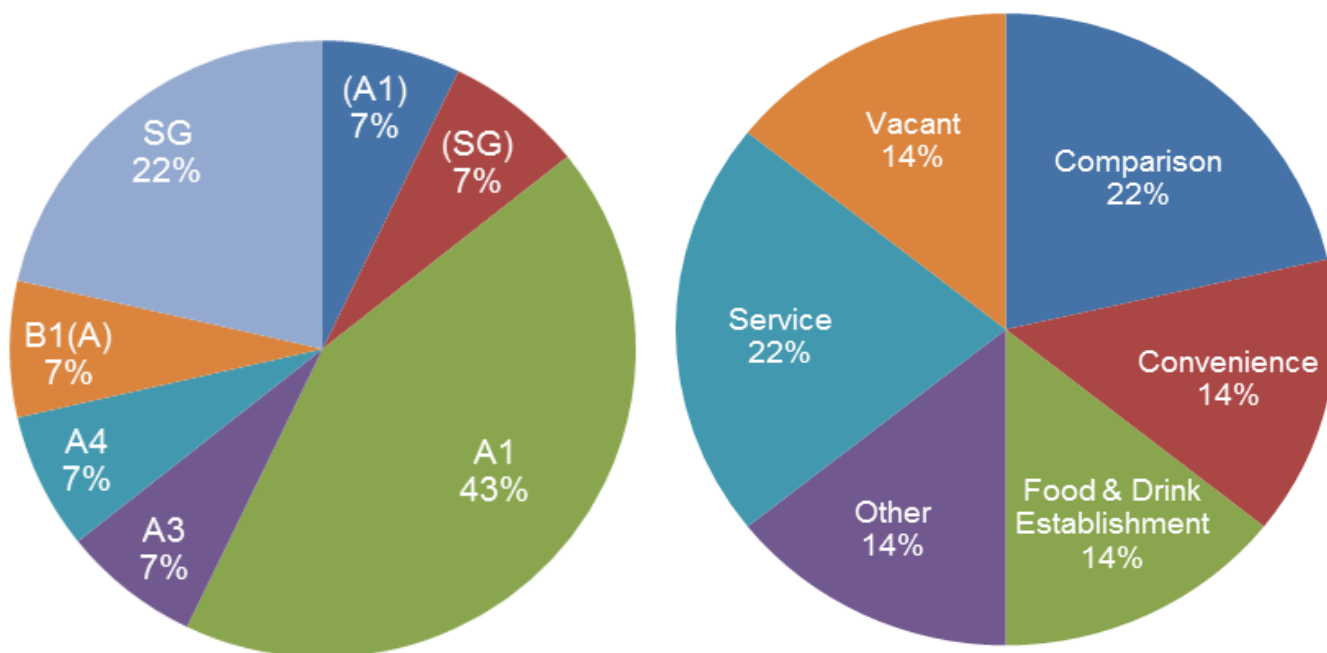
Lower Kingswood local shopping area is situated on both sides of the busy Brighton Road (A217) which does affect the pedestrian environment and general quality of the public realm. The core shopping area comprises a very mixed frontage, incorporating small retail units, petrol stations and car sales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



Mix & Vitality

Lower Kingswood local centre has a varied make up in terms of uses and offer. Despite being largely made up of comparison (22%) and service (22%) trade types these are not typical neighborhood services and are instead bulky scale, for example HSL Air conditioning Services and Priory Building Supplies.

Chart 8: Composition of Lower Kingswood Local Centre



Within the last twelve months there has been a minor change to the use and composition of Lower Kingswood local centre: convenience retail has increased from 7% to 14% due to a new grocery store occupying a previously vacant unit. This has led to an increase in A1 from 36% to 43%.

Vacancies & New Occupiers

Since the last monitor two of three previously vacant units remain vacant and one has been occupied by St Marcus Grocery Store. There has also been one occupier change as SWT Flooring has taken over a unit previously occupied by Internet Golf Store.

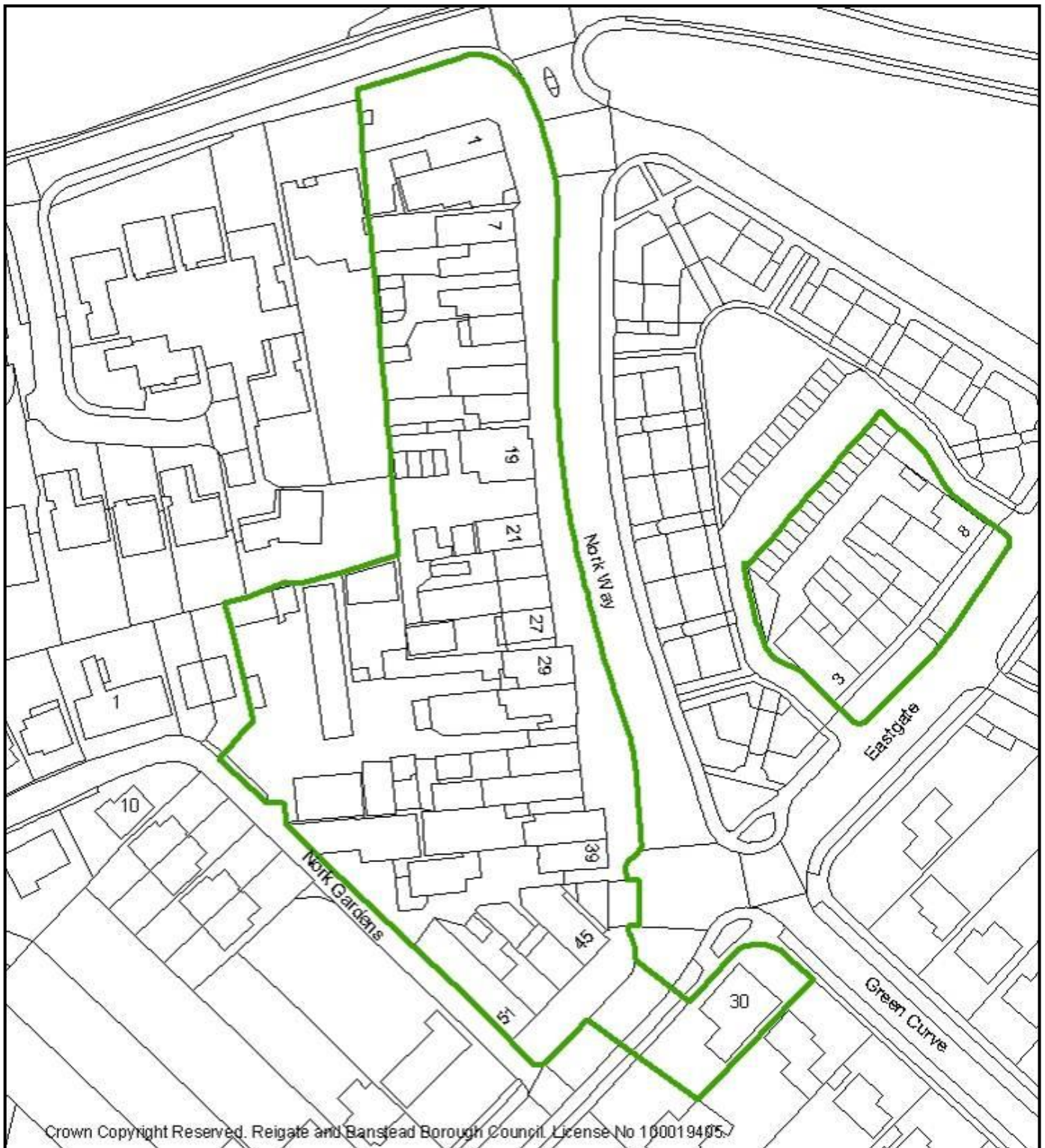
There is currently one outstanding planning permission for a single storey extension to increase the size of the store for 1A Brighton Road.

Since the last monitor was produced there has been a decline in vacant floorspace of 41.35 sqm. There is currently 365 sqm of vacant floorspace within Lower Kingswood local centre – this is the greatest of all the local centres.

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.



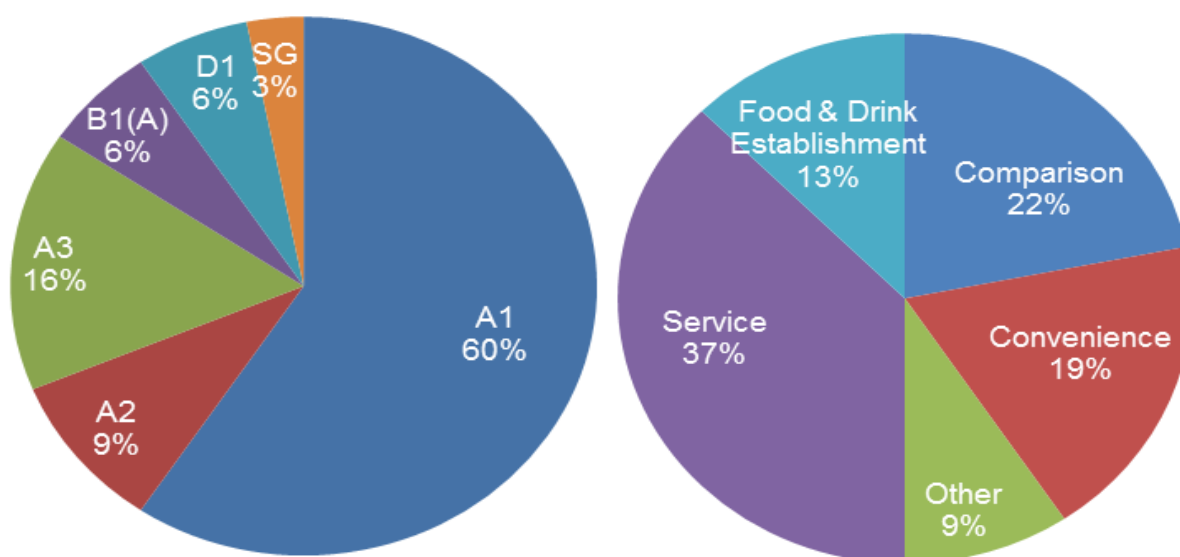
Mix & Vitality

Nork Way's local shopping centre is predominantly comprised of services (38%) including Capital Estate Agents, Heads Up Barbers and Nork Way Dental Practice; comparison (22%) such as The Children's Trust, Fir Tree Interiors and Something Special Furnishings; and convenience trade types (19%) including The Co-Operative, Londis and Madisons Pharmacy. These percentages are the same as those recorded in last years monitor.

As can be seen Nork's local shopping centre has a high percentage of A use class, the percentage of which has increased from 82% to 86% from last year. This is due to a previously vacant unit being occupied by an interior design company.

The mix of uses at Nork Way has remained largely constant since 2000. Within the past year there has been very little change to the composition of Nork Ways shopping centre: an interior design company has moved into a previously vacant unit and St. Georges Funeral Directors have moved into a site previously occupied by Eastgate Surgical Supplies.

Chart 9: Composition of Nork Way Local Centre



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

Vacancies & New Occupiers

Within the last year a previously vacant unit has been occupied by an interior design company and a previously occupied site by Eastgate Surgical Supplies has been reoccupied by St. Georges Funeral Directors. There are currently no vacant units within the local shopping centre.

