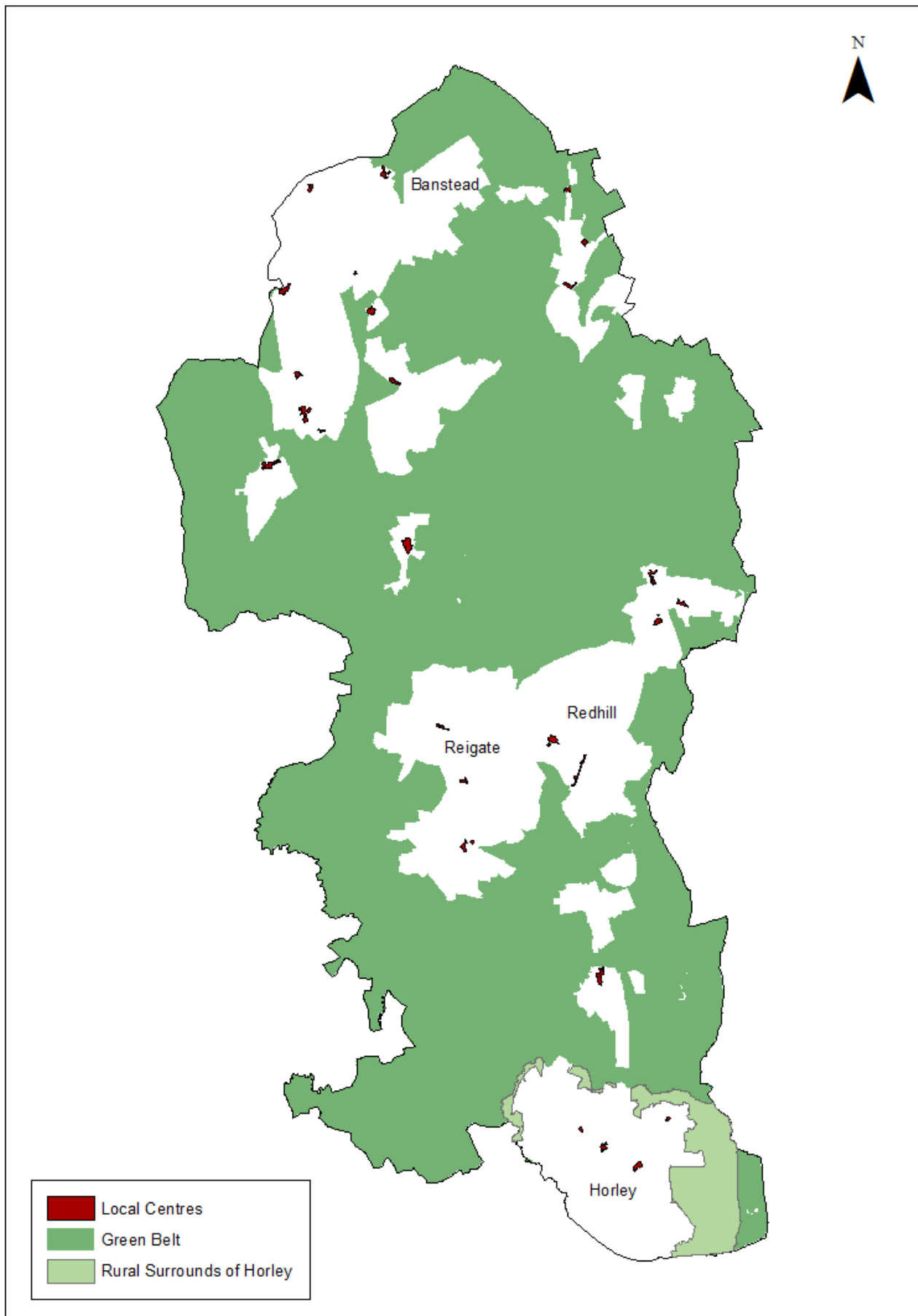




Local Centre Monitor

Position in September 2019

Figure 1: Local Centres



Local Centre Monitor

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Please Note:

The information contained within this monitor is a record of the observed uses and occupiers within the designated local centres in Reigate & Banstead as at September 2019. 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 a focus on A1-A4 and D1/D2 uses.
- Monitor Core Strategy policy CS7 to ensure that at least 95% of new retail is located within local and town centres across the borough;
- Assess performance against policies RET1 and RET3 of the Development Management Plan (DMP),
- Provide regularly updated base data to assist in decision-making on planning applications within the local centres.

The analysis focusses on all uses within the local centres and not only uses within the retail parade, as 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 Core Strategy was formally adopted in July 2014 and was reviewed in July 2019; it recognises the important role local shopping areas play in providing accessible services to the surrounding community. The DMP was adopted in September 2019, it includes a number of boundary amendments to the existing local centres, includes a number of newly designated local centres and contains detailed policies relating to the management of development within the local centres.

Relevant Strategic Policies and Objectives

Objectives/ Policies	Monitoring Target
PE5	Protect the viability of smaller scale but vital local shopping areas
PE6	Ensure that both town and local centres are resilient and able to respond to future changes
CS7	At least 95% of new retail is located within local and town centres across the borough

The [Core Strategy Monitoring Framework](#) provides detailed indicators to assess the progress of delivering these objectives. These are assessed as part of this report.

Key Messages

The National Planning Policy Framework (NPPF) recognises that positive planning for local shops, services and community facilities 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. Local centres 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. The newly adopted Development Management Plan contains specific policies relating to the management of development within local centres to ensure high quality aesthetically pleasing local centres.

Borough Key Messages

- **Vitality:** For the sixth consecutive year A1 remains the predominant use class within the borough's local centres, accounting for 49% of all premises. In total, A1-A5 uses account for 75% of the total units within the borough's local centres.
- **Convenience Provision:** There are a total of 76 units (14%) providing convenience offer across the borough's 27 local shopping centres. However, there is significant variation across the centres with The Acres having the highest convenience offer of 50% and Drift Bridge having the lowest, 7%.
- **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 46 vacant units across all of the borough's local centres, equivalent to a vacancy rate of 9%. Once again, the vacancy rate across each individual centre varies considerably, with Tadworth having 23% vacancy rate, whilst Drift Bridge, Nork Way, Tattenham Corner, Portland Drive, Horley Brighton Road, Rectory Lane and Tadworth High Street all being fully occupied.
- **New Occupiers:** A total of 27 new occupiers have moved into the borough's local centres within this monitoring period, 34 have left.

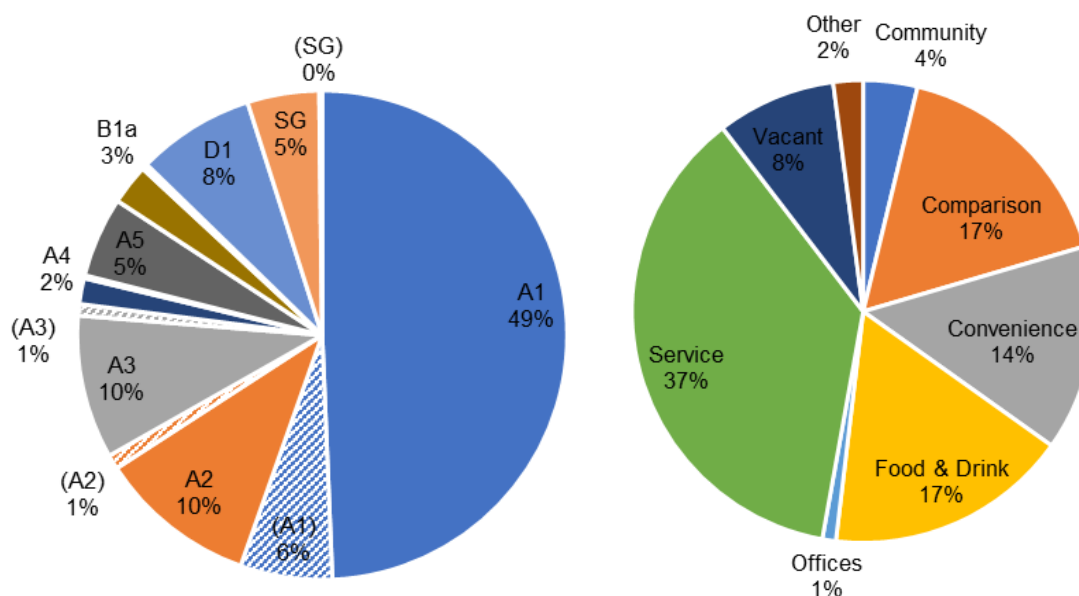
Local Centres Overview

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. DMP Policy RET3 recognises the importance of the provision of retail, services, food and drinks and community uses (use classes A1-A4 and D1/D2) within the local centres in order for them to continue to serve the needs of local communities. The chart below shows that use classes A1-A4 and D1/D2 account for 78% of the occupied units within all of the borough's local centres.

A1 use class retail remains the predominant use across the borough's local centre accounting for 49% of all occupied units. Food and drink uses (A3-A5 use class) account for 17% of all occupied premises, of which almost a third are hot food take-away A5 use.

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



In terms of the offer of the individual local centres, 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 The Acres (50%) whilst the lowest is in Drift Bridge (7%). Lesbourne Road and Woodhatch have the greatest percentage of comparison retail units (31%), whilst Portland Drive, Woodmansterne Street, The Acres and Rectory Lane all have zero. In terms of food and drink establishments, Portland Drive has the highest percentage of units (45%) whilst The Acres has the lowest (0%). Rectory Lane has the highest percentage of service-based premises (60%) whilst The

Acres has the lowest (17%). In terms of community uses The Acres and Tadworth have the highest proportion (respectively 16% and 15%), while just over half of the Local Centre do not provide community offer.

Chart 2: Breakdown of Offer by Unit in each Centre

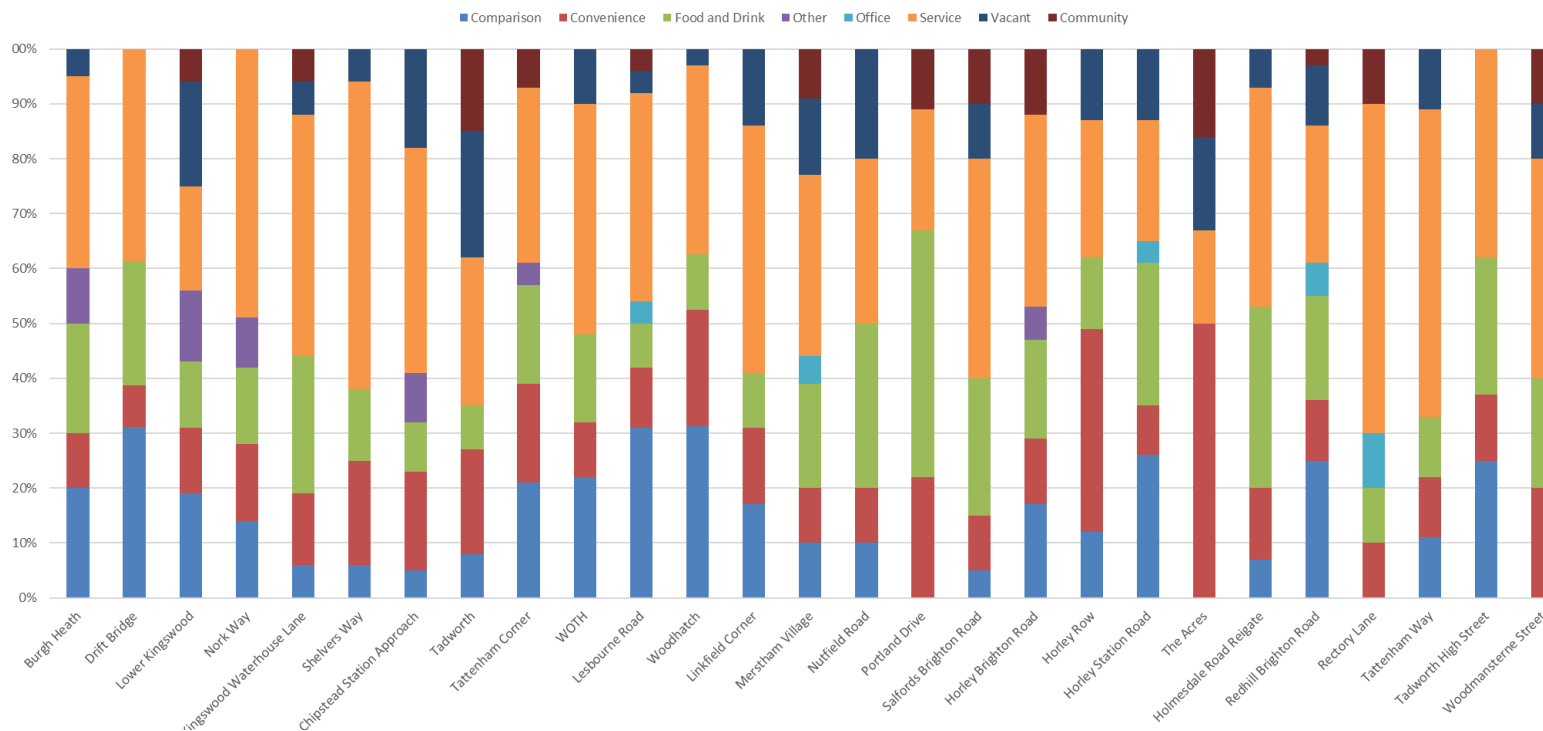


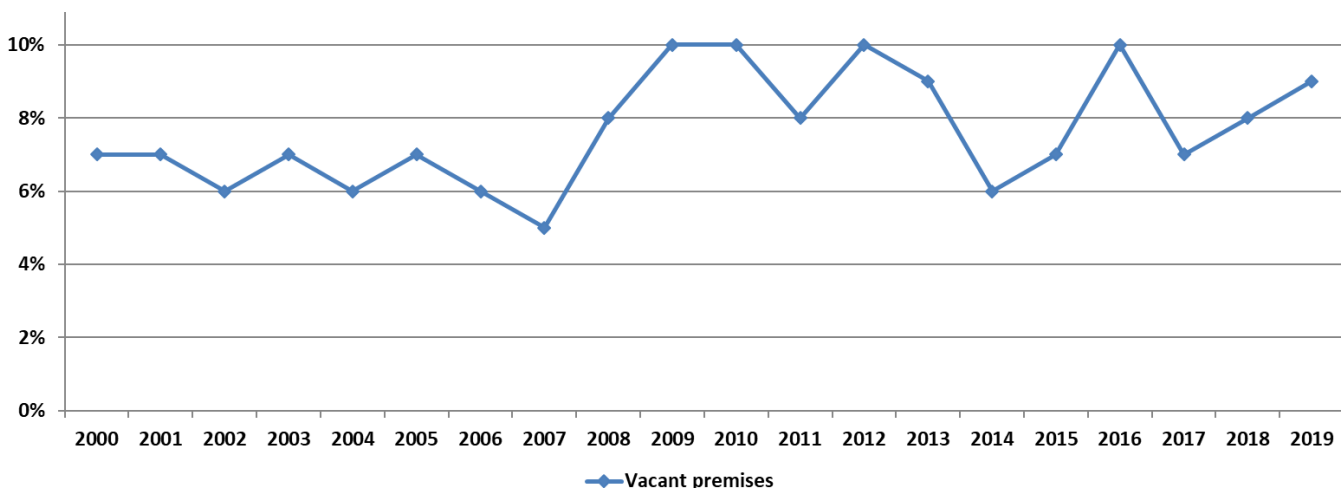
Table 1: Highs and Lows

Use	Highest proportion of units	Lowest proportion of units
Convenience	The Acres (50%)	Drift Bridge (7%)
Comparison	Lesbourne Road, Woodhatch (31%)	Portland Drive, Woodmansterne Street, The Acres, Rectory Lane (0%)
Service	Shelveys Way (60%)	The Acres (17%)
Food & Drink	Portland Drive (45%)	The Acres (0%)

Vacancies & New Occupiers

Chart 4 below 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. Whilst the chart shows an increase in the number of vacant units for this monitoring period, this is because of the addition of the nine newly designated local centres. The vacancy rate of the existing local centres remains at 8% (the same as the previous monitoring period). With the addition of the newly designated local centres the vacancy rate is 9%.

Chart 4: Overall Vacancy Rate (2000-2019)



The borough-wide statistic masks variation in performance across the individual centres. The chart below shows that a number of local centres have seen an increase in their vacancy rates (Lower Kingswood, Tadworth, Waterhouse Lane, Linkfield Corner and Nutfield Road), but others have seen a fall in the number of vacant units (Burgh Heath, Shelveys Way, Chipstead Station Approach, Walton on the Hill, Lesbourne Road, Woodhatch, Merstham Village and Salfords Brighton Road). The charts below shows the individual vacancy rates for the existing Local Centres (Chart 5) and the newly designated Local Centres (Chart 6).

Chart 5: Individual Centre Vacancy Rate (2018 & 2019)

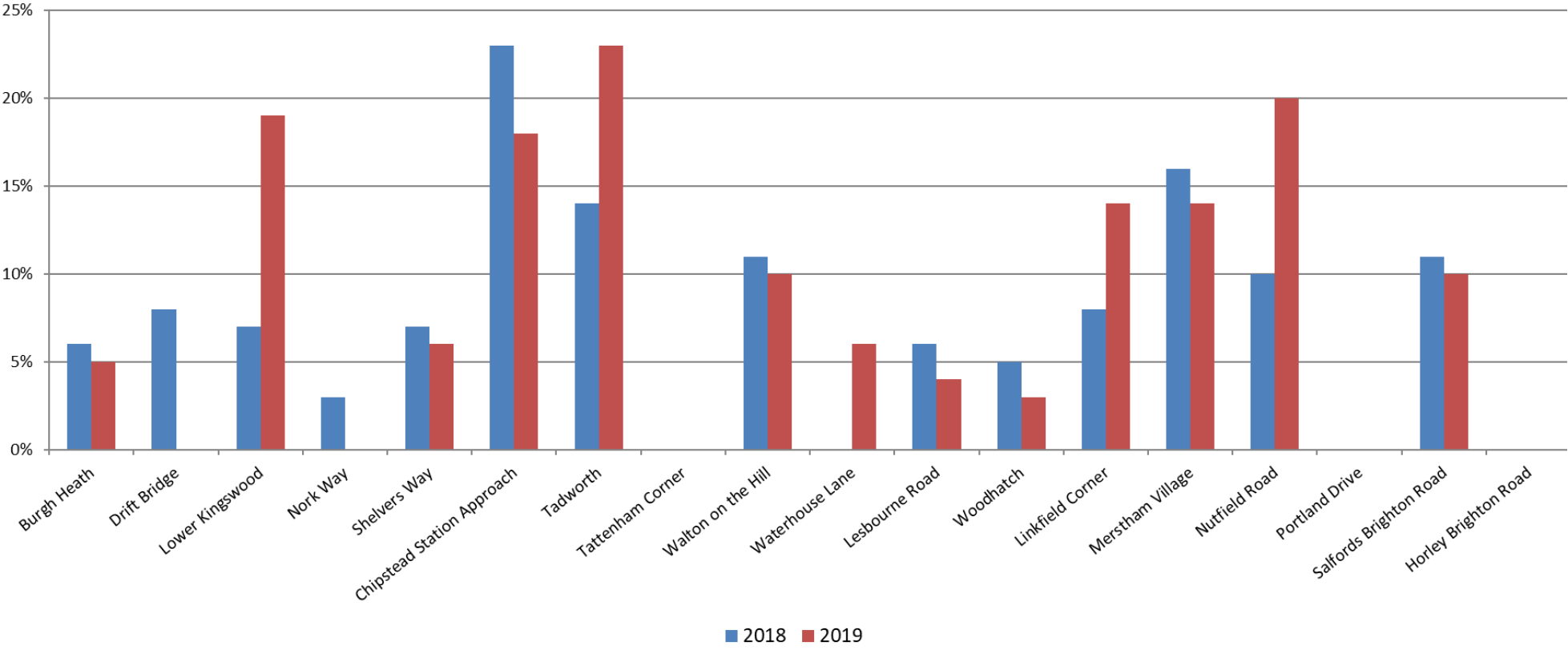
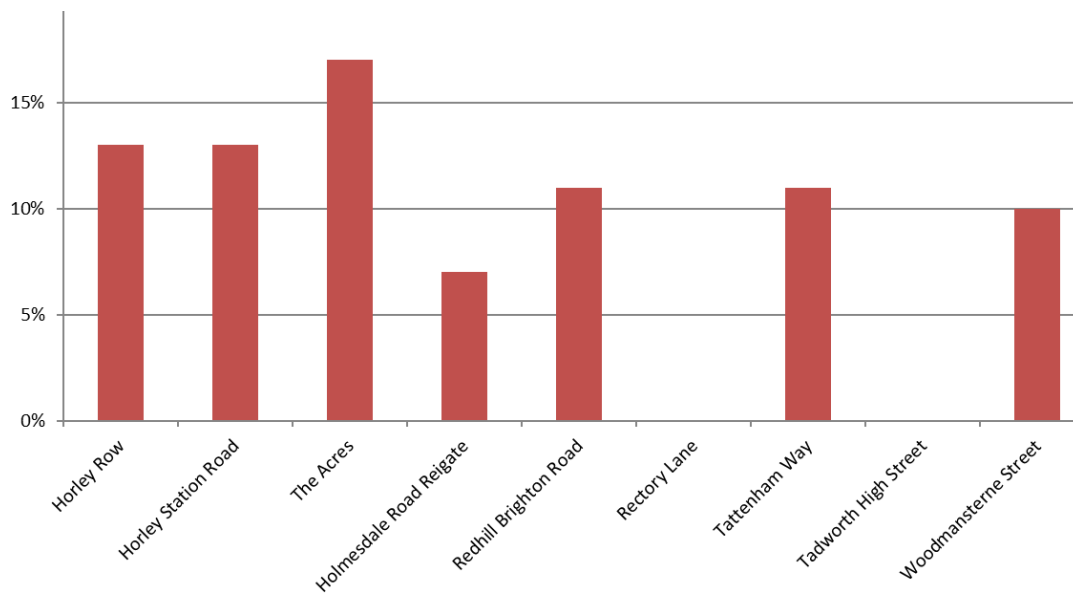


Chart 6: Individual Vacancy Rate of New Local Centres (2019)



There have been a number of occupier changes within the existing local centres since the last monitor was produced: 27 new occupiers have moved into the existing Local Centres and 34 have left.

