



Development Management Plan (Regulation 19)

Local Centres

Appendix 1: Site Assessments

October 2017

1. Brighton Road, Redhill

Ward: Redhill East

A1	A2	A3	A4	A5	D1	SG	Vacancies	TOTAL
19	3	3	1	3	3	1	3	35
2,394	389	234	Unknown	167	138	1439	176	9130

Parking Bays

Approx. 20

Other facilities

- Bins
- Pedestrian crossing
- Redhill Community Chest Community Centre
- Bus stop opposite
- Flower bed
- Post box
- Grit box

Comments/ Observations of Uses: (e.g. scale of uses in comparison to one another)
<p>1. The first use is for the purpose of the study.</p> <p>2. The second use is for the purpose of the study.</p> <p>3. The third use is for the purpose of the study.</p> <p>4. The fourth use is for the purpose of the study.</p> <p>5. The fifth use is for the purpose of the study.</p> <p>6. The sixth use is for the purpose of the study.</p> <p>7. The seventh use is for the purpose of the study.</p> <p>8. The eighth use is for the purpose of the study.</p> <p>9. The ninth use is for the purpose of the study.</p> <p>10. The tenth use is for the purpose of the study.</p>

(e.g. scale of uses
in comparison to
one another)

- | |
|---|
| <ul style="list-style-type: none"> • Mix between neighbourhood scale units (i.e. newsagents, pharmacist and hairdressers) and other uses (i.e. car garage, carpet shop, office blocks) • There are a few vacant units • Close to the town centre |
|---|

**Most visited/
dominant use:**

Dominant use class: A1
Dominant trade type: Service

Dominant trade type: Service



Assessment of Local Environment:

Visual appearance:

- Less attractive than some in the borough but relatively clean and tidy
- Variation in quality of shopfronts
- There is a nice planted area in the north of the boundary
- Good lighting
- No benches

Car-dominated: Not car dominated but can hear traffic noise

Sense of a local environment/ community:

- Community centre within the boundary
- Feels more as if passing through to enter the town centre/ convenience rather than a retail destination of choice

Friendly/ welcoming: Yes

Busy/ quiet: Busy

Unsafe? No

- Less attractive than some in the borough but relatively clean and tidy
- Variation in quality of shopfronts
- There is a nice planted area in the north of the boundary
- Good lighting
- No benches

Car-dominated: Not car dominated but can hear traffic noise

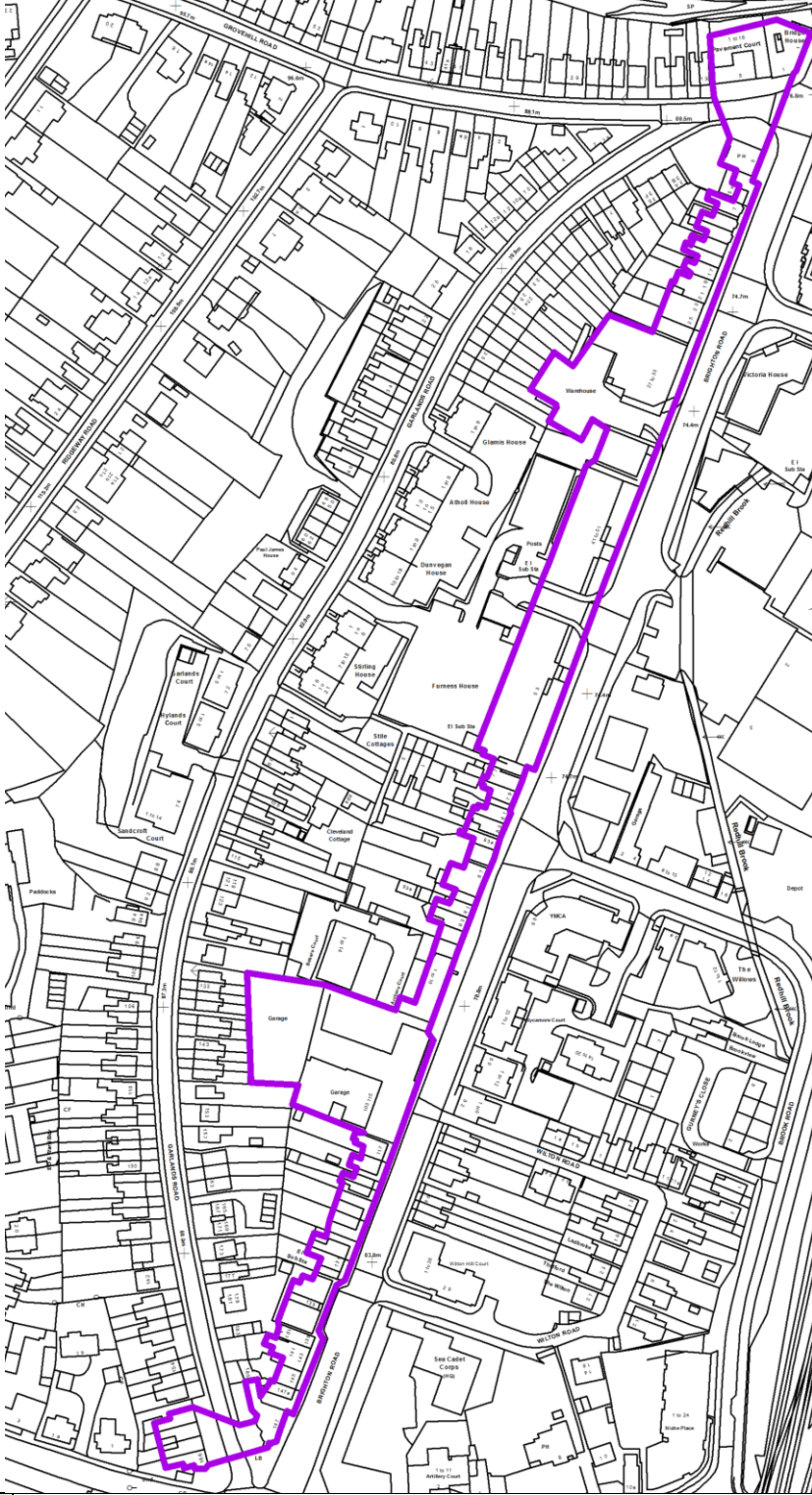
Sense of a local environment/ community:

