


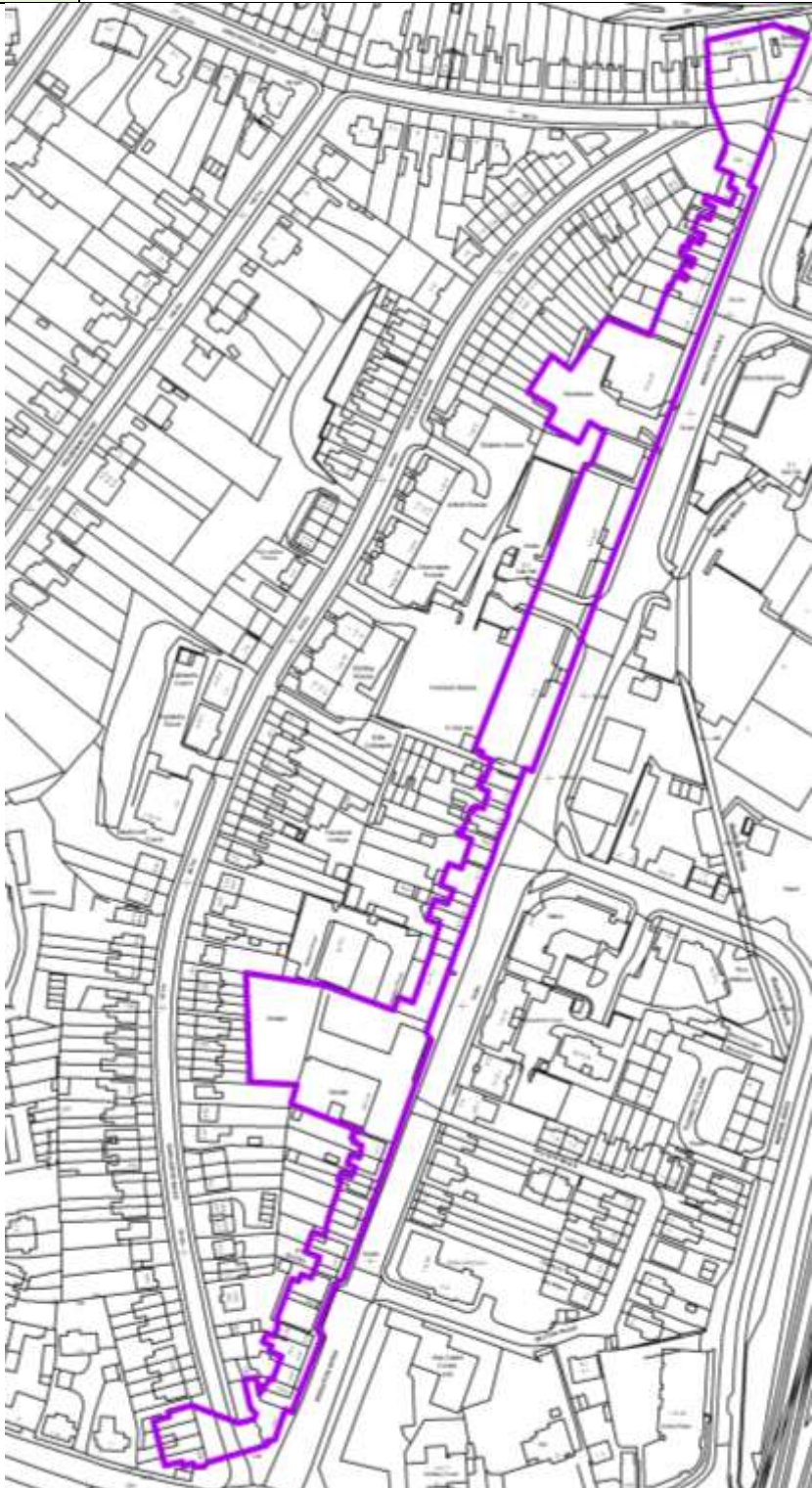


Development Management Plan (Regulation 19 Stage)

Local Centres Appendix 1: Site Assessments

October 2017

1. Brighton Road, Redhill								
Ward: Redhill East								
A1	A2	A3	A4	A5	D1	SG	Vacancies	TOTAL
19	3	3	1	3	3	1	3	35
2,394	389	234	Unknown	167	138	1439	176	9130
Parking Bays		Approx. 20						
Other facilities		<ul style="list-style-type: none"> • Bins • Pedestrian crossing • Redhill Community Chest Community Centre • Bus stop opposite • Flower bed • Post box • Grit box 						
Comments/ Observations of Uses: <i>(e.g. scale of uses in comparison to one another)</i>		<ul style="list-style-type: none"> • Mix between neighbourhood scale units (i.e. newsagents, pharmacist and hairdressers) and other uses (i.e. car garage, carpet shop, office blocks) • There are a few vacant units • Close to the town centre 						
Most visited/ dominant use:		Dominant use class: A1 Dominant trade type: Service						
								