The remainder of this monitor provides a detailed analysis of the individual local centres.

Burgh Heath

Description

Burgh Heath Local Centre lies along Brighton Road at the junction with Reigate Road. It includes a small parade of shops on the eastern side of Brighton Road and a petrol station with a small convenience store and a builders/ timber supplier on the western side of Brighton Road.



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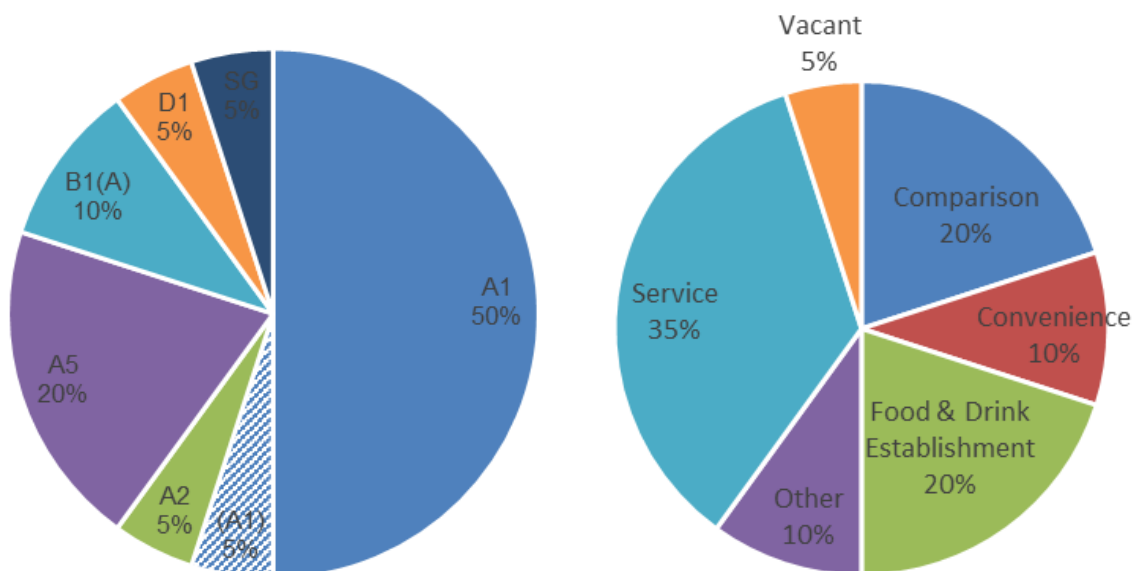
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Mix & Vitality

Use classes A1-A4 and D1/D2 account for 65% of the units within the local centre and 63% of the floorspace. The greatest proportion of the units are occupied by services (35%) followed by food and drink establishments (all of which are take-aways) (20%).

In comparison to the other local centres in the borough, it has one of the highest proportions of A5 take-away units and one of the lowest percentages of convenience retail. The convenience retail is limited to a small Londis convenience store and the Little Waitrose at the petrol station. Within close proximity to the local centre there is a large Asda superstore.

Chart 7: Composition of Burgh Heath Local Centre (% of units)



Vacancies & New Occupiers

In line with the previous monitoring period, there remains only one vacant unit within the Burgh Heath Local Centre.

Planning Permissions

There is one outstanding planning permission (19/00520/F) for single storey rear extensions to nos. 11 and 12 The Parade to provide ancillary storage areas and replacement glazed shop fronts to both of the units.

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 which are included in the analysis.



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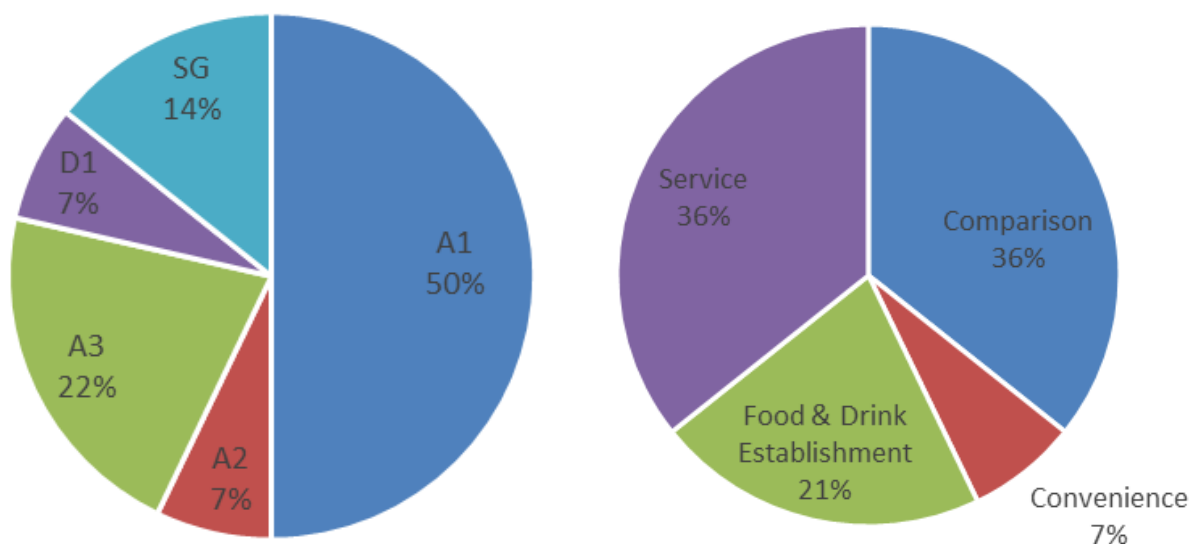
Mix & Vitality

Drift Bridge is a small local centre in the north of the borough but provides important community facilities for local residents. The local centre has a mixture of more typical neighbourhood scale uses and more specialist uses, all of which provide important services and facilities to the local and wider community.

A1-A4 and D1/2 uses account for 86% of the units and 81% of the floorspace within the local centre. With regards to uses, over half of the units are occupied by A1 use and almost a further quarter are occupied by A3 uses.

In terms of offer, over two-thirds of the units are occupied by comparison and service trade types (36% each respectively). Convenience retail accounts for only 7% of the units and is limited to one convenience store.

Chart 8: Composition of Drift Bridge Local Centre (% of units)



Vacancies & New Occupiers

There are currently no vacant units within the local centre. 'HK Barbers' has moved into the unit which was previously vacant.

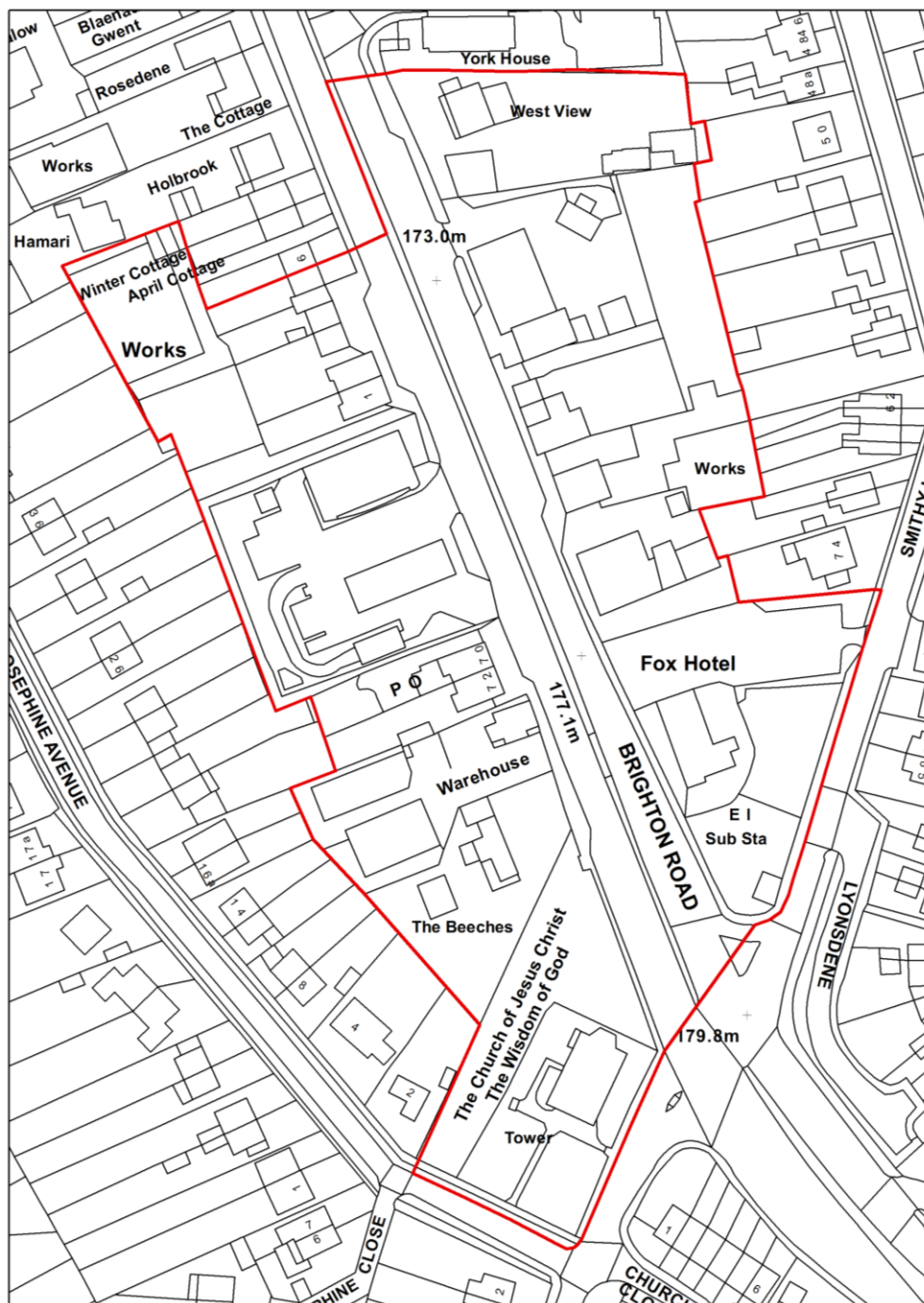
Planning Permissions

There are currently no standing planning permissions.

Lower Kingswood

Description

Lower Kingswood Local Centre is situated on both sides of the busy Brighton Road (A217). It has a mixed composition with a distinct parade of small retail units and a number of standalone units including petrol stations and car sales garages. The busy A217 does affect the pedestrian environment and going forward consideration should be given to improving the public realm.



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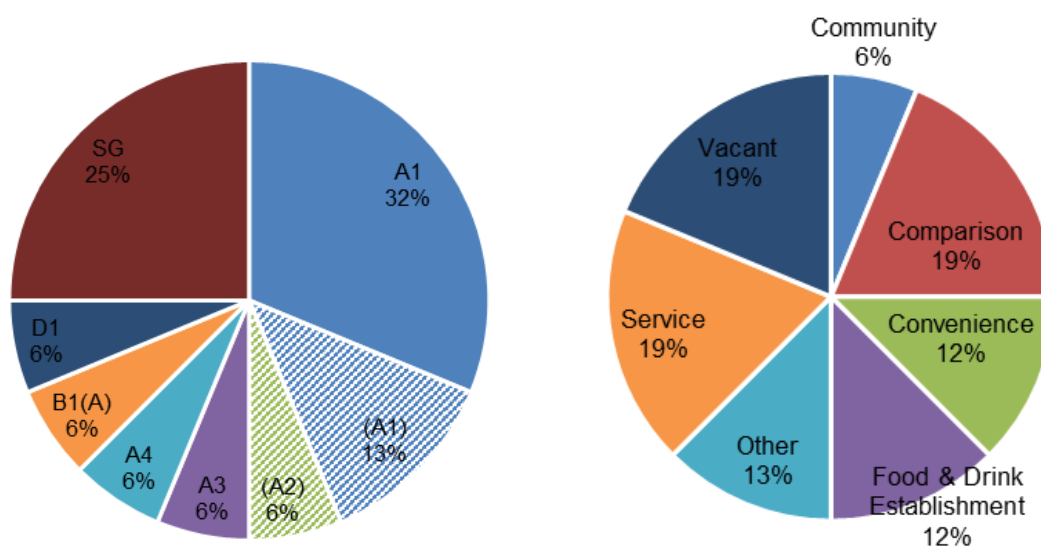
Mix & Vitality

Lower Kingswood Local Centre has a varied make-up in terms of uses and offer but still provides an important function for local residents and the wider community through providing faith facilities, a public house, a take-away, florist, some convenience retail and petrol stations.

In terms of the offer within the local centre, there is a relatively good mix of uses (comparison and convenience retail account for 31% of the units, services 19% and food and drink uses 12%). Convenience retail is however limited to a specialist South African food store and a small Marks & Spencer's Simply Food store located within the BP Garage and there are a number of more specialised uses (including for example a number of car garages, air conditioning services and golf instruction) which whilst not typical neighbourhood uses do serve a wider community.

In terms of uses, A1-A4 and D1/D2 account for 69% of the units and 78% of the floorspace within the local centre. A1 accounts for almost half of the units (45%) and a further quarter are occupied by SG use classes.

Chart 9: Composition of Lower Kingswood Local Centre (% of units)



Vacancies & New Occupiers

Within this monitoring period there have been a number of occupier changes: 'Duval Products' and 'Golf Studio' have moved into a previously vacant unit; 'SWT Flooring', 'Priory' building supplies and 'Hugo Ridge' interior design have vacated their units.

The number of vacant units has increased from 1 to 3.

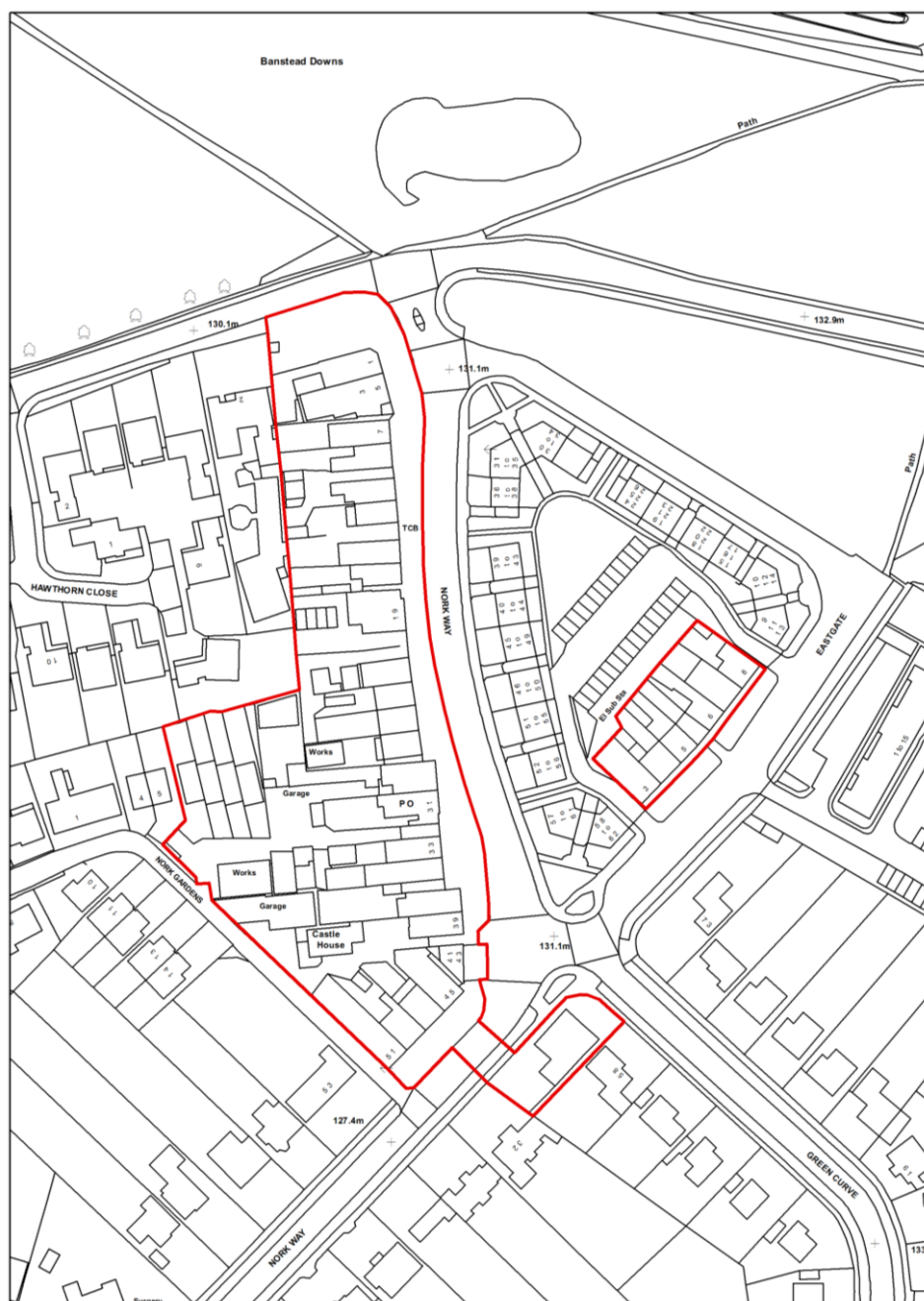
Planning Permissions

Currently, there are no planning permissions.

Nork Way

Description

Nork Way is one of the largest local centres in the borough in terms of the total number of units. The majority of the centre is situated in the parade along Nork Way, however, there are further units along Eastgate which are detached from the main parade. Behind the main parade on Nork Way there are also some commercial office, garage and workshop premises which are also included within the local centre boundary.



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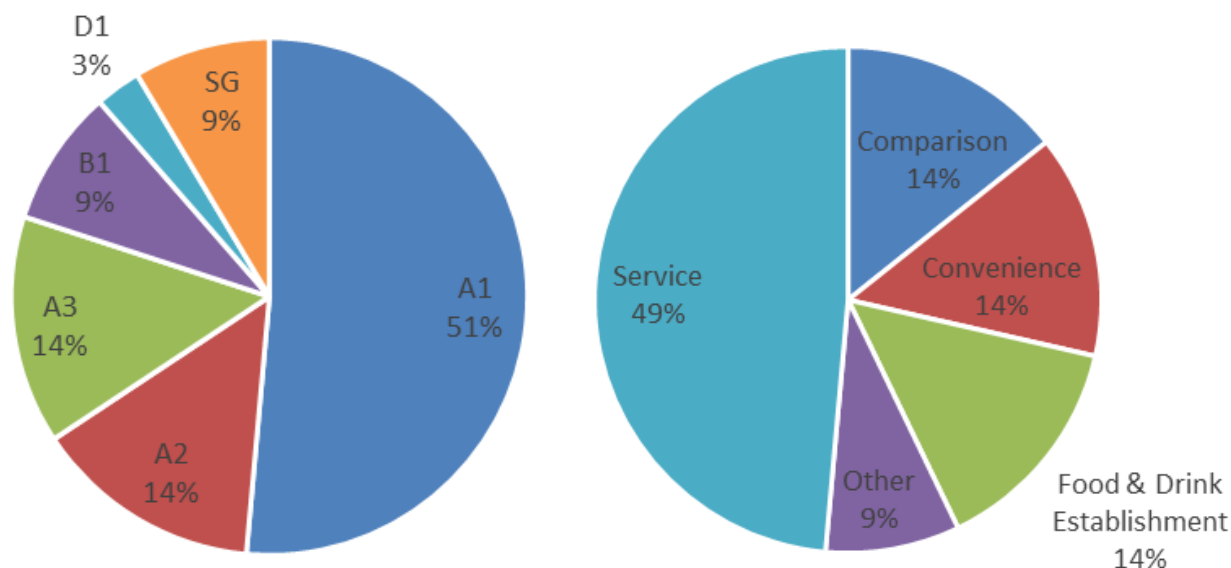
Mix & Vitality

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.