- Community centre within the boundary
- Feels more as if passing through to enter the town centre/ convenience rather than a retail destination of choice

Friendly/ welcoming: Yes

Busy/ quiet: Busy

Unsafe? No

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

<p>assessment comments:</p>	<p><u>Diversity:</u></p> <ul style="list-style-type: none"> • Majority of units A1 • 6 food and drink units • 3 vacant units • Mix of neighbourhood and non-neighbourhood uses <p><u>Pedestrian flows:</u> Appear to be steady</p> <p><u>Accessibility:</u></p> <ul style="list-style-type: none"> • Pedestrian crossing • Good parking provision • Bus stop opposite <p><u>Perception of safety:</u> Good – no evidence of vandalism, anti-social behaviour or violent behaviour.</p> <p><u>Environmental quality:</u></p> <ul style="list-style-type: none"> • Good parking provision • Not car dominated • Good perception of safety • Relatively clean and tidy • Would be improved with more flower beds, bench and possibly community noticeboard. <p><u>Future growth potential:</u> Limited</p> <p><u>Mini destination:</u></p> <ul style="list-style-type: none"> • Good mix of retail uses • Some community provision within the proposed boundary • Good bin provision • Post box • No community noticeboard • To a certain extent it feels as if people are just passing through to and from the town centre.
<p>Designate in DMP?</p>	<p>YES</p>

2. Tadworth High Street

Ward: Tadworth & Walton

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

Parking Bays

[illegible]

Other facilities

- Post box
- Bins
- Planted areas

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

- Majority neighbourhood scale units (i.e. bakers, fishmongers, vets and restaurant).
- Good mix of uses

**Most visited/
dominant use:**



Assessment of Local Environment:

<p><u>Visual appearance:</u></p> <ul style="list-style-type: none"> • Very pleasant area

- Well maintained
 - No evidence of vandalism/ graffiti
 - No intimidating spaces
 - Seating outside the cafe
- Car-dominated: Not car dominated

Sense of a local environment/ community:

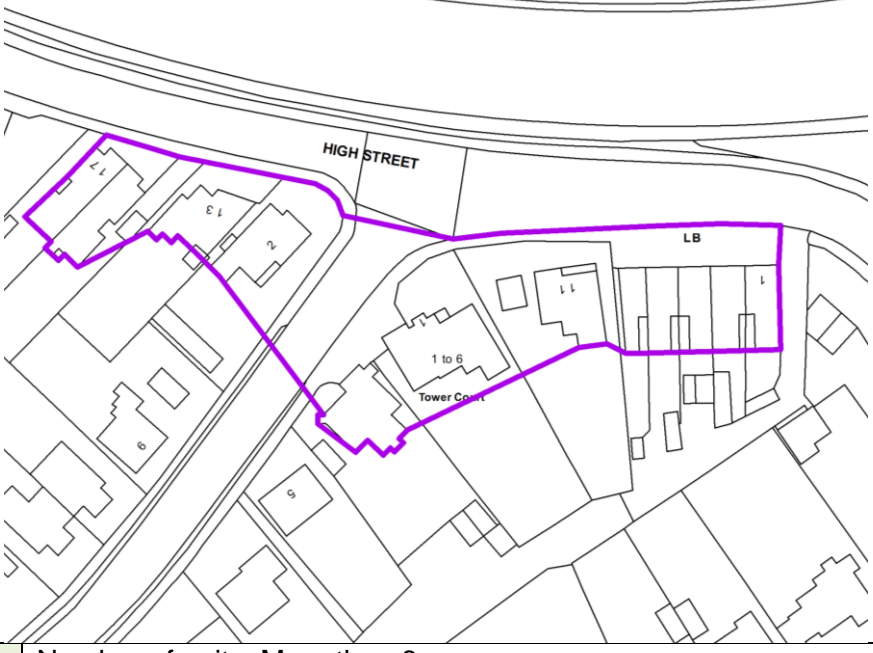
- Very pleasant
- Lots of people sitting outside of the café

- Post box
 - Feels well used
- Friendly/welcoming Yes

Busv/ quiet: Busv

Unsafe? No, quiet road and large pavement area.

Noisy? No, can hear the railway but not overbearing.

Potential for Expansion/Improvement:	Limited potential to expand due to the proximity of the road and other residential properties.
	
Concluding assessment comments:	<p><u>Number of units:</u> More than 6</p> <p><u>Diversity:</u></p> <ul style="list-style-type: none"> • Majority of units A1 • Good variety of neighbourhood uses • Limited comparison retail <p><u>Pedestrian flows:</u> Appear to be steady</p> <p><u>Accessibility:</u></p> <ul style="list-style-type: none"> • Good parking provision • No pedestrian crossing but quiet roads • Large pavement <p><u>Perception of safety:</u> Good – no evidence of vandalism, anti-social behaviour or violent behaviour.</p> <p><u>Environmental quality:</u></p> <ul style="list-style-type: none"> • Clean and tidy • No evidence of vandalism and graffiti • No intimidating spaces • Good parking provision • Not car dominated • Good perception of safety • Well maintained planted areas • Could be improved with a bench and possibly community noticeboard. <p><u>Future growth potential:</u> Limited</p> <p><u>Mini destination:</u></p> <ul style="list-style-type: none"> • Good mix of neighbourhood uses

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

3. Horley Row

Ward: Horley West

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

Parking Bays

Approx. 10 + large carpark at the pub

Other facilities

- | |
|---|
| <ul style="list-style-type: none"> • Post box • Telephone box • Bins • Recycling bins • Cycle racks • Planted areas |
|---|

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

(e.g. scale of uses in comparison to one another)

- All neighbourhood scale units
- Good mix of uses

**Most visited/
dominant use:**

Dominant use class: A1
Dominant trade type: Convenience

Dominant trade type: Convenience



Assessment of Local Environment:

Visual appearance:

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

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

Sense of a local environment/ community:

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

Friendly/ welcoming: Yes

Busy/ quiet: Busy

- Visual appearance:
- Very pleasant area
 - Well maintained
 - Attractive flower areas
 - Well established trees
 - No evidence of vandalism/ graffiti
 - No intimidating spaces
- Car-dominated: Whilst not car dominated there are quite a high number of cars in the slip road
- Sense of a local environment/ community:
- Very pleasant area
 - Post box
 - Community recycling facilities
 - Limited community facilities but observed to be well used
- Friendly/ welcoming: Yes
- Busy/ quiet: Busy

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

Sense of a local environment/ community:

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

Friendly/ welcoming: Yes

Busy/ quiet: Busy

Sense of a local environment/ community:

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

Friendly/ welcoming: Yes

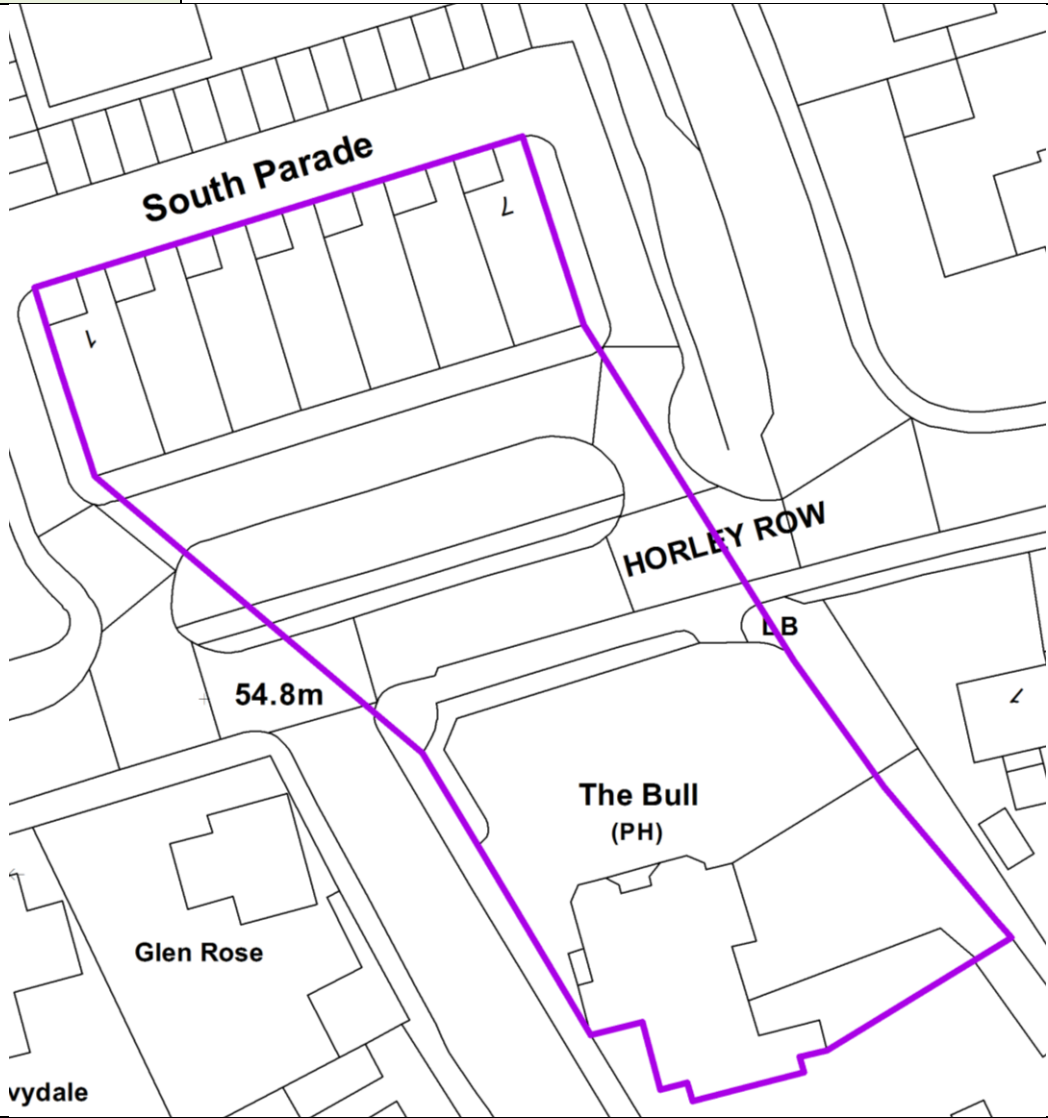
Busy/ quiet: Busy

- Sense of a local environment/ community:
- Very pleasant area
 - Post box
 - Community recycling facilities
 - Limited community facilities but observed to be well used
- Friendly/ welcoming: Yes
- Busy/ quiet: Busy

Friendly/ welcoming: Yes

Busy/ quiet: Busy

Busy/ quiet: Busy

	<p><u>Unsafe?</u> No, set off the road and accessed via a slip road</p> <p><u>Noisy?</u> No</p>
Potential for Expansion/Improvement:	<p>There is a large garage block behind the shops.</p> <p>Limited potential to expand outwards due to access roads to garages.</p>
	
Concluding assessment comments:	<p><u>Number of units:</u> More than 6</p> <p><u>Diversity:</u></p> <ul style="list-style-type: none"> • Majority of units A1 • Good variety of convenience neighbourhood units • No comparison units • Limited food and drink units <p><u>Pedestrian flows:</u> Appear to be steady</p> <p><u>Accessibility:</u></p> <ul style="list-style-type: none"> • Good parking provision • Pedestrian crossing • Set off the main road and accessed via a slip road

