Reigate & Banstead Borough Council
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Reigate & Banstead Retail Needs Assessment

Volume 2 Appendices

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For and on behalf of Peter Brett Associates LLP				

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Reigate Town Centre GOAD Update March 2016

			UNITS	%	% UK	Dif.	SQM	%	% UK	Dif.
Convenience	Bakers	G1a	3	1.54	2.16	-0.62	190	0.73	1.09	-0.36
	Butchers	G1b	1	0.51	0.75	-0.24	80	0.31	0.40	-0.09
	Greengrocers & Fishmongers	G1c	0	0.00	0.64	-0.64	0	0.00	1.37	-1.37
	Groceries and Frozen Food	G1d	7	3.59	2.96	0.63	4890	18.87	12.91	5.96
	Officences & Home Brew	G1e	3	1.54	0.48	1.06	690	2.66	0.30	2.36
	CTN & Convinience	G1f	3	1.54	2.25	-0.71	680	2.62	2.25	0.37
	Total Convenience			**8.72**	**9.22**	-0.50	**6530**	**25.20**	**18.32**	6.88
Comparison	Footwear & Repairs	G2a	3	1.54	1.69	-0.15	200	0.77	1.23	-0.46
	Mens & boys wear	G2b	2	1.03	0.93	0.10	210	0.81	0.83	-0.02
	Womens, girls & childrens wear	G2c	13	6.67	3.19	3.48	1270	4.90	3.08	1.82
	Mixed & general clothing	G2d	12	6.15	4.01	2.14	1490	5.75	6.34	-0.59
	Furniture, carpets & textiles	G2e	10	5.13	3.32	1.81	1730	6.68	3.64	3.04
	Books, arts/craft, stationary	G2f	10	5.13	4.19	0.94	970	3.74	3.08	0.66
	Elec, home ent, phones,video	G2g	5	2.56	3.57	-1.01	570	2.20	2.52	-0.32
	DIY, hardware & household	G2h	12	6.15	2.39	3.76	1150	4.44	4.79	-0.35
	Gifts, china, glass & leather goods	G2i	3	1.54	1.70	-0.16	300	1.16	0.90	0.26
	Cars, motor cycles & accessories	G2j	1	0.51	1.14	-0.63	60	0.23	1.77	-1.54
	Chemists, toiletries & opticians	G2k	8	4.10	3.89	0.21	890	3.43	3.91	-0.48
	Variety, department & catalogue	G2l	1	0.51	0.61	-0.10	430	1.66	6.27	-4.61
	Florists & gardens	G2m	1	0.51	0.85	-0.34	70	0.27	0.39	-0.12
	Sports, toys, cycles & hobbies	G2n	4	2.05	2.00	0.05	630	2.43	2.27	0.16
	Jewellers, clocks & repairs	G2o	6	3.08	1.94	1.14	260	1.00	0.91	0.09
	Charity, pets & other	G2p	9	4.62	4.36	0.26	860	3.32	3.04	0.28
	Total Comparison			**51.28**	**39.75**	11.53	**11090**	**42.80**	**44.95**	-2.15
Services	Restaurant, cafés, fast food	G3a	33	16.92	17.01	-0.09	3960	15.28	12.54	2.74
	Hairdressing, beauty & health	G3b	15	7.69	10.12	-2.43	1240	4.79	4.89	-0.10
	Laundrettes & dry cleaners	G3c	3	1.54	0.89	0.65	300	1.16	0.40	0.76
	Travel agents	G3d	2	1.03	1.06	-0.03	170	0.66	0.66	0.00
	Banks & financial services	G3e	5	2.56	3.99	-1.43	880	3.40	4.27	-0.87
	Building societies	G3f	2	1.03	0.51	0.52	330	1.27	0.41	0.86
	Estate agents & auctioneers	G3g	14	7.18	3.94	3.24	1120	4.32	2.20	2.12
	Total Service			**21.03**	**20.51**	0.52	**4040**	**15.59**	**12.83**	2.76
Misc.	Employment, careers, PO & info	G4a	2	1.03	1.18	-0.15	110	0.42	1.01	-0.59
Vacant	Vacant	G4b	2	1.03	12.33	-11.30	180	0.69	10.34	-9.65
Totals			**195**	**Units**			**25910**	**sqm**		

Redhill Town Centre GOAD Update March 2016

			UNITS	%	% UK	Dif.	SQM	%	% UK	Dif.
Convenience	Bakers	G1a	3	1.89	2.16	-0.27	290	0.73	1.09	-0.36
	Butchers	G1b	0	0.00	0.75	-0.75	0	0.00	0.40	-0.40
	Greengrocers & Fishmongers	G1c	0	0.00	0.64	-0.64	0	0.00	1.37	-1.37
	Groceries and Frozen Food	G1d	4	2.52	2.96	-0.44	3870	9.69	12.91	-3.22
	Officences & Home Brew	G1e	0	0.00	0.48	-0.48	0	0.00	0.30	-0.30
	CTN & Convinience	G1f	6	3.77	2.25	1.52	920	2.30	2.25	0.05
	Total Convenience			**8.18**	**9.22**	-1.04	**5080**	**12.72**	**18.32**	-5.60
Comparison	Footwear & Repairs	G2a	4	2.52	1.69	0.83	710	1.78	1.23	0.55
	Mens & boys wear	G2b	2	1.26	0.93	0.33	450	1.13	0.83	0.30
	Womens, girls & childrens wear	G2c	6	3.77	3.19	0.58	2460	6.16	3.08	3.08
	Mixed & general clothing	G2d	4	2.52	4.01	-1.49	1290	3.23	6.34	-3.11
	Furniture, carpets & textiles	G2e	3	1.89	3.32	-1.43	850	2.13	3.64	-1.51
	Books, arts/craft, stationary	G2f	9	5.66	4.19	1.47	2170	5.43	3.08	2.35
	Elec, home ent, phones,video	G2g	7	4.40	3.57	0.83	1000	2.50	2.52	-0.02
	DIY, hardware & household	G2h	4	2.52	2.39	0.13	1694	4.24	4.79	-0.55
	Gifts, china, glass & leather goods	G2i	1	0.63	1.70	-1.07	360	0.90	0.90	0.00
	Cars, motor cycles & accessories	G2j	0	0.00	1.14	-1.14	0	0.00	1.77	-1.77
	Chemists, toiletries & opticians	G2k	10	6.29	3.89	2.40	2190	5.48	3.91	1.57
	Variety, department & catalogue	G2l	4	2.52	0.61	1.91	6870	17.20	6.27	10.93
	Florists & gardens	G2m	0	0.00	0.85	-0.85	0	0.00	0.39	-0.39
	Sports, toys, cycles & hobbies	G2n	6	3.77	2.00	1.77	1520	3.81	2.27	1.54
	Jewellers, clocks & repairs	G2o	1	0.63	1.94	-1.31	140	0.35	0.91	-0.56
	Charity, pets & other	G2p	9	5.66	4.36	1.30	1350	3.38	3.04	0.34
	Total Comparison			**44.03**	**39.75**	4.28	**23054**	**57.72**	**44.95**	12.77
Food and Drink	Restaurant, cafés, fast food	G3a	18	11.32	17.01	-5.69	4070	10.19	12.54	-2.35
Services	Hairdressing, beauty & health	G3b	15	9.43	10.12	-0.69	1310	3.28	4.89	-1.61
	Laundrettes & dry cleaners	G3c	2	1.26	0.89	0.37	190	0.48	0.40	0.08
	Travel agents	G3d	2	1.26	1.06	0.20	390	0.98	0.66	0.32
	Banks & financial services	G3e	7	4.40	3.99	0.41	1760	4.41	4.27	0.14
	Building societies	G3f	1	0.63	0.51	0.12	160	0.40	0.41	-0.01
	Estate agents & auctioneers	G3g	8	5.03	3.94	1.09	970	2.43	2.20	0.23
	Total Service			**22.01**	**20.51**	1.50	**4780**	**12.0**	**12.8**	-0.86
Misc.	Employment, careers, PO & info	G4a	1	0.63	1.18	-0.55	170	0.43	1.01	-0.58
Vacant	Vacant	G4b	22	13.84	12.33	1.51	2790	6.98	10.34	-3.36
Totals			**159 Units**				**39944 sqm**			

Horley Town Centre GOAD Update March 2016

			UNITS	%	% UK	Dif.	SQM	%	% UK	Dif.
Convenience	Bakers	G1a	1	0.77	2.16	-1.39	100	0.41	1.09	-0.68
	Butchers	G1b	1	0.77	0.75	0.02	70	0.29	0.40	-0.11
	Greengrocers & Fishmongers	G1c	0	0.00	0.64	-0.64	0	0.00	1.37	-1.37
	Groceries and Frozen Food	G1d	4	3.08	2.96	0.12	4740	19.34	12.91	6.43
	Officences & Home Brew	G1e	3	2.31	0.48	1.83	200	0.82	0.30	0.52
	CTN & Convinience	G1f	5	3.85	2.25	1.60	980	4.00	2.25	1.75
	Total Convenience			**10.77**	**9.22**	1.55	**6090**	**24.85**	**18.32**	6.53
Comparison	Footwear & Repairs	G2a	1	0.77	1.69	-0.92	60	0.24	1.23	-0.99
	Mens & boys wear	G2b	0	0.00	0.93	-0.93	0	0.00	0.83	-0.83
	Womens, girls & childrens wear	G2c	0	0.00	3.19	-3.19	0	0.00	3.08	-3.08
	Mixed & general clothing	G2d	2	1.54	4.01	-2.47	580	2.37	6.34	-3.97
	Furniture, carpets & textiles	G2e	4	3.08	3.32	-0.24	360	1.47	3.64	-2.17
	Books, arts/craft, stationary	G2f	2	1.54	4.19	-2.65	230	0.94	3.08	-2.14
	Elec, home ent, phones,video	G2g	3	2.31	3.57	-1.26	270	1.10	2.52	-1.42
	DIY, hardware & household	G2h	3	2.31	2.39	-0.08	1860	7.59	4.79	2.80
	Gifts, china, glass & leather goods	G2i	2	1.54	1.70	-0.16	220	0.90	0.90	0.00
	Cars, motor cycles & accessories	G2j	6	4.62	1.14	3.48	1580	6.45	1.77	4.68
	Chemists, toiletries & opticians	G2k	5	3.85	3.89	-0.04	1300	5.30	3.91	1.39
	Variety, department & catalogue	G2l	2	1.54	0.61	0.93	2210	9.02	6.27	2.75
	Florists & gardens	G2m	0	0.00	0.85	-0.85	0	0.00	0.39	-0.39
	Sports, toys, cycles & hobbies	G2n	2	1.54	2.00	-0.46	330	1.35	2.27	-0.92
	Jewellers, clocks & repairs	G2o	1	0.77	1.94	-1.17	130	0.53	0.91	-0.38
	Charity, pets & other	G2p	10	7.69	4.36	3.33	1220	4.98	3.04	1.94
	Total Comparison			**33.08**	**39.75**	-6.67	**10350**	**42.23**	**44.95**	-2.72
Services	Restaurant, cafés, fast food	G3a	25	19.23	17.01	2.22	2790	11.38	12.54	-1.16
	Hairdressing, beauty & health	G3b	19	14.62	10.12	4.50	1570	6.41	4.89	1.52
	Laundrettes & dry cleaners	G3c	3	2.31	0.89	1.42	290	1.18	0.40	0.78
	Travel agents	G3d	0	0.00	1.06	-1.06	0	0.00	0.66	-0.66
	Banks & financial services	G3e	6	4.62	3.99	0.63	1450	5.92	4.27	1.65
	Building societies	G3f	1	0.77	0.51	0.26	90	0.37	0.41	-0.04
	Estate agents & auctioneers	G3g	10	7.69	3.94	3.75	820	3.35	2.20	1.15
	Total Service			**30.00**	**20.51**	9.49	**4220**	**17.22**	**12.83**	4.39
Misc.	Employment, careers, PO & info	G4a	0	0.00	1.18	-1.18	0	0.00	1.01	-1.01
Vacant	Vacant	G4b	9	6.92	12.33	-5.41	1060	4.32	10.34	-6.02
Totals			**130 Units**				**24510 sqm**			

Banstead Town Centre GOAD Update March 2016

			UNITS	%	% UK	Dif.	SQM	%	% UK	Dif.
Convenience	Bakers	G1a	2	1.72	2.16	-0.44	215	1.09	1.09	0.00
	Butchers	G1b	1	0.86	0.75	0.11	180	0.91	0.40	0.51
	Greengrocers & Fishmongers	G1c	1	0.86	0.64	0.22	60	0.30	1.37	-1.07
	Groceries and Frozen Food	G1d	3	2.59	2.96	-0.37	1840	9.34	12.91	-3.57
	Officences & Home Brew	G1e	1	0.86	0.48	0.38	160	0.81	0.30	0.51
	CTN & Convinience	G1f	2	1.72	2.25	-0.53	1300	6.60	2.25	4.35
	Total Convenience		**10**	**8.62**	**9.22**	-0.60	**3755**	**19.06**	**18.32**	0.74
Comparison	Footwear & Repairs	G2a	3	2.59	1.69	0.90	370	1.88	1.23	0.65
	Mens & boys wear	G2b	5	4.31	0.93	3.38	680	3.45	0.83	2.62
	Womens, girls & childrens wear	G2c	3	2.59	3.19	-0.60	240	1.22	3.08	-1.86
	Mixed & general clothing	G2d	0	0.00	4.01	-4.01		0.00	6.34	-6.34
	Furniture, carpets & textiles	G2e	4	3.45	3.32	0.13	520	2.64	3.64	-1.00
	Books, arts/craft, stationary	G2f	3	2.59	4.19	-1.60	770	3.91	3.08	0.83
	Elec, home ent, phones,video	G2g	3	2.59	3.57	-0.98	480	2.44	2.52	-0.08
	DIY, hardware & household	G2h	4	3.45	2.39	1.06	670	3.40	4.79	-1.39
	Gifts, china, glass & leather goods	G2i	2	1.72	1.70	0.02	220	1.12	0.90	0.22
	Cars, motor cycles & accessories	G2j	0	0.00	1.14	-1.14		0.00	1.77	-1.77
	Chemists, toiletries & opticians	G2k	11	9.48	3.89	5.59	2210	11.22	3.91	7.31
	Variety, department & catalogue	G2l	1	0.86	0.61	0.25	190	0.96	6.27	-5.31
	Florists & gardens	G2m	1	0.86	0.85	0.01	80	0.41	0.39	0.02
	Sports, toys, cycles & hobbies	G2n	0	0.00	2.00	-2.00		0.00	2.27	-2.27
	Jewellers, clocks & repairs	G2o	2	1.72	1.94	-0.22	370	1.88	0.91	0.97
	Charity, pets & other	G2p	9	7.76	4.36	3.40	1060	5.38	3.04	2.34
	Total Comparison		**51**	**43.97**	**39.75**	4.22	**7860**	**39.90**	**44.95**	-5.05
Services	Restaurant, cafés, fast food	G3a	15	12.93	17.01	-4.08	2720	13.81	12.54	1.27
	Hairdressing, beauty & health	G3b	16	13.79	10.12	3.67	1655	8.40	4.89	3.51
	Laundrettes & dry cleaners	G3c	2	1.72	0.89	0.83	240	1.22	0.40	0.82
	Travel agents	G3d	2	1.72	1.06	0.66	270	1.37	0.66	0.71
	Banks & financial services	G3e	6	5.17	3.99	1.18	990	5.03	4.27	0.76
	Building societies	G3f	0	0.00	0.51	-0.51		0.00	0.41	-0.41
	Estate agents & auctioneers	G3g	7	6.03	3.94	2.09	890	4.52	2.20	2.32
	Total Service		**33.00**	**28.45**	**20.51**	7.94	**4045.00**	**20.53**	**12.83**	7.70
Misc.	Employment, careers, PO & info	G4a	1	0.86	1.18	-0.32	300	1.52	1.01	0.51
Vacant	Vacant	G4b	6	5.17	12.33	-7.16	1020	5.18	10.34	-5.16
Totals			**116 Units**				**19700 sqm**			

APPENDIX B COMPETING CENTRE PROFILES

Croydon

1.1 Croydon metropolitan centre is the largest and most dominant centre within the London borough of Croydon. It is allocated in the London Plan (2015) as an 'Opportunity Area' and one of just two 'Strategic Office Centres' outside of Central London. The primary shopping area is comprised of the Whitgift Centre, North End, and the Drummond Centre. Croydon contains a large number of national multiple retailers, however, it lacks an offer from any high end retailers. The convenience offer is varied, with a Sainsbury's and Iceland, as well as an M&S and House of Fraser Food Halls. The 2015 Venuscore rank for Croydon is 23 and the centre has a middle market position.

1.2 There is a significant amount of planned development for Croydon town centre which is envisaged to transform the town centre with a much improved retail and leisure offer within a high quality shopping environment.

1.3 The centrepiece of Croydon's town centre regeneration is the redevelopment of the Whitgift Centre by joint developers Hammerson and Westfield. The developers obtained outline planning permission in February 2014 for 140,000 sqm new retail floorspace and related leisure, residential, community and office use (LPA ref: 12/02542/P). The proposed development will trade under the name Westfield Croydon. The development is progressing, in September 2015, the Secretary of State confirmed the Compulsory Purchase Order for the Whitgift Centre and construction of the Westfield Croydon is set to begin in 2017 with a tentative completion date of 2020/21.

1.4 Croydon is currently undergoing a significant amount of redevelopment which means that occupiers may become displaced for a period of time. As a response to this Box Park will open a new temporary retail development in Croydon on a site awaiting long-term development. Box Park will provide a unique mix of local shops and food and drink outlets, significantly improve the evening leisure offer. .

Crawley

1.5 Crawley town centre is the main shopping centre within its borough and one of the main centres within the region. The town centre area has significant pedestrianisation, and is anchored by the County Mall, with national retailers such as Marks & Spencer, Argos, and Sainsbury's. The remainder of the shopping area includes a greater mix of independent and other small retailers, with a variety of complimentary cafes and restaurants. The 2015 Venuscore rank for Crawley is 87 and the centre has middle market position.

1.6 There is limited planned development for Croydon town centre to improve the town centre offer although there is planned investment in the out of centre retail offer which will increase the attraction of Crawley as a retail destination overall.

1.7 As part of the Crawley Town Centre North mixed-use redevelopment strategy, planning permission was approved in April 2016 for the demolition of existing buildings at 15-29 The Broadway, and the erection of 78 residential units on upper floors, with approximately 730 sqm of retail floorspace at ground level (LPA ref: CR/2015/0609/FUL).

1.8 Building work began in late 2015 on a new out of centre retail park 'Acorn Retail Park' located north of Crawley town centre and close to Manor Royal Business District. The approved scheme will provide 3,737 sqm gross A1 retail floorspace and 180 car parking spaces (CR/2010/0033/FUL). The development has now been pre-let to a mix of convenience and comparison retailers including, Aldi, Smyths Toys, and M&S Simply Food.

Epsom

1.9 Epsom town centre is identified as a secondary regional centre and the main focus for economic activity within the borough, according to Epsom Town Centre Area Action Plan (2011). Epsom town centre has a traditional market town character, with a compact and linear retail shopping area, and twice weekly market stalls.

1.10 Epsom has a wide town centre mix of retail units and leisure facilities, with strong representation from national comparison retailers. According to the Retail Study Updated, prepared by GVA Bilfinger in 2015, there has been a recent fall in the number of convenience goods operators, which may be of concern.

1.11 A large portion of the town centre is designated as a Conservation Area, with many historic and listed buildings, preventing any significant new development. Although there is a need for more convenience floorspace within the centre, there are no significant development proposals or planning applications for Epsom.

1.12 The Council are focusing on improving the quality of the town centre in order to drive up footfall. In the short to medium term, redevelopment will focus on improving shop frontages and townscape improvements.

Dorking

1.13 Dorking town centre is identified as a small market town within the Mole Valley Core Strategy (2009), providing a range of local shops, businesses and leisure facilities. Located within the Surrey Hills Area of Outstanding Natural Beauty, Dorking has an attractive town centre with a range of independent and specialist shops, which provide a niche retail offer, attracting people to the town. However, there are few large shop units or key national multiples, resulting in a VenueScore rank of 380, and a market position of Upper Middle.

1.14 Recently, increasing rental prices have made small independent retailers unviable and, as a result a number of small business premises behind the main shopping streets have been redeveloped for housing. Dorking has a good range of cafes, restaurants and leisure facilities; however, there is increasing pressure for more of these facilities. The convenience offer in Dorking is over-trading, suggesting that there may be a need for more convenience retail facilities. Vacancy rates are generally low throughout the centre; however the Village Centres Study conducted by Roger, Tym & Partners in 2010 states that the number of vacant units is higher than the national average, and has increased since 2007.

1.15 There is limited opportunity for new development in Dorking since much of the centre is designated as a Conservation Area. The most recently completed retail development in Dorking is at 285-293 High Street. There are currently two units available to let at this location, from 317 sqm to 462 sqm. The site to the rear of St Martin's Walk proposed for the development of a new supermarket within the Dorking Town Area Action Plan; however, there are no planning applications at present for this site.

APPENDIX C STUDY AREA MAP

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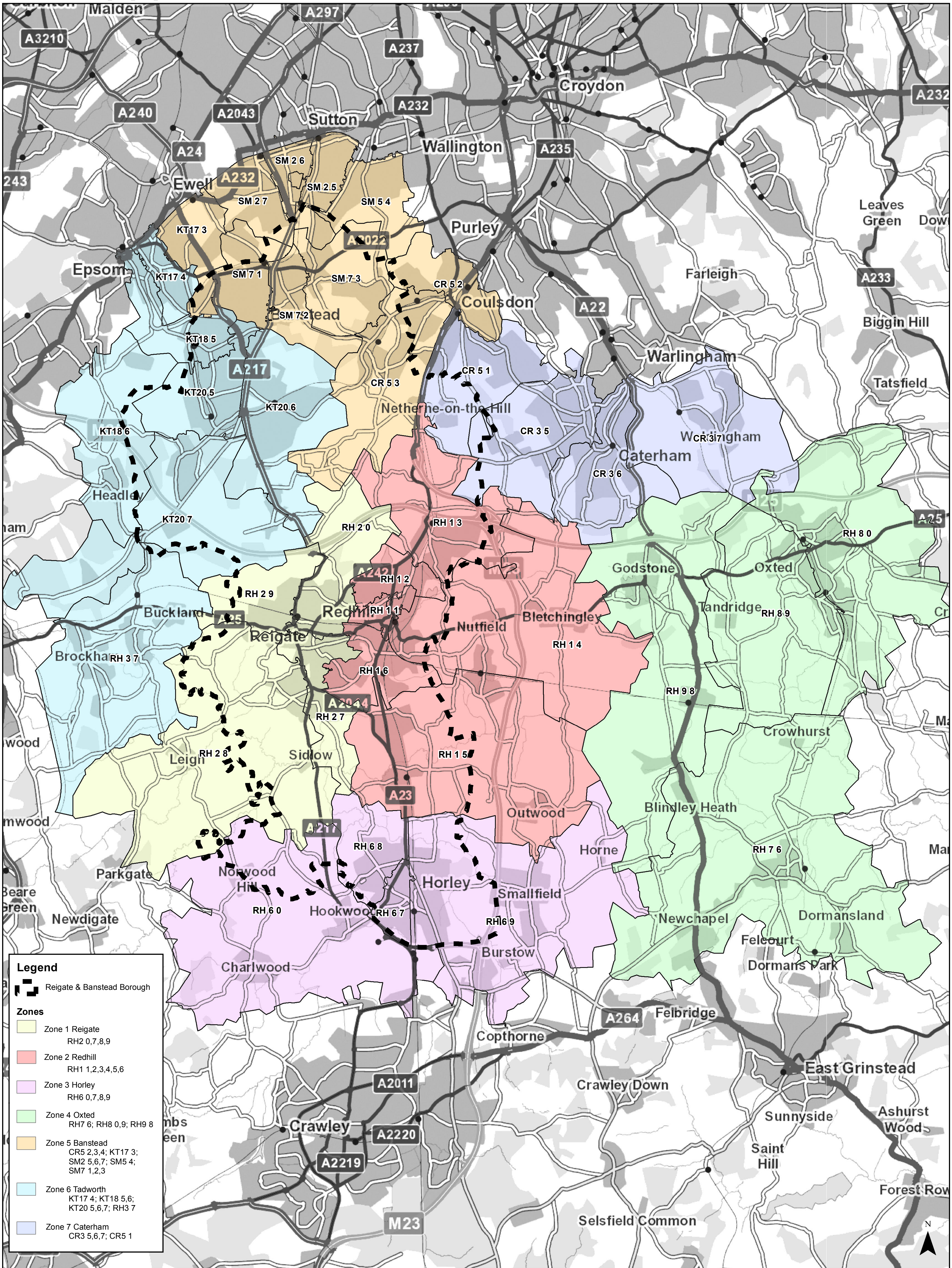

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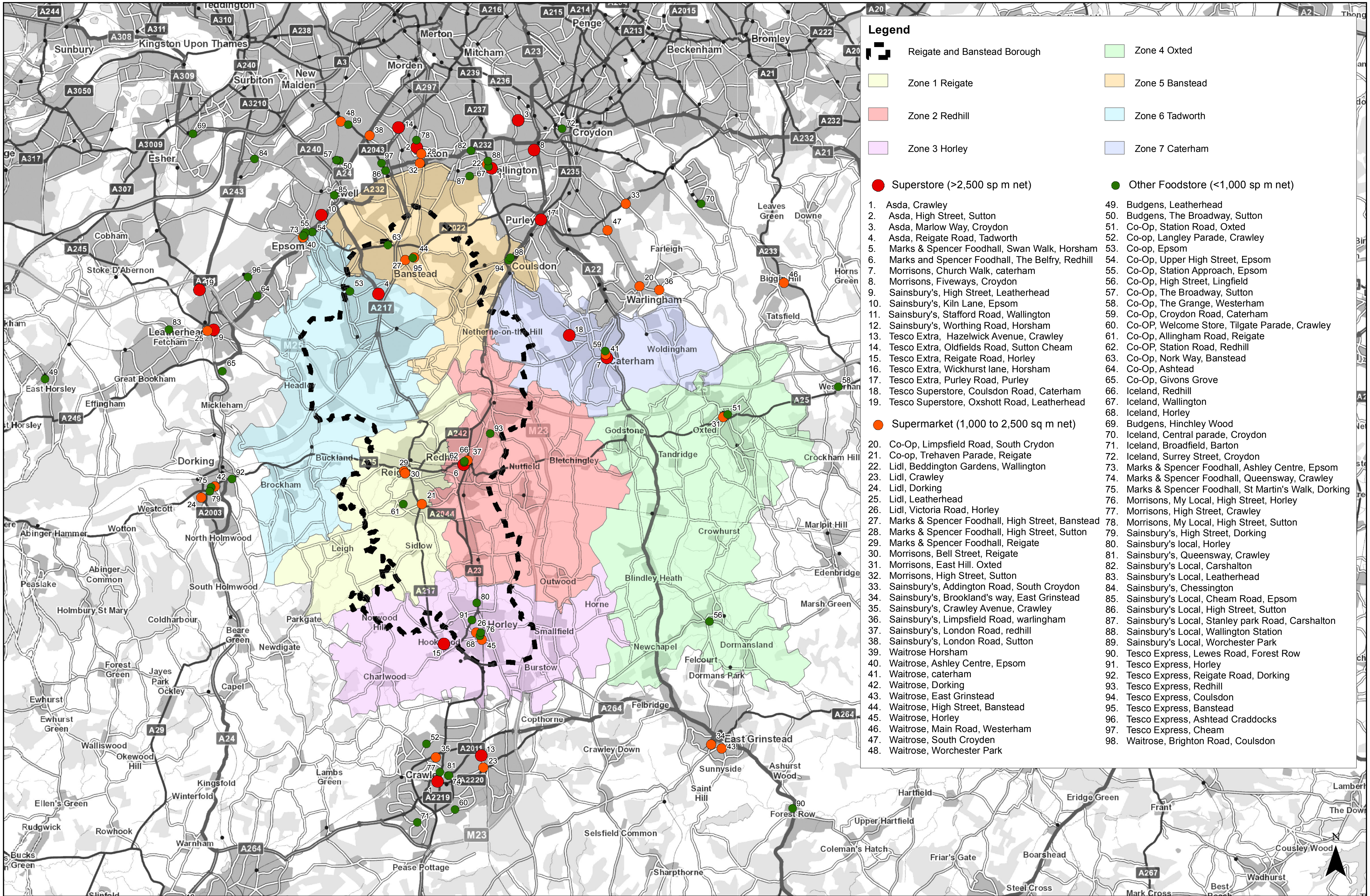
Reigate & Banstead BOROUGH COUNCIL Banstead | Horley | Redhill | Reigate