Use classes A1-A4 and D1/D2 account for 83% of the units and 80% of the floorspace within the local centre. A1 retail continues to be the predominant use type, accounting for 51% of the premises and 47% of the floorspace. Followed by A3 and A2 uses each accounting for 14% of the premises and 17% and 14% of the floorspace within the local centre.

In terms of offer Nork Way Local Centre is well balanced between goods and services. There is a relatively high percentage of service offer (49% units) and a good mix of comparison, convenience and food and drink establishments (each occupying 14% of the units).

Chart 10: Composition of Nork Way Local Centre (% of units)



Vacancies & New Occupiers

Within the monitoring period one new occupier (St Georges Finance) has moved into a previously vacant unit. The number of vacant units has therefore fallen from 1 to 0. There are therefore no currently vacant units in the local centre.

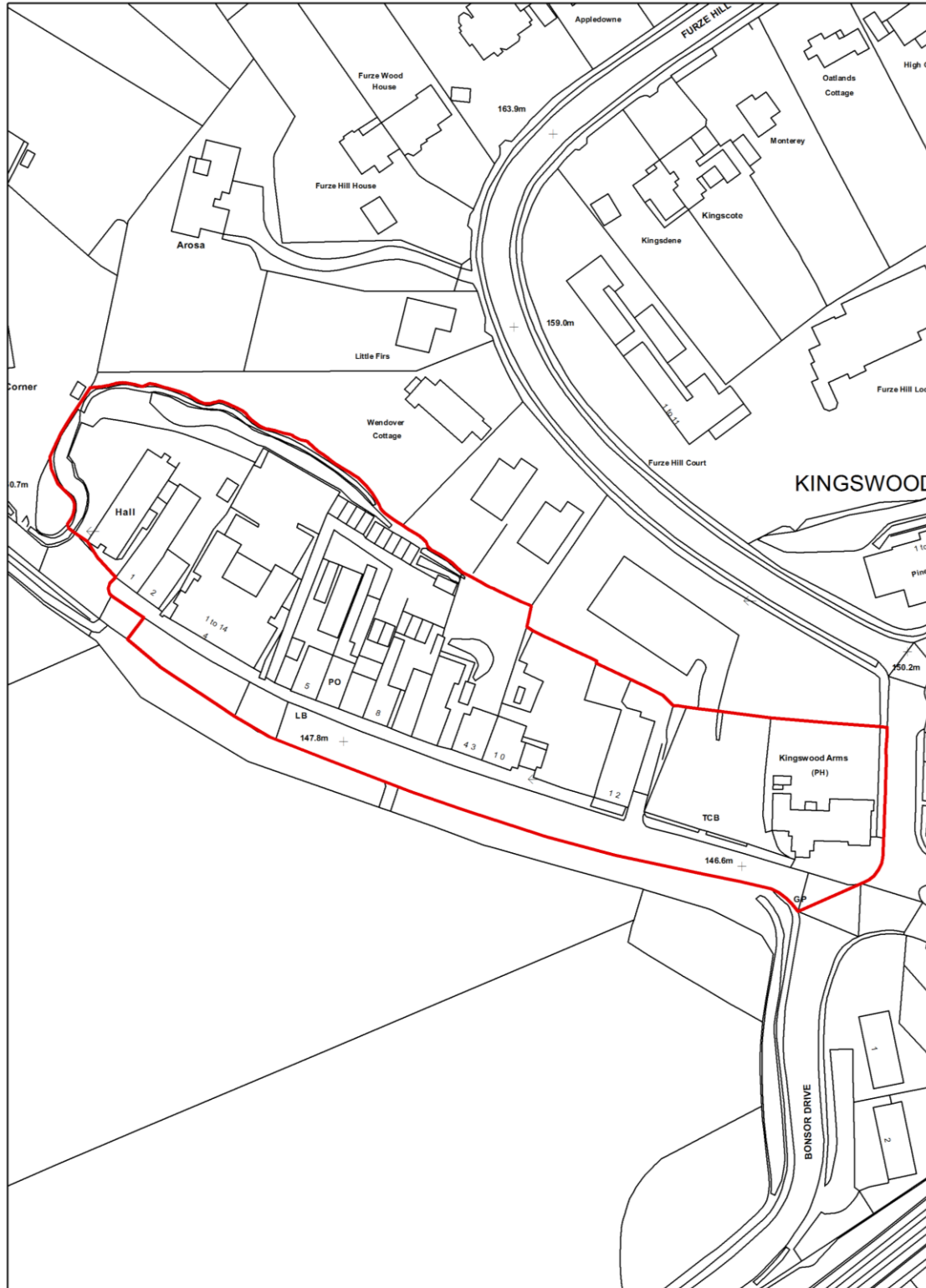
Planning Permissions

There are currently no planning permissions.

Waterhouse Lane, Kingswood

Description

Waterhouse Lane, Kingswood Local Centre is one of the smallest in the borough, comprising a linear parade stretching along the north side of Waterhouse Lane from Kingswood Station.



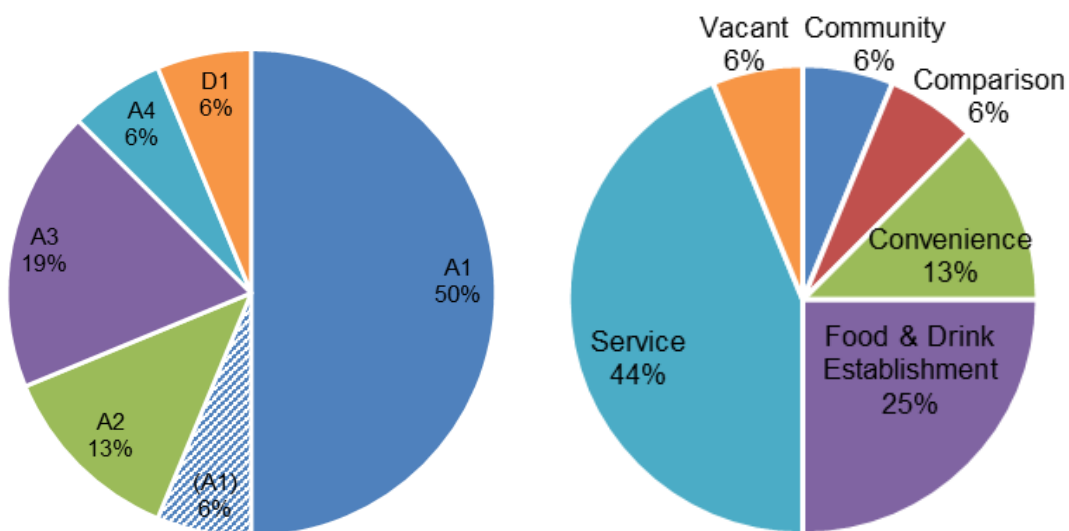
Mix & Vitality

Waterhouse Lane Local Centre has a very traditional composition. The local centre provides local residents with a number of valued services and facilities including a number of cafés/ restaurants, hairdressers/ barbers, beauticians, post office, convenience store, estate agents and travel agents. It also includes the Kingswood Village Hall which is highly valued local community asset.

All of the units are in A1-A4 and D1/D2 use class. More specifically, A1 uses account for over half of the units (56%) in the local centre and A3 uses account for almost a further fifth of the units (19%).

In terms of the offer within the Waterhouse Lane Local Centre, service businesses account for almost half of the units (44%) and food and drink establishments account another quarter of the occupied premises. Despite being predominantly comprised of neighbourhood scale facilities, convenience retail is limited to one store.

Chart 11: Composition of Kingswood Waterhouse Lane Local Centre (% of units)



Vacancies & New Occupiers

Since the previous monitoring period, there has been 2 occupier changes: the hairdresser 'Lovely Betty' has vacated their premises and 'Kingswood Wines' has moved into the unit formerly occupied by 'Hartley's' wine merchant and. The vacancy rate has therefore increased from 0 to 1 units.

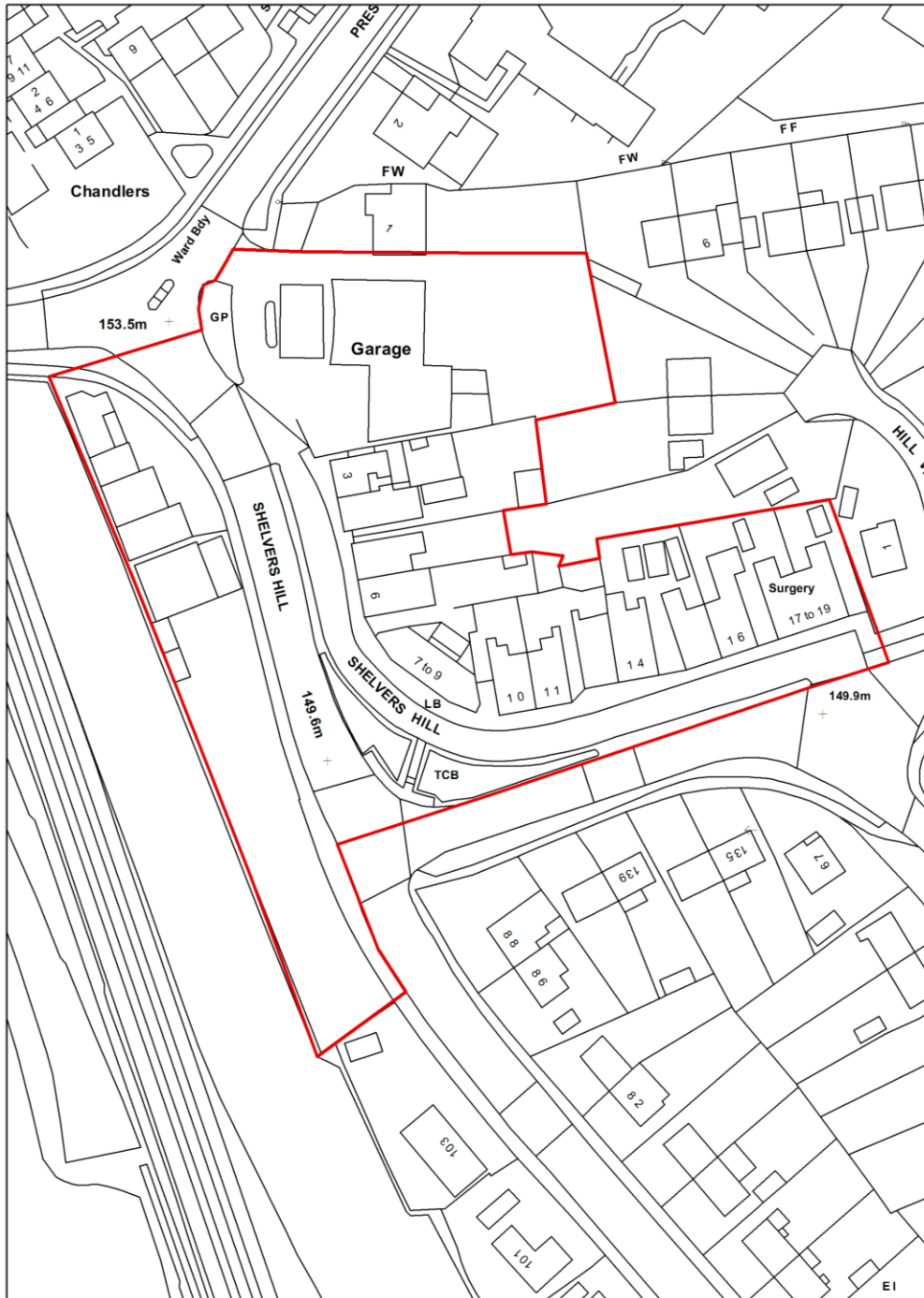
Planning Permissions

Currently, there are no planning permissions within the local centre.

Shelvers Way

Description

Shelvers Way Local Centre is comprised of a shopping parade located on the corner of the junction of Shelvers Hill and Shelvers Way and a unit opposite the parade on Shelvers Hill.



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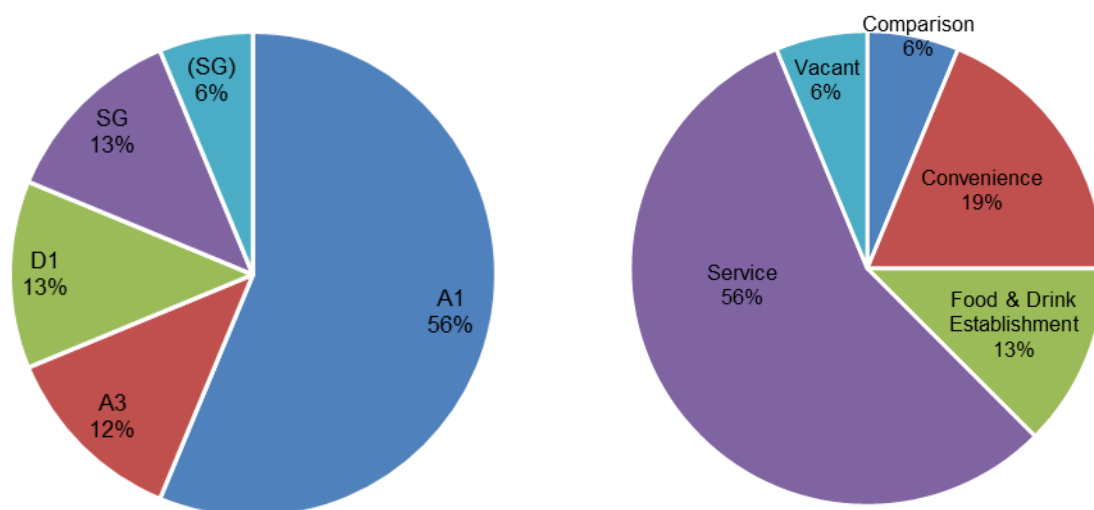
Mix & Vitality

Shelvers Way Local Centre is one of three serving the residents of Tadworth. Whilst relatively small, it provides local residents with convenience retail, dental services, funeral services, a post office, a chemist, hairdressers, barbers, beauticians and a petrol station.

Within the local centre there is a good mix of trade types, services account for over half of the units (56%), followed by convenience retail (19%), food and drink premises (13%) and comparison retail (6%). The centre has the highest proportion of services of all the local centres. Despite almost a fifth of the units being occupied by convenience retail, grocery retail is limited to the convenience retail provision at the Texaco fuel station.

In terms of use, A1-A4 and D1/D2 uses account for 81% of the units and 72% of the floorspace within the local centre. More specifically, A1 retail accounts for over half of the units (56%) and almost half of the floorspace (47%) within the centre. Unusually for the borough's local centres there are no A2 units, A4 units nor A5 units.

Chart 12: Composition of Shelvers Way Local Centre (% of units)



Vacancies & New Occupiers

There have been no occupier changes within this monitoring period.

The unit formerly occupied by Tadworth Tyres is currently being redeveloped to provide a new retail unit for the adjoining Farm Fencing company who are relocating following planning permission being granted for the redevelopment of their current site (planning permission reference 17/01584/F). Tadworth Tyres have relocated to the nearby Tadworth Local Centre.

Planning Permissions

- Tadworth Tyres: Planning permission 17/01243/F to demolish the existing Sui Generis

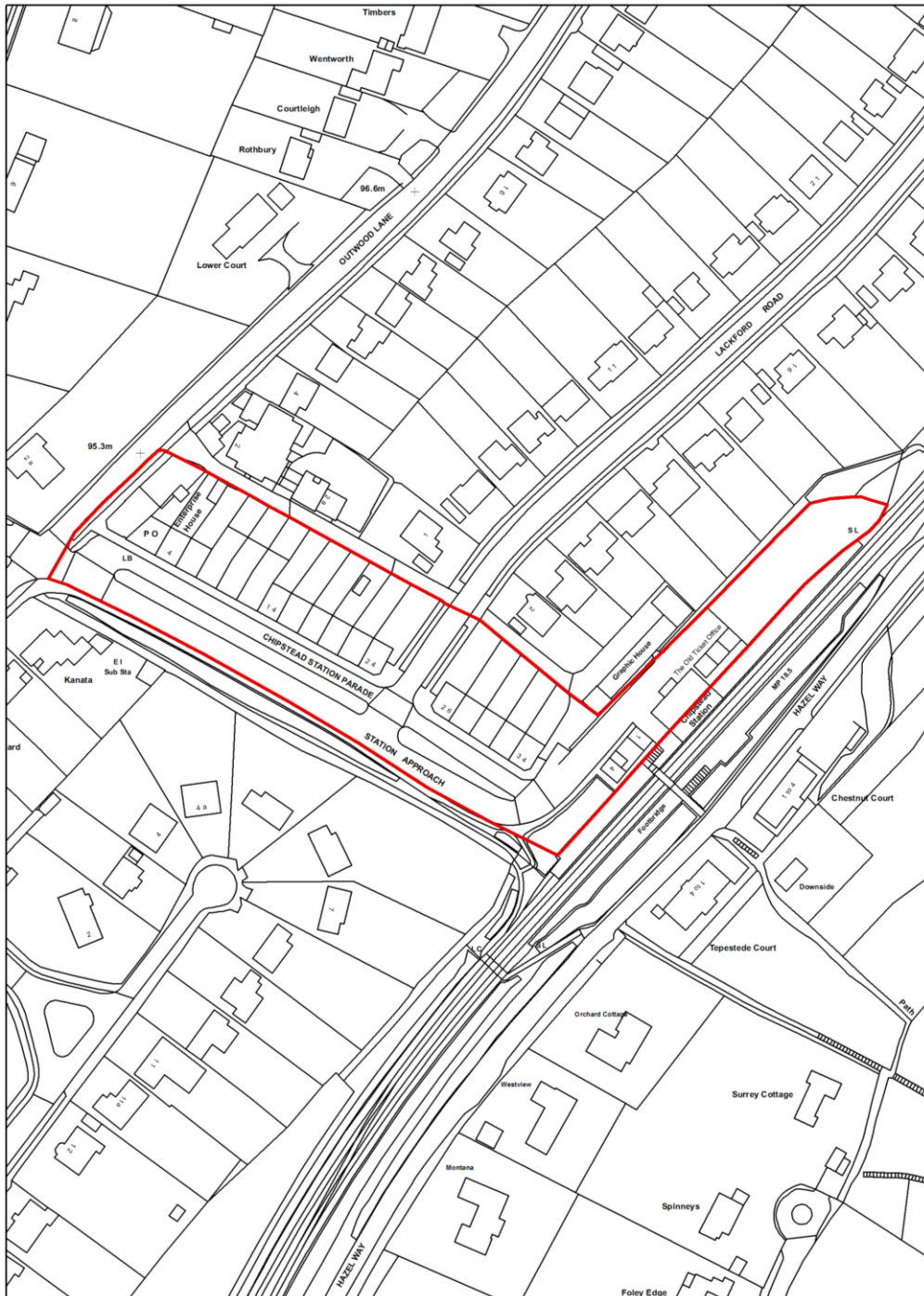
buildings and change use to A1 retail is under construction.

- Farm Fencing: Planning permission 17/01584/F for the redevelopment of the site for residential development (10 flats) is currently extant as the premise is currently still occupied by Farm Fencing.
- Ecoclean, 6 Shelveys Hill: Planning permission 18/01130/F for a single storey extension to provide an additional 9sqm of A1 retail accommodation is extant.

Station Approach, Chipstead

Description

Station Approach, Chipstead Local Centre is comprised of a linear parade of small shops located along Station Approach and a number of small premises in the former station buildings.



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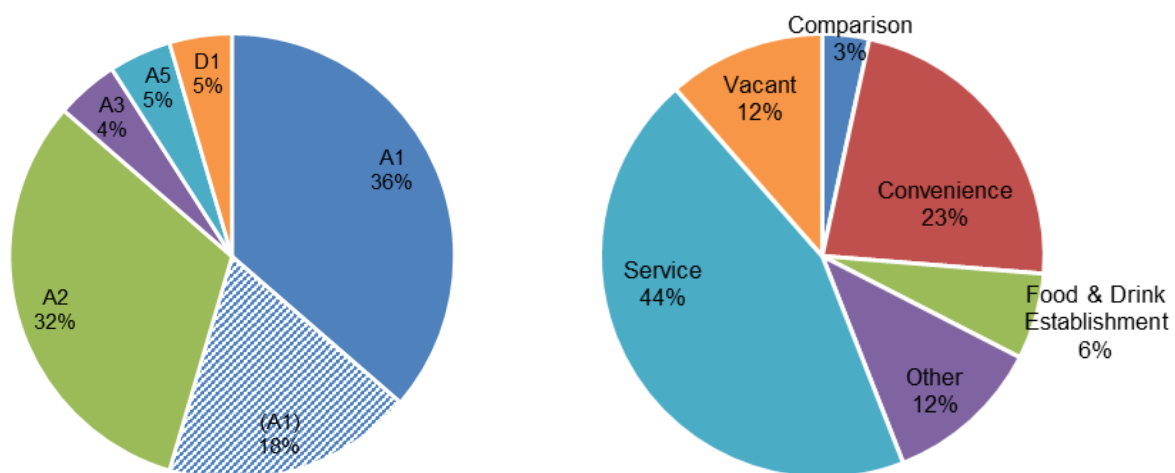
Mix & Vitality

Station Approach, Chipstead Local Centre performs an important function, serving the needs of the local community through providing a variety of uses including a post office, general store, barbers, estate agents, wine merchants, butchers, dry cleaners, restaurant and take-away. There are also a number of small local businesses providing accounting services, architectural services, project management, heating, plumbing and mechanical services and furnishers. Whilst these are not typical neighbourhood uses, they do complement the offer in the centre.