There are currently a number of planning permissions that have not yet been started:

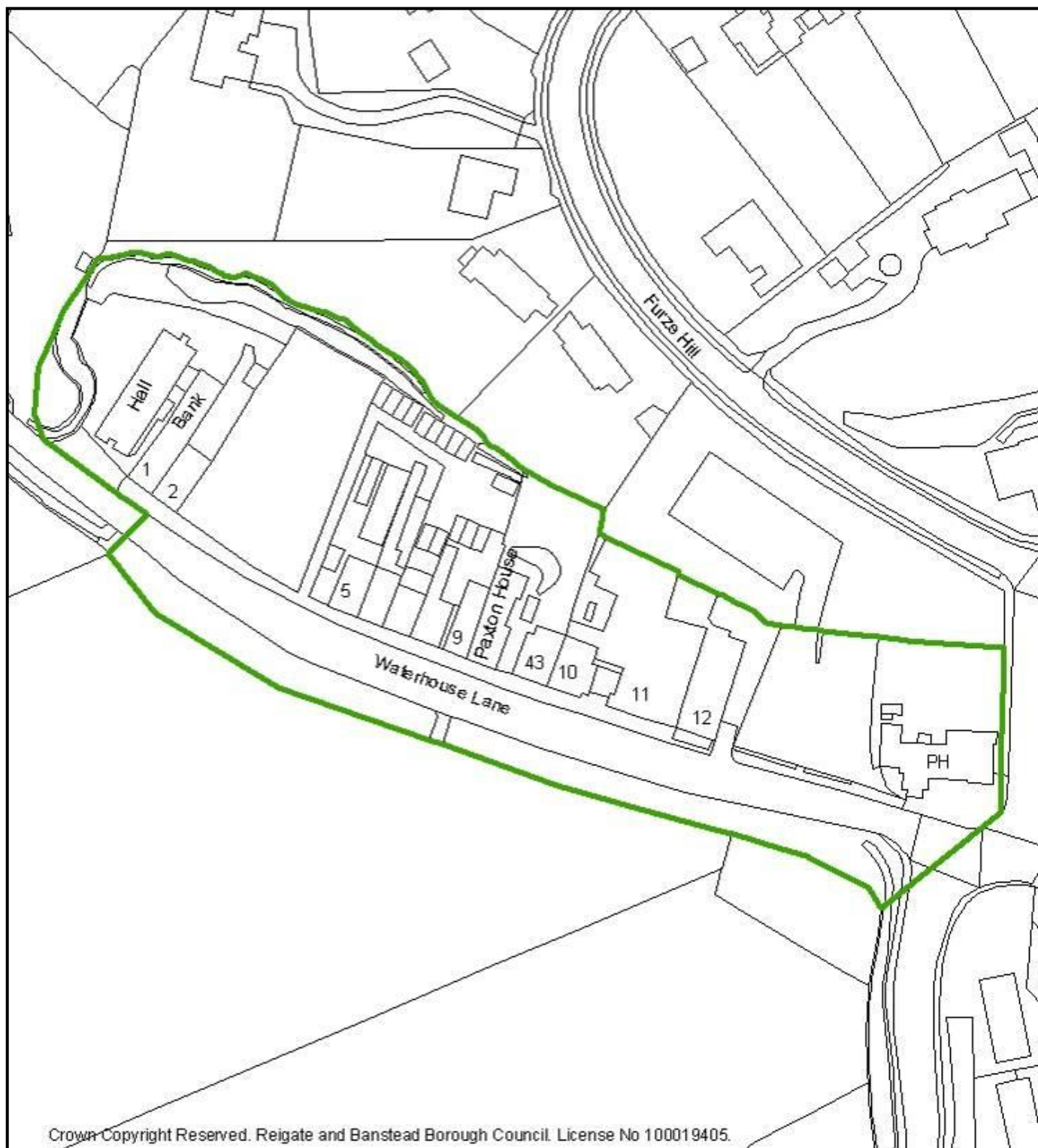
- The Flat, 41 Nork Way: Permission has been granted to to increase B1(A) floorspace
- R/O Sunny Studios, 21 Nork Way: Permission has been granted to increase D1 floorspace
- R/O The Hairtrap, 35 Nork Way: Permission has been granted to convert B1(A) to C3
- Conplan House, Nork Gardens: Permission has been granted to convert B1(A) to C3
- Since the last monitor was produced there has been a decline of vacant floorspace by 65.10 sqm. There is currently no vacant floorspace within Nork Way local centre.

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.

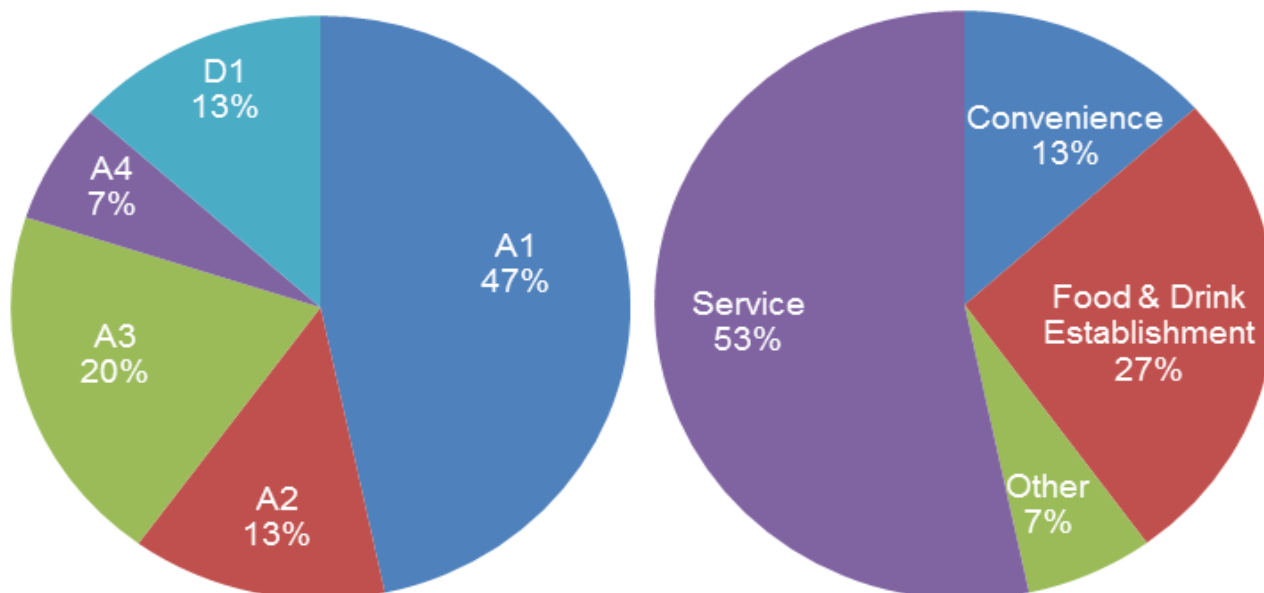
In the last monitor the former Mitsubishi car showroom was vacant; it has since been redeveloped to form a mixed retail and residential development.



Mix & Vitality

Kingswood Waterhouse Lane local shopping centre has traditional neighborhood offering encompassing a general store and hairdressers, and specialist offerings, for example a wine merchants and travel agency. It is predominantly comprised of A class units (87%), of which 47% are A1, 20% A3, 13% A2 and 7% A4. These figures are similar to last years, although there has been an occupier change, Hesketh Motorcycles has moved and Total Security Systems have replaced them. This has led to a reduction in the comparison provision of the local shopping centre. Kingswood Waterhouse Lane local centre remains predominately dominated by services and food and drink establishments (80%).

Chart 10: Composition of Waterhouse Lane Local Centre



In the last twelve months there have been some changes to the composition of Kingswood Waterhouse Lane, the previously vacant Mitsubishi car showroom has been developed into a mixed retail and residential development which has been occupied by Twist Gym. This has led to an increase in D1 developments. Due to this development being completed there are no longer any vacant units within the local centre.

Vacancies & New Occupiers

There are currently no vacant premises in Kingswood Waterhouse Lane. Over the last year there have been two new occupiers: Total Security Systems which has moved into a unit previously occupied by Hesketh Motorcycles and Twist Gym which has moved into the redeveloped former Mitsubishi Garage.

There are currently no extant or outstanding planning permissions.

Currently there is no vacant floorspace within Kingswood Waterhouse Lane local centre. Since the last monitor was produced there has been an increase of 205 sqm due to the completion of new units in the former Mitsubishi Garage.

Shelvers Way

Description

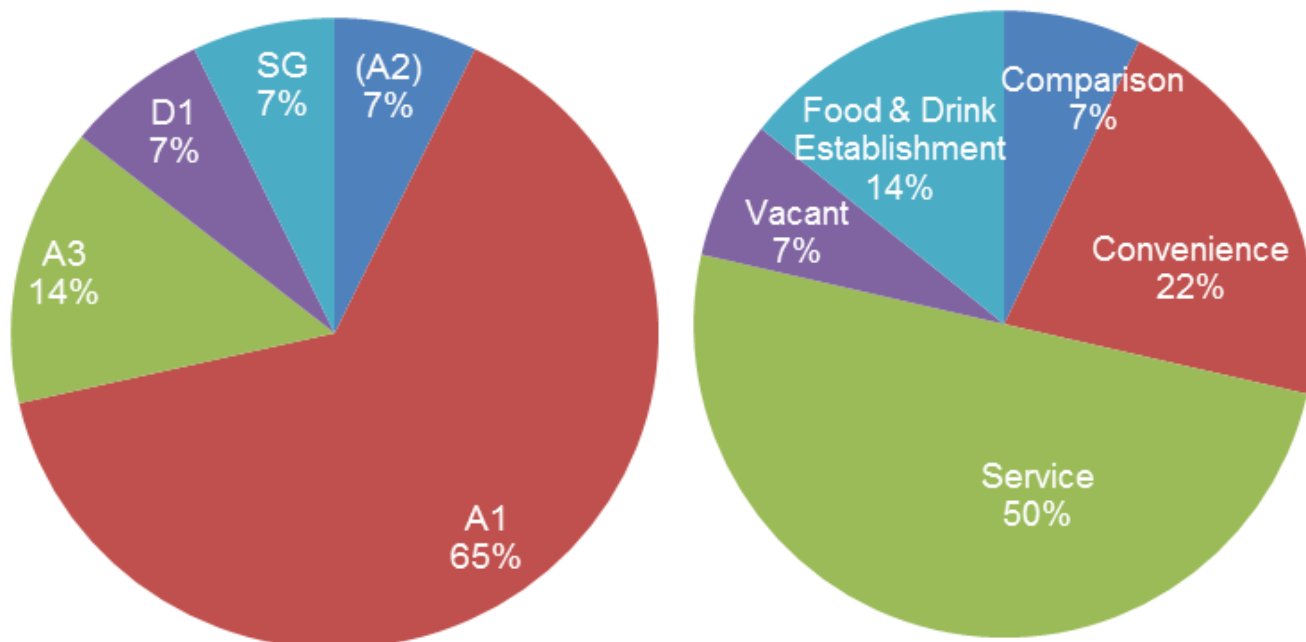
Shelvers Way is a small shopping parade located on the corner of the junction between Shelvers Hill and Shelvers Way. Opposite the main parade is a tyre fitting garage and fencing sales office; however, these are not considered part of the core local shopping frontage and are excluded from the analysis.



Mix & Vitality

Shelvers Way local centre is largely composed of service trade types (50%) for example Ecoclean Drycleaners and Fadi Style Hairdressers; and convenience trade types (22%) such as Jubichem LTD Chemists and Shelvers News. Whilst a small local centre it offers a good selection of shopping facilities for local residents.

Chart 11: Composition of Shelvers Way Local Centre



Since the last monitor there has been relatively little change to the composition and use type of Shelvers Way: A1 remains the dominant use class occupying 65% of units and A3 has increased from 7% to 14% due to the opening of a new food and drink establishment.

Vacancies & New Occupiers

Since the last monitor one of the two previously vacant units remains vacant and the other has been occupied by Hillside Café.

There is currently one outstanding planning permission for Shelvers Hill Store (7-9 Shelvers Hill) to demolish a garage and extend the shop and there is also an extant planning application to redevelop the existing Tadworth Tyres, resulting in a gain of additional B1(a) and B2 floorspace.

Since the last monitor there has been a decline in vacant floorspace by 62 sqm. There is currently 78 sqm of available floorspace available.