1:90,000 @ A3	**Reigate and Banstead**
26/04/2016	Postal Sector Zones
Drawn: DRL	
Checked: CM	

Figure 1 | Rev A

APPENDIX D STUDY AREA FOODSTORES MAP



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peterbrett

Reigate & Banstead BOROUGH COUNCIL
Banstead | Horley | Redhill | Reigate

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Convenience Shopping Provision

Figure 1 Rev A

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APPENDIX E RETAIL CAPACITY TABLES

Reigate & Banstead Retail Needs Assessment - Scenario A (Experian based)

Table CM/CV1 a - Population growth

Year	Zone 1	Zone 2	Zone 3	Zone 4	Zone 5	Zone 6	Zone 7	Total
2016	28,186	50,382	32,056	30,581	87,361	42,437	36,019	307,022
2019	29,187	52,543	33,276	31,288	90,390	43,756	37,083	317,523
2022	30,201	54,710	34,502	32,075	93,412	45,027	38,291	328,218
2027	31,757	57,808	36,418	33,332	97,968	47,078	40,084	344,445
2032	33,138	60,582	38,043	34,504	102,065	48,853	41,787	358,972
Aggregate population change								
2016-2019	1,001	2,161	1,220	707	3,029	1,319	1,064	10,501
2019-2022	1,014	2,167	1,226	787	3,022	1,271	1,208	10,695
2022-2027	1,556	3,098	1,916	1,257	4,556	2,051	1,793	16,227
2027-2032	1,381	2,774	1,625	1,172	4,097	1,775	1,703	14,527

Source: Experian Ltd 2015 Population Projections

Table CM2 a - Expenditure on comparison goods

Year	Zone 1	Zone 2	Zone 3	Zone 4	Zone 5	Zone 6	Zone 7	Total
2014 Comparison expenditure per capita (£)	3,998	3,421	3,725	4,274	4,321	4,492	3,995	
2016								
Per capita (£)	4,344	3,718	4,048	4,644	4,695	4,882	4,341	
Total expenditure, including SFT (£m)	122.4	187.3	129.8	142.0	410.2	207.2	156.4	1,355
Special forms of trading at 12.4% (£m)	15.2	23.2	16.1	17.6	50.9	25.7	19.4	168
2016 Total expenditure, excluding SFT (£m)	**107.3**	**164.1**	**113.7**	**124.4**	**359.3**	**181.5**	**137.0**	**1,187**
2019								
Per capita (£)	4,743	4,059	4,419	5,070	5,126	5,329	4,739	
Total expenditure, including SFT (£m)	138.4	213.3	147.0	158.6	463.3	233.2	175.7	1,530
Special forms of trading at 14.4% (£m)	19.9	30.7	21.2	22.8	66.7	33.6	25.3	220
2019 Total expenditure, excluding SFT (£m)	**118.5**	**182.5**	**125.9**	**135.8**	**396.6**	**199.6**	**150.4**	**1,309**
2022								
Per capita (£)	5,182	4,435	4,829	5,540	5,601	5,824	5,179	
Total expenditure, including SFT (£m)	156.5	242.6	166.6	177.7	523.2	262.2	198.3	1,727
Special forms of trading at 15.2% (£m)	23.8	36.9	25.3	27.0	79.5	39.9	30.1	263
2022 Total expenditure, excluding SFT (£m)	**132.7**	**205.8**	**141.3**	**150.7**	**443.7**	**222.4**	**168.2**	**1,465**
2027								
Per capita (£)	6,054	5,181	5,641	6,472	6,544	6,804	6,050	
Total expenditure, including SFT (£m)	192.3	299.5	205.4	215.7	641.1	320.3	242.5	2,117
Special forms of trading at 14.9% (£m)	28.6	44.6	30.6	32.1	95.5	47.7	36.1	315
2027 Total expenditure, excluding SFT (£m)	**163.6**	**254.9**	**174.8**	**183.6**	**545.6**	**272.6**	**206.4**	**1,801**
2032								
Per capita (£)	7,087	6,065	6,604	7,576	7,660	7,964	7,082	
Total expenditure, including SFT (£m)	234.9	367.4	251.2	261.4	781.8	389.1	295.9	2,582
Special forms of trading at 14.5% (£m)	34.1	53.3	36.4	37.9	113.4	56.4	42.9	374
2032 Total expenditure, excluding SFT (£m)	**200.8**	**314.2**	**214.8**	**223.5**	**668.5**	**332.7**	**253.0**	**2,207**

Source: Expenditure data from Experian MMG3, 2014 in 2014 prices. Expenditure growth and SFT from Experian Retail Planner Briefing Note 13 (ERPN13) (October 2015)
Notes: Growth to base year and increased by 5.3% to 2015 and increased by 3.2% to 2016; increased by 2.9% to 2017 and increased by 3.0% pa from 2018 to 2022; increased by 3.2% pa from 2022 to 2032.

Table CV2 a - Expenditure on convenience goods

Year	Zone 1	Zone 2	Zone 3	Zone 4	Zone 5	Zone 6	Zone 7	Total
2014 Convenience expenditure per capita (£)	2,336	2,110	2,266	2,442	2,359	2,535	2,273	
2016								
Per capita (£)	2,333	2,108	2,264	2,439	2,356	2,533	2,270	
Total expenditure, including SFT (£m)	65.8	106.2	72.6	74.6	205.8	107.5	81.8	714
Special forms of trading at 3% (£m)	1.97	3.19	2.18	2.24	6.18	3.22	2.45	21
2016 Total expenditure, excluding SFT (£m)	**63.8**	**103.0**	**70.4**	**72.4**	**199.7**	**104.3**	**79.3**	**693**
2019								
Per capita (£)	2,350	2,123	2,280	2,456	2,373	2,550	2,286	
Total expenditure, including SFT (£m)	68.6	111.5	75.9	76.9	214.5	111.6	84.8	744
Special forms of trading at 3.8% (£m)	2.6	4.2	2.9	2.9	8.1	4.2	3.2	28
2019 Total expenditure, excluding SFT (£m)	**66.0**	**107.3**	**73.0**	**73.9**	**206.3**	**107.4**	**81.6**	**715**
2022								
Per capita (£)	2,357	2,129	2,287	2,464	2,380	2,558	2,293	
Total expenditure, including SFT (£m)	71.2	116.5	78.9	79.0	222.3	115.2	87.8	771
Special forms of trading at 4.6% (£m)	3.3	5.4	3.6	3.6	10.2	5.3	4.0	35
2022 Total expenditure, excluding SFT (£m)	**67.9**	**111.1**	**75.3**	**75.4**	**212.1**	**109.9**	**83.8**	**735**
2027								
Per capita (£)	2,369	2,140	2,298	2,476	2,392	2,571	2,305	
Total expenditure, including SFT (£m)	75.2	123.7	83.7	82.5	234.3	121.0	92.4	813
Special forms of trading at 5.2%	3.9	6.4	4.4	4.3	12.2	6.3	4.8	42
2027 Total expenditure, excluding SFT (£m)	**71.3**	**117.3**	**79.3**	**78.2**	**222.1**	**114.7**	**87.6**	**771**
2032								
Per capita (£)	2,380	2,151	2,310	2,489	2,404	2,584	2,316	
Total expenditure, including SFT (£m)	78.9	130.3	87.9	85.9	245.3	126.2	96.8	851
Special forms of trading at 6.0% (£m)	4.7	7.8	5.3	5.2	14.7	7.6	5.8	51
2032 Total expenditure, excluding SFT (£m)	**74.2**	**122.5**	**82.6**	**80.7**	**230.6**	**118.7**	**91.0**	**800**

Source: Expenditure data from Experian MMG3, 2014 in 2014 prices. Expenditure growth and SFT from ERPN13.
Notes: Growth to base year and decreased by 0.2% to 2015 and increased by 0.1% to 2016; increased by 0.3% to 2017 and increased by 0.1% pa from 2018 to 2019; increased by 0.1% pa from 2019-2022; increased by 0.1% pa from 2022 to 2032.

Table CM3 - Comparison goods market shares 2016

	Zone 1	Zone 2	Zone 3	Zone 4	Zone 5	Zone 6	Zone 7
Zone 1							
Reigate Town Centre	32.5%	11.6%	4.5%	2.1%	1.2%	5.5%	6.5%
Homebase, Rushworth Road, Reigate	3.1%	2.4%	0.3%	0.2%	0.1%	0.7%	0.5%
Reigate Out Of Centre	0.0%	0.0%	0.2%	0.0%	0.0%	0.0%	0.0%
Other inside RBBC	1.1%	0.5%	0.2%	0.2%	0.0%	0.0%	0.1%
Zone 2							
Redhill Town Centre	19.1%	35.4%	2.5%	7.8%	0.9%	2.0%	9.1%
Brighton Road Retail Park, Redhill	0.0%	0.0%	1.9%	0.2%	0.0%	0.0%	0.1%
Other inside RBBC	0.3%	0.1%	0.0%	0.0%	0.2%	0.0%	0.1%
Zone 3							
Horley Town Centre	1.1%	1.6%	13.3%	0.4%	0.0%	0.0%	0.0%
Other inside RBBC	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Other outside RBBC	1.5%	2.1%	10.4%	0.0%	0.1%	0.9%	0.1%
Zone 4							
Oxted Town Centre	0.0%	0.3%	0.2%	20.2%	0.0%	0.0%	0.7%
Godstone	0.0%	0.3%	0.0%	2.7%	0.0%	0.0%	0.3%
Other outside RBBC	0.0%	0.0%	0.0%	1.2%	0.0%	0.0%	0.0%
Zone 5							
Banstead Town Centre	0.0%	0.5%	0.0%	0.0%	4.4%	2.3%	0.2%
Other inside RBBC	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Other outside RBBC	0.1%	0.0%	0.0%	0.0%	0.6%	0.2%	1.2%
Zone 6							
Tadworth	0.2%	0.0%	0.0%	0.0%	0.5%	3.1%	0.0%
Asda, Reigate Road, Burgh Heath	0.0%	0.0%	0.0%	0.0%	0.9%	3.7%	0.0%
Other inside RBBC	0.0%	0.0%	0.0%	0.0%	0.0%	0.4%	0.0%
Other outside RBBC	0.0%	0.0%	0.0%	0.0%	0.3%	0.8%	0.0%
Zone 7							
Caterham	0.1%	0.2%	0.1%	0.6%	0.1%	0.0%	23.3%
Other outside RBBC	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.1%
Study area total	**59.2%**	**55.0%**	**33.6%**	**35.7%**	**9.4%**	**19.6%**	**42.3%**
RBBC sub-total	**57.4%**	**52.1%**	**22.9%**	**10.9%**	**8.3%**	**17.8%**	**16.6%**
Destinations outside study area							
Bluewater Shopping Centre	3.3%	4.9%	1.6%	10.4%	1.1%	1.0%	8.2%
Central London	2.8%	2.8%	3.0%	1.8%	3.5%	3.4%	1.9%
Crawley	19.8%	21.5%	52.1%	12.1%	0.3%	3.5%	4.6%
Croydon	3.6%	7.6%	2.1%	14.5%	28.2%	16.8%	32.8%
Epsom	0.8%	0.4%	0.2%	0.0%	8.7%	25.9%	0.4%
Guildford	3.3%	0.6%	1.1%	0.3%	0.2%	3.1%	0.4%
Kingston	2.3%	1.5%	0.4%	0.0%	11.6%	9.4%	0.3%
Sutton	0.1%	1.7%	0.1%	0.0%	27.9%	6.2%	1.6%
Outer London	0.2%	0.7%	0.4%	2.5%	2.7%	3.5%	2.9%
Other stores outside study area	4.7%	3.3%	5.4%	22.8%	6.3%	7.7%	4.7%
Outside study area sub-total	**40.8%**	**45.0%**	**66.4%**	**64.3%**	**90.6%**	**80.4%**	**57.7%**
Total	**100.0%**	**100.0%**	**100.0%**	**100.0%**	**100.0%**	**100.0%**	**100.0%**

Table CM4 - Comparison goods spending patterns (£m) 2016

	Zone 1	Zone 2	Zone 3	Zone 4	Zone 5	Zone 6	Zone 7	Total
Zone 1								
Reigate Town Centre	34.8	19.1	5.1	2.6	4.5	10.1	9.0	85.0
Homebase, Rushworth Road, Reigate	3.4	3.9	0.3	0.3	0.4	1.2	0.7	10.2
Reigate Out Of Centre	0.0	0.0	0.2	0.0	0.0	0.0	0.0	0.2
Other inside RBBC	1.1	0.8	0.2	0.3	0.0	0.0	0.1	2.5
Zone 2								
Redhill Town Centre	20.5	58.1	2.9	9.6	3.3	3.6	12.4	110.5
Brighton Road Retail Park, Redhill	0.0	0.1	2.2	0.3	0.0	0.0	0.1	2.6
Other inside RBBC	0.4	0.1	0.0	0.0	0.6	0.0	0.1	1.2
Zone 3								
Horley Town Centre	1.2	2.6	15.1	0.5	0.0	0.0	0.0	19.5
Other inside RBBC	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Other outside RBBC	1.7	3.5	11.9	0.0	0.4	1.6	0.2	19.2
Zone 4								
Oxted Town Centre	0.0	0.6	0.2	25.2	0.0	0.0	1.0	26.9
Godstone	0.0	0.4	0.0	3.4	0.0	0.0	0.5	4.3
Other outside RBBC	0.0	0.0	0.0	1.5	0.0	0.0	0.0	1.5
Zone 5								
Banstead Town Centre	0.0	0.9	0.0	0.0	15.8	4.2	0.3	21.2
Other inside RBBC	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Other outside RBBC	0.1	0.0	0.0	0.0	2.3	0.3	1.6	4.3
Zone 6								
Tadworth	0.2	0.0	0.0	0.0	1.7	5.7	0.0	7.5
Asda, Reigate Road, Burgh Heath	0.0	0.0	0.0	0.0	3.2	6.7	0.0	9.9
Other inside RBBC	0.0	0.0	0.0	0.0	0.1	0.8	0.0	0.9
Other outside RBBC	0.0	0.0	0.0	0.0	1.1	1.4	0.0	2.5
Zone 7								
Caterham	0.1	0.3	0.1	0.7	0.3	0.0	31.9	33.4
Other outside RBBC	0.0	0.0	0.0	0.0	0.0	0.0	0.2	0.2
Study area total	**63.4**	**90.3**	**38.1**	**44.4**	**33.8**	**35.6**	**58.0**	**363.6**
RBBC sub-total	**61.6**	**85.5**	**26.0**	**13.5**	**29.7**	**32.3**	**22.7**	**271.3**
Destinations outside study area								
Bluewater Shopping Centre	3.6	8.1	1.8	12.9	4.0	1.8	11.2	43.4
Central London	3.0	4.6	3.4	2.2	12.6	6.1	2.6	34.7
Crawley	21.2	35.3	59.2	15.1	1.0	6.3	6.3	144.4
Croydon	3.8	12.4	2.4	18.1	101.5	30.5	44.9	213.6
Epsom	0.8	0.7	0.2	0.0	31.1	47.0	0.5	80.3
Guildford	3.6	1.0	1.2	0.3	0.7	5.7	0.6	13.0
Kingston	2.4	2.4	0.5	0.0	41.8	17.1	0.4	64.7
Sutton	0.1	2.8	0.1	0.0	100.3	11.2	2.2	116.6
Outer London	0.2	1.2	0.4	3.1	9.8	6.3	4.0	25.0
Other stores outside study area	5.0	5.4	6.2	28.3	22.7	14.0	6.4	87.9
Outside study area sub-total	**43.8**	**73.8**	**75.5**	**80.0**	**325.6**	**145.9**	**79.0**	**823.6**
Total	**107.2**	**164.1**	**113.7**	**124.4**	**359.3**	**181.5**	**137.0**	**1187.2**

Table CV3 - Convenience goods market shares 2016

	Zone 1	Zone 2	Zone 3	Zone 4	Zone 5	Zone 6	Zone 7
Zone 1							
Reigate Town Centre	3.9%	0.9%	0.0%	0.0%	0.3%	0.2%	0.4%
Marks & Spencer Simply Food, High Street, Reigate	9.6%	0.5%	0.0%	0.0%	0.0%	0.0%	0.7%
Morrisons, Bell Street, Reigate	36.7%	10.0%	0.0%	0.0%	0.0%	2.1%	1.2%
Other inside RBBC	2.4%	0.9%	0.1%	0.0%	0.0%	0.0%	0.0%
Zone 2							
Redhill Town Centre	2.7%	2.6%	0.1%	0.2%	0.4%	0.1%	0.1%
Marks & Spencer Foodhall, High Street, Redhill	0.6%	6.4%	0.0%	0.1%	0.0%	0.1%	0.0%
Sainsbury's, London Road, Redhill	17.5%	38.8%	0.5%	1.9%	0.0%	0.2%	0.3%
Other inside RBBC	0.2%	4.0%	0.0%	0.5%	0.0%	0.0%	0.0%
Other outside RBBC	0.1%	0.9%	0.3%	0.7%	0.0%	0.0%	0.0%
Zone 3							
Horley Town Centre	0.1%	0.7%	5.0%	0.0%	0.3%	0.0%	0.0%
Lidl, Victoria Road, Horley	1.1%	3.0%	13.4%	0.3%	0.1%	0.0%	0.0%
Waitrose, Victoria Road, Horley	4.8%	5.2%	15.9%	0.2%	0.0%	0.1%	0.0%
Tesco Extra, Reigate Road, Hookwood	7.4%	11.2%	48.8%	0.5%	0.0%	0.2%	0.0%
Other inside RBBC	1.4%	0.9%	6.2%	0.0%	0.0%	0.0%	0.0%
Other outside RBBC	0.0%	0.3%	2.2%	0.1%	0.0%	0.0%	0.0%
Zone 4							
Oxted Town Centre	0.0%	0.0%	0.0%	3.9%	0.0%	0.0%	0.0%
Morrisons, East Hill, Oxted	0.0%	3.3%	0.0%	40.8%	0.0%	0.0%	0.9%
Waitrose, Oxted	0.3%	0.0%	0.0%	11.2%	0.0%	0.0%	0.1%
Lingfield Town Centre	0.0%	0.0%	0.0%	1.7%	0.0%	0.0%	0.0%
Other outside RBBC	0.0%	0.0%	0.0%	2.3%	0.0%	0.0%	0.0%
Zone 5							
Banstead Town Centre	0.0%	0.2%	0.0%	0.0%	3.9%	2.1%	0.0%
Waitrose, High Street, Banstead	0.0%	0.8%	0.0%	0.0%	19.4%	9.5%	1.1%
Coulsdon Town Centre	0.0%	0.0%	0.0%	0.0%	1.1%	0.0%	1.6%
Waitrose, Brighton Road, Coulsdon	0.0%	0.0%	0.0%	0.0%	4.5%	0.3%	3.2%
Aldi, Brighton Road, Coulsdon	0.0%	0.0%	0.0%	0.0%	4.1%	1.1%	5.6%
Other inside RBBC	0.0%	0.0%	0.0%	0.0%	1.4%	0.0%	0.0%
Other outside RBBC	0.0%	0.0%	0.0%	0.0%	0.2%	0.0%	0.0%
Zone 6							
Tadworth	0.1%	0.1%	0.0%	0.0%	0.0%	4.4%	0.0%
Asda, Reigate Road, Tadworth	1.2%	0.5%	0.0%	0.5%	13.4%	44.4%	0.0%
Epsom Town Centre & Epsom Downs	0.9%	0.0%	0.0%	0.0%	1.7%	1.2%	0.0%
Other inside RBBC	0.0%	0.0%	0.0%	0.0%	0.2%	3.2%	0.0%
Other outside RBBC	0.5%	0.0%	0.0%	0.0%	0.5%	2.3%	0.0%
Zone 7							
Caterham Valley Town Centre	0.0%	0.0%	0.0%	0.0%	0.0%	0.3%	1.7%
Morrisons, Church Walk, Caterham	0.0%	1.3%	0.2%	0.3%	1.7%	0.0%	22.1%
Tesco Superstore, Guards Avenue, Caterham	0.0%	0.7%	0.0%	0.2%	2.7%	0.0%	23.6%
Waitrose, Station Avenue, Caterham	0.0%	0.4%	0.0%	1.2%	0.0%	0.0%	13.9%
Caterham Hill Local Centre	0.0%	0.0%	0.0%	0.0%	0.0%	0.1%	4.2%
Other outside RBBC	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.7%
Study area total	**91.5%**	**93.7%**	**92.7%**	**66.6%**	**55.9%**	**71.8%**	**81.4%**
RBBC sub-total	**82.3%**	**75.6%**	**41.2%**	**3.7%**	**39.5%**	**66.3%**	**3.8%**
Destinations outside study area							
Morrisons, High Street, Sutton	0.0%	0.0%	0.0%	0.0%	6.1%	0.0%	0.0%
Sainsbury's, Brooklands Way, East Grinstead	0.0%	0.0%	0.7%	8.3%	0.0%	0.0%	0.0%
Sainsbury's, Kiln Lane, Epsom	0.0%	0.0%	0.0%	0.0%	7.8%	14.7%	0.0%
Sainsbury's, Limpsfield Road, Warlingham	0.0%	0.0%	0.0%	10.2%	0.0%	0.0%	4.7%
Tesco Extra, Purley Road, Purley	0.0%	0.0%	0.0%	0.8%	7.1%	0.0%	8.0%
Crawley	0.4%	0.9%	5.3%	0.7%	0.0%	0.6%	0.3%
Croydon	0.0%	0.2%	0.0%	1.5%	2.9%	0.0%	2.7%
Dorking	4.9%	0.5%	0.5%	0.0%	0.0%	4.5%	0.0%
East Grinstead	0.0%	3.0%	0.0%	5.7%	0.0%	0.0%	0.0%
Epsom	0.0%	0.0%	0.0%	0.0%	1.0%	1.0%	0.0%
Outer London	0.0%	0.4%	0.0%	0.6%	1.0%	0.2%	0.2%
Leatherhead	2.9%	0.7%	0.0%	0.0%	0.6%	4.9%	0.0%
Sutton	0.0%	0.6%	0.0%	0.0%	5.4%	0.4%	0.0%
Wallington	0.0%	0.0%	0.0%	0.2%	8.1%	0.9%	1.2%
Other outside study area	0.2%	0.1%	0.9%	5.4%	4.0%	0.8%	1.4%
Outside study area sub-total	**8.5%**	**6.3%**	**7.3%**	**33.4%**	**44.0%**	**28.2%**	**18.6%**
Total	**100%**	**100%**	**100%**	**100%**	**100%**	**100%**	**100%**

Table CV4 - Convenience goods market shares (£m) 2016

	Zone 1	Zone 2	Zone 3	Zone 4	Zone 5	Zone 6	Zone 7	Total
Zone 1								
Reigate Town Centre	2.5	0.9	0.0	0.0	0.6	0.2	0.3	4.5
Marks & Spencer Simply Food, High Street, Reigate	6.1	0.5	0.0	0.0	0.0	0.0	0.5	7.1
Morrisons, Bell Street, Reigate	23.4	10.3	0.0	0.0	0.0	2.1	1.0	36.9
Other inside RBBC	1.5	0.9	0.1	0.0	0.0	0.0	0.0	2.5
Zone 2								
Redhill Town Centre	1.8	2.7	0.1	0.2	0.8	0.1	0.1	5.6
Marks & Spencer Foodhall, High Street, Redhill	0.4	6.6	0.0	0.1	0.0	0.1	0.0	7.2
Sainsbury's, London Road, Redhill	11.2	40.0	0.3	1.3	0.0	0.2	0.3	53.4
Other inside RBBC	0.1	4.1	0.0	0.3	0.0	0.0	0.0	4.6
Other outside RBBC	0.1	0.9	0.2	0.5	0.0	0.0	0.0	1.6
Zone 3								
Horley Town Centre	0.1	0.8	3.5	0.0	0.7	0.0	0.0	5.1
Lidl, Victoria Road, Horley	0.7	3.1	9.4	0.2	0.1	0.0	0.0	13.4
Waitrose, Victoria Road, Horley	3.1	5.4	11.2	0.2	0.0	0.1	0.0	19.9
Tesco Extra, Reigate Road, Hookwood	4.7	11.5	34.4	0.3	0.0	0.2	0.0	51.2
Other inside RBBC	0.9	0.9	4.4	0.0	0.0	0.0	0.0	6.2
Other outside RBBC	0.0	0.3	1.5	0.1	0.0	0.0	0.0	1.9
Zone 4								
Oxted Town Centre	0.0	0.0	0.0	2.8	0.0	0.0	0.0	2.8
Morrisons, East Hill, Oxted	0.0	3.4	0.0	29.5	0.0	0.0	0.7	33.7
Waitrose, Oxted	0.2	0.0	0.0	8.1	0.0	0.0	0.1	8.4
Lingfield Town Centre	0.0	0.0	0.0	1.2	0.0	0.0	0.0	1.2
Other outside RBBC	0.0	0.0	0.0	1.7	0.0	0.0	0.0	1.7
Zone 5								
Banstead Town Centre	0.0	0.2	0.0	0.0	7.7	2.2	0.0	10.1
Waitrose, High Street, Banstead	0.0	0.9	0.0	0.0	38.8	9.9	0.9	50.4
Coulsdon Town Centre	0.0	0.0	0.0	0.0	2.3	0.0	1.3	3.5
Waitrose, Brighton Road, Coulsdon	0.0	0.0	0.0	0.0	9.0	0.4	2.6	11.9
Aldi, Brighton Road, Coulsdon	0.0	0.0	0.0	0.0	8.1	1.2	4.4	13.7
Other inside RBBC	0.0	0.0	0.0	0.0	2.9	0.0	0.0	2.9
Other outside RBBC	0.0	0.0	0.0	0.0	0.4	0.0	0.0	0.4
Zone 6								
Tadworth	0.1	0.1	0.0	0.0	0.0	4.6	0.0	4.8
Asda, Reigate Road, Tadworth	0.7	0.5	0.0	0.4	26.8	46.3	0.0	74.8
Epsom Town Centre & Epsom Downs	0.6	0.0	0.0	0.0	3.4	1.3	0.0	5.2
Other inside RBBC	0.0	0.0	0.0	0.0	0.5	3.4	0.0	3.9
Other outside RBBC	0.3	0.0	0.0	0.0	0.9	2.4	0.0	3.6
Zone 7								
Caterham Valley Town Centre	0.0	0.0	0.0	0.0	0.0	0.4	1.3	1.7
Morrisons, Church Walk, Caterham	0.0	1.3	0.1	0.2	3.3	0.0	17.5	22.6
Tesco Superstore, Guards Avenue, Caterham	0.0	0.8	0.0	0.1	5.3	0.0	18.7	24.9
Waitrose, Station Avenue, Caterham	0.0	0.4	0.0	0.9	0.0	0.0	11.1	12.3
Caterham Hill Local Centre	0.0	0.0	0.0	0.0	0.0	0.1	3.3	3.4
Other outside RBBC	0.0	0.0	0.0	0.0	0.0	0.0	0.5	0.5
Study area total	**58.4**	**96.6**	**65.3**	**48.2**	**111.7**	**74.9**	**64.6**	**519.5**
RBBC sub-total	**52.5**	**77.9**	**29.0**	**2.7**	**79.0**	**69.1**	**3.0**	**313.2**
Destinations outside study area								
Morrisons, High Street, Sutton	0.0	0.0	0.0	0.0	12.2	0.0	0.0	12.2
Sainsbury's, Brooklands Way, East Grinstead	0.0	0.0	0.5	6.0	0.0	0.0	0.0	6.5
Sainsbury's, Kiln Lane, Epsom	0.0	0.0	0.0	0.0	15.5	15.3	0.0	30.9
Sainsbury's, Limpsfield Road, Warlingham	0.0	0.0	0.0	7.4	0.0	0.0	3.7	11.1
Tesco Extra, Purley Road, Purley	0.0	0.0	0.0	0.6	14.3	0.0	6.4	21.2
	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Crawley	0.3	0.9	3.7	0.5	0.0	0.7	0.3	6.4
Croydon	0.0	0.2	0.0	1.1	5.8	0.0	2.1	9.2
Dorking	3.2	0.5	0.3	0.0	0.0	4.7	0.0	8.7
East Grinstead	0.0	3.1	0.0	4.1	0.0	0.0	0.0	7.3
Epsom	0.0	0.0	0.0	0.0	2.0	1.1	0.0	3.1
Outer London	0.0	0.4	0.0	0.4	2.0	0.2	0.2	3.2
Leatherhead	1.8	0.8	0.0	0.0	1.1	5.2	0.0	8.9
Sutton	0.0	0.6	0.0	0.0	10.8	0.4	0.0	11.8
Wallington	0.0	0.0	0.0	0.2	16.2	1.0	0.9	18.3
Other outside study area	0.1	0.1	0.6	3.9	7.9	0.8	1.1	14.6
Outside study area sub-total	**5.4**	**6.5**	**5.1**	**24.2**	**87.9**	**29.4**	**14.7**	**173.2**
Total	**63.8**	**103.0**	**70.4**	**72.4**	**199.5**	**104.3**	**79.3**	**692.7**