A1-A4 and D1/D2 uses account for 95% of the units within the centre. More specifically, over half of the units are in A1 retail (55%) use and almost a further third are in A2 use (32%). Of all of the local centres in the borough, Chipstead Station Approach Local Centre has one of the highest proportions of A2 units.

The local centre continues to provide a good range of services and convenience retail to the local community. Service offer dominates the local centre, accounting for 44% of the units and convenience retail accounts for a further 23% of the units. Conversely, it has one of the lowest proportions of food and drink establishments accounting for only 6% of the premises.

Chart 13: Composition of Chipstead Station Approach Local Centre (% of units)



Vacancies & New Occupiers

Within this monitoring period there have been several occupier changes: 'JWCC Family Butchers' has occupied the unit formerly occupied by 'PA Stewart Butchers'; 'The Gentry' barber has moved into the unit formerly occupied by the beauty salon 'Serendipity'; and the marketing agency 'MSEC' has moved into a previously vacant unit.

The total number of vacant units has therefore fallen from five to four.

All of the vacant units are located in the former station buildings and these have been vacant for the past 6 years.

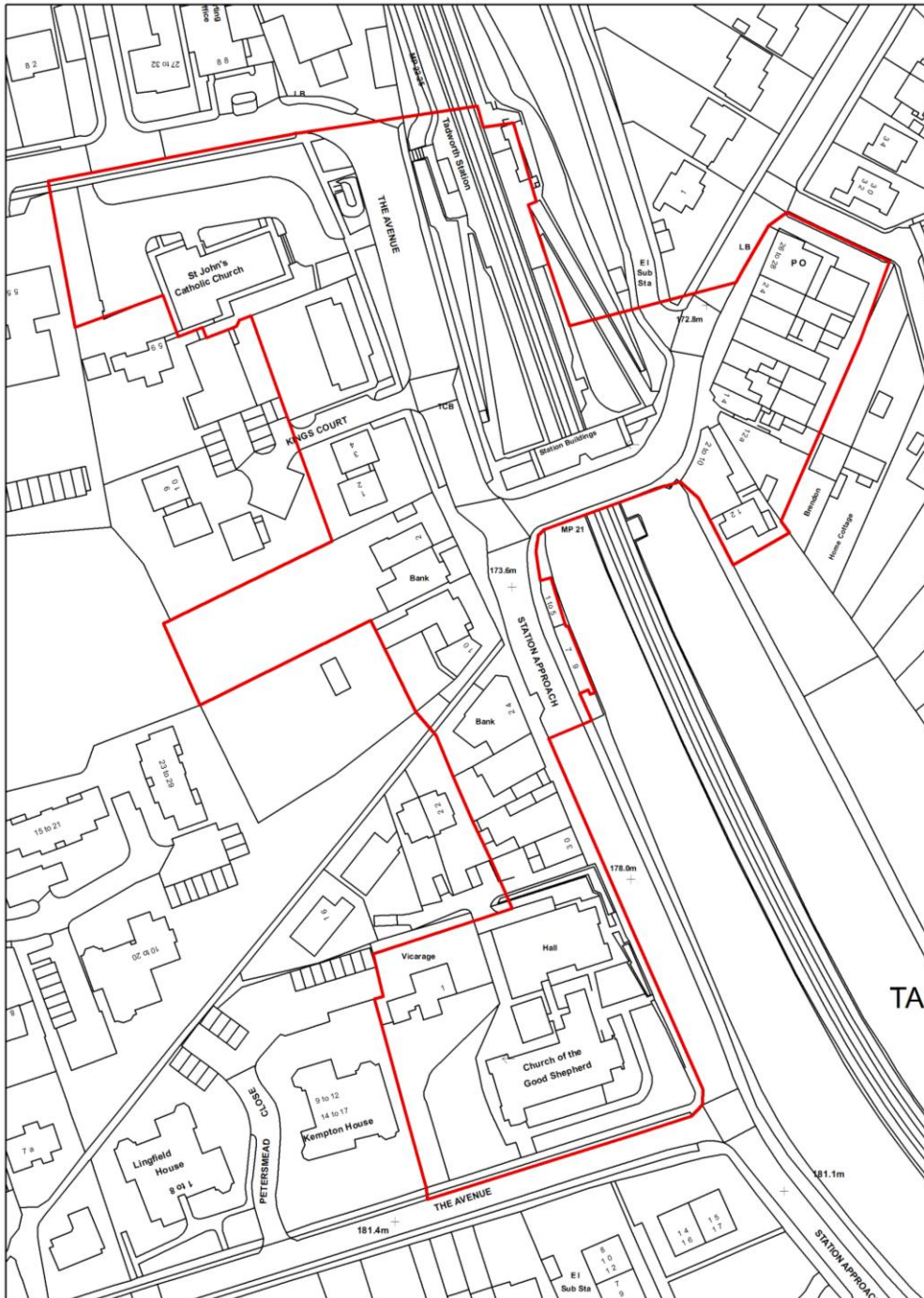
Planning Permissions

There are no planning permissions within the local centre.

Tadworth

Description

Tadworth Local Centre is arranged over three smaller parades traversing the railway line. 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.



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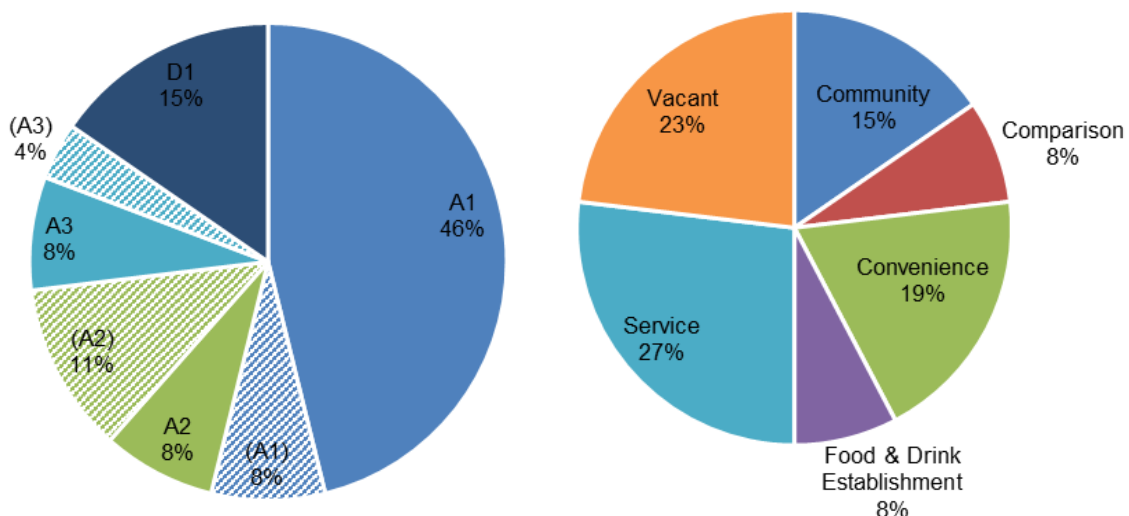
Mix & Vitality

Tadworth Local Centre has a very traditional composition. The centre is well served, offering a good mix of goods and services, which is supported by and easily accessible to local residents.

All of the units within the local centre boundary are within use classes A1-A4 and D1/D2 and all are of a neighbourhood scale.

In terms of offer, 19% of the units in Tadworth Local Centre offer convenience retail including a butcher, newsagents and post office. Alongside this there is a high percentage of service-based premises (27%) including a bank, travel agent and hairdressers. These uses account for 25% and 30% of the occupied floorspace within the centre respectively.

Chart 14: Composition of Tadworth Local Centre (% of units)



Vacancies & New Occupiers

Within this monitoring period, the number of vacant units has increased from 3 to 6 units. There have also been several occupancy changes: 'NW Potter & Co' and 'Eastons' estate agents have vacated their units and 'Swift Homes Improvements' has moved into a previously vacant unit.

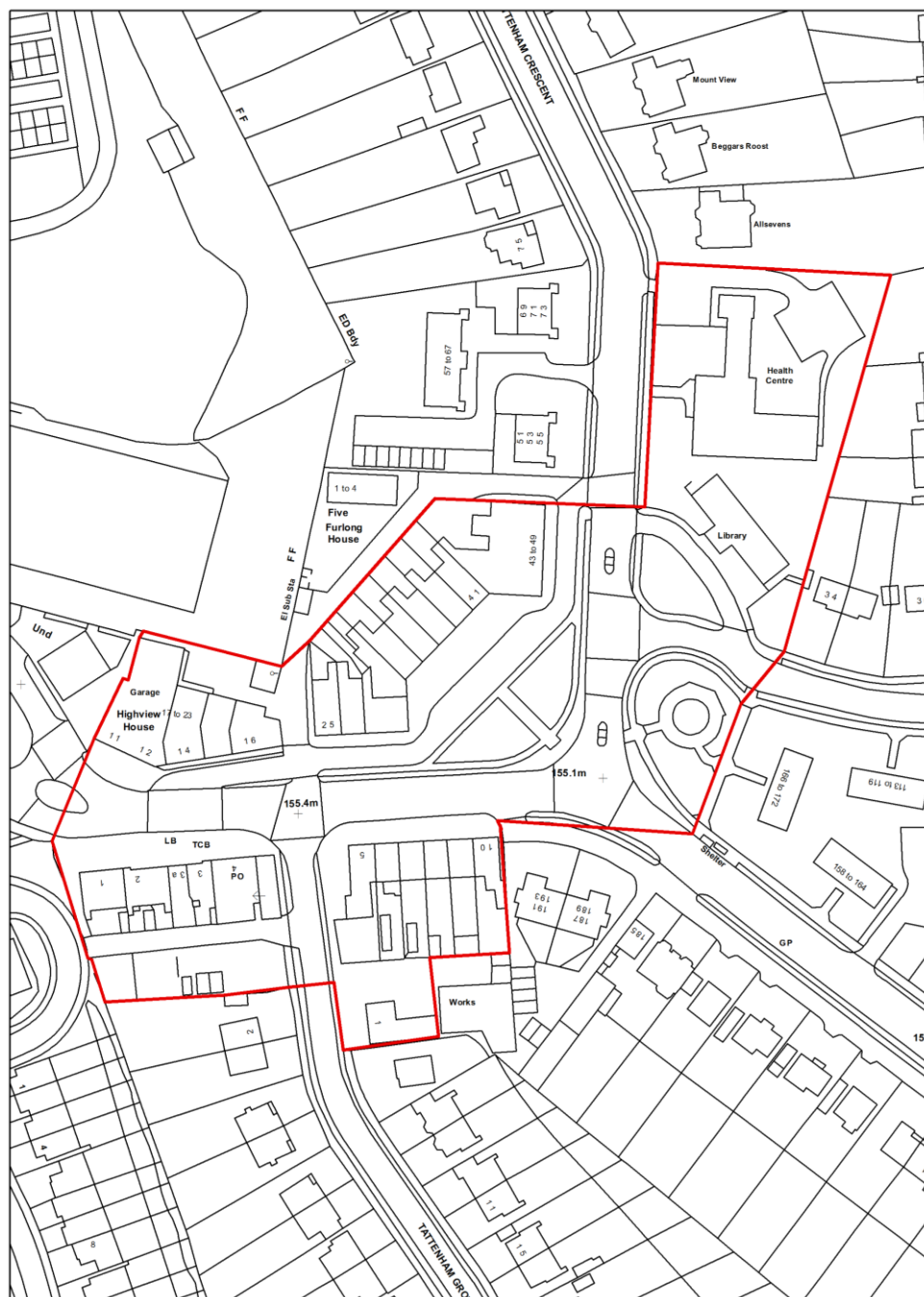
Planning Permissions

- 17/02433/F – 24 Station Road: Change from bank A2 to residential. Under construction.
- 19/00905/PAP – 12a Cross Road: Change of use from accountants A2 to residential. Not started.
- 19/00978/CU – Station Buildings: Change of use from A2 estate agents to A5 fish and chip take-away. Not stated.

Tattenham Corner

Description

Tattenham Corner Local Centre 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 local centre boundary also includes the local library and health centre.



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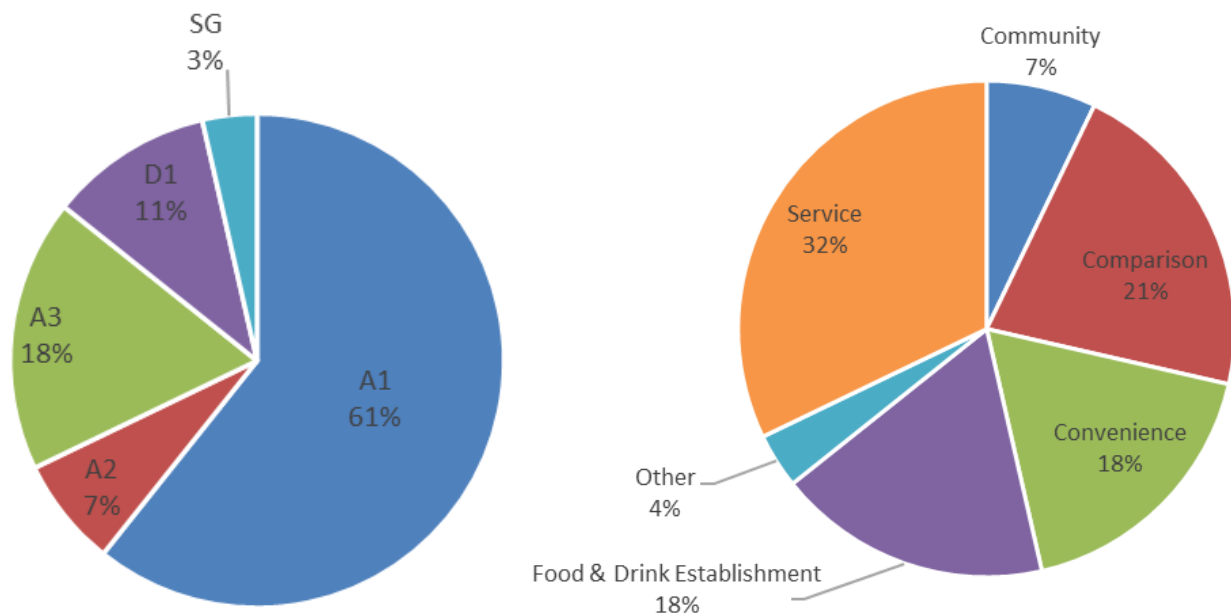
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Mix & Vitality

Tattenham Corner Local Centre is a thriving local centre; one of only a few with continuous full occupancy. Use classes A1-A4 and D1/D2 account for 97% of the units and 92% of the floorspace within the centre.

The Tattenham Corner Local Centre has a well-balanced composition, with services accounting for 32% of the units, comparison representing 21% and convenience and food and drink establishments each accounting for a further 18%. 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 15: Composition of Tattenham Corner Local Centre (% of units)



Vacancies & New Occupiers

Within this monitoring period there has been one occupier change: 'Pattison Bakery and Coffee Shop' has moved into the unit formerly occupied by 'Buckleys' butchers.

There are currently no vacant units within Tattenham Corner Local Centre.

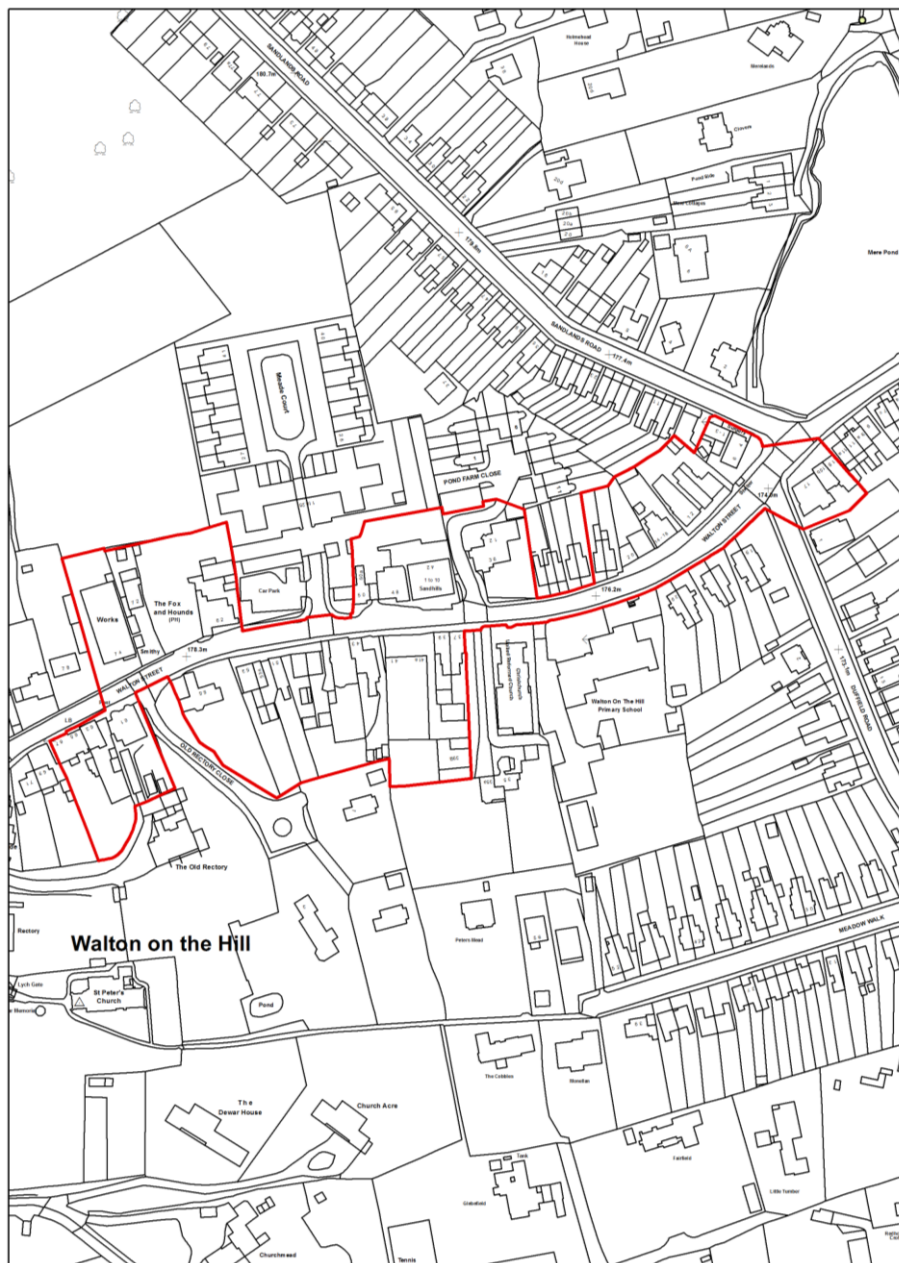
Planning Permissions

There are no planning permissions.

Walton-on-the-Hill

Description

The Walton-on-the-Hill Local Centre 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 and within the western boundary of the centre there is a local pub and large commercial premises. Within the local centre there are a number of residential dwellings and whilst these form part of the character of the local centre they are excluded from the analysis.



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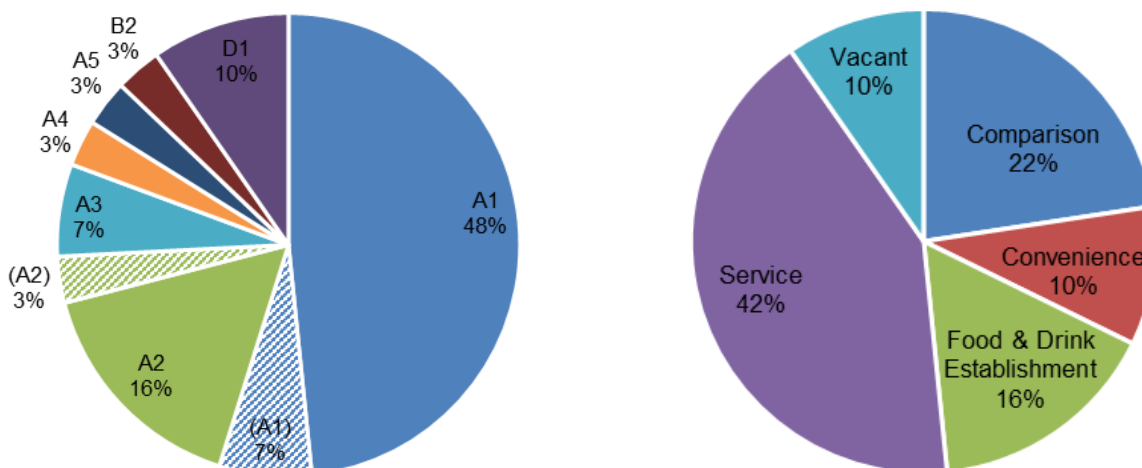
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Mix & Vitality

Walton on the Hill Local Centre has a very traditional composition. Like many of the borough's local centres, service offer accounts for the majority of the units, 42%. Notably almost a further quarter is occupied by comparison retailers, 22%. Convenience retail accounts for only 10% of the units within the centre but 21% of the floorspace and includes a large Co-Operative store, newsagent and chemist/ pharmacy. The centre also benefits from a traditional pub along with several cafes and restaurants.