Assessment of Local Environment:		<p><u>Visual appearance:</u></p> <ul style="list-style-type: none"> • Less attractive than some in the borough but relatively clean and tidy • Variation in quality of shopfronts • There is a nice planted area in the north of the boundary • Good lighting • No benches <p><u>Car-dominated:</u> Not car dominated but can hear traffic noise</p> <p><u>Sense of a local environment/ community:</u></p> <ul style="list-style-type: none"> • Community centre within the boundary • Feels more as if passing through to enter the town centre/ convenience rather than a retail destination of choice <p><u>Friendly/ welcoming:</u> Yes</p> <p><u>Busy/ quiet:</u> Busy</p> <p><u>Unsafe?</u> No</p> <ul style="list-style-type: none"> • Very wide pavement between the main road and the shops • No intimidating spaces 						

	<ul style="list-style-type: none"> • No evidence of anti-social behaviour or violent behaviour <p>Noisy? No, you can hear the road but it is not overbearing.</p>
<p>Potential for Expansion/Improvement:</p>	<p>Limited potential to expand due to the proximity of the road and other residential properties.</p>
	
<p>Concluding assessment comments:</p>	<p>Number of units: More than 6</p> <p>Diversity:</p>

- Majority of units A1
- 6 food and drink units
- 3 vacant units
- Mix of neighbourhood and non-neighbourhood uses

Pedestrian flows: Appear to be steady

Accessibility:

- Pedestrian crossing
- Good parking provision
- Bus stop opposite

Perception of safety:

Good – no evidence of vandalism, anti-social behaviour or violent behaviour.

Environmental quality:

- Good parking provision
- Not car dominated
- Good perception of safety
- Relatively clean and tidy
- Would be improved with more flower beds, bench and possibly community noticeboard.

Future growth potential: Limited

Mini destination:

- Good mix of retail uses
- Some community provision within the proposed boundary
- Good bin provision
- Post box
- No community noticeboard
- To a certain extent it feels as if people are just passing through to and from the town centre.

**Designate in
DMP?**

YES

2. Tadworth High Street

Ward: Tadworth & Walton

A1	A2	A3	A4	A5	D1	SG	Vacancies	TOTAL
5	1	1	0	0	1	.0	0	8
609sqm	44sqm	77sqm	0sqm	0sqm	67sqm	0sqm	0sqm	797sqm

Parking Bays	Approx. 12
---------------------	------------

Other facilities	<ul style="list-style-type: none"> Post box Bins Planted areas
-------------------------	---

Comments/ Observations of Uses: <i>(e.g. scale of uses in comparison to one another)</i>	<ul style="list-style-type: none"> Majority neighbourhood scale units (i.e. bakers, fishmongers, vets and restaurant). Good mix of uses
--	---

Most visited/ dominant use:	Dominant use class: A1 Dominant trade type: Service
--	--



Assessment of Local Environment:	<p><u>Visual appearance:</u></p> <ul style="list-style-type: none"> Very pleasant area Well maintained No evidence of vandalism/ graffiti No intimidating spaces Seating outside the cafe <p><u>Car-dominated:</u> Not car dominated</p> <p><u>Sense of a local environment/ community:</u></p> <ul style="list-style-type: none"> Very pleasant Lots of people sitting outside of the café Post box Feels well used <p><u>Friendly/ welcoming:</u> Yes</p> <p><u>Busy/ quiet:</u> Busy</p> <p><u>Unsafe?</u> No, quiet road and large pavement area.</p> <p><u>Noisy?</u> No, can hear the railway but not overbearing.</p>
---	---

Potential for Expansion/Improvement:

Limited potential to expand due to the proximity of the road and other residential properties.



Concluding assessment comments:

Number of units: More than 6

Diversity:

- Majority of units A1
- Good variety of neighbourhood uses
- Limited comparison retail

Pedestrian flows: Appear to be steady

Accessibility:

- Good parking provision
- No pedestrian crossing but quiet roads
- Large pavement

Perception of safety: Good – no evidence of vandalism, anti-social behaviour or violent behaviour.

Environmental quality:

- Clean and tidy
- No evidence of vandalism and graffiti
- No intimidating spaces
- Good parking provision
- Not car dominated
- Good perception of safety
- Well maintained planted areas
- Could be improved with a bench and possibly community noticeboard.

Future growth potential: Limited

Mini destination:

- Good mix of neighbourhood uses

	<ul style="list-style-type: none">• There are no community uses or facilities within the proposed boundary• Observed good number of people sitting outside the bakery• Good bin provision• No community noticeboard• Welcoming and attractive
Designate in DMP?	YES

3. Horley Row

Ward: Horley West

A1	A2	A3	A4	A5	D1	SG	Vacancies	TOTAL
5	0	0	1	0	1	0	0	7
450sqm	0sqm	0sqm	Unknown	0sqm	74sqm	0sqm	0sqm	524sqm

Parking Bays Approx. 10 + large carpark at the pub

Other facilities

- Post box
- Telephone box
- Bins
- Recycling bins
- Cycle racks
- Planted areas

Comments/ Observations of Uses:
(e.g. scale of uses in comparison to one another)