Table CM5 - Comparison goods commitments

Zone	Centre / Scheme	Retail Floorspace (Gross sqm)	Retail Floorspace (Net sqm)	Comparison goods (%)	Comparison goods (sqm net)	Sales density in 2019 (£ per sqm)	Turnover in 2019 (£m)
1	**Reigate**						
	Surrey Mirror, Trinity House, London Road	473	378	24%	92	2,500	**0.2**
2	**Redhill**						
	Sainsbury's, London Road	8,350	4,370	57%	2476	2,975	**7.4**
	Former Liquid & Envy Nightclub	371	260	20%	52	2,500	**0.1**
	Redhill Railway Station, Princess Way	4,353	2,919	38%	1105	2,500	**2.8**
	Merstham						
	Former Iron House Pub, Bletchingley Road	597	441	41%	181	2,500	**0.5**
3	**Horley**						
	Land Parcel at 71 Victoria Road	187	187	100%	187	2,500	**0.5**
	Neighbourhood centre, North West Sector	900	720	50%	360	2,500	**0.9**
5	**Banstead**						
	Oscars, High Street	122	122	100%	122	2,500	**0.3**
6	**Tadworth**						
	Shelvers Hill Store, Shelvers Hill	131	131	10%	13	2,500	**0.0**
	Citygate Mini Dealership, The Avenue	280	280	50%	140	3,000	**0.4**
	Out of centre						
2	Mercedes-Benz of Redhill, Brighton Road	1200	1,200	100%	1200	3,000	**3.6**
5	Wessex Garage Doors, Brighton Road	144	144	100%	144	2,500	**0.4**
Total							**17.0**

Assumptions: Florspace splits either from application documents or based on RBBC assumptions
Assumed all commitments trading in 2019; turnover levels, from application documents or PBA assumptions

Table CV5 - Convenience goods commitments

Zone	Centre / Scheme	Retail Floorspace (Gross sqm)	Retail Floorspace (Net sqm)	Convenience goods (%)	Convenience goods (sqm net)	Sales density in 2019 (£ per sqm)	Turnover in 2019 (£m)
1	**Reigate**						
	Surrey Mirror, Trinity House, London Road	473	378	76%	286	6,000	**1.7**
2	**Redhill**						
	Sainsbury's, London Road	8350	4,370	43%	1894	6,317	**12.0**
	Former Liquid & Envy Nightclub	371	260	80%	208	6,000	**1.2**
	Redhill Railway Station, Princess Way	4,353	2,919	62%	1814	10,453	**19.0**
	Merstham						
	Former Iron House Pub, Bletchingley Road	597	441	59%	260	6,000	**1.6**
3	**Horley**						
	Land Parcel at 71 Victoria Road	187	187	0%	-	-	**-**
	Neighbourhood centre, North West Sector	900	720	50%	360	6,000	**2.2**
5	**Banstead**						
	Oscars, High Street	122	122	0%	-	6,000	**-**
6	**Tadworth**						
	Shelvers Hill Store, Shelvers Hill	131	131	90%	118	6,000	**0.7**
	Citygate Mini Dealership, The Avenue	280	280	50%	140	6,000	**0.8**
	Out of centre						
2	Mercedes-Benz of Redhill, Brighton Road	1200	1,200	0%	-	-	**-**
5	Wessex Garage Doors, Brighton Road	144	144	0%	-	-	**-**
Total							**39.2**

Assumptions: Florspace splits either from application documents or based on RBC assumptions
Assumed all commitments trading in 2019; turnover levels, from application documents or PBA assumptions

Table CM6 - Comparison trading assessment 2016

Zone	Destination	Gross comparison floorspace sqm	Net comparison floorspace sqm	Survey derived turnover £m	Inflow (%)	Inflow £m	Total turnover £m	Survey derived sales density £m per sqm
	Town Centres							
1	Reigate town centre	11,090	7763	85	20%	21	106	9,585
2	Redhill town centre	23,054	16138	111	20%	28	138	5,993
3	Horley town centre	10,350	7245	19	10%	2	22	2,089
5	Banstead village centre	7,860	5502	21	10%	2	24	2,994

Notes:

1) Floorspace for out of centre stores in Reigate and Banstead with a meaningful market share is shown.

2) Town centre floorspace from GOAD and updated by PBA (2016) and for stores from Valuation Office Agency (2016).

3) The proportion of comparison floorspace is informed by company average food / non-food splits in Verdict's 2015 UK Grocery Retailers document, updated by PBA through site visits where appropriate for named stores or based on PBA assumptions

4) Brighton Road Retail Park, includes Pets at Home and Halfords only

Table CV6 - Convenience benchmark trading assessment 2016

Zone	Centre / store	Gross floorspace sq m	Net floorspace sq m	Convenience floorspace %	Net convenience floorspace sq m	Average sales density £ / sq m net	Store benchmark turnover £m	Survey-derived turnover £m	Difference (+/-) £m
1	**Reigate**								
	Marks & Spencer Simply Food, High Street, Reigate	-	470	85%	400	10,099	4.0		
	Morrisons, Bell Street, Reigate	-	2,276	85%	1,935	12,191	23.6		
	Co-op, Allingham Road, Reigate	228	153	85%	130	9,298	1.2		
	Co-op, Trehaven Parade, Reigate	241	164	85%	139	9,298	1.3		
	Other Reigate town centre stores	-	-	-	1,825	5,227	9.5		
	Local centre stores	-	-	-	487	5,227	2.5		
	Sub-total						**42.2**	**51.0**	**8.8**
2	**Redhill**								
	Marks & Spencer Foodhall, High Street, Redhill	-	3,763	22%	816	10,099	8.2		
	Sainsbury's, London Road, Redhill	-	2,484	80%	1,987	13,017	25.9		
	Co-op, Station Road, Redhill	353	236	80%	189	9,298	1.8		
	Iceland, Queensway, Redhill	-	498	90%	448	7,757	3.5		
	Marks & Spencer Simply Food, Brighton Road, Redhill	93	70	90%	63	10,099	0.6		
	Tesco Express, Canalside, 'Watercolour' Redhill	442	287	90%	258	11,261	2.9		
	Other Redhill town centre stores	-	-	-	115	5,227	0.6		
	Local centre stores	-	-	-	997	5,227	5.2		
	Sub-total						**48.7**	**70.7**	**22.0**
3	**Horley**								
	Lidl, Victoria Road, Horley	-	929	80%	743	6,302	4.7		
	Waitrose, Victoria Road,Horley	-	2,244	80%	1,795	10,538	18.9		
	Iceland, Victoria Road, Horley	472	345	90%	310	7,757	2.4		
	My Local (Morrisons), High Street, Horley	395	257	90%	231	9,298	2.2		
	Sainsbury's Local, Bonehurst Road, Horley	424	276	90%	248	13,017	3.2		
	Tesco Express, Brighton Road, Horley	240	145	90%	131	11,261	1.5		
	Waitrose (Little), Brighton Road, Horley	-	100	90%	90	10,538	0.9		
	Other Horley town centre stores	-	-	-	1,183	5,227	6.2		
	Local centre stores	-	-	-	200	5,227	1.0		
	Sub-total						**41.0**	**44.5**	**3.5**
5	**Banstead**								
	Waitrose, High Street, Banstead	-	1,804	95%	1,714	10,538	18.1		
	Co-op, Nork Way, Banstead	349	234	85%	199	9,298	1.8		
	Marks & Spencer Simply Food, High Street, Banstead	585	313	85%	266	10,099	2.7		
	Tesco Express, High Street, Banstead	374	187	90%	169	11,261	1.9		
	Other Banstead village centre stores	-	-	-	282	5,227	1.5		
	Local centre stores	-	-	-	826	5,227	4.3		
	Sub-total						**30.3**	**63.4**	**33.1**
6	**Tadworth**								
	Asda, Reigate Road, Tadworth		4,393	65%	2,855	14,877	42.5		
	Budgens, Walton Street, Tadworth	515	335	85%	284	9,298	2.6		
	Marks & Spencer Simply Food, Lower Kingswood	-	100	90%	90	10,099	0.9		
	One-Stop, Cross Road, Tadworth	203	132	90%	119	3,000	0.4		
	Waitrose (Little), Brighton Road, Tadworth	152	99	90%	89	10,538	0.9		
	Other Tadworth village centre stores	-	-	-	382	5,227	2.0		
	Local centre stores	-	-	-	1,566	5,227	8.2		
	Sub-total						**57.5**	**83.5**	**26.0**
Total							**219.7**	**313.2**	**93.4**

Notes:

1) Floorspace for foodstores in Reigate and Banstead with a meaningful market share is shown.

2) The proportion of convenience floorspace is informed by company average food / non-food splits in Verdict's 2015 UK Grocery Retailers document, updated by PBA through site visits where appropriate.

3) Average sales densities are goods based sales densities derived from Verdict's 2015 UK Grocery Retailers document

Table CM7 a - Comparison goods need Borough-wide

Available expenditure		2016	2019	2022	2027	2032
A	Total expenditure (£m)	1187.2	1309.3	1464.6	1801.5	2207.4
B	Market share of study area (%)	22.9%	22.9%	22.9%	22.9%	22.9%
C	Retained expenditure (£m)	271.3	299.2	334.7	411.6	504.4
D	Inflow expenditure (£m)	53.4	58.9	65.9	81.0	99.3
E	Inflow proportion (%)	16.4%	16.4%	16.4%	16.4%	16.4%
F	Total available expenditure (£)	324.7	358.1	400.6	492.7	603.7
Claims on expenditure						
G	Turnover of existing floorspace (£m)	324.7	339.5	355.0	382.5	412.0
H	Turnover of commitments (£m)	0.0	17.0	17.8	19.2	20.7
Quantitative need						
I	Expenditure capacity (£m)	0.0	1.5	27.7	91.0	171.0
J	Assumed sales density (£ per sqm net)	6,000	6,274	6,561	7,068	7,614
K	Net quantitative need (sqm)	0	245	4,226	12,880	22,461
L	Gross quantitative need (sqm)	0	327	5,635	17,173	29,947

Table CM8-12 a Comparison goods need breakdown by centre

Table CM8 a - Reigate Available expenditure		2016	2019	2022	2027	2032
A	Total expenditure (£m)	1187.2	1309.3	1464.6	1801.5	2207.4
B	Market share of study area (%)	7.2%	7.2%	7.2%	7.2%	7.2%
C	Retained expenditure (£m)	85.0	93.8	104.9	129.0	158.1
D	Inflow expenditure (£m)	21.3	23.4	26.2	32.3	39.5
E	Inflow proportion (%)	20.0%	20.0%	20.0%	20.0%	20.0%
F	Total available expenditure (£)	106.3	117.2	131.1	161.3	197.6
Claims on expenditure						
G	Turnover of existing floorspace (£m)	106.3	111.1	116.2	125.2	134.9
H	Turnover of commitments (£m)	0.0	0.2	0.2	0.3	0.3
Quantitative need						
I	Expenditure capacity (£m)	0.0	5.8	14.7	35.8	62.5
J	Assumed sales density (£ per sqm net)	6,000	6,274	6,561	7,068	7,614
K	Net quantitative need (sqm)	0	932	2,235	5,068	8,205
L	Gross quantitative need (sqm)	0	1,243	2,980	6,758	10,940

Table CM9 a - Redhill Available expenditure		2016	2019	2022	2027	2032
A	Total expenditure (£m)	1187.2	1309.3	1464.6	1801.5	2207.4
B	Market share of study area (%)	9.3%	9.3%	9.3%	9.3%	9.3%
C	Retained expenditure (£m)	110.5	121.9	136.3	167.7	205.5
D	Inflow expenditure (£m)	27.6	30.5	34.1	41.9	51.4
E	Inflow proportion (%)	20.0%	20.0%	20.0%	20.0%	20.0%
F	Total available expenditure (£)	138.2	152.4	170.4	209.6	256.9
Claims on expenditure						
G	Turnover of existing floorspace (£m)	138.2	144.5	151.1	162.7	175.3
H	Turnover of commitments (£m)	0.0	10.3	10.7	11.6	12.4
Quantitative need						
I	Expenditure capacity (£m)	0.0	-2.4	8.6	35.3	69.1
J	Assumed sales density (£ per sqm net)	6,000	6,274	6,561	7,068	7,614
K	Net quantitative need (sqm)	0	-376	1,318	5,000	9,076
L	Gross quantitative need (sqm)	0	-501	1,757	6,667	12,102

Note: 2014 prices. Sales density growth applied: 1.5% per anum

Table CM10 a - Horley Available expenditure		2016	2019	2022	2027	2032
A	Total expenditure (£m)	1187.2	1309.3	1464.6	1801.5	2207.4
B	Market share of study area (%)	1.6%	1.6%	1.6%	1.6%	1.6%
C	Retained expenditure (£m)	19.5	21.5	24.0	29.5	36.2
D	Inflow expenditure (£m)	2.2	2.4	2.7	3.3	4.0
E	Inflow proportion (%)	10.0%	10.0%	10.0%	10.0%	10.0%
F	Total available expenditure (£)	21.6	23.8	26.7	32.8	40.2
Claims on expenditure						
G	Turnover of existing floorspace (£m)	21.6	22.6	23.6	25.5	27.4
H	Turnover of commitments (£m)	0.0	1.4	1.4	1.5	1.7
Quantitative need						
I	Expenditure capacity (£m)	0.0	-0.1	1.6	5.8	11.1
J	Assumed sales density (£ per sqm net)	6,000	6,274	6,561	7,068	7,614
K	Net quantitative need (sqm)	0	-21	244	820	1,458
L	Gross quantitative need (sqm)	0	-28	326	1,094	1,945

Table CM11 a - Banstead Available expenditure		2016	2019	2022	2027	2032
A	Total expenditure (£m)	1187.2	1309.3	1464.6	1801.5	2207.4
B	Market share of study area (%)	1.8%	1.8%	1.8%	1.8%	1.8%
C	Retained expenditure (£m)	21.2	23.4	26.1	32.1	39.4
D	Inflow expenditure (£m)	2.4	2.6	2.9	3.6	4.4
E	Inflow proportion (%)	10.0%	10.0%	10.0%	10.0%	10.0%
F	Total available expenditure (£)	23.5	26.0	29.0	35.7	43.8
Claims on expenditure						
G	Turnover of existing floorspace (£m)	23.5	24.6	25.7	27.7	29.9
H	Turnover of commitments (£m)	0.0	0.3	0.3	0.3	0.4
Quantitative need						
I	Expenditure capacity (£m)	0.0	1.0	3.0	7.6	13.5
J	Assumed sales density (£ per sqm net)	6,000	6,274	6,561	7,068	7,614
K	Net quantitative need (sqm)	0	166	454	1,082	1,776
L	Gross quantitative need (sqm)	0	221	606	1,442	2,368

Table CM12 a - Other RBBC Available expenditure		2016	2019	2022	2027	2032
A	Total expenditure (£m)	1187.2	1309.3	1464.6	1801.5	2207.4
B	Market share of study area (%)	3.0%	3.0%	3.0%	3.0%	3.0%
C	Retained expenditure (£m)	35.1	38.7	43.3	53.2	65.2
D	Inflow expenditure (£m)	0.0	0.0	0.0	0.0	0.0
E	Inflow proportion (%)	0.0%	0.0%	0.0%	0.0%	0.0%
F	Total available expenditure (£)	35.1	38.7	43.3	53.2	65.2
Claims on expenditure						
G	Turnover of existing floorspace (£m)	35.1	36.7	38.4	41.3	44.5
H	Turnover of commitments (£m)	0.0	4.9	5.1	5.5	5.9
Quantitative need						
I	Expenditure capacity (£m)	0.0	-2.9	-0.2	6.4	14.8
J	Assumed sales density (£ per sqm net)	6,000	6,274	6,561	7,068	7,614
K	Net quantitative need (sqm)	0	-456	-25	910	1,945
L	Gross quantitative need (sqm)	0	-607	-34	1,213	2,594

Note: 2014 prices. Sales density growth applied: 1.5% per anum

Table CV7 a - Convenience goods need Borough-wide

Borough Wide Available expenditure		2016	2019	2022	2027	2032
A	Total expenditure (£m)	692.8	715.4	735.4	770.6	800.2
B	Market share of study area (%)	35.4%	35.4%	35.4%	35.4%	35.4%
C	Retained expenditure (£m)	245.2	253.2	260.2	272.7	283.2
D	Inflow expenditure (£m)	17.0	17.6	18.1	19.0	19.7
E	Inflow proportion (%)	6.5%	6.5%	6.5%	6.5%	6.5%
F	Total available expenditure (£)	262.2	270.8	278.3	291.7	302.8
Claims on expenditure						
G	Turnover of existing floorspace (£m)	262.2	262.2	262.2	262.2	262.2
H	Turnover of commitments (£m)	0.0	39.2	39.2	39.2	39.2
Quantitative need						
I	Expenditure capacity (£m)	0.0	-30.6	-23.0	-9.7	1.5
J	Assumed sales density (£ per sqm net)	10,472	10,472	10,472	10,472	10,472
K	Net quantitative need (sqm)	0	-2,922	-2,199	-928	141
L	Gross quantitative need (sqm)	0	-4,495	-3,383	-1,427	217

Tables CV8-12 a - Convenience goods need breakdown by centre

Table CV8 a - Reigate Available expenditure		2016	2019	2022	2027	2032
A	Total expenditure (£m)	692.8	715.4	735.4	770.6	800.2
B	Market share of study area (%)	7.0%	7.0%	7.0%	7.0%	7.0%
C	Retained expenditure (£m)	48.5	50.1	51.5	54.0	56.0
D	Inflow expenditure (£m)	3.4	3.5	3.6	3.8	3.9
E	Inflow proportion (%)	6.5%	6.5%	6.5%	6.5%	6.5%
F	Total available expenditure (£)	51.9	53.6	55.1	57.7	59.9
Claims on expenditure						
G	Turnover of existing floorspace (£m)	51.9	51.88	51.88	51.88	51.88
H	Turnover of commitments (£m)		1.7	1.72	1.72	1.72
Quantitative need						
I	Expenditure capacity (£m)	0.0	0.0	1.5	4.1	6.3
J	Assumed sales density (£ per sqm net)	10,472	10,472	10,472	10,472	10,472
K	Net quantitative need (sqm)	0	-2	141	392	604
L	Gross quantitative need (sqm)	0	-3	217	604	929

Table CV9 a -Redhill Available expenditure		2016	2019	2022	2027	2032
A	Total expenditure (£m)	692.8	715.4	735.4	770.6	800.2
B	Market share of study area (%)	9.5%	9.5%	9.5%	9.5%	9.5%
C	Retained expenditure (£m)	66.2	68.3	70.2	73.6	76.4
D	Inflow expenditure (£m)	4.6	4.7	4.9	5.1	5.3
E	Inflow proportion (%)	6.5%	6.5%	6.5%	6.5%	6.5%
F	Total available expenditure (£)	70.8	73.1	75.1	78.7	81.7
Claims on expenditure						
G	Turnover of existing floorspace (£m)	70.8	70.8	70.8	70.8	70.8
H	Turnover of commitments (£m)		32.2	32.2	32.2	32.2
Quantitative need						
I	Expenditure capacity (£m)	0.0	-29.9	-27.8	-24.2	-21.2
J	Assumed sales density (£ per sqm net)	10,472	10,472	10,472	10,472	10,472
K	Net quantitative need (sqm)	0	-2,852	-2,657	-2,314	-2,025
L	Gross quantitative need (sqm)	0	-4,387	-4,087	-3,559	-3,116

Note: 2014 prices. Sales density growth applied: 0.0% per annum

Table CV10 a - Horley Available expenditure		2016	2019	2022	2027	2032
A	Total expenditure (£m)	692.8	715.4	735.4	770.6	800.2
B	Market share of study area (%)	5.5%	5.5%	5.5%	5.5%	5.5%
C	Retained expenditure (£m)	38.4	39.6	40.7	42.7	44.3
D	Inflow expenditure (£m)	2.7	2.8	2.8	3.0	3.1
E	Inflow proportion (%)	6.5%	6.5%	6.5%	6.5%	6.5%
F	Total available expenditure (£)	41.0	42.4	43.6	45.6	47.4
Claims on expenditure						
G	Turnover of existing floorspace (£m)	41.0	41.0	41.0	41.0	41.0
H	Turnover of commitments (£m)		2.2	2.2	2.2	2.2
Quantitative need						
I	Expenditure capacity (£m)	0.0	-0.8	0.4	2.4	4.2
J	Assumed sales density (£ per sqm net)	10,472	10,472	10,472	10,472	10,472
K	Net quantitative need (sqm)	0	-78	35	234	401
L	Gross quantitative need (sqm)	0	-121	53	360	617

Table CV11 a - Banstead Available expenditure		2016	2019	2022	2027	2032
A	Total expenditure (£m)	692.8	715.4	735.4	770.6	800.2
B	Market share of study area (%)	1.5%	1.5%	1.5%	1.5%	1.5%
C	Retained expenditure (£m)	10.1	10.4	10.7	11.2	11.7
D	Inflow expenditure (£m)	0.7	0.7	0.7	0.8	0.8
E	Inflow proportion (%)	6.5%	6.5%	6.5%	6.5%	6.5%
F	Total available expenditure (£)	10.8	11.1	11.5	12.0	12.5
Claims on expenditure						
G	Turnover of existing floorspace (£m)	10.8	10.8	10.8	10.8	10.8
H	Turnover of commitments (£m)		0.0	0.0	0.0	0.0
Quantitative need						
I	Expenditure capacity (£m)	0.0	0.4	0.7	1.2	1.7
J	Assumed sales density (£ per sqm net)	10,472	10,472	10,472	10,472	10,472
K	Net quantitative need (sqm)	0	34	63	116	160
L	Gross quantitative need (sqm)	0	52	98	178	246

Table CV12 a - Other RBBC Available expenditure		2016	2019	2022	2027	2032
A	Total expenditure (£m)	692.8	715.4	735.4	770.6	800.2
B	Market share of study area (%)	11.8%	11.8%	11.8%	11.8%	11.8%
C	Retained expenditure (£m)	82.0	84.7	87.1	91.3	94.8
D	Inflow expenditure (£m)	5.7	5.9	6.1	6.3	6.6
E	Inflow proportion (%)	6.5%	6.5%	6.5%	6.5%	6.5%
F	Total available expenditure (£)	87.7	90.6	93.1	97.6	101.3
Claims on expenditure						
G	Turnover of existing floorspace (£m)	87.7	87.7	87.7	87.7	87.7
H	Turnover of commitments (£m)		3.1	3.1	3.1	3.1
Quantitative need						
I	Expenditure capacity (£m)	0.0	-0.2	2.3	6.7	10.5
J	Assumed sales density (£ per sqm net)	10,472	10,472	10,472	10,472	10,472
K	Net quantitative need (sqm)	0	-23	219	644	1,002
L	Gross quantitative need (sqm)	0	-36	336	991	1,541

Note: 2014 prices. Sales density growth applied: 0.0% per annum

Reigate & Banstead Retail Needs Assessment - Scenario b (dwelling based)

Table CM/CV1b - Population growth

Year	Zone 1	Zone 2	Zone 3	Zone 4	Zone 5	Zone 6	Zone 7	Total
2016	28,186	50,382	32,056	30,581	87,361	42,437	36,019	307,022
2019	29,338	53,152	38,879	31,288	86,426	43,715	37,083	319,882
2022	31,284	55,964	46,618	32,075	87,284	44,675	38,291	336,191
2027	32,189	57,391	50,885	33,332	87,405	45,055	40,084	346,341
2032	33,120	58,855	55,541	34,504	87,526	45,439	41,787	356,773
Aggregate population change								
2016-2019	1,152	2,770	6,823	707	-935	1,278	1,064	12,860
2019-2022	1,946	2,812	7,739	787	858	960	1,208	16,310
2022-2027	905	1,428	4,266	1,257	121	380	1,793	10,150
2027-2032	931	1,464	4,657	1,172	121	384	1,703	10,431

Source: Experian Ltd 2015 Population Projections

Table CM2b - Expenditure on comparison goods

Year	Zone 1	Zone 2	Zone 3	Zone 4	Zone 5	Zone 6	Zone 7	Total
2014 Comparison expenditure per capita (£)	3,998	3,421	3,725	4,274	4,321	4,492	3,995	
2016								
Per capita (£)	4,344	3,718	4,048	4,644	4,695	4,882	4,341	
Total expenditure, including SFT (£m)	122.4	187.3	129.8	142.0	410.2	207.2	156.4	1,355
Special forms of trading at 12.4% (£m)	15.2	23.2	16.1	17.6	50.9	25.7	19.4	168
2016 Total expenditure, excluding SFT (£m)	**107.3**	**164.1**	**113.7**	**124.4**	**359.3**	**181.5**	**137.0**	**1,187**
2019								
Per capita (£)	4,743	4,059	4,419	5,070	5,126	5,329	4,739	
Total expenditure, including SFT (£m)	139.1	215.7	171.8	158.6	443.0	233.0	175.7	1,537
Special forms of trading at 14.4% (£m)	20.0	31.1	24.7	22.8	63.8	33.5	25.3	221
2019 Total expenditure, excluding SFT (£m)	**119.1**	**184.7**	**147.1**	**135.8**	**379.2**	**199.4**	**150.4**	**1,316**
2022								
Per capita (£)	5,182	4,435	4,829	5,540	5,601	5,824	5,179	
Total expenditure, including SFT (£m)	162.1	248.2	225.1	177.7	488.9	260.2	198.3	1,760
Special forms of trading at 15.2% (£m)	24.6	37.7	34.2	27.0	74.3	39.5	30.1	268
2022 Total expenditure, excluding SFT (£m)	**137.5**	**210.5**	**190.9**	**150.7**	**414.6**	**220.6**	**168.2**	**1,493**
2027								
Per capita (£)	6,054	5,181	5,641	6,472	6,544	6,804	6,050	
Total expenditure, including SFT (£m)	194.9	297.4	287.1	215.7	572.0	306.5	242.5	2,116
Special forms of trading at 14.9% (£m)	29.0	44.3	42.8	32.1	85.2	45.7	36.1	315
2027 Total expenditure, excluding SFT (£m)	**165.8**	**253.1**	**244.3**	**183.6**	**486.7**	**260.9**	**206.4**	**1,801**
2032								
Per capita (£)	7,087	6,065	6,604	7,576	7,660	7,964	7,082	
Total expenditure, including SFT (£m)	234.7	357.0	366.8	261.4	670.4	361.9	295.9	2,548
Special forms of trading at 14.5% (£m)	34.0	51.8	53.2	37.9	97.2	52.5	42.9	369
2032 Total expenditure, excluding SFT (£m)	**200.7**	**305.2**	**313.6**	**223.5**	**573.2**	**309.4**	**253.0**	**2,179**

Source: Expenditure data from Experian MMG3, 2014 in 2014 prices. Expenditure growth and SFT from Experian Retail Planner Briefing Note 13 (ERPN13) (October 2015)
Notes: Growth to base year and increased by 5.3% to 2015 and increased by 3.2% to 2016; increased by 2.9% to 2017 and increased by 3.0% pa from 2018 to 2022; increased by 3.2% pa from 2022 to 2032.