As with most of the local centres, A use class dominates the offering, accounting for 87% of the units and 95% of the floorspace. A1-A4 and D1/D2 uses account for 94% of the units and 96% of the floorspace within the centre.

Chart 16: Composition of Walton on the Hill Local Centre (% of units)



Vacancies & New Occupiers

Within this monitoring period there has been no change to the number of vacant units (the number of vacant units remains at 3) but there have been a number of occupier changes: 'Pistols Kitchen' has moved into one of the two units previously occupied by 'Glamour Ready' beauticians; and the window and door retailer 'Grand Openings' has moved into a previously vacant unit.

Planning Permissions

There are currently no planning permissions.

Lesbourne Road

Description

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



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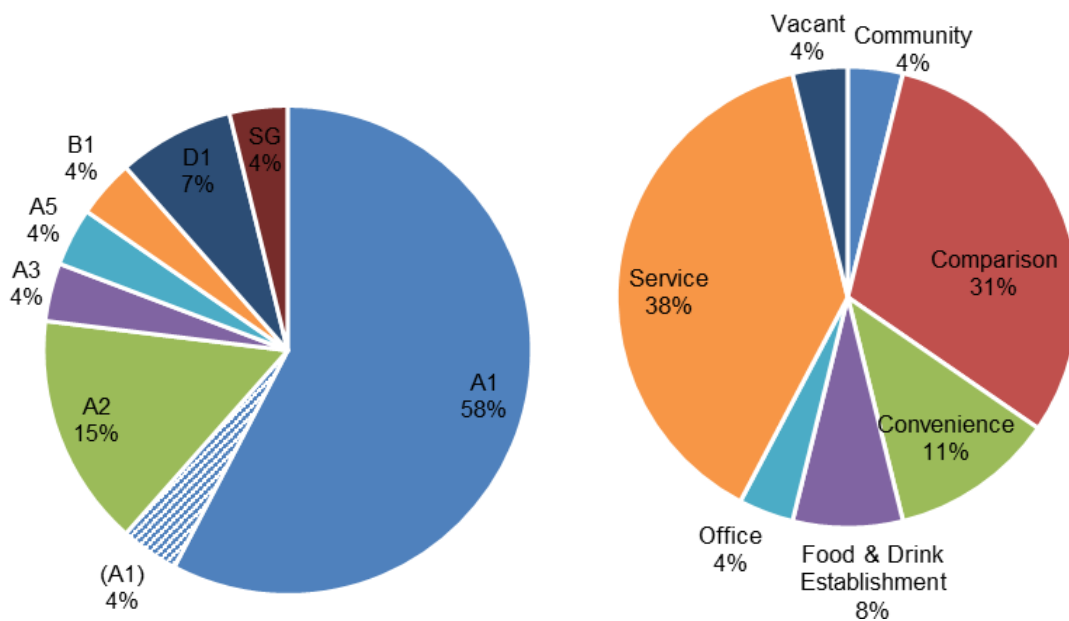
Mix & Vitality

Use classes A1-A4 and D1/D2 account for 89% of the units and 90% of the floorspace within the local centre.

In terms of offer, to a certain extent Lesbourne Road has a traditional composition with uses including a bakers, barber, florist and take-away. It also includes a number of more specialist units including a bicycle shop, dress agency and party equipment store which complement the neighbourhood uses within the centre and serve a wider local community.

In comparison to the other local centres, Lesbourne Road has one of the highest percentages of comparison units, accounting for 31% of the premises and 32% of the floorspace. Service units account for over a third of the occupied premises and floorspace (38% of both).

Chart 17: Composition of Lesbourne Road Local Centre (% of units)



Vacancies & New Occupiers

Within this monitoring period, there has been no changes to the vacancy rate (one unit remains vacant) and there has been one occupier change ('Guy Harvey' hairdressers have moved into the unit formerly occupied by 'Paul Kelmsley' hairdressers).

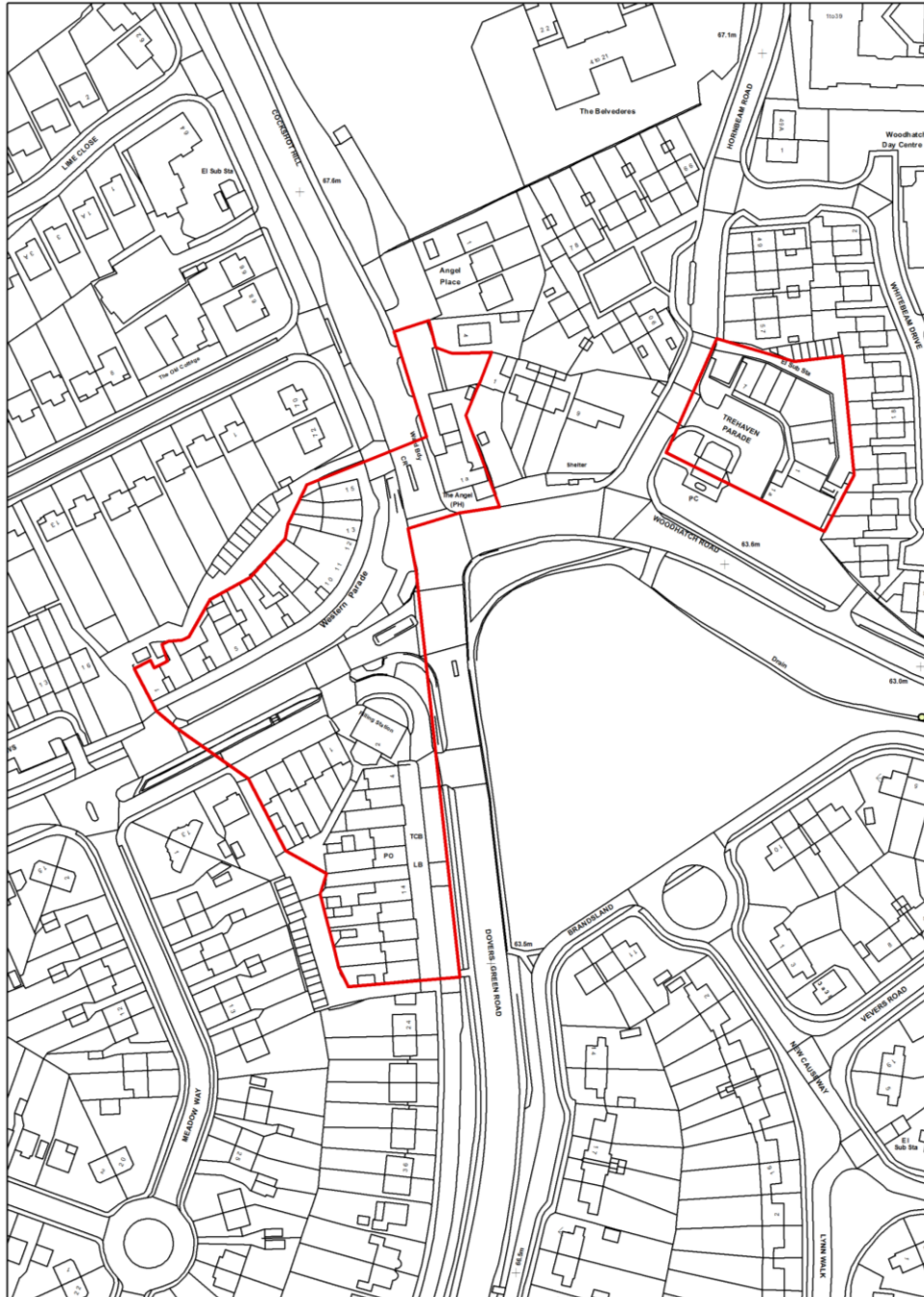
Planning Permissions

There are no planning permissions.

Woodhatch

Description

Woodhatch Local Centre 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 is positioned some distance from the main road and benefits from an attractive environment facing Woodhatch Park.



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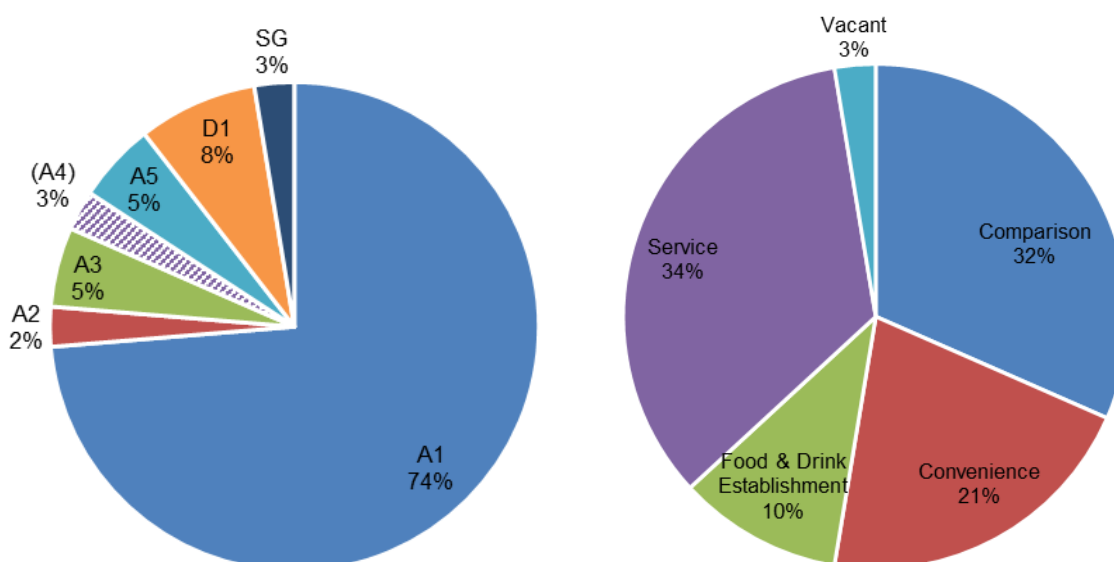
Mix & Vitality

Woodhatch Local Centre is the largest in the borough and has the highest proportion of A1 retail in the borough, accounting for 74% of the units and 73% of the floorspace within the centre. Use classes A1-A4 and D1/D2 account for 92% of the units and 94% of the floorspace within the local centre.

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, accounting for 34% of the units; however, there is also a good representation of comparison (32%) and convenience (21%) based premises.

Chart 18: Composition of Woodhatch Local Centre (% of units)



Vacancies & New Occupiers

Within this monitoring period, the number of vacant units has fallen from two to one.

There have been a number of occupier changes: 'Vapefit' has moved into a previously vacant unit; 'The Meat Man' has moved into the unit formerly occupied by the butchers 'Craig Best'; 'Woodhatch Food and Wine' has moved into the unit formerly occupied by 'The Offie'; and 'Jason News' has taken its quarters alongside the existing post office, replacing the newsagent 'Super Shop'.

Planning Permissions

There is one planning permission (16/02619/F) under construction for the conversion of the former

vacant Angel Public House into residential and erection of new dwelling.

Linkfield Corner

Description

Linkfield Corner Local Centre 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.



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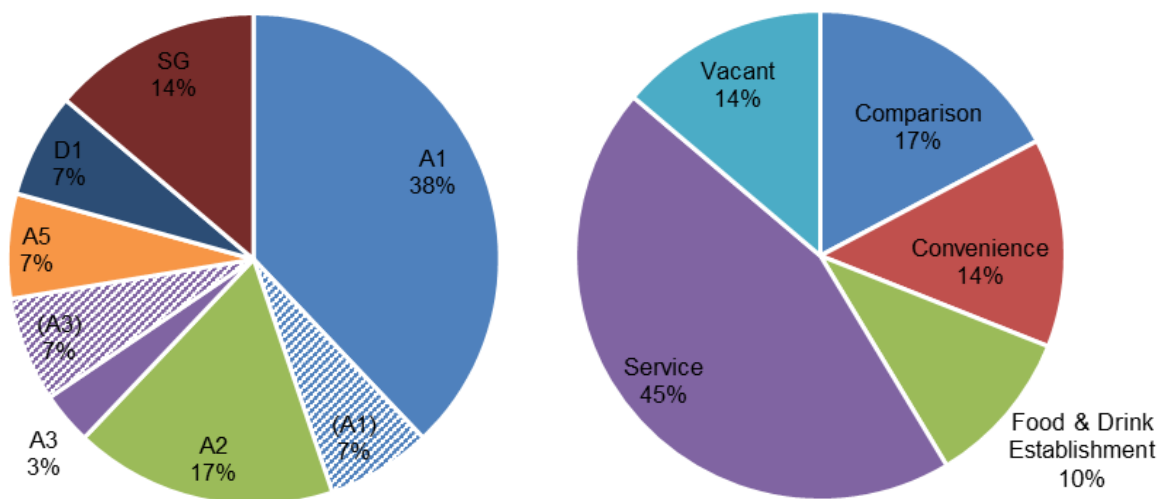
Mix & Vitality

Linkfield Corner Local Centre is located within close proximity of Redhill Town Centre but provides a good offer to the local community: the centre includes a post office, chemist, two convenience stores, several take-aways, hairdressers and barbers. There are also a number of more specialised uses including a plumber's merchants, insurance providers and a number of car repairs/ garages.

Almost half of the occupied units and just over half of the floorspace in the centre is occupied by services (45% and 53%); 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 17% of the units are occupied by comparison uses and 14% by convenience retailers (21% and 8% of the floorspace respectively). This may be lower than other local centres due to the proximity to Redhill town centre.

A1-A4 and D1/D2 use classes account for 79% of the units and 62% of the floorspace within the centre.

Chart 19: Composition of Linkfield Corner Local Centre (% of units)



Vacancies & New Occupiers

During this monitoring period, the number of vacant units has risen from 2 to 4.

There have also been a number of occupier changes: 'Lemon Lane Gift Gallery', the 'Blooming Craft' and 'Dolman Pharmacy' have all vacated premises. The office of 'JVB Construction' has moved into the unit previously occupied by the estate agent 'Gatwick Properties' and the beautician 'Beauty on the Bridge' has moved into the unit previously occupied by 'Pure Beauty'.

Planning Permissions

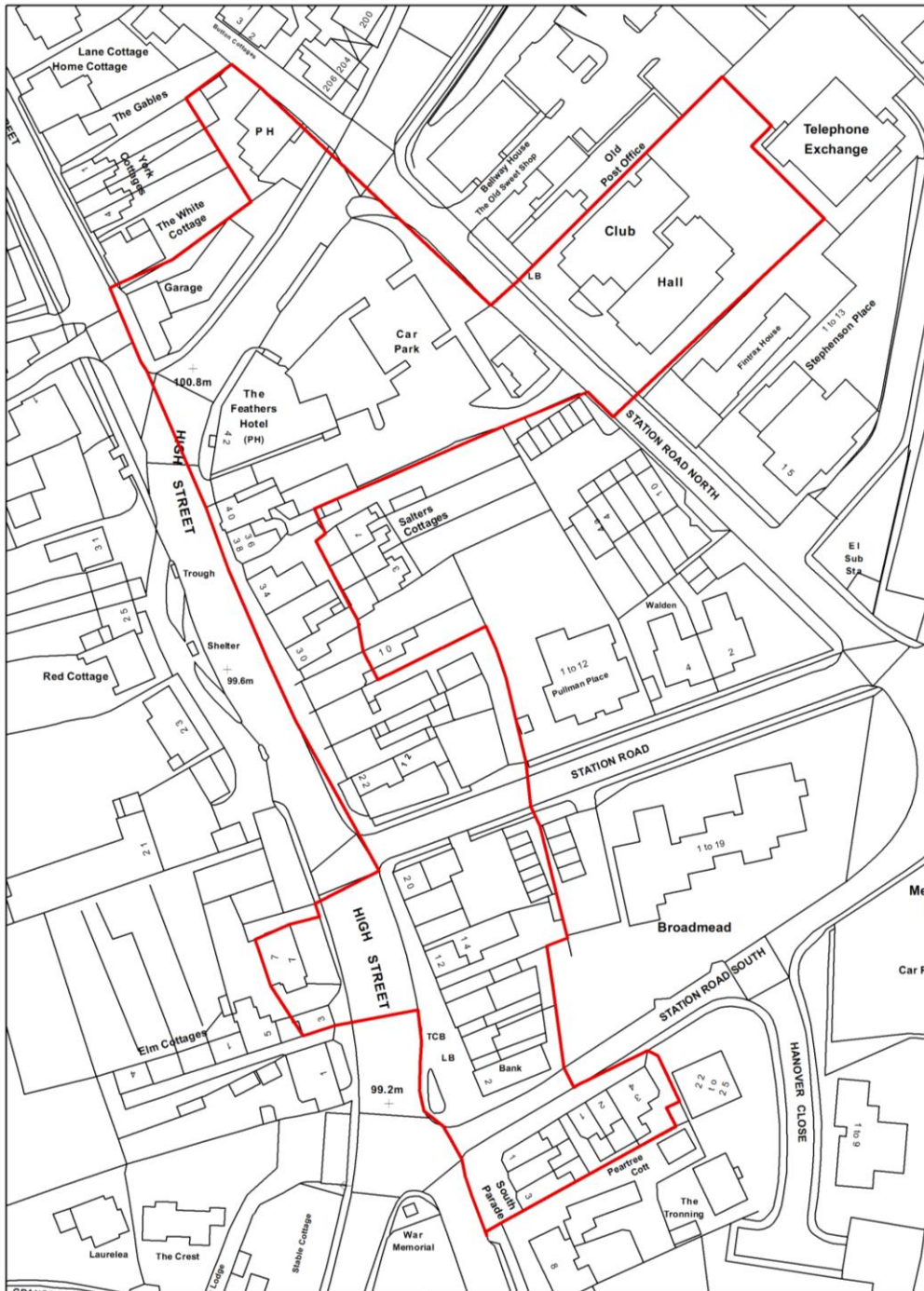
There is one outstanding prior approval (19/00438/P) for the change of use of the rear half of the

unit formerly occupied by 'Blooming Crafts' to residential.

Merstham Village

Description

Merstham Village Local Centre stretches 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. Several the buildings within the main parade are listed.



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Mix & Vitality

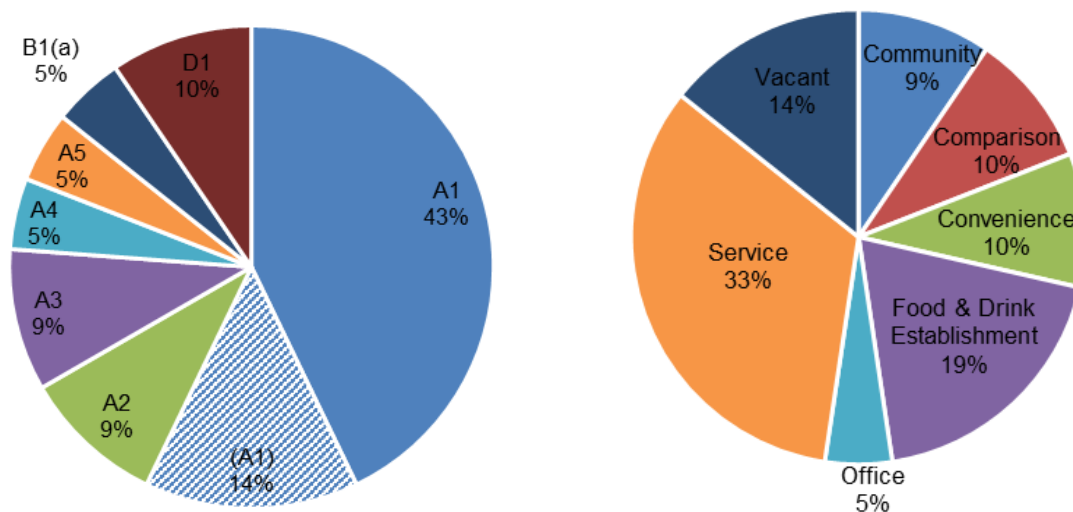
Much like Walton on the Hill Local Centre, Merstham Village Local Centre has a number of residential dwellings interspersed between the retail units in the main frontage. Whilst these form part of the 'village' character of the centre they are excluded from the analysis below as they do not perform a 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 86% of the units and 71% of the floorspace within the centre. There are also two community buildings within the boundary of the local centre (social club and village hall) which provide a more diverse offer to local residents.

