

Development Management Plan Regulation 19 Consultation Fact Sheet

Shopping, and Town & Local Centres

Designations:

- Local centre boundaries
- Town centre boundaries
- Primary shopping areas
- Primary / secondary shopping frontage
- Retail warehouse areas

This note also covers:

- Managing retail development
- Smaller centres and for isolated shops
- Temporary uses in vacant units
- Assessing impact of retail outside town centres

DMP objectives	DMP Policy Approach	Document Ref
Objective PE4: Protect the vitality and viability of our town centre shopping areas; Objective PE5: Protect the viability of smaller scale but vital local shopping areas; Objective PE6: Ensure that both town and local centres are resilient and able to respond to future changes	RET2 – Town Centre Frontages	Theme 1, Section 2, pages 20-24
	RET3 – Local Centres	
	RET4 – Development in Smaller Centres and Isolated Shops	
	RET5 – Development of town centre uses outside town and local centres	

Context

The town centres in the borough are Banstead Village, Redhill, Reigate and Horley. Of these, Redhill is the main town centre, where most new development is being planned. These towns are supported by a network of smaller 'local centres' across the borough.

Town centres and local centres are important for residents, businesses and visitors. They provide a range of services, including shopping and leisure opportunities and community facilities. Ensuring the right balance of uses in these centres is an important planning consideration and will mean that they remain attractive and vibrant places to visit.

It is equally important to control certain types of development (for example, shopping) outside town and local centres to make sure that customers and trade are not diverted away from existing centres.

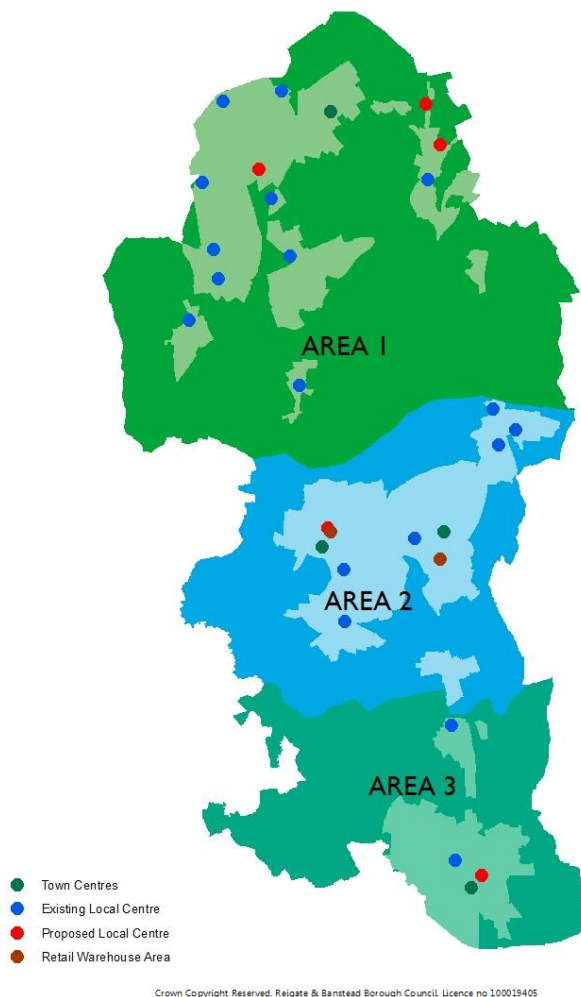
Development Management Plan (DMP) policy starting point

The starting point for the policy approach to shopping and town and local centres is:

- [National planning policy](#), which requires local authorities to promote competitive town centres, define town centre boundaries and allocate a suitable range of sites to meet retail and other needs. It also allows for locally set retail impact assessment thresholds to understand the impact of retail proposals outside town centres. National policy defines town centre uses as retail, leisure, office, and tourism uses. Residential uses are also acceptable.
- The Council's [Core Strategy](#), which confirms that the majority of new retail development will take place in Redhill Town Centre. There is scope for some smaller scale retail development in Banstead, Reigate, and Horley, and in local centres (which provide important local shops and services).
- To inform the Regulation 19 Development Management Plan a number of retail papers have been updated including a [Local Centre Paper](#), [Town Centre Boundaries Paper](#), [Town Centre Frontage Paper](#), [Retail Threshold Impact Study](#) and [Retail Warehouse Areas Paper](#) have been prepared. To inform the Regulation 18 Development Management Plan a [Retail Needs Assessment](#) was

undertaken by Peter Brett Associates. Together these papers provide an assessment of retail needs, the borough's retail characteristics and further retail opportunities.