Table CV2b - Expenditure on convenience goods

Year	Zone 1	Zone 2	Zone 3	Zone 4	Zone 5	Zone 6	Zone 7	Total
2014 Convenience expenditure per capita (£)	2,336	2,110	2,266	2,442	2,359	2,535	2,273	
2016								
Per capita (£)	2,333	2,108	2,264	2,439	2,356	2,533	2,270	
Total expenditure, including SFT (£m)	65.8	106.2	72.6	74.6	205.8	107.5	81.8	714
Special forms of trading at 3% (£m)	1.97	3.19	2.18	2.24	6.18	3.22	2.45	21
2016 Total expenditure, excluding SFT (£m)	**63.8**	**103.0**	**70.4**	**72.4**	**199.7**	**104.3**	**79.3**	**693**
2019								
Per capita (£)	2,350	2,123	2,280	2,456	2,373	2,550	2,286	
Total expenditure, including SFT (£m)	68.9	112.8	88.6	76.9	205.1	111.5	84.8	749
Special forms of trading at 3.8% (£m)	2.6	4.3	3.4	2.9	7.8	4.2	3.2	28
2019 Total expenditure, excluding SFT (£m)	**66.3**	**108.6**	**85.3**	**73.9**	**197.3**	**107.3**	**81.6**	**720**
2022								
Per capita (£)	2,357	2,129	2,287	2,464	2,380	2,558	2,293	
Total expenditure, including SFT (£m)	73.7	119.2	106.6	79.0	207.7	114.3	87.8	788
Special forms of trading at 4.6% (£m)	3.4	5.5	4.9	3.6	9.6	5.3	4.0	36
2022 Total expenditure, excluding SFT (£m)	**70.3**	**113.7**	**101.7**	**75.4**	**198.2**	**109.0**	**83.8**	**752**
2027								
Per capita (£)	2,369	2,140	2,298	2,476	2,392	2,571	2,305	
Total expenditure, including SFT (£m)	76.2	122.8	116.9	82.5	209.1	115.8	92.4	816
Special forms of trading at 5.2%	4.0	6.4	6.1	4.3	10.9	6.0	4.8	42
2027 Total expenditure, excluding SFT (£m)	**72.3**	**116.4**	**110.9**	**78.2**	**198.2**	**109.8**	**87.6**	**773**
2032								
Per capita (£)	2,380	2,151	2,310	2,489	2,404	2,584	2,316	
Total expenditure, including SFT (£m)	78.8	126.6	128.3	85.9	210.4	117.4	96.8	844
Special forms of trading at 6.0% (£m)	4.7	7.6	7.7	5.2	12.6	7.0	5.8	51
2032 Total expenditure, excluding SFT (£m)	**74.1**	**119.0**	**120.6**	**80.7**	**197.8**	**110.4**	**91.0**	**794**

Source: Expenditure data from Experian MMG3, 2014 in 2014 prices. Expenditure growth and SFT from ERPN13.
Notes: Growth to base year and decreased by 0.2% to 2015 and increased by 0.1% to 2016; increased by 0.3% to 2017 and increased by 0.1% pa from 2018 to 2019; increased by 0.1% pa from 2019-2022; increased by 0.1% pa from 2022 to 2032.

Table CM3 - Comparison goods market shares 2016

	Zone 1	Zone 2	Zone 3	Zone 4	Zone 5	Zone 6	Zone 7
Zone 1							
Reigate Town Centre	32.5%	11.6%	4.5%	2.1%	1.2%	5.5%	6.5%
Homebase, Rushworth Road, Reigate	3.1%	2.4%	0.3%	0.2%	0.1%	0.7%	0.5%
Reigate Out Of Centre	0.0%	0.0%	0.2%	0.0%	0.0%	0.0%	0.0%
Other inside RBBC	1.1%	0.5%	0.2%	0.2%	0.0%	0.0%	0.1%
Zone 2							
Redhill Town Centre	19.1%	35.4%	2.5%	7.8%	0.9%	2.0%	9.1%
Brighton Road Retail Park, Redhill	0.0%	0.0%	1.9%	0.2%	0.0%	0.0%	0.1%
Other inside RBBC	0.3%	0.1%	0.0%	0.0%	0.2%	0.0%	0.1%
Zone 3							
Horley Town Centre	1.1%	1.6%	13.3%	0.4%	0.0%	0.0%	0.0%
Other inside RBBC	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Other outside RBBC	1.5%	2.1%	10.4%	0.0%	0.1%	0.9%	0.1%
Zone 4							
Oxted Town Centre	0.0%	0.3%	0.2%	20.2%	0.0%	0.0%	0.7%
Godstone	0.0%	0.3%	0.0%	2.7%	0.0%	0.0%	0.3%
Other outside RBBC	0.0%	0.0%	0.0%	1.2%	0.0%	0.0%	0.0%
Zone 5							
Banstead Town Centre	0.0%	0.5%	0.0%	0.0%	4.4%	2.3%	0.2%
Other inside RBBC	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Other outside RBBC	0.1%	0.0%	0.0%	0.0%	0.6%	0.2%	1.2%
Zone 6							
Tadworth	0.2%	0.0%	0.0%	0.0%	0.5%	3.1%	0.0%
Asda, Reigate Road, Burgh Heath	0.0%	0.0%	0.0%	0.0%	0.9%	3.7%	0.0%
Other inside RBBC	0.0%	0.0%	0.0%	0.0%	0.0%	0.4%	0.0%
Other outside RBBC	0.0%	0.0%	0.0%	0.0%	0.3%	0.8%	0.0%
Zone 7							
Caterham	0.1%	0.2%	0.1%	0.6%	0.1%	0.0%	23.3%
Other outside RBBC	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.1%
Study area total	**59.2%**	**55.0%**	**33.6%**	**35.7%**	**9.4%**	**19.6%**	**42.3%**
RBBC sub-total	**57.4%**	**52.1%**	**22.9%**	**10.9%**	**8.3%**	**17.8%**	**16.6%**
Destinations outside study area							
Bluewater Shopping Centre	3.3%	4.9%	1.6%	10.4%	1.1%	1.0%	8.2%
Central London	2.8%	2.8%	3.0%	1.8%	3.5%	3.4%	1.9%
Crawley	19.8%	21.5%	52.1%	12.1%	0.3%	3.5%	4.6%
Croydon	3.6%	7.6%	2.1%	14.5%	28.2%	16.8%	32.8%
Epsom	0.8%	0.4%	0.2%	0.0%	8.7%	25.9%	0.4%
Guildford	3.3%	0.6%	1.1%	0.3%	0.2%	3.1%	0.4%
Kingston	2.3%	1.5%	0.4%	0.0%	11.6%	9.4%	0.3%
Sutton	0.1%	1.7%	0.1%	0.0%	27.9%	6.2%	1.6%
Outer London	0.2%	0.7%	0.4%	2.5%	2.7%	3.5%	2.9%
Other stores outside study area	4.7%	3.3%	5.4%	22.8%	6.3%	7.7%	4.7%
Outside study area sub-total	**40.8%**	**45.0%**	**66.4%**	**64.3%**	**90.6%**	**80.4%**	**57.7%**
Total	**100.0%**	**100.0%**	**100.0%**	**100.0%**	**100.0%**	**100.0%**	**100.0%**

Table CM4 - Comparison goods spending patterns (£m) 2016

	Zone 1	Zone 2	Zone 3	Zone 4	Zone 5	Zone 6	Zone 7	Total
Zone 1								
Reigate Town Centre	34.8	19.1	5.1	2.6	4.5	10.1	9.0	85.0
Homebase, Rushworth Road, Reigate	3.4	3.9	0.3	0.3	0.4	1.2	0.7	10.2
Reigate Out Of Centre	0.0	0.0	0.2	0.0	0.0	0.0	0.0	0.2
Other inside RBBC	1.1	0.8	0.2	0.3	0.0	0.0	0.1	2.5
Zone 2								
Redhill Town Centre	20.5	58.1	2.9	9.6	3.3	3.6	12.4	110.5
Brighton Road Retail Park, Redhill	0.0	0.1	2.2	0.3	0.0	0.0	0.1	2.6
Other inside RBBC	0.4	0.1	0.0	0.0	0.6	0.0	0.1	1.2
Zone 3								
Horley Town Centre	1.2	2.6	15.1	0.5	0.0	0.0	0.0	19.5
Other inside RBBC	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Other outside RBBC	1.7	3.5	11.9	0.0	0.4	1.6	0.2	19.2
Zone 4								
Oxted Town Centre	0.0	0.6	0.2	25.2	0.0	0.0	1.0	26.9
Godstone	0.0	0.4	0.0	3.4	0.0	0.0	0.5	4.3
Other outside RBBC	0.0	0.0	0.0	1.5	0.0	0.0	0.0	1.5
Zone 5								
Banstead Town Centre	0.0	0.9	0.0	0.0	15.8	4.2	0.3	21.2
Other inside RBBC	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Other outside RBBC	0.1	0.0	0.0	0.0	2.3	0.3	1.6	4.3
Zone 6								
Tadworth	0.2	0.0	0.0	0.0	1.7	5.7	0.0	7.5
Asda, Reigate Road, Burgh Heath	0.0	0.0	0.0	0.0	3.2	6.7	0.0	9.9
Other inside RBBC	0.0	0.0	0.0	0.0	0.1	0.8	0.0	0.9
Other outside RBBC	0.0	0.0	0.0	0.0	1.1	1.4	0.0	2.5
Zone 7								
Caterham	0.1	0.3	0.1	0.7	0.3	0.0	31.9	33.4
Other outside RBBC	0.0	0.0	0.0	0.0	0.0	0.0	0.2	0.2
Study area total	**63.4**	**90.3**	**38.1**	**44.4**	**33.8**	**35.6**	**58.0**	**363.6**
RBBC sub-total	**61.6**	**85.5**	**26.0**	**13.5**	**29.7**	**32.3**	**22.7**	**271.3**
Destinations outside study area								
Bluewater Shopping Centre	3.6	8.1	1.8	12.9	4.0	1.8	11.2	43.4
Central London	3.0	4.6	3.4	2.2	12.6	6.1	2.6	34.7
Crawley	21.2	35.3	59.2	15.1	1.0	6.3	6.3	144.4
Croydon	3.8	12.4	2.4	18.1	101.5	30.5	44.9	213.6
Epsom	0.8	0.7	0.2	0.0	31.1	47.0	0.5	80.3
Guildford	3.6	1.0	1.2	0.3	0.7	5.7	0.6	13.0
Kingston	2.4	2.4	0.5	0.0	41.8	17.1	0.4	64.7
Sutton	0.1	2.8	0.1	0.0	100.3	11.2	2.2	116.6
Outer London	0.2	1.2	0.4	3.1	9.8	6.3	4.0	25.0
Other stores outside study area	5.0	5.4	6.2	28.3	22.7	14.0	6.4	87.9
Outside study area sub-total	**43.8**	**73.8**	**75.5**	**80.0**	**325.6**	**145.9**	**79.0**	**823.6**
Total	**107.2**	**164.1**	**113.7**	**124.4**	**359.3**	**181.5**	**137.0**	**1187.2**

Table CV3 - Convenience goods market shares 2016

	Zone 1	Zone 2	Zone 3	Zone 4	Zone 5	Zone 6	Zone 7
Zone 1							
Reigate Town Centre	3.9%	0.9%	0.0%	0.0%	0.3%	0.2%	0.4%
Marks & Spencer Simply Food, High Street, Reigate	9.6%	0.5%	0.0%	0.0%	0.0%	0.0%	0.7%
Morrisons, Bell Street, Reigate	36.7%	10.0%	0.0%	0.0%	0.0%	2.1%	1.2%
Other inside RBBC	2.4%	0.9%	0.1%	0.0%	0.0%	0.0%	0.0%
Zone 2							
Redhill Town Centre	2.7%	2.6%	0.1%	0.2%	0.4%	0.1%	0.1%
Marks & Spencer Foodhall, High Street, Redhill	0.6%	6.4%	0.0%	0.1%	0.0%	0.1%	0.0%
Sainsbury's, London Road, Redhill	17.5%	38.8%	0.5%	1.9%	0.0%	0.2%	0.3%
Other inside RBBC	0.2%	4.0%	0.0%	0.5%	0.0%	0.0%	0.0%
Other outside RBBC	0.1%	0.9%	0.3%	0.7%	0.0%	0.0%	0.0%
Zone 3							
Horley Town Centre	0.1%	0.7%	5.0%	0.0%	0.3%	0.0%	0.0%
Lidl, Victoria Road, Horley	1.1%	3.0%	13.4%	0.3%	0.1%	0.0%	0.0%
Waitrose, Victoria Road, Horley	4.8%	5.2%	15.9%	0.2%	0.0%	0.1%	0.0%
Tesco Extra, Reigate Road, Hookwood	7.4%	11.2%	48.8%	0.5%	0.0%	0.2%	0.0%
Other inside RBBC	1.4%	0.9%	6.2%	0.0%	0.0%	0.0%	0.0%
Other outside RBBC	0.0%	0.3%	2.2%	0.1%	0.0%	0.0%	0.0%
Zone 4							
Oxted Town Centre	0.0%	0.0%	0.0%	3.9%	0.0%	0.0%	0.0%
Morrisons, East Hill, Oxted	0.0%	3.3%	0.0%	40.8%	0.0%	0.0%	0.9%
Waitrose, Oxted	0.3%	0.0%	0.0%	11.2%	0.0%	0.0%	0.1%
Lingfield Town Centre	0.0%	0.0%	0.0%	1.7%	0.0%	0.0%	0.0%
Other outside RBBC	0.0%	0.0%	0.0%	2.3%	0.0%	0.0%	0.0%
Zone 5							
Banstead Town Centre	0.0%	0.2%	0.0%	0.0%	3.9%	2.1%	0.0%
Waitrose, High Street, Banstead	0.0%	0.8%	0.0%	0.0%	19.4%	9.5%	1.1%
Coulsdon Town Centre	0.0%	0.0%	0.0%	0.0%	1.1%	0.0%	1.6%
Waitrose, Brighton Road, Coulsdon	0.0%	0.0%	0.0%	0.0%	4.5%	0.3%	3.2%
Aldi, Brighton Road, Coulsdon	0.0%	0.0%	0.0%	0.0%	4.1%	1.1%	5.6%
Other inside RBBC	0.0%	0.0%	0.0%	0.0%	1.4%	0.0%	0.0%
Other outside RBBC	0.0%	0.0%	0.0%	0.0%	0.2%	0.0%	0.0%
Zone 6							
Tadworth	0.1%	0.1%	0.0%	0.0%	0.0%	4.4%	0.0%
Asda, Reigate Road, Tadworth	1.2%	0.5%	0.0%	0.5%	13.4%	44.4%	0.0%
Epsom Town Centre & Epsom Downs	0.9%	0.0%	0.0%	0.0%	1.7%	1.2%	0.0%
Other inside RBBC	0.0%	0.0%	0.0%	0.0%	0.2%	3.2%	0.0%
Other outside RBBC	0.5%	0.0%	0.0%	0.0%	0.5%	2.3%	0.0%
Zone 7							
Caterham Valley Town Centre	0.0%	0.0%	0.0%	0.0%	0.0%	0.3%	1.7%
Morrisons, Church Walk, Caterham	0.0%	1.3%	0.2%	0.3%	1.7%	0.0%	22.1%
Tesco Superstore, Guards Avenue, Caterham	0.0%	0.7%	0.0%	0.2%	2.7%	0.0%	23.6%
Waitrose, Station Avenue, Caterham	0.0%	0.4%	0.0%	1.2%	0.0%	0.0%	13.9%
Caterham Hill Local Centre	0.0%	0.0%	0.0%	0.0%	0.0%	0.1%	4.2%
Other outside RBBC	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.7%
Study area total	**91.5%**	**93.7%**	**92.7%**	**66.6%**	**55.9%**	**71.8%**	**81.4%**
RBBC sub-total	**82.3%**	**75.6%**	**41.2%**	**3.7%**	**39.5%**	**66.3%**	**3.8%**
Destinations outside study area							
Morrisons, High Street, Sutton	0.0%	0.0%	0.0%	0.0%	6.1%	0.0%	0.0%
Sainsbury's, Brooklands Way, East Grinstead	0.0%	0.0%	0.7%	8.3%	0.0%	0.0%	0.0%
Sainsbury's, Kiln Lane, Epsom	0.0%	0.0%	0.0%	0.0%	7.8%	14.7%	0.0%
Sainsbury's, Limpsfield Road, Warlingham	0.0%	0.0%	0.0%	10.2%	0.0%	0.0%	4.7%
Tesco Extra, Purley Road, Purley	0.0%	0.0%	0.0%	0.8%	7.1%	0.0%	8.0%
Crawley	0.4%	0.9%	5.3%	0.7%	0.0%	0.6%	0.3%
Croydon	0.0%	0.2%	0.0%	1.5%	2.9%	0.0%	2.7%
Dorking	4.9%	0.5%	0.5%	0.0%	0.0%	4.5%	0.0%
East Grinstead	0.0%	3.0%	0.0%	5.7%	0.0%	0.0%	0.0%
Epsom	0.0%	0.0%	0.0%	0.0%	1.0%	1.0%	0.0%
Outer London	0.0%	0.4%	0.0%	0.6%	1.0%	0.2%	0.2%
Leatherhead	2.9%	0.7%	0.0%	0.0%	0.6%	4.9%	0.0%
Sutton	0.0%	0.6%	0.0%	0.0%	5.4%	0.4%	0.0%
Wallington	0.0%	0.0%	0.0%	0.2%	8.1%	0.9%	1.2%
Other outside study area	0.2%	0.1%	0.9%	5.4%	4.0%	0.8%	1.4%
Outside study area sub-total	**8.5%**	**6.3%**	**7.3%**	**33.4%**	**44.0%**	**28.2%**	**18.6%**
Total	**100%**	**100%**	**100%**	**100%**	**100%**	**100%**	**100%**

Table CV4 - Convenience goods market shares (£m) 2016

	Zone 1	Zone 2	Zone 3	Zone 4	Zone 5	Zone 6	Zone 7	Total
Zone 1								
Reigate Town Centre	2.5	0.9	0.0	0.0	0.6	0.2	0.3	4.5
Marks & Spencer Simply Food, High Street, Reigate	6.1	0.5	0.0	0.0	0.0	0.0	0.5	7.1
Morrisons, Bell Street, Reigate	23.4	10.3	0.0	0.0	0.0	2.1	1.0	36.9
Other inside RBBC	1.5	0.9	0.1	0.0	0.0	0.0	0.0	2.5
Zone 2								
Redhill Town Centre	1.8	2.7	0.1	0.2	0.8	0.1	0.1	5.6
Marks & Spencer Foodhall, High Street, Redhill	0.4	6.6	0.0	0.1	0.0	0.1	0.0	7.2
Sainsbury's, London Road, Redhill	11.2	40.0	0.3	1.3	0.0	0.2	0.3	53.4
Other inside RBBC	0.1	4.1	0.0	0.3	0.0	0.0	0.0	4.6
Other outside RBBC	0.1	0.9	0.2	0.5	0.0	0.0	0.0	1.6
Zone 3								
Horley Town Centre	0.1	0.8	3.5	0.0	0.7	0.0	0.0	5.1
Lidl, Victoria Road, Horley	0.7	3.1	9.4	0.2	0.1	0.0	0.0	13.4
Waitrose, Victoria Road, Horley	3.1	5.4	11.2	0.2	0.0	0.1	0.0	19.9
Tesco Extra, Reigate Road, Hookwood	4.7	11.5	34.4	0.3	0.0	0.2	0.0	51.2
Other inside RBBC	0.9	0.9	4.4	0.0	0.0	0.0	0.0	6.2
Other outside RBBC	0.0	0.3	1.5	0.1	0.0	0.0	0.0	1.9
Zone 4								
Oxted Town Centre	0.0	0.0	0.0	2.8	0.0	0.0	0.0	2.8
Morrisons, East Hill, Oxted	0.0	3.4	0.0	29.5	0.0	0.0	0.7	33.7
Waitrose, Oxted	0.2	0.0	0.0	8.1	0.0	0.0	0.1	8.4
Lingfield Town Centre	0.0	0.0	0.0	1.2	0.0	0.0	0.0	1.2
Other outside RBBC	0.0	0.0	0.0	1.7	0.0	0.0	0.0	1.7
Zone 5								
Banstead Town Centre	0.0	0.2	0.0	0.0	7.7	2.2	0.0	10.1
Waitrose, High Street, Banstead	0.0	0.9	0.0	0.0	38.8	9.9	0.9	50.4
Coulsdon Town Centre	0.0	0.0	0.0	0.0	2.3	0.0	1.3	3.5
Waitrose, Brighton Road, Coulsdon	0.0	0.0	0.0	0.0	9.0	0.4	2.6	11.9
Aldi, Brighton Road, Coulsdon	0.0	0.0	0.0	0.0	8.1	1.2	4.4	13.7
Other inside RBBC	0.0	0.0	0.0	0.0	2.9	0.0	0.0	2.9
Other outside RBBC	0.0	0.0	0.0	0.0	0.4	0.0	0.0	0.4
Zone 6								
Tadworth	0.1	0.1	0.0	0.0	0.0	4.6	0.0	4.8
Asda, Reigate Road, Tadworth	0.7	0.5	0.0	0.4	26.8	46.3	0.0	74.8
Epsom Town Centre & Epsom Downs	0.6	0.0	0.0	0.0	3.4	1.3	0.0	5.2
Other inside RBBC	0.0	0.0	0.0	0.0	0.5	3.4	0.0	3.9
Other outside RBBC	0.3	0.0	0.0	0.0	0.9	2.4	0.0	3.6
Zone 7								
Caterham Valley Town Centre	0.0	0.0	0.0	0.0	0.0	0.4	1.3	1.7
Morrisons, Church Walk, Caterham	0.0	1.3	0.1	0.2	3.3	0.0	17.5	22.6
Tesco Superstore, Guards Avenue, Caterham	0.0	0.8	0.0	0.1	5.3	0.0	18.7	24.9
Waitrose, Station Avenue, Caterham	0.0	0.4	0.0	0.9	0.0	0.0	11.1	12.3
Caterham Hill Local Centre	0.0	0.0	0.0	0.0	0.0	0.1	3.3	3.4
Other outside RBBC	0.0	0.0	0.0	0.0	0.0	0.0	0.5	0.5
Study area total	**58.4**	**96.6**	**65.3**	**48.2**	**111.7**	**74.9**	**64.6**	**519.5**
RBBC sub-total	**52.5**	**77.9**	**29.0**	**2.7**	**79.0**	**69.1**	**3.0**	**313.2**
Destinations outside study area								
Morrisons, High Street, Sutton	0.0	0.0	0.0	0.0	12.2	0.0	0.0	12.2
Sainsbury's, Brooklands Way, East Grinstead	0.0	0.0	0.5	6.0	0.0	0.0	0.0	6.5
Sainsbury's, Kiln Lane, Epsom	0.0	0.0	0.0	0.0	15.5	15.3	0.0	30.9
Sainsbury's, Limpsfield Road, Warlingham	0.0	0.0	0.0	7.4	0.0	0.0	3.7	11.1
Tesco Extra, Purley Road, Purley	0.0	0.0	0.0	0.6	14.3	0.0	6.4	21.2
	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Crawley	0.3	0.9	3.7	0.5	0.0	0.7	0.3	6.4
Croydon	0.0	0.2	0.0	1.1	5.8	0.0	2.1	9.2
Dorking	3.2	0.5	0.3	0.0	0.0	4.7	0.0	8.7
East Grinstead	0.0	3.1	0.0	4.1	0.0	0.0	0.0	7.3
Epsom	0.0	0.0	0.0	0.0	2.0	1.1	0.0	3.1
Outer London	0.0	0.4	0.0	0.4	2.0	0.2	0.2	3.2
Leatherhead	1.8	0.8	0.0	0.0	1.1	5.2	0.0	8.9
Sutton	0.0	0.6	0.0	0.0	10.8	0.4	0.0	11.8
Wallington	0.0	0.0	0.0	0.2	16.2	1.0	0.9	18.3
Other outside study area	0.1	0.1	0.6	3.9	7.9	0.8	1.1	14.6
Outside study area sub-total	**5.4**	**6.5**	**5.1**	**24.2**	**87.9**	**29.4**	**14.7**	**173.2**
Total	**63.8**	**103.0**	**70.4**	**72.4**	**199.5**	**104.3**	**79.3**	**692.7**

Table CM5 - Comparison goods commitments

Zone	Centre / Scheme	Retail Floorspace (Gross sqm)	Retail Floorspace (Net sqm)	Comparison goods (%)	Comparison goods (sqm net)	Sales density in 2019 (£ per sqm)	Turnover in 2019 (£m)
1	**Reigate**						
	Surrey Mirror, Trinity House, London Road	473	378	24%	92	2,500	**0.2**
2	**Redhill**						
	Sainsbury's, London Road	8,350	4,370	57%	2476	2,975	**7.4**
	Former Liquid & Envy Nightclub	371	260	20%	52	2,500	**0.1**
	Redhill Railway Station, Princess Way	4,353	2,919	38%	1105	2,500	**2.8**
	Merstham						
	Former Iron House Pub, Bletchingley Road	597	441	41%	181	2,500	**0.5**
3	**Horley**						
	Land Parcel at 71 Victoria Road	187	187	100%	187	2,500	**0.5**
	Neighbourhood centre, North West Sector	900	720	50%	360	2,500	**0.9**
5	**Banstead**						
	Oscars, High Street	122	122	100%	122	2,500	**0.3**
6	**Tadworth**						
	Shelvers Hill Store, Shelvers Hill	131	131	10%	13	2,500	**0.0**
	Citygate Mini Dealership, The Avenue	280	280	50%	140	3,000	**0.4**
	Out of centre						
2	Mercedes-Benz of Redhill, Brighton Road	1200	1,200	100%	1200	3,000	**3.6**
5	Wessex Garage Doors, Brighton Road	144	144	100%	144	2,500	**0.4**
Total							**17.0**

Assumptions: Florspace splits either from application documents or based on RBBC assumptions
Assumed all commitments trading in 2019; turnover levels, from application documents or PBA assumptions

Table CV5 - Convenience goods commitments

Zone	Centre / Scheme	Retail Floorspace (Gross sqm)	Retail Floorspace (Net sqm)	Convenience goods (%)	Convenience goods (sqm net)	Sales density in 2019 (£ per sqm)	Turnover in 2019 (£m)
1	**Reigate**						
	Surrey Mirror, Trinity House, London Road	473	378	76%	286	6,000	**1.7**
2	**Redhill**						
	Sainsbury's, London Road	8350	4,370	43%	1894	6,317	**12.0**
	Former Liquid & Envy Nightclub	371	260	80%	208	6,000	**1.2**
	Redhill Railway Station, Princess Way	4,353	2,919	62%	1814	10,453	**19.0**
	Merstham						
	Former Iron House Pub, Bletchingley Road	597	441	59%	260	6,000	**1.6**
3	**Horley**						
	Land Parcel at 71 Victoria Road	187	187	0%	-	-	**-**
	Neighbourhood centre, North West Sector	900	720	50%	360	6,000	**2.2**
5	**Banstead**						
	Oscars, High Street	122	122	0%	-	6,000	**-**
6	**Tadworth**						
	Shelvers Hill Store, Shelvers Hill	131	131	90%	118	6,000	**0.7**
	Citygate Mini Dealership, The Avenue	280	280	50%	140	6,000	**0.8**
	Out of centre						
2	Mercedes-Benz of Redhill, Brighton Road	1200	1,200	0%	-	-	**-**
5	Wessex Garage Doors, Brighton Road	144	144	0%	-	-	**-**
Total							**39.2**

Assumptions: Florspace splits either from application documents or based on RBC assumptions
Assumed all commitments trading in 2019; turnover levels, from application documents or PBA assumptions

Table CM6 - Comparison trading assessment 2016

Zone	Destination	Gross comparison floorspace sqm	Net comparison floorspace sqm	Survey derived turnover £m	Inflow (%)	Inflow £m	Total turnover £m	Survey derived sales density £m per sqm
	Town Centres							
1	Reigate town centre	11,090	7763	85	20%	21	106	9,585
2	Redhill town centre	23,054	16138	111	20%	28	138	5,993
3	Horley town centre	10,350	7245	19	10%	2	22	2,089
5	Banstead village centre	7,860	5502	21	10%	2	24	2,994

Notes:

1) Floorspace for out of centre stores in Reigate and Banstead with a meaningful market share is shown.