- All neighbourhood scale units
- Good mix of uses

Most visited/ dominant use: Dominant use class: A1
 Dominant trade type: Convenience



Assessment of Local Environment:

Visual appearance:

- Very pleasant area
- Well maintained
- Attractive flower areas
- Well established trees
- No evidence of vandalism/ graffiti
- No intimidating spaces

Car-dominated: Whilst not car dominated there are quite a high number of cars in the slip road

Sense of a local environment/ community:

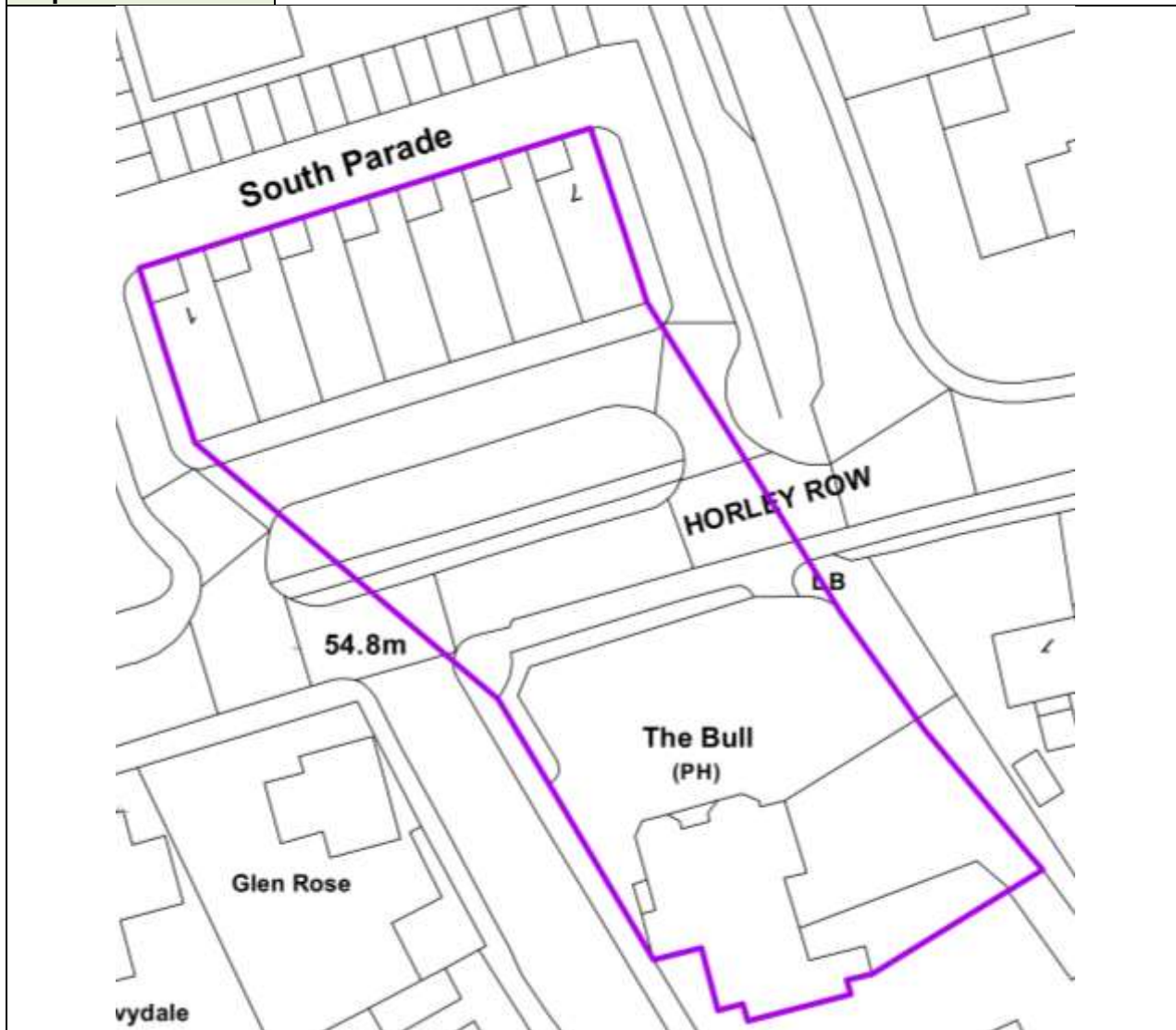
- Very pleasant area
- Post box
- Community recycling facilities
- Limited community facilities but observed to be well used

Friendly/ welcoming: Yes

Busy/ quiet: Busy



	<p><u>Unsafe?</u> No, set off the road and accessed via a slip road</p> <p><u>Noisy?</u> No</p>
--	---

Potential for Expansion/Improvement:	<p>There is a large garage block behind the shops.</p> <p>Limited potential to expand outwards due to access roads to garages.</p>
---	--



Concluding assessment comments:	<p><u>Number of units:</u> More than 6</p> <p><u>Diversity:</u></p> <ul style="list-style-type: none"> • Majority of units A1 • Good variety of convenience neighbourhood units • No comparison units • Limited food and drink units <p><u>Pedestrian flows:</u> Appear to be steady</p> <p><u>Accessibility:</u></p> <ul style="list-style-type: none"> • Good parking provision • Pedestrian crossing • Set off the main road and accessed via a slip road
--	---