Chipstead Station Approach

Description

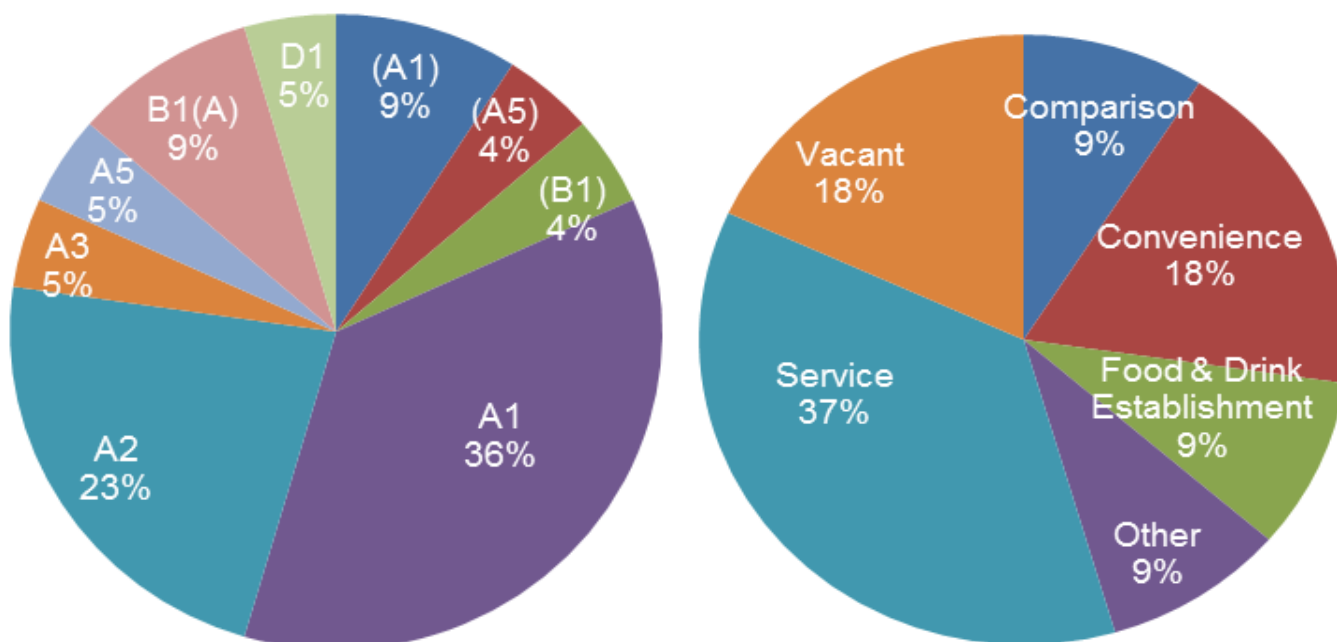
Chipstead Station Approach is a linear parade of small shops located on the road leading up to Chipstead Railway Station. The core local shopping frontage includes the station buildings. Also within the boundary is the former Valley Saab Garage site which has been cleared and replaced with a new residential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



Mix & Vitality

Since the last monitor the composition and use of Chipstead Station Approach local centre has remained unchanged. The offer within the centre is of a typical neighborhood scale for example a butchers, general store and hairdressers.

Chart 12: Composition of Station Approach Local Centre



Over 85% of Chipstead Station Approach is A use of which 36% A1 and 23% A2. As there has been no change to the composition and use type of the local centre service trade type remains the main trade type (37%), followed by convenience (18%).

Vacancies & New Occupiers

Since the last monitor there have been no occupier changes within the local centre. There are currently four vacant premises within the former run down station buildings opposite Graphic House at the top end of Station Approach. These have remained vacant for the past three years.

There are currently two outstanding planning permissions:

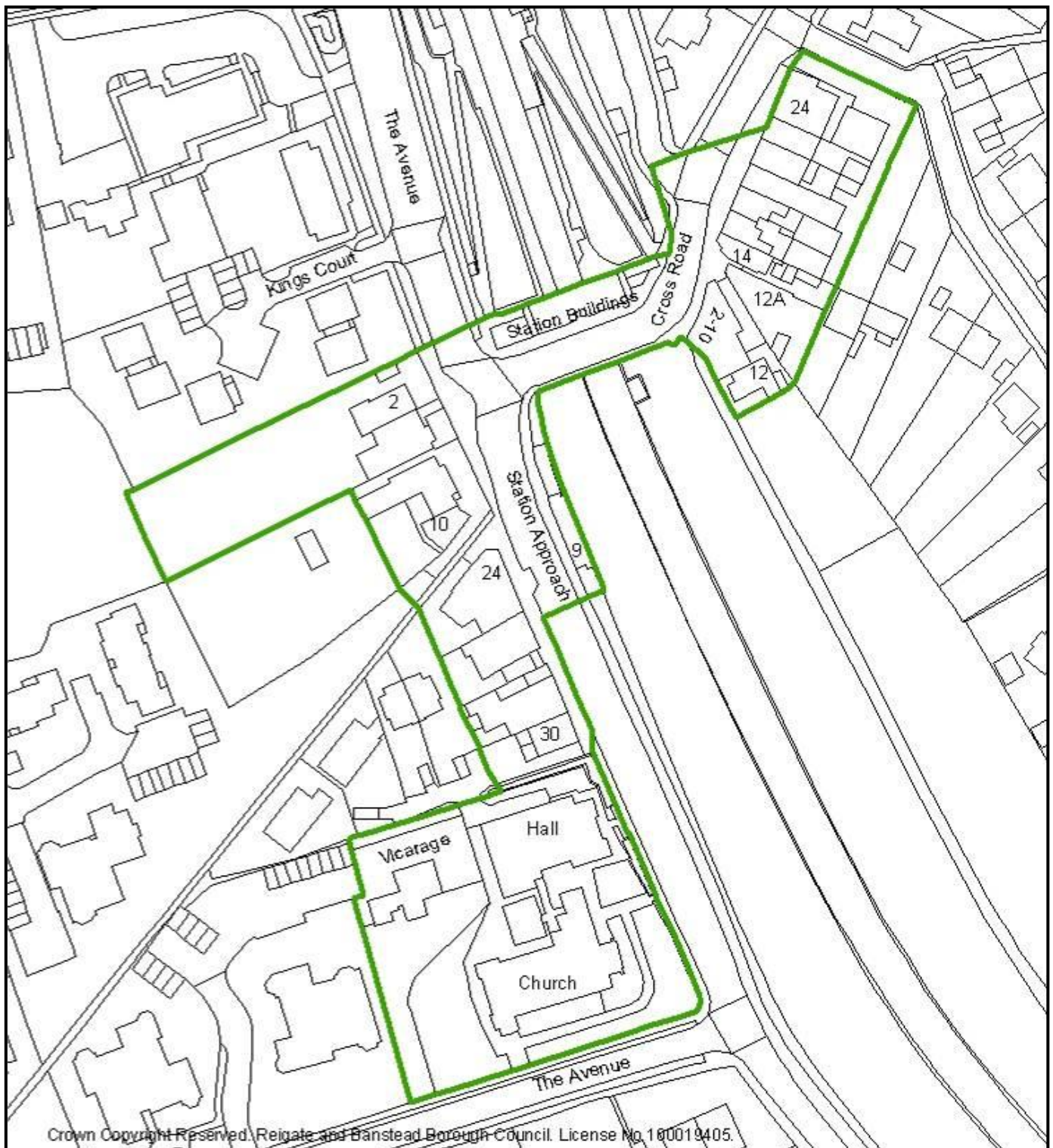
- Station Buildings Cross Road: Permission granted for change of use to a mixed A3 restaurant and A5 takeaway with ancillary bar area
- 30 Chipstead Parade: Permission granted to convert existing basement store area and ground floor room into a two bedroom self-contained flat

Since the last monitor was produced there has been no change to the amount of vacant floorspace, there remains approximately 190 sqm available in the old station buildings.

Tadworth

Description

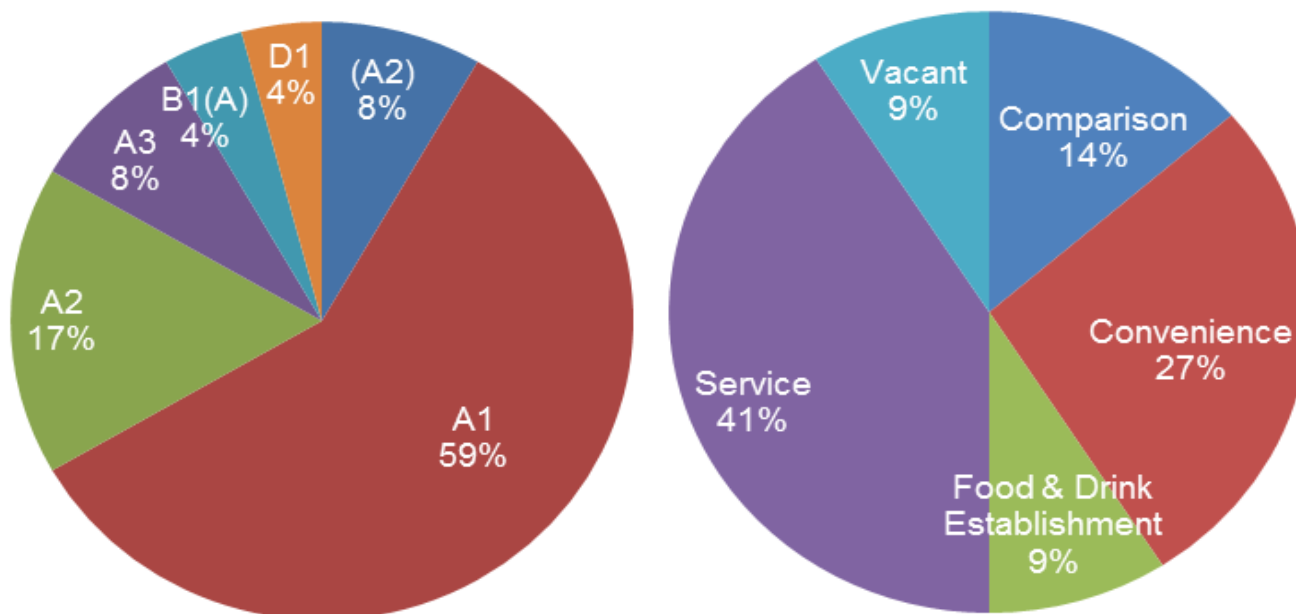
Tadworth local shopping centre includes the local church and hall. It is arranged over three smaller parades, traversing the railway line which leads to Tadworth Station just outside the northern boundary of the local shopping centre. The main frontage includes the parade on Cross road, the Station buildings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



Mix & Vitality

Tadworth local centre is a well served traditional local shopping centre predominantly occupied by services (41%) such as drycleaners, estate agents and hairdressers and convenience stores (27%) including butchers, greengrocers, newsagents and post office. These are similar percentages to last year's monitor although there has been a decline in services (46% to 41%) due to Barclays Bank closing. The main frontage of the local shopping centre is entirely A use.

Chart 13: Composition of Tadworth Local Centre



Within the last decade there has been very little change to the composition of the local shopping centre. Over the last year A1 use class has increased from 59% to 64% due to The Children's Trust moving into a previously vacant unit and there has been a decline in A2 use class due to Barclays Bank closing.