2) Town centre floorspace from GOAD and updated by PBA (2016) and for stores from Valuation Office Agency (2016).

3) The proportion of comparison floorspace is informed by company average food / non-food splits in Verdict's 2015 UK Grocery Retailers document, updated by PBA through site visits where appropriate for named stores or based on PBA assumptions

4) Brighton Road Retail Park, includes Pets at Home and Halfords only

Table CV6 - Convenience benchmark trading assessment 2016

Zone	Centre / store	Gross floorspace sq m	Net floorspace sq m	Convenience floorspace %	Net convenience floorspace sq m	Average sales density £ / sq m net	Store benchmark turnover £m	Survey-derived turnover £m	Difference (+/-) £m
1	**Reigate**								
	Marks & Spencer Simply Food, High Street, Reigate	-	470	85%	400	10,099	4.0		
	Morrisons, Bell Street, Reigate	-	2,276	85%	1,935	12,191	23.6		
	Co-op, Allingham Road, Reigate	228	153	85%	130	9,298	1.2		
	Co-op, Trehaven Parade, Reigate	241	164	85%	139	9,298	1.3		
	Other Reigate town centre stores	-	-	-	1,825	5,227	9.5		
	Local centre stores	-	-	-	487	5,227	2.5		
	Sub-total						**42.2**	**51.0**	**8.8**
2	**Redhill**								
	Marks & Spencer Foodhall, High Street, Redhill	-	3,763	22%	816	10,099	8.2		
	Sainsbury's, London Road, Redhill	-	2,484	80%	1,987	13,017	25.9		
	Co-op, Station Road, Redhill	353	236	80%	189	9,298	1.8		
	Iceland, Queensway, Redhill	-	498	90%	448	7,757	3.5		
	Marks & Spencer Simply Food, Brighton Road, Redhill	93	70	90%	63	10,099	0.6		
	Tesco Express, Canalside, 'Watercolour' Redhill	442	287	90%	258	11,261	2.9		
	Other Redhill town centre stores	-	-	-	115	5,227	0.6		
	Local centre stores	-	-	-	997	5,227	5.2		
	Sub-total						**48.7**	**70.7**	**22.0**
3	**Horley**								
	Lidl, Victoria Road, Horley	-	929	80%	743	6,302	4.7		
	Waitrose, Victoria Road,Horley	-	2,244	80%	1,795	10,538	18.9		
	Iceland, Victoria Road, Horley	472	345	90%	310	7,757	2.4		
	My Local (Morrisons), High Street, Horley	395	257	90%	231	9,298	2.2		
	Sainsbury's Local, Bonehurst Road, Horley	424	276	90%	248	13,017	3.2		
	Tesco Express, Brighton Road, Horley	240	145	90%	131	11,261	1.5		
	Waitrose (Little), Brighton Road, Horley	-	100	90%	90	10,538	0.9		
	Other Horley town centre stores	-	-	-	1,183	5,227	6.2		
	Local centre stores	-	-	-	200	5,227	1.0		
	Sub-total						**41.0**	**44.5**	**3.5**
5	**Banstead**								
	Waitrose, High Street, Banstead	-	1,804	95%	1,714	10,538	18.1		
	Co-op, Nork Way, Banstead	349	234	85%	199	9,298	1.8		
	Marks & Spencer Simply Food, High Street, Banstead	585	313	85%	266	10,099	2.7		
	Tesco Express, High Street, Banstead	374	187	90%	169	11,261	1.9		
	Other Banstead village centre stores	-	-	-	282	5,227	1.5		
	Local centre stores	-	-	-	826	5,227	4.3		
	Sub-total						**30.3**	**63.4**	**33.1**
6	**Tadworth**								
	Asda, Reigate Road, Tadworth		4,393	65%	2,855	14,877	42.5		
	Budgens, Walton Street, Tadworth	515	335	85%	284	9,298	2.6		
	Marks & Spencer Simply Food, Lower Kingswood	-	100	90%	90	10,099	0.9		
	One-Stop, Cross Road, Tadworth	203	132	90%	119	3,000	0.4		
	Waitrose (Little), Brighton Road, Tadworth	152	99	90%	89	10,538	0.9		
	Other Tadworth village centre stores	-	-	-	382	5,227	2.0		
	Local centre stores	-	-	-	1,566	5,227	8.2		
	Sub-total						**57.5**	**83.5**	**26.0**
Total							**219.7**	**313.2**	**93.4**

Notes:

1) Floorspace for foodstores in Reigate and Banstead with a meaningful market share is shown.

2) The proportion of convenience floorspace is informed by company average food / non-food splits in Verdict's 2015 UK Grocery Retailers document, updated by PBA through site visits where appropriate.

3) Average sales densities are goods based sales densities derived from Verdict's 2015 UK Grocery Retailers document

Table CM7b - Comparison goods need Borough-wide

Available expenditure		2016	2019	2022	2027	2032
A	Total expenditure (£m)	1187.2	1315.7	1492.9	1800.8	2178.7
B	Market share of study area (%)	22.9%	22.9%	22.9%	22.9%	22.9%
C	Retained expenditure (£m)	271.3	300.6	341.1	411.5	497.8
D	Inflow expenditure (£m)	53.4	59.2	67.2	81.0	98.0
E	Inflow proportion (%)	16.4%	16.4%	16.4%	16.4%	16.4%
F	Total available expenditure (£)	324.7	359.8	408.3	492.5	595.8
Claims on expenditure						
G	Turnover of existing floorspace (£m)	324.7	339.5	355.0	382.5	412.0
H	Turnover of commitments (£m)	0.0	17.0	17.8	19.2	20.7
Quantitative need						
I	Expenditure capacity (£m)	0.0	3.3	35.5	90.8	163.2
J	Assumed sales density (£ per sqm net)	6,000	6,274	6,561	7,068	7,614
K	Net quantitative need (sqm)	0	522	5,403	12,853	21,428
L	Gross quantitative need (sqm)	0	696	7,205	17,138	28,571

Table CM8-12b Comparison goods need breakdown by centre

Table CM8b - Reigate Available expenditure		2016	2019	2022	2027	2032
A	Total expenditure (£m)	1187.2	1315.7	1492.9	1800.8	2178.7
B	Market share of study area (%)	7.2%	7.2%	7.2%	7.2%	7.2%
C	Retained expenditure (£m)	85.0	94.2	106.9	129.0	156.0
D	Inflow expenditure (£m)	21.3	23.6	26.7	32.2	39.0
E	Inflow proportion (%)	20.0%	20.0%	20.0%	20.0%	20.0%
F	Total available expenditure (£)	106.3	117.8	133.7	161.2	195.1
Claims on expenditure						
G	Turnover of existing floorspace (£m)	106.3	111.1	116.2	125.2	134.9
H	Turnover of commitments (£m)	0.0	0.2	0.2	0.3	0.3
Quantitative need						
I	Expenditure capacity (£m)	0.0	6.4	17.2	35.8	59.9
J	Assumed sales density (£ per sqm net)	6,000	6,274	6,561	7,068	7,614
K	Net quantitative need (sqm)	0	1,023	2,621	5,059	7,867
L	Gross quantitative need (sqm)	0	1,364	3,494	6,746	10,489

Table CM9b - Redhill Available expenditure		2016	2019	2022	2027	2032
A	Total expenditure (£m)	1187.2	1315.7	1492.9	1800.8	2178.7
B	Market share of study area (%)	9.3%	9.3%	9.3%	9.3%	9.3%
C	Retained expenditure (£m)	110.5	122.5	139.0	167.6	202.8
D	Inflow expenditure (£m)	27.6	30.6	34.7	41.9	50.7
E	Inflow proportion (%)	20.0%	20.0%	20.0%	20.0%	20.0%
F	Total available expenditure (£)	138.2	153.1	173.7	209.5	253.5
Claims on expenditure						
G	Turnover of existing floorspace (£m)	138.2	144.5	151.1	162.7	175.3
H	Turnover of commitments (£m)	0.0	10.3	10.7	11.6	12.4
Quantitative need						
I	Expenditure capacity (£m)	0.0	-1.6	11.9	35.3	65.8
J	Assumed sales density (£ per sqm net)	6,000	6,274	6,561	7,068	7,614
K	Net quantitative need (sqm)	0	-258	1,819	4,988	8,637
L	Gross quantitative need (sqm)	0	-344	2,425	6,651	11,516

Note: 2014 prices. Sales density growth applied: 1.5% per anum

Table CM10b - Horley						
Available expenditure		**2016**	**2019**	**2022**	**2027**	**2032**
A	Total expenditure (£m)	1187.2	1315.7	1492.9	1800.8	2178.7
B	Market share of study area (%)	1.6%	1.6%	1.6%	1.6%	1.6%
C	Retained expenditure (£m)	19.5	21.6	24.5	29.5	35.7
D	Inflow expenditure (£m)	2.2	2.4	2.7	3.3	4.0
E	Inflow proportion (%)	10.0%	10.0%	10.0%	10.0%	10.0%
F	Total available expenditure (£)	21.6	24.0	27.2	32.8	39.7
Claims on expenditure						
G	Turnover of existing floorspace (£m)	21.6	22.6	23.6	25.5	27.4
H	Turnover of commitments (£m)	0.0	1.4	1.4	1.5	1.7
Quantitative need						
I	Expenditure capacity (£m)	0.0	0.0	2.1	5.8	10.6
J	Assumed sales density (£ per sqm net)	6,000	6,274	6,561	7,068	7,614
K	Net quantitative need (sqm)	0	-2	323	819	1,390
L	Gross quantitative need (sqm)	0	-3	430	1,092	1,853

Table CM11b - Banstead						
Available expenditure		**2016**	**2019**	**2022**	**2027**	**2032**
A	Total expenditure (£m)	1187.2	1315.7	1492.9	1800.8	2178.7
B	Market share of study area (%)	1.8%	1.8%	1.8%	1.8%	1.8%
C	Retained expenditure (£m)	21.2	23.5	26.6	32.1	38.9
D	Inflow expenditure (£m)	2.4	2.6	3.0	3.6	4.3
E	Inflow proportion (%)	10.0%	10.0%	10.0%	10.0%	10.0%
F	Total available expenditure (£)	23.5	26.1	29.6	35.7	43.2
Claims on expenditure						
G	Turnover of existing floorspace (£m)	23.5	24.6	25.7	27.7	29.9
H	Turnover of commitments (£m)	0.0	0.3	0.3	0.3	0.4
Quantitative need						
I	Expenditure capacity (£m)	0.0	1.2	3.5	7.6	13.0
J	Assumed sales density (£ per sqm net)	6,000	6,274	6,561	7,068	7,614
K	Net quantitative need (sqm)	0	186	540	1,080	1,701
L	Gross quantitative need (sqm)	0	248	720	1,439	2,268

Table CM12b - Other RBBC						
Available expenditure		**2016**	**2019**	**2022**	**2027**	**2032**
A	Total expenditure (£m)	1187.2	1315.7	1492.9	1800.8	2178.7
B	Market share of study area (%)	3.0%	3.0%	3.0%	3.0%	3.0%
C	Retained expenditure (£m)	35.1	38.9	44.1	53.2	64.4
D	Inflow expenditure (£m)	0.0	0.0	0.0	0.0	0.0
E	Inflow proportion (%)	0.0%	0.0%	0.0%	0.0%	0.0%
F	Total available expenditure (£)	35.1	38.9	44.1	53.2	64.4
Claims on expenditure						
G	Turnover of existing floorspace (£m)	35.1	36.7	38.4	41.3	44.5
H	Turnover of commitments (£m)	0.0	4.9	5.1	5.5	5.9
Quantitative need						
I	Expenditure capacity (£m)	0.0	-2.7	0.7	6.4	14.0
J	Assumed sales density (£ per sqm net)	6,000	6,274	6,561	7,068	7,614
K	Net quantitative need (sqm)	0	-426	102	907	1,834
L	Gross quantitative need (sqm)	0	-568	136	1,209	2,445

Note: 2014 prices. Sales density growth applied: 1.5% per anum

Table CV7b - Convenience goods need Borough-wide

Borough Wide Available expenditure		2016	2019	2022	2027	2032
A	Total expenditure (£m)	692.8	720.2	752.1	773.4	793.5
B	Market share of study area (%)	35.4%	35.4%	35.4%	35.4%	35.4%
C	Retained expenditure (£m)	245.2	254.8	266.1	273.7	280.8
D	Inflow expenditure (£m)	17.0	17.7	18.5	19.0	19.5
E	Inflow proportion (%)	6.5%	6.5%	6.5%	6.5%	6.5%
F	Total available expenditure (£)	262.2	272.6	284.6	292.7	300.3
Claims on expenditure						
G	Turnover of existing floorspace (£m)	262.2	262.2	262.2	262.2	262.2
H	Turnover of commitments (£m)	0.0	39.2	39.2	39.2	39.2
Quantitative need						
I	Expenditure capacity (£m)	0.0	-28.8	-16.7	-8.7	-1.1
J	Assumed sales density (£ per sqm net)	10,472	10,472	10,472	10,472	10,472
K	Net quantitative need (sqm)	0	-2,751	-1,598	-828	-100
L	Gross quantitative need (sqm)	0	-4,232	-2,458	-1,273	-155

Tables CV8-12b - Convenience goods need breakdown by centre

Table CV8b - Reigate Available expenditure		2016	2019	2022	2027	2032
A	Total expenditure (£m)	692.8	720.2	752.1	773.4	793.5
B	Market share of study area (%)	7.0%	7.0%	7.0%	7.0%	7.0%
C	Retained expenditure (£m)	48.5	50.4	52.7	54.1	55.6
D	Inflow expenditure (£m)	3.4	3.5	3.7	3.8	3.9
E	Inflow proportion (%)	6.5%	6.5%	6.5%	6.5%	6.5%
F	Total available expenditure (£)	51.9	53.9	56.3	57.9	59.4
Claims on expenditure						
G	Turnover of existing floorspace (£m)	51.9	51.88	51.88	51.88	51.88
H	Turnover of commitments (£m)		1.7	1.72	1.72	1.72
Quantitative need						
I	Expenditure capacity (£m)	0.0	0.3	2.7	4.3	5.8
J	Assumed sales density (£ per sqm net)	10,472	10,472	10,472	10,472	10,472
K	Net quantitative need (sqm)	0	32	260	412	556
L	Gross quantitative need (sqm)	0	49	400	634	855

Table CV9b -Redhill Available expenditure		2016	2019	2022	2027	2032
A	Total expenditure (£m)	692.8	720.2	752.1	773.4	793.5
B	Market share of study area (%)	9.5%	9.5%	9.5%	9.5%	9.5%
C	Retained expenditure (£m)	66.2	68.8	71.8	73.9	75.8
D	Inflow expenditure (£m)	4.6	4.8	5.0	5.1	5.3
E	Inflow proportion (%)	6.5%	6.5%	6.5%	6.5%	6.5%
F	Total available expenditure (£)	70.8	73.6	76.8	79.0	81.0
Claims on expenditure						
G	Turnover of existing floorspace (£m)	70.8	70.8	70.8	70.8	70.8
H	Turnover of commitments (£m)		32.2	32.2	32.2	32.2
Quantitative need						
I	Expenditure capacity (£m)	0.0	-29.4	-26.1	-23.9	-21.9
J	Assumed sales density (£ per sqm net)	10,472	10,472	10,472	10,472	10,472
K	Net quantitative need (sqm)	0	-2,806	-2,494	-2,287	-2,090
L	Gross quantitative need (sqm)	0	-4,316	-3,838	-3,518	-3,216

Note: 2014 prices. Sales density growth applied: 0.0% per annum

Table CV10b - Horley Available expenditure		2016	2019	2022	2027	2032
A	Total expenditure (£m)	692.8	720.2	752.1	773.4	793.5
B	Market share of study area (%)	5.5%	5.5%	5.5%	5.5%	5.5%
C	Retained expenditure (£m)	38.4	39.9	41.6	42.8	43.9
D	Inflow expenditure (£m)	2.7	2.8	2.9	3.0	3.1
E	Inflow proportion (%)	6.5%	6.5%	6.5%	6.5%	6.5%
F	Total available expenditure (£)	41.0	42.7	44.5	45.8	47.0
Claims on expenditure						
G	Turnover of existing floorspace (£m)	41.0	41.0	41.0	41.0	41.0
H	Turnover of commitments (£m)		2.2	2.2	2.2	2.2
Quantitative need						
I	Expenditure capacity (£m)	0.0	-0.5	1.3	2.6	3.8
J	Assumed sales density (£ per sqm net)	10,472	10,472	10,472	10,472	10,472
K	Net quantitative need (sqm)	0	-52	129	249	363
L	Gross quantitative need (sqm)	0	-79	198	384	559

Table CV11b - Banstead Available expenditure		2016	2019	2022	2027	2032
A	Total expenditure (£m)	692.8	720.2	752.1	773.4	793.5
B	Market share of study area (%)	1.5%	1.5%	1.5%	1.5%	1.5%
C	Retained expenditure (£m)	10.1	10.5	11.0	11.3	11.6
D	Inflow expenditure (£m)	0.7	0.7	0.8	0.8	0.8
E	Inflow proportion (%)	6.5%	6.5%	6.5%	6.5%	6.5%
F	Total available expenditure (£)	10.8	11.2	11.7	12.1	12.4
Claims on expenditure						
G	Turnover of existing floorspace (£m)	10.8	10.8	10.8	10.8	10.8
H	Turnover of commitments (£m)		0.0	0.0	0.0	0.0
Quantitative need						
I	Expenditure capacity (£m)	0.0	0.4	0.9	1.3	1.6
J	Assumed sales density (£ per sqm net)	10,472	10,472	10,472	10,472	10,472
K	Net quantitative need (sqm)	0	41	88	120	150
L	Gross quantitative need (sqm)	0	63	136	184	231

Table CV12b - Other RBBC Available expenditure		2016	2019	2022	2027	2032
A	Total expenditure (£m)	692.8	720.2	752.1	773.4	793.5
B	Market share of study area (%)	11.8%	11.8%	11.8%	11.8%	11.8%
C	Retained expenditure (£m)	82.0	85.3	89.1	91.6	94.0
D	Inflow expenditure (£m)	5.7	5.9	6.2	6.4	6.5
E	Inflow proportion (%)	6.5%	6.5%	6.5%	6.5%	6.5%
F	Total available expenditure (£)	87.7	91.2	95.2	97.9	100.5
Claims on expenditure						
G	Turnover of existing floorspace (£m)	87.7	87.7	87.7	87.7	87.7
H	Turnover of commitments (£m)		3.1	3.1	3.1	3.1
Quantitative need						
I	Expenditure capacity (£m)	0.0	0.4	4.4	7.1	9.6
J	Assumed sales density (£ per sqm net)	10,472	10,472	10,472	10,472	10,472
K	Net quantitative need (sqm)	0	34	420	677	921
L	Gross quantitative need (sqm)	0	52	646	1,042	1,417

Note: 2014 prices. Sales density growth applied: 0.0% per annum

APPENDIX F COMPARISON MARKET SHARES

The graphs in this section identify the market shares of Reigate town centre and Redhill town centres in the main comparison goods sub-categories. An overview of these comparison sending patterns is provided in Section 5 (Volume 1).