In terms of offer, services account for a third of the units within the local centre and 32% of the floorspace. The majority of the services are of a neighbourhood scale including three barbers, hair & beauty salon and estate agents. Food and drink providers account for a further 19% of the units and 22% of the floorspace and include a variety of types of premises (cafés, take-away, restaurant and public house). Convenience retail accounts for only 10% of the units and 2% of the floorspace within the centre and is limited to a small convenience store and a sandwich bar.

A1-A4 and D1/D2 uses account for 91% of the units and 95% of the floorspace within the local centre.

Chart 20: Composition of Merstham Village Local Centre (% of units)



Vacancies & New Occupiers

There have been several changes in occupiers within this monitoring period: 'Village Shop' has

replaced 'Merstham Food/News/Wine', and 'Wine Cellars' has moved out and been replaced by 'Barbers'.

The number of vacant units however remains unchanged (3).

Planning Permissions

Planning permission 19/01016/F has been granted for the change of use of the ground floor from A1 to mixed A1/D2, demolition of the existing garages at the rear together with three rear extensions to the shops and the erection of a single storey rear extension for units 12-18 High Street is under construction.

Nutfield Road

Description

Nutfield Road is a compact local centre, with two small linear parades on either side of Nutfield Road. There is also a further short parade near the junction of Albert Road which is included within the main frontage. The local centre boundary also includes the former Elgar Works which sits behind the parade on the western side of Nutfield Road currently being redeveloped for residential development.



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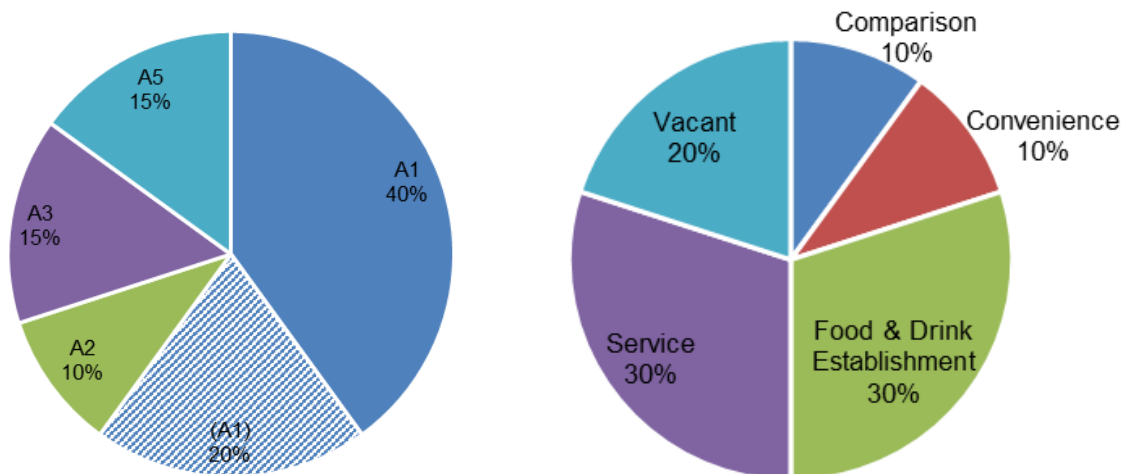
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Mix & Vitality

Nutfield Road Local Centre has a traditional composition with all units are within use classes A1-A4 and D1/D2.

The occupied units provide local residents with a good varied mix which is essential to ensure the viability of the centre in the future. The local centre has one of the lowest proportions of comparison and convenience goods and within this monitoring period the numbers have fallen further, each now only account for 10% of the units within the centre. Services and food and drink premises each account for 30% of the premises.

Chart 21: Composition of Nutfield Road Local Centre (% of units)



Vacancies & New Occupiers

Within this monitoring period the number of vacant units has increased from 2 to 4.

There have been a number of occupier changes: 'The Paperback' newsagents, 'Day Lewis' pharmacy' and 'Rhubarb' gift shop have all vacated their premises; and 'Merstham Kebab Shop' has moved in a previously vacant unit.

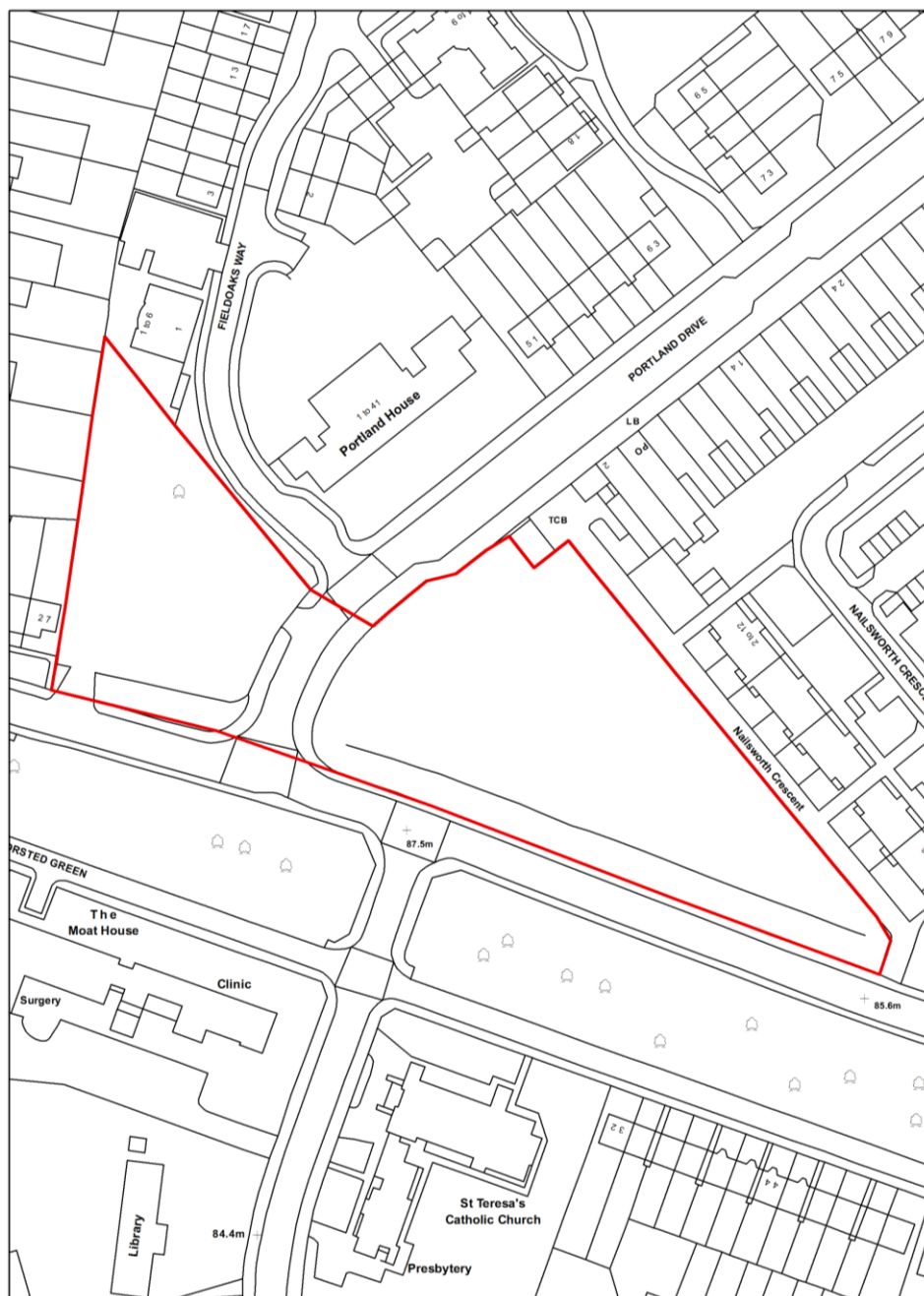
Planning Permissions

- 55 Nutfield Road: Planning permission 19/01394/P is extant for the subdivision of the unit to retain A1/A3 use at the front and the change of use of the rear of the unit to residential.
- Elgar Works: Planning permission 17/01676/F for the demolition of existing buildings and erection of 14 new dwellings is currently under construction.

Portland Drive

Description

The Portland Drive Local Centre has been recently completed as part of regeneration works to improve the retail offer, services, community facilities and residential accommodation on Merstham Estate. It fronts large areas of open space on Bletchingley Road. Within close proximity to the local centre there are a number of community services and facilities including a doctor's surgery, Age Concern centre, church, football club and social club.



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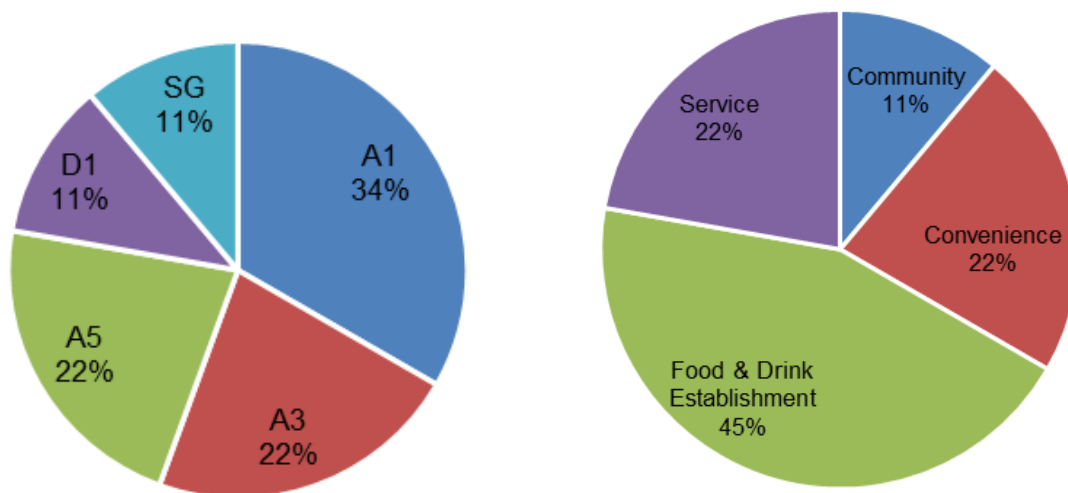
Mix & Vitality

The Portland Drive Local Centre has recently undergone regeneration. The new local shopping area (as delineated in the diagram above and as per the adopted Development Management Plan) has been completed and the original parade is currently being redeveloped to provide residential development as part of wider regeneration works on the estate.

A1-A4 and D1/D2 uses account for over two-thirds of the units (67%) and 89% of the floorspace within the centre. A5 uses account for almost a further quarter of the units which is one of the highest proportions of A5 take-away units in the borough.

In terms of uses, almost half of the units are occupied by food and drink establishments (45%), followed by services and convenience retail (each representing 22%). Presently, there are no comparison retail units.

Chart 22: Composition of the emerging Portland Drive Local Centre (% of units)



Vacancies & New Occupiers

There are currently no vacant units within the centre.

There has been no changes in the occupation of the units since the last monitoring period.

Planning Permissions

There are no planning permissions.

Salfords Brighton Road

Description

The core shopping frontage of Salfords Brighton Road local shopping area lies along the A23. 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 a number of other units at the junction with and along Honeycrook Lane which are included within the local centre boundary.



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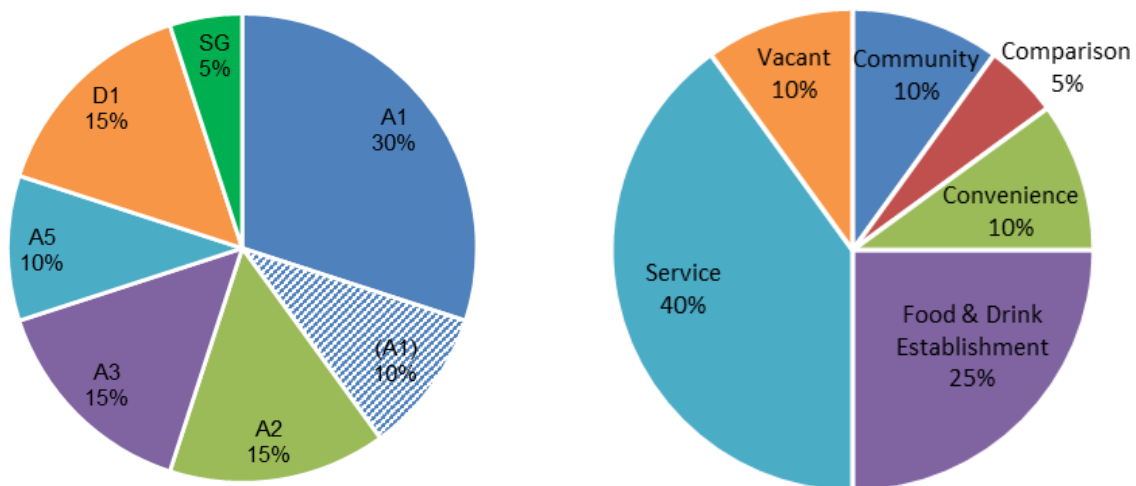
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Mix & Vitality

Salfords Brighton Road Local Centre has a good mix of uses, services account for the greatest proportion of the units (40%), followed by food and drink uses (25%). Within the boundary of the local centre there is also a church and a village hall which adds to the range of locally accessible community facilities on offer to nearby residents. There is however limited comparison and convenience retail within the centre (currently only accounting for 5% and 10% of the units and 2% and 5% of the floorspace).

In terms of use class, use classes A1-A4 and D1/D2 account for 85% of the units and 90% of the floorspace within the centre.

Chart 23: Composition of Salfords Local Centre (% of units)



Vacancies & New Occupiers

Within this monitoring period, there have been a number of occupier changes: 'House of Pizza' has moved into the unit previously occupied by the restaurant 'Miraj'; 'BBQ Grill' has moved into the unit previously occupied by 'Salfords Kebabs'; 'Clifford John/Figures/One Oak Development' has moved into a previously vacant unit; and 'Salfords Bonbon' newsagent have vacated their premises;

The number of vacant units remains unchanged (2 units).

Planning Permissions

There are currently no planning applications.

Horley Brighton Road

Description

Horley Brighton Road is a small local centre, the main parade of which is located on Brighton Road between the junctions with Albert Road & Lumley Road. There are also two further units facing the main parade on the other side of Brighton Road which are also included within the local centre boundary. The main parade is set back from Brighton Road and is accessed by a small slip road which provides parking for customers.



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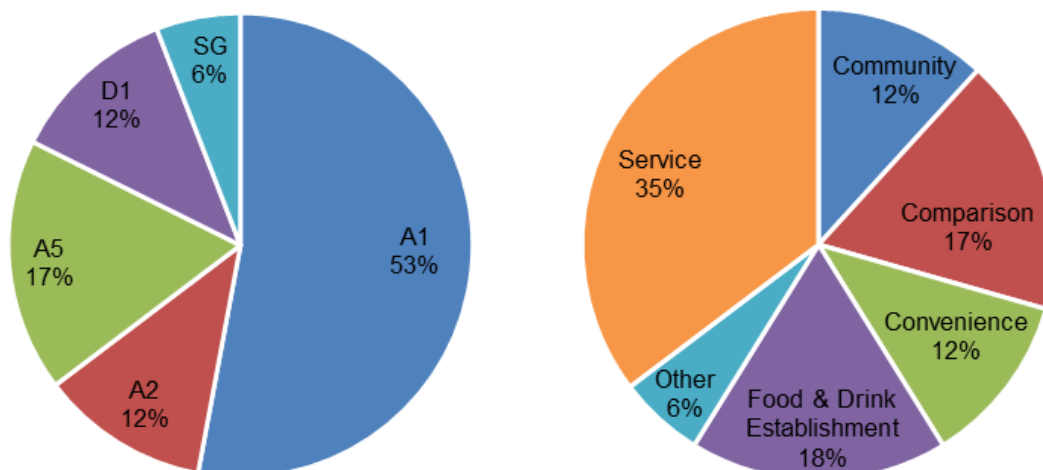
Mix & Vitality

Since 2000, there has been little change to the composition of the Horley Brighton Road Local Centre. It serves the local community well and has a largely traditional composition including a betting shop, hair dressers, beauticians, florists, chemists, dry cleaners, convenience store and a number of take-aways. There are also a number of more specialist units including a bathroom studio, tyre services and electrical wholesalers which complement the offer and serve the wider local community.

The local centre continues to be well serviced in comparison (17%), convenience (12%) and food and drink establishments (18%). Services occupy a notably high percentage of the units (35%) of which all are neighborhood scale. Within the boundary of the local centre there is also a nursery which adds to the range of locally accessible services on offer to nearby residents.

Use classes A1-A4 and D1/D2 account for 78% of the units within the centre and 77% of the floorspace.

Chart 24: Composition of Horley Brighton Road Local Centre (% of units)



Vacancies & New Occupiers

Horley Brighton Road remains fully occupied.

There have however been a number of occupier changes within this monitoring period: 'Gatwick Dry Cleaners' has moved into the unit formerly occupied by 'Kings Dry Cleaners', 'Dove Property' has moved into the unit previously occupied by 'Perimeter Properties' and 'Chicken World' has moved into the unit formerly occupied by 'King's Flavour'.

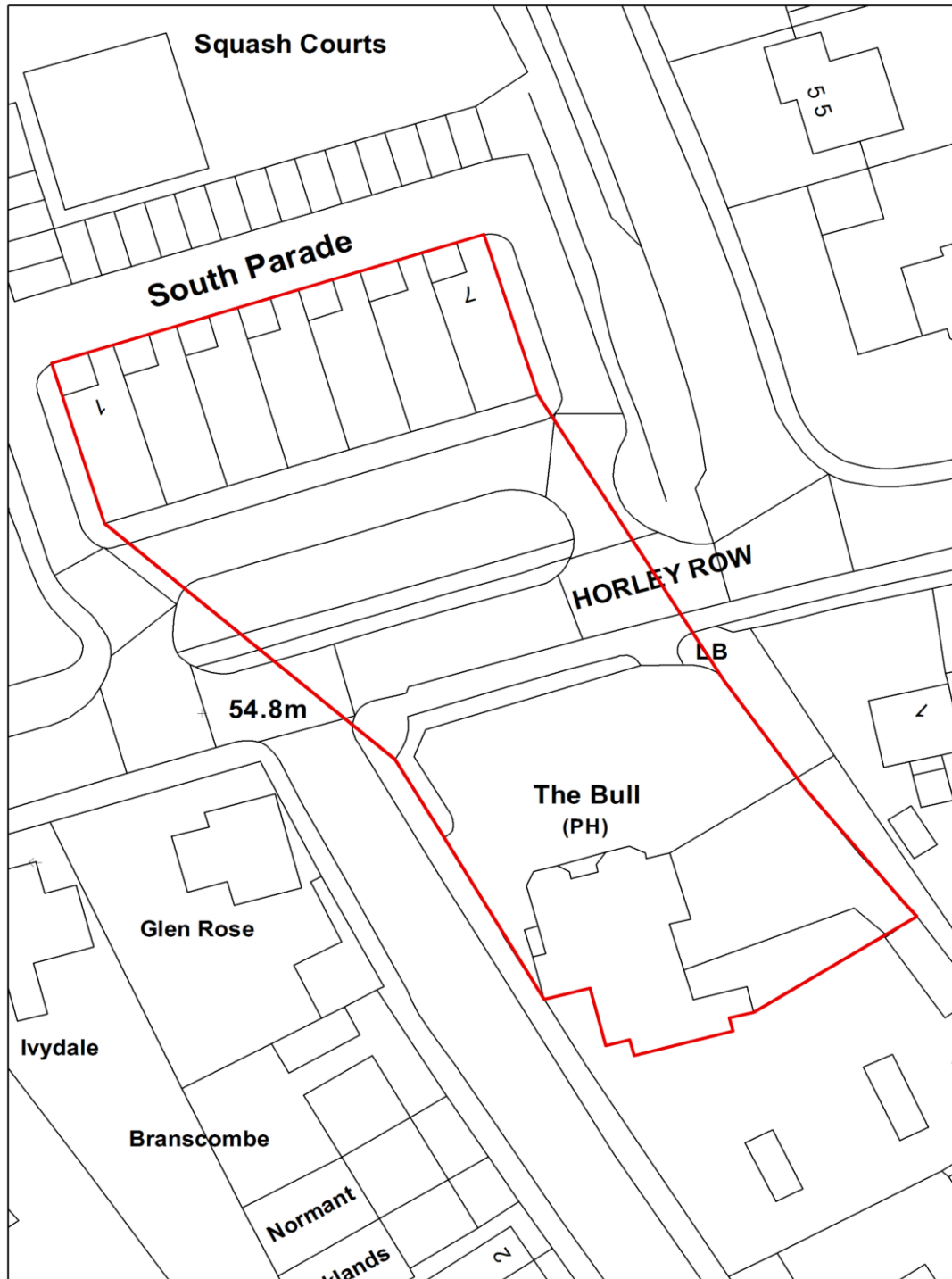
Planning Permissions

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

Horley Row

Description

Horley Row is a small local centre which is comprised of a main parade of shops located along South Parade and public house opposite the parade on Horley Row. It is one of the new local centres designated in the Development Management Plan. The main parade is accessed by a small slip road providing parking for customers.