Vacancies & New Occupiers

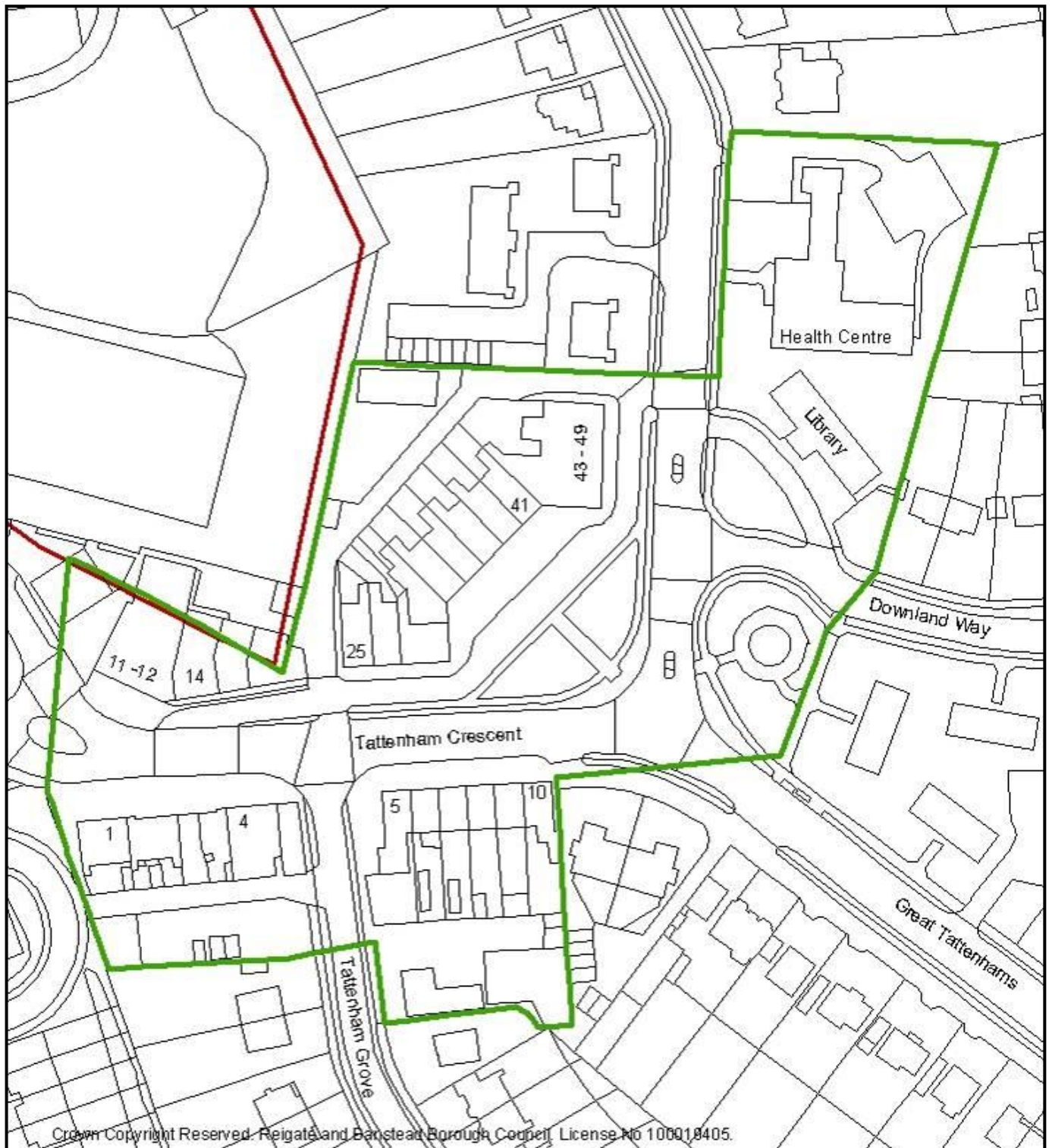
Within the last year there has been one new occupier, The Children's Trust has moved into a previously vacant unit. Currently, there are two vacant premises one of which was previously Barclays Bank, the other is located in the old station building and has been vacant for a number of years. There is an extant planning permission on this site for a change of use from B1(A) to A3/A4/A5 use, which has not yet been implemented. There is also an outstanding planning permission for a change of use from B1(A) to C3 for 8 & 10 Cross Road, Tadworth.

Since the last monitor was produced there has been an increase in available floorspace of approximately 181 sqm. There is currently nearly 340 sqm of available floorspace.

Tattenham Corner

Description

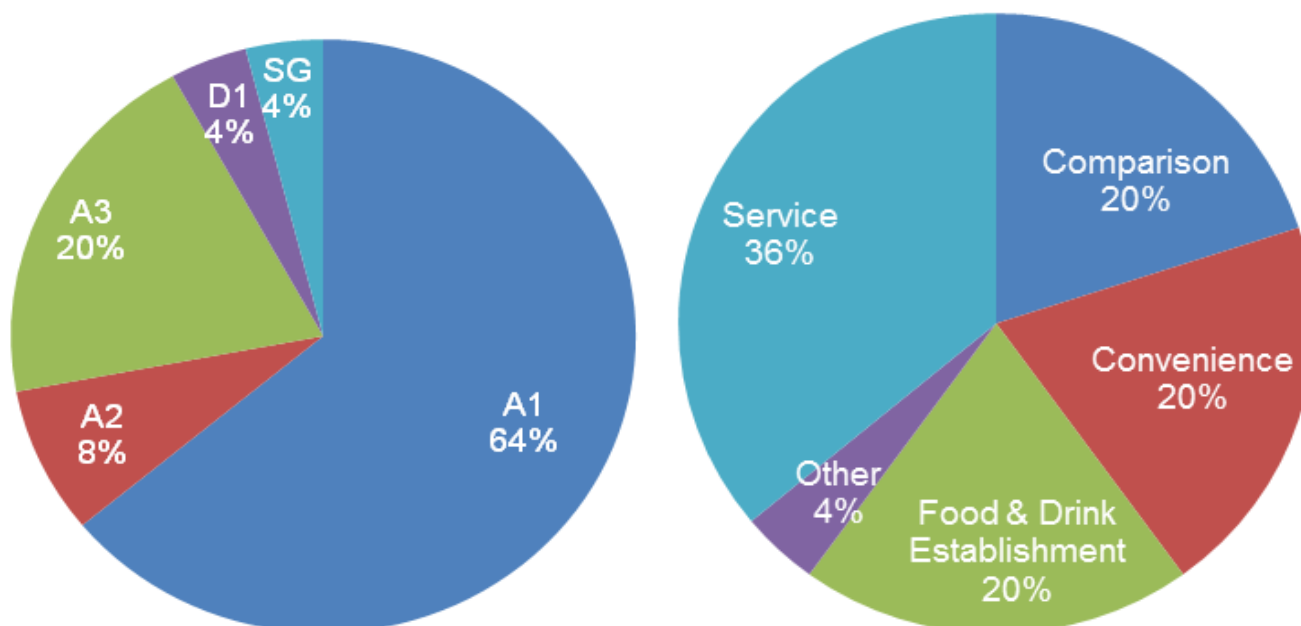
Tattenham Corner local shopping area is located on the borough's boundary with Epsom & Ewell, opposite Epsom Downs Racecourse. The units are spread over a series of separate frontages along Tattenham Crescent, with the main corner frontage benefiting from an attractive area of amenity green space. The 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's local centre is a consistently well served local shopping centre comprised of services (36%) including Corals the Bookmaker, Eastons Estate Agents and D&L Drycleaners; comparison (20%) including The Children's Trust, Masters of Epsom Toyshop and Pets Pals; convenience (20%) encompassing Buckleys Butchers, The Co-Operative and Paydens Pharmacy; and food and drink establishments (20%) such as Chilies Indian, El Rincon Tapas and The Post Place Fish and Chips. These are similar percentages to last year although there has been a slight increase in services (32% to 36%) due to Alan Greenwood and Sons Funeral Directors occupying a newly constructed unit that was vacant in last year's monitor.

Chart 14: Composition of Tattenham Corner Local Centre



As seen above, 92% of Tattenham Corner's local shopping centre is A use class of which 64% is A1 and 20% A3. There has been very little change to the composition and use of Tattenham Corners local shopping centre provision over the past year, although A1 has increased slightly from 60% to 64% due to the opening of Alan Greenwood and Sons Funeral Directors. Within the local shopping centre there is also a SG use for Belmont Used Cars and D1 use for Goddard Veterinary Group.

Vacancies & New Occupiers

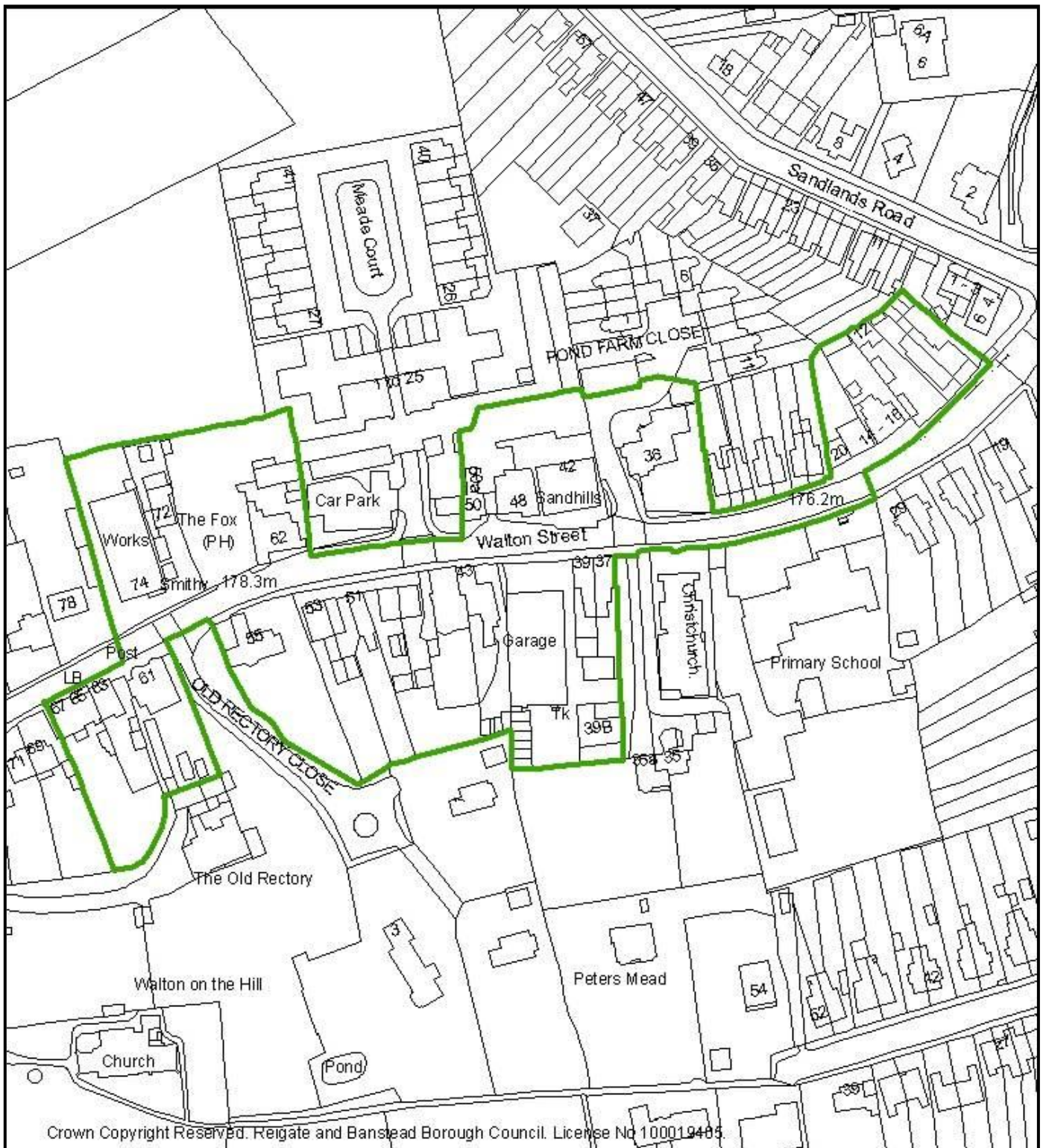
Over the last year there has been no new vacancies within the local shopping centre and a newly constructed unit that was vacant last year has now been occupied by Alan Greenwood and Sons Funeral Directors. There is also an extant planning permission to redevelop an existing office unit to the rear of 1-5 The parade resulting in a gain of B1(a) office space.

Since the last monitor was produced there has been a decline in vacant floorspace of 40 sqm. There is currently no vacant floorspace within Tattenham Corner's local centre.

Walton-on-the-Hill

Description

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

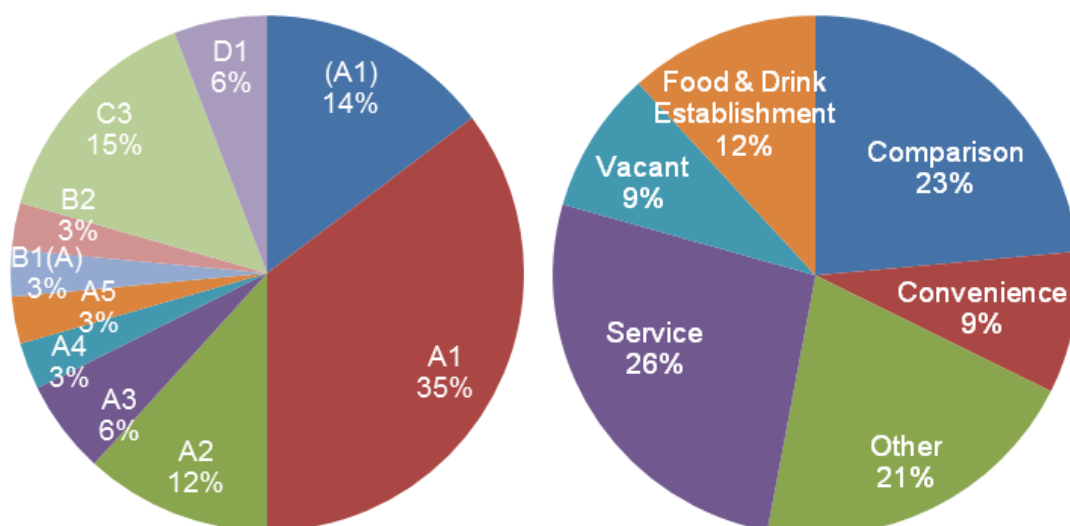


Mix & Vitality

Walton-on-the-Hill's local shopping centre benefits from having a traditional pub and a number of cafes and restaurants. It is predominantly comprised of services (33%) such as Kingswood and Tadworth Osteopathic Clinic, Tartan Hairdressers and Walton Beauty Salon; and comparison (26%) for example Cadeaux Gifts, Grive House Wood Specialists and B. L. Stevens Cycle Shop. Whilst the comparison percentage is similar to last years, services has increased from 19% to 33%.