Figure 1 Clothing and footwear market shares

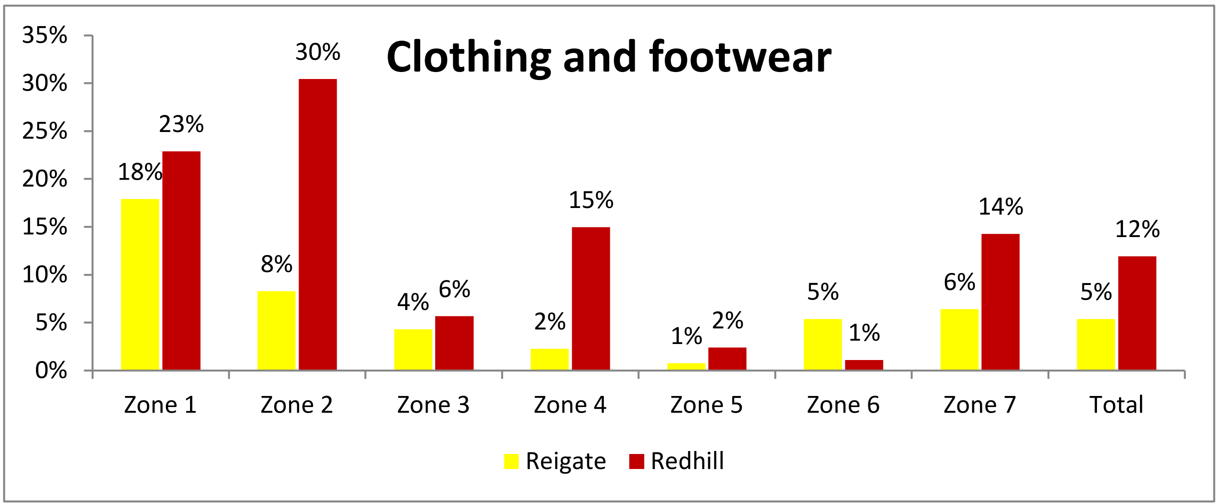


Figure 2 Furniture and textiles market shares

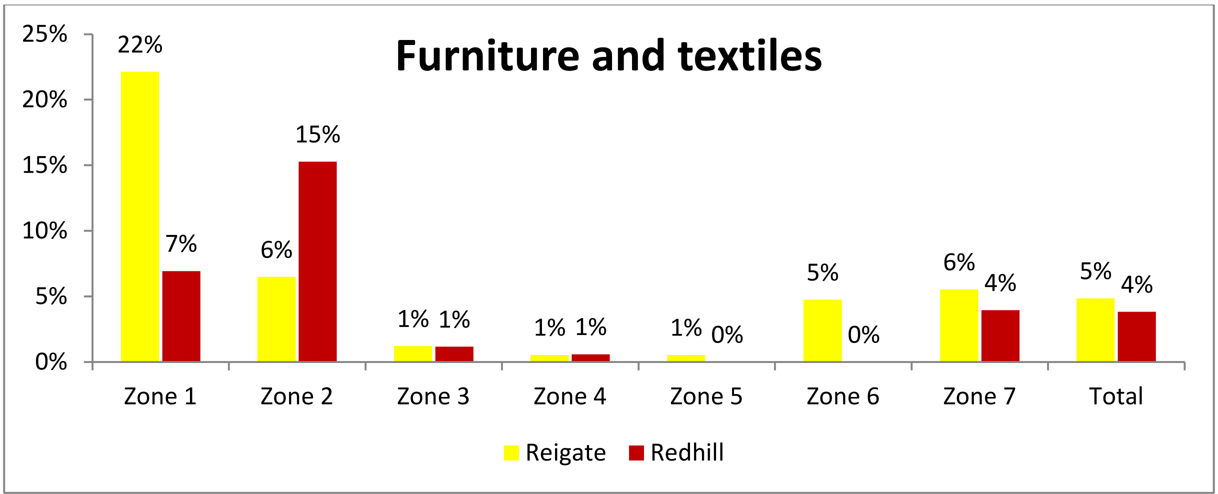


Figure 3 DIY and hardware market shares

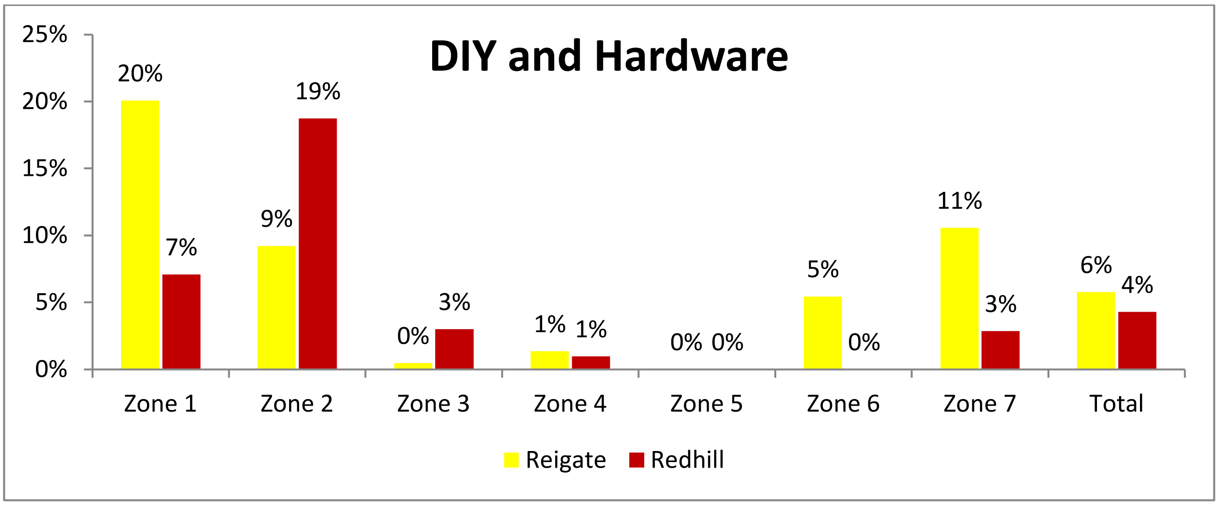


Figure 4 Electrical goods market shares

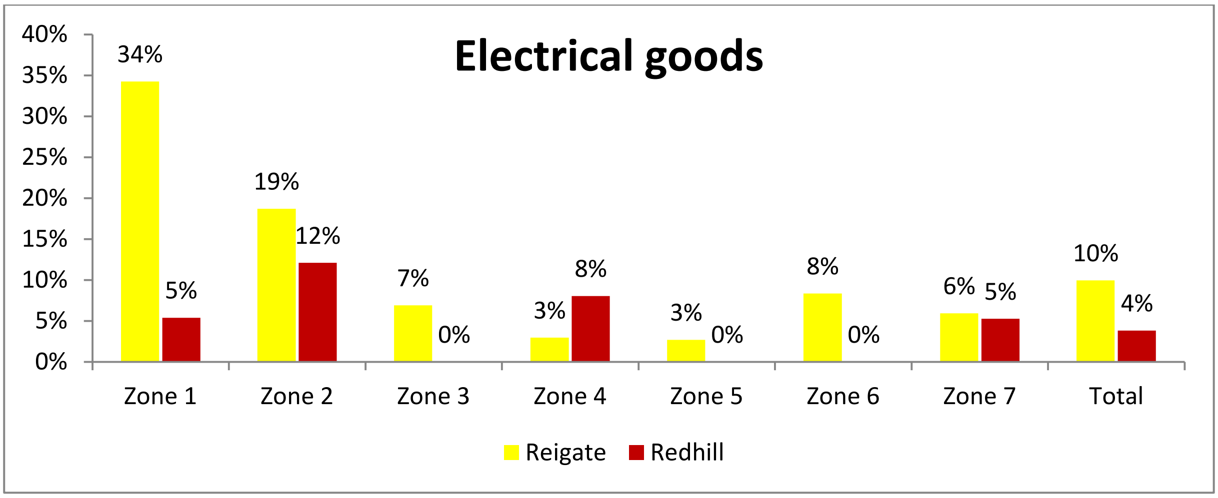


Figure 5 Domestic appliances market shares

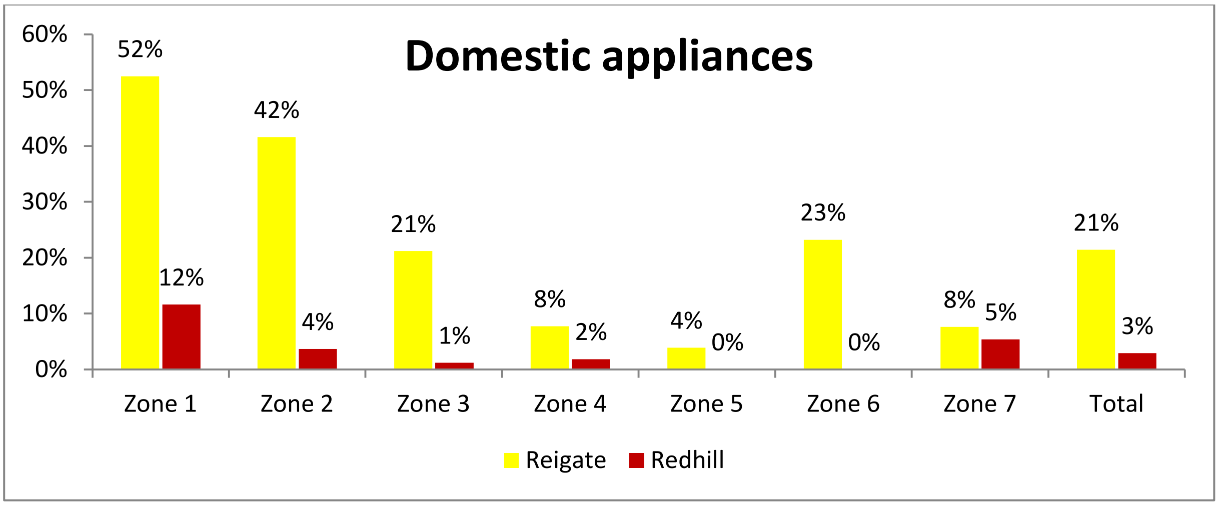


Figure 6 Health and beauty market shares

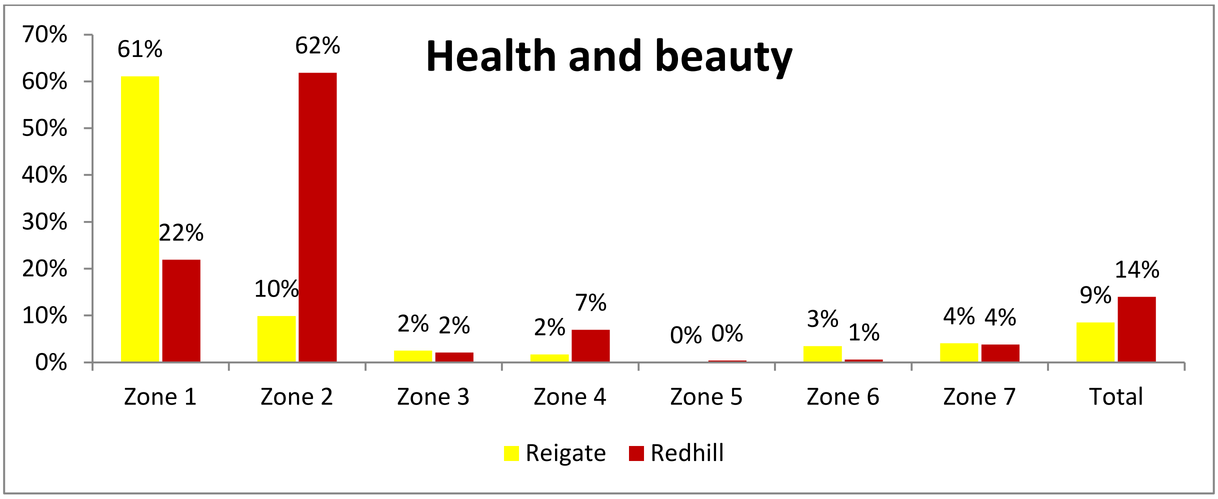


Figure 7 Recreational goods market shares

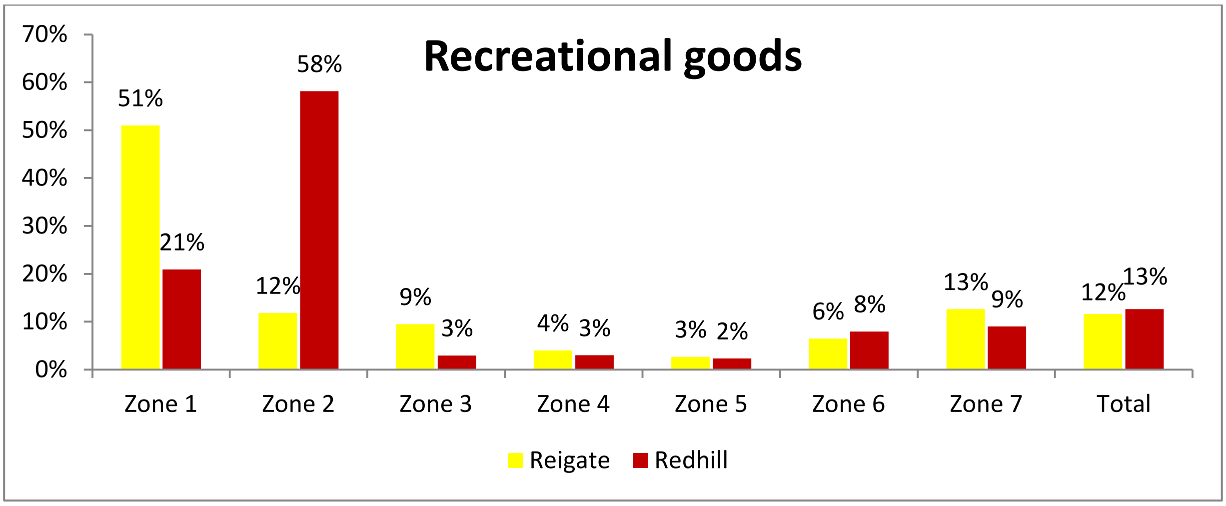
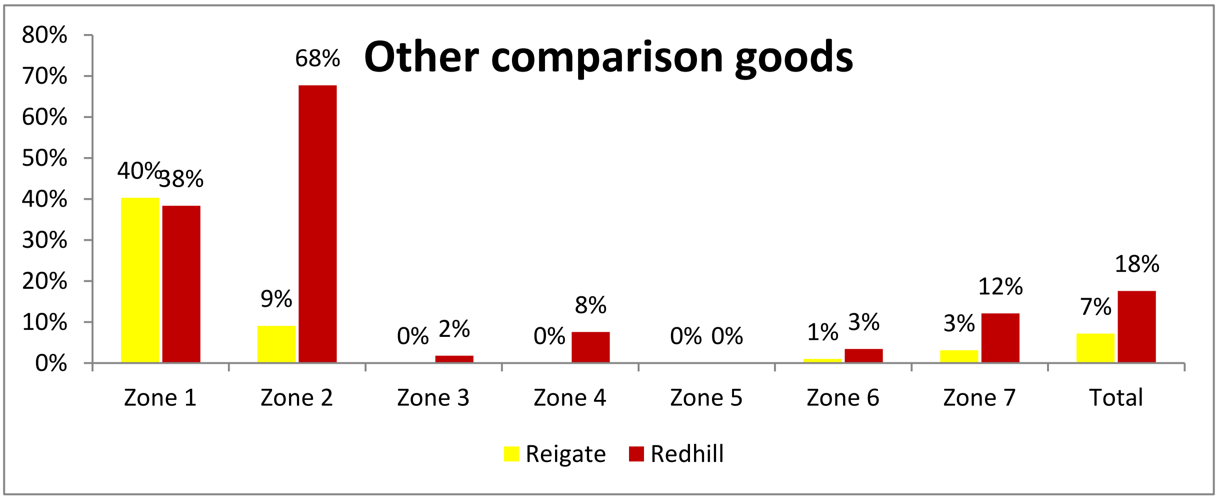


Figure 8 Other comparison goods market shares



APPENDIX G QUANTITATIVE RETAIL NEED METHODOLOGY

Appendix: Quantitative Need Methodology

Summary of methodology

Our methodology for forecasting convenience (food) and comparison (non-food) retail needs follows a widely-adopted step-by-step methodology. The key steps of this are set out below, and should be read alongside the analysis in the main study report.

The technical inputs into each stage of the methodology which we have used for the purposes of this study are presented overleaf.

Step 1	Estimate the population growth over the course of the study period for each of the study area zones, using population projections agreed with the Council at the inception of the study. Define appropriate 'forecast years' at which to assess quantitative need.
Step 2	Establish the base year per capita (per head) spending on convenience (food) and comparison (non-food) goods, using published data sources. Apply appropriate growth rates to establish the expenditure per head in the forecast years.
Step 3	Calculate the 'pot' of expenditure within the study area at each of the forecast years by combining the population figures (calculated at **Step 1**) with the expenditure figures (calculated at **Step 2**), and making an allowance for Special Forms of Trading (SFT) such as internet / mobile shopping, catalogue shopping, and so on. SFT is increased in the forecast years to reflect the latest economic forecasts.
Step 4	Calculate the study area spending by applying the market share data from the household telephone survey to the overall 'pot' of expenditure (calculated at **Step 3**)
Step 5	Allow for any 'inflow' of expenditure from beyond the study area, if appropriate.
Step 6	Calculate the sales densities of existing retail floorspace, to assess turnover performance in the base year, and if appropriate make allowance for over or under-trading of this floorspace (i.e. the difference between the household survey-derived turnovers and the 'benchmark' turnovers)
Step 7	Project the spending forecasts forward to the forecast years.
Step 8	Make allowances for sales density growth (i.e. money ring-fenced to allow for the growth in productivity / turnover of existing retailers), and/or any commitments to new retail floorspace (i.e. extant planning permissions, or schemes under construction)
Step 9	Draw together steps 1 to 8 to assess whether there is any excess expenditure growth in the forecast years which can be translated into a quantitative need for new retail floorspace, by applying a typical sales density for new floorspace figure to the excess expenditure figure.
Step 10	Assess alternative policy scenarios, and / or the sensitivity testing of key assumptions.

APPENDIX H SITE ASSESSMENTS AND MAPS

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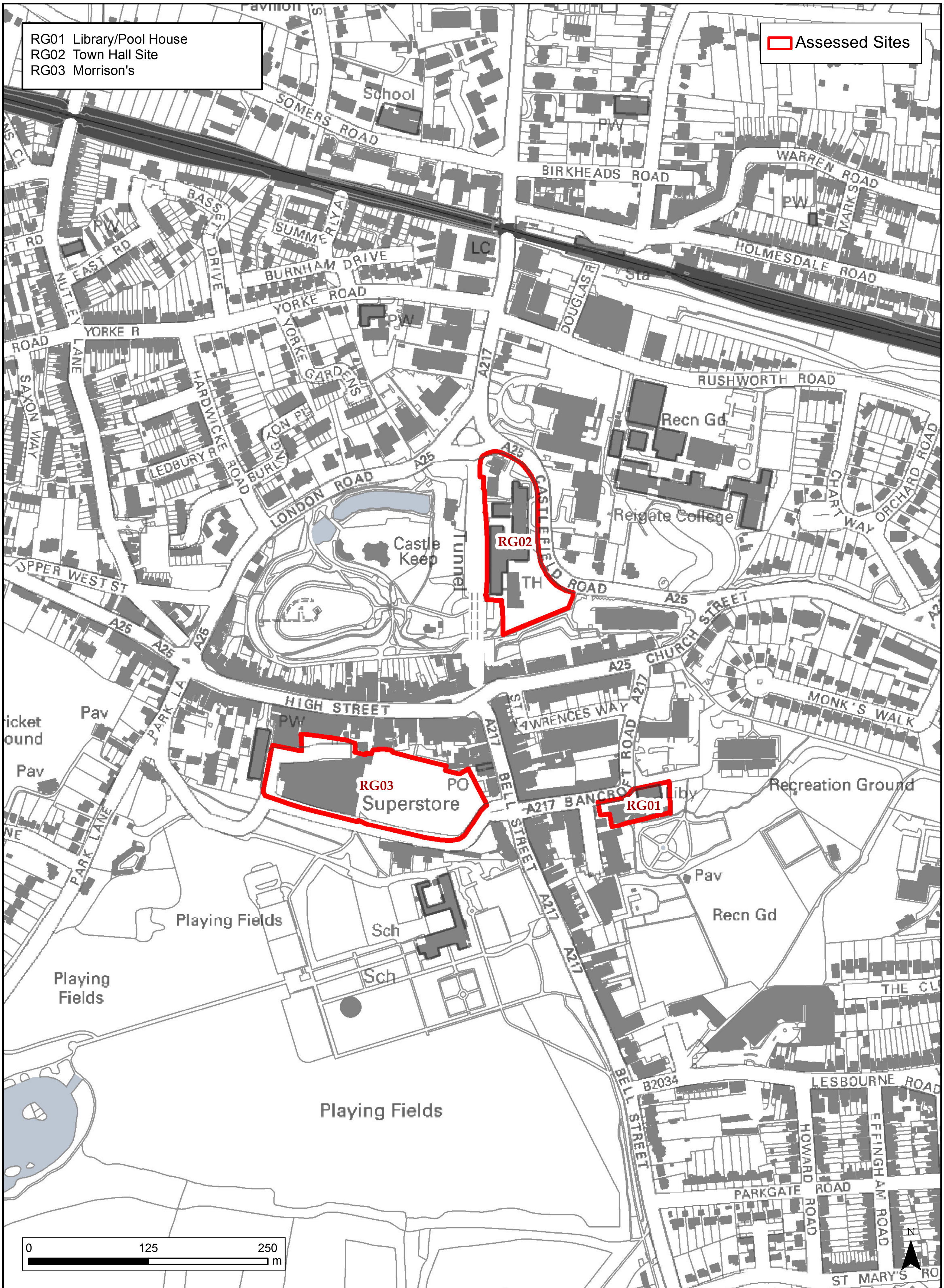

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1:5,000 @ A4	**Reigate and Banstead**
28/04/2016	Reigate Site Assessments
Drawn: DRL	
Checked: CM	Figure 1 / Rev A

pba peterbrett

Reigate & Banstead BOROUGH COUNCIL Banstead | Horley | Redhill | Reigate

Town centre:
Reigate

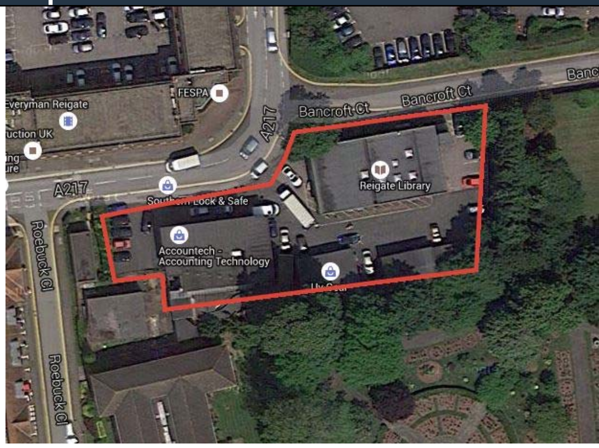
Site name:
Library/Pool House

Site area:
0.2 ha

Existing use:
Library, offices, and retail units

Ownership:
Multiple, including Surrey County Council

Map of site:



Brief description of site:

The site is located adjacent to Bancroft Court and Bancroft Road, approximately 50m from the Primary and Secondary Shopping Area of Reigate. Surrounding uses include car parking facilities, the Everyman Cinema, offices, a mixture of retail and leisure uses, and a historic garden. The site is 900m from Reigate railway station, and the nearest bus stop is less than 50m from the site.

Planning constraints:

Planning Policy:
- Reigate and Banstead Local Plan (2005): Area for Small Businesses Em6, Rg9.

Relevant Planning History:
- There are no relevant planning applications on this site. Due to the edge of centre location, the site would be suitable for retail-led mixed use redevelopment.

Other constraints/designations:
- Flood Zone 2 and 3
- Adjacent to protected woodland

Market signals:

Market research has identified significant demand from high end national retailers (fashion, homeware, foodstores) and branded food and drink operators for space in Reigate. However no specific operator or developer interest has been identified in this site. The site is significantly divorced from the main retail circuit- the prime retail frontage is concentrated along the western end of the high street between M&S and the Market Stores.

Recommendations:

The site, located opposite Everyman is well positioned to deliver a mix of commercial leisure and retail uses. The main barrier to be addressed would be relocating the existing on-site community and business uses to suitable alternative locations within the town centre. The market would be unlikely to deliver this development and the Council would need to take the lead in the site assembly.

Development timescale:

It is considered that, given the existing uses on site and the need for site assembly (which may require local authority intervention), this site is considered a medium-long term opportunity (10 years +).

Town centre:
Reigate

Site name:
Town Hall Site

Site area:
1 ha

Existing use:
Offices and Civic Offices

Ownership:
Reigate and Banstead Borough Council

Map of site:

Brief description of site:

The site is bordered by Castlefield Road to the east and the Castle Grounds to the west. It is 100m north of Reigate’s Primary and Secondary Shopping Area. Surrounding uses include offices, residential, and the Castle Grounds. The site is 400m from Reigate railway station and the nearest bus stop is 200m from the site.

Planning constraints:

Planning Policy:

- Reigate and Banstead Local Plan (2005): Integrated Mixed Use Scheme Em4-7, Rd3-4, Rg5, Rg9, Hr28-31; Town Centre Business Area Em4-7, Rg5, Hr29.

Relevant Planning History:

- There are no relevant planning applications on this site. This site is being promoted by the Council as a potential mixed use scheme comprising residential and/or retail and/or commercial.

Other constraints/designations:

- The Town Hall and walls are Grade II listed buildings
- The site is adjacent to protected woodland

Market signals:

Market research has identified significant local demand from high end national retailers and high end foodstore operators. The site itself benefits from a prominent location, close to the town centre and with easy access onto the A25 which is likely to be attractive. The Council (as landowner) has already agreed to move forward with a mixed use development (retail/residential) and there is understood to be strong interest from a named national foodstore operator in taking the retail unit.

Recommendations:

Market research suggest that retail development on this site would be attractive to operators, is deliverable and represents an opportunity to diversify and widen convenience offer in the town. The main barrier to development is the need for sensitive design due to heritage interest covering and adjacent to the site and achieving safe access onto the A25.

Development timescale:

It is considered that, given the Council has already agreed to bring forward a scheme and there is strong operator interest, the site is considered a short term opportunity (0-5 years)

Town centre:
Reigate

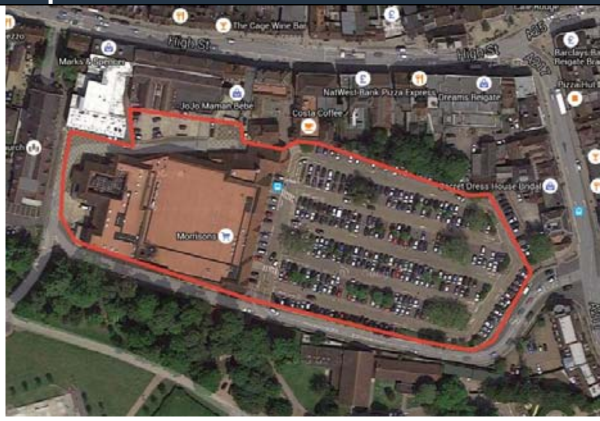
Site name:
Morrison’s

Site area:
1.6 ha

Existing use:
Morrison’s supermarket and car park

Ownership:
Morrison’s

Map of site:



Brief description of site:
This site is located south of the High Street and to the west of Bell Street, within Reigate’s Primary Shopping Area. Surrounding uses include residential, retail and leisure units, and Priory Park to the south. The site is 1km from Reigate railway station, and the nearest bus stop is on the site.

Planning constraints:
Planning Policy:
- Reigate and Banstead Local Plan (2005): Primary Shopping Area Sh3, Sh5-9, Rd4, Hr28-29; Shopping Street Frontage Sh7-8.

Relevant Planning History:
- There are no relevant planning applications on this site. This site could be intensified to provide additional convenience floorspace to the town centre if required.

Other constraints/designations:
- Partially within Flood Zone 2 and 3
- Reigate Conservation Area
- The site is surrounded by a number of Grade II listed buildings, as well as the registered Priory Park – these prevent substantial expansion.

Market signals:
Marker research has identified significant local demand from high end national retailers (fashion, homeware) national foodstore operators and branded food and drink operators. However, no specific interest has been identified in intensifying the use this site by the existing operator.

Recommendations:
The site provides an opportunity for retail intensification, located within a short distance of the prime retail frontage. However, the sites location surrounded by a number of Grade II listed buildings does restrict significant development.

Development timescale:
Given the lack of operator interest in this site it is considered a medium-long term opportunity (10 years +).

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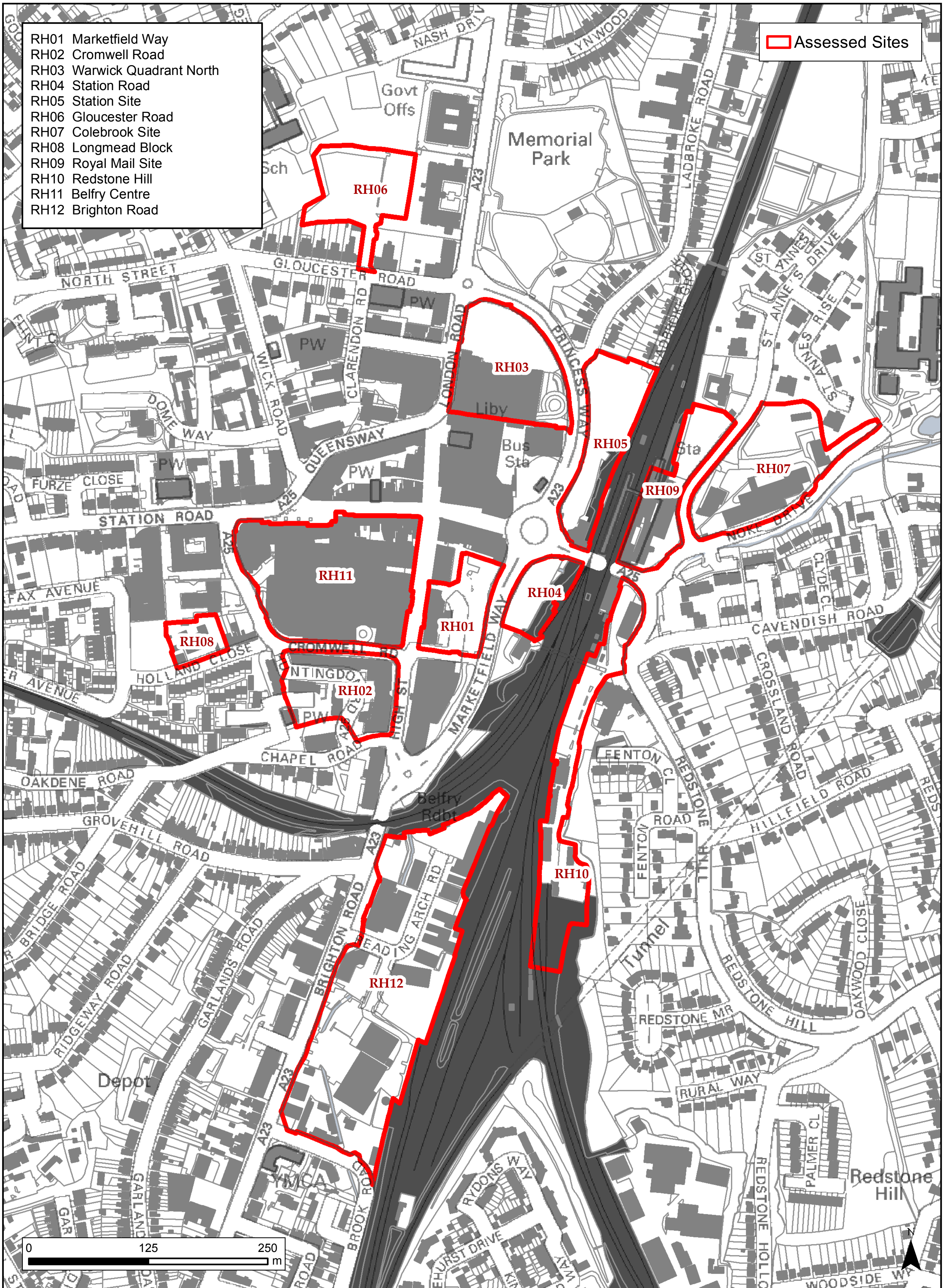

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Reigate & Banstead BOROUGH COUNCIL
Banstead | Horley | Redhill | Reigate

1:5,000 @ A4
14/06/2016
Drawn: DRL
Checked: CM

Reigate and Banstead

Redhill Site Assessments

Figure 1 | Rev A

Town centre:
Redhill

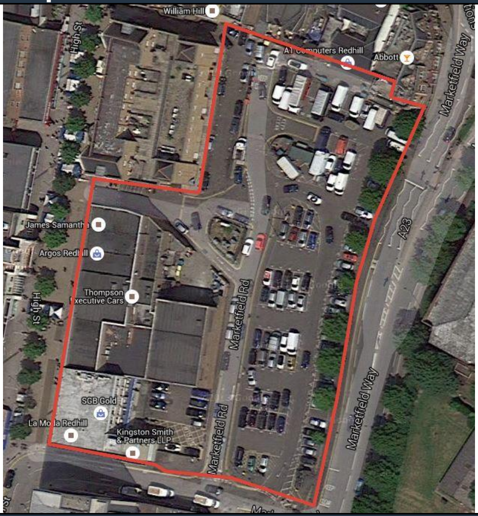
Site name:
Marketfield Way

Site area:
0.7 ha

Existing use:
Retail units and car parking

Ownership:
Reigate and Borough Banstead Council

Map of site:



Brief description of site:

The site is located between Redhill High Street and Marketfield Way, in the south eastern corner of the primary shopping area. Surrounding uses included retail and leisure units, the Belfry Shopping Centre, and Redhill railway station. The site is 100m from Redhill railway station and bus terminus, and is accessible via the pedestrianised area on High Street.