	<p><u>Perception of safety:</u></p> <ul style="list-style-type: none"> • Good – no evidence of vandalism, anti-social behaviour or violent behaviour • There are a lot of cars using the slip road <p><u>Environmental quality:</u></p> <ul style="list-style-type: none"> • Good parking provision • Clean and tidy • Well established trees and good quality planted areas • Good bin provision • No evidence of vandalism and graffiti • Parts of the slip road would benefit from resurfacing • Could possibly be improved with a bench and community noticeboard <p><u>Future growth potential:</u> Limited</p> <p><u>Mini destination:</u></p> <ul style="list-style-type: none"> • Good mix of neighbourhood scale uses • Good bin provision • Community recycling facilities • No benches or community noticeboards • No community provision • Observed to be well visited
Designate in DMP?	YES

4. Meath Green/ Lee Street								
Ward: Horley West								
A1	A2	A3	A4	A5	D1	SG	Vacancies	TOTAL
4	0	1	0	0	0	0	0	5
344sqm	0sqm	46sqm	0sqm	0sqm	0sqm	0sqm	0sqm	390sqm
Parking Bays		Approx. 10						
Other facilities		<ul style="list-style-type: none"> • Rubbish bins • Post box • Planted areas • Established trees 						
Comments/ Observations of Uses: <i>(e.g. scale of uses in comparison to one another)</i>		<ul style="list-style-type: none"> • All neighbourhood scale units • Good mix of uses (convenience stores, hairdressers and café) 						
Most visited/ dominant use:		Dominant use class: A1 Dominant trade type: Convenience & Services						
								
Assessment of Local Environment:		<p><u>Visual appearance:</u></p> <ul style="list-style-type: none"> • Not a clearly defined area • Each part of the local centre is well maintained • There is good parking • No evidence of vandalism/ graffiti • No intimidating spaces <p><u>Car-dominated:</u> No</p> <p><u>Sense of a local environment/ community:</u></p> <ul style="list-style-type: none"> • No community uses • Post box • Very fragmented area and therefore does not feel as if it is an area/ centre • Each part is very pleasant • It did feel quite quiet <p><u>Friendly/ welcoming:</u> Yes</p> <p><u>Busy/ quiet:</u> Quiet</p> <p><u>Unsafe?</u> No</p>						

	Noisy? No
Potential for Expansion/Improvement:	Limited potential to expand due to the road and existing built up area.



Concluding assessment comments:	<p><u>Number of units:</u> Less than 6</p> <p><u>Diversity:</u></p> <ul style="list-style-type: none"> • Majority of units A1 • Mix between convenience and services • No comparison units • Limited food and drink provision <p><u>Pedestrian flows:</u> Limited</p> <p><u>Accessibility:</u></p> <ul style="list-style-type: none"> • Good parking provision • Part is set off the main road <p><u>Perception of safety:</u></p> <ul style="list-style-type: none"> • Good – no evidence of vandalism, anti-social behaviour or violent behaviour • No traffic concerns <p><u>Environmental quality:</u></p> <ul style="list-style-type: none"> • Good parking provision
--	---

	<ul style="list-style-type: none">• Each part is well maintained• There are pleasant planted areas and trees• Good bin provision• No evidence of vandalism and graffiti• No intimidating spaces <p><u>Future growth potential:</u> Limited</p> <p><u>Mini destination:</u></p> <ul style="list-style-type: none">• Area is segmented into three separate parts and there is very little cohesion between the separate parks• There are no community uses within the proposed boundary• Good mix of neighbourhood scale uses• Good bin provision• Post box• No community notice board or benches
Designate in DMP?	NO

5. Court Lodge/ Horley Gardens Estate

Ward: Horley West

A1	A2	A3	A4	A5	D1	SG	Vacancies	TOTAL
1	0	0	0	1	0	0	0	2
125sqm	0sqm	0sqm	0sqm	52sqm	0sqm	0sqm	0sqm	177sqm

Parking Bays No dedicated parking spaces but on-street parking.

Other facilities

- Rubbish bins
- Telephone box
- Planted areas
- Bus stop

Comments/ Observations of Uses:
(e.g. scale of uses in comparison to one another)

- All neighbourhood scale units
- Limited mix of uses

Most visited/ dominant use: Dominant use class: A1 & A5
 Dominant trade type: Convenience & Food and Drink



Assessment of Local Environment:

Visual appearance:

- Well maintained
- Pleasant planted areas
- No evidence of graffiti/ vandalism
- No intimidating areas
- No traffic noise
- Good bin provision
- Telephone box