Walton-on-the-Hill's shopping centre is predominantly occupied by A use type (93%) of which 48% is A1 and 15% A2. These are similar figures to those recorded in the previous monitor although A1 has declined slightly from 54% to 48% this is because of Pinky's Nail Salon and Sheweee Medical Supplies vacating their premises.

Chart 15: Composition of Walton on the Hill Local Centre



Within the last year there has been a number of changes to Walton-on-the-Hill's local shopping centre. Whilst the overall proportion of trade types have remained similar there have been slight changes, for example services has increased from 19% to 33%. Changes include Sheweee Medical Supplies and Pinky's Nail Salon vacating their premises and previously vacant units being occupied by Mister Todds Barber Shop, Johnsons Property Services, Serendipidy Health and Wellbeing and Kennedy's Estate Agents expanding into another unit. The Walton Pharmacy has moved into a newly constructed unit, their previous unit is available to let.

Vacancies & New Occupiers

Within the last year there has been a number of changes: two previous occupiers, Sheweee Medical Supplies and Pinky's Nail Salon have vacated their premises; Mister Todds Barber Shop, Johnsons Property Services and Serendipidy Health and Wellbeing have moved into new premises; Kennedy's Estate Agents have expanded into another unit and the Walton Pharmacy has moved into a new premise leaving their previous premise vacant. There are currently three vacant units within the local shopping centre and two outstanding planning permissions:

- 8 Walton Street: Permission has been granted for a change of use from A1 to C3
- 50 Walton Street: Permission has been granted for a reduction of A1 floorspace and an increase of D1 floorspace

There has been a decline in vacant floorspace of 65 sqm and there is currently no vacant floorspace.

Lesbourne Road

Description

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

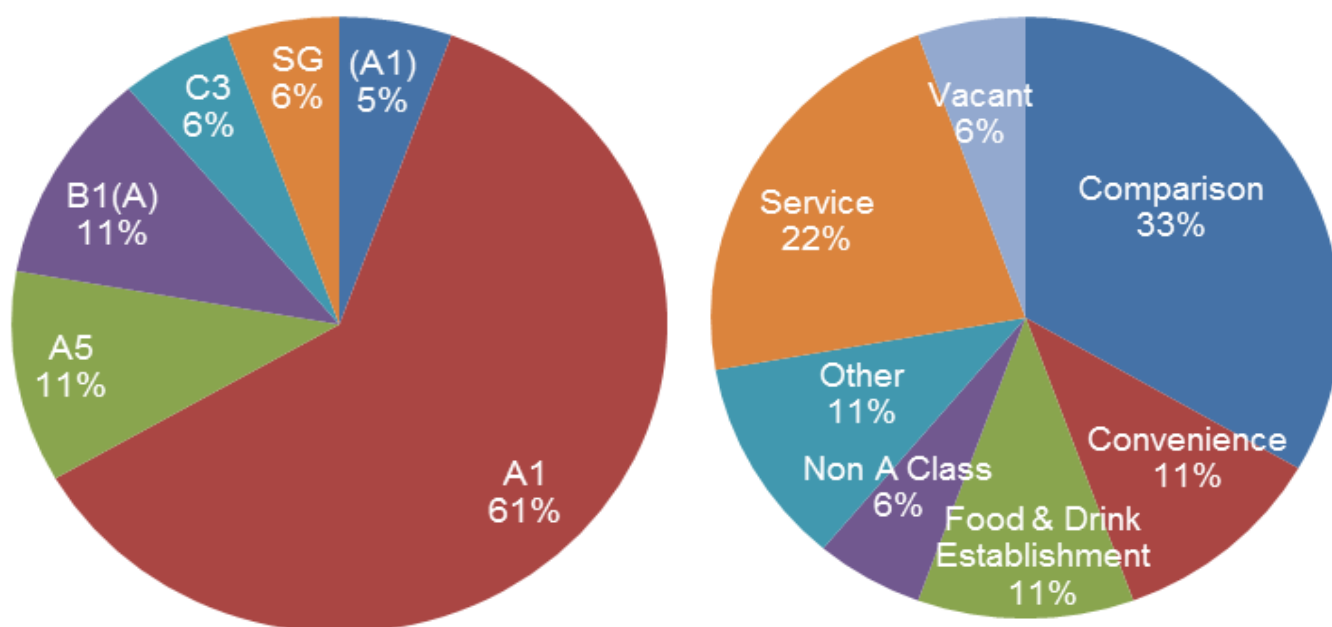


Mix & Vitality

Lesbourne Road's local shopping centre is predominantly comprised retail premises in particular comparison (33%) such as Maison du Velo Cycle Shop and the Old Post Office Antique shop; and service (22%) for example the Nail Boutique and Utopia Hair and Beauty Salon. It also incorporates a number of offices some of which occupy the main frontage of the centre.

There are other commercial units located to the rear of the main shopping parade and at Chart House which despite being excluded from analysis appear well occupied.

Chart 16: Composition of Lesbourne Road Local Centre



Over the last year there has been very little change to the use and composition of the local shopping centre: there has been a decline in convenience retail offer due to Day Lewis Pharmacy relocating to a premise outside of Lesbourne Road; and an increase in food and drink establishments due to Too Many Cooks moving into a previously vacant unit. This has led to a decrease in A1 use type and an increase in A5.

Vacancies & New Occupiers

Since the last monitor one premise has become vacant due to relocation outside of the local centre and one new occupier has moved into a previously vacant unit.

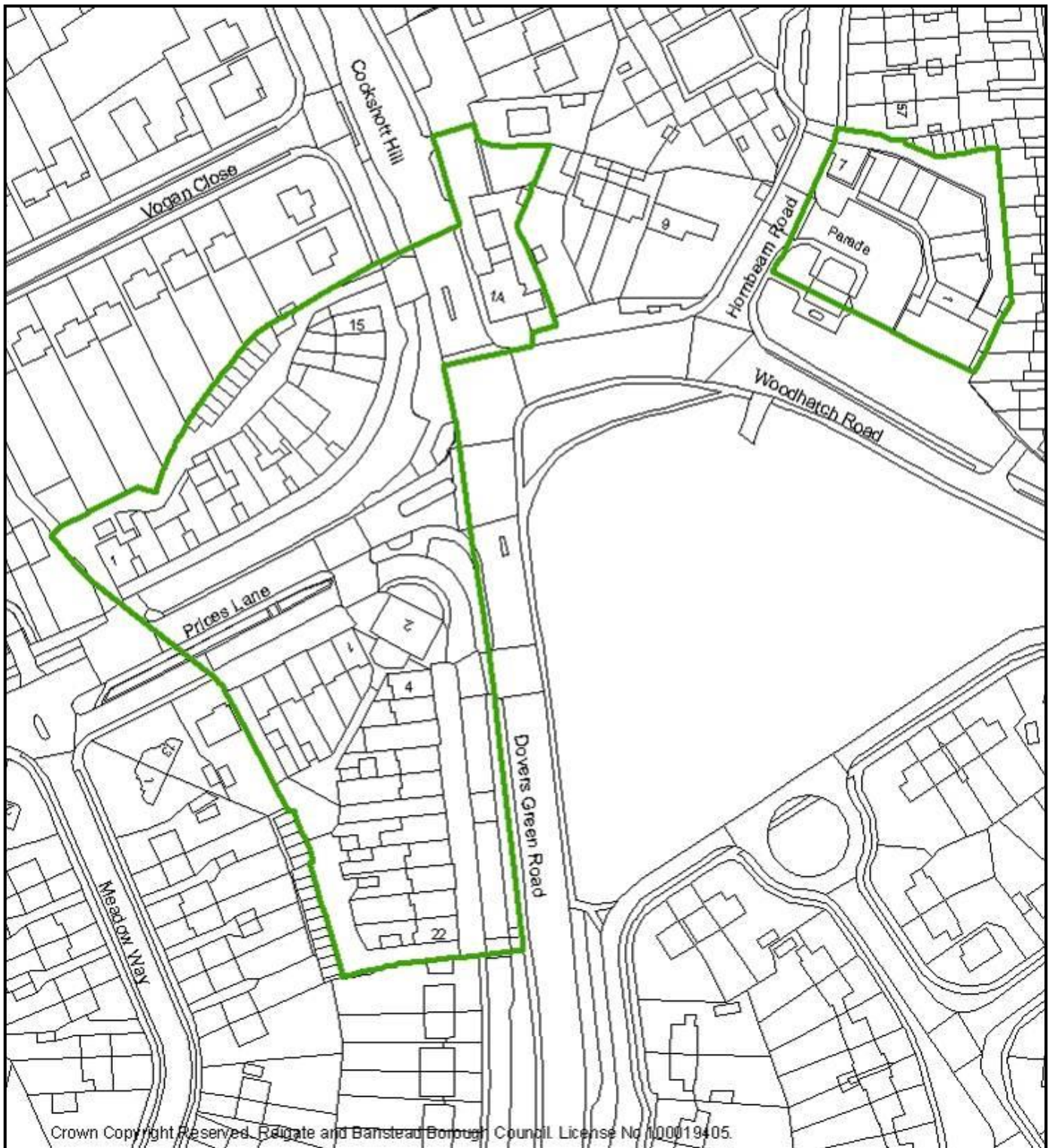
There are no extant or outstanding planning permissions for the local centre.

Since the last monitor was produced there has been a decline in vacant floorspace of 32.4 sqm. There is currently 66sqm of vacant floorspace within Lesbourne Road's local centre.

Woodhatch

Description

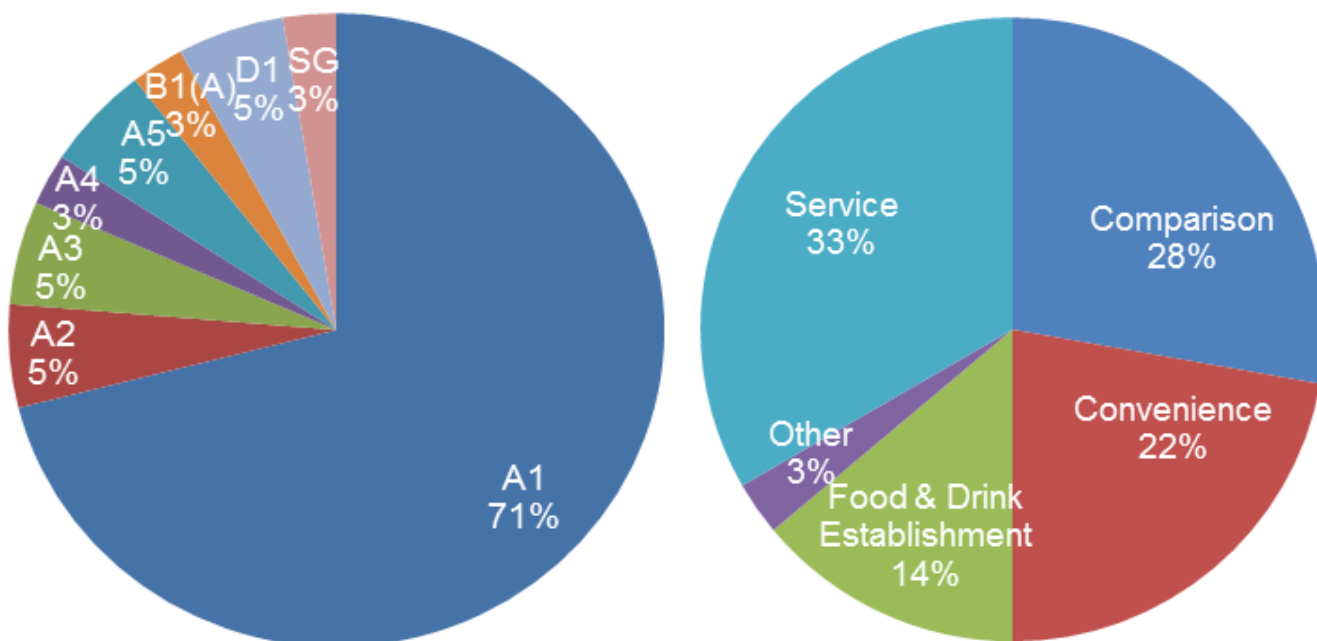
Woodhatch is the largest of the local centres in the borough and is split across three separate parades on both sides of Cockshot Hill (A217). Despite being located on a relatively busy junction, the centre benefits from an attractive environment with consistent public realm and a position facing Woodhatch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



Mix & Vitality

Woodhatch local shopping centre is the largest local centre in the borough. It is largely made up of services (33%) including Cut and Shape Hairdressers, The Laundry House Dry Cleaners and Priory Park Estate Agents; comparison trade types (28%) such as Reigate Carpet Centre, Relate Charity Shop and Sweethaven Computers; and convenience trade types (22%) for example Craig Best Butchers, The Co-Operative and Townsend Pharmacy.