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

4. Meath Green/ Lee Street

Ward: Horley West

A1	A2	A3	A4	A5	D1	SG	Vacancies	TOTAL
4	0	1	0	0	0	0	0	5
344sqm	0sqm	46sqm	0sqm	0sqm	0sqm	0sqm	0sqm	390sqm

Parking Bays

Approx. 10

Other facilities

- Rubbish bins
- Post box
- Planted areas
- Established trees

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

(e.g. scale of uses
in comparison to
one another)

- All neighbourhood scale units
- Good mix of uses (convenience stores, hairdressers and café)

**Most visited/
dominant use:**

Dominant use class: A1
Dominant trade type: Convenience & Services

Dominant trade type: Convenience & Services



Assessment of Local Environment:

Visual appearance:

- Not a clearly defined area
- Each part of the local centre is well maintained
- There is good parking
- No evidence of vandalism/ graffiti
- No intimidating spaces

Car-dominated: No


Sense of a local environment/ community:

- No community uses
- Post box
- Very fragmented area and therefore does not feel as if it is an area/ centre
- Each part is very pleasant
- It did feel quite quiet

Friendly/ welcoming: Yes

Busy/ quiet: Quiet

Unsafe? No

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

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

5. Court Lodge/ Horley Gardens Estate

Ward: Horley West

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

Parking Bays

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


Other facilities

- | |
|--|
| <ul style="list-style-type: none"> • Rubbish bins • Telephone box • Planted areas • Bus stop |
|--|

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

- All neighbourhood scale units
- Limited mix of uses

**Most visited/
dominant use:**



Assessment of Local Environment:

Visual appearance:

- Well maintained

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

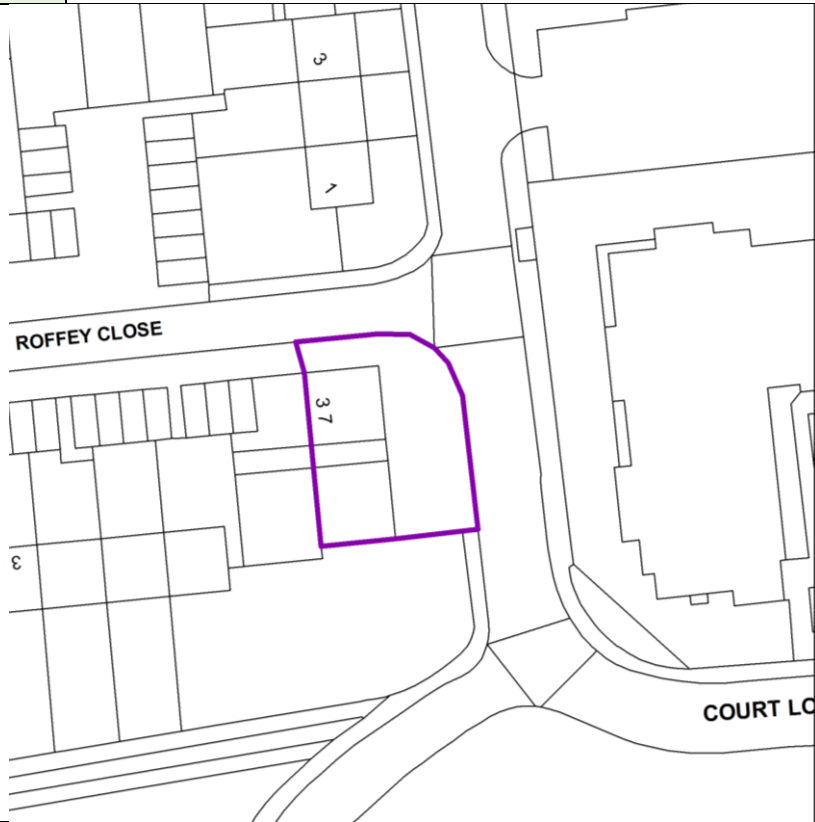
Sense of a local environment/ community:

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

- Bus stop

Busy/ quiet: Quiet

Unsafe? No

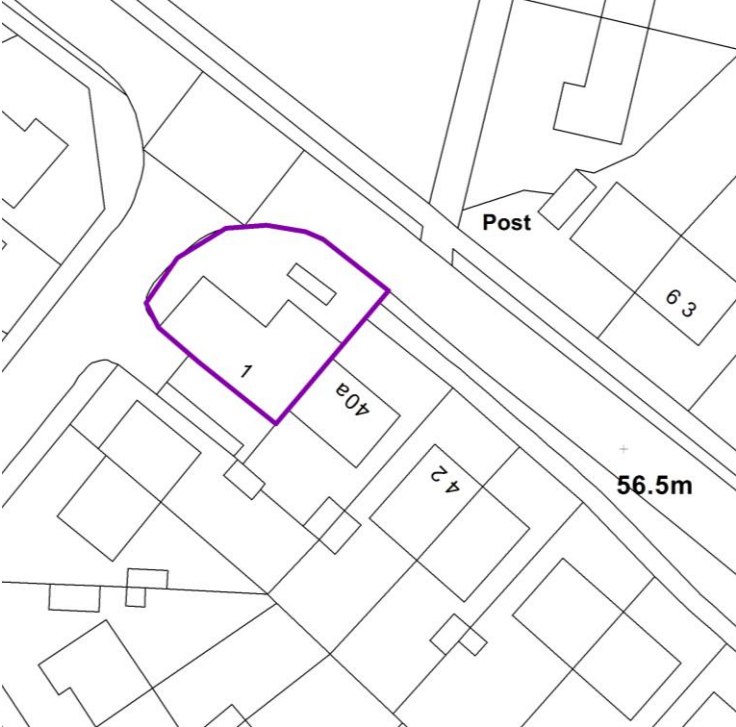
	Noisy? No
Potential for Expansion/Improvement:	Limited potential to expand due to the road and existing built up area.
	
Concluding assessment comments:	<p><u>Number of units:</u> Less than 6</p> <p><u>Diversity:</u></p> <ul style="list-style-type: none"> • Neighbourhood scale uses • One unit is convenience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

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

6. Riverside Horley

Ward: Horley West

[illegible]

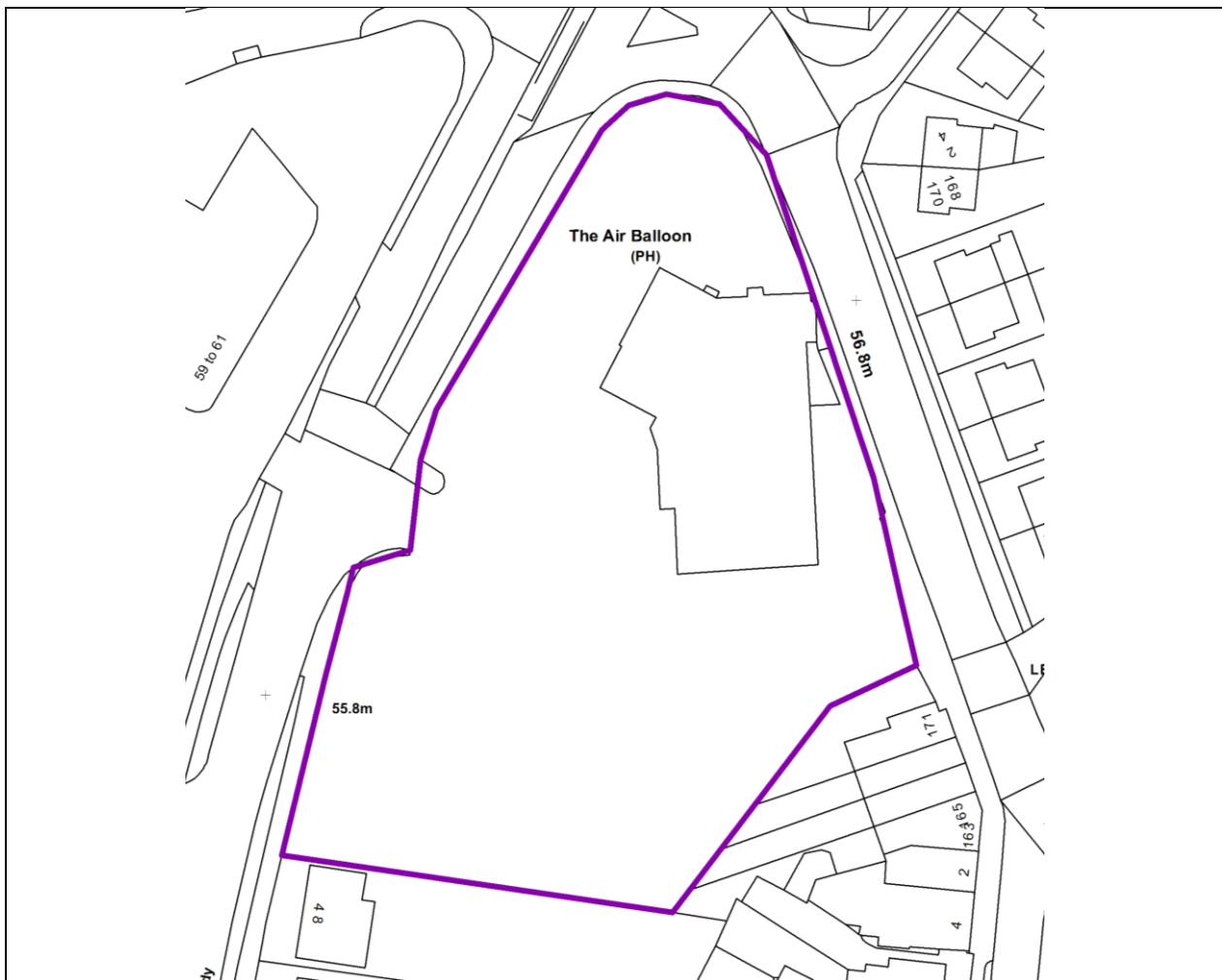
Improvement:	
	