Planning constraints:

Planning Policy:
- Redhill Town Centre Area Action Plan (2012): Major Opportunity Site RTC1-A; Primary Shopping Area RTC2-1, RTC2-2, RTC2-3.
- Reigate and Banstead Local Plan (2005): Integrated Mixed Use Scheme Em4-7, Rd3-4, Rg5, Rg9, Hr28-31; Primary Shopping Area Sh3, Sh5-9, Rd4, Hr28-29; Shopping Street Frontage Sh7-8.

Relevant Planning History:
- A screening application (16/00268/SCREEN) was approved on 3 February 2016 for the mixed use development of retail, leisure, employment and residential uses. A full planning application (16/01066/F) has now been submitted, outlining the development of 153 residential dwellings, accompanied by 3,463sqm of A1 retail, 2,091sqm of A3 uses, and 1,587sqm of D2 leisure in the form of a multi-screen cinema.

Other constraints/designations:
- Flood Zone 2
- Priority area: Redhill Area Action Plan

Market signals:

Market research indicates that there is strong demand from retailers and commercial leisure operators. The development has attracted significant interest from national retailers, A3 operators and cinema operators without the need for marketing. To date, one national retail operators is in discussion to take a large (19,000sq ft) unit within the proposed development, and the cinema has attracted interested from two of the main cinema operators. Securing pre-lets to A3 operators is likely to progress following the pre-let to a cinema operator.

Recommendations:

The developers are in discussions with a number of tenants to pre-let units which suggests that the development is likely to go ahead, subject to obtaining planning permission. The development has the potential to significantly improve the vitality and viability of the centre.
The development would significantly improve the comparison shopping offer by providing large format retail units to meet modern retailer requirements. The development will provide much needed commercial leisure facilities to support the growth of the evening economy.

Development timescale:

Considering the market signals and the recent planning application on this site, we expect this to be a short term development of 0-5 years.

Town centre:

Redhill

Site name:

Cromwell Road

Site area:

1 ha

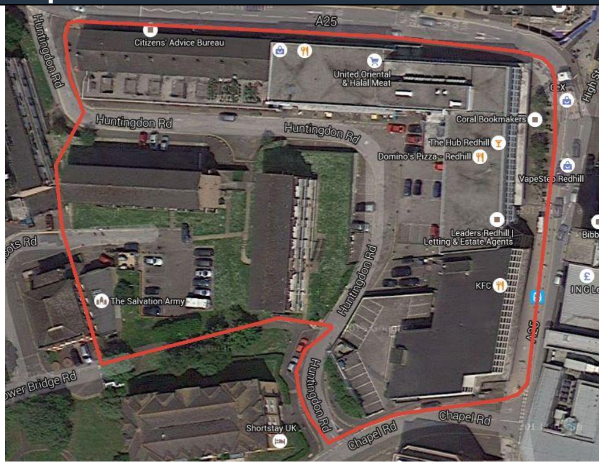
Existing use:

Retail units (some vacant), residential dwellings, and office units

Ownership:

4 Owners, including Reigate and Banstead Borough Council

Map of site:



Brief description of site:

The site is located adjacent to Cromwell Road and High Street, within the secondary shopping area of Redhill. The site is surrounded by residential uses, as well as a mix of retail and leisure facilities, including The Belfry Shopping Centre to the north. The site is 300m from Redhill railway station and bus terminus, and can be accessed via the pedestrianised area on the High Street.

Planning constraints:

Planning Policy:

- Redhill Town Centre Area Action Plan (2012): Major Opportunity Site RTC1-B; Proposed Primary Shopping Area RTC2-1, RTC2-2, RTC2-3.
- Reigate and Banstead Local Plan (2005): Secondary Shopping Area Sh5-7, Sh9; Shopping Street Frontage Sh7-8.

Relevant Planning History:

- A planning application for redevelopment of the site to provide a large supermarket, café and additional small retail units (7,765sqm gross in total) was submitted in 2011 but subsequently withdrawn.
- Planning permission for conversion/extension of upper floor offices on some of the buildings along the High Street frontage to provide 64 flats (14/01331/OUT) has been approved and development is progressing. Some minor improvements/reconfiguration of ground floor retail units has also been proposed.
- The Council has agreed to move forward with a similar scheme (conversion/extension of upper floors to residential and improved ground floor retail units) on the Cromwell Road frontage. Planning application is expected shortly.

Other constraints/designations:

- Partially within Flood Zone 2
- Priority area: Redhill Area Action Plan

Market signals:

Comprehensive development of the site for a new large supermarket proved unviable and market interest in this sector generally has cooled even further since. Piecemeal redevelopment of the main frontages is now being progressed instead by the individual landowners and this will significantly enhance the appearance of this part of the town and improve the retail units. There is no specific evidence of any retailers expressing an interest in taking new/improved units and given the secondary location, it is not expected to generate interest from major comparison retailers. Consideration may therefore need to be given to other complementary uses (community, small business, leisure) which may be appropriate in this location.

Recommendations:

The redevelopment of this site will deliver significant improvements to the public realm and will provide upgraded retail units which will are likely to be occupied by retail service users but consideration should also be given to complementary community/leisure/small business

uses. The residential element of the scheme will also support the vitality and viability of the centre, increasing the number of households in the town centre will increase footfall in the centre and increase the amount of local expenditure to support shops and services.
Development timescale:
Redevelopment is already underway in part and the Council has agreed to progress development of its land interest in the short term. It is considered that the site will be delivered in the short term (0-5 years).

Town centre:

Redhill

Site name:

Warwick Quadrant North

Site area:

1.2 ha

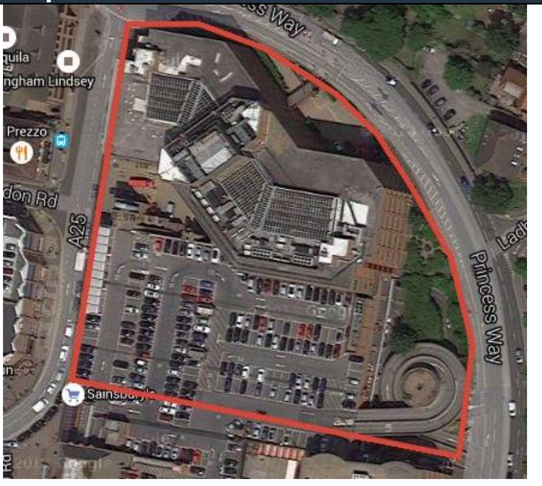
Existing use:

Sainsbury’s Supermarket and car parking

Ownership:

Freehold owned by Reigate & Banstead Borough Council with a long-leasehold interest held by Aviva.

Map of site:



Brief description of site:

The site is located between London Road and Princess Way, at the north of Redhill’s Primary Shopping Area. The site is surrounded by a mix of retail, leisure, and residential dwellings. To the south there is the Harlequin Theatre and Cinema, and to the north there is Memorial Park. The site is 400m from Redhill railway station and bus terminus, and is accessible via the pedestrianised area on London Road.

Planning constraints:

Planning Policy:

- Redhill Town Centre Area Action Plan (2012): Major Opportunity Site RTC1-C; Primary Shopping Area and Proposed Primary Shopping Area RTC2-1, RTC2-2, RTC2-3.
- Reigate and Banstead Local Plan (2005): Primary Shopping Area Sh3, Sh5-9, Rd4, Hr28-29; Shopping Street Frontage Sh7-8; Town Centre Business Area Em4-7, Rg5, Hr29.

Relevant Planning History:

- The site is current under development following planning permission (13/00168/S73), and will provide: a new Sainsbury’s supermarket of 15,093 sqm (GEA), a 70-bed Travelodge Hotel, a new gym, 927 car parking spaces, and townscape improvements to the Harlequin Centre entrance. Completion is timetabled for 2017.

Other constraints/designations:

- Partially within Flood Zone 2
- Priority area: Redhill Area Action Plan

Market signals:

The foodstore extensions and hotel are both pre-let although market research has not identified interest in the gym from any named operators. The level of interest in commercial retail floorspace at Marketfield Way suggests that the floorspace will let. Additionally, there are no branded gym operators in the centre and there are no similar developments in the town centre.

Recommendations:

The development will deliver much needed commercial floorspace in the town centre, at present there are no branded gym operators or hotels in the centre. These leisure uses will support the development of an evening economy. The extension of Sainsbury’s together with the provision of additional car parking extension is expected to increase the amount of retail spending retained within the town centre.

Development timescale:

The development is underway and is expected to be delivered in the short term (0-5 years) by 2017.

Town centre:
Redhill

Site name:
Station Road

Site area:
0.5 ha

Existing use:
Former Liquid and Envy nightclub site

Ownership:
Rainier Developments Ltd

Map of site:

Brief description of site:
The site is located adjacent to Marketfield Way, just to the east of Redhill's Primary Shopping Area. The site is surrounded by Redhill railway station, main roads in and out of Redhill, and local car parking facilities. This is a highly accessible site due to its location directly opposite the railway station and bus terminus.

Planning constraints:
Planning Policy:
- Redhill Town Centre Area Action Plan (2012): Major Opportunity Site RTC1-D; Proposed Secondary Shopping Area RTC2-1, RTC2-2, RTC2-3; Green Infrastructure Opportunity Areas RTC2-10.
- Reigate and Banstead Local Plan (2005): Integrated Mixed Use Scheme Em4-7, Rd3-4, Rg5, Rg9, Hr28-31.

Relevant Planning History:
- Planning permission was granted for the creation of 76 residential units and ground floor A1/A2 retail unit on 7 April 2015 (14/00846/F)

Other constraints/designations:
- Partially within Flood Zone 2
- Priority area: Redhill Area Action Plan

Market signals:
Market research identified that the retail floorspace was originally pre-let to one of the main national foodstore operators, although they have since pulled out another retailer has yet to be secured. Research indicates that development of the site has stalled and the site has recently been purchased by a new developer.

Recommendations:
Market research has identified a lack of clear market demand for the proposed retail floorspace although there is potential for the ground floor commercial units to accommodate a wider mix of uses, subject to obtaining a revised planning permission.

Development timescale:
Development of the site has commenced although it has since stalled and as such it is unclear whether the development will now be delivered in the short-term (0-5 years).A new developer has now been found, so there remains scope for the development to be complete within 0-5 years.

Town centre:

Redhill

Site name:

Station Site

Site area:

1 ha

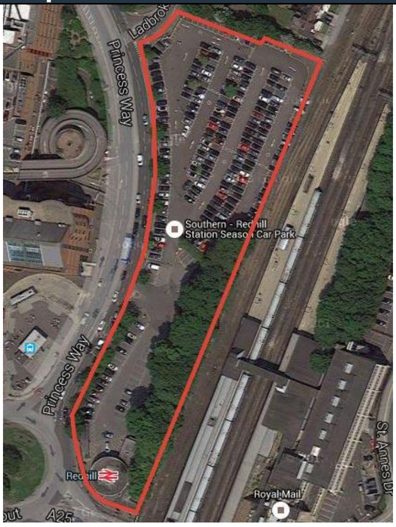
Existing use:

The railway station building and car parking

Ownership:

Network Rail, Southern Rail, Surrey County Council, and Reigate and Banstead Borough Council

Map of site:



Brief description of site:

The site is located between the railway and Princess Way, just to the east of Redhill's Primary Shopping Area. The site is surrounded by the nearby bus terminus, main roads in and out of Redhill, and a residential development site. This is a highly accessible site, which provides the opportunity for comprehensive redevelopment.

Planning constraints:

Planning Policy:

- Redhill Town Centre Area Action Plan (2012): Major Opportunity Site RTC1-E; Proposed Secondary Shopping Area RTC2-1, RTC2-2, RTC2-3.

Relevant Planning History:

- Planning permission (13/00848/F) was granted on 9 January 2014 for the redevelopment of the existing station buildings and car park to provide a new concourse, A1 foodstore, parking spaces, 150 residential units, and flexible A1, A2, and A3 use class floorspace.

Other constraints/designations:

- Partially within Flood Zone 2
- Priority area: Redhill Area Action Plan

Market signals:

The food store element of this development has been pre-let to a national foodstore operator orientated towards to the high end of the market.

Recommendations:

The redevelopment has potential to significantly improve the viability and vitality of the centre and will provide an improved gateway to the town centre. The proposed retail offer will diversify the convenience offer and has potential to significantly increase the level of convenience expenditure retained within the town. The development will increase the number of households in the town centre thereby increasing footfall in the centre and increasing the amount of local expenditure to support shops and services.

Development timescale:

It is considered that this development will be delivered in the short term, within the next five years.

Town centre:

Redhill

Site name:

Gloucester Road

Site area:

0.7 ha

Existing use:

Car parking

Ownership:

Reigate and Banstead Borough Council

Map of site:

Brief description of site:

The site is located to the north of Gloucester Road, behind the residential dwellings and north of the Primary Shopping Area of Redhill. The site is surrounded by residential uses, offices, and local playing fields. The site is 500m from Redhill railway station and bus terminus, and there are several bus stops within a 200m distance from the site.

Planning constraints:

Planning Policy:

- Redhill Town Centre Area Action Plan (2012): Opportunity Site RTC1-F
- Reigate and Banstead Local Plan (2005): Decked Car Park Rd2

Relevant Planning History:

- The site was identified for residential and office/flexible business space in the previous draft Redhill TC AAP. The site remains a car park at present and there are no planning applications on the site.

Other constraints/designations:

- Priority area: Redhill Area Action Plan

Market signals:

Market research has not identified any evidence of developer or operator interest in the site for retail use. The site was identified to accommodate a temporary Sainsbury’s store while the London Road store underwent development however this proposal was not implemented.

Recommendations:

Overall this site is not considered to be suitable for retail development. This is because of its location behind residential properties and far from the main retail shopping area. The site has constrained access and would lack prominence within the town centre, making it unlikely that it would be attractive to operators.

Development timescale:

Market research has not identified any current planning applications on the site and as such it is expected that this site will be delivered in the medium term, between 5-10 years.

Town centre:
Redhill

Site name:
Colebrook Site

Site area:
1.5 ha

Existing use:
Garden Centre and Community facility

Ownership:
Surrey County Council

Map of site:

Brief description of site:

The site is located between Noke Drive and St Annes Drive east of the railway line. It is approximately 300m from the Primary Shopping Area, although the railway segregates this area from the town centre. Surrounding uses include residential units and the Royal mail sorting office. The site is 200m from Redhill railway station and bus terminus.

Planning constraints:

Planning Policy:

- Redhill Town Centre Area Action Plan (2012): Opportunity Site RTC1-G
- Reigate and Banstead Local Plan (2005): Urban Open Land Pc6

Relevant Planning History:

- Allocated for continued community uses alongside the introduction of a residential element. Currently, the site remains as a community facility. There are no relevant planning applications on this site. It is identified in the draft RTCAAP for community uses alongside the introduction of a residential element.

Other constraints/designations:

- Partially within Flood Zone 2 and 3
- Priority area: Redhill Area Action Plan

Market signals:

Market research has not identified any evidence of developer or operator interest in the site for retail use.

Recommendations:

This site is not considered to be suitable for retail development due to its location far from the main retail area and within a residential area.

Development timescale:

Redhill Area Action Plan identifies this site as being deliverable within 0-5 years, based on the allocation for a residential led development, with care and community units. However market research has not identified any current planning applications on the site and as such it is expected that this site is more likely to be delivered in the medium term, between 5-10 years.

Town centre:

Redhill

Site name:

Longmead Block

Site area:

0.2 ha

Existing use:

Vacant arts and cultural centre

Ownership:

Surrey County Council

Map of site:

Brief description of site:

The site is located adjacent to Holland Close, surrounded by a mixture of residential and office uses. It is less than 100m from the Primary and Secondary Shopping Area of Redhill. The site is 500m from Redhill railway station and bus terminus, and there are several bus stops within close vicinity to the site.

Planning constraints:

Planning Policy:

- Redhill Town Centre Area Action Plan (2012): Opportunity Site RTC1-H

Relevant Planning History:

- Currently, the site remains as a derelict building. There are no planning applications on this site. It is identified in the draft RTCAAP for community uses alongside the introduction of a residential element.

Other constraints/designations:

- Priority area: Redhill Area Action Plan

Market signals:

Market research has not identified any evidence of developer or operator interest in the site for retail use.

Recommendations:

Overall this site is not considered to be suitable for retail development, it is substantially segregated from the primary retail area and would not be an attractive location for operators.

Development timescale:

Market research has not identified any current planning applications on the site and as such it is expected that this site will be delivered in the medium term, between 5-10 years.

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Town centre:
Redhill

Site name:
Royal Mail Site

Site area:
0.9 ha

Existing use:
Royal Mail site and car parking

Ownership:
Network Rail and Royal Mail

Map of site:

Brief description of site:

The site is located between St Annes Drive and the railway line, to the east of Redhill town centre. The site is 200m from the Primary Shopping Area of Redhill, and is positioned at the entrance to Redhill. Surrounding uses include the community facilities at the Colebrook site and residential dwelling. It is less than 100m from Redhill railway station and bus terminus.

Planning constraints:

Planning Policy:
- Redhill Town Centre Area Action Plan (2012): Opportunity Site RTC1-I

Relevant Planning History:
- Currently the site remains as a Royal Mail sorting office. There are no planning applications on this site. It is identified in the draft RTCAAP for residential and/or office/flexible business space.

Other constraints/designations:
- Partially within Flood Zone 2 and 3
- Priority area: Redhill Area Action Plan

Market signals:

Market research has not identified any evidence of developer or operator interest in the site for retail use.

Recommendations:

Overall this site is not considered to be suitable for retail development, and it is substantially segregated from the primary retail area. If this site does come forward for development, there will be a need to relocate the existing postal depot operations, and this may be a barrier to development.

Development timescale:

The site is separated from the main retail circuit of the town and is not considered to be suitable for retail development. Market research has not identified any current retailer demand for the site. Inclusion of office uses may help to boost daytime footfall and trade within the town; however, will be subject to market demand for businesses. The need to relocate existing operations on the site is likely to constrain development and it is therefore expected that the site has potential in the medium term (5-10 years).

Town centre:
Redhill

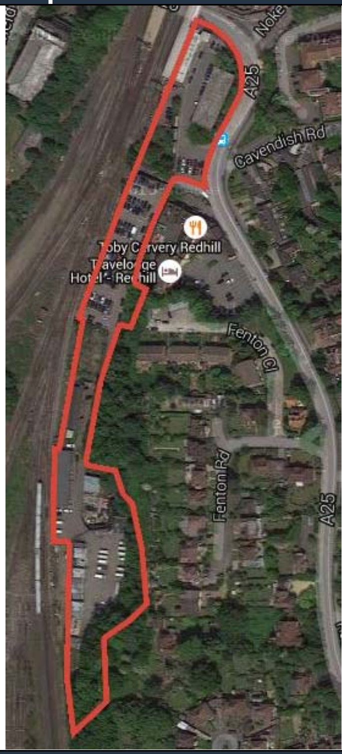
Site name:
Redstone Hill

Site area:
1.5 ha

Existing use:
Storage uses and car parking

Ownership:
Network Rail

Map of site:



Brief description of site:
This site is located between the eastern edge of the railway line and Redstone Hill. Surrounding uses include a hotel and restaurant, residential uses, and the Royal Mail sorting office. It is less than 200m from the Primary Shopping Area of Redhill, and is under 100m from Redhill railway station and bus terminus.

Planning constraints:
Planning Policy:
- Redhill Town Centre Area Action Plan (2012): Opportunity Site RTC1-J; Green Infrastructure Opportunity Areas RTC2-10

Relevant Planning History:
- This site forms part of the planning permission (13/00848/F) for the main Redhill station site and will provide replacement commuter parking in the form of a multi-storey car park.

Other constraints/designations:
- Priority area: Redhill Area Action Plan

Market signals:
Market research has not identified any evidence of developer or operator interest in the site for retail use. However, the site is subject to a planning application and will be redeveloped into multi-storey car parking.

Recommendations:
Overall this site is not considered to be suitable for retail development; it is substantially segregated from the primary retail area and is subject to an application for car parking.

Development timescale:
This site will be redeveloped into a multi-storey car park, and we suggest it will be delivered within the short term (0-5 years).

Town centre:

Redhill

Site name:

The Belfry

Site area:

2.3 ha

Existing use:

Shopping centre

Ownership:

Unknown

Map of site:

Brief description of site:

This site is the main shopping destination of Redhill town centre, located within Redhill's Primary Shopping Area and surrounded by many complimentary retail and leisure uses. The site is bounded by High Street to the east, Station Road to the north, St Matthew's Road to the west, and Cromwell Road to the south. It is 250m from Redhill railway station and bus terminus, and benefits from direct access to the pedestrianised areas on High Street and Station Road.

Planning constraints:

Planning Policy:

- Redhill Town Centre Area Action Plan (2012): Opportunity Site RTC1-M; Primary and Secondary Shopping Area RTC2-1, RTC2-2, RTC2-3; Business Area RTC2-4; Areas for Enhancement or Improvement RTC1-O, RTC1-P, RTC1-Q, RTC1-R.
- Reigate and Banstead Local Plan (2005): Primary Shopping Area Sh3, Sh5-9, Rd4, Hr28-29; Shopping Street Frontage Sh7-8.

Relevant Planning History:

- Allocated for long term retail intensification and amalgamation of units. Currently the site remains as a well-used shopping centre. There are no planning applications for this site.

Other constraints/designations:

- Flood Zone 2
- Priority area: Redhill Area Action Plan

Market signals:

The retail offer within the Belfry Centre held up well during the recession although there is now a need to improve the tenant mix and there is a lack of 'big box' retail units. The centre is undergoing a programme of works to upgrade the shopping environment , including the main internal entrance from the High Street and one large format retail unit has been created for H&M who are due to open for trading in 2017.

Recommendations:

While the site has physical capacity deliver large format retail units there are currently no plans to undertake a comprehensive redevelopment of the centre. In the short term improvements to the centre will be focus on improving the quality of the retail offer. Barriers to comprehensive redevelopment include funding and land assembly issues- the majority of units are let, as such it would be difficult to temporarily accommodate occupiers.

Development timescale:

The Redhill Area Action Plan identifies this site as being deliverable within 6-10 years based on the allocation for retail intensification and enhancement. Works to enhance the centre will be delivered in the short term (0-5 years), the new H&M unit is proposed to open in 2017. However, more comprehensive retail intensification works are unlikely to come forward in such a short time frame, and this will be a long term opportunity (10 years +).

Town centre:

Redhill

Site name:

Brighton Road

Site area:

4.3 ha

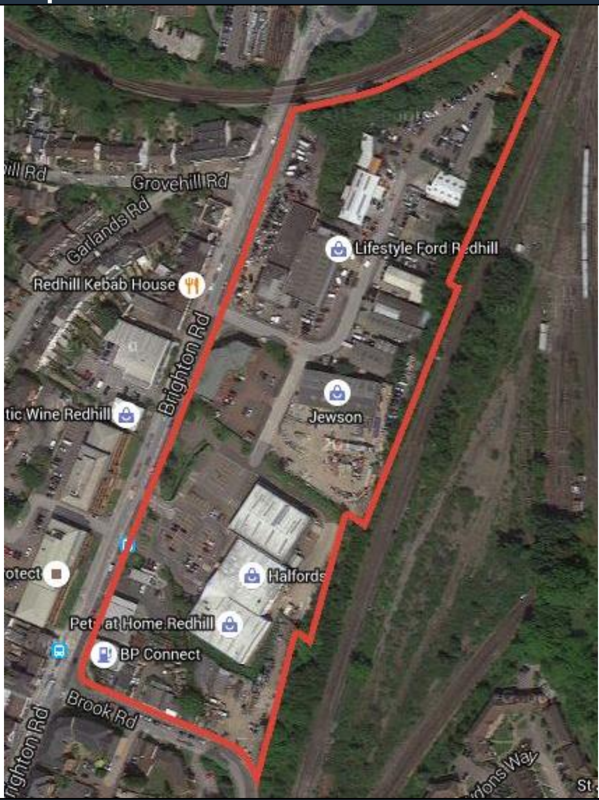
Existing use:

Light industrial uses, retail trade counters, and offices

Ownership:

Unknown

Map of site:



Brief description of site:

The site is located between the western edge of the railway line and Brighton Road, 250m south of the Primary Shopping Area, and 100m south of the Secondary Shopping Area. The site is surrounded by residential, office, and retail uses. It is approximately 400m from Redhill railway station and bus terminus.

Planning constraints:

Planning Policy:

- Redhill Town Centre Area Action Plan (2012): Opportunity Site RTC1-N; Employment Area RTC1-N; Bulky Goods Retail Area RTC1-N; Business Area RTC2-4.
- Reigate and Banstead Local Plan (2005): Retail Warehouse Area Sh14; Employment Area Em8-9.

Relevant Planning History:

- Allocated for long term retail expansion location. Currently the site remains as a large out of centre retail and industrial location. A planning application (15/02486/CU) has been approved for the change of use from a car showroom to a non-food retail unit of approximately 1,200sqm.

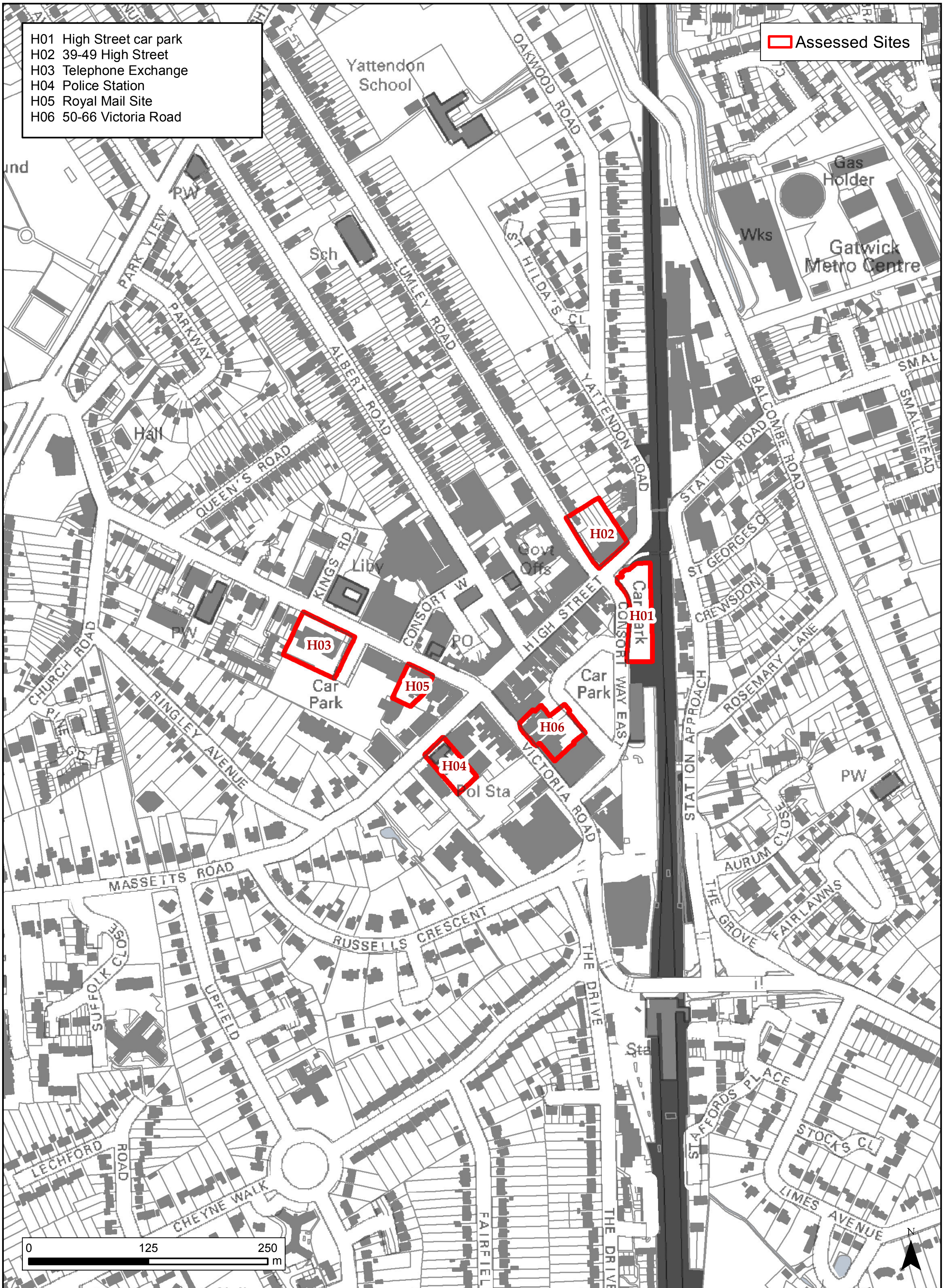
Other constraints/designations:

- Partially within Flood Zone 2 and 3
- Priority area: Redhill Area Action Plan

Market signals:

Marker research has identified that there are retailer requirements from foodstore operators. Historically there has been significant demand from bulky goods operators however there are no suitable sites to accommodate these retailer requirements. Brighton Road is the only out of centre retail destination in the borough, and it is considered to be well located to accommodate further bulky operators. The car showroom unit previously occupied by Mercedes-Benz has permission to trade 1,200sqm of bulky goods at ground floor level however the unit has attracted limited interest from retailers, The unit is considered to be too small to accommodate most bulky retailer requirements of c.2,000 sqm.