Mix & Vitality

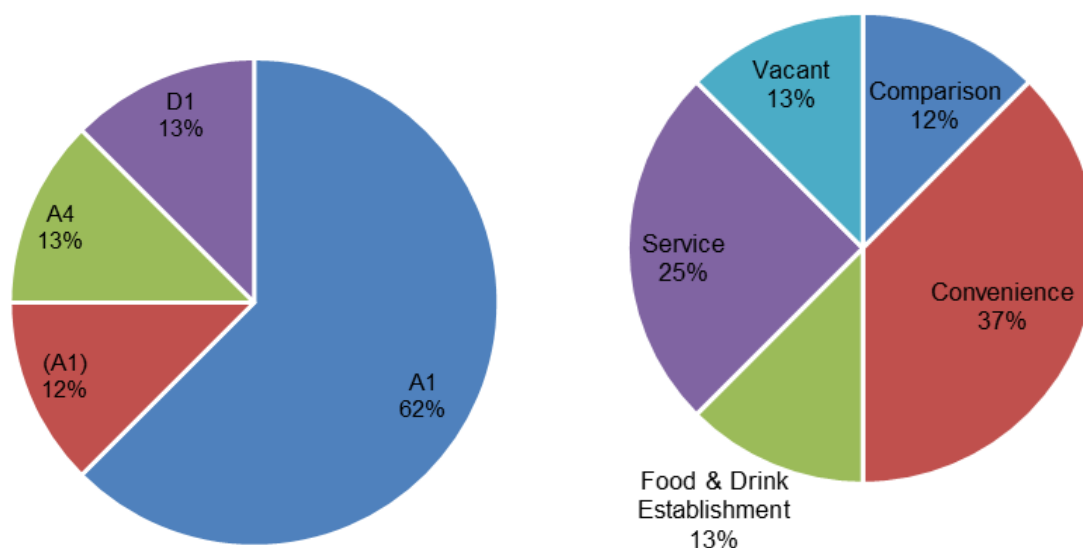
Horley Row is a relatively small local centre but one which provides good retail, services and food and drink provision for local residents. All of the units are of a neighbourhood scale.

The centre benefits from very good provision of convenience retail which accounts for over a third of the units (37%) and almost half of the floorspace within the centre (43%). It is comprised of a newsagent, local supermarket and hardware shop.

The centre also has a good provision of services for local residents. Services account for a quarter of the units and over a quarter of the floorspace (28%).

All units are within A1-A4 and D1/D2 use class.

Chart 25: Composition of Horley Row Local Centre (% of units)



Vacancies & New Occupiers

There is one long term vacant unit within the local centre.

Planning Permissions

There are currently no planning permissions.

Horley Station Road

Description

Horley Station Road Local Centre is also one of the new local centres designated by the Development Management Plan. Located at the junction of Station Road and Balcombe Road, the centre includes a set of parades on each side of Station Road as well as a shorter parade on Balcombe Road and a public house.



Mix & Vitality

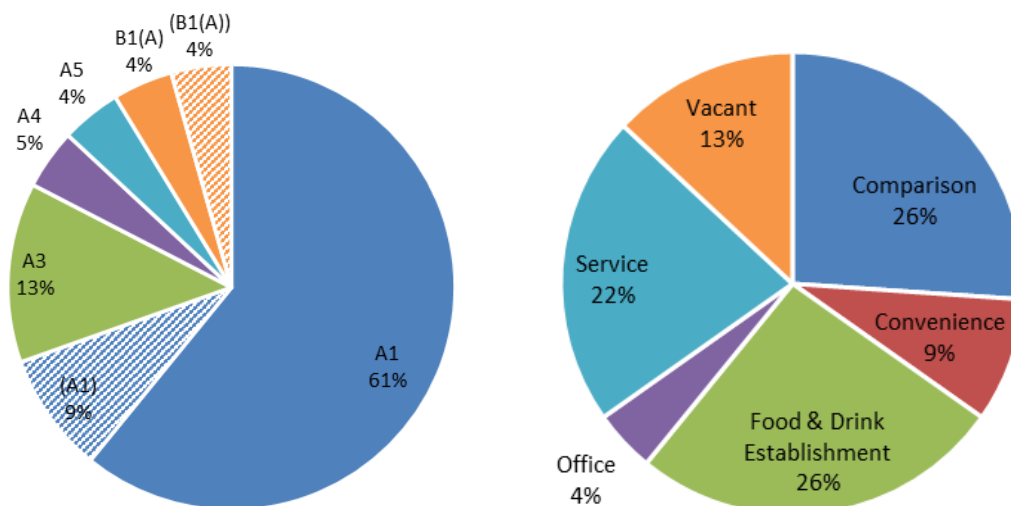
Horley Station Road Local Centre is within close proximity of both Horley Town Centre and the Bridge Industrial Estate and the Gatwick Metro Centre. The centre is a newly designated local centre in the Development Management Plan, however, much of it comprises an area that was previously defined as an Area of Small Business¹ in the Borough Local Plan (2005).

The local centre includes predominantly neighbourhood scale uses (including for example a number of take-aways, barbers/ hairdressers, beauticians etc.) but also reflecting its previous Area of Small Business designation includes a number of small more specialised businesses (such as a bicycle shop and denture shop and flooring store) which complement the more neighbourhood scale services and serve the needs of the wider local community.

Over half of the units within the local centre are occupied by either food and drink establishments or comparison retail (26% each) and almost a further quarter are occupied by services (22%). The convenience retail offer within the local centre is limited – whilst there are two off licences, there are no typical convenience stores. This may be due to the close proximity to Horley town centre and the three large supermarkets in the town centre.

Use classes A1-A4 and D1/D2 account for 87% of the units within the local centre and 88% of the floorspace.

Chart 26: Composition of Horley Brighton Road Local Centre (% of units)



¹ Recognising the continual demand for suitable accommodation for very small and start-up businesses in the borough, the Borough Local Plan (2005) allocated a number of Areas for Small Businesses on the fringe of town centres. This designation was not taken forward in either the Core Strategy (adopted 2014 and reviewed 2019) nor the Development Management Plan (adopted 2019).

Vacancies & New Occupiers

There are currently three vacant units in the local centre which represent 13% of the total premises.

Planning Permissions

There are currently no planning permissions.

The Acres

Description

The Acres Local Centre forms part of the newly constructed Horley North East sector and is one of the newly designated local centres in the Development Management Plan. Accessible through Brookfield Drive; it is a small local centre slightly set back from the street and offers off street parking to customers. Trinity Oaks Church of England Primary School and Anvil Court Carehome are adjacent to the local centre.



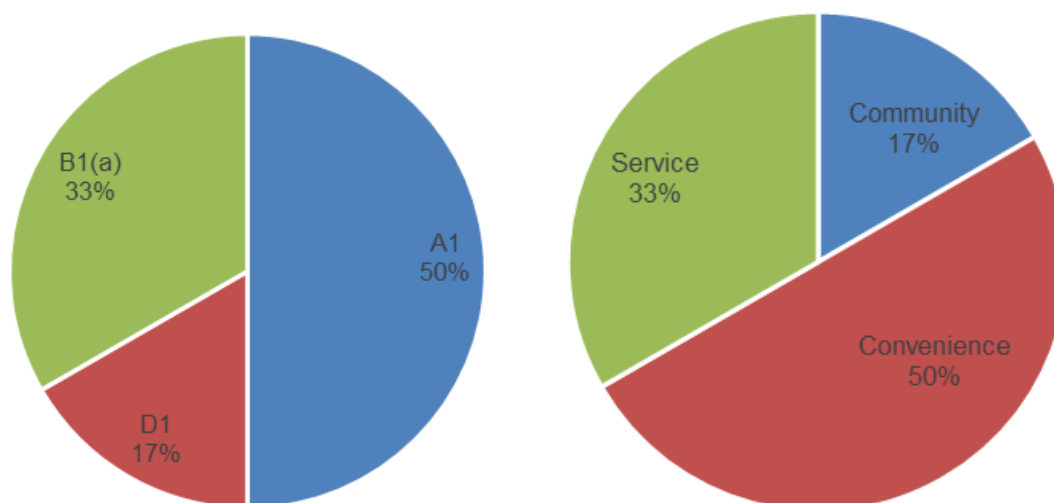
Mix & Vitality

The Acres Local Centre is a small local centre but provides important convenience retail and community facilities for residents of the newly constructed Horley North East Sector. The centre benefits from having a Grade II Locally Listed Community Facility which offers pre-school nursery accommodation and functions as a community centre which can be hired out for local events.

Half of the units within the local centre provide convenience retail, however this is limited to the Nisa convenience store which occupies half of the total number of units within the centre. Services account for a further third of the units and are of a more specialised non-neighbourhood scale (eLearning and payroll services). There is no comparison retail or more typical neighbourhood scale services such as a hairdressers, barbers, beauticians or drycleaners. Whilst there are no food and drink premises within the centre, it is understood that regularly a number of mobile take-away vans visit the estate.

The centre is dominated by A1 use class which accounts for 50% of premises and 41% of floorspace. D1 use class occupies a further 33% of units and 47% of floorspace. Use classes A1-A4 and D1/D2 in total account for 67% of the units and 75% of the floorspace within the local centre.

Chart 27: Composition of The Acres Local Centre (% of units)



Vacancies & New Occupiers

There are currently no vacant units within the centre.

Planning Permissions

There are currently no planning permissions.

Holmesdale Road Reigate

Description

Holmesdale Road Local Centre is a small centre adjacent to Reigate town centre and is newly designated in the Development Management Plan. The centre is made of a main parade of shops on Holmesdale Road and includes the Reigate train station. A Public House to the east of the main parade, along with a pair of units on London Road are also part of the centre.



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Mix & Vitality

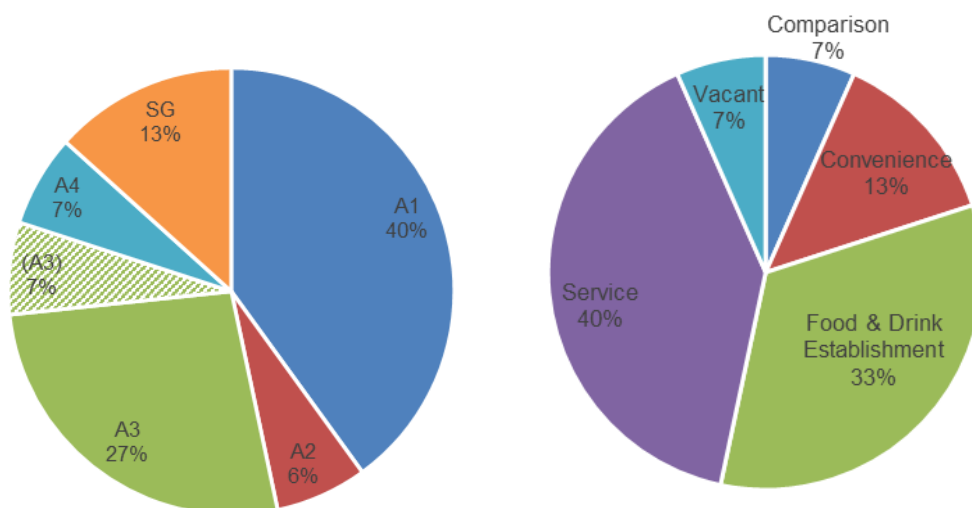
Holmesdale Local Centre is a newly designated local centre in the Development Management Plan, however, much of it comprises an area that was previously defined as an Area of Small Business² in the Borough Local Plan (2005).

The local centre is comprised of predominantly neighbourhood scale uses (such as convenience stores, take-aways, shoe repair and hair salons) however there are a number of more specialised small businesses (such as an accountants, taxi service and a bridal shop) reflecting its previous Area of Small Business designation but which add to the offer for local residents and provide important services and facilities for the wider community.

Services and food and drink premises account for almost three-quarters of the units within the centre. Whilst convenience retail accounts for only 13% of the units within the centre, it accounts for 28% of the floorspace within the local centre and is comprised of two good convenience stores which offer good convenience retail to local residents and nearby businesses. Comparison retail accounts for only 7% of the units and 6% of the floorspace within the local centre and is limited to a specialised bridal store, this may be due to the close proximity of the local centre to the town centre.

A1-A4 and D1/D2 uses account for 87% of the units and 94% of the floorspace within the local centre.

Chart 28: Composition of the Holmesdale Road Local Centre (% of units)



² Recognising the continual demand for suitable accommodation for very small and start-up businesses in the borough, the Borough Local Plan (2005) allocated a number of Areas for Small Businesses on the fringe of town centres. This designation was not taken forward in either the Core Strategy (adopted 2014 and reviewed 2019) nor the Development Management Plan (adopted 2019).

Vacancies & New Occupiers

There is currently one vacant unit within the local centre. Planning permission is currently awaiting determination for a planning permission for a change of use of this premise from A3 to A5 (planning permission reference 19/01990/CU).

Planning Permissions

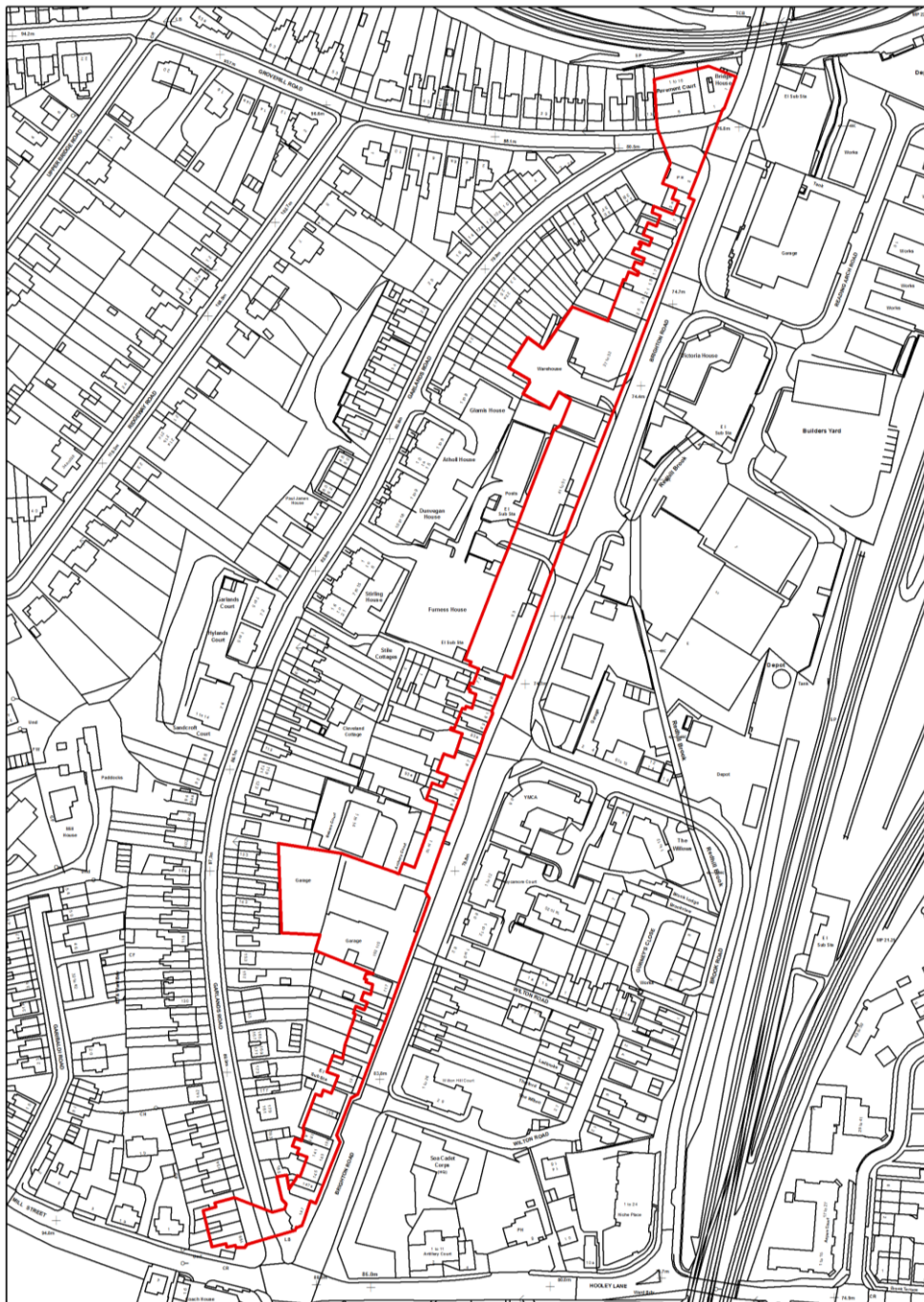
There are currently two extant planning permissions:

- 7 Holmesdale Road: 18/01512/F – Change of use of the first floor from A3 restaurant to residential.
- 11a Holmesdale Road: 17/00094/F – Conversion of the upper floor from 1 to 2 flats.

Brighton Road, Redhill

Description

Brighton Road, Redhill is the second largest local centre in the borough. It is located within close proximity of Redhill town centre and consists of a relatively long parade of shops along the east side of Brighton Road located between Grovehill Road and Mill Street and a number of units at the junction of Garlands Road and Mill Street. It is a newly designated local centre in the Development Management Plan.



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Mix & Vitality

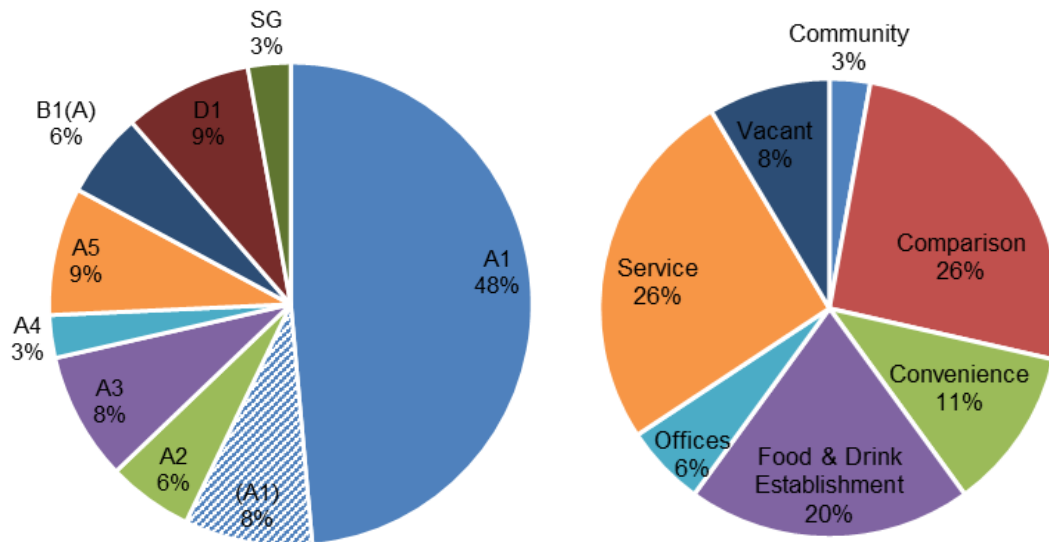
Similarly to Holmesdale Road Local Centre, whilst Redhill Brighton Road Local Centre is a newly designated local centre in the Development Management Plan, much of it comprises an area that was previously defined as an Area of Small Business³ in the Borough Local Plan (2005). It is comprised of a number of neighbourhood scale uses (including for example a number of take-aways, pharmacy, laundrette, convenience stores and estate agents) but again reflecting its previous Area of Small Business designation there are a number of more specialised uses (for example a car showroom, offices and a flooring store). Whilst these uses are not of a neighbourhood scale, they do provide facilities for the wider community, they are dispersed between more neighbourhood scale facilities and reflect the proximity of the local centre to the Redhill town centre and its location on one of the primary routes into/out of Redhill town centre.

The centre offers a balanced mix of uses with comparison retail and services each accounting for 26% of the units, food and drink establishments accounting for a further 20% and convenience retail 11%. Whilst convenience retail accounts for only 11% of the units and 4% of the floorspace within the local centre, perhaps reflecting the centres close proximity to Redhill town centre, the offer is good (including a newsagent, wine store, convenience store and pharmacy) and more varied than other centres (such as The Acres) which has a greater proportion of units occupied by convenience retail.

Use classes A1-A4 and D1/D2 account for 83% of the units within the local centre but only 34% of the floorspace in the local centre largely due to the presence of two large office buildings accounting for 48% of the floorspace in the centre.

³ Recognising the continual demand for suitable accommodation for very small and start-up businesses in the borough, the Borough Local Plan (2005) allocated a number of Areas for Small Businesses on the fringe of town centres. This designation was not taken forward in either the Core Strategy (adopted 2014 and reviewed 2019) nor the Development Management Plan (adopted 2019).

Chart 29: Composition of the Redhill Brighton Road Local Centre (% of units)



Vacancies & New Occupiers

There are currently four vacant units within the local centre.