Retail designations



Forecasted Retail Need (sqm) 2012-2027 (Core Strategy 2014)

	Convenience	Comparison
Area 1	1,300	1,200
Area 2	7,020	19,350
Area 3	2,340	3,870
Total	11,700	25,800

Updated Forecasted Retail Need (sqm) 2012-2027 (Retail Needs Assessment 2016)

	Convenience	Comparison
Area 1	No significant quantitative need; however, some evidence of overtrading.	1,100
Area 2		10,000
Area 3		800
Total		12,900

“Convenience” means selling everyday items including food and drink, newspapers, magazines and confectionary

“Comparison” means selling items that aren’t purchased regularly e.g. clothing, footwear, household and recreational goods

“Overtrading” means stores are performing better than the expected benchmark turnover

The change from the Core Strategy forecasts is due to the findings of an updated [Retail Needs Assessment](#) which better reflects current economic and market circumstances and shopping trends (such as online shopping).

Summary of policy approach

Retail development in town and local centres Retail development within town and local centres should retain an active ground floor frontage, be of an appropriate character and scale, and must not have an unacceptable impact on traffic, pedestrian safety, or residential / public / visual amenity.

Uses in town centres Percentage thresholds are proposed to protect shopping provision in town centres, with some flexibility to recognise the benefits that businesses such as cafes can bring to town centres.

	A1 retail (shops): no less than:			
	Banstead	Redhill	Reigate	Horley
Primary shopping frontage	65%	65%	70%	55%
Secondary shopping frontage	n/a	40%	55%	n/a

Uses in local centres Proposals resulting in the loss of retail and community uses in local centres will only be permitted when the unit has been vacant for at least 6 months, if reasonable attempts have

been made to let/sell the premises and if the proposal would not harm the overall balance of services in the local centre.

Smaller centres and isolated shops The loss of retail units in these areas will be permitted if the proposed new use provides an important service for the area, benefits local residents, or if the unit has been vacant for at least 6 months and attempts to let/sell the premise for retail or community use have been unsuccessful.

Town centre uses outside town and local centres Town centre development outside town and local centres will only be acceptable if there are no suitable alternative sites within the centre, and if it can be shown that the proposal would not have a negative impact on existing centres. An impact assessment would be required to support applications for larger retail development proposals outside town centres.

Retail warehousing Retail warehouses usually occupy a single floor, and sell bulky durable and household goods which usually require customers to visit by car. Proposals for retail warehousing will be considered against the following: the scale of the proposals, the impact of the proposals on existing town and local centres, and the impact on traffic and parking in the surrounding area.

Frequently asked questions

What is the role of a town centre boundary? Town centre boundaries define the area in which town centre uses (including retail, leisure, offices and tourism facilities) should be located.

What is a primary shopping area and what is the difference between primary and secondary frontages? A primary shopping area is the area where most shops are concentrated. Primary frontages include a high proportion of shops and a smaller proportion of food and drink establishments and other services. Secondary frontages have a greater diversity of uses, for example restaurants, cinemas and offices.

What control does the Council have over the type of shops in town centres? The Council has some ability to control the 'use class' of shop units in town centres, and the appearance of shop fronts. However, it is not able to control the individual businesses that operate from a shop unit (unless that unit is owned by the Council). For example, a unit in A1 (shopping) use could be occupied by a national chain or a local independent business; by a supermarket, a clothes retailer, a charity shop, a hairdresser, a sandwich shop or a showroom.

How will proposals for shops outside town and local centres be assessed? Such proposals will be required to demonstrate that there are no suitable alternative sites for the shop within, or in closer proximity to, an existing town or local centre. In addition, applications for proposals over a certain scale will be required to be accompanied by an impact assessment which examines the impact that the development would have on nearby centres, customer choice, and local trade.

Have your say

If you would like to find out more, or comment on the Development Management Plan Regulation 19 consultation document, please visit www.reigate-banstead.gov.uk/DMP where the full set of consultation documents is available, and where you can complete or download a comments form. Alternatively contact the Planning Policy Team at LDF@reigate-banstead.gov.uk or 01737 276178.