Concluding assessment comments:	<p><u>Number of units:</u> Less than 6</p> <p><u>Diversity:</u></p> <ul style="list-style-type: none"> • 1 convenience unit <p><u>Pedestrian flows:</u> Limited</p> <p><u>Accessibility:</u></p> <ul style="list-style-type: none"> • It is set off the main road • Large pavement <p><u>Perception of safety:</u></p> <ul style="list-style-type: none"> • Good – no evidence of vandalism, anti-social behaviour or violent behaviour • No traffic concerns <p><u>Environmental quality:</u></p> <ul style="list-style-type: none"> • Relatively well maintained although signage is damaged • Limited parking provision • Good bin provision • Community noticeboard opposite • No traffic noise • No evidence of anti-social behaviour • No intimidating areas <p><u>Future growth potential:</u> Limited</p> <p><u>Mini destination:</u></p> <ul style="list-style-type: none"> • Standalone convenience store • No community uses or community facilities • Community noticeboard opposite

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

7. Air Balloon Public House

Ward: Horley Central

[illegible]



**Concluding
assessment
comments:**

Number of units: Less than 6

Diversity:

- 1 public house

Pedestrian flows: Limited

Accessibility:

- Pedestrian crossing opposite
- Good parking provision

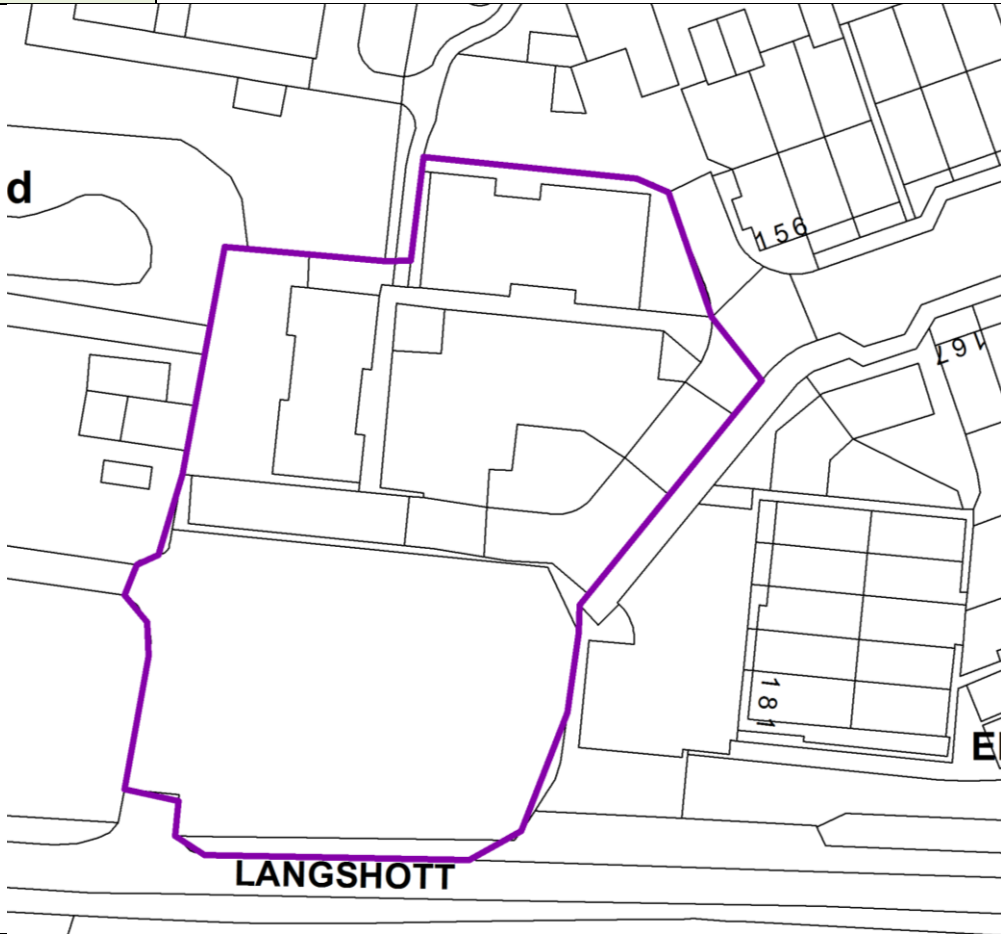
Perception of safety:

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

Environmental quality:

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

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

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

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

9. ASDA, Burgh Heath

Ward: Kingswood and Burgh heath

[illegible]

Parking Bays

Approx. 520

Other facilities

- | |
|--|
| <ul style="list-style-type: none"> • Bins • Planted areas • Pedestrian crossing • Recycling facilities |
|--|

Comments/ Observations of Uses:

(e.g. scale of uses in comparison to one another)

- 1 convenience unit

**Most visited/
dominant use:**

Dominant use class: A1

Dominant trade type: Convenience



Assessment of Local Environment:

Visual appearance:

- Attractive
- Clean and tidy
- Well maintained
- Traffic noise is not overbearing
- No evidence of vandalism and graffiti
- No intimidating areas

Car-dominated: There is a lot of car parking but wide pedestrian paths

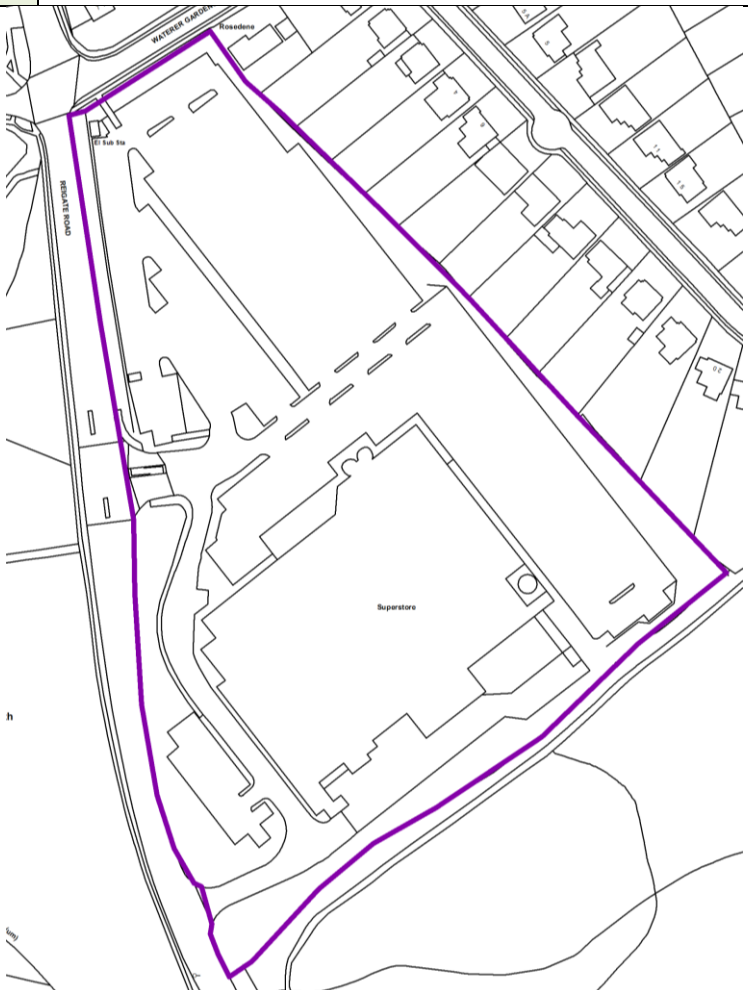
Sense of a local environment/ community:

- Recycling bins
- No community uses

Friendly/ welcoming: Yes

Busy/ quiet: Busy

Unsafe? No, wide pavements, traffic calming and pedestrian crossing.

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

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