Car-dominated: No

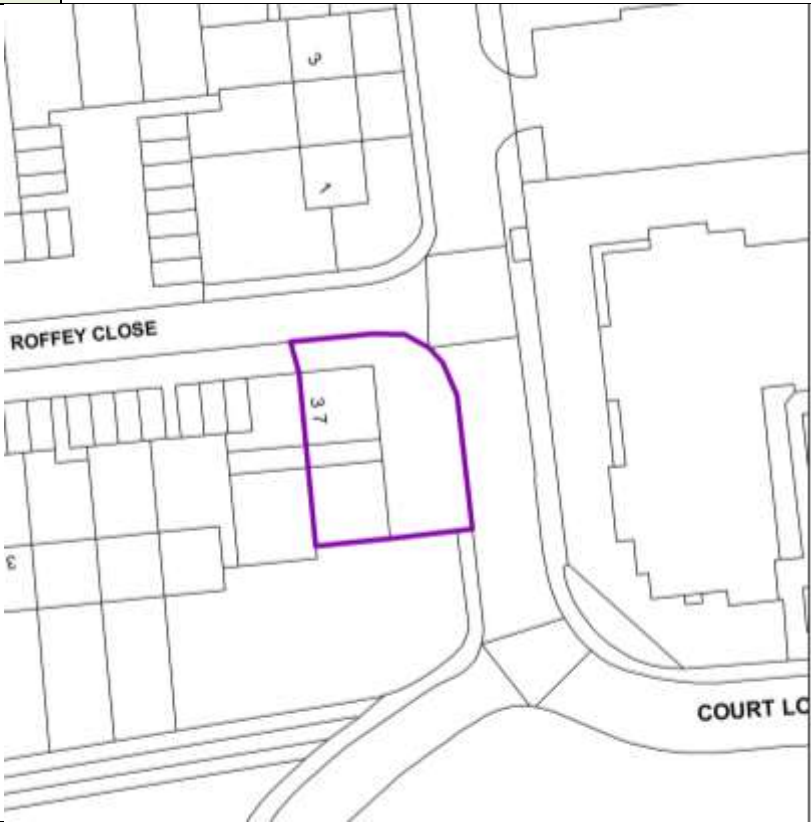
Sense of a local environment/ community:

- Baptist church with community rooms and nursing home opposite
- Felt very quiet
- Bus stop


Friendly/ welcoming: Yes

Busy/ quiet: Quiet

Unsafe? No

	Noisy? No
Potential for Expansion/Improvement:	Limited potential to expand due to the road and existing built up area.
	
Concluding assessment comments:	<p><u>Number of units:</u> Less than 6</p> <p><u>Diversity:</u></p> <ul style="list-style-type: none"> • Neighbourhood scale uses • One unit is convenience and the other unit is a take-away • No comparison retail <p><u>Pedestrian flows:</u> Limited</p> <p><u>Accessibility:</u></p> <ul style="list-style-type: none"> • It is set off the main road • Large pavement • Bus stop <p><u>Perception of safety:</u></p> <ul style="list-style-type: none"> • Good – no evidence of vandalism, anti-social behaviour or violent behaviour • No traffic concerns <p><u>Environmental quality:</u></p> <ul style="list-style-type: none"> • Well maintained • Pleasant planting • No evidence of vandalism/ graffiti • No intimidating spaces • No traffic noise

	<ul style="list-style-type: none">• Limited parking provision• Bin provision• Would possibly benefit from benches and community noticeboard <p><u>Future growth potential:</u> Limited</p> <p><u>Mini destination:</u></p> <ul style="list-style-type: none">• Limited offer• No community uses within the proposed boundary• Good bin provision• No benches or community noticeboards
Designate in DMP?	NO

6. Riverside Horley								
Ward: Horley West								
A1	A2	A3	A4	A5	D1	SG	Vacancies	TOTAL
1	0	0	0	0	0	0	0	1
82sqm	0sqm	0sqm	0sqm	0sqm	0sqm	0sqm	0sqm	82sqm
Parking Bays	No dedicated parking spaces but on-street parking.							
Other facilities	<ul style="list-style-type: none"> • Community noticeboard opposite • Rubbish bin 							
Comments/ Observations of Uses: <i>(e.g. scale of uses in comparison to one another)</i>	<ul style="list-style-type: none"> • Convenience store • Neighbourhood scale unit 							
Most visited/ dominant use:	Dominant use class: A1 Dominant trade type: Convenience							
								
Assessment of Local Environment:	<p><u>Visual appearance:</u></p> <ul style="list-style-type: none"> • Relatively well maintained standalone store although wall signage is damaged • No intimidating areas • No evidence of anti-social behaviour • Good bin provision <p><u>Car-dominated:</u> No</p> <p><u>Sense of a local environment/ community:</u></p> <ul style="list-style-type: none"> • No community centres within the boundary • There is a community noticeboard opposite <p><u>Friendly/ welcoming:</u> Yes</p> <p><u>Busy/ quiet:</u> Quiet</p> <p><u>Unsafe?</u> No</p> <p><u>Noisy?</u> No</p>							
Potential for Expansion/	Limited potential to expand due to the road and existing built up area.							