Recommendations:
The main report identified that Reigate and Redhill town centres are under-represented in the main comparison bulky goods sub-categories (DIY, furniture, electric goods) and this site provides an opportunity to increase the provision of these goods in the borough. Permitting a mezzanine floor, restricted by appropriate planning condition, would help to let this unit. The majority of bulky goods operators require mezzanine floor plates to provide sufficient space for the storage and/or display of large bulky items and ensure the viable operation of the business model.
Development timescale:
The Redhill Area Action Plan identifies this site as being deliverable within 11-15 years based on the allocation to increase the retail uses within the site. While the Mercedes-Benz unit could be delivered in the short term (0-5 years), further retail development is not likely to come forward in that period which is considered to be a medium-long term opportunity (5-10 years +).



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Reigate & Banstead BOROUGH COUNCIL Banstead | Horley | Redhill | Reigate

1:5,000 @ A4

28/04/2016

Drawn: DRL

Checked: CM

Reigate and Banstead

Horley Site Assessments

Figure 1

Rev A

Town centre:

Horley

Site name:

High Street Car Park

Site area:

0.3 ha

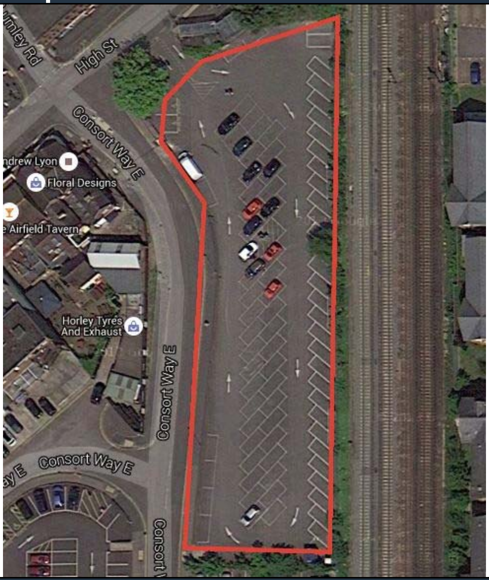
Existing use:

Car park

Ownership:

Reigate and Banstead Borough Council

Map of site:



Brief description of site:

The site is located between the western edge of the railway line and Consort Way East, within the Primary Shopping Area of Horley. Surrounding uses include more car parking facilities, a large outlet store to the south, and a mixture of retail and service units. The site is 500m from Horley railway station, and the nearest bus stop is 300m away on Victoria Road.

Planning constraints:

Planning Policy:

- Reigate and Banstead Local Plan (2005): Integrated Mixed Use Scheme Em4-7, Rd3-4, Rg5, Rg9, Hr28-31; Primary Shopping Area Sh3, Sh5-9, Rd4, Hr28-29; Horley Town Centre Hr25, Hr42A.

Relevant Planning History:

- There are no relevant planning applications on this site. This site has potential to accommodate additional retail floorspace in highly accessible town centre site.

Other constraints/designations:

- Adjacent to Grade II listed building

Market signals:

Market research has identified evidence of retailer requirements from high-end foodstore operators and discount foodstore operators. No local requirements have been identified for Horley which is already well represented with a large Waitrose supermarket and an Aldi foodstore. Market research has not identified retailer requirements from national multiple comparison retailers or food and drink operators. The Newman House mixed-use development on Victoria Road is now complete although 3 of the 5 ground floor retail units have not been let, indicating that there is limited demand for new floorspace.

Recommendations:

Although there is scope for Horley to increase the amount of local expenditure retained within the town centre there is currently a lack of operator demand. The site has good access to the rail station and would be more suitable for mixed use redevelopment with a mix of residential and commercial uses. Delivering new dwellings in the town centre would help to support the vitality and viability of the centre, increasing footfall and providing more local expenditure to support the turnover of existing floorspace. It is considered that the market will not deliver significant new development and that the Council would need to lead on any major redevelopment.

Development timescale:

Given the lack of commercial demand and the need to improve the quality of the town centre environment, it is considered that this site represents a medium term opportunity (6-10 years).

Town centre:

Horley

Site name:

39-49 High Street

Site area:

0.2 ha

Existing use:

Retail, offices, and car park

Ownership:

2 Private owners

Map of site:

Brief description of site:

The site is located adjacent to High Street and Lumley Road, within the Primary Shopping Area of Horley. Surrounding uses include car parking facilities and a mixture of retail, office, and service units. The site is 550m from Horley railway station, and the nearest bus stop is 300m away on Victoria Road.

Planning constraints:

Planning Policy:

- Reigate and Banstead Local Plan (2005): Primary Shopping Area Sh3, Sh5-9, Rd4, Hr28-29; Shopping Street Frontage Sh7-8; Horley Town Centre Hr25, Hr42A.

Relevant Planning History:

- A planning application (16/00276/F) for the erection of a third floor roof extension to provide 4 apartments is awaiting decision. This follows the prior approval application (15/01275/PAP3O) for the change of use of the office space at first and second floor levels to residential uses as 6 self-contained apartments. This site has potential to accommodate additional retail floorspace in highly accessible town centre site.

Other constraints/designations:

- None

Market signals:

Market research has identified evidence of retailer requirements from high-end foodstore operators and discount foodstore operators. No local requirements have been identified for Horley which is already well represented with a large Waitrose supermarket and an Aldi foodstore. Market research has not identified retailer requirements from national multiple comparison retailers or food and drink operators. The only published retailer requirements are for small scale comparison units and a timber merchants. The Newman house mixed-use development on Victoria Road has now completed including 5 ground floor retail units, although 3 of these units have not been let.

Recommendations:

Although there is scope for Horley to increase the amount of local expenditure retained within the town centre there is currently a lack of retailer demand. As such, the site would be more suitable for mixed use redevelopment with a mix of residential and commercial uses. Delivering new dwellings in the town centre would help to support the vitality and viability of the centre, increasing footfall and providing more local expenditure to support the turnover of existing floorspace. It is considered that the market will not deliver significant new development and that the Council would need to lead on any major redevelopment.

Development timescale:

Given the lack of commercial demand and the need to improve the quality of the town centre environment, it is considered that this site represents a long term opportunity (10 years +).

Town centre:
Horley

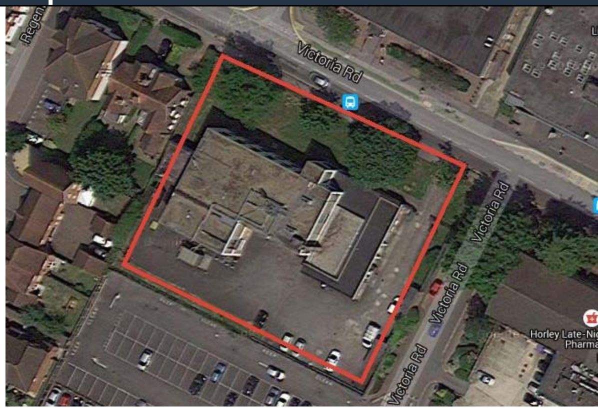
Site name:
Telephone Exchange

Site area:
0.3 ha

Existing use:
Telephone Exchange

Ownership:
BT

Map of site:



Brief description of site:

The site is located adjacent to Victoria Road, directly opposite Horley Library. The site is on the edge of Horley's Primary Shopping Area, and just outside the town centre boundary. Surrounding uses include Horley Library, the local health centre, residential dwellings, and a mixture of retail and service units. The site is 600m from Horley railway station and the nearest bus stop is directly outside the site on Victoria Road.

Planning constraints:

Planning Policy:
- No relevant policies

Relevant Planning History:
- There are no relevant planning applications on this site. The site has potential to accommodate additional retail floorspace, although any redevelopment would be subject to the relocation of the Telephone exchange.

Other constraints/designations:
- Not within a flood zone, but local knowledge shows this site is affected by surface water flooding.

Market signals:

Market research has identified evidence of retailer requirements from high-end foodstore operators and discount foodstore operators. No local requirements have been identified for Horley which is already well represented with a large Waitrose supermarket and an Aldi foodstore. Market research has not identified retailer requirements from national multiple comparison retailers or food and drink operators. The only retailer requirements in the centre are for small scale comparison units and a timber merchants. The Newman House mixed-use development on Victoria Road has now completed although 3 of the 5 ground floor retail units have not been let, indicating that there is limited demand for new floorspace.

Recommendations:

Although there is scope for Horley to increase the amount of local expenditure retained within the town centre there is currently a lack of retailer demand. Barriers to redevelopment include the requirement to relocate the Telephone exchange and potential impacts on nearby heritage assets.

Development timescale:

Given the lack of commercial demand and the need to improve the quality of the town centre environment, it is considered that this site represents a long term opportunity (10 years +).

Town centre:
Horley

Site name:
Police Station

Site area:
0.1 ha

Existing use:
Police station and parking

Ownership:
Surrey Police

Map of site:

Brief description of site:

The site is located adjacent to Massetts Road, just on the boundary of Horley's Primary Shopping Area, but within Horley Town Centre. Surrounding uses include offices, retail and leisure units, and some residential dwellings. The site is 500m from Horley railway station, and the nearest bus stop is 180m from the site on Victoria Road.

Planning constraints:

Planning Policy:
- Reigate and Banstead Local Plan (2005): Town Centre Business Area Em4-7, Rg5, Hr29; Horley Town Centre Hr25, Hr42A.

Relevant Planning History:
- There are no relevant planning applications on this site. According to Surrey Police Estate Disposals Horley police station remains within the disposal programme but options for this site are currently under review as interest from the market has been limited. The site could be suitable for retail development.

Other constraints/designations:
- None

Market signals:

Market research has identifies that there has been recent active marketing for the disposal of the site; however there has been limited interest from occupiers and developers. Market research has identified evidence of retailer requirements from high-end foodstore operators and discount foodstore operators. No local requirements have been identified for Horley which is already well represented with a large Waitrose supermarket and an Aldi foodstore. Market research has not identified retailer requirements from national multiple comparison retailers or food and drink operators. The only retailer requirements in the centre are for small scale comparison units and a timber merchants. The redevelopment of Newman House on Victoria Road has now completed although 3 of the 5 ground floor retail units have not been let, indicating that there is limited demand for new floorspace.

Recommendations:

Although there is scope for Horley to increase the amount of local expenditure retained within the town centre there is currently a lack of retailer demand. As such the site would be more suitable for mixed use redevelopment. Delivering new dwellings in the town centre would help to support the vitality and viability of the centre, increasing footfall and providing more local expenditure to support the turnover of existing floorspace. It is considered that the market will not deliver significant new development and that the Council would need to lead on any major redevelopment.

Development timescale:

Given the lack of commercial demand and the need to improve the quality of the town centre environment, it is considered that this site represents a medium term opportunity (6-10 years).

Town centre:
Horley

Site name:
Royal Mail Site

Site area:
0.1 ha

Existing use:
Royal Mail sorting office

Ownership:
Royal Mail

Map of site:

Brief description of site:

The site is located adjacent to Victoria Road, directly opposite the Horley branch Post Office. The site is within Horley town centre and the Primary Shopping Area, surrounded by a variety of retail, leisure and service units. The site is 500m from Horley railway station, and the nearest bus stop is less than 100m from the site.

Planning constraints:

Planning Policy:
- Reigate and Banstead Local Plan (2005): Primary Shopping Area Sh3, Sh5-9, Rd4, Hr28-29; Shopping Street Frontage Sh7-8; Horley Town Centre Hr25, Hr42A.

Relevant Planning History:
- There are no relevant planning applications on this site. As a town centre location this would be a highly suitable site for retail development, with potential to enhance the retail offer.

Other constraints/designations:
- None

Market signals:

Market research has identified evidence of retailer requirements from high-end foodstore operators and discount foodstore operators. No local requirements have been identified for Horley which is already well represented with a large Waitrose supermarket and an Aldi foodstore. Market research has not identified retailer requirements from national multiple comparison retailers or food and drink operators. The only retailer requirements in the centre are for small scale comparison units and a timber merchants. The redevelopment of Newman House on Victoria Road has now completed although 3 of the 5 ground floor retail units have not been let, indicating that there is limited demand for new floorspace.

Recommendations:

Although there is scope for Horley to increase the amount of local expenditure retained within the town centre there is currently a lack of commercial demand for floorspace. The site is suitably located to deliver new retail units although it is considered that the market will not deliver significant new development in the short-medium term.

Development timescale:

Given the lack of commercial demand and the need to improve the quality of the town centre environment, it is considered that this site represents a long term opportunity (10 years +).

Town centre:

Horley

Site name:

50-66 Victoria Road

Site area:

0.2 ha

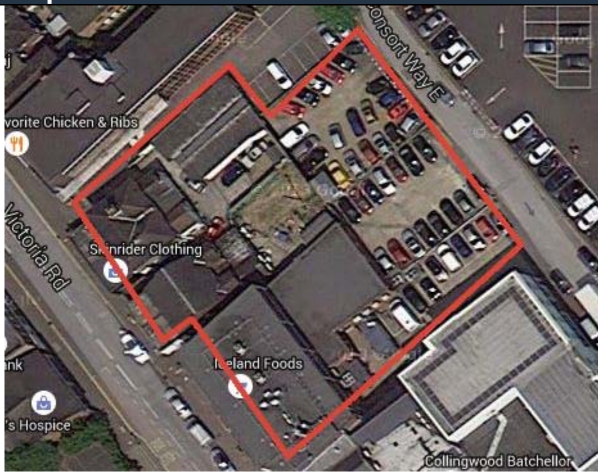
Existing use:

Iceland foodstore, small retail units, residential dwellings, and car parking.

Ownership:

Multiple private owners – may require CPO to acquire properties

Map of site:



Brief description of site:

The site is located between Victoria Road and Consort Way East, within Horley Town Centre and the Primary Shopping Area. Surrounding uses include a large Collingwood Batchellor homeware store, and a mixture of retail units and residential dwellings. The site is only 300m from Horley railway station, and the nearest bus stop is directly outside the site on Victoria Road.

Planning constraints:

Planning Policy:

- Reigate and Banstead Local Plan (2005): Primary Shopping Area Sh3, Sh5-9, Rd4, Hr28-29; Shopping Street Frontage Sh7-8; Horley Town Centre Hr25, Hr42A.

Relevant Planning History:

- There are no relevant planning applications on this site. As a town centre location this would be a highly suitable site for retail development, with potential to enhance the retail offer. This site could also be enhanced to provide a vibrant entrance to the town centre.

Other constraints/designations:

- None

Market signals:

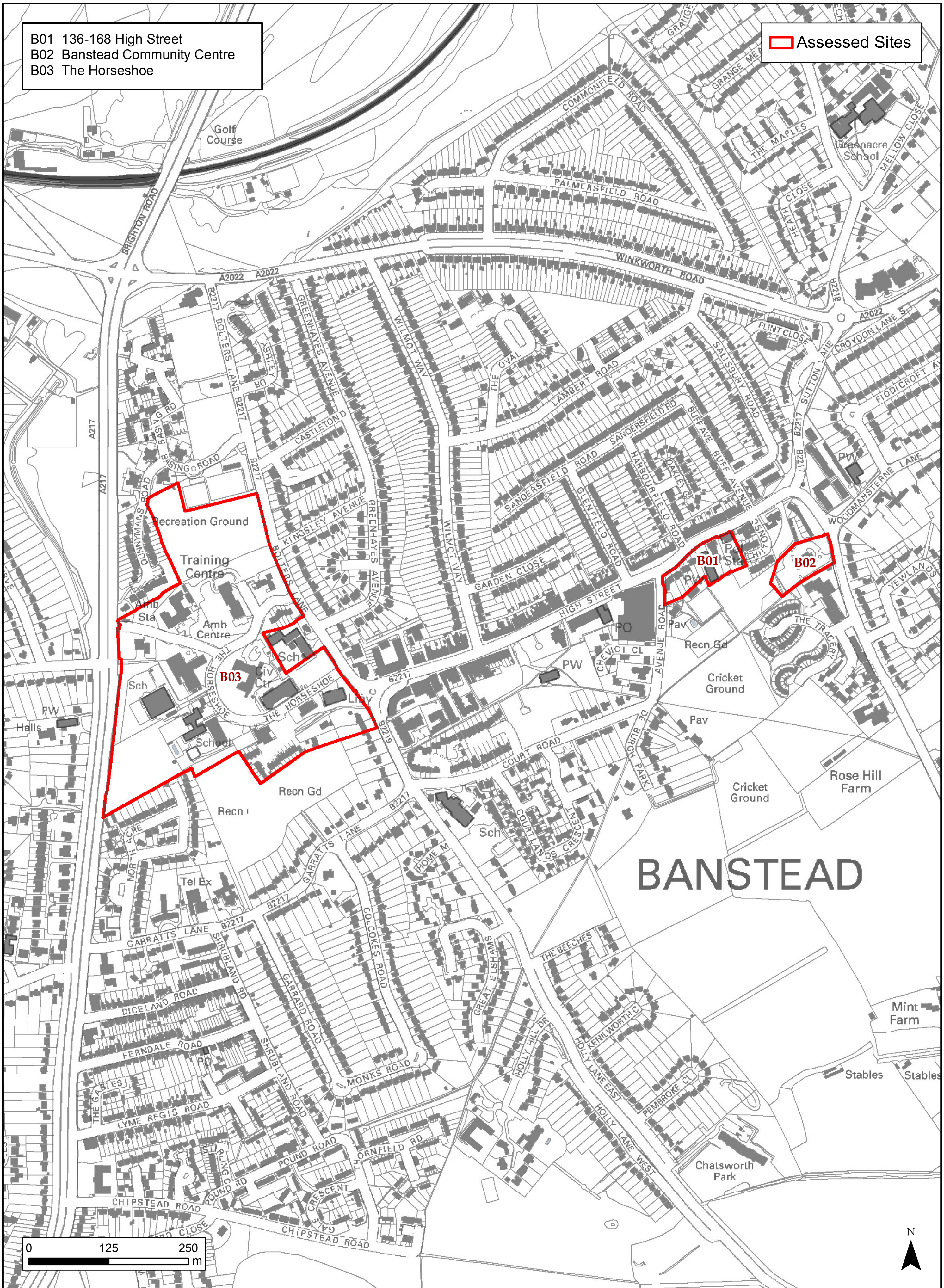
Market research has identified evidence of retailer requirements from high-end foodstore operators and discount foodstore operators. No local requirements have been identified for Horley which is already well represented with a large Waitrose supermarket and an Aldi foodstore. Market research has not identified retailer requirements from national multiple comparison retailers or food and drink operators. Market research has not identified retailer requirements from national multiple comparison retailers or food and drink operators. The only retailer requirements in the centre are for small scale comparison units and a timber merchants. The redevelopment of Newman House on Victoria Road has now completed although 3 of the 5 ground floor retail units have not been let, indicating that there is limited demand for new floorspace.

Recommendations:

Although there is scope for Horley to increase the amount of local expenditure retained within the town centre there is currently a lack of commercial demand for floorspace. The site has potential to accommodate large format retail units although there it is unlikely that the market will deliver new development in the short-medium term and, as such the Council would need to take a lead in delivering development. Main barriers to redevelopment include fragmented ownership and the requirement to re-provide parking lost through redevelopment.

Development timescale:

Given the lack of commercial demand and the potential need for local authority intervention it is considered that this site represents a long term opportunity (10 years +).



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pba peterbrett

Reigate & Banstead BOROUGH COUNCIL
Banstead | Horley | Redhill | Reigate

1:7,500 @ A4	**Reigate and Banstead**
28/04/2016	Banstead Site Assessments
Drawn: DRL	
Checked: CM	Figure 1 · Rev A

Town centre:
Banstead

Site name:
Banstead Community Centre

Site area:
0.5 ha

Existing use:
Community centre

Ownership:
Reigate and Banstead Borough Council

Map of site:

Brief description of site:

The site is located adjacent to Park Road, south of Banstead High Street, and it is not within Banstead's Primary Shopping Area. Surrounding uses are mainly residential; with a large office block to the south, and the retail units on the High Street to the north. The site is 2km from Banstead railway station, and the nearest bus stop is less than 200m from the site on High Street.

Planning constraints:

Planning Policy:
- Reigate and Banstead Local Plan (2005): Urban Open Land Pc6

Relevant Planning History:
- There are no relevant planning applications on this site. This site is of an appropriate size and location for retail provision.

Other constraints/designations:
- Adjacent to protected trees/woodland
- Opposite a Grade II listed building

Market signals:

Market research has identified evidence of retailer requirements from high-end foodstore operators and discount foodstore operators across the Borough. Banstead is already well-represented by main foodstore operators although there is no discount foodstore offer. Retailer requirements for Banstead are limited, with no national comparison retailers seeking space in this centre although there are published requirements for small scale local independent operators in the centre. Market research has not identified any operator interest in this site.

Recommendations:

There is scope for Banstead to increase the amount of local expenditure retained within the town centre however this site is not suitably located for retail development. The site is fragmented from the prime retail frontage concentrated at the western end of the High Street. The site would be more suitable for mixed use development, including residential and community uses. The main barriers to the delivery the requirement to relocate the existing community uses on site or elsewhere in the centre.

Development timescale:

Given the site constraints, it is considered that this site represents a medium-long term opportunity (10 years +).

Town centre:

Banstead

Site name:

136-168 High Street

Site area:

0.7 ha

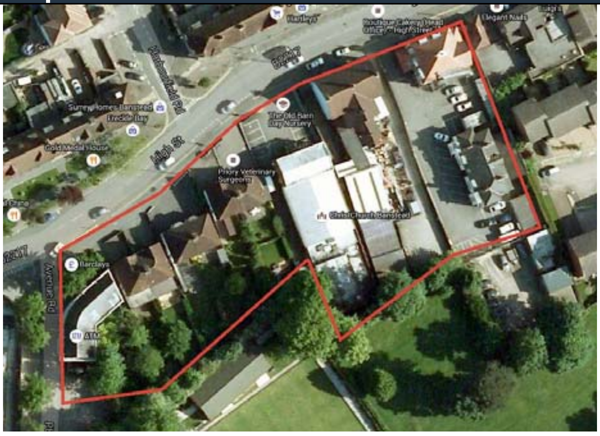
Existing use:

Retail and office units, a church and a police station

Ownership:

Mixture of public and private ownerships

Map of site:



Brief description of site:

The site is located adjacent to Banstead High Street and east of Avenue Road, on the edge of Banstead Primary Shopping Area. Surrounding uses include the Waitrose foodstore, a mixture of retail, leisure and service units, residential dwellings, and an area of open green space. The site is 1.7km from Banstead railway station, and the nearest bus stop is less than 100m from the site.

Planning constraints:

Planning Policy:

- No relevant planning policies on the site, although the site is adjacent to Reigate and Banstead Local Plan (2005) area of Urban Open Land Pc6.

Relevant Planning History:

- There are no relevant planning applications on this site. This site is low density and presents an opportunity for intensification, with scope to provide additional retail facilities.

Other constraints/designations:

- None

Market signals:

Market research has identified evidence of retailer requirements from high-end foodstore operators and discount foodstore operators across the Borough. Banstead is already well-represented by main foodstore operators although there is no discount foodstore offer. Retailer requirements for Banstead are limited, with no national comparison retailers seeking space in this centre although there are published requirements for small scale local independent operators in the centre. Market research has not identified any operator interest in this site.

Recommendations:

Although there is scope for Banstead to increase the amount of local expenditure retained within the town centre this site is not suitable to deliver large floorplates required by retailers. The main barriers to the delivery include fragmented land ownership.

Development timescale:

Given the site constraints, it is considered that this site represents a long term opportunity (10 years +).

Town centre:

Banstead

Site name:

The Horseshoe

Site area:

11.3 ha

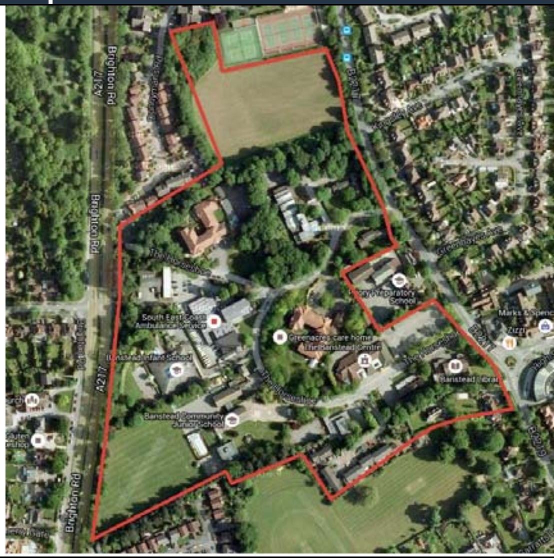
Existing use:

Community and public services, residential, open space, and car parking

Ownership:

Majority owned by Surrey County Council, also partially by Reigate and Banstead Borough Council and the South East Coast Ambulance Service.

Map of site:



Brief description of site:

This site is located adjacent to, and easterly of Bolters Lane, within and surrounding the Horseshoe. It is on the edge of Banstead's Primary Shopping Area, and the surrounding uses are mainly residential. The site is approximately 1km from Banstead railway station, and the nearest bus stop is just outside the site on Bolters Lane.

Planning constraints:

Planning Policy:

- Reigate and Banstead Local Plan (2005): Urban Open Land Pc6; Site for Open Space Dual Use Scheme Re4 (1,2).

Relevant Planning History:

- There are no relevant planning applications on this site. This site is being promoted by Surrey County Council for development.

Other constraints/designations:

- Adjacent to protected trees

Market signals:

Market research has identified evidence of retailer requirements from high-end foodstore operators and discount foodstore operators across the Borough. Banstead is already well-represented by main foodstore operators although there is no discount foodstore offer. Retailer requirements for Banstead are limited, with no national comparison retailers seeking space in this centre although there are published requirements for small scale local independent operators in the centre. Market research has not identified any operator interest in this site.

Recommendations:

Although there is scope for Banstead to increase retention of local expenditure, this site is not considered suitable to deliver large floor plate retail units. Some small scale retail provision may be appropriate on areas of the site adjacent to the existing High Street, along with complementary commercial and leisure facilities. The site also remains a good, accessible location for community facilities/services (as it currently provides), which in themselves help to bring footfall/visitors to the town through linked trips. Development would require the involvement of a number of different landowners.

Development timescale:

Given the need to retain/replace existing community provision and the variety of stakeholders and landowners involved in development, the site represents a medium to long term opportunity (5-10 years).