Chart 17: Composition of Woodhatch Local Centre



In the last twelve months there have been some changes to the composition of Woodhatch local shopping centre: Studio 6 Nail and Tanning has changed to Elegant Nails; Bakers Radio Electrical Sales has been replaced by Reigate Gentle Dental; and Invicta Blinds has been replaced with Every Care Caring Agency.

Despite these changes the local shopping centre has remained predominantly dominated by A use class (89%) of which 71% is A1. This is a slight decrease from 76% last year due to the closure of Bakers Radio Electrical Sales and Invicta Blinds. The remaining A use class has remained unchanged. Within the last year there has been an increase of D1 from 3% to 5% due to the opening of Reigate Gentle Dental Practice; there has also been an increase in B1 (A) as Every Care Caring Agency has opened an office; and SG has remained unchanged.

Vacancies & New Occupiers

Within the last year there has been some changes to the local shopping centre: Studio 6 Nail and Tanning has changed to Elegant Nails; Bakers Radio Electrical Sales has been replaced by Reigate Gentle Dental; and Invicta Blinds has been replaced with Every Care Caring Agency. There are currently no vacant units within the local shopping centre.

There is currently one outstanding planning permission for 8 Western Parade for a change of use from A1 to A5.

Since the last monitor was produced there has been no change to vacant floorspace – there remains no vacant floorspace within Woodhatch's local centre.

Linkfield Corner

Description

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

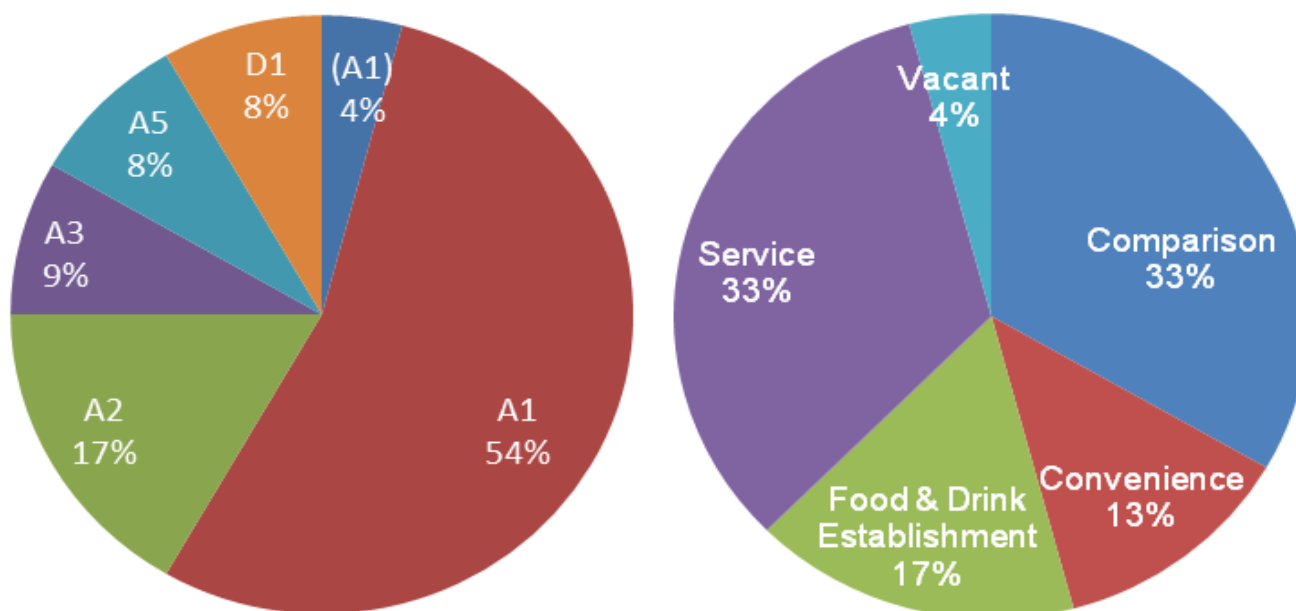


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Mix & Vitality

Linkfield Corner's local shopping centre is largely occupied by comparison (33%) for example The Gamers Guild and Luciano Ciccone Kitchen Design / Flooring; and services (33%) such as Pure Beauty Health and Beauty and Vista Accountants. Over 92% of Linkfield Corner's local shopping centre is A use; despite this high figure only 13% is convenience-this may be due to the close proximity of Redhill Town Centre.

Chart 18: Composition of Linkfield Corner Local Centre



Over the last year there has been little change to the use and composition of the local shopping centre: there has been a decline in B1 due to Streat Cars despite still being located within the wider area vacating their office on the main parade and Mister Barber moving into this premise; and a decline in D1 due to Earlsmead Dental Practice vacating their premise and Lemonade Lane Gift Gallery moving into this premise which has led to an increase in A1 use type.

In terms of composition convenience, food and drink and service trade types have remained the same, there has been a decline in other (4% to 0%) due to Streat Cars vacating their office on the parade and an increase in comparison (29% to 33%) due to a Lemonade Lane Gift Shop occupying the previous dentist unit.

Vacancies & New Occupiers

Within the last year there have been a few occupier changes to Linkfield Corner's local shopping centre: Lemonade Lane Gift Gallery has moved into a unit previously occupied by Earlsmead Dental Practice and Mister Barber has moved into a unit previously occupied by Streat Motors. A previously vacant unit remains vacant.

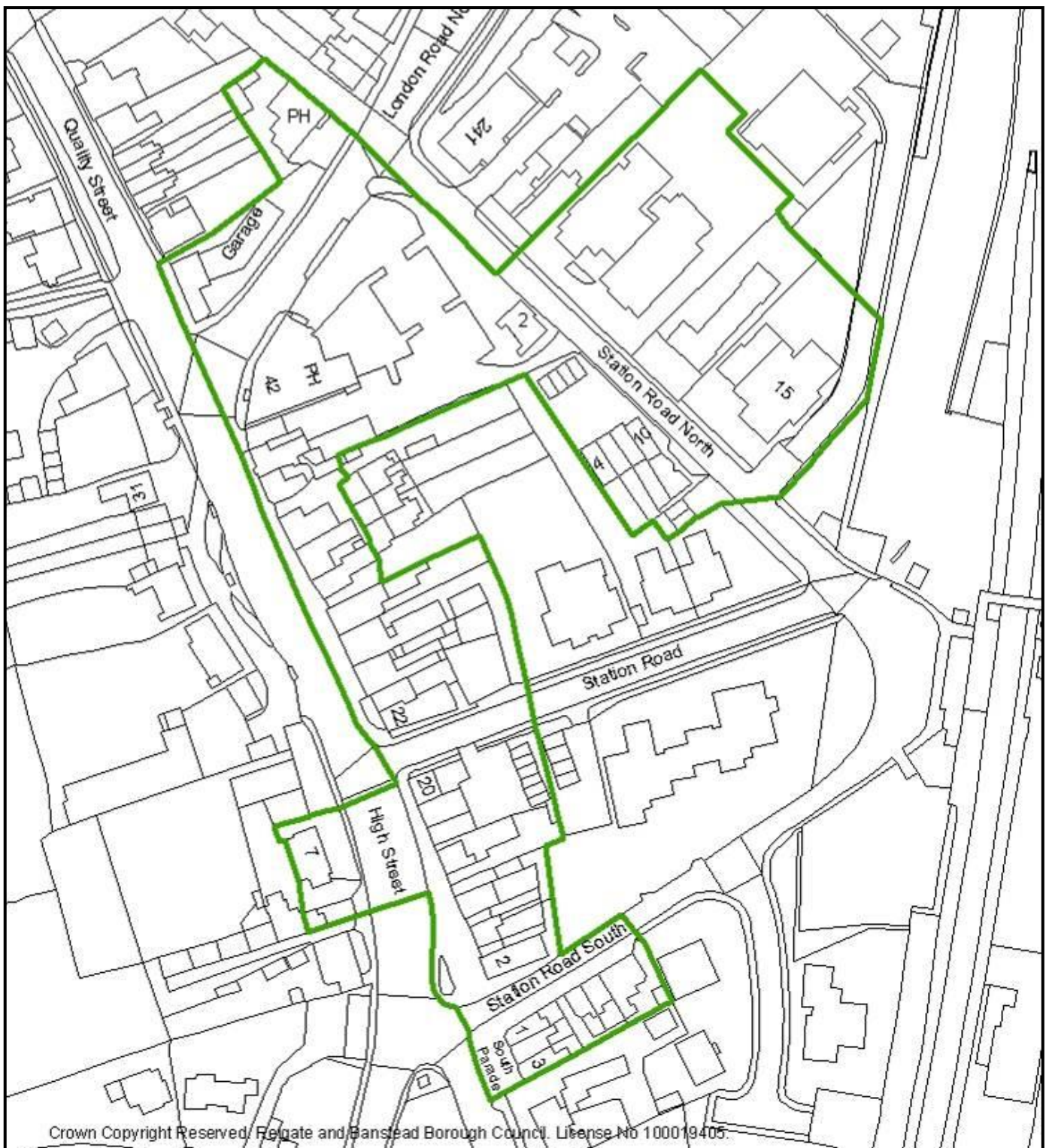
There is currently an outstanding planning permission for a conversion of use from A1 to A3 for 1-3 Linkfield Corner.

Since the last monitor was produced there has been no change to vacant floorspace within the local shopping centre; there remains 202 sqm of available floorspace within the local shopping centre.