Improvement:



Concluding assessment comments:

Number of units: Less than 6

Diversity:

- 1 convenience unit

Pedestrian flows: Limited

Accessibility:

- It is set off the main road
- Large pavement

Perception of safety:

- Good – no evidence of vandalism, anti-social behaviour or violent behaviour
- No traffic concerns

Environmental quality:


- Relatively well maintained although signage is damaged
- Limited parking provision
- Good bin provision
- Community noticeboard opposite
- No traffic noise
- No evidence of anti-social behaviour
- No intimidating areas

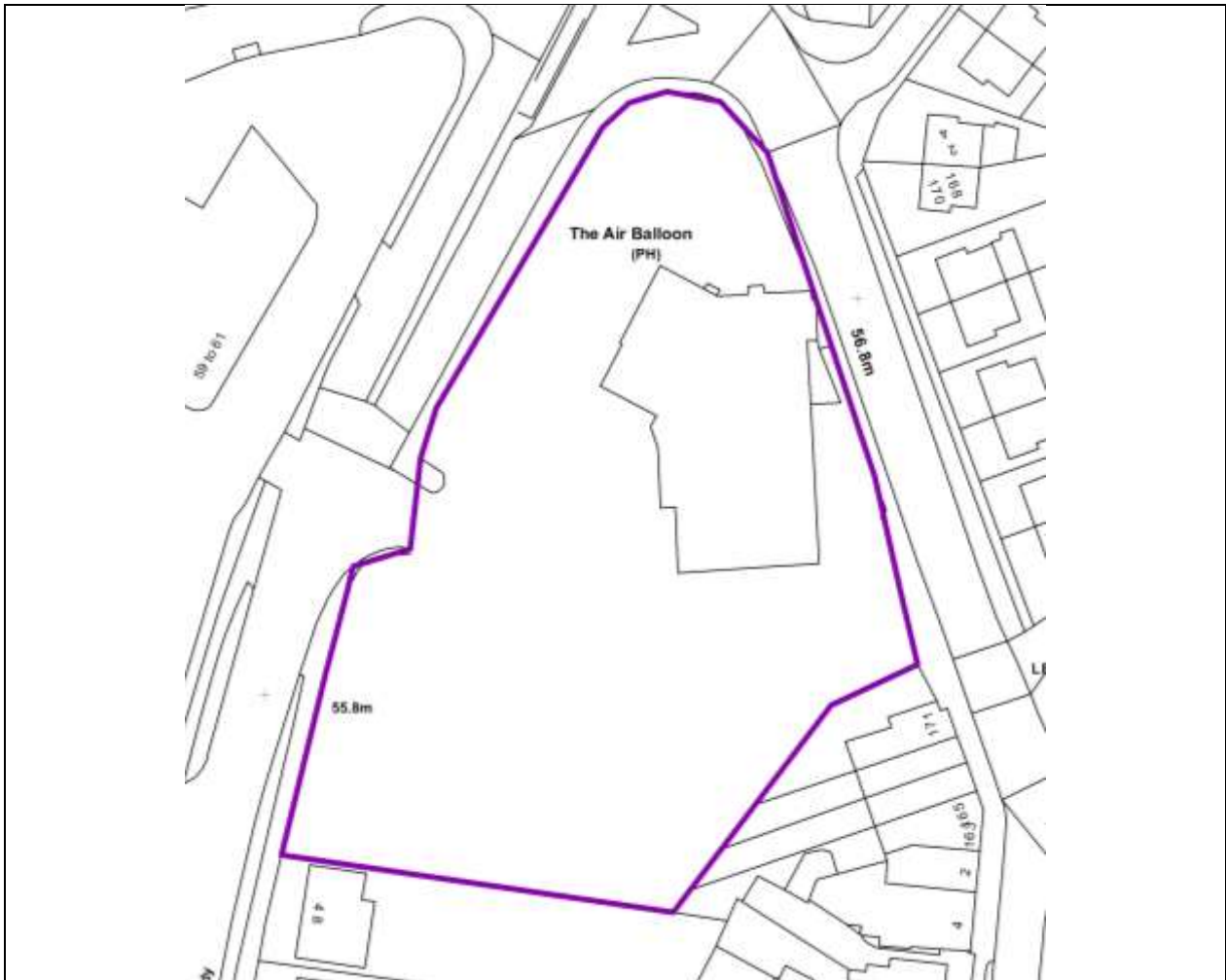
Future growth potential: Limited

Mini destination:

- Standalone convenience store
- No community uses or community facilities
- Community noticeboard opposite

	<ul style="list-style-type: none">• No benches
Designate in DMP?	NO

7. Air Balloon Public House								
Ward: Horley Central								
A1	A2	A3	A4	A5	D1	SG	Vacancies	TOTAL
0	0	0	1	0	0	0	0	1
0sqm	0sqm	0sqm	Unknown	0sqm	0sqm	0sqm	0sqm	Unknown
Parking Bays		Approx. 90						
Other facilities		<ul style="list-style-type: none"> • Bins • Outside seating • Planted areas • Pedestrian crossing opposite 						
Comments/ Observations of Uses: <i>(e.g. scale of uses in comparison to one another)</i>		<ul style="list-style-type: none"> • 1 food and drink unit 						
Most visited/ dominant use:		Dominant use class: A4 Dominant trade type: Food & Drink						
								