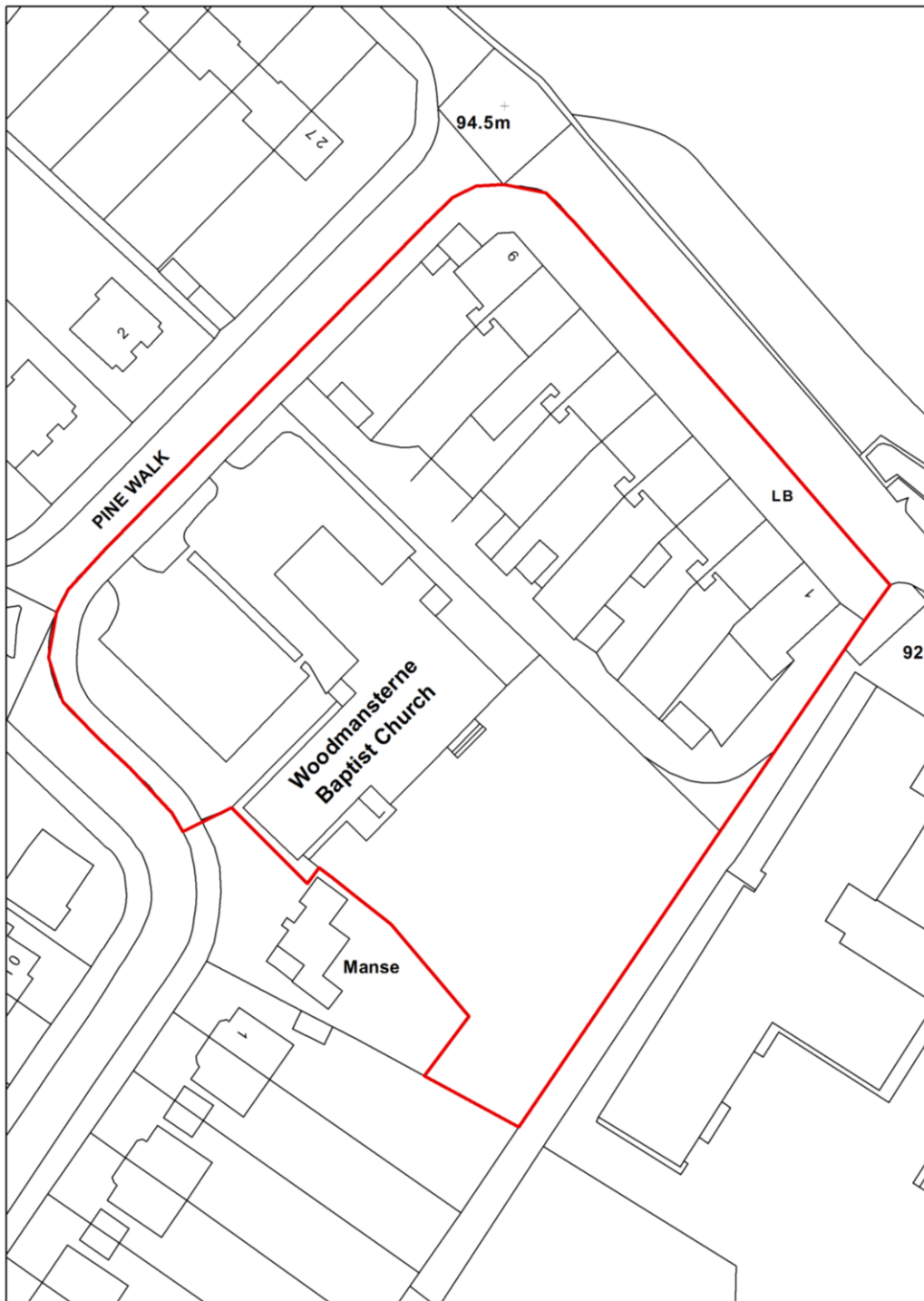
Planning Permissions

- Furness House: 18/01969/PAP – Change of use from offices to 73 residential flats. Under construction.
- 141-143 Brighton Road: 18/02212/CU – Change of use form A1 to D1 non-residential institutions. Extant.
- Grovehill House: 18/01605/P – Change of use of the two upper floors from offices to 4 apartments. Under construction.

Rectory Lane

Description

Rectory Lane Local Centre is a newly designated local centre in the Development Management Plan. It consists of a small parade of shops along the western side of Rectory Lane to the north of the borough in Woodmansterne and the Woodmansterne Baptist Church and Church Hall to the rear of the parade on Pine Walk.



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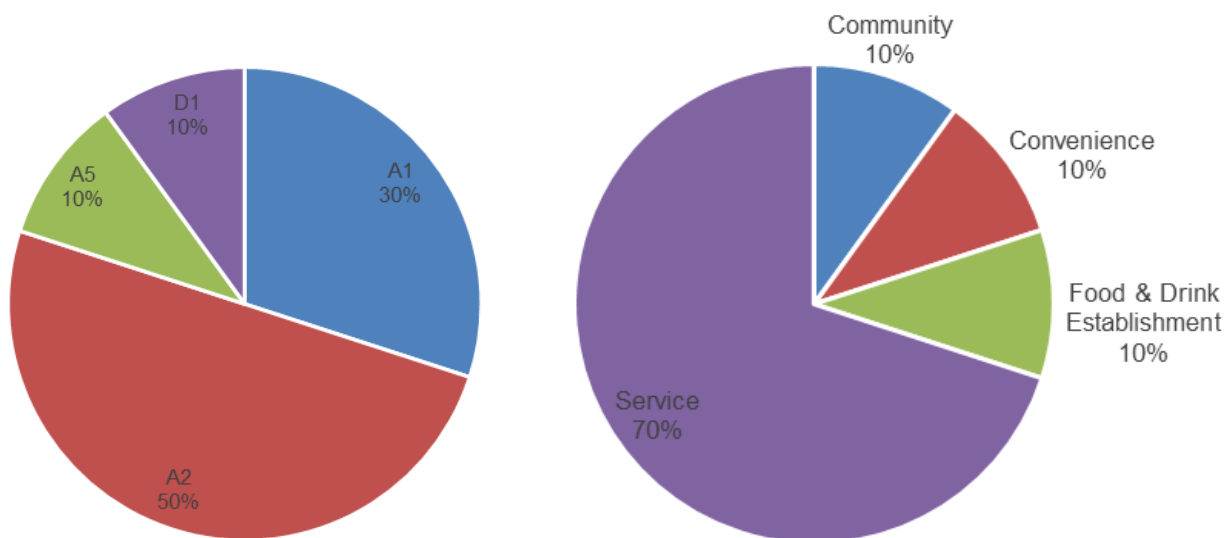
Mix & Vitality

Rectory Lane Local Centre is a small local centre which is predominantly occupied by services (70% of the units). Some of the services are of a neighbourhood scale (such as a pet day care and grooming service and a hairdressers) and some are not (such as a security company and finance company) but are small businesses appropriate for a local centre. There is also a range of community, convenience, food and drink premises which provide important local services and facilities for local residents. The convenience offer within the local centre is limited to one unit. Planning permission (19/01825/F) has been sought for a Co-Operative convenience store on the nearby former site of Culligan International UK.

A1-A4 and D1/D2 uses account for 90% of uses and 93% of the floorspace within the centre.

The local centre boundary includes the Woodmansterne Baptist Church who run toddler groups, youth clubs and have a hall which can be hired for local community events and understood to be used for children's birthday parties and classes such as ballet.

Chart 30: Composition of the Rectory Lane Local Centre (% of units)



Vacancies & New Occupiers

There are currently no vacant units in Rectory Lane Local Centre.

Planning Permissions

Planning permission 18/01547/F for a 68sqm office extension for 5 Rectory Lane remains extant.

Tattenham Way

Description

Tattenham Way is a small local centre in the north of the borough consisting of a single parade located to the north of Tattenham Way and a newly constructed office block to the rear of the parade. It is located within a predominantly residential area and is one of the newly designated local centres in the DMP.



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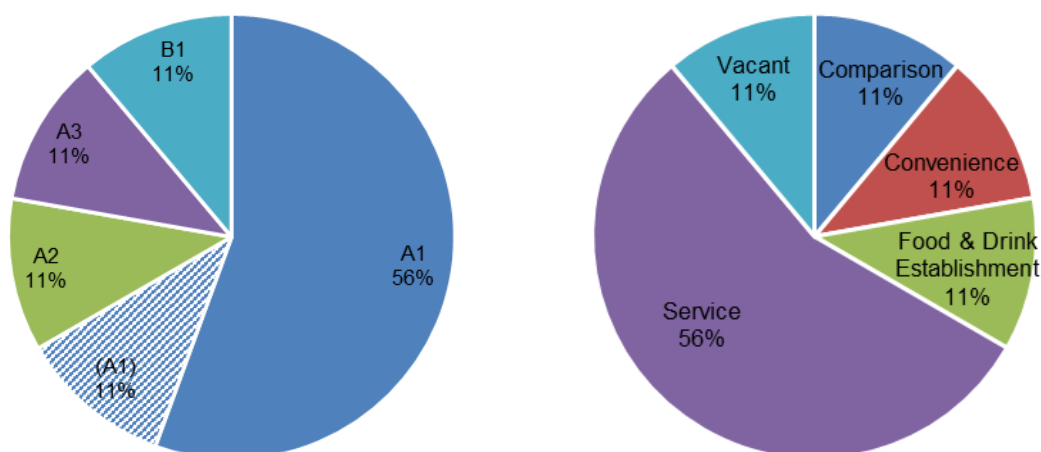
Mix & Vitality

Tattenham Way Local Centre is a small local centre in the north of the borough which provides community facilities for local residents. It is comprised of predominantly neighbourhood scale facilities including a newsagent, betting office, beauty salon and café. There are also a number of small businesses providing more specialised services such as a wedding/event organiser, glass cutters and air-conditioning/refrigerator shop which complement the offer within the centre.

Use classes A1-A4 and D1/D2 account for 89% of the units and 87% of the floorspace within the local centre. The B1(a) use in the parade is temporary – a number of temporary planning permissions have been granted for the use of the premises as offices by C J Nimmo for the duration of the redevelopment of their premises to the rear of the parade. Their new offices (which are within the local centre boundary) have been constructed and are currently awaiting occupation. Following its occupation, the current unit will revoke back to A1 use.

Services account for 56% of the units within the floorspace, followed by comparison and convenience retail and food and drink establishments each of which account for 11% of the units.

Chart 31: Composition of Tattenham Way Local Centre (% of units)



Vacancies & New Occupiers

There is currently one vacant unit in the local centre.

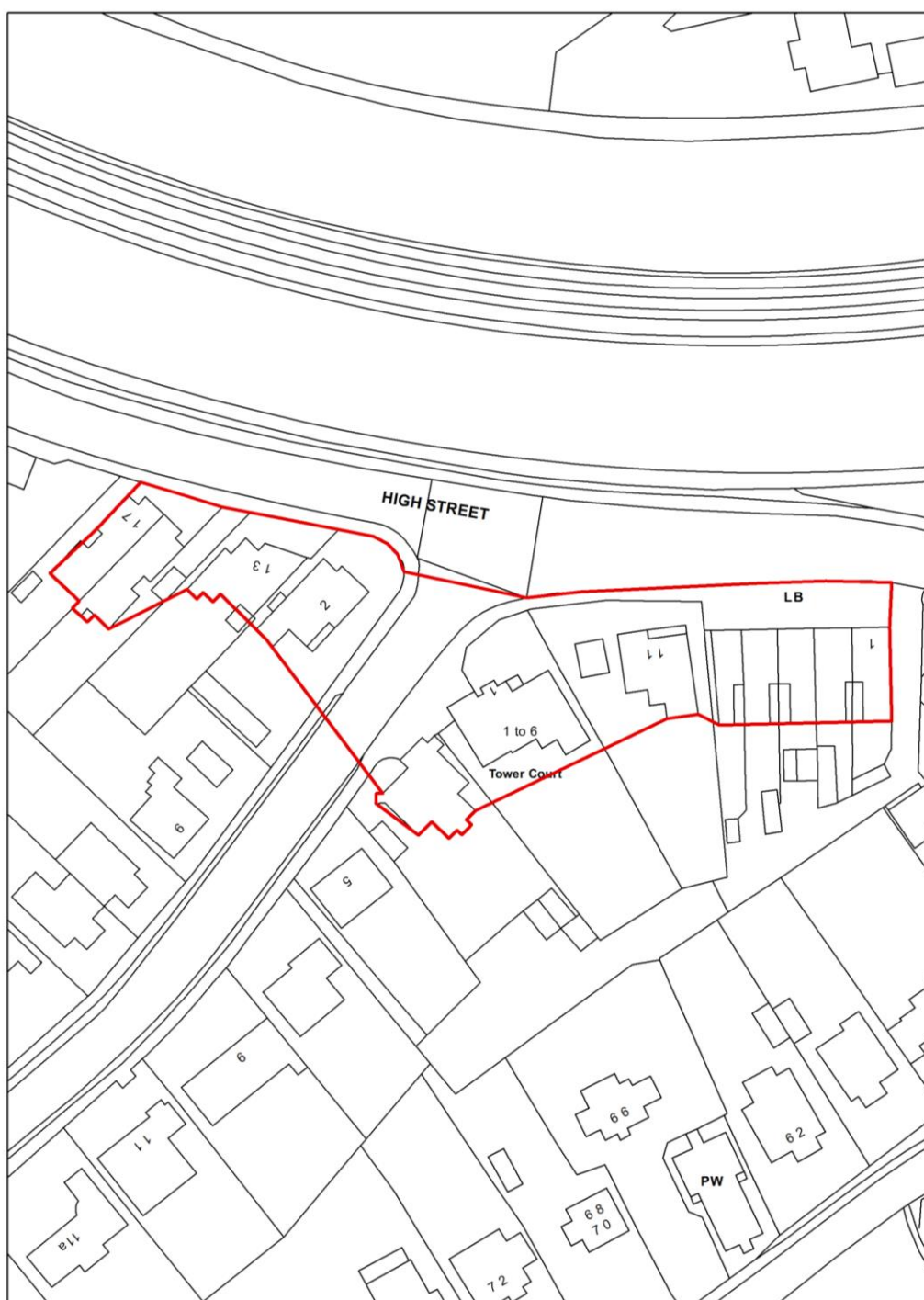
Planning Permissions

Planning permission 19/02173/CU is awaiting determination for the temporary change of use of 1A The Parade for a further period of six months.

High Street, Tadworth

Description

High Street Tadworth Local Centre is a small local centre which consists of a parade of shops located along High Street and on each side of its intersection with Tower Road. It is one of the local centres recently designated by the DMP.



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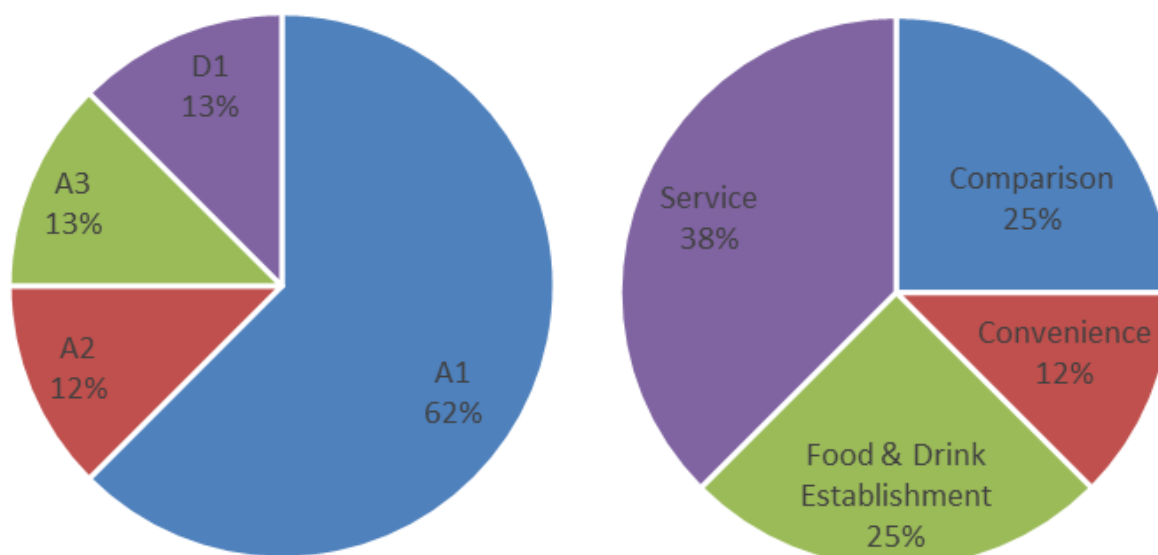
Mix & Vitality

High Street Tadworth Local Centre is one of three local centres within Tadworth. It is a small local centre providing an important function, serving the needs of the local community. It is comprised of neighbourhood scale uses including a lifestyle store, fishmongers, bakery and café and veterinary practice. There are two more specialist uses (a pool supplier and a kitchen shop) which whilst not typical neighbourhood scale stores complement the offer in the local centre and provide services/facilities for the wider community.

Tadworth High Street has the third highest proportion of Use class A within the borough. A uses occupy 87% of units within the centre and 92% of the floorspace. All of the units within the local centre are within use classes A1-A4 and D1/D2.

Similarly to other local centres, services dominate the offer within the centre accounting for 38% of the premises, followed by food and drink establishments and comparison shops (each accounting for 25%).

Chart 32: Composition of the Tadworth High Street Local Centre (% of units)



Vacancies & New Occupiers

There are currently no vacant units in the local centre.

Planning Permissions

There are currently two extant planning permissions:

- Prior Veterinary Surgeons, 11 High Street: Planning permission 18/01393/F for the demolition

of stables, garage and outbuildings and erection of new buildings.

- Tower Court: Planning permission 18/00428/F for the construction of one-bedroom basement flat

Woodmansterne Street, Woodmansterne

Description

Woodmansterne Street, Woodmansterne is one of the newly designated local centres by the Development Management Plan. The local centre consists of two parades of shops located on Woodmansterne Street at the intersection with Chipstead Way. It also includes a pub and a car park, as well as a church located on Rectory Lane. The local centre adjoins the Woodmansterne Recreation Ground.



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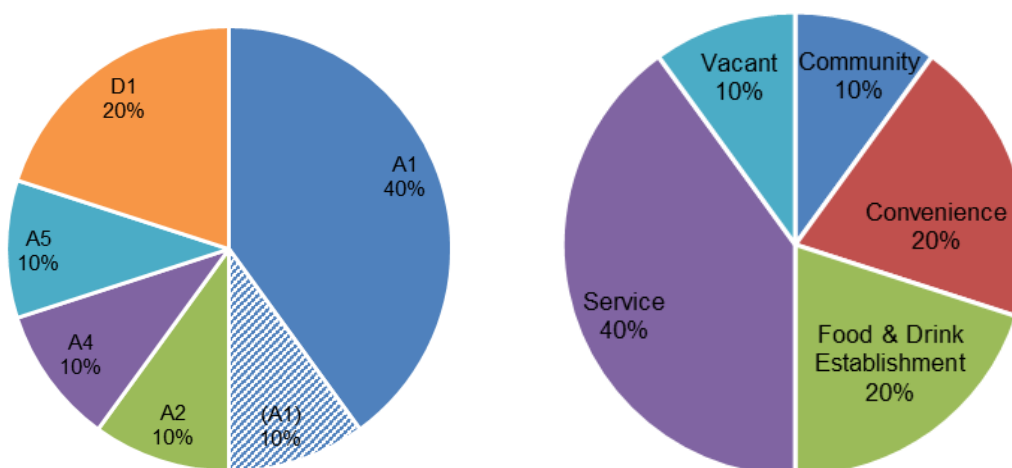
Mix & Vitality

Woodmansterne Street Local Centre is a relatively small local centre located in the north-east of the borough. It provides the local community with local services and facilities. All the units are of a neighbourhood scale. Within the centre there is also the Woodmansterne Village Hall which provides an important community facility as it is used for birthday parties, events and classes.

The majority of the units and floorspace within the local centre are within A1-A4 and D1/D2 use (90% of the units and 85% of the floorspace).

The local centre offers a good mix of services (40%), food and drink establishments (20%), convenience retail (20%) and community facilities (10%). There is no comparison retail.

Chart 33: Composition of Woodmansterne Local Centre (% of units)



Vacancies & New Occupiers

At the time of the report, there was one vacant unit.

Planning Permissions

There are two extant planning permissions:

- 11 Woodmansterne Street: Planning permission 18/00635/F for a single storey rear extension.
- 19 Woodmansterne Street: Planning permission 19/01978/CU for the change of use from D1 to A1 with ancillary office to rear.

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)	Hospitals, nursing homes, residential education and training centres. Use for the provision of residential	State-funded school or registered nursery, subject to prior approval

Institutions)	accommodation and care to people in need of care.	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:

Annual Monitoring Report

Summarises the Council's performance against key monitoring indicators

Housing Delivery

Provides information on housing completions and permissions and details the Council's Five-Year Land Supply Trajectory

Commercial Development

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

Industrial Estates

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

Local Centres

Provides information on retail provision in the Borough's twenty-seven local 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

Environment and Sustainability

Provides information about performance against the environmental, sustainability and transport indicators in the Core Strategy and Development Management Plan.

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:

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Tel: 01737 276178

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