Merstham Village

Description

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



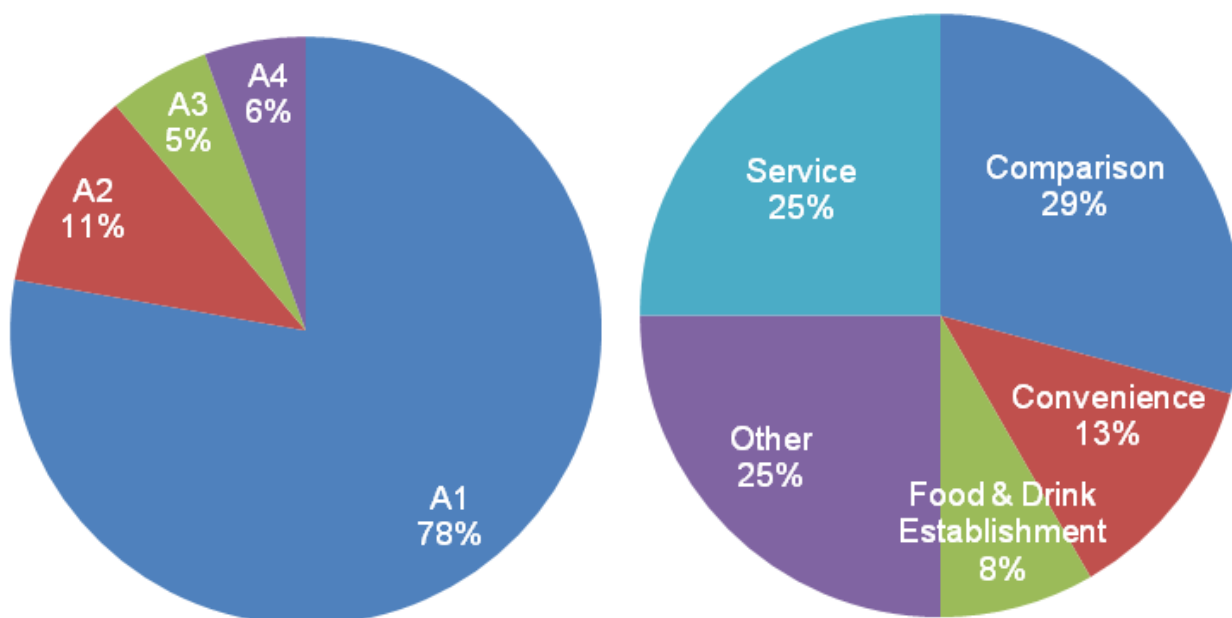
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Mix & Vitality

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

Excluding residential premises Merstham Village is largely comprised of comparison trade types (29%) such as Antiques Script and Newton Music Shop and service trade types (25%) for example the Salon and J D Barbers.

Chart 19: Composition of Merstham Village Local Centre



Over the last year there has been very little change to the use and composition of Merstham Village. Excluding residential premises the composition of Merstham Village is very traditional with only A use represented: A1 use accounts for 78%, A2 11%, A3 5% and A4 6%. These figures are similar to last years although A1 has increased due to two previously vacant units been occupied by an antique shop and barbers.

Vacancies & New Occupiers

Since the last monitor there have been two new occupiers who have moved into previously vacant units.

There are currently three outstanding planning permissions:

- Fintrax House, Station Road North: Change of use B1(A) to C3
- 2 Station Road: Change of use A1 to A2
- The Old Smithy, 7 High Street: Change of use A1 to B1(A)

Since the last monitor was produced there has been a decline in vacant floorspace of 97 sqm. There is currently no vacant floorspace within Merstham Village's local centre.

Nutfield Road

Description

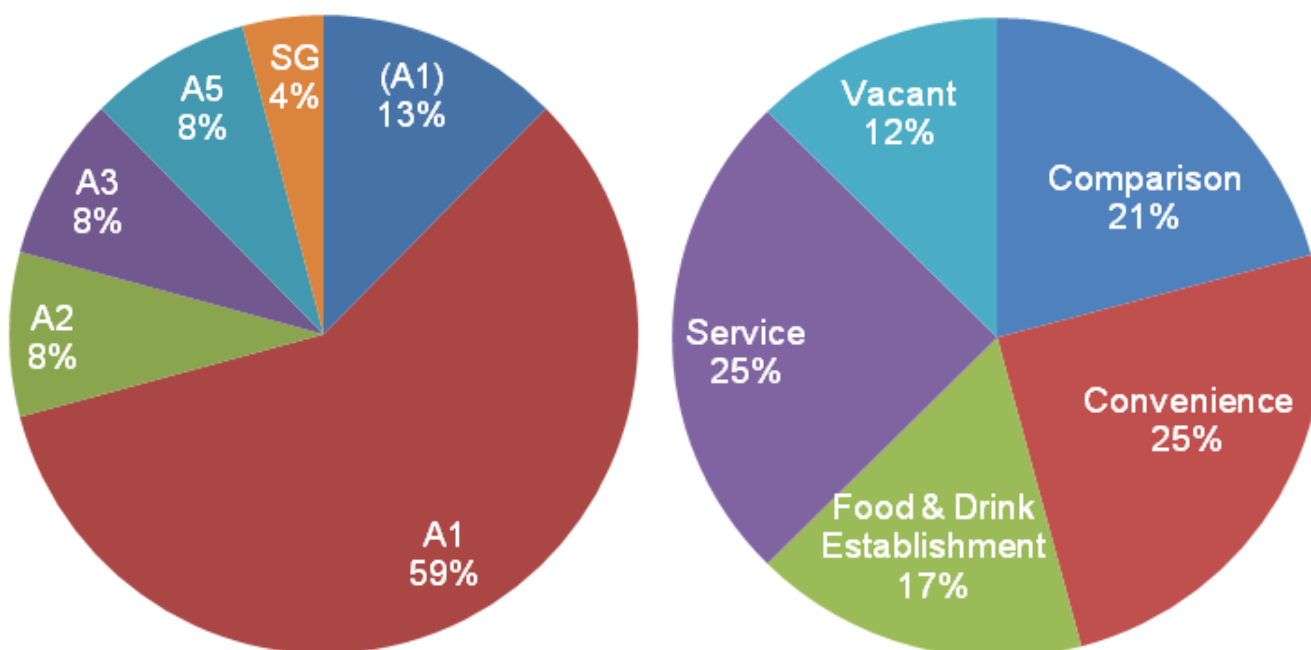
Nutfield Road is a compact local shopping centre, with two small linear parades on both sides of Nutfield Road. There is also a further short parade at the junction with Albert Road which is included within the main frontage. The boundary also includes Elgar Works which sits behind the parade on the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



Mix & Vitality

Nutfield Road's local shopping centre is comprised predominantly of retail premises in particular convenience trade type (25%) for example Day Lewis Pharmacy and Corners Convenience Store; service trade type (25%) such as Affinity Hairdressers and FAS Accountancy; and comparison trade types (21%) for example Rhubarb Gifts and Style Flooring. To the rear of the parade there are a number of commercial / industrial units which despite being excluded from the analysis appear well occupied.

Chart 20: Composition of Nutfield Road Local Centre



Overall Nutfield Road has a traditional composition with 96% A use type: 59% A1, 13% (A1), 8% A2, 8% A3, 8% A5. These figures are similar to those given in the previous monitor although A1 has increased (54% to 59%) and (A1) declined (17% to 13%) due to the opening of Ink Plus in a previously vacant unit.

Since the last monitor there have been a few changes to the composition and use class of Nutfield Road's local shopping centre: one previously vacant unit has been occupied by Ink Plus Ink Shop and two units despite keeping the same use have changed their names.

Vacancies & New Occupiers

Since the last monitor three previously vacant units remain vacant and one new occupier has moved into a previously vacant unit.

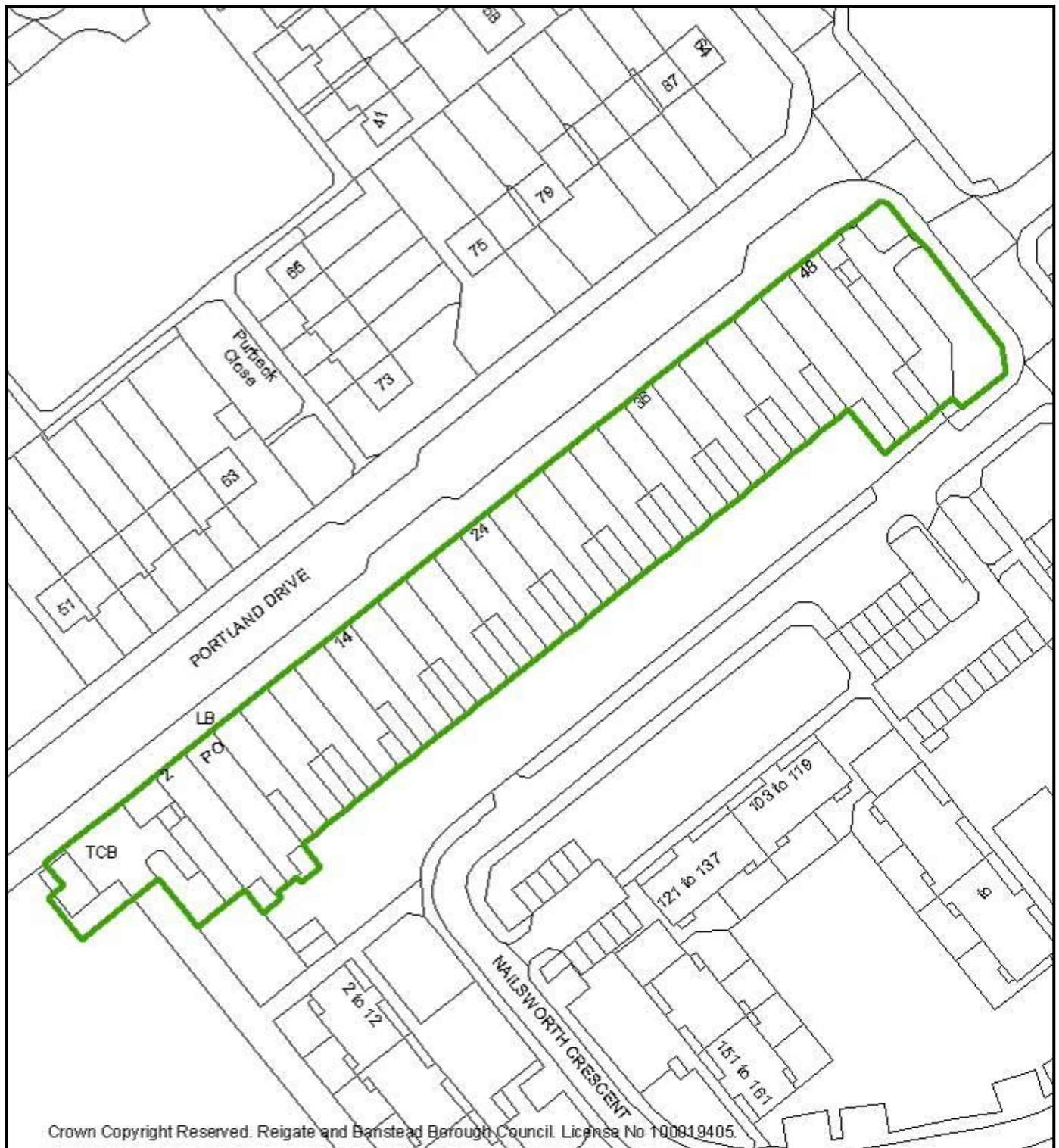
There is currently one outstanding planning permission for 41-43 Nutfield Road: change of use from A1 to C3.

Since the last monitor was produced there has been a decline in vacant floorspace of 67 sqm; there is currently 147 sqm of available floorspace within Nutfield Road's local centre.

Portland Drive

Description

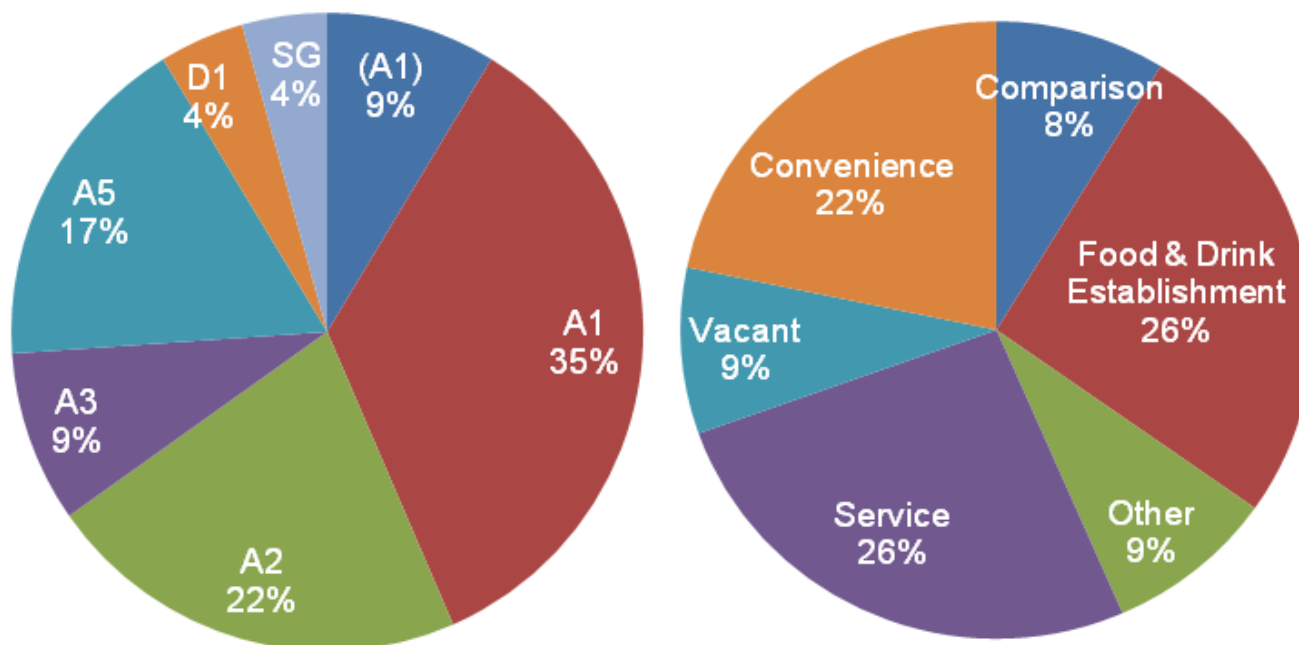
Portland Drive local shopping area is a purpose built, single parade of shops at ground level with flats above running along Portland Drive. The centre provides a valuable local shopping offer to those living within the surrounding residential estate.