Assessment of Local Environment:		<p><u>Visual appearance:</u></p> <ul style="list-style-type: none"> • Attractive • Clean and tidy • Well maintained • Traffic noise is not overbearing • No evidence of vandalism and graffiti • No intimidating areas <p><u>Car-dominated:</u> There is a lot of car parking</p> <p><u>Sense of a local environment/ community:</u></p> <ul style="list-style-type: none"> • 1 standalone unit <p><u>Friendly/ welcoming:</u> Yes</p> <p><u>Busy/ quiet:</u> Moderate</p> <p><u>Unsafe?</u> No, the road is well fenced off</p> <p><u>Noisy?</u> No, you can hear the road but it is not overbearing.</p>						
Potential for Expansion/ Improvement:		Possibly expand into the carpark						



Concluding assessment comments:

Number of units: Less than 6

Diversity:

- 1 public house

Pedestrian flows: Limited

Accessibility:

- Pedestrian crossing opposite
- Good parking provision

Perception of safety:

Good – no evidence of vandalism, anti-social behaviour or violent behaviour

Environmental quality:

- Good parking provision
- Attractive
- Well fenced off from main road
- Planted areas
- Outside seating
- Traffic noise is not overbearing
- No evidence of vandalism
- No evidence of anti-social behaviour
- No intimidating areas

	<p><u>Future growth potential:</u> Possible expansion into carpark</p> <p><u>Mini destination:</u></p> <ul style="list-style-type: none">• Standalone public house• No community uses or community facilities• Good bin provision• Outside seating• No community noticeboard
Designate in DMP?	NO

8. The Acres Horley

Ward: Horley East

A1	A2	A3	A4	A5	D1	SG	Vacancies	TOTAL
0	0	0	0	0	1	0	5	6
0sqm	0sqm	0sqm	0sqm	0sqm	173sqm	0sqm	328sqm	501sqm

Parking Bays Approx. 14

Other facilities

- Recycling Bin

Comments/ Observations of Uses:
(e.g. scale of uses in comparison to one another)

- The community centre is the only occupied unit
- The other 5 units are currently vacant – 2 have planning permission for B1(a) use and 3 have planning permission for retail use.
- It is understood that the retail units have been sold and will be occupied by NISA.

Most visited/ dominant use: The only occupied unit is the community centre – D1 use



Assessment of Local Environment:

Visual appearance:

- Due to the vacant units it is slightly scruffy
- No evidence of vandalism or graffiti
- No intimidating areas
- No planted areas
- Good parking provision
- Attractive buildings
- No traffic noise
- No bin provision

Car-dominated: No

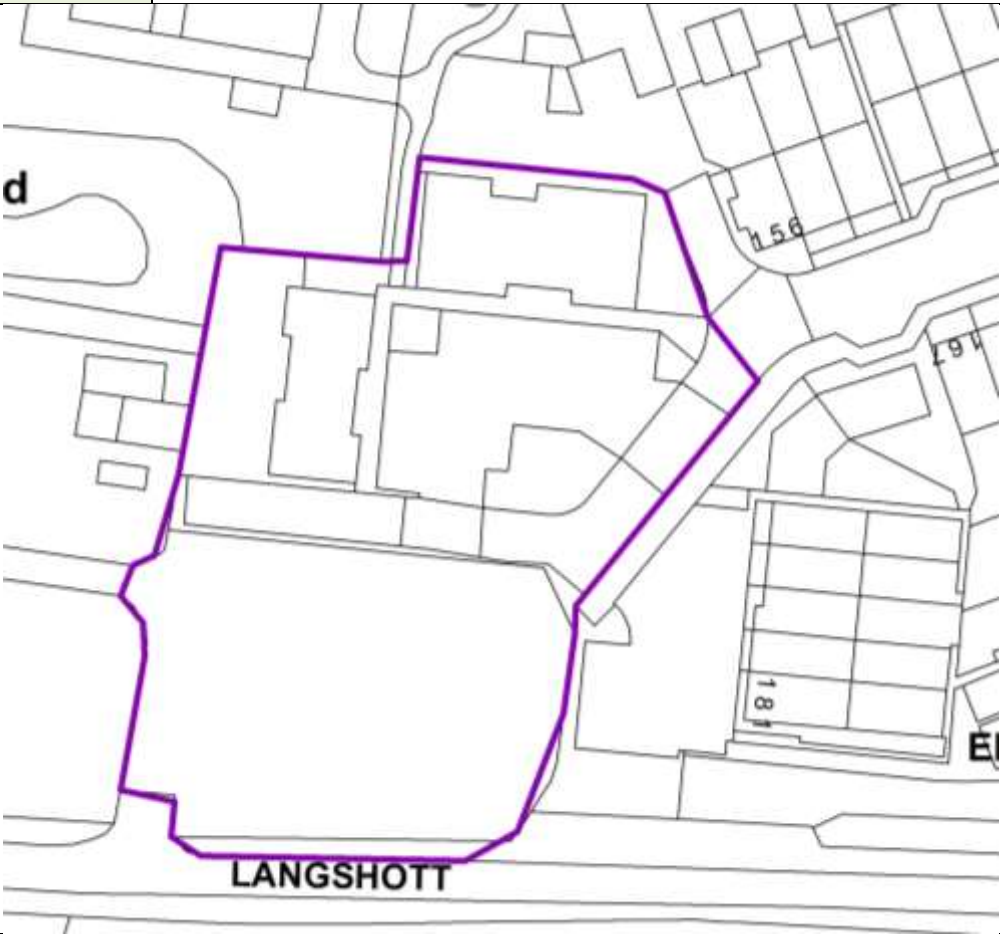
Sense of a local environment/ community:

- Community centre within the boundary
- Recycling provision


Friendly/ welcoming: Yes


Busy/ quiet: Quiet

Unsafe? No

	Noisy? No
Potential for Expansion/Improvement:	Limited potential to expand due to the road and existing built up area.
	
Concluding assessment comments:	<p><u>Number of units:</u> 6 units</p> <p><u>Diversity:</u></p> <ul style="list-style-type: none"> • Only one of the units is occupied but the others have planning permission for neighbourhood scale uses • Once the units are occupied, there will be a good mix of retail, offices and community uses <p><u>Pedestrian flows:</u> Limited at the moment</p> <p><u>Accessibility:</u></p> <ul style="list-style-type: none"> • It is in a quiet residential area – no need for pedestrian crossings • Good parking provision <p><u>Perception of safety:</u></p> <ul style="list-style-type: none"> • Good – no evidence of vandalism, anti-social behaviour or violent behaviour • No traffic concerns <p><u>Environmental quality:</u></p> <ul style="list-style-type: none"> • Due to the vacant units it is slightly scruffy but there is no evidence of vandalism/ graffiti and the buildings are attractive.

	<ul style="list-style-type: none"> • Recycling facilities • Good parking provision • Would possibly benefit from planting, benches and community noticeboard • No traffic noise • No evidence of vandalism and graffiti • No intimidating areas • No bin provision <p><u>Future growth potential:</u> Limited</p> <p><u>Mini destination:</u></p> <ul style="list-style-type: none"> • Once occupied, it will have a good mix of community facilities, retail and offices • Recycling bin • Limited bin provision • No benches or community noticeboard
Designate in DMP?	YES

9. ASDA, Burgh Heath								
Ward: Kingswood and Burgh heath								
A1	A2	A3	A4	A5	D1	SG	Vacancies	TOTAL
1	0	0	0	0	0	0	0	1
9,048sqm	0sqm	0sqm	0sqm	0sqm	0sqm	0sqm	0sqm	9,048sqm
Parking Bays		Approx. 520						
Other facilities		<ul style="list-style-type: none"> • Bins • Planted areas • Pedestrian crossing • Recycling facilities 						
Comments/ Observations of Uses: <i>(e.g. scale of uses in comparison to one another)</i>		<ul style="list-style-type: none"> • 1 convenience unit 						
Most visited/ dominant use:		Dominant use class: A1 Dominant trade type: Convenience						
								
Assessment of Local Environment:		<p><u>Visual appearance:</u></p> <ul style="list-style-type: none"> • Attractive • Clean and tidy • Well maintained • Traffic noise is not overbearing • No evidence of vandalism and graffiti • No intimidating areas <p><u>Car-dominated:</u> There is a lot of car parking but wide pedestrian paths</p> <p><u>Sense of a local environment/ community:</u></p> <ul style="list-style-type: none"> • Recycling bins • No community uses <p><u>Friendly/ welcoming:</u> Yes</p> <p><u>Busy/ quiet:</u> Busy</p> <p><u>Unsafe?</u> No, wide pavements, traffic calming and pedestrian crossing.</p>						

	<u>Noisy?</u> No
Potential for Expansion/Improvement:	Possibly expand into the carpark
	
Concluding assessment comments:	<p><u>Number of units:</u> Less than 6</p> <p><u>Diversity:</u></p> <ul style="list-style-type: none"> • 1 supermarket <p><u>Pedestrian flows:</u> High</p> <p><u>Accessibility:</u></p> <ul style="list-style-type: none"> • Pedestrian crossing • Good parking provision • Wide pavements • Disabled parking and parking for parent & child <p><u>Perception of safety:</u> Good</p> <ul style="list-style-type: none"> • No evidence of vandalism, anti-social behaviour or violent behaviour • Wide pavements <p><u>Environmental quality:</u></p> <ul style="list-style-type: none"> • Attractive • Good planting

	<ul style="list-style-type: none"> • Wide pavements • Good bin provision • Pedestrian crossings • Traffic calming measures • Wide pavements • Traffic noise is not overbearing • No evidence of vandalism and graffiti • No intimidating areas • Would possibly benefit from a community noticeboard <p><u>Future growth potential:</u> Possible expansion into carpark</p> <p><u>Mini destination:</u></p> <ul style="list-style-type: none"> • Standalone supermarket • No community uses • Good bin provision • Recycling facilities • No benches or community noticeboards
Designate in DMP?	NO