Mix & Vitality

Portland Drive's local shopping centre is mainly comprised of food and drink establishments (27%) such as Merstham Tandoori and M & I Pizza; and services (26%) such as Holistic Harmony (Positive Living Centre) and William Hill Betting Shop. Portland Drive's local centre has the second highest number of food and drink premises within the borough.

Chart 21: Composition of Portland Drive Local Centre



Over the last year there has been no change to the composition and use class of Portland Drive. Over 90% of Portland Drive remains A use type: of which 35% is A1, 22% A2 and 17% A5.

Moving forward outline planning permission has been sought for large-scale regeneration of Portland Drive. This includes the redevelopment of the flats and parade of shops to provide a mix of affordable and private homes; developing new community facilities including a Community Hub, library and Youth Skills Centre; the construction of a new local shopping centre; and improvements to public spaces.

Vacancies & New Occupiers

Within the last year there have been no occupier changes to Portland Drive; however two previously vacant units remain vacant.

There is currently one outstanding planning permission (ref 13/02289/OUT) for the demolition of No. 2 – 48 (retail) and No. 50-132 (residential) Portland Drive and associated garages and the erection of 48 1/2 & 3 bed dwellings and associated external works. This is for the Merstham Estate Regeneration Plan.

Since the last monitor was produced there has been no change to the amount of available floorspace within Portland Drive's local centre; there remains 144 sqm of available floorspace within the local centre.

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.

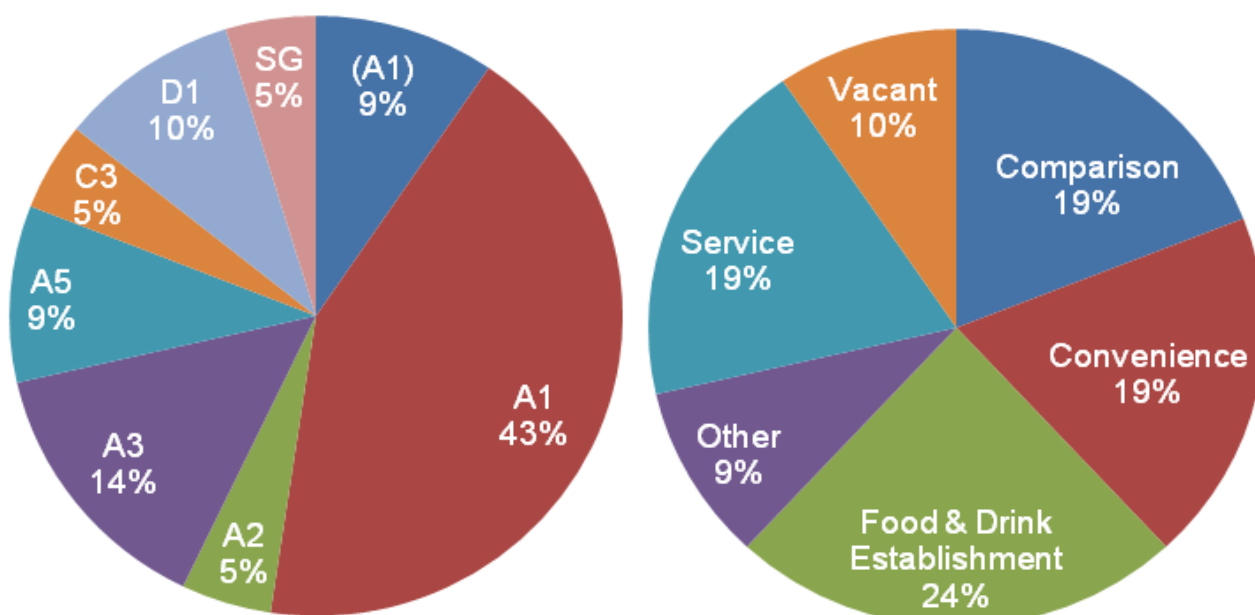


Mix & Vitality

Salfords Brighton Road local shopping centre is largely composed of food and drink retailers (24%) such as Pop-in-Café, India Indian Restaurant and Salfords Kebab Take-Away; comparison stores (19%) for example Arrow Safety Wear and Kitchen Guide LTD Kitchen Fitters; and convenience stores (19%) for example Salfords Bon Bon, Salfords Village Store and Mediwise Pharmacy.

Salfords Brighton Road is largely composed of A use-class (80%), of which 43% are A1, 14% A3, 9% A5, 9% (A1), 5% A2. This is a slight decrease from 85% last year due to a vacant (A2) premise being occupied by MLS Dental Laboratory.

Chart 22: Composition of Salfords Local Centre



Within the last twelve months there have been a number of changes to the composition and use of Salfords Brighton Road local shopping centre. These include three vacant premises being occupied by MLS Dental Laboratory, Lavenders Wedding and Events and William James Windows. Two businesses have also vacated premises; HB Sales Plumbing Supplies and The Wright Stuff, neither of these have been re-occupied.

Vacancies & New Occupiers

Within the last year there has been a number of occupier changes: three previously vacant premises have been occupied by MLS Dental Laboratory, Lavenders Wedding and Events and William James Windows and two previously occupied premises HB Sales Plumbing Supplies and The Wright Stuff are now vacant.

There are currently two planning permissions that have been granted but not developed, these include:

- 7 Brighton Road: Planning Permission has been granted to change from SG to A2
- 38 Brighton Road: Planning Permission has been granted for conversion from SG to D1

Since the last monitor was produced there has been a decline in available floorspace of 27 sqm; there is currently 112 sqm of available floorspace within Salfords Brighton Road's local centre.

Horley Brighton Road

Description

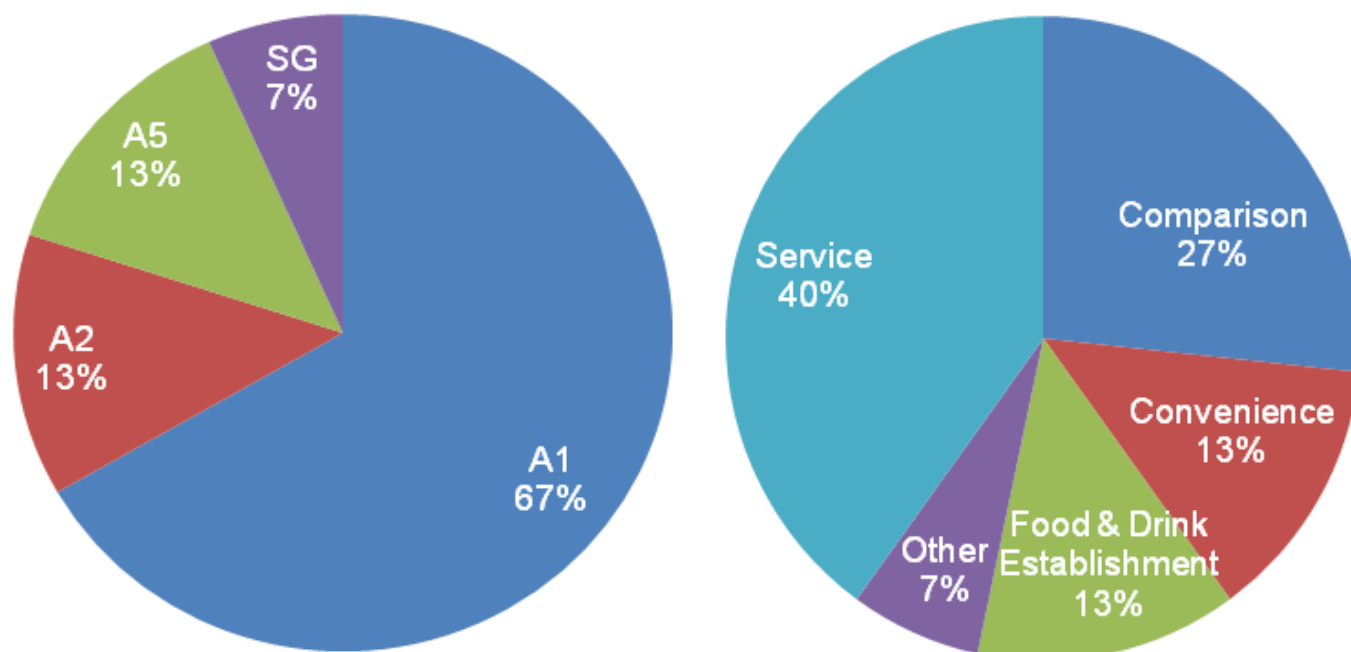
Horley Brighton Road is a small centre, the main parade of which is located on Brighton Road between the junctions with Albert Road & Lumley Road. Two units facing the main parade are also considered to form part of the core shopping frontage. The parade is set back from Brighton Road and is accessed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



Mix & Vitality

Horley Brighton Road local shopping centre benefits from a number of traditional neighborhood stores such as a barbers, dry cleaners and pharmacy. It also encompasses an electrical wholesaler, a garage and a Tesco Express. The local shopping centre is predominantly occupied by services (40%) such as Coral, Kings Dry Cleaners and Perimeter Properties and comparison trade types (27%) for example The Bathroom Studio, Surrey Wine Merchants and Sweetpea Florists.

Chart 23: Composition of Horley Brighton Road Local Centre



As can be seen A use dominates the local shopping centre (93%): 67% A1, 13% A2 and 13% A5. These figures are the same as last years as there has been no change to the use class within the local shopping centre. Within the last twelve months there has been very little change to Horley Brighton Road's local shopping centre: the only change is that Hartley's Wine Merchants has changed to Surrey Wines.

Vacancies & New Occupiers

Within the last year there has been very little change within the local shopping centre, the only change is that Hartley's Wine Merchants has changed to Surrey Wines, the use class has remained the same. There are currently no vacant units within the local shopping centre.

There are a number of outstanding planning permissions that have not yet been developed:

- Occasions, 77 Brighton Road: Planning permission granted for a proposed single storey office unit to the rear of premises
- 83B Brighton Road: Planning permission granted to convert B1(A) to residential (C3)
- 1st and 2nd Floor Flat 83A Brighton Road: Planning Permission granted for a change of use from B1(A) to SG
- Topmarks Tyres: Planning permission granted to increase B8

Since the last monitor was produced there has been no change to the available floorspace within the local centre; there is currently no vacant floorspace within Horley Brighton Road's local centre.

Appendix

Use Classes Order

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

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

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

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

Monitoring Publications

Regular Monitors:

Areas for Small Businesses

Provides a list of all uses in the Borough's seven Areas for Small Businesses (Annual)

Commercial Commitments

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

Housing Commitments

Provides information on general housing market trends and the delivery of the amount, type and location of housing commitments in the Borough (Annual)

Industrial Estates

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

Local Shopping Centres

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

Town Centres

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

Population Information

These publications are available on the Council website:

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

Search for: *"monitors"*:

For further information on the content or other planning policy monitoring, please contact:

Planning Policy

Tel: 01737 276178

Email: LDF@reigate-banstead.gov.uk

